

SARASOTA COUNTY GOVERNMENT

Planning and Development Services

TO: Sarasota County Planning Commission
FROM: William K. Spaeth, Planner, Planning and Zoning Division
DATE: June 20, 2019
SUBJECT: **Application for Comprehensive Plan Amendment CPA No. 2019-C, an amendment to the Future Land Use Map series**

POSSIBLE MOTION(S) OR ACTION(S):

- A. The Planning Commission recommends that the Sarasota County Commission authorize the processing of publicly-initiated Comprehensive Plan Amendment No. 2019-C; **or**
- B. The Planning Commission recommends that the Sarasota County Commission **not** authorize the processing of publicly-initiated Comprehensive Plan Amendment No. 2019-C.

BACKGROUND:

Section 94-85 of the County Code provides that publicly initiated Comprehensive Plan Amendments (CPA) require County Commission (Board) authorization prior to being fully processed. The initial step requires that County staff establish a proposed scope for the amendment and identify potential issues. A public workshop on the proposed scope is then required prior to obtaining a recommendation from the Planning Commission for the Board on whether the proposed amendment should be processed or not. The application along with the scope and all public comments and the Planning Commission recommendation are then presented to the Board for their determination on whether to proceed with the review of the CPA application.

Section 94-85 of the County Code provides for CPAs to be applied for by the Local Planning Agency (Planning Commission), a department of County government, or no fewer than 20 registered voters, each of whom resides, owns real property, or owns or operates a business within the unincorporated area of Sarasota County. Application CPA No. 2019-C (refer to Attachment 1) was filed with the County by 60+ individuals that identify themselves as members of the Miakka Community Club. At least 47 of the registered voters were verified through the Supervisor of Elections website, which validated the application as complying with the requirement.

The Planning and Zoning Division is then required to conduct a two-part scoping process wherein: Part 1 - the proposed amendment will be clearly defined and all pertinent issues identified, and Part 2 - county staff will further research identified issues to define what level of work and staff time will be needed to process the proposed amendment. Part 1 of this scoping process is clear in that it is a requested modification of the Future Land Use Map (FLUM) series maps RMA-1 and RMA-2 (refer to Attachment 3). Part 2 of this scoping process involves the Development Review Coordination (DRC) staff identifying issues related to this modification and estimating staff time that may be required to conduct a proper investigation of the impacts associated with the requested modification. The attached DRC letter (refer to Attachment 3) was sent to the applicant summarizing the results of that issue identification process. The estimated staff time involved with investigating impacts associated with this CPA would be approximately 50 - 100 staff hours.

An overview and background summary for the 2050 Plan is attached (refer to Attachment 3) that establishes the context within which this application CPA No. 2019-C would be evaluated as it relates to the County Comprehensive Plan. The following chronology is for the 2050 Plan:

1. 1998 – Multi-Stakeholders Group (MSG) formed in 1995 to pursue direction for those lands east of the Urban Service Area Boundary, putting forth diverse recommendations;
2. 1999 – The Urban Land Institute (ULI) issues an advisory report on future County growth, after working with the diverse interest groups that were a part of the MSG;
3. 2000 - County adopts “Directions for the Future” pursuant to the ULI report, forming the foundation for the Resource Management Area (RMA) approach to managing growth;
4. 2002 - Sarasota 2050 Plan adopted as a policy component of the County Comprehensive Plan; and
5. 2004 - Regulations for implementation of the Sarasota 2050 Plan adopted.

OUTREACH:

Application CPA No. 2019-C was filed with the County by a representative group of the community living in relatively close proximity to the approximate 6000 acres at the northwest corner of Fruitville Road and Verna Road, and as a group they have been holding meetings to pursue the requested modification to the FLUM. The public workshop required by Section 94-85 of the County Code was held on May 13, 2019, with public notification published within the newspaper and post cards mailed to both the property owners of the subject lands as well as those surrounding it within 1500 feet. The public workshop summary is attached (refer to Attachment 2) for the Planning Commission’s information. The public notification for the Planning Commission hearing was published on June 4, 2019, and copies of correspondence received are included in Attachment 4.

NEXT STEPS:

Staff will present the recommendation of the Planning Commission regarding application CPA No. 2019-C and the results of the scoping process to the Board during the discussions for authorization to proceed with processing of a publicly-initiated CPA.

ATTACHMENTS:

1. Appendix A – Application Materials
2. Appendix B – Public Workshop
3. Appendix C – Additional Information
4. Appendix D – Correspondence