

SARASOTA COUNTY GOVERNMENT

Planning and Development Services

TO: Sarasota County Commission
THROUGH: Jonathan R. Lewis, County Administrator
FROM: Matthew R. Osterhoudt, Director, Planning and Development Services
DATE: September 8, 2021
SUBJECT: **Comprehensive Plan Amendment No. 2019-D**

RECOMMENDED MOTION(S) OR ACTION(S):

(Public hearing) To adopt Ordinance No. 2021-007 approving Comprehensive Plan Amendment No. 2019-D, amending the Sarasota 2050 Resource Management Area Map designation on approximately 1,258 acres for property located in the northeastern section of Hi Hat Ranch, from Hamlet Land Use to Village Land Use, and relocate the Countryside Line further east to include the Village area.

BACKGROUND/ANALYSIS:

Mr. James Paulmann, Agent, is seeking the adoption of Comprehensive Plan Amendment (CPA) No. 2019-D to change the 2050 designation for a portion of the ranch from Hamlet to Village and move the Countryside Line.

Following the possible adoption of CPA 2019-D it is anticipated that the land will be rezoned to Village Planned Development (VPD), a Sarasota 2050 form of development, in several Village increments (two to five increments) to allow for development in accordance with the Hi Hat Master Development Order (MDO). The VPD zoning district requests would commence after, and be consistent with, the MDO. Future VPD zoning districts would follow Sarasota 2050 regulations.

The CPA application seeks to change the Sarasota 2050 Resource Management Area (RMA) designation of approximately 1,258 acres from Hamlet Land Use to Village Land Use and relocate a section of the Countryside Line further east to include the amended area. The Rural Future Land Use (FLU) designation, which underlies the 2050 designation, would remain the same. The amendment, if approved, would revise the map titled Map 8-7, RMA-3: Village/Open Space.

The proposed quantities of residential units and non-residential uses in Hi Hat Ranch are based on the existing 2050 land use designations, and do not rely on the proposed designation change of the 1,258 acres from Hamlet to Village Land Use. The proposed uses in Hi Hat Ranch, with the amendment, are not greater than what is currently allowed with the existing 2050 land use designations for the entirety of Hi Hat Ranch. Changing the designation of the area currently designated as Hamlet would allow for Village form of development to occur within this project effectively spreading out the units.

The Hi Hat Ranch MDO was approved on June 9, 2021 and would go into effect with the adoption of CPA 2019-D. The MDO specifies the location, amount of open space and habitat type, general location of roadways, maximum number of residential units (13,081), maximum amount of non-residential (commercial) square footage (450,000), general location of schools and regional park, and a general understanding about the required services and facilities (utilities, emergency services, drainage) that will be needed to support the development.

On January 21, 2021, a Hearing was held before the Sarasota County Planning Commission, of which all Commissioners were in attendance except one. Approximately 25 members of the public attended either in person or virtually and six items of correspondence were received. On that date the Planning Commission discussed the following topics/issues:

- Preservation of rural character with Village expansion
- Buffers along Fruitville Road
- Offsite flooding issues in adjacent Saddle Creek development
- Use of onsite wells for irrigation
- Traffic on Fruitville and State Road 72
- The location of schools, regional park, and other public amenities within the project

The Planning Commission recommended approval of the MDO and CPA by an 8-0 vote; Planning Commissioner Benson was absent.

On May 6, 2021 a second Public Hearing was held before the Sarasota County Planning Commission. Seven Commissioners were in attendance. Approximately 20 members of the public attended either in person or virtually. On that date the Planning Commission discussed the following topics/issues:

- Rural character preservation with Village expansion
- Offsite flooding issues in adjacent Saddle Creek development
- Use of onsite wells for irrigation
- Traffic on Fruitville Road, State Road 72, and generally in the area
- The location of the schools in relation to neighbors and the need for a high school generally

The Planning Commission recommended approval of the MDO and CPA by an 7-0 vote; Planning Commissioners Stultz and Strelec were absent.

On June 9, 2021 the Board held a public hearing for the transmittal of the proposed amendment. By a 5-0 vote the Board approved the transmittal of the amendment packet to the state-required review agencies for review and comment.

Per the requirements of the Florida Statutes, the proposed amendment was transmitted to each of the state-required review agencies for their review and comment. Comments have been received from Florida Department of Economic Opportunity (FDEO), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Transportation (FDOT). FDEO and FWC stated that they had “no comment” regarding CPA 2019-D. FDOT provided two comments regarding the MDO that was attached as part of the CPA review packet provided to FDEO and other reviewing agencies. FDOT’s comments were both requests. The first was to be included as a review agency during the VPD rezone petition stage for the review of traffic studies. The second was for Clark and Fruitville Roads to be evaluated as part of all future rezoning applications. Staff met with FDOT on July 19, 2021 to discuss the provided comments and took the requests under advisement.

RELEVANT PRIOR BOARD ACTION:

1. July 11, 2018 – The County Commission (Board) adopted Ordinance No. 2018-015 approving CPA No. 2017-G, allowing for an alternative two-step approval process for the Central Village Area development under Chapter 8 Sarasota County 2050 Resource Management Area of the Sarasota County Comprehensive Plan (5-0 vote).

2. July 11, 2018 – The Board adopted Ordinance No. 2018-016 approving ZOA No. 134, allowing for an alternative two-step approval process for the Central Village Area development under Chapter 8 Sarasota County 2050 Resource Management Area of the Sarasota County Comprehensive Plan (5-0 vote).
3. June 9, 2021 – The Board adopted Ordinance No. 2021-008, approving the Hi Hat Ranch MDO for the development of approximately 9,960 acres east of the Urban Service Area Boundary and between Fruitville Road and Clark Road (State Road 72), Sarasota (5-0 vote).
4. June 9, 2021 – The Board adopted resolution 2021-097, authorizing transmittal of CPA 2019-D to the state-required review agencies for the review stage of the Expedited State Review Amendment Process (Section 163.3184 (3) and (5), F.S.) (5-0 vote).

OUTREACH:

Pursuant to Resolution No. 2015-198, the Applicant conducted one Neighborhood Workshop on June 14, 2019 and a second Neighborhood Workshop on December 1, 2020. During 2020, neighborhood workshops were not held prior to December 1, 2020 due to the Covid-19 pandemic. The second Neighborhood Workshop was held virtually with approximately 70 residents in attendance.

In accordance with Chapter 124 of the County Code and Florida Statutes, the Applicant and Staff prepared signage along with the requisite posting of signs on the property, and postcards were mailed to all property owners, Homeowner Associations, and any organization or individual registered to receive the Notices.

Additionally, the Notices of Public Hearing were advertised in the newspaper on January 6, 2021, for the January 21, 2021 Planning Commission Meeting and on March 8, 2021, for the March 23, 2021 Board public hearing. Additional Notices of Public Hearing were advertised in the newspaper on April 15, 2021, for the May 6, 2021 Planning Commission Meeting; on May 14, 2021 for the June 9, 2021 Board public hearing; and on August 10, 2021 for the September 8, 2021 Board public hearing.

PROCUREMENT ACTION:

N/A

FUNDING:

N/A

STRATEGIC PLAN ALIGNMENT:

Goal: Great Place to Live

Objective: Have a range of housing options for different generations and lifestyles.

NEXT STEPS:

This proposed amendment will follow the adoption requirements for a Large-Scale Comprehensive Plan Amendment as set forth in the Florida Statutes, as well as in County processing procedures. Should the Board adopt CPA 2019-D, the following are the next steps associated with this process:

1. State Agency Adoption Phase review utilizing the “Expedited State Review” process; and
2. Issuance of an “Effective Date” by FDEO, if the amendment is not timely challenged.

STAFF RECOMMENDATION(S):

The Planning Commission recommended approval of CPA No. 2019-D, by an 8-0 vote. Staff recommends approval of adoption of CPA No. 2019-D amending the Sarasota 2050 Resource Management Area Map designation on approximately 1,258 acres for property located in the northeastern section of Hi Hat Ranch, from Hamlet Land Use to Village Land Use, and relocate the Countryside Line further east to include the Village area.

ATTACHMENTS:

1. Planning Commission Minutes dated May 6, 2021
2. Transmittal Resolution – CPA No. 2019-D (Signed)
3. Ordinance No. 2021-007 – CPA No. 2019-D
4. Ordinance No. 2021-008 – Hi Hat Ranch MDO (Signed)
5. Staff Report
6. Appendix A – Neighborhood Workshop
7. Appendix B – Review Agency Comments
8. Appendix C – Correspondence
9. Appendix D – Planning Commission Resolution (5.6.2021)
10. Appendix E – Application Materials
11. Ordinance Impact Statement
12. Public Hearing Notice
13. State Review Agency Comments