

BOARD RECORDS  
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SEP 27 PM 3:54

CLERK OF COUNTY BOARD  
SARASOTA COUNTY, FLORIDA

RESOLUTION NO. 2006-175  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

A Resolution of The Board of County Commissioners of Sarasota County, Florida which demonstrates a substantial commitment on the part of Sarasota County (herein referred to as the "County"), to Community Housing.

**WHEREAS**, in 2002, Sarasota County Openly Plans for Excellence (SCOPE), released a study on community housing in Sarasota County that recommended:

- All local governments should make efforts to modify or eliminate regulations that create barriers to the production/rehabilitation of community housing units or add significantly to their cost; and

**WHEREAS**, in April 2004, the Sarasota County Board of County Commissioners accepted the Community Housing Workgroup Report (CHWGR) recommending codification of incentives, direct and indirect, that will increase the supply of community housing; and

**WHEREAS**, in 2004 the Sarasota County Board of County Commissioners ranked community housing as one of top community priorities in the Evaluation and Appraisal Report (EAR); and

**WHEREAS**, in January 2006, Staff commenced meeting with an Inclusionary Program Work Group to develop regulations and incentives to increase and preserve the number of Affordable Housing Units in Sarasota County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, in public meeting assembled:

That it shall be the policy of the COUNTY to expedite the processing of developments of critical concern, rezone and special exception petitions, site and development plans, and building permit applications for those developments which meet the following standards for affordable housing development and where the owners, developers and/or builders agree to the following conditions in a written agreement:

1. Expedited processing is available for developments when the required percentage of Affordable Housing Units are affordable for rent or ownership to households earning less than 100% of area median income as adjusted annually. Green

Affordable Housing Units must meet either LEED or Florida Green Building Coalition Standards.

2. Rezone or Special Exception petitions that demonstrate a commitment of twenty percent (20%) of the total housing units in the development to Green Affordable Housing Units shall be processed within four (4) months; developments that include twenty percent (20%) of the total units as Affordable Housing Units shall be processed within five (5) months; and developments demonstrating a commitment of at least fifteen percent (15%) of all housing units to Affordable Housing Units shall be processed within six (6) months. The timeframe begins with the approval of the completeness review.
3. Developments of Critical Concern shall be expedited to the greatest extent possible.
4. The Planning Commission plays an important advisory role in the review Rezone and Special Exception petitions. In order for the Board to hold its hearings in a timely manner, the Board requests that the Planning Commission refrain from continuing these petitions except in the most extraordinary circumstances.
5. The Applicant for Rezone or Special Exception will be required to execute an agreement with the County committing to the development of Affordable Housing Units consistent with regulations adopted regarding Affordable Housing Units. The agreement will be recorded in the public records of Sarasota County and shall run with the land.
6. Site and Development plans that include twenty percent (20%) or more of the total housing units in the development to Green Affordable Housing shall be processed in five (5) working days; those that include twenty percent (20%) Affordable Housing shall be processed within eight (8) working days; and those that include fifteen percent (15%) Affordable Housing shall be processed in eleven (11) working days.
7. Building permit applications for Affordable Housing Units shall be processed within three (3) working days.
8. The owner and/or development commits that the Engineer of Record (EOR) and lead Planner are senior staff members acceptable to the Executive Director of Planning and Development Services or designee who shall be the responsible persons in charge.
9. The engineering and/or planning firm will respond to the County's staff comments within in the same number of days within which the County responded to the plans submitted when feasible and mutually agreed upon.
10. Persons who fail to keep their commitments may be deemed ineligible for any future expedited reviews as determined by the Land Development Administrator, Planning Director, Building Official and the Zoning Administrator and with a concurrence of the Executive Director of Planning and Development Services.
11. Any existing violation on any of the parcels in the development, of any Federal, State or County Code or Ordinance, shall be resolved prior to any expedited review.
12. New violations or consultations with Federal and/or State agencies which require additional time to resolve may extend the proposed timeframes.

13. The Plat shall include language about recorded deed restrictions for Affordable Housing development.
14. A declaration by the Board of County Commissioners that an emergency exists due to a natural disaster or other circumstances automatically relieves the County from meeting the expedited review timeframes.

This resolution shall become effective upon adoption.

**PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA THIS 26<sup>th</sup> DAY OF September 2006.**

**ATTEST:**

**KAREN E. RUSHING**, Clerk of the  
Circuit Court and Ex-Officio Clerk of the  
Board of County Commissioners of  
Sarasota County, Florida

BY: 

Deputy Clerk

**BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA**

BY: 

Chairman