

AMENDMENT AREA:

2010-01-1 WOULD APPLY TO ALL OF UNINCORPORATED SARASOTA COUNTY

PLANNING COMMISSION PUBLIC HEARING INFORMATION PACKET

**PROPOSED COMPREHENSIVE
PLAN AMENDMENT**

2010-01-1

JULY 23, 2009



TABLE OF CONTENTS

AMENDMENT DESCRIPTION AND RECOMMENDATION.....	1
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT	2

APPENDIX A – PUBLIC WORKSHOP INFORMATION

APPENDIX B – CORRESPONDENCE IN SUPPORT/OPPOSITION

APPENDIX C – PLANNING COMMISSION RESOLUTION

AMENDMENT DESCRIPTION

Comprehensive Plan Amendment 2010-01-I is a County initiated amendment to the Comprehensive Plan's Capital Improvements Chapter (CIE) to reflect the adoption of three new impact fee ordinances by the Sarasota County Commission on April 25, 2007 and to revise a policy relating to the Sarasota County School District's Five Year Capital Facilities Plan. The proposed amendment adds support text and policies, updates policies, deletes an outdated policy and renumberers subsequent policies as necessary.

STAFF RECOMMENDATION

Staff recommends approval of Comprehensive Plan Amendment 2010-01-I. Authorize the Chairman's signature on the resolution transmitting proposed Comprehensive Plan Amendment 2010-01-I to the Sarasota County Board of County Commissioners with a recommendation for approval and to defer transmittal to the Board of County Commissioners until action has been taken on all amendments in Comprehensive Plan Amendment Cycle 2010-01.

COMPREHENSIVE PLAN AMENDMENT STAFF REPORT

Background

On April 25, 2007, the Board of County Commission adopted three new impact fees:

- Law Enforcement Impact Fee, Ordinance 2007-038,
- Justice Impact Fee, Ordinance 2007-039 and,
- General Government Impact Fee, Ordinance 2007-040.

On January 1 of the following year, the County Administrator provided the Board of County Commission the Annual Impact Fee Report (AIFR), as required in each Impact Fee Ordinance. The Report included the recommendation to update the Comprehensive Plan's Capital Improvement Chapter to reflect the newly adopted three impact fees. The Report had been reviewed by the Public Facilities Financing Advisory Board and the Board of County Commission accepted the Report.

Staff is requesting the amendments to the Capital Improvements Chapter support text and policies consistent with the adoption of three new impact fees on April 25, 2007 by the Sarasota County Commission, and to eliminate the necessity to annually update a School Policy, due to a fixed date reference.

Capital Improvements Objective 1.3 states that the County must "Ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions...." The proposed amendments, which implement Objective 1.3 as stated above, are needed to reflect the past adoption of three new impact fee ordinances by adding support text and policies, updating policies, deleting an outdated policy and renumbering subsequent policies as necessary.

The amendment to Capital Improvements Policy 1.5.3 would delete "September 11, 2007, the date in which the Sarasota County School District adopted their previous Five Year Capital Facilities Plan. The policy need not reference the date in which the Sarasota County School Board annually adopts their Five Year Capital Facilities Plan. Eliminating the reference date eliminates the need to annually amend Capital Improvements Policy 1.5.3.

Proposed amendment language

Note: The proposed changes to the support text and and Capital Improvement policies are shown in ~~strikethrough~~ and underline format.

Road, Park and Library Impact Fees: Road, Park, and Library Impact Fees, as authorized by County Ordinance No. 89-97, as amended, No. 89-99, as amended, and No. 91-68 as amended, respectively, also represent a significant source of revenue for capital projects. Impact fees are an important mechanism for ensuring that new development is charged for the infrastructure needed to serve that new development. In FY05 road impact fees will be used to construct \$12,673,070 of transportation capital projects. Park impact fees will provide \$1,394,014 for park and recreation capital projects. Library impact fees will provide \$551,615 for projects. Interlocal agreements with the Cities of Sarasota, Venice, and North Port, and Town of Longboat Key Road Impact Fee Districts ensure that impact fees are levied consistently throughout the County. In 2007, the County adopted three (3) new impact fees for Law Enforcement, Justice and General Government facilities. That same year, the County updated its: Road, Park, Library, Fire/Rescue and EMS impact fees. The County also imposes capacity charges for potable water and wastewater facilities.

CAPITAL IMPROVEMENTS PLAN

CIP Objective 1.3.

Ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

CIP Policy 1.3.1.

Continue the implementation of the Road Impact Fee System (Chapter 70, Article III. Road Impact Fee of the Sarasota County Code), to ensure that new development pays a proportionate share of the costs of road capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.2.

Continue the implementation of the Park Impact Fee System (Chapter 70, Article V. Park Impact Fee of the Sarasota County Code), to ensure that new development pays a proportionate share of the costs of park capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.3.

Continue the implementation of the Water and Wastewater Capacity Fee Systems (Chapter 70, Article VI. Water Capacity Fee and Article VII. Wastewater Capacity Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of the water and wastewater capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.4.

Continue the implementation of the Emergency Medical Service Impact Fee System (Chapter 110, Article XII. Emergency Medical Services District) to ensure that new development pays a proportionate share of the costs of the emergency medical service

capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.5.

Continue the implementation of the Fire and Rescue Impact Fee System (Chapter 110, Article VIII. Fire and Rescue District) to ensure that new development pays a proportionate share of the costs of new facilities for fire protection services needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.6.

Continue the implementation of the Library Impact Fee System (Chapter 70, Article II. Library System Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of library facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.7.

Continue the implementation of the Educational System Impact Fee System (Chapter 70, Article VIII. Educational System Impact Fee of the Sarasota County Code), to ensure that new development pays a proportionate share of the costs of new educational system projects needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.8.

Continue the implementation of the Law Enforcement Impact Fee System (Chapter 70, Article IX. Law Enforcement System Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of law enforcement facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.9.

Continue the implementation of the Justice Impact Fee System (Chapter 70, Article X. Justice Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of justice facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.10.

Continue the implementation of the General Government Impact Fee System (Chapter 70, Article XI. General Government Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of general government facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.8 11.

Continue to investigate the feasibility of implementing impact fees, or similar mechanisms, for additional public facility types to ensure that new development pays a proportionate share of the costs of the capital facilities capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.9.

~~Examine the potential implementation of a public safety, judicial and an administrative service impact fee system within twelve months of the effective date of this policy.~~

CIP Policy 1.3.10 12.

Continue to encourage the participation of the County's municipal governments in the Countywide road, and park, library, justice and general government impact fee systems as well as any new impact fees which may be adopted in the future.

CIP Objective 1.4.

The County shall manage its fiscal resources in order to ensure that capital improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five Year Schedule of Capital Improvements (Table 10-3).

CIP Policy 1.4.1.

The County shall adopt a Capital Budget and a five year Capital Improvements Program at the same time that it adopts its Annual Operating Budget. The Capital Budget shall include those projects necessary to maintain the adopted level of service standards set forth in Policy 1.2.1.

CIP Policy 1.4.2.

As part of the budget process identified in Policy 1.4.1., the Capital Budget/Capital Improvements Program shall include a schedule for allocating revenues received from the infrastructure surtax. The schedule shall be developed for a five year time frame or through the end of the program, at a minimum, and shall be updated on an annual basis. The schedule shall include:

- specific projects which will relieve existing infrastructure deficiencies, consistent with those infrastructure types contained in Ordinance No. 89-40; and
- the allocation of a minimum of fifty percent of the proceeds received from the surtax to funding necessary road and bridge improvements, unless modified by a unanimous vote of the Board of County Commissioners.

CIP Policy 1.5.3

Sarasota County hereby incorporates by reference the Sarasota School District Five Year Capital Facilities Plan, ~~dated September 11, 2007,~~ that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities based upon identified improvements over the short-term and long-term planning periods, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

The School Board, in coordination with Sarasota County, shall annually update its Five Year Capital Facilities Plan, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the planning period.

COMPREHENSIVE PLAN CONSISTENCY REVIEW

The proposed amendments to the Capital Improvements Chapter are internally consistent with the Comprehensive Plan and further the Capital Improvements Plan's:

Goal 1 (Pg. 10-31) by securing additional funding sources to provide adequate public facilities,

Objective 1.3 (Pg. 10-35) by ensuring that new development pays a proportionate share of capital facility costs for three new facility types,

Policy 1.3.9 (Pg. 10-36) by implementing and replacing this policy with three new Plan Policies having greater detail and,

Policy 1.3.10 (Pg. 10-37) by furthering this policy and providing two new impact fees, each supported by the four municipalities.

APPENDIX A – PUBLIC WORKSHOP INFORMATION

SARASOTA COUNTY 2010-01 CYCLE OF COMPREHENSIVE PLAN AMENDMENTS WORKSHOP MINUTES

The Planning Commission, at its February 5, 2009, meeting authorized County Staff to hold workshops to receive public input regarding County-initiated Transportation and Future Land Use Chapter proposed comprehensive plan amendments in the 2010-01 Cycle. Sarasota County advertised and held three workshops regarding the proposed 2010-01 Cycle of Amendments to the Comprehensive Plan. The first workshop was held Wednesday, March 25, 2009, located at the Sarasota County Sheriff's Substation, 101 Orange Street, in Englewood, from 6 to 8:00 p.m. Twenty-four people attended the workshop. Twelve staff members were available to explain the proposed amendments and to answer and address comments and questions. The second workshop was held Thursday, March 26, 2009, located at the Sarasota County Operations Center, 1001 Center Blvd., Training Room, in Sarasota, from 6 to 8:00 p.m. Eleven staff members were present. No one from the public attended the workshop. Because of the lack of attendance at the March 26th workshop, staff held an additional workshop on June 2, 2009, at the Sarasota County Administration Center, 1660 Ringling Blvd, in the 1st Floor Training Room, in Sarasota, from 6 to 8:00 p.m. Eleven staff members were present. Seventeen members from the public attended the workshop.

Each workshop was organized in an open house forum, with stations for each individual amendment. Each station included maps or large-sized displays along with at least one staff member. Handouts regarding the amendments were available at each station along with comment cards. An information and sign-in table was located at the front of the room with a staff member present to welcome attendees, explain the format, and guide attendees to their station of interest. Included below are comments provided from each workshop.

March 25th ENGLEWOOD WORKSHOP COMMENTS:

Englewood Town Center Expansion Amendment

- I have been waiting for this for a long time. The boundaries were decided by the community and we are all very happy. I have been patient and hope all rolls along as planned. Thank you for your time. - Tommy Kester, Englewood.
- Request Englewood Town Center Plan Ordinance 97-015. - Pete Laurin, Englewood.
- Five years in the making. Let's just get it done. - William Houghton, Englewood.
- Myself and a number of people that I know who own property just outside of the proposed area addition would like to be included in the CRA area and wonder why we are not. No one ever asked us if we would like to be included. Rumors of an outreach to the community are just not true. I own property on the corner of Elm and Gray Street. Expand the CRA area to include a solid block of territory from Lemon Bay to 776 – as long as residential taxes won't go up. This should be made clear and be written down for all of us to understand. - Glen Rich, Englewood.
- I live in an RCTOD and want this expansion. Ordinance 97-015. - Chris Bowersox, Englewood.
- I have been coming to these workshops for years now and expressed my opinions and desires. I am FOR this amendment and hope that this doesn't take as long as the RCTOD does/did. - Martha A. Demetriou, Englewood.
- I live in an RCTOD area and support this expansion. - Linda Bowersox, Englewood.

- We live inside the yellow expansion boundary and we definitely would like this area to be included in the RCTOD expansion. Thank you. - Cliff and Kathy Furman, Englewood.
- I live in the expansion boundary and would like to be included in the RCTOD expansion. - Clifford Furman, Englewood.

General Transportation Comments

- Increase time on walk light at Englewood Isles Blvd. Lemon Bay Shopping Center timer countdown light. - David Leigh, Englewood.
- The citizens of the River Road area need protection for bicyclists along River Road. Please bring the area from Winchester Blvd. west to Pine Street up to standard for arterial road and bicycles. Currently there are no shoulders and there are numerous adults and children who ride their bikes there. - Nita Edmonson-Cole, Englewood.
- I like traffic calming features and trails that use recycled materials and pervious features that improve hydrology – we should encourage alternative means of transportation. - Bret Clark.
- Need to have a street light on Elm and Harvard Street. Not enough lighting on Elm. - Alexander Lynda, Englewood.
- Allow residential redevelopment with new urbanism pods. Against infill. Keep vacant parcels green with trees. - Bret Clark, Englewood.

Scenic Highways

- Please amend Lemon Bay/Myakka Trail map to include the intersecting terminus at US 41 in Port Charlotte and the Cape Haze loop (even though this is in Charlotte County). Just to make it a little cleaner. Thanks! - Bret Clark, Englewood.
- Please include all of the Lemon Bay/Myakka Trail Scenic Highway in the Charlotte County area on the map. - Nita E. Cole, Englewood.

Reconstruction on Barrier Islands

- The Zoning Ordinance should provide more choices, and not less choices, CRA should not be about conformity. Architectural standards SHOULD NOT impose upon the individual property owners, and or ARTISTS. FASCISM should be discourages at all levels or CRA will be a failure. - No name provided.
- The first priority is being fair to the property owner – for example what becomes of the hapless farmer? - Bret Clark, Englewood.
- Grandfather in! - Lynda Alexander, Englewood.

MARCH 25, 2009 NORTH COUNTY WORKSHOP COMMENTS:

- N/A

JUNE 2nd WORKSHOP COMMENTS:

Transit Standards

- Tom Minnich, SW County Homeowners Alliance, commented that transit service is needed to serve the two-county (Sarasota County and Charlotte County) Englewood community. SCAT fixed route bus service should extend to Merchant's Crossing, a commercial center along Pine Street and SR 776, just south of the boundary. Englewood residents use the center for shopping and employment. And to San Casa and Wal-Mart. (Staff Notes)
- Strike amendment to Policy 3.2.2. This requires that the County allow a developer to put in a bus stop in return for being excused from traffic concurrency. Whatever the intent, that's what it says. That is irresponsibly insane and a declaration of war against the public interest. - Dan Lobeck, Sarasota.
- (Comments from Phil Lieberman, Staff:) Mr. Lobeck objects to a policy which blends transit and roadway concurrency. He does not believe that mass transit in Sarasota can reduce automobile trips because, in his view, transit here is chiefly for transit-dependent populations, i.e. persons without a car. He believes that the proposed policy would open the door to weakening roadway concurrency. Mr. Lieberman explained to Mr. Lobeck that the policy was written not to weaken roadway concurrency, but rather to find additional resources for transit improvements such as bus shelters. Without substituting some transit trips, based on a modest split, for automobile trips, it will not be possible to "double-charge" developers, since there is a finite number of trips involved. There would be no "rational nexus" for transit improvements without that logic. Furthermore, Mr. Lieberman cited recent surveys which show that the percent of SCAT riders who are transit dependent has declined over the years.
- Head way not more that 5 minutes – any longer and you are just jerking people's chains. Have to have neighbor shuttles to bring people to nearby destinations and to the bus stop. Every stop must have a bench and shelter. - Pete Thiesen, Sarasota.

General Comments

- I am here gathering info to share with CONA and will comment after our discussion at our meeting on June 8th. - Ann Kaplan, CONA President

Transportation Amendments (Levels of Service, Significant Local Roads)

- We are THIRTY YEARS behind "concurrency". We have to stop all development until we catch up. - Pete Thiesen, Sarasota.
- What you really need is frequently running electric rail, backed up by park-and-ride facilities and feeder busses. Neighborhood shuttles to provide portal-to-portal public transportation NOT just for handicapped, everybody. Then some people WILL cut down to one car or even do without. When it has been there for some time and they know it won't be taken away. - Pete Thiesen, Sarasota
- 1. No need to do now because SB 360 has delayed financial feasibility requirements. 2. Growth Rate projections are too high in light of recent and projected growth, i.e. from BEBR.

3. End result would be to lower LOS and therefore allow more traffic congestion – a bad thing! - Dan Lobeck, Sarasota.

- The LOS for Beach Road and Ocean Blvd. was Level F pre-EAR, now indicates LOS of B or C. It should be “F”. - Lourdes Ramirez, Siesta Key.

Nonconforming Residential Densities

- County insists on home improvements be done in the MOST EXPENSIVE way possible, and forbids improving a property if it needs more than 50% of its value at these inflated prices. Everything possible to do to a home requires a permit. Once the permit is required a LICENSED technician has to do ALL the work – the homeowner CAN'T do it himself. Cross between the rich and the Soviet, if you ask me. - Pete Thiesen, Sarasota.

PROPOSED COMPREHENSIVE PLAN SIGN IN SHEET

Neighborhood Workshop on March 25, 2009


Please Print Clearly

CITIZEN NAME	ADDRESS, CITY, STATE, ZIP CODE	E-MAIL ADDRESS
William Hoaghton	341 CEDAR ST ENGLEWOOD FL 34225	
Carol Sakowitz Englewood Sun	Dearborn St. Englewood	csakowitz@gmail.com
Robert/Kate Frankel	5 Sausalwood Dr,	
Carol & Fred Meyer	201 No. Elm St	
Jimmy Stokes	245 CEDAR ST	BLUESKY772@ JENRIZO@NET
GLENN RICH	105 GULFBREEZE BLVD	RICHJGR7@aol.com

PROPOSED COMPREHENSIVE PLAN SIGN IN SHEET

Neighborhood Workshop on March 25, 2009

Please Print Clearly

CITIZEN NAME	ADDRESS, CITY, STATE, ZIP CODE	E-MAIL ADDRESS
Nita Edmondson-Cole	614 Palomino Trl. Englewood, FL 34223	nita@nita.co.ke.com
FRAN SARETT AREMABA DEVELOPMENT JOHN SARETT 14 CORP.	PO BOX 1424 8310 LIGHTFOOT DR NORWOOD, FL 34275	jstennisette@yahoo.com
Metha Demetrian	175 Cedar St Englewood, FL	tadgie@msn.com
Bret Clark	121 W. W. R. Rd Palm Bay, FL 34223	BretClark@ embaymail.com
Chris Bowersox	510 W Green St Englewood FLA 34223	

CITIZEN NAME	ADDRESS, CITY, STATE, ZIP CODE	E-MAIL ADDRESS
William Farizell	PO Box 3273 Placida FL 33946	
Therese Vandenburg YARDUMIAN	540 Merand Street Englewood, FL 34223	
Wanda Huddleston	733 N. Mutual St. Englewood, FL 34223	
P. L. Smith	8 Southward Dr Eagle Creek, FL 34924	
Kathleen Turner	375 Cedar Rd Englewood, FL 34223	KMTNHTI@aol.com ✓
CLIFF Ferguson	375 CEDAR ST Eagle Creek, FL 34223	✓
Angela Alexander	410 - Xaverwood St 34223	✓

CITIZEN NAME	ADDRESS, CITY, STATE, ZIP CODE	E-MAIL ADDRESS
David Leigh	3 Oakwood Pen Englewood 34223	✓
CAROL L. FORB	810 W. VALENTINE ST. ENG 34223	✓
Pete Laurin	601 Pineville Ln Englewood 34223	✓
R. Hamstrom	380 Old Englewood Rd. Eng. 34223	✓
SON BEDDERIK	Englewood, Cape Haze Aha Clamburg Concrete	CEO@ Englewood Clamburg com ✓
XXXXXXXXXX		

3-25-09

Nhood WKsp

County Staff

Clarke Davis	Public Works Trans Planning
Paula Wiggins	"
Kwamea Sankah	"
Ryan Newcomb	"
Adriana Trujillo Villa	PDS
Crystal Allred	PDS
XXXXXXXXXX	"
Tim Lampkin	"
Gene Engman	"
Anthony Vallone	PDS
Harriet Ferrigno	PDS
Elise Cohen	SCAT
LAURA BOYCE	PDS

CPA

3-26-09

Public Workshops

Name	Email	Agency
Kwamena Sankah	isankah@scgov.net	Transportation Planning
Clarke Davis	cdavis@scgov.net	✓
Paula Wiggins	pwiggins@scgov.net	✓
Ryan Newcomb	rnewcomb@scgov.net	✓
Harriett Ferrigno	hferrigno@scgov.net	Zoning
Donna Thompson	dthompson@scgov.net	Zoning
LAURA A. BOYCE		
Gene Lusman	glusman@scgov.net	
Tim Lampkin	tlampkin@scgov.net	PDSBC
Adriana TrujilloVillz	atrujill@scgov.net	PDS.
P. Lieberman	plieberman@scgov.net	SCAT

PROPOSED COMPREHENSIVE PLAN SIGN IN SHEET

Neighborhood Workshop on June 2, 2009

Please Print Clearly

CITIZEN NAME	ADDRESS, PHONE #, CITY, STATE, ZIP CODE	E-MAIL ADDRESS
TOM MINKOFF	5 W GLENDWOOD	T.MINKOFF@AOL.COM
JOHN J. MCBRIDE	OAKLEAF	
WILL COX	Abel Band, Sarasota 34236	WCOX@abelband.com
Phil Stubbs	SCAT	P/ieubman@scgov.net
Pete Theison	2155 Wood St BT	petetheison@verizon.net
Dick Davis	Casper Key	

PROPOSED COMPREHENSIVE PLAN SIGN IN SHEET

Neighborhood Workshop on June 2, 2009

Please Print Clearly

CITIZEN NAME	ADDRESS, PHONE #, CITY, STATE, ZIP CODE	E-MAIL ADDRESS
Carmie Davis	3754 Casey Key Rd. Wakemiss, FL 34275	Carmiehadavis@comcast.net
Richard Stiles	1511 N West Shore Blvd Tampa, FL 33607	rstiles@gc-inc.com
Lourdes Ramirez	5131 St Albans Ave Sarasota FL 34242	SreathakeyAssoc@hotmail.com
CAROL SKOWITZ	NORTH POINT GUN	

CITIZEN NAME	ADDRESS, PHONE #, CITY, STATE, ZIP CODE	E-MAIL ADDRESS
Peter van Zoekens	5300 Ocean Blvd #201 Sarasota 34242	pvr@earthlink.net.
Sudith Williams	656 Cohen Way SARASOTA, FL 34234	Sudoyee@aol.com
Fornest Paradise	1104 Ben Franklin 34236	
Ann Kaplan	5045 Oxford Dr 34242	AnnKaplan@msn.com
Doug Swend	6415 Morningside Pass Road	doug.swend@heraldtribune.com
Dan Lobeck	2033 Main St, Ste 403 Sarasota, FL 34237	dlobeck@lobeckhanson.com
NORA PATTERSON	SARASOTA COUNTY	

June 2, 2009 Workshop.
2010 CPA

County Staff

Clarke Davis	Transportation Planning
Kwamuna Sarkah	"
Amjad Hussain	"
Sarah Blanchard	SCAT
Phil Lieberman	"
Elise Colman	"
ANTHONY VALLONE	Planning Services -
Adriana Trujillo Villa	"
Crystal Allred	"
Laura Boyce	"
WARREN RICHARDSON	COMMUNICATIONS

APPENDIX B – CORRESPONDENCE IN SUPPORT/OPPOSITION

NONE

APPENDIX C – PLANNING COMMISSION RESOLUTION

RESOLUTION OF THE SARASOTA COUNTY PLANNING COMMISSION

RECOMMENDATION FOR THE APPROVAL OF COMPREHENSIVE PLAN AMENDMENT 2010-01-I PROVIDING FOR THE AMENDMENT OF THE SARASOTA COUNTY COMPREHENSIVE PLAN AS ADOPTED BY SARASOTA COUNTY ORDINANCE NO. 89-18 AS AMENDED; AMENDING PRIMARY COMPONENTS OF THE CAPITAL IMPROVEMENTS CHAPTER AND THE INTERGOVERNMENTAL COORDINATION CHAPTER BY AMENDING POLICIES AND ADDING POLICIES RELATED TO IMPACT FEES AND SCHOOL CONCURRENCY; AND AMENDING OTHER SUCH PORTIONS OF THE PLAN AND OTHER SUPPORTIVE MATERIAL, AS DEEMED NECESSARY, IN ORDER TO MAINTAIN INTERNAL CONSISTENCY

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida, the Sarasota County Home Rule Charter, and the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161, et seq., Florida Statutes (the Act), Sarasota County is authorized and required to adopt a comprehensive plan; and

WHEREAS, Sarasota County Ordinance No. 76-51, as amended, designated the Sarasota County Planning Commission as the Local Planning Agency for the unincorporated area of Sarasota County, Florida, for the preparation and recommendation of a comprehensive plan and amendments thereto by the Sarasota County Planning Commission and the adoption of a comprehensive plan and amendments thereto by the Board of County Commissioners in accordance with the provisions of the Act; and

WHEREAS, *The Sarasota County Comprehensive Plan* was adopted by the Board of County Commissioners by Sarasota County Ordinance No. 89-18; and

WHEREAS, the Act, Sections 163.3184 and 163.3187, Florida Statutes, provide specific procedures to amend adopted comprehensive plans; and

WHEREAS, the Sarasota County Planning Commission has held a Public Hearing with due public notice to receive public comments on the proposed amendment to the Comprehensive Plan, including additional revisions to the Comprehensive Plan to maintain internal consistency; and

WHEREAS, the Sarasota County Planning Commission has reviewed the proposed amendment to the Comprehensive Plan and has considered the public testimony received at said Public Hearing.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of Sarasota County, Florida, in public meeting assembled:

1. The Planning Commission hereby transmits to the Board of County Commissioners proposed Comprehensive Plan Amendment 2010-01-I as set forth in Exhibit "A" as attached hereto, with the recommendation to approve said amendment.

PASSED AND DULY ADOPTED BY THE SARASOTA COUNTY PLANNING
COMMISSION, this _____ day of _____, 2009

SARASOTA COUNTY PLANNING COMMISSION

By: _____
Jody Hudgins, Chair

EXHIBIT A

Note: The proposed changes to the support text and Capital Improvement policies are shown in ~~strike through~~ and underline format.

Page 10-15

Road, Park and Library Impact Fees: Road, Park, and Library Impact Fees, as authorized by County Ordinance No. 89-97, as amended, No. 89-99, as amended, and No. 91-68 as amended, respectively, also represent a significant source of revenue for capital projects. Impact fees are an important mechanism for ensuring that new development is charged for the infrastructure needed to serve that new development. In FY05 road impact fees will be used to construct \$12,673,070 of transportation capital projects. Park impact fees will provide \$1,394,014 for park and recreation capital projects. Library impact fees will provide \$551,615 for projects. Interlocal agreements with the Cities of Sarasota, Venice, and North Port, and Town of Longboat Key Road Impact Fee Districts ensure that impact fees are levied consistently throughout the County. In 2007, the County adopted three (3) new impact fees for Law Enforcement, Justice and General Government facilities. That same year, the County updated its: Road, Park, Library, Fire/Rescue and EMS impact fees. The County also imposes capacity charges for potable water and wastewater facilities.

CAPITAL IMPROVEMENTS PLAN

CIP Objective 1.3.

Ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

CIP Policy 1.3.1.

Continue the implementation of the Road Impact Fee System (Chapter 70, Article III. Road Impact Fee of the Sarasota County Code), to ensure that new development pays a proportionate share of the costs of road capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.2.

Continue the implementation of the Park Impact Fee System (Chapter 70, Article V. Park Impact Fee of the Sarasota County Code), to ensure that new development pays a proportionate share of the costs of park capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.3.

Continue the implementation of the Water and Wastewater Capacity Fee Systems (Chapter 70, Article VI. Water Capacity Fee and Article VII. Wastewater Capacity Fee of the Sarasota County Code) to ensure that new development pays a

proportionate share of the costs of the water and wastewater capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.4.

Continue the implementation of the Emergency Medical Service Impact Fee System (Chapter 110, Article XII. Emergency Medical Services District)) to ensure that new development pays a proportionate share of the costs of the emergency medical service capital facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.5.

Continue the implementation of the Fire and Rescue Impact Fee System (Chapter 110, Article VIII. Fire and Rescue District) to ensure that new development pays a proportionate share of the costs of new facilities for fire protection services needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.6.

Continue the implementation of the Library Impact Fee System (Chapter 70, Article II. Library System Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of library facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.7.

Continue the implementation of the Educational System Impact Fee System (Chapter 70, Article VIII. Educational System Impact Fee of the Sarasota County Code), to ensure that new development pays a proportionate share of the costs of new educational system projects needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.8.

Continue the implementation of the Law Enforcement Impact Fee System (Chapter 70, Article IX. Law Enforcement System Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of law enforcement facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.9.

Continue the implementation of the Justice Impact Fee System (Chapter 70, Article X. Justice Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of justice facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.10.

Continue the implementation of the General Government Impact Fee System (Chapter 70, Article XI. General Government Impact Fee of the Sarasota County Code) to ensure that new development pays a proportionate share of the costs of

general government facility capacity needed to address the demand for such facilities generated by new development.

CIP Policy 1.3.8 11.

Continue to investigate the feasibility of implementing impact fees, or similar mechanisms, for additional public facility types to ensure that new development pays a proportionate share of the costs of the capital facilities capacity needed to address the demand for such facilities generated by new development.

~~CIP Policy 1.3.9.~~

~~Examine the potential implementation of a public safety, judicial and an administrative service impact fee system within twelve months of the effective date of this policy.~~

CIP Policy 1.3.10 12.

Continue to encourage the participation of the County's municipal governments in the Countywide road, and park, library, justice and general government impact fee systems as well as any new impact fees which may be adopted in the future.

CIP Objective 1.4.

The County shall manage its fiscal resources in order to ensure that capital improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five Year Schedule of Capital Improvements (Table 10-3).

CIP Policy 1.4.1.

The County shall adopt a Capital Budget and a five year Capital Improvements Program at the same time that it adopts its Annual Operating Budget. The Capital Budget shall include those projects necessary to maintain the adopted level of service standards set forth in Policy 1.2.1.

CIP Policy 1.4.2.

As part of the budget process identified in Policy 1.4.1., the Capital Budget/Capital Improvements Program shall include a schedule for allocating revenues received from the infrastructure surtax. The schedule shall be developed for a five year time frame or through the end of the program, at a minimum, and shall be updated on an annual basis. The schedule shall include:

- specific projects which will relieve existing infrastructure deficiencies, consistent with those infrastructure types contained in Ordinance No. 89-40; and
- the allocation of a minimum of fifty percent of the proceeds received from the surtax to funding necessary road and bridge improvements, unless modified by a unanimous vote of the Board of County Commissioners.

CIP Policy 1.5.3

Sarasota County hereby incorporates by reference the Sarasota School District Five Year Capital Facilities Plan, ~~dated September 11, 2007,~~ that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities based upon identified improvements over the short-term and long-term planning periods, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

The School Board, in coordination with Sarasota County, shall annually update its Five Year Capital Facilities Plan, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the planning period.