

## **PUBLIC WORKSHOP**

### **Comprehensive Plan Amendment 2011-02-A**

Sarasota County advertised and held the following workshop regarding the proposed 2011-02-A Comprehensive Plan Amendment.

**When:** Tuesday, September 27, 2011  
**Where:** Colonial Oaks Park  
5300 Colonial Oaks Blvd, Room A  
Sarasota, FL  
**Time:** 6 to 8 PM

The workshop was organized in a classroom format. An information and sign-in table was located at the back of the room with a staff member present to welcome attendees, explain the format, and to provide handout materials and comment cards.

Handouts included: a meeting agenda; key points taken from a retail capacity analysis study; proposed Ordinance #2011-035 for the proposed ILW zoning ordinance amendment (amendment #57); a comparison of uses currently allowed under the ILW zoning district and those additional uses proposed under the zoning ordinance amendment; and a comparison of three potential policy scenarios that could be considered for the comprehensive plan amendment.

Mr. Matt Lewis, Operational Manager, opened the workshop and explained the format of the meeting. He explained that the purpose of the workshop was to explain the proposed Amendment and obtain public input and comments. This amendment will then be presented to the Planning Commission in a public hearing scheduled for November 17, 2011. The Planning Commission will then provide a recommendation to the Sarasota County Commission for their consideration. If approved, the County Commission will then transmit the amendment to the Florida Department of Community Affairs (DCA) for their review and comment. After DCA's review, adoption hearings would occur in early 2012.

Staff presented the amendment with the use of a PowerPoint presentation and described the amendment. Staff solicited the public's comments and concerns regarding the issues so that their comments and concerns could be utilized in formulating the actual amendments.

To ensure that each person's comments and questions were accurately recorded, each attendee was given a comment card and asked to write down their questions and comments.

A summary of minutes for this workshop is attached:

Workshop participants engaged in conversation about the impacts and approaches to the concept. Staff responded to questions and recorded input on flip charts and with audio equipment.

**Comprehensive Plan Amendment 2011-02-A**  
**September 27, 2011 PUBLIC WORKSHOP**  
**Colonial Oaks Park, Sarasota, 6 - 8 P.M.**

**Staff Present**

Matt Lewis, Planning Services  
Thomas Polk, Planning Services  
Ann Sheller, Planning Services  
Donna Thompson, Zoning  
Jack Wilhelm, Planning Services

Mr. Matt Lewis opened the meeting at 6:10 PM with an overview of Comprehensive Plan Amendment 2011-02-A.

**CPA 2011-02-A:** County-initiated amendment to amend the future land use element of the Comprehensive Plan to support the redevelopment of existing Major Employment Centers (MEC) with a greater array of commercial uses, up to the intensities allowed in the Commercial Centers.

**Definitions:**

- CPA – Comprehensive Plan Amendment
- MEC – Major Employment Center
- ILW – Industrial Light Warehousing

The meeting began with a general description and background of the Comprehensive Plan Amendment.

In July 2011 a proposed Zoning Ordinance amendment was being considered to allow more retail uses in the ILW zoning district, but the amendment was inconsistent with the Comprehensive Plan. The County Commission directed staff to explore ways to allow a larger array of retail in the Major Employment Centers (MEC).

Discussions ensued regarding how the proposed zoning ordinance amendment came about. Mr. Lewis responded that he was not knowledgeable about the history of the zoning ordinance amendment; however, the proposed Comprehensive Plan Amendment is to consider how to allow commercial /retail sales in MEC area.

Mr. Lewis proceeded to describe each of the MEC areas utilizing a PowerPoint presentation and display maps that depicted ILW zoned properties within each of the MEC areas and summarized the finding of the retail capacity analysis study.

The following comments and questions were expressed by the attendees during the workshop.

- Are we currently over supplied with commercial land use based on national standards?
- Look at subsets of the retail uses. What commercial uses are currently permitted?
- Will oversupply of retail uses, have an effect on, reduce property values? Supply and Demand scenarios were discussed.
- Need to have room for industry, then retail will follow.
- There has been loss of MEC lands over the last 10 years.
- Does County have sites large enough to accommodate larger employers?
- Look at the aggregate potential for conversion to commercial uses and the transportation impacts.
- Keep in mind that the owners wanted the “purple” MEC designation when the comprehensive plan was being updated.
- Port of Manatee Plan coordination – does the Port have room to accommodate Sarasota MEC growth.
- What would prevent an ILW property owner from incrementally changing uses until it is completely/total commercial uses.
- One option to limit the total conversion to commercial uses is to limit the amendment to existing ILW.
- Look at site specific options to see if there are existing ILW parcels that should be commercial. “Fine Tune”
- Let the market demand determine which parcels should be commercial.
- There are already commercial uses allowed in the MEC – why haven’t these uses already over run the MEC’s.
- Allowance of car dealerships in Major Employment Centers is not an “employment use,” or an accessory retail use. How do uses such as car dealerships benefit MEC areas?
- The areas designated as MEC – employment uses should be for those uses. Should look at a more conservative approach.
- If Sarasota County is currently over supplied, the retail square footage measurement that was determined in the consultant’s report may be based on over-supply. Need to research counties that are comparable to Sarasota County and look at what the retail square footage is for those comparable counties.
- Is per capita of commercial the correct measurement?

- Let's understand where we are. Then determine what direction to go. Need reliable measurement.
- Commercial uses in MEC should support the MEC.
- Need to be looking at the special areas and needs along the arterial roads.
- Include 5<sup>th</sup> Option – The Null / Do Nothing Option.
- Look at it site by site and amend comprehensive plan for those appropriate for commercial.
- Several attendees suggested a second workshop to discuss the proposed amendment language and direction.
- Can this problem be avoided with a Special Exception?

*Mr. Lewis stated that would fix the zoning issue but not the Comprehensive Plan to allow retail sale uses in the areas.*

- Is most ILW in MEC area?

*Mr. Lewis stated that most all ILW zoning is within a MEC and if not the property can be rezoned.*

- What does the light green box mean?

*Mr. Lewis explained that the green box means vacant retail land use within the MEC.*

# Retail uses in older Major Employment Centers

Public Workshop  
September 27, 2011

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## Today's Presentation

- Background
- Future Demand for Retail Uses
- Policy Options and Issues
- Questions and Suggestions
- Next Steps

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## Background

- A proposed Zoning Ordinance amendment allowing more retail uses in ILW was inconsistent with the Comprehensive Plan
- Board directed staff to explore ways to allow a larger array of retail in Major Employment Centers

## Future Demand for Retail Countywide

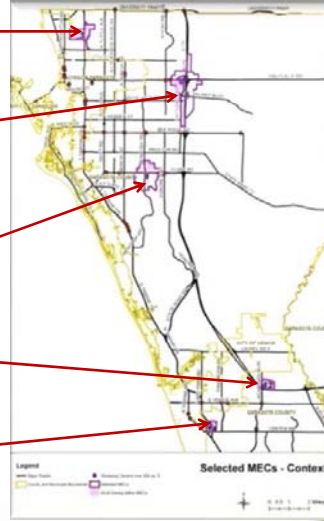
On a Macro Level, there is adequate vacant land to meet future need in existing commercial centers:

20 year demand for retail: 37,391,340 Square Feet (Low)  
 43,851,783 Square Feet (High)  
 Existing retail: 28,933,001 Square Feet  
 Current potential for retail: 23,423,424 Square Feet

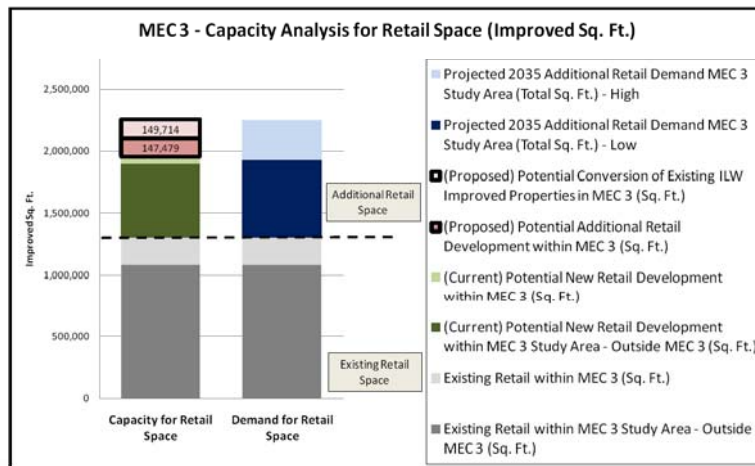
Population	2010	2035
Sarasota County (unadjusted)	379,448	490,700
Sarasota County ( seasonally adjusted)	455,338	588,840
Florida	18,801,310	26,081,800
% Change	2010-2035	
Sarasota County		29.3%
Florida		38.7%

# Future Demand For Retail Micro Analysis

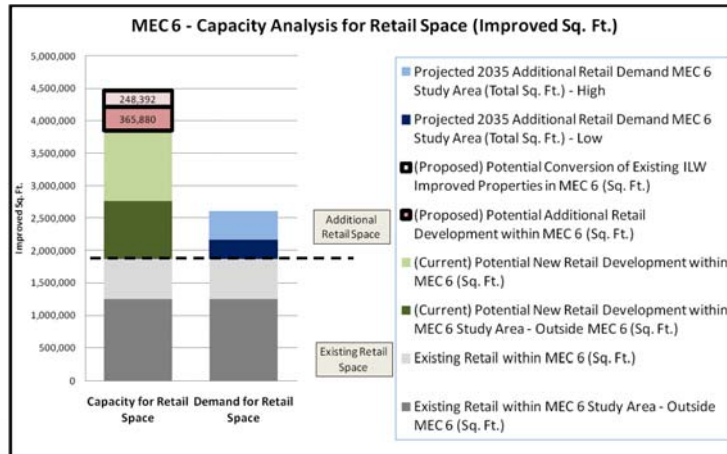
- MEC 3 Study Area – The higher-end range retail demand may not be met by the existing zoning/land use designations;
- MEC 6 Study Area – Anticipated retail space demand to 2035 can be met by the existing zoning/land use designations. Several large parcels (located next to the Fruitville Road/I-75 interchange) within MEC 6 are currently zoned for retail development;
- MEC 9 Study Area – Anticipated retail space demand can be met by the existing zoning/land use designations. The potential for additional retail capacity on vacant I/ILW zoned is limited;
- MEC 12 Study Area – There is limited retail appeal to the existing MEC 12 because of limited frontage on major roads;
- MEC 14 Study Area – The proposed comprehensive plan amendment is not projected to have a significant impact on surrounding commercial zoning/land uses outside of the MEC, but within the study area;



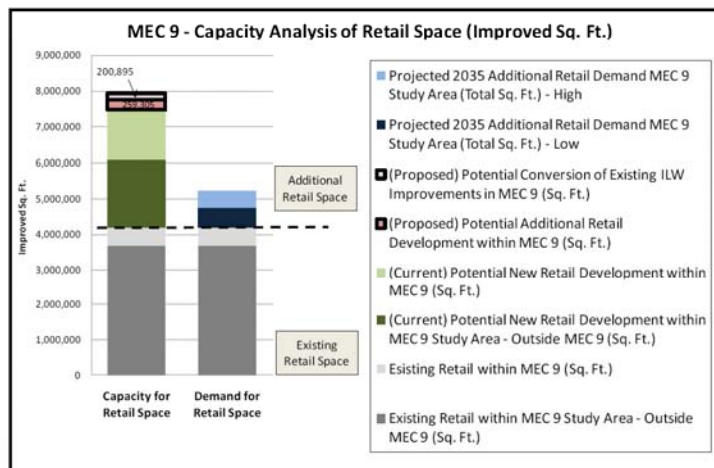
# MEC 3 Study Area-US 301 Capacity



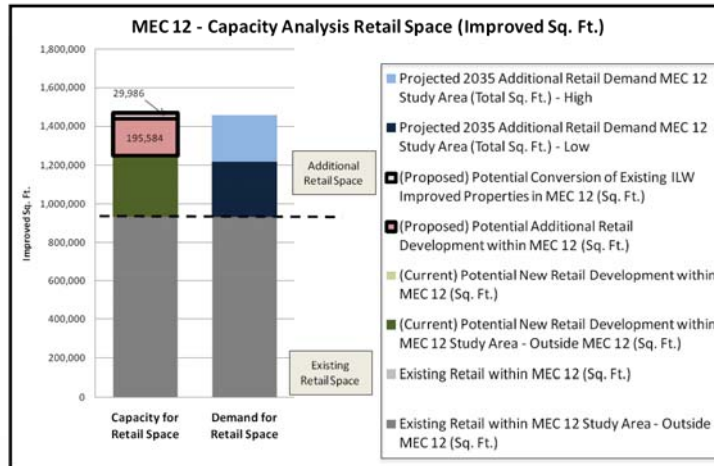
## MEC 6 Study Area-Cattlemen Road Capacity



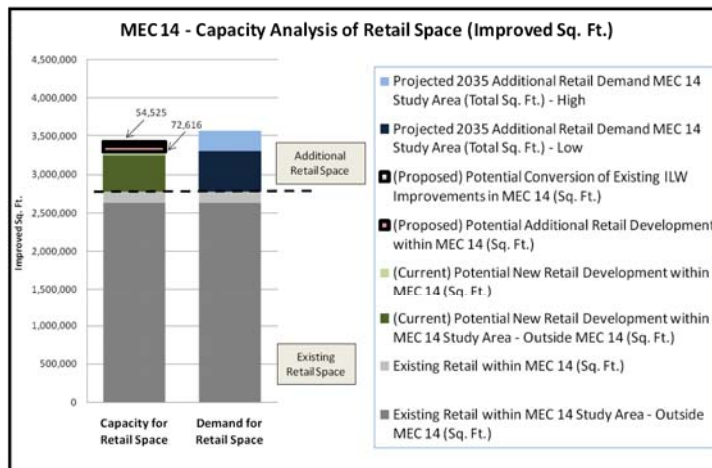
## MEC 9 Study Area-Clark Road Capacity



## MEC 12 Study Area-Jacaranda/I-75 Capacity



## MEC 14 Study Area-Venice Bypass Capacity



## Issues and Solutions

- What about the potential to rezone to ILW
- How do we address impacts on roads and utilities?
- What about areas 6 and 9?
- Limit the amendment to only ILW existing today?
- Require rezones to a commercial district and Site and Development Plan approval?
- Existing retail potential exceeds demand

## Amendment Options

- Limit to existing buildings in existing ILW
- Allow retail development of existing ILW with a rezone to Commercial General
- Allow retail development of existing ILW according to Commercial General Standards
- Allow existing ILW to be developed with retail uses, without regard to commercial standards up to a %

## Next Steps

- Revised amendment options will be posted next Friday for further comment
- Planning Commission staff report will be posted November 4th
- Planning Commission public hearing will be November 17th
- Board transmittal public hearing will be December 2011
- Board adoption public hearing early 2012 (if transmitted)

## Further Input

- Send letters to:  
Planning Services  
1660 Ringling Blvd, 1<sup>st</sup> floor  
Sarasota, Florida, 34236
- Send e-mail to:  
[Planner@scgov.net](mailto:Planner@scgov.net)
- Visit our website Fridays after work for updated information