

**ATTACHMENT 10**  
**PLANNING COMMISSION MINUTES JANUARY 16, 2013**

**MINUTES  
SARASOTA COUNTY PLANNING COMMISSION**

**SARASOTA COUNTY ADMINISTRATION CENTER  
1660 RINGLING BOULEVARD  
COMMISSION CHAMBER  
SARASOTA, FLORIDA**

6:30 p.m.

Bob Burrus, Chair  
Robert A. Morris, III, Vice Chair  
John Ask  
Jack Bispham  
Vanessa Carusone  
Philip Kellogg  
Michael A. Moran  
Terry Richardson  
Ken Marsh, School Board Representative

Also present were:

Alan Roddy, Deputy County Attorney  
Tamika Herring, Deputy Clerk  
Pauline Shaw, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Chair Burrus

Chair Burrus noted the absence of Mr. Beaumier and the late arrival of Mr. Kellogg.

(06:32 p.m.)

1. **OPEN TO THE PUBLIC** - Opened and closed without comment.

(06:32 p.m.)

2. **COMPREHENSIVE PLAN AMENDMENT/ZONING ORDINANCE AMENDMENT**

- A. Public hearing to consider proposed Comprehensive Plan Amendment No. 2013-H, a County-initiated Amendment to Chapter 2, Environment Policy and Chapter 9, Sarasota 2050 Resource Management Area (RMA) Policy relating to the protection of publicly-owned environmentally sensitive lands, affordable housing, land use mix, modification processes, urbanism/form based standards, Village size, open space/greenbelt/greenways, the maximum number of dwelling units allowed within the Settlement Area, roadway character, definitions, and other standards for Settlement Areas, Villages, and Hamlets;
- B. Public hearing to consider proposed Zoning Ordinance Amendment No. 80, a County-initiated Amendment, amending Ordinance No. 2003-052, as amended and codified in Appendix A of the County Code, to amend Article 11 of the Zoning Regulations relating to the protection of publicly-owned environmentally sensitive lands, affordable housing, land use mix, modification processes, urbanism/form based standards, Village size, open space/greenbelt/greenways, the maximum number of dwelling units allowed within the Settlement Area, roadway character, definitions, and other standards for Settlement Areas, Villages, and Hamlets.

Staff Presenters: Planning and Development Services Long Range Planning Manager Allen Parsons, Planning and Development Services Planning Professional William Spaeth, Planning and Development Services Planning Professional Elma Felix, Planning and Development Services Planning Professional Steve Kirk, Planning and Development Services Planning Professional Vivian Roe, Natural Resources Conservation and Environmental Permitting Manager Matthew Osterhoudt, Environmental Services Resource Protection Environmental Project Scientist Rachel Herman, Deputy County Attorney Alan Roddy, and Natural Resources Environmental Specialist Jim Dierolf

**2. COMPREHENSIVE PLAN AMENDMENT/ZONING ORDINANCE AMENDMENT - (Continued)**

Public Presenters: Dr. Martin Schor, Dr. Juan Huerta, Rod Krebs, Kevin Cooper, Jono Miller, Kelley Klepper, Ray Loraine, Bill Merrill, Paul Cajka, Sr., and Wade Matthews

Items submitted: A copy of a document entitled "Proposed Changes to OS 5 11.2.2 Hamlet Planned Development District (HPD) Zoning Standards" and copies of correspondence received on the proposals

**RECESS:** 8:06 p.m. - 8:17 p.m.

Discussions were held on the following topics/issues:

- flow/order of business/continuation options/direction/general parameters
- open space concept/history
- scrivener's errors on page 10 of 138 in the Staff packet/definition of "Administrative Agency"
- majority housing versus majority housing units language
- best management practices/general usage of the term/definition throughout
- depiction of littoral zone/corridor/park/public access/pond
- property lakes/quantitative versus qualitative value/environmental considerations
- landscaping/sterile lake/wildlife
- market study/demand/language
- open space/hamlets/compatibility concerns
- concept that all lakes are open space/criteria/viability
- models/300-foot origin/buffer
- concept of greenways as open space/golf courses/history
- public park versus public space/language/revisions/intent/objectives/value ranges
- villages/walkability/commercial component/prior development applications/density requirements
- greenbelt/intent/opacity/500-foot buffer/visibility and viewability/requirements and locations of the trees
- comparable developments/interconnection
- the 2050 RMA Policy intent/concept.

9:36 p.m. Commission Action: Closed the public hearings. Closed by Burrus, without objection.

9:39 p.m. Commission Action: Moved to authorize the Chair's signature on the Resolution, to include comments made this date, transmitting proposed Comprehensive Plan Amendment No. 2013-H to the Board of County Commissioners with a recommendation for approval. Moved by Moran, seconded by Bispham.

9:41 p.m. Commission Action: Withdrew the motion. Withdrawn by Moran, without objection.

9:45 p.m. Commission Action: Authorized the Chair's signature on the Resolution transmitting proposed Comprehensive Plan Amendment No. 2013-H to the Board of County Commissioners, to include comments made this date by the Planning Commissioners and specifically those comments made by Ask, with a recommendation for approval. Moved by Moran, seconded by Bispham, carried by a 7-1 vote; Burrus voted "No."

9:46 p.m. Commission Action: Authorized transmittal of proposed Zoning Ordinance Amendment No. 80 to the Board of County Commissioners, to include comments made this date by the Planning Commissioners and specifically those comments made by Ask, with a recommendation for approval. Moved by Moran, seconded by Bispham, carried by a 7-1 vote; Burrus voted "No."

**Note: Oath/Signature Cards Filed for Record.**

(09:48 p.m.)

**3. MINUTES**

9:48 p.m. Commission Action: Approved the Minutes of the meetings dated December 5 and December 19, 2013. Moved by Ask, seconded by Carusone, carried by an 8-0 vote.

(09:48 p.m.)

**4. COMMISSION REPORTS**

Staff Presenter: Planning and Development Services Long Range Planning Manager Allen Parsons

Item submitted: A copy of an interoffice memorandum dated January 16, 2014, from the Planning Commission

Discussions were held on the following topics/issues:

- the proposed electronic transmittal of Planning Commission (PC) packet materials/options/impacts/concerns/preferences
- the draft letter in the Staff packet from the PC to the Board of County Commissioners (BCC) regarding the evaluation of incorporating an item in the Sarasota 2050 Resource Management Area Policy pertaining to small rural properties/noted no objection by Burrus to direct Staff to finalize the letter for the PC Chair's signature and submission to the BCC.
- School Board Representative Ken Marsh noted the Convocation of Governments Meeting to be held on January 17, 2014, starting at 9:15 a.m., at the Sarasota County Technical Institute (SCTI) and commented on the subject matter.

(10:04 p.m.)

**5. MEETING SCHEDULE**

Planning and Development Services Long Range Planning Manager Allen Parsons commented on the following meeting schedule:

February 6, 2014 - 6:30 p.m.  
 Robert L. Anderson Administration Center  
 Commission Chamber  
 4000 South Tamiami Trail  
 Venice, Florida

February 20, 2014 - 6:30 p.m.  
 County Administration Center  
 Commission Chamber  
 1660 Ringling Boulevard  
 Sarasota, Florida

**MEETING ADJOURNED:** 10:05 p.m.

**MINUTES APPROVED:** \_\_\_\_\_

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Chair