

CPA-2019-D Precedent Setting

All applicants for CPAs are required to demonstrate with factual data and information why the County should change policy. ¹

This optional Hamlet overlay has been in place for nearly 19 years.

The applicant, Hi Hat Ranch did not provide factual data and information to support the requested change, rather they submitted the statement:

"flexibility to respond to market demands and the needs of tenants, and residents, which provide a variety of physically functionally integrated land uses." With the proximity of the Village RMA designated land on Hi Hat Ranch to the south, the re-designation of the northern Hamlet area to Village will thoroughly enable consistent residential access to Village services across the ranch."

As the rationale for the requested change.

Market demands are not one of the 2050 RMA Resource Management Ideals.

This RMA framework implements the organizing concepts represented by the principles set forth within "Directions for the Future," adopted by the Board on October 10, 2000 by Resolution 2000-230. "Directions for the Future" contained the following principles to guide long range planning and sustainability initiatives for the county

- Preserve and strengthen existing communities.
- Provide for a variety of land uses and lifestyles to support residents of diverse ages, incomes, and family sizes.
- Preserve environmental systems
- Direct population growth away from floodplains
- Avoid urban sprawl
- Reduce automobile trips.
- Create efficiency in planning and provision of infrastructure
- Provide County central utilities.
- Conserve water and energy.
- Allocate development costs appropriately.
- Preserve rural character, including opportunities for agriculture
- Balance jobs with housing.

Nor is "**enable consistent residential access to Village services across the ranch**" a reason to grant the requested change.

It is safe to say Hamlet residents will not be precluded from accessing services across the ranch because they are from the Hamlet. The road system A and B cross the entire Ranch. Is this road going to be gated so the only people who can utilize the road are Village inhabitants? Will this road not be used as a north south public roadway connecting Fruitville Road to Clark Road?

Why would this change be precedent setting?

We all know that just across the constrained rural Fruitville Road is 6,000 acres with an optional Hamlet overlay.

We all know that some of the property owners of that 6,000 applied to change the allowable densities in Hamlets (proposed and then withdrawn CPA-2018-C) because they said the existing densities were too low and the request was to triple the density incentive.

This would open the door to request a Comprehensive Plan Amendment not based on facts and data but rather on market trends.

It alleviates the requirement to follow the principles in Resolution 2000-230, Directions for the Future to guide long range planning and sustainability initiatives for the county.

Sarasota County residents must be able to rely on the future planning of Sarasota County be based on facts, data and sound planning principles not market demands.

¹ CPA-2018-C Staff Report, Planning Commission Public Hearing -June 18,2020 pg.44of 46.