

**Subject:** KEEP THE COUNTRY...COUNTRY HI HAT RANCH CPA-2019-D IMMEDIATE ACTION ALERT WE NEED PLACES TO PUT UP SIGNS...HELP

**From:** Becky Aych <miakka1945@gmail.com>

**Date:** 2/11/2021, 9:41 PM

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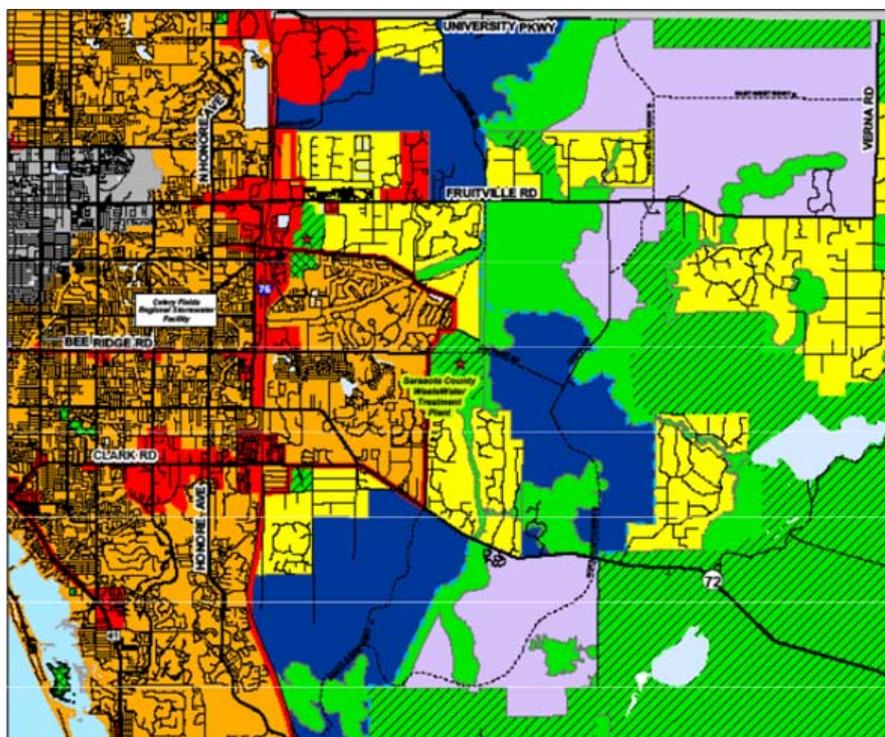
This is the first in a series of emails we need to send to the County Commissioners. While it is lengthy, it gives you all the facts supporting the statements in red. You can send an email that contains just those red highlighted sections or include any or all portions of this email.

The goal is to address the different assertions made by Hi Hat in several emails. This way the information will not be overwhelming and will keep the issue in front of the Commissioners. If you want to add information of your own, please give a cite for the information.

It is better to email each Commissioner individually. Copy the Planning Department; Mike Moran, [mmoran@scgov.net](mailto:mmoran@scgov.net); Al Maio, [amaio@scgov.net](mailto:amaio@scgov.net); Nancy Detert, [ncdetret@scgov.net](mailto:ncdetret@scgov.net), Christian Ziegler, [Ziegler@scgov.net](mailto:Ziegler@scgov.net), Ron Cutsinger, [rcutsinger@scgov.net](mailto:rcutsinger@scgov.net); [planner@scgov.net](mailto:planner@scgov.net), Todd Dary, [tdary@scgov.net](mailto:tdary@scgov.net); Jacob Hunt, [jhunt@scgov.net](mailto:jhunt@scgov.net).

The subject line should be KEEP THE COUNTRY...COUNTRY CPA-2019-D.

The Future Land Use Chapter presents a community vision for the county that provides guidance on how and where to build, rebuild, or which areas to preserve in the unincorporated areas. This chapter includes goals, objectives and policies that produce the desired growth-related outcomes when consistently applied. It also includes the Future Land Use Map, a map with legal standing which illustrates the spatial application of the core principles and policy language contained within the chapter.<sup>1</sup>



Hi Hat Ranch is requesting to change this 19-year community vision through the proposed Comprehensive Plan Amendment 2019-D (CPA 2019-D).

This request is to change the Hamlet overlay on the farthest northeastern corner (the light lavender) to a Village overlay.

Hamlets are collections of rural homes and lots clustered together around a crossroads that may include small-scale commercial, civic buildings or shared amenities.

Preferred Size: 50 to 150 dwelling units<sup>2</sup>. A maximum allowable density is 1 dwelling unit per acre. At least 60% of the Hamlet is required Open Space.

Villages are a collection of Neighborhoods that have been designed so that a majority of the housing units are within a walking distance or ¼ mile radius of a Neighborhood Center. **Villages shall be supported by internally designed, mixed-use Village Centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of Village residents)**, (emphasis added) and the Village shall be surrounded by large expanses of Open Space that are designed to protect the character of the rural landscape and provide separation between Villages and existing low density rural development. **The minimum size of a Village is intended to be sufficient to support a public elementary school.** (Emphasis added)<sup>3</sup>. The maximum allowable density is 5 units an acre with 6 units an acre allowed if affordable housing is provided. Villages are only required to provide 50% Open Space.

If granted, CPA-2019-D would **increase the maximum allowable density 400%**. (% of increase = 100 x the final number (5 units and acre) – the initial (1 unit per acre), divided by the initial (1 unit per acre).

Mr. Turner, representative for Hi Hat Ranch and one of the property owners says:

This change in designation will allow for the more thoughtful and comprehensive planning and development of the Hi Hat Ranch in its entirety. Allowing for this change in designation enables the Hi Hat Ranch to achieve the goals of the district giving the "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.

1. This change in designation will allow for the more thoughtful and comprehensive planning and development of the Hi Hat Ranch in its entirety

When the 2050 Village and Hamlet Overlays were allowed uses on the property, it was intended that this Hamlet would provide a transition between (blend toward rural, eastern area of Sarasota County) Villages at Hi Hat (Urban) and Hamlet and Rural Heritage/Rural Estates. See above map.

2. "giving the "flexibility to respond to market demands..."

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.<sup>4</sup>

None of the “Directions for the Future” contained in the principles to guide long range planning and sustainability initiatives for the county include “flexibility to respond to market demands”.

This Comprehensive Plan Amendment is very similar to CPA-2018-C, the withdrawn attempt “to triple the density incentive for the Hamlet Land Use form by doubling the density within the Hamlet Land Use Developed Area east of the Countryside Line”<sup>5</sup>

Staff concluded “The application (cpa-2018-C) presents a self-serving ...argument that the increase in residential density is needed to offset the cost of extending sanitary service to the Hamlet Land Use designated lands is due to the increase in residential density.”<sup>6</sup>

Only this time the “flexibility to respond to market demands” is the self-serving argument.

3. 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.

Villages are a collection of Neighborhoods that have been designed so that a majority of the housing units are within a walking distance or ¼ mile radius of a Neighborhood Center. **Villages shall be supported by internally designed, mixed-use Village Centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of Village residents)**

Villages are to provide the daily and weekly retail, office, civic and government use and services needs of Village residents. Residents are not supposed to be driving all over the entire Ranch, but rather Villages are designed to reduce automobile trips.

The proposed change is inconsistent with:

FLU Policy 1.1.3.

The generalized land use categories depicted on the Future Land Use Map as expressed under Goal 2 of this chapter are intended to establish varying degrees of environmental protection and intensity of development, transitioning from the natural environment to the most intense developed areas **by gradually increasing density and urban character.**

FLU Policy 1.2.11

Develop a comprehensive mobility strategy that includes but is not limited to:

- Multi-modal land use planning to ensure that new developments and existing neighborhoods **maximize the potential of non-automotive** (e.g., transit, walking and bicycling) access to a broad range of land uses and to encourage inter-neighborhood connection
- Incentives to encourage the location of employment opportunities along transit corridors;
- Locating affordable housing along existing or planned transit services to allow households to reduce their transportation costs;
- Land use planning and incentives for concentrating intensive land uses around existing public and private infrastructure so as to take advantage of the value of such investment
- Transit-oriented and active living design guidelines to help guide new development and

redevelopment

- ; • Design requirements for integrating transportation facilities into neighborhoods as amenities so as to enhance the character of the neighborhoods and minimize the impacts; and
- Support for the development and redevelopment of viable and lively civic spaces, parks, square, plazas, and other public gathering places, tied to transit and accessible by multiple modes of transportation for residents of existing and new neighborhoods.

#### FLU Policy 1.3.1

The Sarasota County Zoning Regulations shall set forth a hierarchy of zoning districts and associated buffering/open space requirements, based on the density and intensity of permitted uses, for the purpose of establishing appropriate development ratio standards commensurate with the parcel size and **compatibility with adjacent uses**.

#### FLU Goal 2

Maintain distinct land use categories that promote health, safety and welfare and minimize negative impacts posed by hazards, nuisances, **incompatibility**, and environmental degradation.

#### VOS Policy 2.1

##### TIMING/PHASING OF DEVELOPMENT

**The Village and Hamlet future land use designations represent long-term compatible land uses for the areas within the Village/Open Space RMA** and only become effective through the rezoning and master development plan process. Specific timing and phasing of Village development is regulated as follows:

(b) Hamlet Approval Process.

1. Rezone and Master Development Plan Process. Development within each Hamlet may only be approved through the rezoning and master development plan approval process, established by Policies VOS 2.3, 2.4 and 2.5.V1-331 Sarasota 2050 Resource Management Area Sarasota County Comprehensive Plan10/25/2016

**(c) The delineation between Village Land Use and Hamlet Land Use is hereby established as depicted in Figure RMA-3. Villages may be developed only in Village Land Use and Hamlets may be developed only in the Hamlet Land Use.** However, Hamlet Land Use designated property may count towards the percentage requirement of on-site Open Space for a Village where such a property is included on-site with a Village Master Development Plan. This delineation is based on the concept of a countryside line, defined as the easternmost boundary of Village Land Use, as depicted in Figure RMA-3, which supports a community vision to establish a clear transition from urban character west of this delineation to rural character east of this delineation.

1. Hamlet and Conservation Subdivision Incentives.

Density Incentives to encourage the development of Hamlets and Conservation Subdivisions within the Hamlet land use of the Village/Open Space RMA shall be provided as detailed in Objective TDR1.2. The delineation of Village land use represents the ultimate extent of Village development.

**THEREFORE, DENY PROPOSED CPA-2019-D**

<sup>1</sup>THE LAND USE ELEMENT PAGE V1-201.

<sup>2</sup>VOS Policy 1.2.B.

<sup>3</sup> VOS Policy 1.2.a Villages.

<sup>4</sup> Sarasota Comprehensive Plan V1-202.

<sup>5</sup> CPA 2018-C Staff Report, Planning Commission Public Hearing, - June 18,2020, A. Conclusionary Statements A. B2, page 44 of 46.

<sup>6</sup> Ibid C2.