

**MINUTES  
SARASOTA COUNTY PLANNING COMMISSION**

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

5:00 p.m.

Justin Taylor, Chair  
Neil Rainford, Vice Chair  
Donna Carter  
Jordan Keller  
Martha Pike  
Andrew Stultz

Also present were:

Joshua Moye, Deputy County Attorney  
Katrina Johnson, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Chair Taylor

Chair Taylor noted the absence of Commission Members Cooper, Mast, and Pember.

(05:03 p.m.)

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

(05:04 p.m.)

**2. CRITICAL AREA PLAN (CAP) AMENDMENT/REZONE PETITION**

- A. Public hearing to consider proposed CAP Amendment No. 13-01-SP-2022, a publicly-initiated petition by Sarasota County, to revise the Interconnectivity Plan of Special Planning Area 3, for property located east of I-75 and north and south of Fruitville Road, Sarasota;
- B. Public hearing to consider proposed Rezone Petition No. 22-20, a publicly-initiated petition by Sarasota County, to rezone from PED (Planned Economic Development) to PED with amended exhibits, on the same site discussed in A. above.

Staff Presenters: Planning and Development Services Planner Ana Messina, Capital Projects Facilities Manager Brad Gaubatz, and Planning and Development Services Planner Steve Kirk

Public Presenter: William Merrill

Items submitted: A copy of a presentation, a copy of a Staff report cover sheet, and a copy of a Binding Development Concept Plan

Discussions were held on the following topics/issues:

- possible removal of main street designation within sub-area E and clarified location of main street on the south side of E-1/E-2 parcels/street classifications

05:33 p.m. Commission Action: **Closed the public hearings. Closed by Taylor, without objection.**

05:33 p.m. Commission Action: **Recommended approval of proposed CAP Amendment No. 13-01-SP-2022, in accordance with Staff's report. Moved by Stultz, seconded by Carter, carried by a 6-0 vote.**

**2. CAP AMENDMENT/REZONE PETITION - (Continued)**

05:33 p.m. Commission Action: **Recommended approval of proposed Rezone Petition No. 22-20, in accordance with Staff's report. Moved by Stultz, seconded by Carter, carried by a 6-0 vote.**

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

(05:35 p.m.)

**3. REZONE PETITION**

Public hearing to consider proposed Rezone Petition No. 22-36, a privately-initiated petition by Laura Wilson, Agent, on behalf of applicant, Taylor Morrison of Florida, Inc., to rezone approximately ±1,724-acres located south of S.R. 72 and east of Lorraine Road, Sarasota, from VPD (Village Planned Development) to VPD zone district with amended stipulations, to amend Affordable Housing Stipulation No. 8.

Staff Presenter: Planning and Development Services Planner Ana Messina

Public Presenters: Charles Bailey and Laura Wilson

Discussions were held on the following topics/issues:

- clarified affordable housing/monitoring/unit qualifying

05:54 p.m. Commission Action: **Closed the public hearing. Closed by Taylor, without objection.**

05:57 p.m. Commission Action: **Recommended approval of proposed Rezone Petition No. 22-36, in accordance with Staff's report with recommended stipulations as amended, and favorable findings of fact. Moved by Keller, seconded by Rainford, carried by a 5-1 vote; Pike voted "No."**

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

(06:00 p.m.)

**4. REZONE PETITION**

Public hearing to consider proposed Rezone Petition No. 22-40, a privately-initiated petition by Kelley Klepper, Agent, on behalf of applicant, MHC WOS EXP II, LLC, to rezone approximately ±9.49-acres located at 2809 Lockwood Ridge Road, Sarasota, from RSF-3 (Residential, Single-Family, 4.5 units/acre) to RMH (Residential, Manufactured Home, 5 units/acre) zone district, to develop 47 residential units.

Staff Presenter: Planning and Development Services Planner Lauren Medred

Public Presenter: Monet Moore

Item submitted: A copy of a Non-Binding Development Concept Plan

06:06 p.m. Commission Action: **Closed the public hearing. Closed by Taylor, without objection.**

**4. REZONE PETITION - (Continued)**

**06:07 p.m. Commission Action:** Recommended approval of proposed Rezone Petition No. 22-40, in accordance with Staff's report with one stipulation and favorable findings of fact. Moved by Stultz, seconded by Pike, carried by a 6-0 vote.

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

(06:08 p.m.)

**5. COMPREHENSIVE PLAN AMENDMENT (CPA)/CRITICAL AREA PLAN (CAP) AMENDMENT/REZONE PETITION**

- A.** Public hearing to consider proposed CPA No. 2022-G, a privately-initiated petition by Robert Medred, Agent, on behalf of applicant, CEM Development Construction Services, LLC, to change the Future Land Use Map (FLUM) designation from Office/Multi-Family Residential (OFFMF) to Commercial Center (COM) and to amend text within Future Land Use (FLU) Policies 1.2.15 and 2.5.2, on approximately ± 8.33-acre located at 2651 Jacaranda Boulevard, Venice;
- B.** Public hearing to consider proposed CAP Amendment No. 01-01-SP-2022, a privately-initiated petition to revise the Land Use designation of the SR 776 Corridor Plan from OFFMF to COM with a density allowance of up to 25 units/acre, on the same site discussed in A. above;
- C.** Public hearing to consider proposed Rezone Petition No. 22-35, a privately-initiated petition to rezone from RMF-3 (Residential, Multi-family, 13 units/acre) to RMF-3/PUD (Residential, Multi-family, up to 25 units / acre / Planned Unit Development) zone district, to develop a 208 unit multi-family apartment complex with 5,000 square feet office and retail space, on the same site discussed in A. above.

Staff Presenters: Planning and Development Services Planner Ana Messina, Planning and Development Services Planning Manager Todd Dary, Planning and Development Services Planner Tamara Schells, and Deputy County Attorney Joshua Moye

Public Presenters: Robert Medred, William Merrill, and Adam Kemp

Items submitted: A copy of a Staff report cover sheet, a copy of a Binding Development Concept Plan, and a copy of a document entitled "Applicant recommended changes to Rezone 22-35 November 4, 2022"

Discussions were held on the following topics/issues:

- clarified the number of affordable housing units/affordable housing rented/leased time period
- clarified stipulation four/half dwelling size units/applicant proffered changes to stipulations

**07:07 p.m. Commission Action:** Closed the public hearings. Closed by Taylor, without objection.

**07:08 p.m. Commission Action:** Authorized the Chair's signature on the Resolution transmitting proposed CPA No. 2022-G, to the Board of County Commissioners with a recommendation of approval. Moved by Rainford, seconded by Stultz, carried by a 6-0 vote.

**07:08 p.m. Commission Action:** Recommended approval of proposed CAP Amendment No. 01-01-SP-2022, favorable findings of fact. Moved by Rainford, seconded by Stultz, carried by a 6-0 vote.

**5. CPA/CAP AMENDMENT/REZONE PETITION - (Continued)**

07:09 p.m. Commission Action: **Recommended approval of proposed Rezone Petition No. 22-35, with the stipulations as proffered by the applicant, with one additional amendment to stipulation four as follows: "If the project utilizes Half Dwelling size units per County UDC Sec. 124-72(a)(5) standards, each Half Unit leased as Affordable Housing will represent one of the required 15 Affordable Housing units." Moved by Rainford, seconded by Stultz, carried by a 5-1 vote; Pike voted "No."**

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

(07:15 p.m.)

**6. MINUTES**

07:15 p.m. Commission Action: **Approved the Minutes of the meeting dated November 3, 2022. Moved by Keller, seconded by Pike, carried by a 6-0 vote.**

(07:15 p.m.)

**7. COMMISSION REPORTS**

Staff Presenter: Planning and Development Services Planning Manager Todd Dary

Discussions were held on the following topics/issues:

- affordable housing/inventory
- meeting attendance

(07:20 p.m.)

**8. MEETING SCHEDULE**

Chair Taylor noted the following meeting schedule:

Staff Presenter: Deputy County Attorney Joshua Moye

**December 1, 2022 - 5:00 p.m.**  
 Sarasota County Administration Center  
 Commission Chamber  
 1660 Ringling Boulevard  
 Sarasota, Florida

**December 15, 2022 - 5:00 p.m.**  
 Sarasota County Administration Center  
 Commission Chamber  
 1660 Ringling Boulevard  
 Sarasota, Florida

**MEETING ADJOURNED:** 7:21 p.m.

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

\_\_\_\_\_ Chair