

After reviewing CPA-2019-C, County Staff provided the following comments:

- a. The current Future Land Use Designation is RURAL. (7). [None of the maps presented show the current FLUM.]
- b. Current Zoning of Amendment Property OUR Open Use Rural and OUE Open Use Estates (7)
- c. Current use is pastureland and residential. (7)
- d. [F. Map 8-3 RMA-3 Current Land Use **is incorrect. This map shows the overlay, not current land use.**] (13)
- e. Has there been any change to the underpinning conditions to the 2050 Plan when it was developed?
 - 1. There is a reduced demand for Transfer of Development Rights (TDRs). (17)
 - ii. The subject 6,000 \pm acres is no longer needed for the 2050 Plan to function. (17)
 - iii. The methodology for calculating Residential Capacity excludes lands east of the Countryside Line. Therefore, changes to the number of units allowed east of the Countryside Line (hamlet areas) would not impact the Residential Capacity for the county, and reducing the number of residential units would not necessarily be counter to 2050 policy. (19)
- f. Application CPA2018-C claims these lands are also **NOT DEVELOPABLE IN THE FORM OF HAMLET LAND USE WITHOUT THE FINICIAL ASSISITANCE AFFORDED THROUGH A UTILITY EXTENSION AGREEMENT WITH THE COUNTY. THE UTILITY EXTENSION RAISES THE QUESTION RELATED TO TONE OF THE MAIN TENENTS OF THE 2050 PLAN, THAT DEVELOPMENT BE FISCALLY NEUTRAL TO THE COUNTY AND ITS RESIDENTS.** (20)
- g. There is no variety of land use within the hamlet development approved by the County called Lakepark Estates. The form is more in keeping with that of a typical suburban subdivision with 10,000 sq. ft. lots, and nothing inherently about the form indicates affordability or diversity. (RMA Policy 1.1) (22)
- h. The less intrusion into these important watersheds, the better off they will be. Reducing the number of DU being introduced into the area will inherently reduce the impact on the environmental systems, and therefore less impactful. (RMA Policy 1.1) (23).
- i. A series of hamlets having a total of 6,000 with 2,400 homes could be considered urban sprawl. (RMA Policy 1.1) (24)
- j. Rural Heritage/Estates is less impactful on water and energy consumption. Using septic systems is more efficient than shipping waste water from the furthest eastern and northern reaches of the county (RMA Policy 1.1) (26)

- i. If the desire of the County is to encourage development that is less impactful on water and energy consumption, then Rural heritage/Rural Estates appears to be the more appropriate choice. Individual water supplies do not experience loss within distribution systems, and do not incur costs associated with those systems. This includes the energy costs from operating those systems. (27).
- k. Rural Heritage/Rural Estate is more appropriate form that would allow for actual agricultural uses without impacting “suburban” residential. (RMA Policy 1.1) (27)
- l. Staff of Sarasota County’s Environmental Protection Division has an no objection to the proposed amendment. (28)
- m. The removal of the Hamlet development pattern **does reduce** the ability to master plan...**it is unknown what effect over all this will have compared Rural Heritage/Estates.** (28)
- n. Stormwater Division has reviewed this proposal and has no objections. (28)
- o. Traffic will be reduced by approximately 9,124 trips per day and decreased by 1,043 trips during the PM peak hour. (28).
- p. Historical Resources has reviewed this proposal is not likely to have an adverse impact on any historical resources and considered compatible with the adjacent land use designation to the east and south. (30)
- q. Sarasota County Public Utilities Water/Wastewater has reviewed the proposed CPA-2019-C and has no objections. (31)
- r. Conservation subdivisions allowed in Rural Heritage/Estates provide “walkable, livable and comfortable” environment. (35)
- s. There would be less fiscal impact from CPA-2019-C. (35)
- t. The elimination of the Hamlets would be a compatible change to the and with the Rural FLUM designation. (36)
- u. Rural Heritage/Estates is an allowable development for the area and all comprehensive Plans, Objectives and Policies would be applied. (37)
- v. There would be less fiscal impact. (39).