

# CCNA

Coalition of City Neighborhood Associations, Inc.

---

THE PURPOSE OF THE ORGANIZATION IS TO PRESERVE, PROTECT AND ENHANCE CITY RESIDENTIAL NEIGHBORHOODS AND TO ADDRESS THE NEEDS OF THE NEIGHBORHOODS AND STAND IN SUPPORT OF THOSE NEEDS

## CCNA Strategic Plan Proposal Aug 27

### Meaningful Neighborhood Input to the Land Development Process

#### Background

The Sarasota Zoning Code does NOT require any community workshops except in certain specific cases. (An early Community Workshop, if required, allows for neighborhood input on a proposed development before the developer/builder submits significantly completed site plans.

The city staff then completes its review at the DRC without any public input. If a first workshop is mandated, a second workshop is only required under limited circumstances.

No public workshop is held after the submittal of a building permit or site plan and prior to issuance of a building permit or administrative site plan decision.

Without workshops early in the process, the only opportunity for neighborhood input is at a Planning Board public hearing. This, however, is not always required, and at that point, there is virtually no further opportunity for public input.

After a Planning Board public hearing, when required, **the plans are effectively etched in stone**. Even minor changes are problematic to the developer & staff.

#### Intent:

To provide a review of plans at a point where agreed changes can be made at minimal cost to the development and staff effort (**before plans are etched on stone**).

#### Action Requested:

**City staff improve the Community Workshop process for meaningful neighborhood input.**

#### Why now

We are in a time of unprecedented growth. City staff, developers, and neighborhoods working together leads to growth that benefits all. Meaningful neighborhood participation in this process can prevent the deleterious effects of building the right thing in the wrong place or the wrong thing in the right place. Improvement of this process can be completed in 2 years.

#### Rationale:

Once the plans are accepted by the DRC, realistically they are etched in stone. Even minor changes are problematic to the developers & Staff.

This will eliminate a majority of the issues that get raised at the Planning Board and **require commissioner and staff time effort dealing with the neighborhoods concerns**.

(date)

## **Commissioner Strategic Values:**

This covers **all the Strategic Values** requested by the commissioners:

- 1) especially a responsive Government and
- 2) a city that provides accessible Government and
- 3) a city that provides a climate that maximizes the opportunity for success.

**CCNA Executive Committee**

**8/27/21**

(date)