

**MINUTES  
BOARD OF COUNTY COMMISSIONERS**

**SARASOTA COUNTY ADMINISTRATION CENTER  
1660 RINGLING BOULEVARD  
THINK TANK, THIRD FLOOR  
SARASOTA, FLORIDA**

1:00 p.m.

David R. Mills, Chair, District 2  
Nora Patterson, Vice Chair, District 4  
Paul H. Mercier, District 1  
Shannon Staub, District 3  
Jon Thaxton, District 5

Also present were:

James Ley, County Administrator  
Gary Oldehoff, Assistant County Attorney  
Claudia Goodson, Deputy Clerk  
Latresea Preston, Deputy Clerk

**WORKSHOP**

**1. ORDINANCES**

The Board considered Mixed Use Development Standards and form-based coding using the principles of New Urbanism and Smart Growth.

County Administrator James Ley commented on the objectives of the workshop and opportunities relative to mixed use developments. (See Item later this meeting.)

(1:10:14)

**2. OTHER BUSINESS**

**A. CONTRACTS**

Following comments by County Administrator James Ley on the release and resale of 37 City of North Port escheated lots, discussions were held with Public Works Business Operations General Manager Larry Arnold and County Administrator James Ley on the untimely Contract processing by the Title Company and the loss of County funds.

Commr. Thaxton moved to approve two releases and cancellations of Contracts for Sale and Purchase with New Vista Property, Inc., of Florida Corp (Buyer), Fisher Auction Company, Inc. (Contract Auctioneer), and South Cove Realty, Inc. (Buyer's Realtor) and authorizing the County Administrator or his designee to execute all the necessary documents to close the transaction. The motion, seconded by Commr. Staub, carried by a 5-0 vote.

Commr. Thaxton moved to approve the Real Estate Contract with Gulfstream Development Group, LLC, for the purchase of 37 lots lying within the City of North Port and authorizing the County Administrator or his designee to execute all the necessary documents to close the transaction. The motion, seconded by Commr. Staub, carried by a 5-0 vote.

Commr. Staub moved to direct Staff to seek restitution from the Fisher Auction Company, Inc., to recover the difference of the original and the resale purchase price from the sale of the 37 City of North Port escheated lots. The motion, seconded by Commr. Thaxton, carried by a 5-0 vote.

(1:15:38)

**1. ORDINANCES - Continued**

Planning and Development Services Planning Director Anne McClung commented on the basis on the workshop to consider optional Mixed Use/Community Housing Development Standards and introduced Executive Director of the Congress for the New Urbanism (CNU) Peter Katz and Bill Spikowski of Spikowski Planning Associates who presented an overview of Mixed Use Development Standards and Form-Based Codes (FBC) using the principles of New Urbanism and Smart Growth and commented on the use of charettes to encourage/engage public communication/involvement.

Discussions were held with Mr. Katz, Mr. Spikowski, and Ms. McClung on the following topics/issues:

- sidewalk widths/distances to buildings/building heights
- applicable codes relative to size/acreage
- codifying affordable housing
- developer incentives
- balance between restrictive versus liberal codes/development types
- site specific applications
- developer participation
- consideration of future redevelopment projects
- benefits of a charrette/public participation
- time frame to implement the process.

(3:29:09)

Attorney William Merrill inquired and Mr. Spikowski and Mr. Katz commented on the process to refine the Critical Area Plan (CAP), methods relative to concurrency issues, and the time frame to implement the process/projects to commence.

Following comments by Ms. McClung on the short/long term goals to address Mixed Use Developments, discussion ensued on possible areas in the County to implement the Mixed Use Development standards.

**MEETING ADJOURNED: 3:45 p.m.**