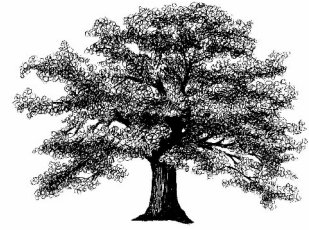


**Bern Creek Improvement
Association** PO Box 21058
Sarasota, FL 34276
941-444-7090



July 31, 2022

Sarasota County Planning Commissioners

Donna Carter
Justin Taylor
Neil Rainford
T. Andrew Stultz
Kevin Cooper
Colin Pember
Teresa Mast
Michelle Ryan

RE: Written Notice that April 7, 2022 Neighborhood Workshop for CPA 2022-B Failed to Meet County Standards

Dear Commissioners,

The Board of the Bern Creek Homeowners' Association is stating, in writing, that the April 7th neighborhood workshop by Stantec on behalf of Lakewood Ranch Southeast failed to meet County standards for such workshops as provided in paragraph C of Resolution No. 2021-165. Written notice of the inadequate Neighborhood Workshop was previously provided by the Bern Creek HOA Board on July 12, 2022 to the Planning Commission and on June 2, 2022 to the Board of County Commissioners. The deficiencies of the April 7th workshop under the requirements described in Resolution No. 2021-165 include, but are not limited to, the following: the chosen electronic format was insufficient in accessibility and apparent capacity to handle the number of attendees/attempted attendees (people unable to sign in and others dropped from access to the online meeting), the County Planning staff member did not explain the review and hearing process to the public, the presentation did not include the currently applicable land use densities but rather assumed that all land would be rezoned to Hamlet as a minimum density, there was no discussion of current permitted maximum height and density (under existing zoning) versus the proposed maximum height and density, no maximum height was discussed at all, there was no discussion of the impact of moving the Countryside Line, and there was no discussion of major changes to current 2050 requirements such as buffers and greenbelts along Fruitville Road and adjacent areas. For example, reduction of the buffer along Fruitville Road to 50-feet (from the 500-feet required under the 2050 regulations) was not discussed.

There were numerous Bern Creek residents unable to access the workshop via the Teams platform. Previous workshops and County meetings were held via Zoom. The change to Teams, without

prior notice, caused people to try and figure out the new process at the last minute. Other residents that were able to attend but were repeatedly dropped out of the meeting, a number of residents that did not receive mailed notice of the workshop, and the questions submitted by attendees were primarily “answered” with the unsatisfactory response of “we haven’t studied that yet”. Specific information on residents that did not receive notice, were unable to access the meeting, or were dropped off the meeting can be provided. By this letter, the Bern Creek Board respectfully requests that the applicant be required to hold at least one additional neighborhood workshop focused on the concerns and questions of Bern Creek and nearby residents at a time when the applicant is able to provide adequate responses. The purpose of the neighborhood workshops is to provide a forum for addressing concerns of the neighboring community. The April 7, 2022 workshop for CPA 2022-B failed to provide such a forum and was insufficient under the County’s standards. Please include this letter in the record of the public hearing on CPA 2022-B.

Sincerely,
Bern Creek HOA Board
By its President,

Michael Hutchinson

A handwritten signature in black ink that reads "Michael Hutchinson". The signature is written in a cursive, flowing style.

Vice President - Michael Resnick
Treasurer-Secretary – Frank Rich
Board member – Cindy Martin
Board member – Kenny Castro
Board member – Gary Dahl
Board member – Tommy Gregory

cc: Brett A. Harrington, Planner of the Day