

WHY? SAVE SIESTA KEY INCORPORATED

Siesta Key represents a small fraction of the 440,000 residents in Sarasota County, yet we are a major source of income for the county.

What are the benefits of incorporation?

- Incorporating Siesta Key means local voices making local choices – Siesta Key will be run by people who live here
- Incorporation means committees created from our community can take the lead on solving problems for our community
- Incorporation means preserving our island lifestyle, and creating community pride with a Siesta Key identity and a clear united voice
- Incorporation means WE become the stewards of our precious island and WE control our own destiny
- Incorporation means WE ensure the unique personality and vibe of our island
- Incorporation means having more control over land use issues, traffic, code enforcement and ordinances
- Incorporation means getting back more of the taxes we pay, to improve our community
- Incorporation means improved quality of life for Siesta Key residents, businesses and visitors

What are the results of our surveys?

“We Want to Hear Your Voice” Survey

Out of 500 residents the results were:

- 89.6% do NOT feel represented in the decisions that affect Siesta Key
- 94.9% are interested in the possibility of incorporating the Island

“The Community Voice” Survey

57 respondents listed their top 4 concerns as:

- High Density Hotels
- Traffic
- Hotel Houses
- Consistent and Fair Building and Zoning Codes and Ordinances

SUMMARY OF FEASIBILITY STUDY FOR INCORPORATION OF TOWN OF SIESTA KEY FL

INTRODUCTION

The proposed Town of Siesta Key, Florida is uniquely positioned to assume responsibility for home rule. Local control of planning and zoning decisions will help preserve the unique characteristics of this area.

The tipping point for this community occurred in 2020, when the Sarasota County Board of County Commissioners (BCC) began to consider the first of four proposals for high-density developments on Siesta Key. Developers have proposed four giant hotels that are not consistent with the Sarasota County Comprehensive Plan policies for the barrier islands, or with the Siesta Key Overlay District zoning regulations. Residents of Siesta Key and their organizations, including the Siesta Key Coalition, Siesta Key Association, and Siesta Key Condominium Council, have expressed nearly unanimous opposition to these projects. However, affecting change politically in unincorporated Sarasota County is almost impossible. The 6,955 voting residents of the proposed Town of Siesta Key are divided between two districts (District 2 and District 4) of the five BCC districts, and comprise only small minorities of the total voters in Districts 2 and 4. Therefore, the interests of the voting residents of the proposed Town are completely outweighed by the interests of mainland Sarasota County voters, both within Districts 2 and 4, and also within the BCC as a whole.

In April 2021, local citizens joined together to form Save Siesta Key Inc. (SSKI), to advocate for incorporation of Siesta Key as a Town. SSKI board members initiated this feasibility study, and donations from residents and businesses financed its completion. Siesta Key residents resoundingly support what is described as the “government lite” model, which limits government bureaucracy and taxing capacity, and focuses on efficiently and effectively delivering services. The Five-Year Operational Plan (page 4) for the new Town has a balanced budget or surplus every year, all accomplished with a low ad valorem tax rate of 0.25 mills. The proposed Town will focus on maximizing quality of life for residents, preservation of lifestyle, and maintenance of public services, while simultaneously controlling population growth, economic growth, and development. Municipal incorporation is a reasonable way to assure consistent planning and zoning, and to prevent or reduce the outflow of local tax revenues. The proposed municipality meets the six standards for incorporation of a new municipality, as defined by FL statutes, except for a requirement for 2 miles of separation from any existing municipality; the Town will require and will request a waiver for this requirement.

LEGAL DESCRIPTION OF AREA OF INCORPORATION

Being all of Siesta Key, Sarasota County, Florida bounded on the north by the south line of the City of Sarasota, bounded on the south by Palmer Point Park. It includes all waters of the state surrounding Siesta Key, except for the portion located in the City of Sarasota or adjacent to Sarasota County beach parks, for one-half mile offshore into the Gulf of Mexico from the mean high-water line of the island; and for other waters, 150 feet offshore from the mean high-water line.

LIST OF CURRENT SERVICES BEING PROVIDED WITHIN PROPOSED INCORPORATION AREA, AND AVERAGE ANNUAL COST

Most services within the proposed incorporation area are currently provided by Sarasota County. Annual property taxes, other tax levies, and charges for selected county services within the proposed

incorporation area are reflected in the table below. Property taxes are based on the average residential unit value within the incorporation area (\$440,602), with a \$50,000 homestead exemption. Property values are from data reported by the Sarasota County Property Appraiser, June 2021. Rates and charges are from Sarasota County. Some parcels in the proposed incorporation area have a Navigable Waterway MSTU, Siesta Key Village Public Improvement District assessment, and/or Phase 2 Beach Restoration assessment.

Tax or Fee	Rate	Average Annual Cost
General County Services	3.2149 mills	\$1,255.71
Mosquito Control	0.0510 mills	\$19.38
Debt Service	0.1253 mills	\$47.60
Debt Service Legacy Trail	0.0688 mills	\$26.14
Sarasota County Emergency Medical Services	0.6600 mills	\$250.73
Sarasota County Fire Services	\$7.21/100 sq ft gross bldg.	\$225.96
Sarasota Memorial Hospital District	1.0420 mills	\$395.86
West Coast Inland Navigation District	0.0394 mills	\$16.94
Navigable Waterways	0.0300 mills	\$11.72
Public School Board	6.9750 mills	\$2,649.80
Southwest Florida Water Management District	0.2669 mills	\$101.40
Electric Service single-family residence	5.90%	\$141.00
Water Service	10%	\$38.87
Water Service	Based on 4,000 gallon consumption	\$388.68
Wastewater Service	Based on 4,000 gallon consumption	\$640.44
Garbage, Trash & Recycling	single-family unit	\$218.31
Stormwater Utility	single family medium lot	\$90.65
Street Lighting (average homestead)	0.0068 mills	\$2.58
TOTAL Annual Tax Levies and Service Charges		\$6,521.77

COST OF SERVICES TO BE PROVIDED WITHIN PROPOSED AREA OF INCORPORATION

A major goal of the incorporation effort is to minimize increases in fees and ad valorem taxes. The proposed incorporation will benefit from the economy of scale provided by Sarasota County services. The new Town will continue to use all county services identified in the table above, at current service levels, until the Town, pursuant to its Charter (page 6), enters into new interlocal agreements with Sarasota County or negotiates new contract services with another provider. Interlocal agreements will ensure that citizens receive services commensurate with the revenues raised from the Town. (Until citizens vote to incorporate, no legal entity exists that can represent the proposed Town, so the exact terms and conditions of interlocal agreements are undetermined at this time). The Sheriff will provide law enforcement services for the new Town at the same level of service currently provided to area citizens, without additional cost. (See letter from Sheriff Kurt A. Hoffman, page 7).

The focus of the community is planning, zoning and code enforcement. The costs of planning and code enforcement are provided within the proposed budget (page 5). The cost for zoning is included in the cost for planning, so zoning does not appear as a separate line item. Currently, Sarasota County

provides building inspections, planning, zoning, and code enforcement services to unincorporated Sarasota County. The intention is to continue these existing services after incorporation, at the current assessed rate, through an interlocal agreement, until the Town adopts a Comprehensive Plan. Then, as soon as the new Town adopts a Comprehensive Plan, the intention is to assume control of planning and review, zoning, and code enforcement functions, while continuing building inspections by Sarasota County through an interlocal agreement with the County.

EVIDENCE OF FISCAL CAPACITY OF TOWN AND AN ORGANIZATIONAL PLAN

Revenue:

The municipality begins with a healthy tax basis, with projected taxable property value of more than \$5.9 billion in fiscal year 2023. The proposed 0.25 mill ad valorem tax, along with electric franchise fees and the shared sales surtax for infrastructure, will provide sufficient funds to meet the goals of the Town. The 0.25 mill ad valorem tax for a property owner in the proposed Town, assuming the average residential property value of \$440,602 with a \$50,000 homestead exemption, would be \$97.65 per year.

Expenses:

Proposed staffing -- The town will have a council-manager form of government, with five elected council members, one of whom will serve as the ceremonial mayor. Citizens feel that elected officials should be public servants rather than full-time career politicians, so no compensation is provided, except for reimbursement for necessary expenses. In addition to elected officials, the Town will have five full-time equivalent (FTE) employees in Year 1: Town manager (\$180,000 per year), Finance Director (Certified Government Finance Officer, CPA, CPFO or similar designation, at \$130,000 per year), Town Clerk (\$80,000 per year), Town Planner (\$120,000 per year), and an hourly employee position (\$50,000 per year). Fringe benefits are budgeted at 45% of annual salaries for the Town employees.

Contractual services – The Town will contract attorney services and professional planning services. The attorney services contract is greater during the Year 1 start-up (\$200,000) than in subsequent years (baseline of \$150,000, which increases 2% per year with inflation), to cover municipal attorney services needed to implement a Code of Ordinances, Comprehensive Plan, Land Development Regulations, and other legal documents. The professional planning services contract has a baseline of \$200,000 in Year 1, which also increases 2% per year with inflation.

Building acquisition and construction – The Five-Year Operational Plan does not include any funding for building acquisition or construction. Instead, the Town will rent office space within its borders at the prevailing market rate which is currently \$30 per square foot.

Capital Outlay - The Town will start with over \$1 million available for infrastructure improvements that grows to over \$2.2 million by Year 5.

Debt issuance – The Five-Year Operational Plan is fiscally conservative and does not include debt issuance. Nevertheless, the proposed Town Charter includes a provision for debt issuance. The Town council shall have the power to borrow money if needed for the operation of the Town government.

Budget: Five Year Operational Plan

The Town benefits from the efficiency of the council-manager form of government. The total cost of municipal government is projected at \$3,683,935 in Year 1 of the five-year operational plan (page 5), and increases at a rate near the Federal Reserve target of 2% inflation per annum through Year 5. Surplus funds will accrue in a contingency reserve fund that is projected to total \$1,000,518 by Year 5.

5-YEAR OPERATIONAL PLAN

Fiscal Year	2022-23	2023-24	2024-25	2025-26	2026-27
Population Estimate	9,094	9,188	9,282	9,382	9,479
Assessed Taxable Value	\$3,968,169,867	\$6,170,141,293	\$6,380,464,501	\$6,599,619,309	\$6,828,122,853
ESTIMATED REVENUES					
Taxes					
Ad Valorem Taxes @ 0.25 mill	\$1,447,281	\$1,496,259	\$1,547,263	\$1,600,408	\$1,655,820
State Shared Revenues					
Infrastructure Surtax	\$1,250,425	\$1,266,681	\$1,283,147	\$1,299,828	\$1,316,726
Subtotal Intergovernmental Revenue	\$1,250,425	\$1,266,681	\$1,283,147	\$1,299,828	\$1,316,726
Permits, Fees, and Special Assessments					
Electric Franchise Fee	\$933,229	\$942,841	\$952,552	\$962,364	\$972,276
Planning & Zoning Permit	\$0	\$0	\$0	\$0	\$0
Alcoholic Beverage Licenses	\$8,000	\$8,160	\$8,323	\$8,490	\$8,659
Judgments, Fines & Forfeits					
Code Enforcement Fines	\$20,000	\$20,400	\$20,808	\$21,224	\$21,649
Other Misc. Revenue					
Interest	\$25,000	\$25,500	\$26,010	\$26,530	\$27,061
Contrib & Donat Private Sources	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$3,683,935	\$3,759,841	\$3,838,104	\$3,918,844	\$4,002,191
ESTIMATED EXPENDITURES					
Category	2022-23	2023-24	2024-25	2025-26	2026-27
Administration					
Full-time Equivalent (FTE) Positions	5	5	5	5	5
City Council	\$0	\$0	\$0	\$0	\$0
City Manager	\$180,000	\$189,000	\$198,450	\$208,373	\$218,791
Finance Director	\$130,000	\$136,500	\$143,325	\$150,491	\$158,016
City Clerk	\$80,000	\$84,000	\$88,200	\$92,610	\$97,241
Planner/Community Development	\$120,000	\$126,000	\$132,300	\$138,915	\$145,861
Administrative Assistant X 1	\$50,000	\$52,500	\$55,125	\$57,881	\$60,775
Employee Benefits at 45%	\$252,002	\$264,602	\$277,832	\$291,724	\$306,310
Total Compensation	\$812,002	\$852,602	\$895,232	\$939,994	\$986,994
Contract and Operational Services					
City Attorney - Legal	\$200,000	\$150,000	\$153,000	\$156,060	\$159,181
Professional Engineering Services	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122
Professional Planning Services	\$200,000	\$204,000	\$208,080	\$212,242	\$216,486
Accounting and Auditing	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484
Other Services; Custodial, Janitorial etc.	\$4,000	\$4,080	\$4,162	\$4,245	\$4,330
Rent for Offices about 1,000 sf @ \$30/sf	\$36,000	\$36,720	\$37,454	\$38,203	\$38,968
Utilities - water, sewer, electric, etc.	\$28,000	\$28,560	\$29,131	\$29,714	\$30,308
Communications - Telephone, Internet	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236
Freight & Postage Services	\$3,000	\$3,060	\$3,121	\$3,184	\$3,247
Printing & Binding	\$2,000	\$2,040	\$2,081	\$2,122	\$2,165
Travel & Per Diem	\$7,000	\$7,140	\$7,283	\$7,428	\$7,577
Election Expense	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824
Information Technology Services	\$35,000	\$35,700	\$36,414	\$37,142	\$37,885
Office Supplies	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236
Office Equipment	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824
Insurance	\$25,000	\$25,500	\$26,010	\$26,530	\$27,061
Books, Publications & Subscriptions	\$6,000	\$6,120	\$6,242	\$6,367	\$6,495
Education & Training	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412
Building Inspections	\$0	\$0	\$0	\$0	\$0
Code Enforcement	\$100,000	\$102,000	\$104,040	\$106,121	\$108,243
Public Works - Streets, Sidewalks, Drainage	S County				
Parks and Recreation	S County				
Law Enforcement	SC Sheriff				
Animal Control	S County				
Fire & EMS	S County				
Total Operating Expenditures	\$769,000	\$730,380	\$744,988	\$759,887	\$775,085
Capital Outlay					
Technology and Equipment	\$40,000	\$0	\$0	\$30,000	\$0
Infrastructure Projects	\$1,141,949	\$2,157,882	\$2,178,318	\$2,168,777	\$2,219,275
Other Non-operating expenses					
Reserve for contingency	\$920,984	\$18,976	\$19,566	\$20,185	\$20,837
Total	\$3,683,935	\$3,759,841	\$3,838,104	\$3,918,843	\$4,002,191
Excess Revenue Over/(Under) Expenditures	\$0	\$0	\$0	\$0	\$0

SUMMARY OF SIESTA KEY TOWN CHARTER

A municipal charter is the basic document that defines the organization, powers, functions and essential procedures of the city government. The charter is the most important legal document of any city.

Our charter is designed to provide the framework to get our Town organized in compliance with State of Florida statutes that govern how cities, towns, and villages operate. This set of guidelines and requirements will guide the elected officials and the employees of our town in the execution of their duties and obligations.

Much of the charter is self-evident. It describes the physical boundaries of the town, the structure of the local government, eligibility requirements for town council members, and the laws governing the municipality. By FL statute, these laws are copied from those of the county, until such time as they are modified by a vote of the residents of the new municipality. The charter confers the powers of the county to the newly elected commissioners of our Town. Most importantly, it gives the Town control over zoning and land use, as well as control of enforcement of current zoning regulations, including enforcement of regulations governing “hotel houses” in residential areas. All of the powers given to the Town council members are in compliance with existing FL statutes.

The charter consists of 4 articles.

Article 1. General Provisions: This is an outline of the elements or scope of governance, as well as a description of the physical boundaries of the Town.

Article 2. Municipal Organization and Officers: This section describes the commission/manager form of government. The Town council is composed of five commissioners elected at-large from within the boundaries of our new Town. The charter defines how the commissioners are elected, as well as the powers and terms of the commissioners. The charter provides for up to five permanent Town employees, including the Town manager, consistent with the “Government Lite” philosophy, which budgets for the minimal amount of government needed to run the Town. Consistent with this fiscally conservative style of government, the commissioners will serve without compensation, except for reimbursement for necessary expenses incurred in the conduct of their duties.

Article 3. Miscellaneous: This section ensures that the town will not lose ownership or control of its public properties or public rights-of-way without the consent of the residents by referendum, either in a regular election or special election.

Article 4. Conflict and Severance: This section ensures that in the event that any provision of the charter is found to be unlawful, the remainder of the charter shall remain in full force and effect.



SARASOTA COUNTY SHERIFF'S OFFICE
 FAIRNESS - INTEGRITY - RESPECT - SERVICE



SHERIFF KURT A. HOFFMAN

August 11, 2021

Save Siesta Key, Inc.
 P.O. Box 35214
 Sarasota, FL 34242

Re: Law Enforcement Services of Sarasota County Sheriff's Office to Area
 Being Considered for Possible Incorporation

To Whom It May Concern:

I understand that the residents and voters of Siesta Key in the county of Sarasota are considering whether to undertake the process of forming a new municipality. If the voters of the Siesta Key area in question decide to incorporate following a referendum, the Sarasota County Sheriff's Office will continue to provide law enforcement services to the incorporated area at current levels of service.

Any future changes to levels of law enforcement service would be dictated by population changes and professional law enforcement judgment. Please consider this letter as a representation of this commitment to the area being considered for incorporation.

If you have questions or need additional information, please let me know.

Sincerely,

Kurt A. Hoffman, Sheriff
 Sarasota County, Florida

6010 CATTLEBRIDGE BOULEVARD - SARASOTA, FLORIDA 34232 - WWW.SARASOTASHERIFF.ORG - 941.861.5800
 ACCREDITED FULL SERVICE LAW ENFORCEMENT AGENCY - EQUAL OPPORTUNITY EMPLOYER



SUMMARY OF BENEFITS OF INCORPORATION OF THE TOWN OF SIESTA KEY FL

GOVERNANCE BY ELECTED RESIDENTS OF SIESTA KEY, WHO WILL BE INVESTED IN PRESERVATION OF THE UNIQUE CHARM OF THE ISLAND, QUALITY OF LIFE, INFRASTRUCTURE, AND THE ENVIRONMENT

MAINTENANCE OF ESTABLISHED BARRIER ISLAND LAND USE POLICIES AND ZONING REGULATIONS FOR CONTROLLED ECONOMIC GROWTH AND CONTROLLED DEVELOPMENT

ENHANCED CODE ENFORCEMENT, INCLUDING ENHANCED ENFORCEMENT OF REGULATIONS GOVERNING 'HOTEL HOUSES' IN RESIDENTIAL AREAS

MAINTENANCE OF QUALITY OF LOCAL PUBLIC SERVICES

REDUCTION OF OUTFLOW OF LOCAL TAX REVENUE