



# SARASOTA COUNTY COMPREHENSIVE PLAN

A PLANNING TOOL FOR THE FUTURE OF SARASOTA COUNTY

**VOLUME 1:  
GOALS, OBJECTIVES & POLICIES  
ADOPTED 10/25/2016**

# THE SARASOTA COUNTY COMPREHENSIVE PLAN

## A PLANNING TOOL FOR THE FUTURE OF SARASOTA COUNTY

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Community bulletin board services, for rent, for sale, etc - hand written only

Healthy buildings

"group construction" to build Little Free Libraries. Would Home Depot or Lowe's donate material

Access to materials from other universities + libraries

Geocaching  
Little Free Libraries  
-Put coordinates

...AND HUNDREDS OF SARASOTA COUNTY RESIDENTS

How about Rock & Fruitville?

SP

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“

I'M INTERESTED IN KEEPING THE  
COUNTY BEAUTIFUL AND LIVABLE, AS  
WELL AS PRESERVING HABITAT  
FOR WILDLIFE.

– KICK-OFF MEETING ATTENDEE

”

# SARASOTA COUNTY'S COMPREHENSIVE PLAN

## THE FOCUS OF THIS PLAN UPDATE

The Sarasota County Comprehensive Plan is a blueprint, adopted by the Board of County Commissioners, to guide development of land, economic growth, resource protection, and the provision of public services and facilities in Sarasota County. The Comprehensive Plan is a resource for managing the short- and long-range growth of Sarasota County. It is designed to be a working document used by county officials, staff and residents as a policy guide to direct community development decisions, to assist with community infrastructure budgeting, and as a tool to guide private housing, business and industrial investment in the county.

Typically, comprehensive plans are general in nature. They do not call for specific action or encourage any particular legislative strategy. Rather, comprehensive plans provide a framework and policy context within which to make decisions relating to land use and future development.

Although comprehensive planning has been required in Florida since the 1970s, local government planning in Florida has been guided for more than 25 years by the 1985 Growth Management Act, and subsequent amendments. The Growth Management Act required that every local government in Florida adopt a comprehensive plan to guide growth and development. Each comprehensive plan must have chapters or elements that address specific concerns, such as land use, transportation, recreation and open space, housing, conservation and capital improvements.

The landmark Community Planning Act was adopted by the Florida Legislature in 2011 and implemented the most sweeping changes to Florida's growth management laws since the passage of the 1985 Local Government Comprehensive Planning and Land Development Regulation Act. The changes generated by the 2011 Community Planning Act allow the county to develop a plan tailored more towards specific community issues, needs and desires.

Florida law requires every county land development regulation and every county action on a development order or permit to be consistent with the adopted comprehensive plan. Sarasota County has divided the components of its Plan into two parts: Volume 1, The Comprehensive

Plan contains the operative Primary Components and Volume 2, Data and Analysis that helps explain them. Section 94-62 of the County Code defines the Primary Components as including the Goals, Objectives, and Policies of each chapter, the Principles for Evaluating Development Proposals in Native Habitats in the Environment Chapter, the Five-Year Schedule of Capital Improvements, the list of Designated Constrained and Backlogged Facilities, the Future Thoroughfare Plan, the Future Land Use Map Series and Significance, Interpretation and Administration of Plan. These Primary Components set general and specific standards for development regulations in Sarasota County and development approvals such as rezonings, subdivisions and earthmoving permits.

With more local control over the Comprehensive Plan process, the county had the opportunity to improve upon the clarity of its goals and visionary direction through this Comprehensive Plan update. Major initiatives and changes include the following items.

### UPDATE BASELINE INFORMATION

The baseline information provides the foundation for the Comprehensive Plan and supports the adopted goals, objectives and policies. Most of the data in the Comprehensive Plan was over 10 years old, so this update includes new information to better reflect the current conditions and characteristics of Sarasota County.

### CLARIFY THE PLAN

The updated version of the Comprehensive Plan is written in a manner that better articulates its purpose and intent through the use of graphics, terminology and a document structure that better conveys core principles, common goals and how those goals will be accomplished.

### STRENGTHEN AND IMPROVE CONNECTIONS

Connections within and between the chapters of the Comprehensive Plan were strengthened by ensuring that each chapter's stated purpose and core principles are well connected to the goals, objectives and policies of that chapter. The plan also improves the connections and interrelationships between each of the seven major elements and the corresponding chapters. This improved the clarity of goals, outcomes, and achievement strategies, helping to ensure consistency and the alignment of county programs and services.

## FOCUS ON LAND AREA WITHIN THE URBAN SERVICE AREA

With recent updates to the Sarasota 2050 Resource Management Area (RMA) Overlay, which guides future development east of the county's established Urban Service Area Boundary (USB), this Comprehensive Plan update focuses primarily on lands within the USB. Existing goals, objectives and policies were examined to identify and address, where possible, any barriers and constraints to infill, redevelopment, and neighborhood preservation and enhancement. Although the primary focus of this update was within the USB, many topic areas were examined for their influence and impact on a regional and county-wide basis.

## IMPROVE IMPLEMENTATION WHERE OPPORTUNITIES EXIST

The update provided the opportunity to evaluate the Comprehensive Plan's role as a policy guidance document, as well as opportunities to potentially relocate identified regulatory policies to appropriate documents, such as the Land Development Regulations, Zoning Regulations, or other technical documents. Although many policies have been amended, combined, deleted or relocated to other chapters or better locations within a chapter, there were no recommendations to move any policy language to other regulatory documents.

Creating a comprehensive plan is only the first step in directing community development. Subsequent planning efforts must focus on providing direct connections between the plan's recommendations and policies, and actual land development activities.

## THE 2015 UPDATE

Planning is a continuous and ongoing process. Recognizing this, the state requires each county to update its Comprehensive Plan regularly, as change occurs within its jurisdiction. The Sarasota County Comprehensive Plan was previously updated in 2006. The State also mandates counties to conduct an Evaluation and Appraisal Report (EAR) every seven years to assess progress in implementing the Comprehensive Plan.

The EAR process allows the county to identify major issues and to respond to changes in state, regional, and local planning and growth-management policies, as well as changing conditions and trends. The county is required to prepare the EAR and to recommend plan amendments that address any issues identified during the EAR process. The county completed an Evaluation

and Appraisal Report in 2014, with minor edits recommended. The county notified the State that the major update would begin in 2015.

Sarasota County's demographics have changed since its last major Comprehensive Plan update in 2006. Before updating the plan, staff needed to identify and understand these demographic changes, so a tactical plan was created. The tactical plan utilizes nationally recognized data sources and takes a current snapshot of Sarasota County.

To engage residents of Sarasota County throughout the process, an 18-month timeline was established to complete the Comprehensive Plan update, beginning in early 2015 through the fall of 2016. It is important that the public is provided the opportunity to be actively involved in the planning process. This helps to ensure that the plan is based on the needs and desires of the community, and helps legitimize the planning effort and garner support for the implementation of the resulting plan.

Staff evaluated the Comprehensive Plan's 12 chapters through a series of seven cycles, which have transitioned into the seven Elements of the plan: Environmental Systems, Quality of Life, Land Use, Mobility, Economic Development, Public Utilities and Implementation. The evaluation of each cycle included public input, evaluations of goals, objectives and policies, verification of compliance with Chapter 163 Florida Statutes, update to baseline information, analysis and option development, and a feedback loop for public comments. Staff utilized the final months of the project to integrate all findings and complete the production of the Comprehensive Plan.

The Comprehensive Plan was adopted on October 25, 2016 by a 5-0 vote by the County Commission.

# STRUCTURE OF THE NEW SARASOTA COUNTY COMPREHENSIVE PLAN

An important part of the Sarasota County Comprehensive Plan Update involved an overhaul of its organizational structure to provide a more user-friendly format and better highlight the relationships between chapters. The reorganization places the existing and improved Comprehensive Plan chapters in a new hierarchy organized around seven Elements: Environmental Systems, Quality of Life, Land Use, Mobility, Economic Development, Public Utilities and Implementation. The following describes components of the newly organized plan:

## **VOLUME 1: THE COMPREHENSIVE PLAN**

### **INTRODUCTION**

Introduces the reader to the plan, shares history and demographic information, and sets the foundation for the Comprehensive Plan.

### **ELEMENTS AND CHAPTERS**

Seven elements in this Comprehensive Plan house a series of chapters connected by a corresponding theme or topic. Individual chapters are closely linked in purpose and intent. Goals, objectives and policies work together to achieve a common purpose.

### **ELEMENT SYNERGIES**

Element synergies seek to connect topics and chapters throughout the plan. Identifying these relationships will help the county (and readers) understand how elements connect to and interrelate with each other.

### **CHAPTER STRUCTURE**

Each chapter begins with a newly written section – Core Principles and Introduction. This is followed by brief information and/or related planning efforts which helped shape the content within the chapter. The majority of each chapter is allocated to goals, objectives and policies.

## CORE PRINCIPLES AND INTRODUCTION

The core principles identified at the beginning of each chapter outline the areas of primary focus and provide the framework that leads to actions and outcomes to meet the multiple goals and objectives of each chapter of the Comprehensive Plan.

## GOALS, OBJECTIVES AND POLICIES

A goal is a general statement about a desired future outcome. Goals provide the long-term vision and serve as the foundation of the plan, but do not indicate specific actions to be taken to achieve the desired outcomes. Goals provide the basis for the more specific direction provided by the objectives and policies.

An objective is a more specific statement that provides direction to achieve a given goal. There are typically several objectives associated with each goal contained in the plan.

Policies are specific courses of action or rules of conduct used to achieve the goals and objectives of the plan. They are intended to be used regularly to guide day-to-day decision making and direct actions to be taken by the County to implement the plan.

Goals, objectives and policies should be applied within the context of the overall intent of the plan; no policy should be applied in isolation.

As part of this update, the plan was reorganized and resulted in renumbered goals, objectives and policies. In order to keep track of changes, references have been added to the end of the goals, objectives and policies.

*(New)* Indicates a new policy in the Comprehensive Plan.

*(Modified, Revised, Renumbered)* Indicates a policy has been modified or rewritten.

## VOLUME 2: DATA AND ANALYSIS

Volume 2 provides supporting data, maps and inventories for each Chapter. Creating a separate document will allow staff to maintain and update this supporting data when necessary.

# SIGNIFICANCE, INTERPRETATION AND ADMINISTRATION OF THE PLAN

This section of the Introduction provides relevant excerpts of the Ordinance (No. 89-18, as amended) that adopts the Sarasota County Comprehensive Plan. This section is incorporated and identified as a Primary Component of the Sarasota Comprehensive Plan because of its status for providing: 1) the Legal Significance of the Sarasota County Comprehensive Plan; and 2) Interpretation and Administration of the Comprehensive Plan.

Florida law requires the County's land development regulations and its actions on development orders or permits to be consistent with the adopted comprehensive plan. All development orders entered by the Board of County Commissioners or any other state or local government commission, board, agency, department or official concerning development within the geographic area subject to the provisions of this Plan shall be consistent with it.

## THE COMPONENTS OF THE PLAN

The Sarasota County Comprehensive Plan consists of two Volumes with differing status:

Volume 1, which is the adopted Sarasota County Comprehensive Plan, contains the "Primary Components" and adopted support material. The "Primary Components" of the Comprehensive Plan are as follows:

1. Goals, Objectives and Policies of each Chapter (Volume 1);
2. Principles for Evaluating Development Proposals in Native Habitats (Environment Chapter);
3. Five-Year Schedule of Capital Improvements (Table 14-1, Capital Improvements Chapter);
4. Designated Constrained and Backlogged Facilities in Sarasota County (Table 10-1 and 10-5, Transportation Chapter);
5. Future Thoroughfare Plan, (Future Land Use Map Series, end of Future Land Use Chapter);
6. Future Land Use Map Series (end of Future Land Use Chapter), identified in Future Land Use Chapter FLU Policy 1.1.2; and,

7. Significance, Interpretation and Administration of the Plan (this Section).

The Primary Components of the Sarasota County Comprehensive Plan are intended to direct and achieve coordinated and harmonious development and land use in a manner which will permit the planning for adequate community facilities and protect the ecological balance of the environment, in order to protect and promote the public health, safety, convenience, prosperity and general welfare of Sarasota County's residents and visitors.

Volume 2, Data and Analysis is the background and additional support material to the Comprehensive Plan. The Data and Analysis may be utilized by the Sarasota Board of County Commissioners and other governmental agencies as additional information in resolving development and land use decisions. Volume 2, Data and Analysis, is background information that is not adopted as part of the Comprehensive Plan. The Board of County Commissioners may, by resolution, replace for reasons of clarity or otherwise, any page, pages or portions of the Volume 2, Data and Analysis which shall supersede the prior page, pages or portions thereof; may correct drafting, typographical or other errors or omissions in the prior Sarasota County Comprehensive Plan document, or page, pages or portions thereof; but no such correction shall amend the original Comprehensive Plan document, or page, pages or portions thereof.

**INTERPRETATION AND ADMINISTRATION OF THE COMPREHENSIVE PLAN.**

The final decision of the Sarasota Board of County Commissioners or officials acting under County authority with respect to any development order shall be presumed to be consistent with the Sarasota County Comprehensive Plan. Formal, written findings by the Sarasota Board of County Commissioners or officials shall not be required with respect to whether a development order is consistent with the comprehensive plan.

It shall be the duty of state and local government commissions, boards, agencies, departments, and officials to apply and carry out the Sarasota County Comprehensive Plan pursuant to the provisions of the Community Planning Act.

The language and provisions of this Comprehensive Plan shall be construed in pari materia with Florida Statutes Chapter 163, Part II. Any reference to a State, federal or local law, rule, chapter, statute, ordinance, code, resolution or document, shall mean the most current,

recently adopted or amended version of the law, rule, chapter, statute, ordinance, code, resolution, or document, unless it is cited by a particular version.

## PROPERTY RIGHTS

Nothing in this Comprehensive Plan shall be construed or applied to result in a temporary or permanent taking of private property without due process of law.

Nothing contained in the Comprehensive Plan shall be construed as affecting validly existing vested rights. It shall be the duty and responsibility of the person alleging vested rights to demonstrate affirmatively the legal requisites of vested rights. Rights shall vest based upon a determination by the Sarasota Board of County Commissioners that the property owner alleging vested rights:

1. Has acted in good faith;
2. Upon some act or omission of the government; and
3. Has made such a substantial change in position or incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights the property owner has acquired.

Nothing contained herein shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to F.S. ch. 380, or who has been issued a final local development order prior to the effective date of this ordinance and development has commenced and is continuing in good faith, as provided by F.S. § 163.3167(5). “Final local development order” means construction plans for subdivision improvements, site and development plan approval for other types of development, or building permits.

The Board may adopt administrative procedures to afford due process to persons alleging vested rights.

The mere existence of zoning contrary to the Sarasota County Comprehensive Plan shall not be determined to vest rights.

## ELEMENTS OF THE PLAN



### ENVIRONMENTAL SYSTEMS ELEMENT

**Provides the basis to maintain and improve environmental quality in Sarasota County.** As the county seeks a sustainable balance between manmade and natural systems. The chapter also addresses the coastal management requirements of the Florida statutes with an emphasis on hazard mitigation; protection of life and property from tropical systems that may occasionally impact Sarasota County; and protection of the environmental ecosystems along the coastal area.



### QUALITY OF LIFE ELEMENT

**Focuses on aspects of life that make Sarasota County a desirable place to live and work.** The chapters in this element provide guidance for the provision of facilities or services relating to parks and recreation, libraries and schools, as well as providing guidance and support for preserving our heritage and ensuring that our community is protected from the threats posed by natural events, such as tropical storms and hurricanes.



### LAND USE ELEMENT

**Provides direction for managing anticipated growth in the unincorporated County in an orderly and balanced manner.** This element and the mandated Future Land Use Map are designed to work in concert with all other chapters of the Comprehensive Plan to ensure that the distribution of land uses will meet the future economic, social, physical, and environmental needs of Sarasota County. This element also includes the Housing Chapter, which establishes the foundation for programs and actions which the county will undertake to meet the goal of providing housing for residents with varied needs, incomes and ages.



### MOBILITY ELEMENT

Sets forth a program of developing and maintaining a safe, convenient, efficient transportation system that includes public transit and public/private aviation facilities. The chapter also focuses on developing and maintaining an environmentally sensitive transportation system through alternative modes of transportation, coordination with land uses, and coordination with adjacent communities.



### ECONOMIC DEVELOPMENT ELEMENT

Provides direction on initiatives to grow economic sectors in Sarasota County. This includes workforce training opportunities; retention of local talent and expertise; workforce housing; promotion of local businesses; tourism; and other strategies and incentives to diversify the local economy and provide a range of employment opportunities for current and future residents.



### PUBLIC UTILITIES ELEMENT

Provides direction for the provision and management of sanitary sewer, stormwater management and potable water facilities within the unincorporated area of the county. It is developed with the vision of an integrated, sustainable water resources management program. The element also includes a section on solid waste collection, disposal and recycling.



### IMPLEMENTATION ELEMENT

Ties the implementing goals, objectives, and policies of the Comprehensive Plan to future infrastructure needs, and identifies viable revenue sources to fund those needs. This element also includes an Intergovernmental Coordination Chapter, which identifies intergovernmental relationships, along with relevant federal, state, regional and local agencies, including adjacent counties, incorporated municipalities and utility providers. The purpose of this chapter is to identify processes and improve coordination between the county and these various authorities to support efficient and effective relationships.

“

THE MISSION OF SARASOTA COUNTY  
GOVERNMENT IS TO PROVIDE AND ENHANCE  
QUALITY PROGRAMS, SERVICES, AND  
FACILITIES THAT REFLECT THE GOALS OF THE  
COMMUNITY WHILE ALWAYS PROMOTING  
HEALTH, SAFETY, PUBLIC WELFARE AND  
QUALITY OF LIFE FOR ITS CITIZENS.

”

# SHAPING THE PLAN'S FRAMEWORK

## GUIDING THE FUTURE OF SARASOTA COUNTY

Sarasota County has adopted a mission statement to guide growth and the provision of services to ensure a sustainable and progressive community that promotes a high quality of life.

*"The Mission of Sarasota County Government is to be the most livable and best managed community in the country, providing quality services, programs and facilities that reflect the goals of the community."*

Planning for the future begins with vision. This vision focuses on what a desirable future for Sarasota County would include – the availability of jobs and business opportunities; the quality of our natural environment; the strength of existing and future neighborhoods; the provision of adequate utilities; urban design; the condition of our transportation network; the quality of open space and parks, the availability of affordable and diversified housing opportunities; and the accessibility and adequacy of healthcare, social services, libraries, schools and protective services. These are examples of the basic elements that contribute to the high quality of life enjoyed by the residents and visitors of Sarasota County.

As Sarasota County moves forward, the framework will provide the direction which will enable the county to achieve its desired goals. The framework for this Comprehensive Plan Update includes the following:

### ACCOMMODATE BALANCED GROWTH

Sarasota County will continue to grow; we must plan accordingly to ensure that future community needs are fulfilled. The county will encourage infill development and redevelopment within the Urban Service Area Boundary (USB) to, among other things, conserve environmental resources, spur economic investment, enhance the overall social fabric, and reduce the cost of providing infrastructure and essential services. Beyond the Urban Service Area Boundary, future development will utilize planning programs designed to balance growth in a way that protects unique environmental characteristics and minimizes the overall impact of development upon residents and visitors.

## PROVIDE FAIR HOUSING CHOICES FOR ALL

As Sarasota County continues to grow, it acknowledges the need to provide a diversity of housing types and affordability levels to meet the needs of existing and future residents. This includes an available supply of housing that is affordable to residents of all income levels, providing fair and equal housing choices for special-needs populations, support for housing options that allow for “aging in place,” ensuring that existing and future residential areas form viable neighborhoods, and promoting the development of healthy and sustainable housing choices for all.

## PROTECT AND PRESERVE OUR NATURAL ENVIRONMENT

Our natural environment is our most prized asset. Recognizing this, the county will protect its natural resource base to maintain and enhance habitats to support native fish and wildlife populations. This will be accomplished through an aggressive public land acquisition and management program and by maintaining and enforcing cost-effective land use and environmental regulations that supplement, where necessary, federal, state, and regional regulatory programs.

## SECURE A SUSTAINABLE FUTURE

Sustainability is an organizing principle across the Comprehensive Plan Elements. On the local level, sustainability is reflected in community values, including quality neighborhoods, demographic diversity, a healthy environment, economic diversity, access to fresh local food, and access to recreation that is healthy for the mind, body and soul.

## PROMOTE A STRONG AND DIVERSE ECONOMY

The county’s traditional economic base will be diversified in order to increase the percentage of high paying jobs, reduce tax burdens on residents and enhance the stability of the community. Traditional industries, such as agriculture, tourism and construction, will continue to play a significant role in the county’s economy, but will share the stage, as the county targets other industries to aid in diversifying and sustaining its economic base.

## WORK TOGETHER CREATIVELY

Sarasota County's public agencies, private organizations, and regional partners will reach across jurisdictional boundaries to collaboratively plan for and meet community needs.

The county shall strive to cooperate on matters of mutual interest and advantage such as mechanisms for identifying and implementing joint planning techniques, directing development in a sustainable manner, respecting the standards and values of other jurisdictions or agencies, cooperating on economic development interests, cooperation in addressing health and social issues, and protecting the health and welfare of our citizens.

## HEALTHY CONNECTED COMMUNITIES

Public health is the practice of safeguarding a community's health by preventing disease, promoting health and prolonging life through organized community efforts. It not only relates to access to insurance and quality healthcare, but also the conditions under which we live, work and play. To accomplish a healthy community, Sarasota County will support a built environment that creates healthy lifestyles through a variety of land use types, streets that connect to amenities, a well-connected system of sidewalks, bike paths, trails and similar facilities that encourage physical activity and access to fresh, healthy food.

## ENHANCED QUALITY OF LIFE

Sarasota County shall maintain and enhance the high quality of life that residents and visitors expect. This shall be done by supporting strategies and initiatives that balance growth with protection of the natural environment, support for multiple modes of transportation, a diverse and accessible system of parks, libraries and schools, continued support for the arts, a diversity of housing options for all potential residents, support for a diverse economy, a range of healthcare options to support our diverse population, and the provision of essential safety services to ensure protection of life and property. All of these, as well as other local components, serve as an expression of the health, comfort and happiness which define "quality of life" in a community.

“

PEOPLE NEED PUBLIC PLACES TO GATHER  
— INDOORS AND OUT. GREEN SPACES, SAFE  
STREETS, SIDEWALKS, OUTDOOR SEATING AND  
ACCESSIBLE BUILDINGS CAN BE USED AND  
ENJOYED BY PEOPLE OF ALL AGES.

— AARP, NETWORK OF AGE-FRIENDLY COMMUNITIES, 8 DOMAINS  
OF LIVABILITY.

”

## ATTRACT AND RETAIN MILLENNIALS

Sarasota County has traditionally been attractive for retirees. This is evidenced by the increasing median age for the county over several decades. However, the youth of Sarasota County have found limited opportunities that would increase their desire to remain in the area after they graduate high school or college. In order for Sarasota County to be a sustainable community in the future, the county will support programs, activities, initiatives, mobility and housing options and employment opportunities that will make Sarasota County more desirable to younger generations.

## INFRASTRUCTURE SYSTEMS

Population increases will require a commensurate investment in the county's physical and social infrastructure. Public facilities will be maintained at adequate levels of service, partly by the construction of new facilities and partly by the use of new methods to conserve the capacity of existing facilities. Infrastructure systems should also be used to accommodate other Comprehensive Plan goals, such as economic development and protection of the natural environment.

## PROMOTING AGE-FRIENDLY COMMUNITIES

Age-Friendly Sarasota is Florida's first World Health Organization (WHO) age-friendly community. According to the WHO, an age-friendly community creates supportive social and physical environments that enable people to live active, safe and meaningful lives and to contribute in all areas of community life across the life course. The intent of an age-friendly community is to consider age-inclusiveness in all programmatic and policy plans.

“

VALUES FROM HEALTH AND  
ENVIRONMENTAL CONSCIOUSNESS HAVE  
CONVERGED BEFORE; NEW KNOWLEDGE,  
NEW TOOLS, AND A NEW URGENCY HAVE  
CAUSED THEM TO CONVERGE AGAIN.

— INSTITUTE FOR THE FUTURE, HEALTH HORIZONS  
PROGRAM MANUAL

”

# HEALTH AND SUSTAINABILITY

## THEIR ROLE AND FUNCTION IN THE COMPREHENSIVE PLAN UPDATE

Decisions that communities make about land use, transportation, housing, environment, parks and community facilities all have implications for public health and sustainability. By incorporating these two cross cutting themes into the Comprehensive Plan, it will be easier to ensure that considerations for the long term environmental, economic and social well-being of our community will be integrated into decisions made within each discipline. About half of US adults suffer from at least one chronic condition and over a quarter had two or more in 2012. A growing body of evidence is finding that many of the factors that influence health are outside of the traditional realm of medicine and are affected by determinants such as employment, access to healthy food, transportation, and the social and built environments in which we live.

### SUSTAINABILITY

Sustainability is defined as satisfying our present needs without compromising the ability of future generations to meet their needs. Sustainability focuses on fulfilling the social, economic and environmental requirements of present and future generations. Sarasota County is committed to sustainability through replenishing the resources we use, ensuring our values guide future development and investing in our community to ensure continued prosperity. Given its broad scope, sustainability should be considered in a holistic manner and integrated throughout public and private decision making.

Sarasota County is seen as one of the leading counties in Florida for action on sustainability. With a Board Resolution and the establishment of the Office of Sustainability in 2002, Sarasota County formalized its commitment to enhancing current quality of life without compromising the quality of life for future generations. In 2008, Sarasota County was certified as a Green Local Government at the Gold Level, and recertified in 2015, with the highest number of points awarded to any county in Florida. This reputation and recognition have helped make sustainability an essential component of Sarasota County's identity and economy.

Sustainability was identified as one of the five strategic focus areas in the Economic Development Corporation's Five Year Strategic Plan in 2009 and Clean Technology/Green Business is one of the five Targeted Sectors for the county Office of Business and Economic Development. Nationally, businesses are increasingly including sustainability in their location considerations and in their supply chain requirements. Local companies are creating jobs in areas such as green building, renewable energy, water management, energy efficient windows, sustainable agriculture and materials recycling (see Volume 2, Economic Development Chapter Data and Analysis, page ECO-17). These professionals are also exporting their expertise on projects around the country. Local colleges have also recognized this trend and are offering education and training programs to prepare students for the growing clean technology workforce; Everglades University's Sarasota Campus has a Solar Energy Teaching Lab, as part of their Alternative and Renewable Energy Management degree program and State College of Florida offers a Bachelor of Applied Science in Energy Technology Management.

Sustainability has emerged as we become more aware of the unintended consequences of rapid population growth, economic growth and consumption of our natural resources. Addressing Sustainability in Sarasota County is important because of the choices and actions that we make today will affect the future. We need to make sound decisions at present in order to avoid limiting the choices of generations to come. To achieve the balance necessary for a sustainable community, our programs and services must be economically viable, environmentally sound and socially equitable.

## HEALTH

There is growing awareness that a community's health is determined not just by access to health insurance and quality medical care, but by a number of factors, including those conditions which shape where we live, work, and play. The Comprehensive Plan influences many of these variables and guides the type and form from which development in our community will take place and how these things will expand and change over time. A critical challenge faced by many communities is balancing the diversity of cultural and economic needs in the pursuit of a long term vision that fosters a sense of place and promotes a mix of choices that residents desire, creating a vibrant quality urban life. Key to this is a

healthy community design which intertwines traditional planning concepts such as land use, transportation, housing, parks and open space to health ones including physical activity, access to healthy food, public safety, environmental and social equity issues to name a few.

According to the World Health Organization, “Health is the state of complete physical, mental and social well-being and not merely the absence of disease or infirmity,” meaning that good health status is not just reflective of individual lifestyle choices but also of the community and environment within which they live. In Sarasota County 57.5% of adults are overweight or obese, over 40% of adults in the county suffer from at least one chronic disease, 42% reported eating one or fewer servings of fruits and vegetables per day, and 25% are not physically active. Many of these trends are reversible if the right steps are taken to design and plan a healthier community.

One essential step in creating a healthier community from a planning perspective is recognizing the built environment is a critical determinant that shapes our community’s health, in that the form and function of a community’s design has significant implications on health and wellbeing. Historical growth patterns that have created suburban sprawl, which discourage active transportation modes such as walking or bicycling and promote a reliance on automobile use, have contributed to rising rates of obesity. With obesity comes increased risk factors for hypertension, diabetes, heart disease, stroke, and other chronic diseases. Research has demonstrated that increasing sedentary lifestyles and a lack of physical activity have been prime contributors to the nation’s obesity epidemic. In essence land use decisions and the built environment which results can either enhance or diminish a community’s health.

The comprehensive planning process can reverse the trend of rising obesity rates by supporting a built environment that enables healthy lifestyles, thus, creating a healthier community for all Sarasota County residents. This effort will require the Comprehensive Plan to consider a variety of land uses; higher housing density; streets that connect to nearby amenities; well-connected pedestrian and bicycle infrastructure that encourages safe and active transportation; and access to healthy food.

## FOOD AND AGRICULTURE

Farming is changing dramatically in Sarasota County. The USDA's 2012 Census of Agriculture found that the number of farms in Sarasota County decreased by 7% and the average size of farms increased by 42% between 2007 and 2012. In that same time period, the market value of products sold decreased by 19%. Even though the average size of farms is increasing, the vast majority of farms in Sarasota County are small (less than 50 acres). Those small farms are part of a growing trend of localizing the food system. Classes on backyard gardening are increasingly popular and gardeners are moving to turn the hobby into an economic impact. A recent cottage food industry training session found that 43 residents planned to start a new business within the year, a potential economic impact of up to \$435,000 in annual sales.

Over the last decade, residents have come together to increase access to locally grown produce. The number of community gardens now stands at eight – double the number in 2004 – and the number of individual plots increased by 81%. These new gardens were the product of requests from residents, increased interest in vegetable gardening and volunteer efforts.

The number of school gardens has also increased substantially, with 46 currently serving Sarasota County's students. Sarasota County was the first Florida county to have a dedicated Community and School Gardens Coordinator position and the School District and Extension both have farm-to-school positions working to improve student access to healthy, locally grown food.

While there has been significant progress, there is still tremendous potential in the local agricultural economy. A 2006 study found that only 0.7% of the \$797 million Sarasota County residents were spending every year on food was purchased directly from a local farmer. A shift of just 10% in this direction would add \$80 million a year to the local economy, potentially creating thousands of new green jobs.

In response to identified benefits of sustainable food systems, communities across the nation are highlighting the importance of food policy development in order to achieve a comprehensive set of goals that promote local food accessibility and agriculture. Some of

these goals include promoting healthy diets to improve public health, reducing hunger in their communities, improving food access and affordability, upholding the rights and dignity of food and farm workers, increasing transparency, supporting local and regional food systems, protecting and maintaining sustainable fisheries, treating farm animals humanely and reducing the environmental impact and carbon footprint of farming and the components of a food system.

Planning for food can help address environmental and social justice, such as increasing access to healthy food choices in all neighborhoods and supporting the national urban agriculture movement. An emphasis on supporting the local food economy can also have important economic, quality of life, and environmental benefits. Economic benefits include creating and sustaining living-wage jobs through food production, processing, and sales; improving the economic viability of local agriculture; and more efficiently using vacant or underutilized parcels through urban agriculture. Environmental benefits can be fostered through decreasing food waste and reducing the miles food travels to store shelves and homes throughout the County. Sarasota County can continue to provide leadership in Florida for the development of sustainable food systems by the adoption of these food policy recommendations.

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PROTECTING AND FOSTERING OUR  
IDENTITY IS PART OF WHO WE ARE. THIS  
SHOULD BE UNDERSTOOD, APPRECIATED,  
AND PROTECTED, SO THAT WE ENJOY THIS  
PLACE AND ARE UNIQUELY SHAPED BY IT.  
THIS IS PART OF OUR UNIQUE IDENTITY,  
AND RESULTS IN A UNIQUE EXPERIENCE  
AND ENJOYMENT.

— HISTORICAL PRESERVATION ONLINE SURVEY COMMENT

”

# OUR COUNTY'S HISTORY

## SARASOTA COUNTY'S RICH AND DIVERSE HISTORY

Paleoindians, the earliest known inhabitants of Florida, lived as nomadic hunters from about 12,000 to 9,500 years ago. They roamed over a landscape very different from that of today. With a lower sea level Florida's coastline was much farther out, especially along the Gulf Coast. The total land mass of Florida was about twice as large as it is today and Sarasota was located inland. The climate was also different; arid and cool. Water was in short supply and the best sources for water were rivers and watering holes, such as the deep springs of Warm Mineral Springs and Little Salt Springs.



Ink drawing by A.R. Janson, 1957

Source: Courtesy of Sarasota County Historical Resources, A.R. Janson Collection.

The cool and arid climate, as well as expanded landmass, supported a different array of plants and animals. Mastodons, camelids, and giant land tortoises existed during this period. Fossils of these animals have been discovered in and around Sarasota. Typical plants of this period include scrub oak, pine forests, grass prairies, and savannahs. Archaeologists have discovered evidence of human campsites at Warm Mineral Springs and Little Salt Springs. Paleoindians

camped around what were then sinkholes and artifacts discovered at these springs demonstrate how animals were killed, butchered, and eaten. Underwater archaeological excavations at Warm Mineral Springs and Little Salt Springs have expanded our knowledge of the Paleoindian period in Sarasota and Florida as well as the North American continent.

Around 10,000 years ago the climate began to warm, glaciers began to melt, and the sea level began to rise. In Florida, water resources became more readily available with an increase in rivers and lakes. The giant animals that once dominated the landscape during the Paleoindian period became extinct. The old nomadic way of hunting disappeared.

Human populations expanded and people stayed in one place for longer periods of time. The variety of tools increased; projectile points and other stone tools changed with the changing environment. Fish and shellfish increased in importance in people's diets. About 4,000 years ago, Florida Indians began firing clay pottery. Prior to pottery, gourds, wood, shells, basketry, and even stone vessels, were used as containers. Being able to construct vessels from clay was a notable accomplishment because it presented more efficient ways to cook and store food. Some of this earliest pottery, fiber-tempered pottery, has been found in the Sarasota area. Archaeologists discovered the beginnings of village life during this period. People might live at camps to hunt deer, but they returned to a settled village near the shore. Camps became villages and a distinctive way of life began to develop in different regions. Groups turned toward social and economic tools to sustain a growing population. By the end of the Archaic period, about 3,000 to 2,500 years ago, people were living in larger numbers along the Gulf Coast and near extensive wetlands, wherever there was food. The uniform way of life that was evident in Florida during the Archaic period disappeared as regional adaptations to differing environments within Florida occurred. As a result, individual regional cultures originated.

A prehistoric group unique to Sarasota is the Manasota Culture. The word "Manasota" is the contraction of two county names, Manatee and Sarasota. Archaeologists have given the name Manasota to the coastal dwellers living in present day Sarasota from around 2,500 to 1,300 years ago. Manasota sites are typically shell middens, areas where people lived and threw away their garbage, which consisted of food remains such as animal bone and shellfish. However, a midden may also contain artifacts such as tools and pottery. Most of

these Manasota shell middens are found on or near the shore in Sarasota, where villagers had easiest access to fish and shellfish. Other midden sites cluster around mouths and lower portions of rivers and streams. Some Manasota sites, presumed to be short-term villages or special use camps, are found in pine flatwoods near water sources and wetland habitats. Studies of coastal Manasota sites identify numerous species of fish, sharks, rays, and shellfish as a major part of their diet. Other animal remains found at these sites, but in smaller proportions, include reptiles, amphibians, and mammals such as deer and raccoon.

People of the Manasota Culture created ingenious ways to use natural resources to make their clothes, tools, vessels, and ornaments. Their artifacts reflect that they were fully adapted to a coastal environment. Many of their tools and ornaments are made from marine shell. Large lightning whelks as well as smaller crown conchs were tied to wooden handles and used as hammers for wood working as well as opening clams and oysters. Shells were also used to make cups, spoons, and decorative ornaments. Mammal bones such as deer were used to make pins and fish hooks. Intricately carved bone pins may have been used as hair or clothing ornaments. Manasota groups also used stone for tools such as arrowheads, knives, scrapers, and drills. Pottery, typically made from local clays and sand, is often found at Manasota sites. Utilitarian pottery or stoneware, as we refer to it today, was undecorated and the shapes reflected their uses- cooking, serving and storage.

By the early 1760s, the once numerous Native American groups of Florida, including groups in Sarasota, had been decimated by diseases like smallpox and yellow fever brought from Europe. Handfuls of individuals were taken to Cuba when the Spanish population withdrew from Florida in 1763 reducing the Native American populations to almost nothing.

While these groups fell apart, other groups migrated into the state. Between 1812 and 1829, pressure from settlers in Alabama and Georgia, along with internal conflicts forced many Creeks to move to Florida. The Seminoles were originally part of these Creek Indian groups from Georgia and Alabama and are historically a late arrival to Florida. Many members of their culture live primarily in South Florida today. Historians believe that the name “Seminole” came from the Spanish word cimarrone, used by early Spaniards to refer to Indians living apart from mission settlements. By the early 1800s Seminole had traveled as far south as Tampa and Sarasota.



Holato Micco (a.k.a. "Billy Bowlegs"), 1855.

Source: Courtesy of Sarasota County Historical Resources.

During peaceful periods, Seminole groups were prohibited from living along the coast. Therefore, contact between the Seminoles and European Settlers was occasional, usually for trading purposes. In 1840 General Walker K. Armistead, commander of the Army of Florida, established a new headquarters in Sarasota. Fort Armistead was situated on the mainland north of present-day Whitaker Bayou. Fort Armistead was one of the few posts that sent soldiers to Charlotte Harbor to pressure Seminoles into surrender and deportation to reservation areas west of the Mississippi. Although the location appeared good, illnesses such as diarrhea weakened the troops. After seven months the fort was abandoned. The 2nd Seminole War (1835-1842) resulted in troops moving more Seminoles to Oklahoma. A

small group of 200-300 remained in the Everglades and used the swamps as a refuge. The 3rd Seminole War, also known as the Billy Bowlegs War, pushed troops south. Local families, including the Whitaker family of Sarasota, were evacuated to "Branch Fort" on the Manatee River. Eventually, an additional 200 Seminoles were removed to Oklahoma. A small cluster of Seminoles still remained in the swamps of south Florida where federal troops found it impossible to reach. The descendants of these fragmented groups are the modern day Florida Seminoles.

In 1898 with the outbreak of the Spanish-American War, Florida benefited through improved harbors and the billeting of large numbers of troops in many of the coastal communities. Railroad development continued throughout the state. Introduction of the automobile stimulated the beginning of a state road system. Improved transportation facilitated agricultural and industrial expansion and led to dramatic increases in population and tourism. The entry of the United States into World War I signaled the slowing of immigration and housing development, but tourism rose when the war in Europe forced Americans to seek vacation destinations in this country.

Florida architecture underwent substantial change. The flamboyant architecture of the Victorian era gave way to more traditional, conservative influences represented by the Beaux Arts, Colonial Revival, and Classical Revival styles. Also present were early examples of Mediterranean influenced styles, including the Spanish Colonial Revival and Italian Renaissance, which were to come into full bloom during the 1920s.

Transportation remained a key to the state's development. Railroad depots and stations were constructed throughout Florida, particularly in previously undeveloped areas. The railroad, because of its speed and accessibility, supplanted shipping as the principal transportation system in Florida. Construction of courthouses and other municipal and county buildings revealed the expansion of local government during this period. Industrial expansion continued. Cigar manufacturing and citrus processing were important activities. Cigar factories, sponge warehouses, sponge boats, and citrus packing houses were significant property types associated with the period.



*Building the first railroad in Sarasota, 1902.  
Source: Sarasota County Historical Resources*

Social institutions, a reflection of a maturing society and an improving quality of life, expanded. The State of Florida made a significant commitment to higher education by adopting the Buckman Act in 1905, which created the University of Florida, Florida Agricultural and Mechanical University, and the Florida State School for Women. Public and private schools of primary, secondary, and higher education were constructed in unprecedented numbers for the period, including the Old Miakka School.

Domestic architecture grew more conservative, reflecting the influence of classical precedents. The Colonial Revival provided a major influence, even on vernacular architecture. The Bungalow dominated residential architecture. It represented a clear break from the preceding period through its size, massing, and interior design. Together with the Prairie School, it symbolized the introduction of the Early Modern Movement in Florida.

Mediterranean Revival Style structures in Sarasota came in all shapes and sizes. The most popular was the simple Spanish bungalow. Commercial storefronts, small apartment buildings, and of course, grand hotels were also designed in the style.

The air began to seep out of the speculative land bubble in 1925. In August of that year the Florida East Coast Railway announced an embargo on freight shipments to south Florida, where ports and rail terminals were clogged with unused building materials. Devastating hurricanes that hit southeast Florida in 1926 and 1928 killed thousands of people and provided a sad, closing chapter to an era of wild excesses, plunging the state into economic depression. Adding to the economic misery, an infestation of the Mediterranean fruit fly devastated citrus groves throughout the state in 1928.



*The first Ringling Causeway, 1926.*

Source: Sarasota County Historical Resources

On the heels of World War I came a push for the formation of Sarasota County. With success in 1921, the new county's leadership began to improve the infrastructure and make the area attractive for tourists and new residents. Voters approved bonds for roads, bridges, nine schools, and a courthouse.

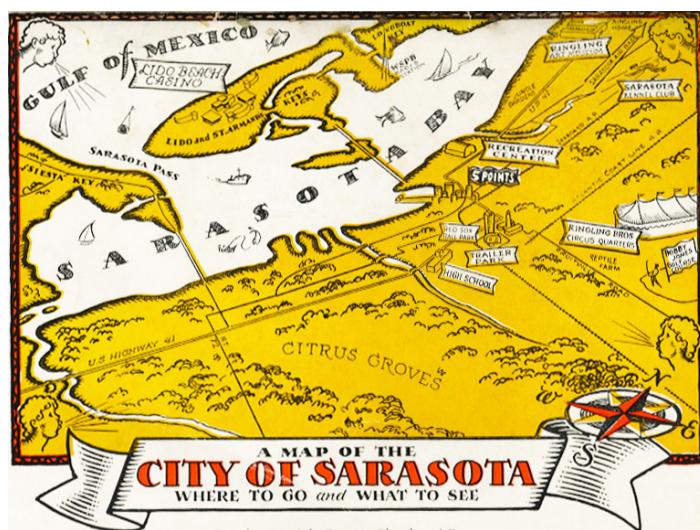
Buildings designed for entertainment and hospitality for use by tourists characterized Boom Time development. Sarasota hosted the New York Giants' spring training and the winter quarters for Ringling Bros. and Barnum & Bailey Circus. The Ringling Causeway provided easy access to more Gulf beaches.

The modest construction of the Depression and New Deal era stood in stark contrast to Sarasota's exotic revivals of the 1920's. Homes were often small and simple, and there was a renewed interest in more traditional styles like Dutch Colonial and Colonial Revival. Simple wood siding over a masonry or wood frame structure, with little or no architectural embellishments characterized these years of residential construction.

The public works projects fueled by the Hoover and Roosevelt administrations were more highly stylized, picking up on European design influences that emphasized sleek lines and function over form. Numerous post offices, courthouses, auditoriums, armories, and municipal offices were constructed under federal auspices. Structures in Sarasota representative of this style include our Art Deco Municipal Auditorium, the Chidsey Library, and the City's former fire station, today's Treasure Chest located at 1426 Fruitville Road. Another more traditional public building from this time is Sarasota's Neoclassical Style Federal building located on South Orange Avenue. These public buildings were of masonry and displayed design influences from well beyond Florida's borders.

For the 12,500 people in Sarasota County that were recorded in the 1930 census, the Depression years were difficult, but generally not devastating. Anyone who could fish could eat. Federal assistance programs provided funds for bridge, drainage, public building, and park projects. Parent Teacher Associations and Woman's Clubs helped provide lunches and clothing for students in need. They also raised funds to keep the schools open when tax revenues were insufficient.

Increased numbers of visitors continued to swell the local population during the winter and spring. The Tin Can Tourists moved their annual convention to Sarasota. The Boston Red Sox attracted baseball fans after the Giants left. The Kentucky Military Institute moved to Venice for the spring semester. Parents followed. Dr. Fred Albee, internationally famous orthopedic surgeon, opened his Florida Medical Center in Venice and attracted patients and doctors from around the world. Florida attractions, such as the large theme parks in the Orlando area, bring millions of visitors to the state from across the U.S. and around the world.



*Compliments of the Sarasota Chamber of Commerce  
Sarasota Chamber of Commerce image used in tourist promotional booklets, 1940.  
Source: Courtesy of Sarasota County Historical Resources, Ephemera Collection.*

After the war, architecture throughout the United States took on a distinctly modern look reflecting changes in design philosophies that had been developed in Europe, and brought to this country during the war. Designers discarded the ornamentation of existing or traditional styles and exposed the structural elements of their buildings to produce starkly functional designs.

In Sarasota, the International Style was adapted to fit the semitropical environment through the use of wide roof overhangs for shading, large expanses of glass to soften the transition between indoors and out, and site placement to take advantage of prevailing winds.

Later named The Sarasota School of Architecture, the innovative designs used here drew international attention. Noted architectural historian, Henry Russell Hitchcock writing for the Architectural Review of London in 1952 said “The most exciting new architecture in the world is being done in Sarasota, Florida by a group of young architects.”



Army Air Base in Sarasota, 1943.  
Source: Sarasota County Historical Resources

After the United States entered the Second World War in 1941, Sarasota County became host to two Army Air Bases. The thousands of troops that trained in Sarasota and Venice learned of the area and many returned after the war to visit or live.

During the post-war years, Sarasota County experienced a population explosion. The 19,000 residents in 1945 grew

to 120,413 in 1970, and 379,448 in 2010. Part of that explosion occurred within the arts community. A significant number of artists, writers, and architects moved to the area and art, theater, and musical groups emerged. Famous authors including MacKinlay Kantor, John D. MacDonald, Walter Farley, John Jakes and Stephen King have called Sarasota County home.

Jungle Gardens, Sunshine Springs and Gardens, Circus Hall of Fame, Floridaland, and Texas Jim Mitchell's Reptile Farm and Zoo opened to entice the Florida-bound traveler. The Ringling Circus winter quarters moved to Venice and its Sarasota site became a subdivision. Baseball spring training continued with the Boston Red Sox, the Los Angeles Dodgers, the Chicago White Sox and the Cincinnati Reds. In 2009 the Baltimore Orioles signed a 30 year lease agreement making Sarasota their winter quarters home.

Natural resources and historical resources preserved by the county include Urfer Family Park which showcases water conservation and the C.B. Wilson House, Phillipi Estate with nature trails, fishing piers and the Edson Keith residence, and the Celery Fields with more than 20,000 aquatic plants, trees, and an ideal place for wildlife watching.

Sarasota County beaches continue to bring new residents and tourists to the area. In 2011 Siesta Beach was rated the Number One Beach in America by "Dr. Beach." Siesta's fine white sands are composed of 99% pure quartz which stays cool even on a hot sunny Day. A beach improvement project completed in 2016 increased parking, expanded recreational opportunities and facilities and restored the historic pavilion designed by architect Jack West.

Today Sarasota County offers a plethora of opportunities for its residents and visitors whether it be culture, shopping, ecotourism, heritage tourism or the beautiful parks and beaches. It is often referred to as Florida's "Cultural Coast" and cultural offerings include an opera company, two symphonies, a ballet, a performing arts hall and professional theaters for every taste. Art lovers can roam galleries , artist studios, or peruse public art as they stroll. Acclaimed natural wonders include botanical gardens, natural lands, world class beaches and a marine biology research center. A recent addition is the Nathan Benderson Park which includes a 600 acre community park as well as a world class 2,000 meter sprint rowing and training course which will host the 2017 World Rowing Championships.

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OUR DEMOGRAPHICS ARE CHANGING, WE  
MUST PLAN FOR THE COMMUNITY WE ARE  
TODAY, AND WILL BE TOMORROW.

— TAMARA SCHELLS, DEMOGRAPHER  
SARASOTA COUNTY GOVERNMENT

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# TRENDS AND DEMOGRAPHICS

## TRENDS, DEMOGRAPHICS AND DRIVING FORCES WHICH SHAPE CHANGE

Since the last major Comprehensive Plan update in 2006, much has changed in Sarasota County. The building boom of the early 2000s, during which the number of homes built and the prices of those homes escalated at a rapid pace, followed by the bust of the nationwide Great Recession, had a major impact upon the county, the region and the state. After several years of slow growth, the county is now experiencing an increase in development, both in the unincorporated county and in its municipalities.

**ANNEXATIONS:** Municipal annexations, primarily by the cities of North Port and Venice, were a major occurrence during this period. The City of North Port annexed over 30 square miles of property (formerly within the unincorporated county) to create a city of over 100 square miles, while annexations by the City of Venice expanded its boundaries to the east of Interstate 75 (I-75). Concern over the annexations and provision of services led to discussions to implement joint planning agreements (JPA) between the county and its municipalities, which ultimately resulted in the adoption of a JPA with the City of Venice. North Port did not enter into a JPA. The City of Sarasota has not expanded greatly in physical size, although it has had several small annexations directly adjacent to its borders and others related to enclaves.

**NEW GROWTH AREAS:** Although the Great Recession slowed growth in the area, it certainly did not stop it. The unincorporated county continued to grow, driven primarily by the county's unique charm and overall quality of life, and also influenced by several new major retail and sports-related developments.

Major growth areas include Lakewood Ranch and the University Parkway corridor in north county, and mid-county continues to see development in Palmer Ranch. The City of Venice is seeing significant residential and non-residential development, primarily on its annexed lands, and the City of North Port has become the county's most populous city, driven by development on its annexed lands and the lower housing costs in the older platted areas of the city. The City of Sarasota has grown too, primarily through infill development and multi-

story developments in the downtown and adjacent area. Recent adopted changes to the Sarasota 2050 policies of the Comprehensive Plan should provide for controlled growth in the unincorporated eastern parts of the county.

**NEW ECONOMIC DISTRICTS:** The only new major shopping mall in the United States opened in October 2014 southwest of the University Parkway and I-75 interchange, drawing thousands of shoppers to Sarasota County and the region. Adjacent to the new mall is the county's Nathan Benderson Park and rowing complex, which is already having a major impact upon the community through high-profile rowing events, including the World Rowing Championships planned for 2017.

These events coupled with the county's partnership for spring training and a minor league team for the Baltimore Orioles, the annual Suncoast Grand Prix offshore boat races, the Sarasota Polo Grounds, and the many parks and recreational venues are making Sarasota County a major sports tourism venue.

Growth in North Port and Venice has resulted in the development of shopping areas that were not present at the time of the last Comprehensive Plan update. These developments now offer residents local shopping opportunities rather than having to travel elsewhere in the county. The Community Redevelopment Area in Englewood continues to move forward with many new shops and restaurants along Dearborn Street, and a successful Farmers Market, to draw residents and visitors to the area.

**ROADWAYS:** Interstate 75 (I-75) has often been compared to a local road, as residents and visitors traverse the county to get to jobs, services and retail venues that continue to be clustered in the more northerly parts of the county. Several major widening and interchange improvements have occurred along the I-75 corridor throughout the county; some portions are projected to be as wide as 10 lanes in the future and several new "diverging diamond" interchanges have been discussed for the I-75 corridor to enhance traffic flow. The extension of Honore Avenue from Palmer Ranch southward towards Venice serves as an additional north/south roadway and relief valve to I-75 since the last Comprehensive Plan was adopted.

**TRANSIT:** Sarasota County Area Transit (SCAT) continues to provide local bus service county-wide and into portions of Manatee County. There also are two commuter express routes connecting north and south county. A new University Parkway route serves the Lakewood Ranch area and the new University Town Center Mall.

SCAT has also been improving its passenger amenities with the continual construction of bus shelters, now exceeding 200 system-wide. With nearly three million riders in FY 2014, a 2% increase over the previous year, SCAT expects further ridership increases in FY 2015 with the implementation of service improvements listed in the recently adopted Transit Development Plan.

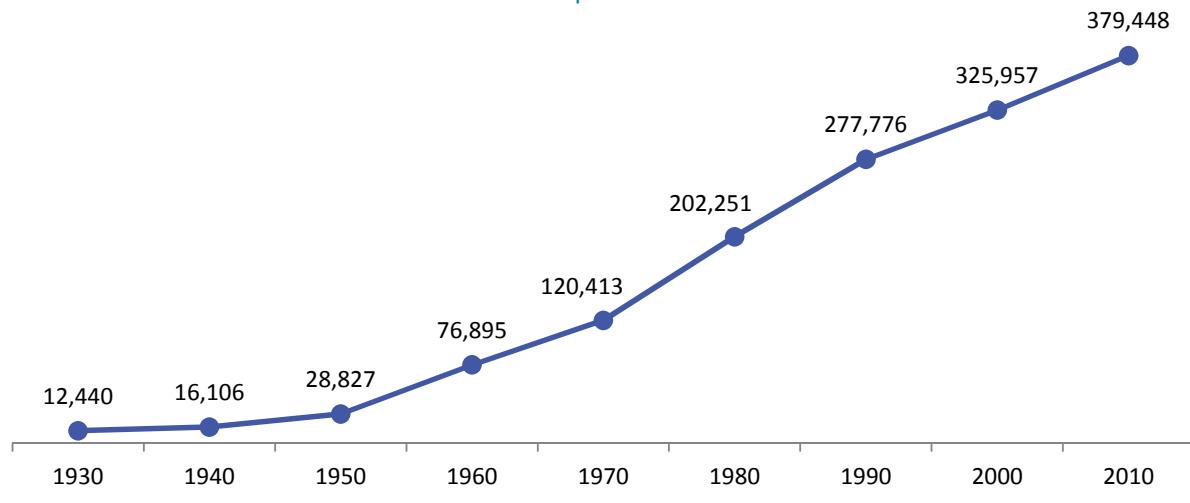
## POPULATION CHANGES

### *Sarasota County is tracking moderate growth; compared to 20 years ago*

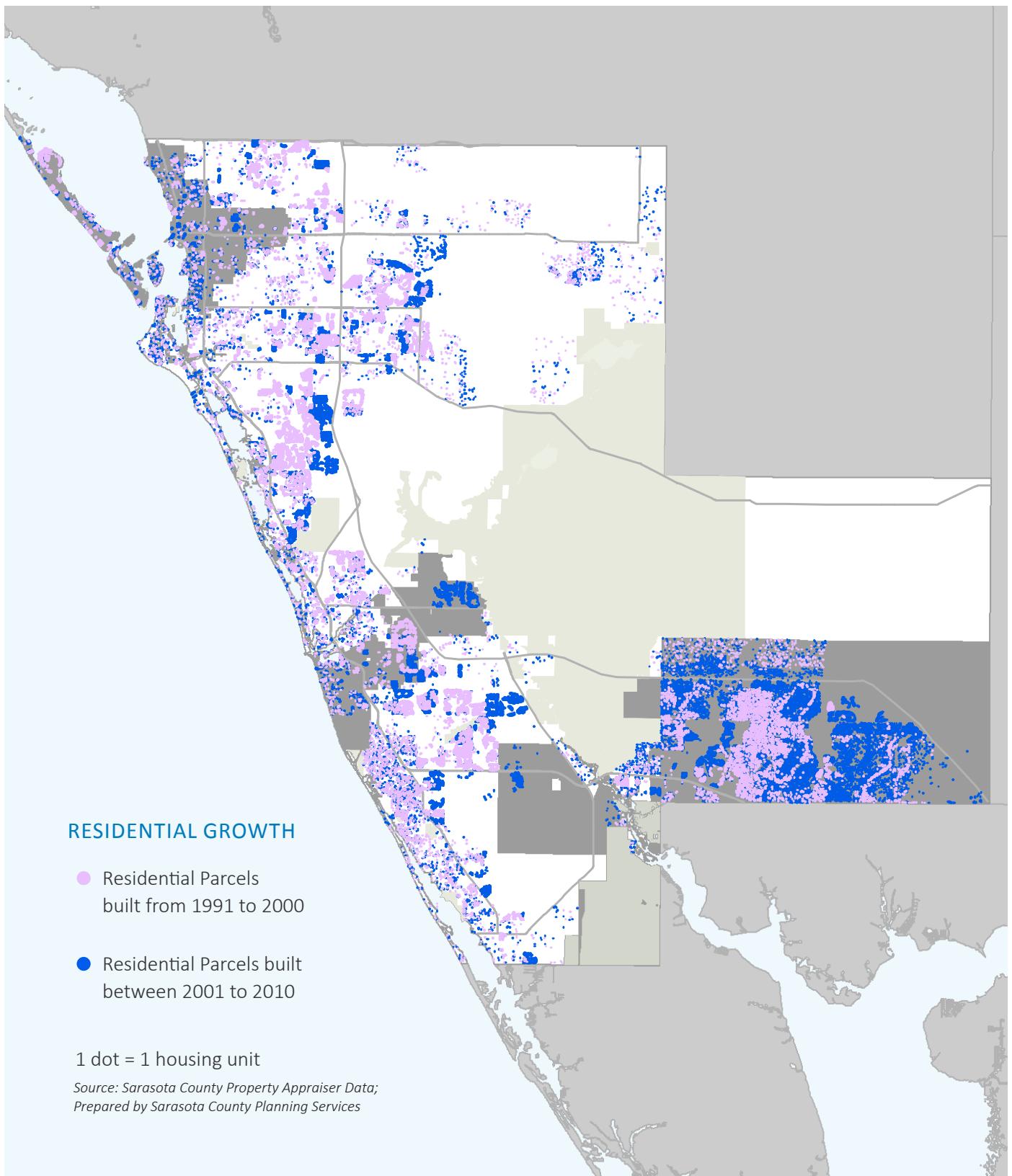
After its formation in 1921, the first census for all of Sarasota County in 1930 counted 12,500 residents within the newly formed county. More than 80 years later, Sarasota County is home to over 390,000 residents, in addition to the estimated 90,000 seasonal residents who may live in the county for a portion of the year.

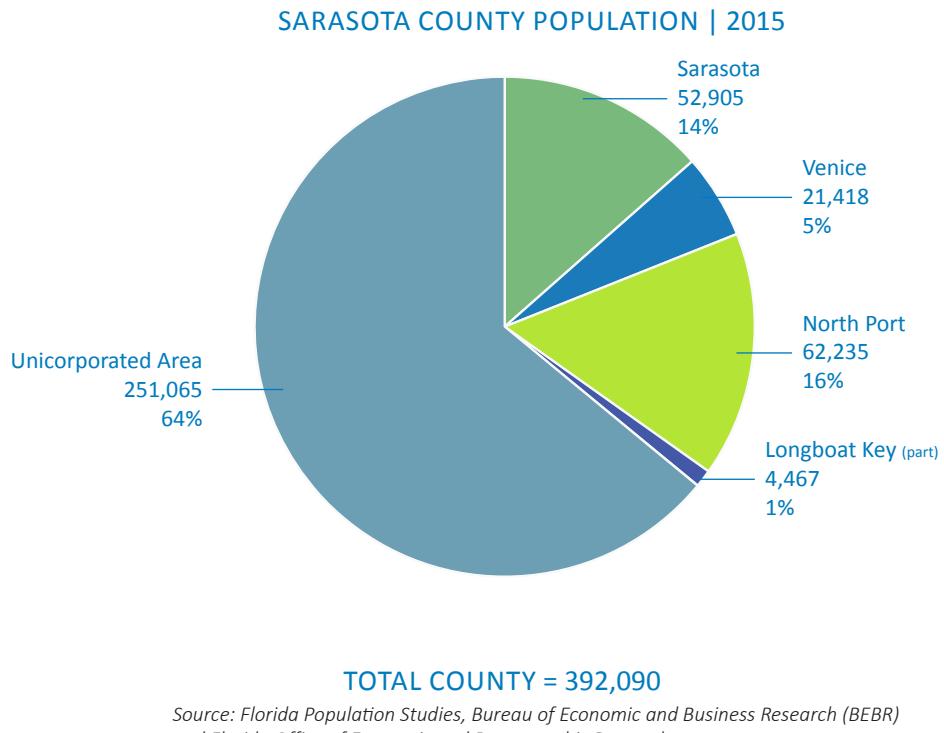
The 1950s was a decade of rapid growth for the county, more than doubling its population from 29,000 to 77,000 residents, an increase of nearly 170%. The 1970s was also a decade of significant growth in which the county grew by almost 70% and added over 80,000 new residents. Recent decades have been marked by more moderate growth for the county, adding approximately 50,000 persons during the 1990s and again from 2000 to 2010, an increase of 17% and 16%, respectively.

SARASOTA COUNTY POPULATION BY DECADE | 1930 - 2010



The majority of the county's population resides in the unincorporated area. After peaking at 70% in 2000, the unincorporated area currently accounts for 64% of Sarasota County's population, with the cities of Sarasota, Venice, North Port and the Town of Longboat Key comprising 36% of the total county population. The increasing share of municipal population can be attributed to the rapid growth in the City of North Port during the 2000 to 2010 decade and, to a lesser degree, an up-tick of growth in the City of Venice due to recent annexations.





### *Signs of new growth after the slowdown*

Sarasota County is continuing its recovery from the economic downturn, with recent signs that growth is beginning to accelerate. According to estimates from the University of Florida's Bureau of Economic and Business Research (BEBR), from 2008- 2014 Sarasota County grew at less than 1% per year. Estimates for 2015 indicate population in the total county during the past year grew by 1.3% and almost 5,000 new residents. The five-year projections from 2015-2020 indicate the county will add over 20,000 new residents county-wide, increasing its population by about 1% a year. (In contrast, during 2000-2005, a time of rapid growth, the county added almost 39,000 people and grew at more than 2% per year on average). BEBR's projections for the next five-year period of 2020-2025 show an increase of another 20,000 new residents, reaching almost 434,000 residents in 2025. Long-term projections show that the county's population could reach over 480,000 full-time residents by 2040.

Over the next ten-year period, the unincorporated area of Sarasota County is expected to grow at a similar rate to the county as a whole with its share of the total county's population decreasing slightly to 63%. While the municipalities of Venice and North Port will likely continue their growth trajectories, the unincorporated area of the county is expected to see an increase in growth as well. The Sarasota 2050 Resource Management Area (RMA) Plan is beginning to spur development in the eastern portions of the county and the unincorporated areas in south county are also seeing new growth and a re-ignition of previously stalled developments.

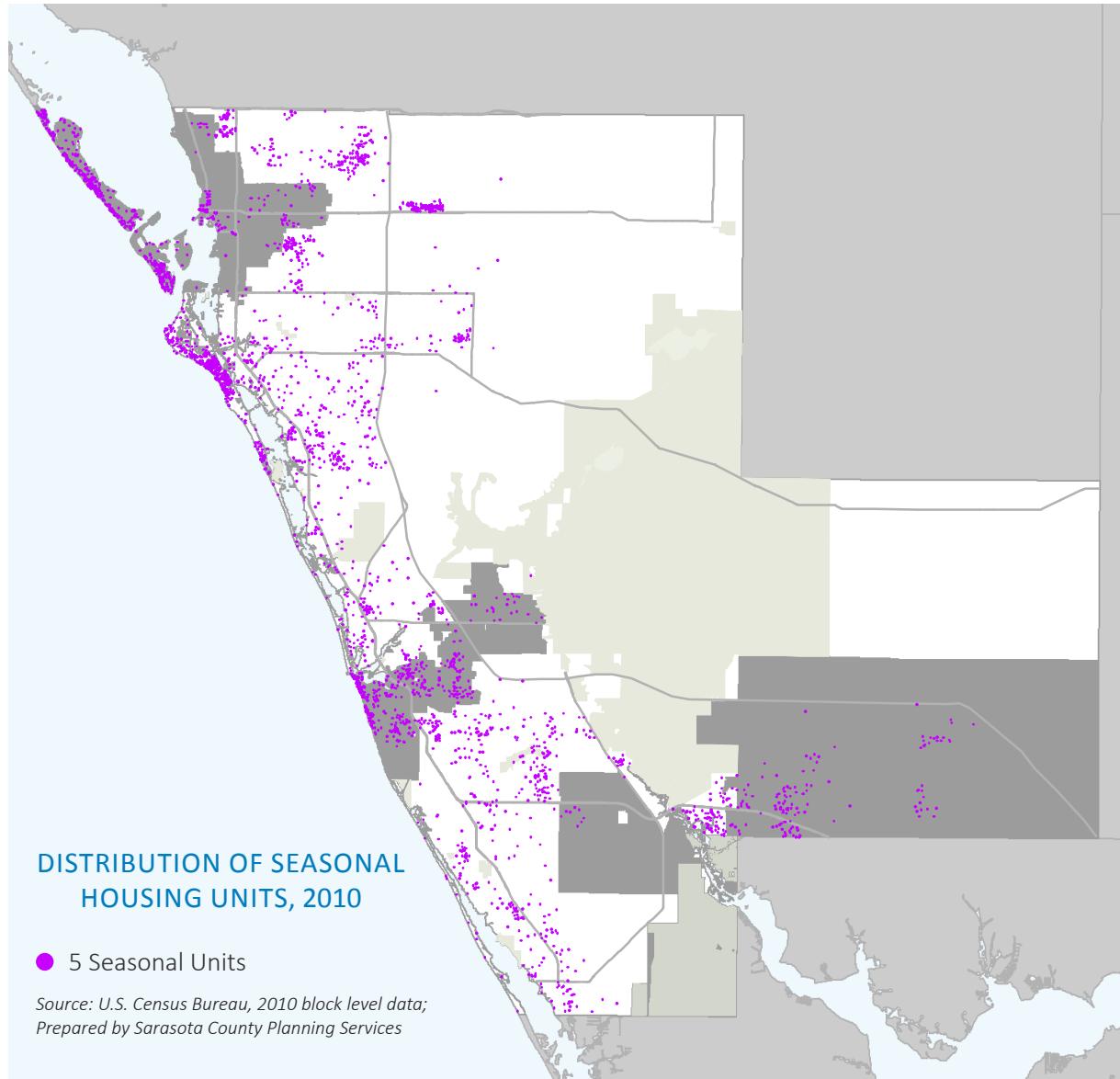
Sarasota County Population Projections						
Census	Estimate	Projections				
2010	2015	2020	2025	2030	2035	2040
379,448	390,490	412,900	433,600	452,800	469,500	484,300

Source: University of Florida's Bureau of Economic and Business Research (BEBR) Florida Population Studies, Bulletin 172, June 2014

### *Sarasota County's population fluctuates due to temporary migration*

While Sarasota County's resident population is heavily influenced by migration rates, there is also a considerable impact from "temporary migration," which includes the seasonal population. A variety of goods and services, both public and private, are affected by fluctuations in population. These include transportation infrastructure, retail sales, medical services, real estate, recreational facilities and more.

Government statistics tend to focus on counting the resident or permanent population and, therefore, data on temporary migration is often sparse and difficult to track. Furthermore, there are inconsistencies in the definition of "seasonal population" and the estimates are frequently pieced together from a variety of sources including survey samples, administrative records, or business statistics. One method, employed by Sarasota County to calculate the seasonal population, is to use housing units from the U.S. Census categorized as for seasonal, occasional or recreational use. As with other methodologies in tracking temporary



populations, it is imprecise but does provide consistent and reliable data through the Census Bureau. The seasonal population is thus calculated by multiplying the number of seasonal units times the average household size, or persons per household. This provides an estimate of the additional number of persons in the county if all the seasonal housing units were occupied.

According to this methodology, Census data from the American Community Survey (ACS) indicate almost 40,000 housing units (or approximately 17% of the total units) in the county are for seasonal or temporary use which amounts to almost 85,000 seasonal residents.

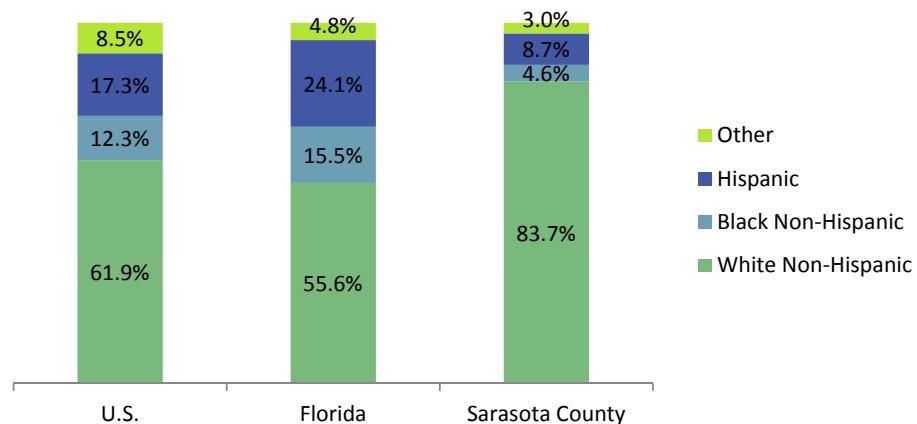
### Diversity is greater among younger populations

The diversity of an area can be measured in a variety of ways: gender, age, race/ethnicity, ancestry/heritage, culture, religion, etc. (Here, ethnicity refers to the U.S. Census definition as being of Hispanic versus Non-Hispanic origin). Despite high rates of net migration, Sarasota County maintains relatively low levels of racial and ethnic diversity. Lack of diversity can negatively impact the sustainability of a community over time. Diversity plays an important role for business as the world becomes more globalized. Higher productivity and better problem-solving can occur in workplaces with more diversity; employers often cite the diversity of the workforce as a significant factor in relocating to a community. Additionally, diversity makes a community more attractive by expanding its cultural amenities, such as the arts and cuisine.

Although Sarasota County lacks racial diversity, it recognizes, celebrates and promotes the different cultures, lifestyles and religions of the community. One way this is done is through a multitude of annual festivals and exhibits honoring Native American, Japanese, Hungarian, LGBT, Jewish, Greek, Italian, Latin American and Folk cultures, and hosting the international outdoor art exhibit called “Embracing Our Differences.”

According to 2014 estimates, 84% of Sarasota County residents are White/Non-Hispanic compared to 56% for the state of Florida and 62% for the U.S. Those of Hispanic origin comprise almost 9% of the population in Sarasota County, with Black/Non-Hispanics at 5% and other races at 3%.

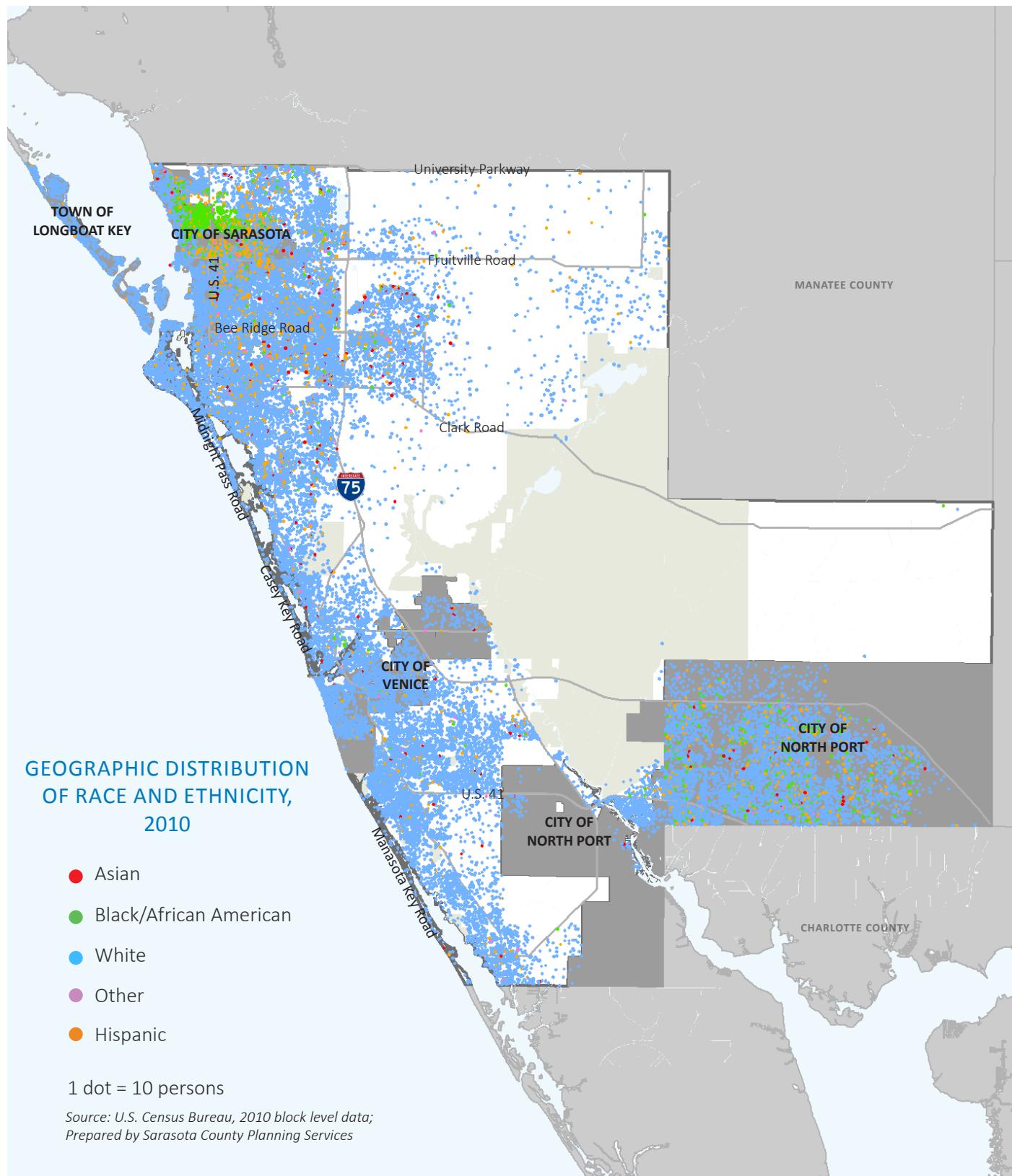
RACIAL DIVERSITY IN THE U.S., FLORIDA AND SARASOTA COUNTY, 2014



Source: U.S. Census Bureau American Community Survey (ACS) 2014, 1-year estimates. Numbers may not add up to 100% due to rounding.

## PLAN INTRODUCTION

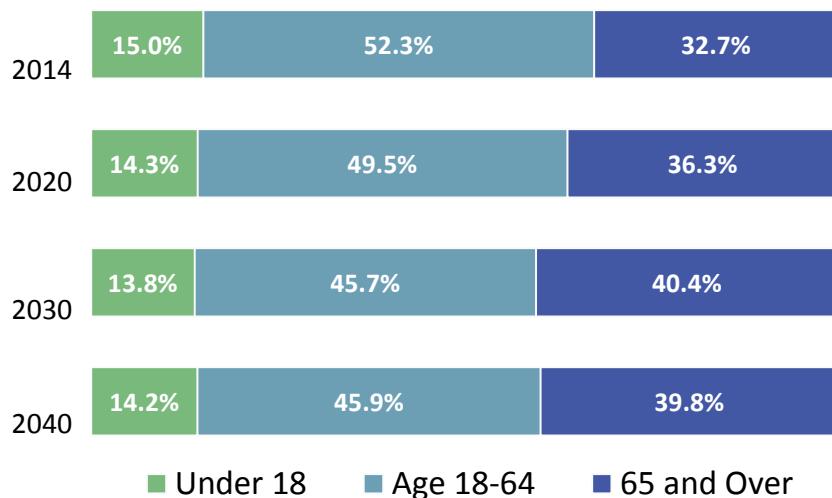
10/25/2016



Long-range projections indicate that the Hispanic population will be the fastest growing race or ethnic group in Sarasota County, increasing its share of the total population to over 13% in 2040 from just 9% in 2014. The higher birth rates among the Black and Hispanic populations will contribute to their increasing shares of the total population, while the White Non-Hispanic group will decrease from 84% to 79% of the total population by 2040. (BEBR Florida Population Studies, Bulletin 172, June 2015).

### *Our Population is aging*

The amenities which attract so many seasonal residents also draw retirees to relocate to the county. Consistently recognized as one of the best places in the country to retire, Sarasota County is home to a large share of residents aged 65 and over, which make up nearly one-third of its full-time population. Projections indicate that this share could grow to almost 40% by 2030. While the aging of the population is a national trend, it is accentuated in Sarasota County due to its influx of retirees from other areas. This creates unique challenges in regards to mobility and transportation, housing design and affordability, as well as the design of communities and neighborhoods.



Source: Bureau of Economic and Business Research (BEBR), Florida Population Studies Bulletin 172, Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and its Counties, 2015-2040, With Estimates for 2014, June 2015. Prepared by Sarasota County Planning Services.

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# ELEMENT 1

## ENVIRONMENTAL SYSTEMS

CHAPTER 1 – ENVIRONMENT



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# THE ENVIRONMENTAL SYSTEMS ELEMENT

## ELEMENT INTRODUCTION

From the waters of the Gulf and Bays to the Wild and Scenic Myakka River, and from the white sandy beaches and mangrove shorelines, to expansive pine flatwoods, Sarasota County is a special place. The history of Sarasota County is marked by efforts to conserve the county's environmental heritage and to preserve important ecological functions. The concern for environmental quality is a Sarasota County hallmark, and the county and its citizens have made great efforts to acquire, preserve, restore and maintain the function of important natural habitats. To date, over one third of Sarasota County has been preserved or is in public ownership, including county and state lands. By preserving a variety of habitats, the County is also ensuring that there will be natural areas for native wildlife to thrive and ecosystems services to maintain and improve our quality of life. The county's stewardship, preservation, conservation, and careful management will benefit present and future generations of County citizens and visitors.

Conservation-related efforts in Sarasota County do not solely apply to land features. The blueways of the county and region are part of the overall interconnected landscape of habitats that serve as the foundation for life itself, and the quality of life that we all enjoy. Examples of water-related conservation activities include a successful manatee protection program, and programs and activities, such as those conducted as part of various regional National Estuary Programs, which have greatly enhanced the water quality in Sarasota County. Air quality is also of importance to the health and sustainability of the county. Even as the county experiences growth, the air quality has remained at a high standard. It is important that Sarasota County continue to undertake activities through code requirements, projects and programs to ensure that the air quality in the county maintains the same high standard as we continue to grow.

A healthy natural environment also contributes to the economic health of an area. It is a key factor in attracting and retaining businesses and people within the County and the region. One of the emerging economic drivers for Sarasota County is eco-tourism, which is directly tied to the quality and quantity of natural habitats and resources that the county maintains and protects. Eco-tourism activities can range from enjoying a day at the beach to more active endeavors such as kayaking, birdwatching, hiking, and horseback trail riding. These opportunities to connect with and experience nature are another aspect of a healthy and sustainable community.

The Goals, Objectives, and Policies in this Element address the following environmental topics; native habitats and principles for evaluating development proposals in native habitats; wildlife and associated habitat management; citizen, visitor, and business environmental stewardship; managing the coast; creating a network of connected environmental lands and green spaces; and science-based decision making through data collection and monitoring.



## SYNERGY of ENVIRONMENTAL SYSTEMS

The topics within the Environmental Systems Element are closely connected to goals, objectives, and policies in other areas of the Comprehensive Plan. By recognizing these relationships, the county can maximize resources, understand potential results and leverage funding opportunities. The following Synergy table indicates how this Element connects to, and is interrelated with, other Elements of the Comprehensive Plan.



### LAND USE

The Land Use Element works hand-in-hand with the Environmental Systems Element to ensure sustainable growth and the protection of Sarasota County's vital environmental resources.



### ECONOMIC DEVELOPMENT

Recognizes the importance of environmental systems to our economy through support for the eco-tourism opportunities that are abundant in Sarasota County, as well as recognizing the importance of maintaining healthy fisheries and lands for urban and rural agricultural uses.



### PUBLIC UTILITIES

Addresses the provision of water and sanitary sewer services, stormwater management, and solid waste services with recognition of their potential impacts upon the natural environment.



### MOBILITY

How we move about the county impacts our environmental systems. Mobility options including transit, biking, walking, and car-pooling are encouraged to lessen the impacts of mobility systems on the natural environment. Transportation network design should consider environmentally appropriate alignments.



### QUALITY OF LIFE

Parks and natural lands provide opportunities for a variety of recreational activities and are the places where many people go to interact with and appreciate nature. Public lands support native habitats and wildlife that contribute significantly to the county's ecological systems and how we enjoy the unique natural character of Sarasota County. Our history has and is influenced by our environment and how we use it.



### HEALTH

A healthy environment promotes a healthier overall community. The parks and trail systems within the county's environmental systems provide opportunities for recreation and active lifestyles. Good air and water quality have positive impacts upon our citizens and visitors. Support for local food production on rural and urban agricultural lands provide for a healthy and fresh food for all.



### SUSTAINABILITY

A sustainable environment provides for conservation of resources, responsible stewardship of natural areas including a comprehensive system of connected natural lands, maintaining and enhancing good air and water quality, reducing our environmental footprint, and working cooperatively across boundaries to make our communities healthier on both the natural and human scales.

CHAPTER

1

## CORE PRINCIPLES ENVIRONMENT

The Core Principles for the Environment Chapter of the Comprehensive Plan focus on maintaining and enhancing the environmental quality of the county.

Protect and enhance the native habitats and ecological systems of Sarasota County for a high quality environment.

Respect and appreciate the unique and dynamic character of the coast and waterfronts.

Encourage citizens and visitors to contribute positively to the environment.

Create and maintain a comprehensive and connected system of parks, trails, green space, native habitats, and environmentally sensitive lands.

Use best available science to inform solution-oriented environmental policy and decision-making.

# INTRODUCTION

## PURPOSE AND INTENT OF THE ENVIRONMENT CHAPTER

Sarasota County's economy and quality of life are inextricably linked with a healthy environment. Clean waterbodies, clean air, and a balance of natural land and developed areas all contribute to the county's quality of life. Our local natural systems have existed prior to human habitation, and continue to serve as the foundation for life itself. We have the responsibility to ensure that the abundance that we inherited persists in perpetuity for generations to come.

The purpose of the Comprehensive Plan's Environment Chapter is to provide a framework for conserving, maintaining, and restoring the natural environment of Sarasota County. In recognition of the close inter-relationships between the coastal and inland environmental systems, the Coastal Disaster Management Chapter, required by the Local Government Comprehensive Planning and Land Development Regulation Act, are addressed in the Quality of Life Element and in this Chapter on the Environment.

Recognizing the value natural systems have in sustaining life and prosperity, it is important to consider growth and development to promote sustainable practices. This ensures that we meet the community's present needs without compromising the ability of future generations to meet theirs. Conservation and protection of energy, water, wildlife, habitat, biodiversity, and other natural resources are integral to these efforts. The quality and health of our natural systems today is, in many instances, a testament to the past and current landowners and citizens who have embraced sound land management practices. Stewardship of our natural resources should be encouraged and incentivized.

The linkages between the built and natural environments are also crucial, as the quality of our natural environment has a direct impact on the health and quality of life of the human community. Development that provides a high quality of life to citizens and visitors should address responsible stewardship of land and natural areas, encourage efficient use of energy, preserve unique character of neighborhoods, and provide a connected system of parks, trails, and waterways. Natural features exist in interconnected systems such as air, water, and nutrient cycles that collectively support life.

It is the intent of the Environment Chapter to recognize the importance of these connections and interdependencies, ultimately tethering the quality of the environment to our quality of life. We recognize that sound development coupled with purposeful environmental policies preserve vital natural functions critical to our community's continued prosperity. We have the opportunity to integrate built systems with the natural environment for the benefit of both. In order for natural systems to be conserved, maintained, and where necessary, restored, the other Chapters of the Comprehensive Plan must be coordinated with the Environment Chapter. This is especially true of the Future Land Use Chapter, which connects content from all the Chapters, and serves as a guide to the future physical development of the area. Therefore, the Environment Chapter and the Future Land Use Chapter are intended to be used together and land development proposals must conform to the relevant Plan sections of the Environment Chapter and the Future Land Use Chapter.

The "Principles for Evaluating Development Proposals in Native Habitats" build on the close associations between the Environment Chapter and the Future Land Use Chapter. This section of the Chapter is a primary component of the Comprehensive Plan Article III, Division I, of Chapter 94. and details the ways in which native habitats are preserved and conserved during the development review process and managed thereafter. The "Principles for Evaluating Development Proposals in Native Habitats" provides criteria to be used in evaluating development proposals and decision making concerning land use changes in native habitats. Of the components in the Environment Chapter, the "Principles for Evaluating Development Proposals in Native Habitats" are among the most critical in managing the landscape preserving high ecological function and quality of life.

**ENV GOAL 1**

Protect, maintain, and, where necessary, restore the native habitats and ecological systems of Sarasota County to ensure their continued high quality and critical value to the quality of life in the county.

**ENV OBJ 1.1****ECOLOGICAL COMMUNITIES AND HABITATS**

**Identify, manage, and protect ecological communities, and native habitats.**

**ENV POLICY 1.1.1**

Review all development proposals for consistency with the “Principles for Evaluating Development Proposals in Native Habitats.”

**ENV OBJ 1.2****PROTECTION OF RESOURCES**

**Protect environmental resources during land use changes and establishment of urban services.**

**ENV POLICY 1.2.1**

Land uses and land and water development shall be consistent with and governed by the Environmental Values and Functions of Sarasota County’s native habitats in accordance with the Management Guidelines set forth in the “Principles for Evaluating Development Proposals in Native Habitats.”

**ENV POLICY 1.2.2**

The county shall continue to require planted littoral zones to provide water quality treatment for surface waters and wildlife habitat.

**ENV POLICY 1.2.3**

Utilize the county’s regulatory authority consistent with the Code of Ordinances during permitting and compliance processes to restore damaged wetlands to their natural state.

**ENV OBJ 1.3****HABITAT CONNECTIVITY**

**Preserve a network of habitat connectivity across the landscape that ensures adequate representation of native habitats suitable to support the functions and values of all ecological communities.**

**ENV POLICY 1.3.1**

When land development involves the conversion of native habitats, the county's open space requirements shall be fulfilled first with habitats required to be preserved, then with habitats that should be conserved then with other allowable types of open space. Open space shall be determined by applying the "Principles for Evaluating Development Proposals in Native Habitats," and shall focus on maintaining a network of connectivity throughout the landscape, favoring higher functioning habitat areas. Planted and maintained littoral zones may be credited toward the open space requirement as permitted by the county zoning regulations. The county may consider alternatives to conserved habitats or other allowable open space that clearly demonstrate, through planned development designs and environmental management plans, greater native habitat function and value and connectivity.

**ENV POLICY 1.3.2**

Development and infrastructure shall be configured or designed to optimize habitat connectivity, minimize habitat fragmentation, and minimize barriers to wildlife movement. Where deemed necessary by the County, configuration shall include artificial corridor components.

**ENV POLICY 1.3.3**

Open space required through development review shall be configured to enhance or maintain on-site and adjacent off-site habitat connectivity that contributes to local and regional environmental greenways.

**ENV POLICY 1.3.4**

The county shall evaluate the ecological implications of future infrastructure improvement projects early in the planning process to ensure adequate protection of habitat connectivity, hydrological impacts, and wildlife and to allow for modification or abandonment of environmentally poor alignments.

The county will assess the cumulative effects of proposed infrastructure projects to ensure that significant ecological linkage areas are protected and that public interest is adequately addressed.

The county will give priority to social, safety, historic and environmental issues over engineering issues to ensure an environmentally sound transportation system.

**ENV POLICY 1.3.5**

The Future Land Use Map Series as set forth in FLU Policy 1.1.2 shall be maintained to show the location of areas of high ecological value and the ecological strategy map of the Future Land Use Map Series as identified by staff and approved by the Board of County Commissioners.

**ENV POLICY 1.3.6**

Encourage the clustering of residential developments or the implementation of other measures to first avoid, then minimize and then mitigate adverse environmental impacts, whenever areas of significant native habitats are involved.

**ENV POLICY 1.3.7**

Encourage the use of cluster and planned development that preserves and protects habitats in open space, and encourage development forms that provide enhanced open space preservation and protection of habitats in all zoning districts.

**ENV POLICY 1.3.8**

The county shall implement and enforce regulations that specify design standards to protect identified environmentally significant/sensitive areas (for example, Barrier Islands, floodplains, watersheds, and water recharge areas) and on properties adjacent to Public Conservation/ Preservation Lands during development.

**ENV POLICY 1.3.9**

The county shall protect mangroves to the fullest extent allowed by county and State law.

**ENV POLICY 1.3.10**

Maintain and promote rural and natural resource land management practices such as prescribed burning including a requirement that all new development in the Rural area or areas adjacent to Public Conservation/Preservation Lands shall, as part of the development review process, recognize and protect existing rural and natural resource land management practices.

**ENV POLICY 1.3.11**

Native habitats set aside in preservation and conservation areas shall be managed in accordance with resource management plans, which are subject to review and approval by the county through the development review process, to ensure maintenance and, if necessary, enhancement of the functions and values of these native habitats in perpetuity. For the maintenance and enhancement of privately-owned preservation and conservation areas set aside prior to the county's requirement to provide a resource management plan the county shall encourage and provide incentives for management of those areas.

**ENV POLICY 1.3.12**

The amount of wetland mitigation required will be based upon the most current state-approved methodology.

**ENV POLICY 1.3.13**

Developments surrounding Oscar Scherer State Park, the Scherer-Thaxton Preserve, Myakka River State Park and Myakka State Forest shall avoid, minimize, and mitigate impacts to these public lands through special measures that address: water quality and quantity, light and noise pollution, strategies to allow for wildlife movement, and land management practices.

**ENV POLICY 1.3.14**

Protect the natural diversity, processes and functions of natural communities in the public resource lands including Myakka River and Oscar Scherer State Parks, the Scherer-Thaxton Preserve and Myakka State Forest. Coordinate with other government agencies to maintain and enhance soils, groundwater, surface and subsurface waters, shorelines, vegetative communities and wildlife habitats within these management areas.

**ENV OBJ 1.4****POLLUTION**

**Mitigate the health and environmental risk associated with natural resources impacted by pollution.**

**ENV POLICY 1.4.1**

To the extent practical and consistent with applicable ordinances, the county shall work to reduce pollution entering the environment and to restore contaminated sites.

**ENV OBJ 1.5****TREE CANOPY, LANDSCAPING, AND VEGETATION MANAGEMENT**

**Preserve the natural aesthetic and ecological functions of trees and plants through sustainable landscape and management practices.**

**ENV POLICY 1.5.1**

Protect and enhance tree canopy through proper tree management, education programs, incentives, and enforcement of regulations.

**ENV POLICY 1.5.2**

Monitor trends in tree canopy coverage within the Urban Service Boundary and use adaptive management strategies to maintain or increase tree canopy coverage.

**ENV POLICY 1.5.3**

The county shall promote the conservation of native vegetation and soils removed during land-clearing and utilize these resources for transplanting and revegetation. Any required native plantings within a development such as within buffers or lots, should, where feasible, be comprised of vegetation salvaged and relocated on-site.

**ENV POLICY 1.5.4**

The appearance of selected roads shall be improved with the planting of low maintenance, native or other appropriate ornamental plants and trees.

**ENV POLICY 1.5.5**

The county shall maintain regulations incorporating the utilization of vegetation for screening and shading of parking areas.

**ENV POLICY 1.5.6**

To the extent practical and consistent with applicable ordinances, invasive and nuisance vegetation shall be removed from designated protected native habitats and preservation and conservation areas on lands associated with a county approved development order. Said removal of designated invasive and nuisance vegetation shall be maintained in perpetuity.

**ENV POLICY 1.5.7**

Where practical, invasive and nuisance vegetation will be removed from county-owned or managed property and replaced with native or other appropriate ornamental species.

**ENV POLICY 1.5.8**

During the development review process, encourage the private sector to preserve naturally vegetated areas that are not designated as preserve or conservation areas, to relocate elsewhere native vegetation that cannot be preserved, and to remove invasive and nuisance plants.

**ENV POLICY 1.5.9**

Pursue an interdepartmental/interagency approach to the development of management plans and/or guidelines for County owned Public Conservation/Preservation Lands, and the native areas within parks in order to protect, maintain, and restore native habitats.

**ENV OBJ 1.6****Integrate natural elements into the built environment.****ENV POLICY 1.6.1**

Encourage connectivity within the Urban Service Area Boundary between greenspaces creating corridors for birds, fish, and wildlife movement. Priority will be given in creating or enhancing connections that achieve greater net ecological benefit compared to maintaining existing isolated habitat fragments.

**ENV OBJ 1.7****BEST PRACTICES IN FACILITY MANAGEMENT**

**Manage and maintain county facilities using best practices to reduce or mitigate environmental impacts.**

**ENV POLICY 1.7.1**

The county shall incorporate native vegetation into the landscaping of all county owned buildings and grounds, where appropriate, and provide for the continued maintenance thereof.

**ENV POLICY 1.7.2**

Water conservation shall be given priority in the design of plantings for public rights of way and county-owned facilities. Recycled water shall be utilized for irrigation purposes wherever possible.

**ENV POLICY 1.7.3**

The county shall develop appropriate procedures for effective communication and for coordination of the planning, design, and construction processes, which include or affect vegetation growing within or to be planted in public right of way.

**ENV POLICY 1.7.4**

Where practicable, certify the landscapes of all new and renovated county owned buildings and grounds as Florida-Friendly. To the extent possible, certify existing landscapes as Florida-Friendly.

**ENV POLICY 1.7.5**

Incorporate efficiency strategies into the design and operation of all county owned buildings and infrastructure, reducing energy and water conservation and waste production to minimize operational costs and environmental impact.

**ENV POLICY 1.7.6**

The county shall utilize best arboricultural and horticultural practices to ensure the longevity and the compatibility of the urban plantings with its environment.

**ENV POLICY 1.7.7**

The county shall use Integrated Pest Management (IPM) in all of its operations to set an example and encourage citizens to use these least toxic management methods to control pests.

**ENV POLICY 1.7.8**

The county shall use best management practices in all of its operations to set an example and encourage citizens to use sustainable practices to reduce water use, pollution, and run-off.

**ENV OBJ 1.8**

**JOINT PLANNING AGREEMENTS**

**To implement the environmental standards of the adopted Joint Planning Agreement/ Interlocal Service Boundary Agreement with the City of Venice.**

**ENV POLICY 1.8.1**

The county will support protection of the Myakka River corridor through the implementation of the County's Myakka River Wild and Scenic River protection requirements and will prohibit new or increased access of motorized watercraft to the River within the City of Venice Joint Planning Area set forth in the Future Land Use Map Series. Buffers for new developments with the Myakka River Protection Zone shall be a minimum of two hundred twenty (220) feet.

**ENV POLICY 1.8.2**

The Manatee Protection Plan requirements shall apply to the areas of the Myakka River located within the Joint Planning Areas set forth in Future Land Use Map Series.

**ENV POLICY 1.8.3**

The county will establish and maintain wildlife corridors and coordinate with state and federal wildlife agencies when reviewing development proposals within the Joint Planning Areas set forth in Future Land Use Map Series.

**ENV POLICY 1.8.4**

For purposes of this objective, “Conservation” includes, but is not limited to, wetland and upland habitat protection and management, establishing and maintaining habitat and wildlife corridors, establishing and maintaining environmental buffers, and providing for limited improvements to facilitate passive recreation. Conservation areas shall be designated on master, preliminary and final plans (or their equivalent), and site development plans, and shall be protected in perpetuity.

**ENV POLICY 1.8.5**

The county will implement the County’s Myakka River protection zone regulations adopted pursuant to the Wild and Scenic River designation.

## ENV GOAL 2

Support native birds, fish, and wildlife through responsible stewardship of their habitats.

### ENV OBJ 2.1

#### HABITAT FOR BIRDS, FISH, AND WILDLIFE

**Protect habitat for endangered and threatened bird and wildlife species identified in official federal, state, or international treaty lists.**

##### ENV POLICY 2.1.1

The county shall coordinate with state and federal agencies and shall support implementation of protection guidelines relating to listed species. Unless precluded by state or federal laws, the county may adopt more stringent regulations where appropriate.

##### ENV POLICY 2.1.2

The county will encourage effective communication between federal, state agencies, local organizations and the public regarding listed species and the ecological implications of projects proposed within the county.

##### ENV POLICY 2.1.3

Require development order applicants to use recognized sampling techniques to identify listed species. Prior to conducting any activities that could disturb listed species or their habitat, require development order applicants to consult with the appropriate wildlife agencies and provide documentation of such coordination to the County.

##### ENV POLICY 2.1.4

Water-related and water-dependent development shall not adversely impact the manatee.

##### ENV POLICY 2.1.5

The expansion of existing boating facilities in suitable areas shall be permitted preferentially to the construction of new facilities. New and expanded motorized boating facilities shall not be located in or adjacent to areas of significant manatee habitat and travelway as defined by the Manatee Protection Plan Implementation Code (MPPIC).

#### ENV POLICY 2.1.6

No new motorized boating facilities shall be allowed within the Pansy Bayou and the Warm Mineral Springs Creek and Salt Creek.

#### ENV POLICY 2.1.7

New construction and expansion of marine facilities of five slips or greater, shall be as defined in the Boat Facility Siting Plan (BFSP) contained within Sarasota County's Manatee Protection Plan and existing county code. Construction or expansion of boat ramps shall also be as defined by the BFSP. Amendments to the Boat Facility Siting Plan, shall be implemented by action of the Board of County Commissioners.

#### ENV POLICY 2.1.8

The county shall coordinate with the West Coast Inland Navigation District (WCIND) and other state and federal agencies to ensure that areas of critical manatee habitat, including the Myakka River, are posted and maintained as manatee protection zones pursuant to state law.

#### ENV POLICY 2.1.9

Special measures shall be taken to protect sea turtles.

- Nourishment sand shall match the natural sand as closely as possible in grain size distribution, chemical characteristics and compaction after tilling, if necessary.
- Nourishment sand shall not be placed on beach dunes.
- Nourishment should be scheduled between November and April, which is outside the turtle nesting and hatching season. If nourishment must be scheduled during the turtle nesting season, arrangements for turtle nest relocation shall be made.
- Enforce the Marine Turtle Protection ordinance.
- Promote greater public awareness efforts.
- Maintain a program to facilitate monitoring efforts on sea turtle nesting beaches.
- All coastal development shall first avoid and then minimize adverse effects to nesting beach and dune system habitat.

#### ENV POLICY 2.1.10

Special measures shall be taken to protect Florida Scrub-jays to support the long-term persistence of the population within Sarasota County.

**ENV GOAL 3**

Meet or exceed applicable local, state, and federal standards for air and water quality.

**ENV OBJ 3.1****AIR QUALITY**

**Optimize air quality and meet the air quality requirements established by the Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP).**

**ENV POLICY 3.1.1**

The air quality standards in county ordinances shall be enforced through the continuation of the current local Air Quality Program.

**ENV POLICY 3.1.2**

Conduct air quality/ transportation studies in those locations in the county with heavy traffic circulation/ congestion in order to determine the long-term impacts and trends of automobile generated pollution.

**ENV POLICY 3.1.3**

Reduce pollution generated by motor vehicles by promoting cleaner burning, energy efficient vehicles, including hybrid, plug-in hybrid electric, and all electric vehicles and alternate fuels such as biodiesel and fuel cell technology, as well as through public education and encouraging the following:

- the creation of mixed land use centers and residential form which utilizes clustering and Planned Unit Development (PUD) styles of design;
- vegetative buffers between arterial roadways and residential neighborhoods (TRAN Policy 1.7.3, Transportation Chapter); and
- the use of alternative modes of transport including public transit, bicycle and pedestrian paths/corridors and light rail (Policy 1.4.7, TRAN Goal 2, and TRAN Objective 2.1).

**ENV OBJ 3.2****WATER RESOURCES**

**Protect and conserve surface and groundwater resources.**

**ENV POLICY 3.2.1**

Ensure that land use and development activities conserve water resources and protect the hydrologic period of natural systems.

**ENV POLICY 3.2.2**

Sarasota County will coordinate with other governmental and private entities to protect and conserve water resources and provide environmental services with watershed management.

**ENV POLICY 3.2.3**

The county shall work with the Southwest Florida Water Management District, local municipalities and other stakeholders to protect and conserve the quality of Warm Mineral Springs, Little Salt Spring, their aquifers and the creek system.

**ENV POLICY 3.2.4**

The county shall enforce ordinances that regulate borrow pits, and other excavations, stockpiling, hauling and landfillings throughout Sarasota County including mitigation and restoration measures as necessary.

**ENV POLICY 3.2.5**

Monitor surface and ground water quality, during the development activities of projects of significant impact, as determined by Air and Water Quality. This will facilitate the monitoring of cumulative impacts of development on stormwater runoff and water quality.

**ENV OBJ 3.3****COORDINATION AND IMPROVEMENT**

**Protect the quality and quantity of all jurisdictional waters, recognize the ongoing study efforts, and ensure that the substandard water quality in the county will be improved.**

**ENV POLICY 3.3.1**

Extraction of minerals or ore from the earth (excluding fill materials and shell), oil and gas exploration, and extraction activities are prohibited.

**ENV POLICY 3.3.2**

The county shall monitor and assess any variations in the hydroperiod of wetlands, various aquifers, and flora and fauna located on the T. Mabry Carlton Jr., Memorial Reserve in accordance with the provisions of Ordinance No. 82-94.

**ENV POLICY 3.3.3**

When converting native habitat to agricultural land uses, require Best Management Practices, as provided in the county's Earthmoving Ordinance, and follow state and federal recommended standards to reduce pesticides and fertilizer use, and soil erosion, and promote biodiversity conservation.

**ENV POLICY 3.3.4**

Implement water pollution control regulations, programs, and projects to support compliance with water quality standards in Florida Administrative Code and other applicable water quality regulations.

**ENV POLICY 3.3.5**

Monitor stormwater runoff to support management actions for the wise use and protection of groundwater, freshwater, and estuarine resources.

**ENV GOAL 4**

Protect, maintain and where deemed necessary in the public interest, restore the barrier island, beach, coastal and estuarine systems of Sarasota County.

**ENV OBJ 4.1****BARRIERS ISLANDS**

**Construction activities on or off the shore of the barrier islands shall not detrimentally impact the barrier island system.**

**ENV POLICY 4.1.1**

Enforce Sarasota County Ordinances pertaining to construction, excavation, filling, and alteration seaward of the County's Gulf Beach Setback Line and Barrier Island Pass Hazard Line.

**ENV POLICY 4.1.2**

Hardening of Gulf beaches or passes shall be prohibited unless such hardening has been found to be in the public interest. A hardening project that is determined to be in the public interest shall not impact lateral public pedestrian access, and shall minimize adverse impacts to coastal processes and resources, neighboring properties, and the values and functions of beaches and dune systems, and provide mitigation where determined by the Board of County Commissioners to be appropriate. Permanent disruptions to natural coastal processes and long-term erosion impacts shall be considered in deliberations.

**ENV POLICY 4.1.3**

The county shall discourage offshore petroleum development activities and will not favorably consider rezoning or other governmental actions to provide ancillary support facilities onshore.

**ENV POLICY 4.1.4**

In order to restore barrier island coastal processes and beach habitat, existing derelict shore protection structures located seaward of a beach nourishment project's Erosion Control Line (ECL) shall be removed where practicable.

**ENV POLICY 4.1.5**

Notwithstanding any other policies or principles for evaluating development proposals in this Chapter that would conflict with the construction of a County Coastal Restoration Project, the Board of County Commissioners may approve and construct a County Coastal Restoration Project, provided the Coastal Restoration Project satisfies the following criteria:

- Impacts to environmental resources shall be minimized and mitigated in accordance with County, state and federal permitting requirements; and where these requirements conflict, the more stringent requirements shall be followed;
- Impacts to lower quality habitats and resources shall be considered and used in the project before impacts to higher quality habitats and resources are considered and used.

For purposes of this policy, a County Coastal Restoration Project shall be initiated and managed by the County and/or may be undertaken in partnership with state and/or federal agencies: inlet restoration, spoil island restoration, waterways maintenance or restoration, artificial reefs, beach nourishment, or dune restoration project.

**ENV OBJ 4.2****ACREAGE OF PUBLIC BEACHES AND DUNES**

**Exceed the current acreage of public beaches and dunes through the year 2029 in accordance with policies established in the Parks, Preserves and Recreation Master Plan.**

**ENV POLICY 4.2.1**

Fund the county's beach/dune protection and restoration program applicable to all County-owned Gulf shoreline properties.

**ENV POLICY 4.2.2**

Protect beaches, dunes and coastal vegetation from vehicular traffic and pedestrian traffic by providing vehicular parking, and by managing pedestrian traffic.

**ENV POLICY 4.2.3**

Encourage use of transit to access public beaches, bicycle use through the provision of bicycle paths and storage racks and planning for appropriate transit services.

**ENV OBJ 4.3****WATERWAY ACCESS**

**Maintain existing access to Gulf and bay waters for a variety of water-dependent activities and provide for additional access.**

**ENV POLICY 4.3.1**

Increase public beach access.

- Address the existing parking deficiencies at beach access points and facilities through a variety of alternatives.
- Require public shoreline access in all County- sponsored and, where practical, private coastal development projects (for example, beach nourishment projects).

**ENV POLICY 4.3.2**

A provision for lateral public beach access to the wet sand beach shall be required where beach hardening practices are proposed.

**ENV POLICY 4.3.3**

The county will identify areas suitable for water-dependent/water-related uses and develop and implement techniques to encourage development and expansion of such uses in these areas provided such uses will not degrade environmental resources.

**ENV POLICY 4.3.4**

The county will discourage any conversion of water-dependent uses to non-water-dependent uses, and shall prohibit conversion when land use changes reduce or eliminate public accessibility and recreation on waterways. The county will develop incentives for water-dependent/water-related businesses to maintain their current use.

**ENV POLICY 4.3.5**

Encourage the construction of dry dock storage as compared to wet slip docking facilities and encourage this storage upland of the Gulf and bay shorelines.

**ENV OBJ 4.4**

**NATIONAL ESTUARY PROGRAMS**

**Support the implementation of the regional Comprehensive Conservation and Management Plans (CCMP) of the National Estuaries to restore and improve the natural estuarine and coastal systems.**

**ENV POLICY 4.4.1**

Participate in intergovernmental processes designed to pursue the goals and objectives of the National Estuary Program's Management Plans.

**ENV POLICY 4.4.2**

Participate in local, state, or federal scientific modeling of National Estuaries to determine the cumulative impact of development on the water resources of the gulf, harbor, bay, springs, creeks and Myakka River.

**ENV POLICY 4.4.3**

Support the implementation of the Florida Department of Environmental Protection Lemon Bay Aquatic Preserve Management Plan.

**ENV OBJ 4.5**

**IMPROVING COASTAL WETLANDS AND MARINE RESOURCES**

**Increase the area and improve the habitat quality of coastal wetlands and marine resources.**

**ENV POLICY 4.5.1**

Develop and implement spoil island restoration plans in cooperation with state, federal and regional agencies.

**ENV POLICY 4.5.2**

Restore coastal wetlands and habitat through revegetation projects, shoreline softening, and management of mosquito-ditched mangroves.

**ENV POLICY 4.5.3**

The county should participate in the Gulf of Mexico Alliance discussions on the health and restoration of the Gulf, especially the eastern portions. The county shall cooperate in advancing the understanding of system dynamics and the Board of County Commissioners shall consider relevant initiatives for support.

**ENV POLICY 4.5.4**

Utilize the county's regulatory authority to encourage shoreline softening rather than shoreline hardening. Where necessary, appropriate native coastal habitat restoration planting, and enhancement projects shall be required in development orders authorizing shoreline hardening.

**ENV POLICY 4.5.5**

Require effective vegetative buffer zones for all new construction adjacent to watercourses, wetlands, and bays for the purposes of water quality improvements and habitat creation.

**ENV POLICY 4.5.6**

Support the efforts and consider recommendations from intergovernmental organizations concerning watersheds within Sarasota County.

**ENV POLICY 4.5.7**

Enforce the Myakka River Protection Zone regulations and all other County regulations designed to protect the Myakka River, and the wild and scenic nature of the River, and support the objectives of the state-approved Myakka Wild and Scenic River Management Plan, as amended.

**ENV POLICY 4.5.8**

Enhance marine resources through the implementation of an artificial reef program. Artificial reef projects shall be initiated and managed by the County and may be undertaken in partnership with state and/or federal agencies or other organizations.

**ENV OBJ 4.6**

**IMPROVE SURFACE WATER QUALITY**

**Improve surface water quality including estuarine, freshwater, coastal streams, rivers, and bays, including the Myakka River and its tributaries.**

**ENV POLICY 4.6.1**

Prohibit dredge and fill activities in the Gulf of Mexico, bays, rivers, and streams of the county except to maintain previously dredged functional navigation channels and existing drainage canals. Maintenance of previously dredged waterways shall be accomplished in ways that are environmentally sound. All new environmentally sound navigation channels and beach nourishment projects require approval by the Board of County Commissioners and must be determined to be in the public interest. The dredging of new navigation channels other than those just described shall be prohibited.

**ENV POLICY 4.6.2**

Orient boating activities to suitable areas away from sensitive habitats, and restrict boat access in areas of marginal navigability.

**ENV POLICY 4.6.3**

Sewage pump out facilities shall be required for new marinas and existing marinas whenever slips are added, if they are served by central sewer.

**ENV POLICY 4.6.4**

Marinas that sell petroleum and other such products shall provide adequate fuel spill containment devices in accordance with state and federal regulations.

**ENV POLICY 4.6.5**

The County shall require all new marinas and, where feasible, existing marinas proposing expansion to obtain a Florida Clean Marina designation from the Florida Department of Environmental Protection.

**ENV OBJ 4.7****COASTAL RESILIENCE AND ADAPTION**

**Implement and encourage strategies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of future vulnerabilities such as sea level rise.**

**ENV POLICY 4.7.1**

The county shall manage its beaches and inlets with potential regional coordination and cooperation with other jurisdictions or agencies in consideration of the following:

- Nature and extent of coastal erosion and opportunities to address areas of long-term erosion
- Adaptive management approach to beach and shoreline restoration and enhancement programs
- Mitigation of impacts of sea level rise through planning and management
- Management strategies for shoreline segments based on their erosion/accretion histories and trends
- Potential effects to marine and coastal wildlife and habitats

**ENV POLICY 4.7.2**

The county and private sector may consider sea level rise information in planning and design of infrastructure and development. The county shall provide to the public and private sector nationally accepted and current data to inform decisions and suggest possible options on infrastructure and development decisions. The county may support regional collaboration on sea level rise, including efforts to identify funding opportunities and to implement possible adaptation measures to reduce vulnerabilities where deemed necessary and feasible.

## ENV GOAL 5

Encourage citizens, visitors, and businesses to contribute positively to the environment.

### ENV OBJ 5.1

#### ENVIRONMENTAL AWARENESS AND SUSTAINABLE BEHAVIOR

**Increase the environmental awareness and sustainable behavior and actions of citizens, visitors and businesses.**

##### ENV POLICY 5.1.1

The county shall implement programs to reduce the ecological footprint and increase long-term sustainability of Sarasota County residents and businesses.

##### ENV POLICY 5.1.2

The county shall support and fund environmental education programs, including a collection of environmental library resources accessible to the public through county libraries.

##### ENV POLICY 5.1.3

The county shall recommend Florida-Friendly Landscaping in new development. Educational materials shall be made available to developers, homeowners, and other interested citizens concerning proper maintenance, management, restoration, and development in natural areas.

##### ENV POLICY 5.1.4

Continue the Florida-Friendly Landscaping Program to promote water conservation and the maintenance of surface water quality using sustainable landscape practices.

##### ENV POLICY 5.1.5

The county shall support the implementation of Best Management Practices, as provided by the Sustainable Agriculture programs of the state and USDA, for local agriculture as a means of public education of sustainable agriculture's role in reducing our ecological footprint, in maintaining a healthy and sustainable environment and in local economic and community foodshed development.

**ENV POLICY 5.1.6**

Encourage and support the development and adoption of sustainable farming practices, as provided by the Sustainable Agricultural Programs of the state and the USDA in order to:

- promote utilization of agricultural commodities and technologies that are better adapted to local growing conditions and less demanding of water resources
- promote environmental enhancement on all farms and ranches to provide connectivity with adjacent conservation lands
- promote establishment of wildlife habitat on agricultural lands that will contribute to habitat corridors and ecosystem functions.

**ENV POLICY 5.1.7**

Encourage the development of community gardens.

**ENV POLICY 5.1.8**

Encourage the private sector to incorporate water conservation strategies into the design of new residential and commercial buildings.

**ENV POLICY 5.1.9**

Promote energy efficient buildings and infrastructure and the application of renewable energy strategies in both the public and private sectors to help reduce air pollution and greenhouse gas emissions generated by power plants in the region.

**ENV GOAL 6**

Create and maintain a comprehensive and connected system of parks, trails, greenspace, native habitats, and environmentally sensitive lands.

**ENV OBJ 6.1****Manage lands for public access and environmental benefit.****ENV POLICY 6.1.1**

County-owned or managed lands shall be managed in accordance with Sarasota County's Land Management Master Plan, where applicable.

**ENV POLICY 6.1.2**

Acquire and physically link natural areas into a contiguous system or otherwise protect environmentally significant lands through a voluntary program (Environmentally Sensitive Lands Protection Program). Coordinate county resources with federal, state, and regional programs, not-for-profit organizations, and local conservation trusts. Priority is given to acquiring and otherwise protecting properties that are adjacent to or in close proximity to existing preservation and conservation areas and public resource lands, with emphasis on maintaining opportunities for a regional greenways system that may include a mix of flow ways, areas subject to flooding, native habitats, recreational trails and wildlife corridors.

**ENV POLICY 6.1.3**

Acquire and physically link natural areas into a contiguous system or otherwise protect and enhance urban green space through a voluntary program. Coordinate county resources with federal, state, and regional programs, not-for-profit organizations and local conservation trusts.. Priority is given to acquiring and otherwise protecting properties that are adjacent to or in close proximity to existing preservation areas, with emphasis on maintaining opportunities for a regional greenways system that may include a mix of flow ways, areas subject to flooding, native habitats, recreational trails and wildlife corridors.

**ENV POLICY 6.1.4**

Sarasota County shall continue establishing incentive programs for landowners to protect the naturally beneficial features of the lands identified as having high ecological value pursuant to FLU Policy 1.1.2, rather than emphasizing reliance upon regulatory police power authority. These additional incentives shall utilize a full range of techniques as appropriate (including, but not limited to, tax incentives, incentives for on-site habitat enhancements and provisions for variable lot sizes in Rural Areas) without increasing densities.

**ENV POLICY 6.1.5**

The development review process shall identify potential conservation and preservation area habitats in those areas that have potential of becoming incorporated into an overall natural areas network through the voluntary incentive program.

**ENV POLICY 6.1.6**

The county shall fund and implement increased public access to Public Conservation/Preservation Lands and support existing nature centers.

**ENV GOAL 7**

Collect, maintain, and obtain data and information relevant to informing solution-oriented environmental policy and decision-making.

**ENV OBJ 7.1****SCIENCE-BASED DECISION MAKING**

**Ensure that current environmental data and information is maintained and available.**

**ENV POLICY 7.1.1**

Maintain a program of water quantity and quality data collection and analysis for estuarine areas. Coordinate with existing programs that perform biological and water quality data collection and analyses in Sarasota County and evaluate results to determine what further study is necessary.

**ENV POLICY 7.1.2**

Maintain a program of coastal systems data collection and analysis to assist in the protection of natural systems and in long-range, post-disaster, and sea level rise planning. Coordinate with existing programs to ensure appropriate ecological data is available for required data analyses.

**ENV POLICY 7.1.3**

Conduct a baseline assessment of water quality, water quantity, and biological health in major county water bodies. The county shall review designated uses of the waterways as described in applicable sections of the Florida Administrative Code. The county shall assess the status and the trends in water quality and provide results to the public.

**ENV POLICY 7.1.4**

Monitor stormwater runoff to support management actions for the wise use and protection of groundwater, freshwater, and estuarine resources.

**ENV POLICY 7.1.5**

Collect and analyze ambient air quality data. Coordinate with regional, state, and federal agencies to inform planning and policy decisions relating to public health and environmental protection.

## NATIVE HABITATS IN SARASOTA COUNTY

As a coastal County with a major riverine system and a substantial upland area, Sarasota possesses a variety of environmental habitats. These habitats are important resources, performing a number of functions. Coastal wetlands, mangroves and tidal marshes improve water quality, act as storm buffers, provide shelter for coastal wading birds and perform a vital role in the important and complex estuarine food chain. The county's gently sloping beaches dissipate wave energy and the low dunes act as a repository for shifting sands which, in storms, further buffer the uplands from erosion and flooding by providing an additional source of sand. The denser coastal vegetation behind the front and back beaches also protects uplands from destructive coastal processes. The bays and related estuaries are nursery areas for many economically valuable species of marine life such as shrimp, stone crab, oysters and mullet, in addition to sport fish species including tarpon and snook. Upland habitats also provide important resources for a number of endangered species including the bald eagle, Audubon's crested caracara, and the sandhill crane. Upland habitats also perform flood control functions and buffer the county's rivers, creeks, and tributaries from pollutants in stormwater runoff. All vegetation has a role in maintaining air quality through deposition and entrapment of particulates and chemical transformation of pollutants.

The Sarasota County Land Cover Map (Volume 2, Data and Analysis) illustrates the extent of both vegetative cover and developed features. Land cover codes were designated according to the Sarasota County Comprehensive Plan habitat classification system and include upland, wetland, estuarine, and marine habitats. The Future Land Use Map of Sarasota County is intended to illustrate general locations only and should not be used as a substitute for detailed site plans that indicate the specific location of native habitat areas. Habitat functions and values are discussed in the Habitat Inventory and Analysis section (Volume 2, Data and Analysis). Management Guidelines are discussed in the "Principles for Evaluating Natural Habitats" section in this Volume, which is a guiding principle of the Comprehensive Plan.

## PRINCIPLES FOR EVALUATING DEVELOPMENT PROPOSALS IN NATIVE HABITATS

The following guidelines pertain to the native habitats found in Sarasota County and will be applied by Sarasota County staff to assist in the evaluation of proposals for land development or alteration in conjunction with the descriptions of those habitats discussed in Volume 2, Data and Analysis under the section entitled, "Habitat Inventory and Analysis." Unless stated otherwise, any finding of fact required by these guidelines shall be made by County staff. These guidelines are divided into two parts for each habitat. The first, "Environmental Values and Functions," is a listing of the major natural values and functions of the specific habitat. The second part, "Management Guidelines," shows how the values and functions listed in part one can be conserved. The principles of avoidance first and then minimization shall be applied to all native habitats and support sound ecological planning that best ensures the long-term provision of habitat functions and values. Where an approved mitigation framework is currently in place, it will be applied consistent with applicable regulations first and then the "Principles for Evaluating Development Proposals."

**Preservation** shall be defined as the perpetual maintenance of habitats in their existing (or restored) native condition. Certain habitats, identified in the Principles for Evaluating Development Proposals in Native Habitats section, shall be preserved due to their intrinsic environmental values and functions. Preserves are afforded the highest degree of protection within Sarasota County. No removal of trees or understory plants shall be allowed unless authorized under a county-approved resource management plan. No filling, excavating, or storing materials shall be allowed. Preserve areas should be established outside individual development lot boundaries and designated as preserve areas on recorded plats. Provisions for protecting the preserve area also should be referenced in deed restrictions to notify future property owners of these responsibilities. Where protected habitats exist within a parcel or an existing development lot, the habitat and applicable buffers shall be designated as Preserve Areas on County-approved development plans.

**Conservation** shall be defined as the wise use of native habitats other than those required to be preserved. Conservation areas often consist of native habitat that has been set aside to fulfill open space requirements rather than specific management guidelines. Native habitat shall be used whenever possible to fulfill open space requirements. Limited clearing may be

allowed to accommodate nature trails, picnic areas and other passive recreational facilities if prior approval is obtained from the county. Otherwise, no removal of trees or understory plants shall be allowed unless authorized under a county-approved resource management plan. No filling, excavating or storing materials shall be allowed. Conservation areas are protected in perpetuity and should be designated on recorded plats and referenced in any deed restrictions.

For those native habitats where Preservation is required, or where activities or adverse impacts, or uses are prohibited, an activity that has a de minimis impact individually and cumulatively on the habitat value and function may be approved by a County permit, variance, or exempted or excepted, or otherwise allowed, consistent with the County Code. For example, a Water Navigation Control Authority (WNCA) permit may authorize installation of dock pilings that have a de minimis impact on the bay waters habitat. *(New, per public comment)*

"Use of 'shall' or 'must' in the guidelines is intended to connote a mandatory requirement."

## I. NEARSHORE GULF AND BAY

### SPECIFIC HABITAT: MARINE AND ESTUARINE CONSOLIDATED SUBSTRATE

#### 1. Environmental Values and Functions:

- a. Role in shore processes, including natural shoreline stabilization.
- b. Habitat, anchoring substrate and foraging grounds for marine organisms, including marine turtles.

#### 2. Management Guidelines:

- a. Impacts to submerged or inter-tidal marine and estuarine consolidated substrate shall be avoided. Where some impacts may be unavoidable as part of a beach nourishment or renourishment project that is approved by the Board and considered to be in the public interest, such impacts shall be mitigated in accordance with state regulations.
- b. Chapter 54, Article XXIV, of the Sarasota County Code of Ordinances shall be strictly enforced. This Code prohibits the destruction of the Point of Rocks natural rock outcropping and its associated live rock.

## II. SANDY COASTS

### SPECIFIC HABITAT: BEACHES

#### 1. Environmental Values and Functions:

- a. Beaches play an important role in shore processes, especially natural shoreline stabilization.
- b. Beaches provide habitat, foraging grounds and nesting habitat for shorebirds, wading birds and invertebrates.
- c. Beaches provide nesting sites for endangered and threatened sea turtle species.
- d. Beaches provide refuge for migrating birds.
- e. Beaches provide eco-tourism.

#### 2. Management Guidelines:

- a. Beach nourishment, deemed appropriate by the Board, shall be promoted in lieu of shoreline hardening.
- b. The use of artificial shoreline stabilization techniques (e.g., seawalls, groins, etc.) that interfere with the natural beach processes, could contribute to beach erosion, and/or interrupt lateral public pedestrian access along the beach shall be prohibited except in the public interest and in accordance with County Codes. If such stabilization is deemed necessary, the structure shall be designed to minimize adverse impacts to coastal processes, lateral public pedestrian access and beach and dune system habitat. Lateral pedestrian access must be maintained.
- c. Manage public beaches to protect wildlife habitat functions as well as for recreational purposes.
- d. Maintain lateral access along the beach for public use.
- e. Maintain and/or secure perpendicular public access to the beach as a requirement of development orders considered by the Board of County Commissioners.

### SPECIFIC HABITAT: DUNE SYSTEM

#### 1. Environmental Values and Functions:

- a. Dune systems are essential in promoting natural shoreline stability of the beach and sediments by acting as a repository for accreted sands, acting as a bank for eroded sands to nourish the beach, and as a vegetative trap for both wind-blown and wave-washed sands.
- b. Dune systems provide habitat, foraging ground and nesting area for sea turtles, birds and other wildlife.

- c. Dune systems are essential for protecting/buffering upland properties from erosion and storm surge flooding, thereby protecting the public health, safety and general welfare.
2. Management Guidelines:
- a. Dune systems and their native vegetation shall be preserved. Encourage public acquisition or preservation of dune systems.
  - b. State and County Codes restricting motor vehicle operations on dunes and beaches should be strictly enforced. Authorized vehicle operations associated with research and conservation programs may be allowed.
  - c. Pedestrian traffic across dunes should be controlled to minimize adverse impacts (i.e., walkovers and barrier vegetation should be required if a net benefit to the preservation of dune vegetation can be demonstrated).
  - d. Encourage the restoration of dunes that are subject to erosion.
  - e. To the maximum extent practical or consistent with applicable ordinances, invasive and nuisance vegetation shall be removed from dune systems.
  - f. Where dune systems are not present, or have been substantially impacted by development or erosion, require the construction or restoration of the dune systems associated with beach nourishment/ renourishment projects.

### III. BARRIER BACKBONES

#### SPECIFIC HABITAT: COASTAL HAMMOCKS

1. Environmental Values and Functions:
- a. Coastal hammock overstory is generally composed of live oaks and/or cabbage palms that protect numerous understory and sub-canopy tropical plant species from the sun and salt-spray. Endangered and commercially exploited species found within these hammocks include the endangered prickly apple cactus (*Harrisia aboriginum*), and the commercially exploited butterfly orchid (*Encyclia tampensis*).
  - b. Coastal hammocks provide habitat and foraging grounds for gopher tortoises (*Gopherus polyphemus*) and migratory bird species.
2. Management Guidelines:
- a. Coastal hammock habitat shall be preserved.
  - b. Due to the rarity of this habitat in Sarasota County, fragmented assemblages of understory and overstory coastal hammock vegetation shall also be preserved. Other assemblages of coastal hammock components shall be evaluated for protection and enhancement.
  - c. To the maximum extent practical or consistent with applicable ordinances, invasive and

- nuisance vegetation shall be removed from Coastal Hammocks
- d. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

### SPECIFIC HABITAT: INDIAN MOUNDS

- 1. Environmental Values and Functions:
  - a. Indian mounds provide suitable growing conditions for many endemic tropical plant species.
- 2. Management Guidelines:
  - a. Indian mound vegetation shall be preserved, in accordance with historical preservation statutes and ordinances.
  - b. Excavation of Indian mounds shall be in accordance with Chapter 3 the Historic Preservation Chapter of the Sarasota County Comprehensive Plan and Chapter 66 of the Sarasota County Code.

## IV. ESTUARINE EDGES

### SPECIFIC HABITAT: MANGROVE SWAMPS

- 1. Environmental Values and Functions:
  - a. Nutrient conversion/ detritus production contributing to local fisheries.
  - b. Shoreline stabilization and protection.
  - c. Breeding areas for herons, ibises, cormorants, pelicans, egrets and other species.
  - d. Protective areas for immature stages of valuable fish and shellfish.
  - e. Eco-tourism.
  - f. Significant recreational fishing habitat.
  - g. Filtration of shoreline stormwater runoff.
  - h. Sediment control.
- 2. Management Guidelines:
  - a. Mangrove swamps shall be preserved or enhanced.
  - b. Dredging and filling of mangrove swamps shall be strictly prohibited.
  - c. To the maximum extent practical or consistent with applicable ordinances, invasive and nuisance vegetation shall be removed from Mangrove Swamps.
  - d. Previously cleared mangrove swamps should be restored.

- e. Encourage education programs oriented toward protection of this habitat.
- f. Discourage shoreline hardening adjacent to mangrove swamps and promote shoreline softening through vegetation projects.
- g. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

### SPECIFIC HABITAT: TIDAL MARSHES

#### 1. Environmental Values and Functions:

- a. Nutrient conversion/detritus production.
- b. Habitat for shorebirds, ducks and other wildlife.
- c. Settling areas for sediment carried by surface water systems (creeks, canals, etc.).
- d. Nursery area for fish and wildlife.
- e. Filtration of shoreline stormwater runoff.
- f. Natural shoreline stabilization and protection.
- g. Refuge for migrating birds.

#### 2. Management Guidelines:

- a. Tidal marshes shall be preserved or enhanced.
- b. Dredging and filling of tidal marshes shall be strictly prohibited.
- c. To the maximum extent practical or consistent with applicable ordinances, invasive and nuisance vegetation shall be removed from Tidal Marshes.
- d. Discourage shoreline hardening adjacent to tidal marshes and promote shoreline softening through vegetation projects.
- e. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

### V. BRACKISH BAYS

### SPECIFIC HABITAT: SEAGRASS BEDS

#### 1. Environmental Values and Functions:

- a. Primary estuarine food production (i.e., nutrient conversion/detritus source).
- b. Refuge habitat for young shrimp, other invertebrates and fishes.

- c. Stabilization of bottom sediment.
  - d. Significant recreational fishing habitat.
  - e. Forage areas for the West Indian Manatee.
2. Management Guidelines:
- a. Preserve the remaining seagrass beds in Sarasota County.
  - b. Prohibit dredging of seagrass beds except to maintain existing previously-permitted or grandfathered drainage canals, man-made canals and basins, and navigation channels as authorized by County Codes. New navigation channels and beach nourishment projects proposing impacts to seagrass beds require approval by the Board of County Commissioners and must be determined to be in the public interest. Dredging shall be done in an environmentally sound manner as determined by the County and impacts must be mitigated for through a County approved mitigation plan. The dredging of new navigation channels other than those just described shall be prohibited.
  - c. Prohibit filling.
  - d. Develop and implement restrictions on stormwater discharge.
  - e. Monitor the conditions of marine grass beds and restrict power boat traffic in areas where propellers and wakes are found to cause significant disruption.
  - f. Enhance water quality to encourage the re-establishment and proliferation of seagrass bed habitat.
  - g. Increase awareness of the public, especially boaters, to the sensitivity and importance of this habitat through public education.
  - h. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

## SPECIFIC HABITAT: OYSTER BARS

1. Environmental Values and Functions:
- a. Role in nutrient cycle.
  - b. Food production.
  - c. Significant recreational fishing habitat.
2. Management Guidelines:
- a. Improve water quality by limiting or eliminating pollution and its causes.
  - b. Maintain natural freshwater flows entering bays.

- c. Oyster bars and beds shall be conserved.
- d. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

## SPECIFIC HABITAT: BAY WATERS

### 1. Environmental Values and Functions:

- a. Critical habitat for most forms of marine life.
- b. Nursery ground and refuge for young marine organisms.
- c. Utilized by listed species including eagles, ospreys, pelicans and manatees.
- d. Eco-tourism.

### 2. Management Guidelines:

- a. Prohibit dredge and fill activities in the bay waters of the County except to maintain existing previously-permitted or grandfathered drainage canals, man-made canals and basins, and navigation channels as authorized by County Codes. All new navigation channels and beach nourishment projects require approval by the Board of County Commissioners and must be determined to be in the public interest. Dredging shall be done in an environmentally sound manner as determined by the County and impacts must be mitigated for through a County approved mitigation plan consistent with applicable regulations. The dredging of new navigation channels other than those just described shall be prohibited.
- b. Prohibit filling.
- c. Improve water quality while maintaining or restoring natural freshwater flows entering bays. (see: IV. Estuarine Edges, B.2.a).
- d. Restrict boat access in areas of marginal navigability to prevent bottom scour.
- e. Discourage shoreline hardening of bay shorelines and promote shoreline softening through vegetation projects.
- f. Stormwater runoff from new development shall comply with governing regulations. The Sarasota County Stormwater Environmental Utility shall use Best Management Practices to protect water quality of stormwater runoff to receiving waters. For wetland habitats, stormwater runoff from impervious surfaces must be pretreated prior to its discharge. Pre-treatment may be in the form of sediment sumps, baffles or grassed swales. Such facilities shall be designed and constructed in accordance with applicable regulations so that the discharge does not violate applicable local, state or federal

water quality standards or degrade the quality of the receiving waterbody. Water discharges into natural wetlands must be done by overflow and spreader swales as to avoid degradation of the ecosystem.

- g. If fill is stockpiled or graded near bay waters, appropriate sediment control measures (e.g., hay bales, silt screens, etc.) shall be employed to prevent sedimentation within the bay waters. When building sites adjacent to coastal streams are elevated by filling, the same erosion control requirements apply and the fill must be stabilized to prevent entry of sediment into the bay waters.
- h. Unless superseded by the watercourse buffer requirements contained within the County's Land Development Regulations, buffers of existing upland vegetation which are sufficient in each case to protect the values and functions of bay waters shall be required with development, including new single-family residential structures, along all or portions of bay waters to protect those systems from adverse impacts of development. The required buffer width is 15 feet; however, in constrained situations, an average 15-foot-wide buffer may be allowed. In such averaging situations, the minimum buffer width shall be five feet.

## VI. ORIGINAL WATERWAYS

### SPECIFIC HABITAT: COASTAL STREAMS

#### 1. Environmental Values and Functions:

- a. Freshwater and nutrient transport to bays.
- b. Habitat, refuge, and foraging ground for birds, alligators, otters, manatees and fish.
- c. Role in hydrologic cycle including evaporation.
- d. Stormwater runoff filtration of waters flowing to the bay.
- e. Wildlife corridors.

#### 2. Management Guidelines:

- a. Dredging shall be prohibited except to maintain existing previously-permitted or grandfathered drainage canals, man-made canals and basins, and navigation channels as authorized by County Codes. All new navigation channels and beach nourishment projects require approval by the Board of County Commissioners and must be determined to be in the public interest. Dredging shall be done in an environmentally sound manner as determined by the County and impacts must be mitigated for through a County approved mitigation plan consistent with applicable regulations. The dredging of new navigation channels other than those just described shall be prohibited.

- b. Reduce pollution entering coastal streams.
- c. Prohibit filling.
- d. Discourage shoreline hardening of bay shorelines and promote shoreline softening through vegetation projects.
- e. Stormwater runoff from new development shall comply with governing regulations. The Sarasota County Stormwater Environmental Utility shall use Best Management Practices to protect water quality of stormwater runoff to receiving waters. For wetland habitats stormwater runoff from impervious surfaces must be pretreated prior to its discharge. Pre-treatment may be in the form of sediment sumps, baffles or grassed swales. Such facilities shall be designed and constructed in accordance with applicable regulations so that the discharge does not violate applicable local, state or federal water quality standards or degrade the quality of the receiving waterbody. Water discharges into natural wetlands must be done by overflow and spreader swales as to avoid degradation of the ecosystem.
- f. Where appropriate, the volume, timing and duration of stormwater discharge from new development shall be managed in a manner to mimic as closely as possible the historic unaltered hydrologic conditions.
- g. If fill is stockpiled near a coastal stream, appropriate sediment control measures (e.g., hay bales, silt screens, etc.) shall be employed to prevent sedimentation into the coastal stream. When building sites adjacent to coastal streams are elevated by filling, the same erosion control requirements apply and the fill must be stabilized to prevent entry of sediment into the stream.
- h. Unless superseded by the watercourse buffer requirements contained within the County's Land Development Regulations, buffers of existing upland vegetation or planted upland vegetation which are sufficient in each case to protect the values and functions of coastal streams shall be required with development, including new single-family residential structures, along all or portions of the coastal stream to protect those systems from adverse impacts of development. The required buffer width is 15 feet; however, in constrained situations, an average 15-foot-wide buffer may be allowed. In such averaging situations, the minimum buffer width shall be five feet.

## SPECIFIC HABITAT: THE MYAKKA RIVER

### 1. Environmental Values and Functions:

- a. The only river and major surface water system in Sarasota County.

- b. Freshwater and nutrient transport to Charlotte Harbor.
  - c. Habitat for alligators, manatees, otters, fish and waterfowl.
  - d. Role in hydrologic cycle including evaporation.
2. Management Guidelines:
- a. Dredging and filling in the Myakka River shall be prohibited.
  - b. For development orders, implement the requirements of the Myakka River Protection Zone Code.
  - c. Reduce pollution entering the Myakka River. All new construction adjacent to the river and within a semi-rural or urban designation shall connect to a County-approved central service for wastewater treatment.
  - d. Closely monitor the regional effects of phosphate mining and other potentially detrimental land uses.
  - e. Prohibit phosphate mining in the Myakka River Watershed.
  - f. Establish a special conservation management area that includes the Myakka River and appropriate lands adjacent to the river to ensure the future conservation of the Myakka River and its watershed.
  - g. Prohibit shoreline hardening of the Myakka River, discourage it in its tributaries, and promote shoreline softening through vegetation projects.
  - h. Stormwater runoff from new development shall comply with governing regulations. The Sarasota County Stormwater Environmental Utility shall use Best Management Practices to protect water quality of stormwater runoff to receiving waters. For wetland habitats stormwater runoff from impervious surfaces must be pretreated prior to its discharge. Pre-treatment may be in the form of sediment sumps, baffles or grassed swales. Such facilities shall be designed and constructed in accordance with applicable regulations so that the discharge does not violate applicable local, state or federal water quality standards or degrade the quality of the receiving waterbody. Water discharges into natural wetlands must be done by overflow and spreader swales as to avoid degradation of the ecosystem.
  - i. If fill is stockpiled near a wetland, appropriate sediment control measures (e.g., hay bales, silt screens, etc.) shall be employed to prevent sedimentation within the wetland. When building sites adjacent to wetlands are elevated by filling, the same erosion control requirements apply and the fill must be stabilized to prevent entry of sediment into the wetland.

## SPECIFIC HABITAT: SPRINGS

### 1. Environmental Values and Functions:

- a. Habitat for manatees, alligators, fish and birds.
- b. Only two springs in Sarasota County, with one being the only “warm” spring in Florida.
- c. Anoxic environment preserves archeological artifacts.

### 2. Management Guidelines:

- a. Ground water withdrawals that would negatively impact the quality or quantity of the spring discharge shall be prohibited.
- b. Excavation of archeological artifacts should be prohibited except for educational or scientific purposes.
- c. Establish through the Florida Department of Environmental Protection an extension of Outstanding Florida Waters (OFW) designations to include streams and karst features known to have hydrologic connections to OFWs.
- d. Conduct hydrogeologic investigations to determine the relationship between ground water levels and spring flows so that ground water withdrawals can be managed to avoid impacts to spring flows.
- e. Develop and implement management plans for individual spring systems, and include consideration of manatee use in developed plans.

## VII. FRESHWATER WETLANDS

### SPECIFIC HABITATS: WETLANDS (SWAMPS, MARSHES, SLOUGHS, WET PRAIRIES AND HEADS)

### 1. Environmental Values and Functions:

- a. Water filtration. Wetlands can improve water quality by filtering overland flow and by assimilating nutrients contained in runoff.
- b. Flood Control. Natural floodwater storage during drier periods of the year, wetlands can attenuate some volume of floodwaters.
- c. Critical habitat. Wetlands provide essential food and shelter for numerous species of animals, provide breeding and spawning areas for wildlife and fishes, and provide critical habitat for numerous plant and animal species with special protection status.
- d. High primary production. Wetlands contribute to the elementary levels of the food cycle.
- e. Role in the hydrologic cycle. Wetlands contribute to the hydrologic cycle through evaporation and evapotranspiration.
- f. Recharge. Some wetlands recharge the surficial aquifer.

- g. Erosion control. Wetlands, especially those bordering coastal and inland waterways, stabilize land surfaces and control erosion.
  - h. Recreation and eco-tourism. Wetlands provide opportunities for recreation in the form of fishing, bird watching, hunting, etc.
2. Management Guidelines:
- a. Wetlands shall be preserved except as described in f. of this section.
  - b. Swamps and heads exhibit a particularly high degree of environmental importance and are less common in Sarasota County compared to other wetland habitat types; therefore, impacted heads and swamps shall be restored, in connection with new development where feasible.
  - c. Information provided on the existing hydroperiod in each wetland shall be the responsibility of the applicant and shall be determined prior to any alteration according to methods approved by the county based upon the best available technology. Post development hydroperiods shall approximate those determined during predevelopment investigations. A wetland hydroperiod maintenance plan shall be submitted for review and approval by the county prior to or concurrent with the preliminary plan or site and development plan development review process.
  - d. Native vegetation shall be protected in contiguous and isolated wetland areas subject to seasonal water level fluctuations. Routine maintenance and clearing of ditches and canals specifically designed for channeling of stormwater runoff will not be prohibited by these principles.
  - e. The natural flow of water within and through contiguous wetlands shall not be impeded. In areas where roadways must cross contiguous wetlands, structures of appropriate dimensions must be utilized so that natural flow patterns will be maintained.
  - f. In cases where a wetland is no longer capable of performing defined environmental functions and providing defined environmental values as described in this section or in cases where no other reasonable alternative exists other than disrupting a wetland, as determined by the county, some alterations may be allowed. In determining whether a reasonable alternative exists, the county will consider factors such as, including but not limited to, landscape context and long-term viability of the native habitat. All alterations in wetlands which result in a loss of habitat shall be mitigated in accordance with performance standards adopted by the Board of County Commissioners. These performance standards shall require that the wetland mitigation provides values and functions equal to or, particularly in the case of an impacted or degraded wetland,

greater than those of the wetland qualifying for alteration in perpetuity. Reasonable assurance shall be provided such that the wetland mitigation will exhibit the defined environmental function, nature, and, where hydrologically feasible, similar type of the altered wetland. Wetland mitigation shall consist of the creation, restoration, and/or enhancement of wetlands and/or preservation of upland habitats. The amount of mitigation needed to offset alterations that result in loss of wetland habitat shall be determined by the Uniform Mitigation Assessment Method (UMAM) Chapter 62-345 Florida Administrative Code. In instances where the UMAM requirements do not apply, the mitigation shall consist of the creation at a one to one ratio for herbaceous wetlands and two to one ratio for forested wetlands, in accordance with Level I performance standards. For all projects, a wetland mitigation, maintenance, and monitoring plan based on best available technology shall be submitted for review and approval by the county prior to or concurrent with the preliminary plan or site and development plan development review process. Threatened and endangered plant species shall be preserved, protected or relocated pursuant to a transplantation program to be implemented prior to construction authorization. These plant species include those species that are listed or are C1 candidates for listing by the U.S. Fish and Wildlife Service (USFWS); listed as threatened or endangered by the Florida Department of Agriculture and Consumer Services pursuant to the Preservation of Native Flora Act, Section 581.185, Florida Statutes; and listed by the Convention on International Trade in Endangered Species of Wild Fauna and Flora. The success of mitigation shall be monitored by the applicant or his designees and shall also be subject to monitoring and enforcement by the county. Except as otherwise authorized herein, wetlands shall not be filled, drained, dredged, or converted to lakes or borrow pits. Specific performance standards shall be contained in the county's Land Development Regulations (Ordinance No. 81-12, as amended). Off-site wetland mitigation shall be allowed in cases where on site mitigation or preservation is not feasible, where the on-site mitigation opportunities are not expected to have long-term viability when compared with the proposed off-site mitigation; or where off-site mitigation would provide a greater improvement in ecological value and function than on-site mitigation, as determined by the county. All off-site mitigation shall be within Sarasota County boundaries, unless an interlocal agreement and other legal mechanism acceptable to the county exists that ensures the county can maintain compliance with these standards or within a state-approved mitigation bank that has a

service area containing the proposed wetland impacts and appropriate credits to offset the loss of function and value. Wetlands degraded in violation of local, state, or federal regulation shall not be considered as degraded under this part. The acreage of mitigation required compared to the acreage of wetlands adversely impacted by a proposed activity will be determined based upon the values and functions provided by the proposed mitigation compared to the values and functions likely to be lost due to proposed wetland impacts.

- g. Stormwater runoff from impervious surfaces must be pretreated prior to its discharge into natural wetlands. Pre-treatment may be in the form of sediment sumps, baffles or grassed swales. Such facilities shall be designed and constructed in accordance with applicable regulations so that the discharge does not violate applicable local, state or federal water quality standards or degrade the quality of the receiving waterbody. Water discharges into natural wetlands must be done by overflow and spreader swales as to avoid degradation of the ecosystem.
- h. To the maximum extent practical, hydroperiods in preserved, enhanced, or restored freshwater wetland systems shall be restored, then maintained in a manner that mimics their historic unaltered condition.
- i. If fill is stockpiled near a wetland, appropriate sediment control measures (e.g., hay bales, silt screens, etc.) shall be employed to prevent sedimentation within the wetland. When building sites adjacent to wetlands are elevated by filling, the same erosion control requirements apply and the fill must be stabilized to prevent entry of sediment into the wetland.
- j. Buffers of existing upland vegetation which are sufficient in each case to protect the values and functions of wetlands shall be required around all or portions of wetlands to protect those systems from adverse impacts of development. Minimum buffer width is 30 feet; however, buffers consisting of mesic hammocks shall be a minimum of 50 feet wide consistent with Mesic Hammock Management Guideline, VIII.2.B. Variable buffer widths may be allowed where it can be demonstrated that they provide equal or greater native habitat value.

## VIII. SHADY HAMMOCKS

### SPECIFIC HABITAT: MESIC HAMMOCKS

#### 1. Environmental Values and Functions:

- a. Wildlife corridors.

- b. Natural flood attenuation and filtration of flood waters.
  - c. Habitats for epiphytic vegetation.
  - d. Food source and shelter for wildlife.
  - e. Specialized microclimate due to shade and moisture.
  - f. Ecotone or edge effect providing optimum environmental diversity.
  - g. Provides a buffer between upland development and wetlands, lakes and watercourses.
2. Management Guidelines:
    - a. Maintain existing, and to the maximum extent practicable, restore seasonal water level fluctuations, hydroperiods and natural drainage conditions.
    - b. Mesic Hammock in required buffers and areas not approved for development shall be preserved. When mesic hammock habitat exists adjacent to wetlands or the top of bank of any watercourse, required buffers shall be a minimum of 50 feet wide. Impacts to other mesic hammock areas, may be allowed only if no significant loss of function to the balance of the hammock would be incurred. In such cases, up to 25 percent of the mesic hammock habitat on site may be removed
    - c. Flood elevation construction requirements shall be met with the use of pilings or stem walls.
    - d. Special protection shall be provided for mesic hammocks along the Myakka River and its tributaries. The area of required buffers may be widened along these corridors.
    - e. To the maximum extent practical and consistent with applicable ordinances, invasive and nuisance vegetation shall be removed from Mesic Hammocks.
    - f. A resource management plan for perpetually protected Mesic Hammock areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

## SPECIFIC HABITAT: XERIC HAMMOCKS

1. Environmental Values and Functions:
  - a. Food source and shelter for wildlife.
  - b. Ecotone or edge effect providing optimum environmental diversity.
2. Management Guidelines:
  - a. Xeric Hammock should be conserved in fulfilling open space requirements.
  - b. Canopy and understory vegetation shall be maintained in conservation areas. A resource management plan for these conservation areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the

preliminary plan or site and development plan development review process.

## IX. PINE PRAIRIES

### SPECIFIC HABITAT: PINE FLATWOODS

#### 1. Environmental Values and Functions:

- a. Pine flatwoods are the predominant native habitat in Sarasota County and are, therefore, the major habitat for many species of wildlife, including such rare species as Audubon's crested caracara, the burrowing owl, and the bald eagle. Like many other native habitats, flatwoods vegetation and soils remove pollutants from water and air.

#### 2. Management Guidelines:

- a. Pine Flatwoods should be conserved in fulfilling open space requirements
- b. Special emphasis should be placed on meeting wetland buffer requirements by preserving pine flatwoods adjacent to wetlands.
- c. Canopy and understory vegetation shall be maintained in conservation areas and in wetland buffer preservation areas. A resource management plan for these conservation and preservation areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.
- d. Recognize fire as an important management tool in the maintenance of this habitat and may be limited in developed areas due to practical considerations.

### SPECIFIC HABITAT: DRY PRAIRIES

#### 1. Environmental Values and Functions:

- a. Habitat for Audubon's crested caracara.
- b. Native range.

#### 2. Management Guidelines:

- a. Dry Prairies should be conserved in fulfilling open space requirements.
- b. A resource management plan for these conservation areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

## SPECIFIC HABITAT: GRASSY DRY PRAIRIE

### 1. Environmental Values and Functions:

- a. Some grassy dry prairies have been identified in Sarasota County. These habitats are designated by the Florida Department of Environmental Protection as being highly endangered to conversion to improved pasture.

### 2. Management Guidelines:

- a. Grassy dry prairies shall be preserved.
- b. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.

## X. HIGH DRY SCRUBS

### SPECIFIC HABITAT: SAND PINE SCRUB

### 1. Environmental Values and Functions:

- a. Rare habitat for many listed species.
- b. According to the Florida Department of Environmental Protection, this habitat is highly endangered.
- c. Recharge areas for artesian aquifers.
- d. Unique scientific and education opportunities.

### 2. Management Guidelines:

- a. All sand pine Scrub shall be preserved.
- b. Access should be restricted except for scientific and education purposes due to the sensitivity of the endemic vegetation to pedestrian and vehicular traffic.
- c. Recognize fire as an important management tool in the maintenance of this habitat and may be limited in developed areas due to practical considerations.
- d. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.
- e. Scrub habitats and Scrub-jay areas covered by a Habitat Conservation Plan shall be preserved and managed in accordance with incidental take permit conditions.

## SPECIFIC HABITAT: SCRUBBY FLATWOODS

### 1. Environmental Values and Functions:

- a. Habitat for listed species including Florida Scrub-jays, gopher tortoises, indigo snakes, Florida mouse, sand skinks and Florida coontie.
- b. Possible recharge areas for surficial aquifers.
- c. High probability of archaeological significance.
- d. Unique scientific and educational properties.

### 2. Management Guidelines:

- a. All Scrubby flatwoods areas shall be preserved.
- b. Maintain both canopy and understory vegetation in preserved Scrubby flatwood areas. A resource management plan for these preservation areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.
- c. Recognize fire as an important management tool in the maintenance of this habitat and may be limited in developed areas due to practical considerations.
- d. Scrub habitats and Scrub-jay areas covered by a Habitat Conservation Plan shall be preserved and managed in accordance with incidental take permit conditions.

## SPECIFIC HABITAT: TURKEY OAK RIDGES

### 1. Environmental Values and Functions:

- a. Habitat for listed species including Florida Scrub-jays, gopher tortoises, indigo snakes, Florida mouse, and sand skinks.

### 2. Management Guidelines:

- a. Turkey oak ridges shall be preserved.
- b. Maintain both canopy and understory in conserving areas of turkey oak ridges.
- c. A resource management plan for perpetually protected areas, based on best available technology, shall be submitted for review and approval by the County prior to or concurrent with the preliminary plan or site and development plan development review process.



## ELEMENT 2

# QUALITY OF LIFE

CHAPTER 2 – PARKS, PRESERVES AND RECREATION

CHAPTER 3 – HISTORIC PRESERVATION

CHAPTER 4 – LIBRARIES AND GOVERNMENT FACILITIES

CHAPTER 5 – SCHOOLS

CHAPTER 6 – COASTAL DISASTER MANAGEMENT



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“

IN THE 2015 CITIZEN OPINION SURVEY, THE COUNTY ASKED HOW RESIDENTS WOULD RATE THEIR OVERALL QUAITY OF LIFE IN SARASOTA COUNTY; OVER 95% RATED IT AS EITHER EXCELLENT OR GOOD.

”

# THE QUALITY OF LIFE ELEMENT

## ELEMENT INTRODUCTION

The term “quality of life,” is a broad, multi-dimensional concept that has different meanings for different individuals, groups, or academic disciplines. In its basic form, quality of life is an expression of the health, comfort and happiness experienced by an individual or group. In the 2015 Citizen Opinion Survey, the county asked how residents would rate their overall quality of life in Sarasota County; over 95% rated it as either excellent or good. Our quality of life is also recognized as one of factors that drives the continuing growth throughout the county. Warm weather, beautiful beaches, flora and fauna, economic opportunities, cultural and historical resources and activities, and a multitude of entertainment opportunities are all quality of life features that make Sarasota County so desirable.

While other Elements in the Comprehensive Plan may add to the overall quality of life in Sarasota County, this Element focuses on certain aspects of county life that make Sarasota County a unique and desirable place to live, work and play. Topics addressed in this Element include Historic Resources; Public Libraries; Parks, Preserves and Recreation; Schools; and Coastal Disaster Management.

The Goals, Objectives and Policies within the individual chapters of this Element include a modern and high quality public library system; a diverse parks, recreation and open space system that includes a variety of programs, facilities and opportunities; preservation, enhancement and educational opportunities relating to cultural, historic and archaeological resources; school facilities planning to meet the needs of a growing population; facility planning and public education related to natural disasters, such as hurricanes; and services, facilities and opportunities to enhance the health and wellness of residents and visitors.

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## SYNERGY of QUALITY OF LIFE

The topics within the Quality of Life Element are closely connected to goals, objectives, and policies in other areas of the Comprehensive Plan. By recognizing these relationships, the county can maximize resources, understand potential results and leverage funding opportunities. The following Synergy table indicates how this Element connects to, and is interrelated with, other Elements of the Comprehensive Plan.



### ENVIRONMENTAL SYSTEMS

Natural lands and historic sites are an integral part of the Sarasota County parks system offering recreational and learning opportunities that are enhanced further by the school and library systems. Natural lands play a vital role in mitigating impacts of coastal weather systems.



### ECONOMIC DEVELOPMENT

Eco-tourism opportunities, learning and seeing history, visiting a library, an excellent school system, and a safe and well planned community are among the reasons businesses locate in Sarasota County.



### PUBLIC UTILITIES

The provision of reliable and safe public utilities, including potable water, sanitary sewer, solid waste, and stormwater management systems affect how we live, where we live, how safe we are, and help us gain fulfillment in our day to day activities.



### LAND USE

Vast acreage in parks, preserves, natural lands and historic sites influence how we grow, and show a common commitment to a high quality of life. Government facilities, schools and libraries accessible and close to residents and visitors, as well planned and safe community are highly valued.



### MOBILITY

Mobility options connect the community to our parks and preserves, historic sites, schools, libraries and other government facilities. While also connecting us to our wonderful coast, our roadways help us evacuate from harm if necessary.



### HEALTH

Walking, biking, hiking, swimming, birding, kayaking in parks and natural lands promote a healthy lifestyle. Visiting a library or walking a historic site stimulates the mind and body. School programs teach and provide guidance for a healthy life.



### SUSTAINABILITY

Protecting natural areas and historic sites for future enjoyment, developing the community with the future in mind by planning for good land use that considers the need for a safe environment. Quality schools, libraries and other government facilities built to meet demand in an environmentally friendly manner shape our overall quality of life through time.



### IMPLEMENTATION

Capital Improvements identify our needs to meet our growth demand which includes identifying and funding parks, libraries, schools, and shelter/evacuation needs. Intergovernmental coordination amongst governmental agencies and the private sector are essential in a sustainable community.

CHAPTER

# 2

## CORE PRINCIPLES PARKS, PRESERVES AND RECREATION

The Core Principles for the Parks, Preserves and Recreation Chapter of the Comprehensive Plan focus on:

Strategically located, accessible, age-friendly parks, preserves and facilities that promote health and wellness and meet the needs of the community.

Ecological and recreational access and connectivity.

Supporting economic development and tourism.

Developing and managing properties in a sustainable manner.

Community building and engagement

Recreation programs and services that meet the interests of a wide variety of residents and visitors.

# INTRODUCTION

## PURPOSE AND INTENT OF THE PARKS, PRESERVES AND RECREATION CHAPTER

The role of parks in our community extends beyond the traditional view of parks as places to play, exercise, relax, and preserve the natural environment. In fact, parks play a critical role in the physical, social, and economic health and sustainability of the community.

Well maintained beaches are a driving force in tourism, as noted following Siesta Beach being named TripAdvisor's best beach in the U.S. in 2015. Sports and athletic fields and trails enhance not only the quality of life of the residents, but the economic sustainability of the county. Sports events and tournaments bring many visitors to the area and contribute to the local economy.

Sarasota County has completed the process of developing a Parks, Preserves and Recreation Strategic Master Plan (2016) that identifies systemic improvements needed to address existing parks, outlines steps to meet the needs of anticipated population and demographic changes, includes an increased emphasis on placemaking, eco- and sports tourism and ensures appropriate management and protection of the resources.

The most current versions of the Comprehensive Plan, the Sarasota 2050 Plan, the Land Development Regulations, the County's Land Management Master Plan and all applicable County Codes shall be used as resources to determine suitable uses consistent with those guidelines and regulations.

This chapter includes a classification system for parks, and recommends both an acreage/recreation level of service and a desired level of service associated with access and facilities as an objective. The Parks, Preserves and Recreation Strategic Master Plan adopted in 2016 sets forth a revised classification system for parks, provides a current inventory of county-owned parks, updated levels of service standards, and reviews actions needed to meet the updated standards.

PARKS  
GOAL 1

Plan, provide, protect and maintain a financially feasible, high-quality, efficient and comprehensive system of parks and programs that serve the diverse needs of residents and visitors while promoting personal health, well-being and economic development.

PARKS  
OBJ 1.1

**RECREATION LEVEL OF SERVICE (LOS)**

**Acquire, develop, maintain, protect and enhance parks, preserves and recreation facilities, consistent with the needs and interests of Sarasota County's population and based on financial feasibility to operate and maintain the parks.**

**PARKS POLICY 1.1.1**

Parks Acreage/Recreation Level of Service (LOS): The County's Parks Acreage LOS shall be 12 acres / 1,000 residents of developable park land (as reflected in the Board-adopted Parks, Preserves and Recreation Strategic Master Plan).

**PARKS POLICY 1.1.2**

Consistent with the Parks, Preserves and Recreation Strategic Master Plan, the County will implement the Facilities and Access Levels of Service as funding becomes available.

**PARKS POLICY 1.1.3**

Implementation – County Owned Parks: Unless specified otherwise by a Board-adopted Parks, Preserves, and Recreation Master Plan, the recreation level of service (LOS) for County-owned parks will be calculated, on a County-wide basis, including County-owned parks within municipalities, according to the LOS established in Parks Policy 1.1.1.

#### PARKS POLICY 1.1.4

Implementation – Non-County-owned Parks: Unless specified otherwise by a Board-adopted Parks, Preserves, and Recreation Master Plan, for planning purposes, recreation level of service (LOS) may also be met with facilities and amenities owned by the municipalities, the Sarasota County School Board, and private entities, provided that the following provisions are met:

- The County has an intergovernmental, interlocal, or contractual agreement with the entity establishing the conditions under which recreation facilities will be available to the public; and
- The park is open to the public without admission fee.

In the event that municipal parks are counted toward the recreation LOS, the County will ensure that municipal population is considered and that double counting (i.e., counting the same recreation facility toward both the County and municipal recreation level of service) does not occur.

#### PARKS POLICY 1.1.5

Recreational uses implemented within natural area parks and conservation lands shall be limited to activities which are ecologically benign, non-consumptive and resource-based.

#### PARKS POLICY 1.1.6

Sarasota County will continue, whenever and wherever feasible, to expand its beach and waterfront acquisition efforts. Priority shall continue to be given to those parcels which will expand existing public beaches, increase the number of public access points to waterfront parks, and/or protect important native habitats.

#### PARKS POLICY 1.1.7

Increase the appropriate recreation and eco-tourism potential of Sarasota County's natural waterways (bays, bayous, rivers, streams, creeks, and lagoons).

**PARKS POLICY 1.1.8**

Continue to coordinate with law enforcement and other organizations to improve security and enforce regulations at parks, preserves and facilities.

**PARKS POLICY 1.1.9**

The acquisition and protection of native habitat areas shall continue to be a high priority in the County's park and preserve planning and development activities.

**PARKS POLICY 1.1.10**

Protect parks and preserves with tools such as fee simple acquisition, conservation easements, and partnerships with non-profit organizations and developers.

**PARKS POLICY 1.1.11**

Continue to prioritize acquisitions utilizing the Neighborhood Parkland Acquisition Program and the Environmentally Sensitive Lands Protection Program.

**PARKS POLICY 1.1.12**

The County should not vacate road segments or access points on waterfronts along any beach, bay, creek, river, or lake, and should encourage public right-of way use of these areas for public shoreline and water access.

**PARKS POLICY 1.1.13**

The County will emphasize community engagement in park planning through activities such as surveys or public meetings.

**PARKS POLICY 1.1.14**

Continue existing community gardens and allow expanded forms, such as edible landscaping and trails, permaculture and community orchards.

**PARKS POLICY 1.1.15**

Recreational hunting is prohibited on County lands except at suitable locations and under specific conditions as designated by the Sarasota County Commission. Management hunts may be permitted on natural area parks and conservation lands.

**PARKS POLICY 1.1.16**

Consistent with the adopted Parks, Preserves and Recreation Strategic Master Plan, develop and manage the Regional Framework for the Parks, Preserves and Recreation system.

**PARKS POLICY 1.1.17**

Implement the Parks, Preserves and Recreation Master Plan Service Delivery Model, classifying top, middle and base tier facilities and programs.

**PARKS  
OBJ 1.2**

**COMPATIBILITY AND SUSTAINABILITY**

**Ensure that parks, preserves and facilities are compatible with surrounding land uses, the Sarasota 2050 Plan, and the natural environment.**

**PARKS POLICY 1.2.1**

When feasible and practical, encourage and include sustainability practices for any new park development projects and in existing parks.

**PARKS POLICY 1.2.2**

Construction of new parks, preserves and facilities and/or improvements to existing park facilities and park operations should be designed to minimize the human impacts on sensitive natural systems.

**PARKS POLICY 1.2.3**

Establish development standards for new, expanded and renovated parks and preserves which minimize impacts to the natural environment, reduce construction, maintenance and operational costs and/or utilize standards similar to those used by state and national park systems.

**PARKS POLICY 1.2.4**

Remove and/or control non-native, invasive and nuisance vegetation at park sites, enhance and where feasible, restore native habitats; and use Integrated Pest Management Practices (IPM) with native vegetation in landscaping to reduce maintenance costs and improve habitat and aesthetic values.

**PARKS POLICY 1.2.5**

Practice the conservation of ecologically sensitive undeveloped lands for their environmental value through acquisition and conservation easements created during the development review process.

**PARKS POLICY 1.2.6**

Sarasota County will identify areas that could qualify as “natural areas.” When acquired and included in the park system, such areas will be kept in their natural state, receiving maintenance according to normal practices associated with native habitats.

**PARKS POLICY 1.2.7**

In order to ensure consistency with the Comprehensive Plan, Land Development Regulations, and the Sarasota 2050 Plan, Parks, Recreation and Natural Resources will have a membership status on the County’s Development Review Committee and will participate in the development review process to ensure development proposals include adequate provisions for recreation and open space.

**PARKS  
OBJ 1.3**

**ACCESS**

**Improve recreational access to parks facilities for all Sarasota County residents and visitors.**

**PARKS POLICY 1.3.1**

Encourage the Sarasota County Area Transit System (SCAT) and Public Works to link major residential developments with county parks.

**PARKS POLICY 1.3.2**

Develop plans to resolve automobile parking inadequacies at water access parks, public beaches and beach accesses, where appropriate and feasible.

**PARKS POLICY 1.3.3**

Coordinate the identification, protection, and management of linear open recreation space connectors in cooperation with private landowners.

**PARKS POLICY 1.3.4**

Protect and enhance public access to the wet sand beaches.

**PARKS POLICY 1.3.5**

Exceed minimum accessibility requirements where feasible, particularly related to outdoor recreation.

**PARKS****OBJ 1.4****ECONOMIC FEASIBILITY**

**Ensure that new and existing parks, preserves and facilities are economically feasible to develop, operate, protect, and maintain.**

**PARKS POLICY 1.4.1**

Prior to the acquisition and/or development of sites as parks and preserves, the maintenance and operational costs will be evaluated.

**PARKS POLICY 1.4.2**

The use of County parks, preserves and facilities will be subject to standardized legal agreements, policies and procedures.

**PARKS POLICY 1.4.3**

Reasonable user/permit fees and charges for the public and partners are authorized to generate funds to allow the County to provide desired or required levels of service.

**PARKS POLICY 1.4.4**

Continue the use of grants, foundations and other public/private funding sources, including Federal and State recreation assistance programs.

#### PARKS POLICY 1.4.5

The operation and maintenance of the County's parks, preserves, facilities and programs will continue to be analyzed to identify the most efficient method of service delivery.

#### PARKS POLICY 1.4.6

The County will seek new revenue streams and continue to offer programs and activities that are affordable and/or available for all to enjoy.

### PARKS OBJ 1.5

#### PARTNERSHIPS

**Continue to pursue and maintain effective partnerships and coordination with governmental, public, private and non-profit organizations in the planning, development and maintenance of parks.**

#### PARKS POLICY 1.5.1

Consolidate, where possible, the provision and maintenance of parks with other units of government to avoid overlap and duplication of effort.

#### PARKS POLICY 1.5.2

Interlocal agreements for development, maintenance and/or operation of parks, preserves and facilities will adequately address the direct and indirect costs of operating and maintaining a new park, preserve, or facility.

#### PARKS POLICY 1.5.3

Continue to coordinate with the Sarasota County School Board on the location, phasing, and design of future school sites to maximize the availability and accessibility of public recreation areas, facilities and athletic fields.

#### PARKS POLICY 1.5.4

Pursue the use of cooperative agreements with private schools, non-profit agencies and the private sector to provide facilities for indoor and outdoor recreation based on needs.

**PARKS****OBJ 1.6****TRAILS AND CONNECTIVITY**

**Plan and provide trails within Sarasota County and its municipalities for recreation, mobility and economic development, consistent with the County's Trails Master Plan and the State of Florida Trails Program.**

**PARKS POLICY 1.6.1**

Continue developing an interconnected system of bikeways, footpaths, blueways, and/or nature trails, including the expansion of the local rails-to-trails program, linking parks, schools, libraries, beaches, barrier islands and residential areas.

**PARKS****OBJ 1.7****PARKS PROGRAMS**

**Design and implement programs that respond to and serve the changing needs and interests of demographic groups including various ages, abilities and types of users.**

**PARKS POLICY 1.7.1**

The County will use a wide variety of marketing techniques to improve public awareness of parks, recreational programs, facilities, and natural areas.

**PARKS POLICY 1.7.2**

The County will provide interpretation and educational opportunities for the public in a range of areas including recreation, history, nature and health/wellness.

**PARKS POLICY 1.7.3**

The County will use a wide variety of methods to obtain feedback from users and non-users on parks, facilities, programs, and activities to identify unmet needs and to develop future programming and funding sources.

**PARKS POLICY 1.7.4**

The County will coordinate and/or partner with public and private entities to provide a variety of activities such as physical, athletic, social, arts, environmental and therapeutic recreation opportunities.

**PARKS POLICY 1.7.5**

The County will continue to incorporate current technology to enhance recreational programs and services to the public.

**PARKS**

**OBJ 1.8**

**PARTNERS AND VOLUNTEERS**

**Continue to recruit partners and volunteers to support park programs, maintenance and operations and build advocacy for the park system.**

**PARKS POLICY 1.8.1**

Continue to recruit and train volunteers to assist with outreach, programs, education, preservation, operations, maintenance and other appropriate volunteer opportunities.

**PARKS POLICY 1.8.2**

Continue internship programs in conjunction with educational institutions to provide students with the opportunity to undertake tasks, such as research projects, for which they can receive academic credit.

**PARKS**

**OBJ 1.9**

**ECO- AND SPORTS TOURISM OPPORTUNITIES**

**Partner with local agencies and the private sector to provide opportunities for eco- and sports tourism.**

**PARKS POLICY 1.9.1**

Continue to assess the range of eco-tourism activities in Sarasota County to identify new or expanded eco-tourism opportunities throughout the County.

**PARKS POLICY 1.9.2**

Design and construct eco-tourism amenities to increase user appreciation of the natural environment through education and to promote habitat conservation and management.

**PARKS POLICY 1.9.3**

Eco-tourism programs should include opportunities for wildlife observation and other nature based recreation. Agreements with non-profit organizations (e.g. Audubon, Science and Environment Council) to provide these programs, should be developed when appropriate.

**PARKS POLICY 1.9.4**

The County may enter into agreements with eco-tourism businesses and non-profit organizations to allow appropriate public access to natural areas, for income producing activities in exchange for funds for habitat enhancement and/or the construction of eco-tourism facilities.

**PARKS POLICY 1.9.5**

Continue to assess the range of sports tourism activities in Sarasota County to identify sports tourism opportunities throughout the County.

**PARKS POLICY 1.9.6**

The County will support or engage in public/private partnerships to improve parks in a manner that will attract and retain regional, national and international sporting events.

**PARKS POLICY 1.9.7**

Increase the areas designated as Recreational Sports Areas on Sarasota Bay by identifying potential areas and working with other Sarasota County agencies and local municipalities, to apply for that designation with the state and/or federal agencies.

CHAPTER

# 3

## CORE PRINCIPLES HISTORIC PRESERVATION

The Core Principles for the Historic Preservation Chapter of the Comprehensive Plan focus on protecting and promoting the Historic Resources within the County.

Sarasota County must identify, evaluate, document and promote protection of its prehistoric and historic resources.

Sarasota County's collection of historic archival materials and artifacts should be available for educational and public outreach programs; as well as for research by the public.

Educational and public outreach programs need to be expanded to promote an understanding and appreciation for and protection of Sarasota County history.

Sarasota County must protect, conserve, rehabilitate, and adaptively reuse significant Historic Resources in Sarasota County.

# INTRODUCTION

## PURPOSE AND INTENT OF HISTORIC PRESERVATION CHAPTER

Historic resources are the visible or tangible record of past human occupation of the land. They give the area in which they are found a sense of place and establish social continuity through their links with the past. Historic resources may include buildings, districts, historic and prehistoric sites and archaeological materials.

To some, historic buildings are looked at as inefficient, worn-out buildings that no longer serve a purpose. However, when viewed using the principles of sustainability, including environment, economy and social/community, historic preservation makes a significant contribution.

Over time, historic buildings and neighborhoods acquire a symbolic usefulness to a community, setting it apart from other locations. Historic resources must be identified and evaluated if they are to be protected. Archaeological materials are finite and non-renewable, and they frequently constitute the only source of information about portions of a locality's history for which there is no written record.

Preserving historic structures is good for the environment. Nationally, more than half of a typical landfill's content is comprised of construction materials, and reusing buildings keeps them out of the landfill. Energy and resource conservation is another consideration. The embodied energy invested in the existing materials and construction is wasted if a building is torn down. Additional energy is wasted in the act of demolition, the manufacturing of new materials and construction of new buildings.

Preserving historic structures is also good for the economy. Restoration projects are more labor-oriented than equivalent new construction and create more jobs. According to a 2010 study, "Economic Impacts of Historic Preservation in Florida," an estimated \$13.5 billion was spent on the rehabilitation of existing Florida properties each year from 2004 to 2008, and historic preservation activities created 111,509 jobs in 2007 and 2008.

Every community has a unique development history, and historic structures reflect this character. Communities that respect and retain their historic buildings also preserve their unique sense of place. In so doing, these communities truly stand out, especially when new development is required to embrace characteristics of the existing community.

Historic buildings can be a great source of affordable housing. Due to the simplicity of the structures, they are often affordable to rehabilitate and still have wonderful features like wood floors, solid plaster walls, detailed woodwork and excellent ventilation. The difficulty in these special neighborhoods is that once they are “discovered,” gentrification often occurs.

Nationally, heritage tourism is the second most popular form of tourism. People love to learn about the history of the place they are visiting. In Florida, more than \$4.13 billion was spent on heritage tourism in 2007, and 46.7% of all U.S. visitors to Florida reported visiting a historic site during their stay, according to the same study.

The fundamental purpose of any historic preservation program, particularly the historic preservation element of a local Comprehensive Plan, is to protect historic resources within the local government’s jurisdiction against adverse impacts and promote awareness among residents and government officials of the wisdom of preserving such resources.

The Historic Preservation Plan sets forth a program for the identification and protection of historical and archaeological resources in the unincorporated areas of Sarasota County. The plan recommends additional surveys to locate buildings, sites, structures, districts and objects significant to the history of Sarasota County, as well as the development of a management program for the County’s valuable collection of historic archival materials and artifacts. The plan encourages the utilization of these materials to develop educational and informational programs, as well as in the development review process.

The plan also calls for the establishment of legal and regulatory procedures to review and mitigate the impact of future development on prehistoric and historic resources. It is the intent of the goals and policies to protect the County's significant and potentially significant historic resources during the development process. Preservation of resources is preferred, but it is not always possible because of factors unique to an individual site. If a development project will adversely affect a resource, Sarasota County will promote measures to avoid, minimize or mitigate that effect.

## LEGISLATION AFFECTING HISTORIC RESOURCES

The Sarasota County Historical Commission was established by the Board of County Commissioners in 1958 to provide for the collection and maintenance of historical materials. As presently constituted, the Commission consists of 16 members. The Historical Commission may make recommendations to the Board regarding the structure of the Sarasota County History Center recommend the placement of historical markers; review the History Center budget and provide advice regarding the collection of historical materials.

The Sarasota County Historic Preservation Board was established by the Board of County Commissioners in 1997. It consists of seven members who are practicing professionals in the fields of anthropology, real estate, land development, finance, history, folklore, architectural history, conservation, curation, architecture, historic architecture, historic preservation, land use planning, historic preservation planning, landscape architecture, historic landscape architecture, general contracting and/or professional engineering. The board recommends historic designations and tax exemptions to the County Commission and reviews Certificates of Appropriateness for historically designated structures in unincorporated Sarasota County.

The 1985 Local Government Comprehensive Planning and Land Development Regulation Act require coastal communities to address the preservation of archaeological and historical resources in their planning efforts. Although communities can fulfill the requirement by addressing the issue of preservation in the land use, housing, and coastal management elements, Sarasota County determined that the preparation of a separate element would be the most effective way to comply with the statutory directive.

Sarasota County Ordinance No. 87-92 (Article II of Chapter 66 of the Sarasota County Code) created a Department of Historical Resources in September 1987. The department's responsibilities include the organization and management of activities supporting the identification, evaluation, preservation, development, and interpretation of historic resources; cooperation with other departments to disseminate information about such resources and develop preservation plans; maintenance of a public archive and historical collection; organization of public educational programs; and the development and maintenance of a Countywide inventory of historic sites listed in the National Register of Historic Places and the Florida Master Site File.

In 1989, Ordinance 89-18 adopted a Historic Preservation Element as Chapter 1 of the Sarasota County Comprehensive Plan. The Plan mandates that all development undertaken by the County, and all actions in regard to development orders shall be consistent with this Element and any other Elements that address preservation.

Chapter 66 of the Sarasota County Code sets forth a comprehensive set of regulations to protect the County's significant historic and archaeological resources to the maximum extent practicable, in accordance with the Comprehensive Plan, by providing procedures for historic designations, property tax exemptions on qualifying improvements to historically designated resources, and the review of plans and development projects, as well as programs and standards for the protection of these resources.

Sarasota County's Land Development Regulations provide for the inclusion of History Center representatives on the County's Development Review Committee. Through this process, the County requires development projects to preserve, conserve, mitigate and enhance historic resources.

Other County ordinances require History Center review of specific applications and permits. For example, Ordinance No. 89-93 requires that Sector Plan applications indicate any known historic, archaeological, scientific or architecturally significant resources; Ordinance No. 89-112, relating to landfills, borrow pits and other excavation, includes a provision for History Center review; and Ordinance No. 88-72, relating to construction in flood prone areas, provides for the protection of historic resources by excluding them from the "substantial improvement" requirements. The 2001 Florida Building Code, adopted by Sarasota County in 2002, also provides special considerations for historic structures and exceptions to variances for historic structures.

The Sarasota County Zoning Ordinance, adopted in 2003, contains numerous provisions to aid in the preservation of Historic Resources, including administrative adjustment of setbacks, flexibility for special exceptions, allowing parcels with historical or archaeological significance to serve as sending zones for the transfer of development rights, allowing parking areas and driveways of historic structures to be surfaced with grass and/or shell, and allowing

enlargements or alteration to non-conforming historic structures. Resources listed in the Local Register of Historic Places are granted further flexibility.

The Sarasota County Historical Commission is presently authorized to conduct a program to create appropriate historic markers identifying the location of significant sites. The Board of County Commissioners approved guidelines for the Marker Program in 1978. Since that time, the Historical Commission has installed more than 100 such markers to identify sites of archaeological and historic significance. They span the County, from Sarasota to Englewood, from the barrier islands to Old Miakka and North Port.

**HIST GOAL 1**

It shall be the Goal of Sarasota County to identify, evaluate, document, and promote the protection of its prehistoric and Historic Resources.

**HIST OBJ 1.1****IDENTIFICATION**

**Identify and evaluate Sarasota County's Historic Resources on both public and private lands.**

**HIST POLICY 1.1.1**

Continue to seek funding for comprehensive surveys to locate buildings, sites, structures, districts, and objects significant to the prehistory and history of Sarasota County.

**HIST POLICY 1.1.2**

Include all identified Historic Resources on the Florida Master Site File.

**HIST POLICY 1.1.3**

Nominate eligible County-owned archaeological and historical resources to the Sarasota County Local Register of Historic Places and/or National Register of Historic Places.

**HIST POLICY 1.1.4**

Encourage the nomination of eligible privately owned archaeological and historical resources to the Sarasota County Local Register of Historic Places and/or National Register of Historic Places by providing assistance to the private sector in the nomination process.

## HIST OBJ 1.2

### DOCUMENTATION

**Improve access to historical records to promote responsiveness to patron requests, public education, and efficiency in reviewing development applications.**

#### HIST POLICY 1.2.1

Maintain existing records that include maps upon which recorded archaeological sites and structures are shown; the complete set of Florida Master Site File forms, Sarasota County Local Register of Historic Places forms and National Register of Historic Places forms for sites recorded in Sarasota County; site reports filed by professional historians and archaeologists working in the County; and, archival materials and artifacts that relate to Sarasota County's heritage.

#### HIST POLICY 1.2.2

Maintain and update a list of historic resources. Resources on this list are classified according to their local significance, which is established by the guidelines contained in Article III of Chapter 66 of the Sarasota County Code.

## HIST OBJ 1.3

### COLLECTIONS MANAGEMENT

**Make Sarasota County's collection of historic archival materials and artifacts available for educational and public outreach programs; as well as for research by the public by processing, conserving, organizing, inventorying and appropriately storing the collection.**

#### HIST POLICY 1.3.1

Maintain a collections management program for the acquisition of historical collections, and for effective and efficient access to them.

#### HIST POLICY 1.3.2

Provide survey data and archival materials relating to the prehistoric and Historic Resources of Sarasota County in a public access depository.

**HIST POLICY 1.3.3**

Develop a comprehensive physical storage facility in accordance with prescribed archival and museum standards for the historical collection.

**HIST POLICY 1.3.4**

Seek supplemental funding sources to support the archival/collections management program.

**HIST POLICY 1.3.5**

Provide technical guidance and assistance to other historical/archival collections throughout Sarasota County to insure consistent procedures in accord with prescribed archival standards.

**HIST OBJ 1.4****EDUCATION**

**Establish and expand educational and public outreach programs to promote an understanding of, appreciation for and the protection of Sarasota County History.**

**HIST POLICY 1.4.1**

Educate the public about Sarasota's unique and diverse heritage through public media, publications, lectures, exhibits, and an Internet presence, thereby promoting preservation and tourism and strengthening the local economy.

**HIST POLICY 1.4.2**

Encourage the awareness of Sarasota County's prehistoric and Historic Resources through such programs as the Sarasota County Marker program, plaque programs, and awards programs which recognize outstanding preservation efforts.

**HIST POLICY 1.4.3**

Seek funding sources to support public education programs.

#### HIST POLICY 1.4.4

Seek to establish, maintain, and strengthen preservation partnerships with municipal agencies local institutions, local historic preservation organizations and historical societies for implementing preservation and educational objectives.

#### HIST POLICY 1.4.5

Provide technical assistance to the public regarding appropriate preservation techniques.

#### HIST POLICY 1.4.6

Continue to promote linkages between heritage and eco-tourism.

### HIST OBJ 1.5

#### PROTECTION

**Protect, conserve, rehabilitate, and adaptively reuse significant Historic Resources in Sarasota County.**

#### HIST POLICY 1.5.1

Evaluate development proposals to avoid, minimize, or mitigate adverse impacts on historic resources within Sarasota County through the use of various techniques such as establishment of conservation easements; protective covenants, and local historic designations. Mitigation measures shall be designed to preserve, reclaim, and compensate for as many of the values of the historic resource as are adversely affected. Mitigation may also include other measures to assure preservation of significant elements of the resources disturbed, such as transfer to a public or nonprofit agency for curation purposes, and/or contribution to a special fund dedicated to historic preservation, and/or architectural salvage, and/or HABS (Historic American Building Survey) documentation, with priority given to methods that lead to saving an intact resource on site or if not feasible then off site.

#### **HIST POLICY 1.5.2**

Continue to modify existing county ordinances and regulations to include express provisions for the protection of Historic Resources as specified in the Sarasota County Code, Land Development Regulations, Critical Area Plan Regulations, Zoning Ordinance, Development of Regional Impact Procedures, and others as appropriate.

#### **HIST POLICY 1.5.3**

Review applications for Developments of Regional Impact, Developments of Critical Concern, Rezones, Special Exceptions, Preliminary Plans and Plats, Site and Development Plans, Earthmoving Permits, Critical Area Plans and Comprehensive Plan Amendments in accordance with the procedures and standards of the Article III of Chapter 66 of the Sarasota County Code, as amended. The review shall include an examination of the historic resource database to establish the presence of previously recorded Historic Resources and/or archaeological sensitivity zones, and an assessment of the potential impact of the proposed project on any such resources and/or archaeological sensitivity zones. Recommendations will be made concerning necessary protection measures. No application shall be approved unless it has been designed to avoid, minimize or mitigate impacts on the County's Historic Resources.

#### **HIST POLICY 1.5.4**

Review applications for Construction, Alteration, and Demolition Permits, Tree Removal Permits, Water and Sewer Permits, On Site Wastewater Treatment and Disposal System Permits, Coastal Zone Setback Variances, Water, and Navigation Control Authority Major Work Permits and Right of Way Permits for significant Historic Resources in accordance with the Sarasota County Historic Protection Ordinance, for the purpose of avoiding, minimizing, or mitigating adverse impacts on the Historic Resources.

#### **HIST POLICY 1.5.5**

Continue to develop and update written guidelines for the investigation and analyses of Historic Resources and for treatment of artifacts and collections, including survey and report guidelines, monitoring guidelines, curation guidelines, and collections management guidelines. All preservation planning, resources identification, evaluation and registration, historical documentation, architectural and engineering documentation, archaeological documentation, rehabilitation, and selection of professionals shall be done in accordance with current state and national guidelines (Tesar, 1990).

#### **HIST POLICY 1.5.6**

Regularly investigate the possibility of providing incentives for preservation such as Building Code relief, Zoning Ordinance relief, Land Development Regulation relief, tax relief, easements, lot coverage, transfer of development rights, alternative building codes for historic buildings, etc, and adopt those deemed appropriate.

#### **HIST POLICY 1.5.7**

Identify opportunities to incorporate consideration of the protection of Historic Resources into Sarasota County's sustainability initiative.

#### **HIST POLICY 1.5.8**

Continue to develop and update a historic resource disaster plan and incorporate it as appropriate into Sarasota County's Local Mitigation Strategy.

**HIST OBJ 1.6**

**COUNTY RESOURCE MANAGEMENT**

**Provide oversight for the preservation and management of prehistoric and historic sites owned by the County (such as those on the T. Mabry Carlton, Jr. Memorial Reserve, the Pinelands Reserve, Philippi Estate Park, the Hermitage at Blind Pass, Indian Mound Park, the Courthouse and the Sarasota County Terrace Administration Building, Jelks Preserve, Lemon Bay Preserve as well as those sites purchased by the County in the future.**

**HIST POLICY 1.6.1**

Continue to maintain and implement historic resource management plans for historic and archaeological resources owned by the County. These plans shall assure review of all potential impacts to such resources and protection of resources as warranted.

CHAPTER

# 4

## CORE PRINCIPLES LIBRARIES & GOVERNMENT FACILITIES

The Core Principles for the Libraries and Government Facilities Chapter of the Comprehensive Plan focus on building a diverse community of learning connected by knowledge, conversation and ideas.

Sarasota County Public Libraries are at the center of civic engagement, where people gather to discuss topics of common interest and the exchange of ideas occurs face-to-face.

The materials collection of the Sarasota County Public Libraries is essential to research, curriculum support, and cultural literacy as well as for recreational reading, listening and viewing, in all available formats.

Libraries serve as the hub for access to government services, offering free use of computers, internet access and print/copy services with helpful, knowledgeable staff available to assist.

# INTRODUCTION

## PURPOSE AND INTENT OF THE LIBRARIES AND GOVERNMENT FACILITIES CHAPTER

Government Facilities are defined as structures that are owned, leased or operated by a governmental entity for the purpose of providing governmental services to the community. Some of these services are necessary for the efficient functioning of the local community, and others are desired services that contribute to the community's cultural or educational enrichment. In either case, public buildings represent important components of the community's quality of life.

The demand for more and varied public buildings and services increases as population grows, old facilities become outmoded, and living standards and public expectations rise. At the same time, any considerations toward meeting the demand for public buildings have impacts on the land uses in the community and most importantly on the community's financial resources. The County's responsibilities to meet the community's growing needs are exacerbated by the increased demands of the State's devolution of projects and programs to the counties. The demands on the County must be balanced with its limited resources and its goals to reduce recurring spending. This is carried out by shrinking the size of county government, primarily through attrition, increasing reserves, and establishing fund balance policies across all funds. One of the ways to accomplish this balancing is to find ways to better utilize existing resources, including public buildings. This can be accomplished through better consumption of space, co-location of similar uses, and shared uses with other agencies.

This Chapter includes information on public libraries and other government facilities. The locations of these facilities; such as the location of administration buildings, location of hospitals and health services, location of fire stations and police stations and the courthouse, can be found in Volume 2: Support Materials.

## GOVERNMENT FACILITIES

Sarasota County has taken a long range perspective towards the provision of public buildings and related facilities. A number of such buildings and facilities have been developed in the recent decades. In confronting the future, Sarasota County includes public buildings, and related facilities planning in the framework of the Comprehensive Plan. With effective planning the provision of such facilities can be synchronized with the needs of the population. Benefits from public building expenditures can be maximized and allocated in areas of greatest need, while minimizing overlap and duplication.

In general, the Public Buildings and Related Facilities Plan sets forth a program to serve the needs of both residents and visitors, and encourages coordination and cooperation in planning efforts of various agencies and elected bodies.

Public buildings and related facilities need appropriate funding for their construction and maintenance. Whenever, and wherever possible, interagency coordination and cooperation is encouraged in order to accomplish these tasks.

Consistent with this general overview, specific actions are proposed to meet future needs. The policies outline the major precepts of the Plan, while the Capital Improvements Chapter provides the details, such as project description, preliminary timetables, construction costs, site acquisition, expenses and proposed funding alternatives taken in context. The Plan will aid in providing adequate quality of Public Buildings and related facilities for the foreseeable future.

## GREEN BUILDINGS

The Sarasota County Board of Commissioners has committed to encouraging the construction of high performance “green” buildings in both the public and private sectors of Sarasota County. Green buildings are designed and constructed to minimize negative environmental impacts through the use of energy efficient materials, renewable resources, water conservation, waste reduction and pollution prevention. Two recent County projects, the Twin Lakes green office complex and the North Sarasota County Library have been awarded LEED (Leadership in Energy and Environmental Design) Gold certification by the United States Green Building Council (USGBC). These awards are for “environmentally responsible, profitable and healthy places to live and work.”

**PUBLIC  
GOAL 1**

Attain community sustainability by using green building technology and techniques.

**PUBLIC  
OBJ 1.1****SUSTAINABLE DESIGN**

**High performance sustainable design, construction and development of public and private facilities and infrastructure.**

**PUBLIC POLICY 1.1.1**

The County shall plan, design, construct, manage, renovate, commission, maintain and deconstruct its facilities and buildings to be sustainable. It is the County's intent that all buildings constructed or owned be the highest level of high performance building certification feasible according to the USGBC LEED rating system (the Florida Green Building Coalition Green Buildings Certification), or any other comparable performance criteria.

**PUBLIC POLICY 1.1.2**

The County shall design, construct and operate County facilities to minimize negative environmental impacts and meet carbon neutral goals by 2030 by incorporating the use of resource and energy efficient materials, renewable resources, alternative energy resources, water conservation, waste reduction and pollution prevention.

**PUBLIC POLICY 1.1.3**

The County's purchasing process shall give preference to products that are generally produced and disposed of in ways that have less negative impact on human health and the environment.

**PUBLIC POLICY 1.1.4**

The County shall encourage a voluntary Green Building Program.

**PUBLIC POLICY 1.1.5**

The County shall require the use of least-toxic pest control and exclusion methods in the construction, renovation or expansion of any County building, including non-chemical exclusion methods where possible.

**PUBLIC  
OBJ 1.2**

**WATER EFFICIENT LANDSCAPING**

**Attractive and water efficient landscaping at all County buildings to enhance the community and protect Florida's natural environment.**

**PUBLIC POLICY 1.2.1**

The County shall design, install, and maintain sustainable landscaping at all County facilities. It is the County's intent to use Integrated Pest Management (IPM) practices, Environmental Landscape Management (ELM) principles and the Florida Yards & Neighborhoods Program principles for Florida-friendly landscaping.

**PUBLIC POLICY 1.2.2**

The County shall reduce the risk to human health and the environment by using IPM practices in accordance with the Sarasota County IPM Policy and Procedures.

**PUBLIC POLICY 1.2.3**

The County shall include water efficient landscaping at all County facilities by using site adapted plants; reducing potable water consumption and using reclaimed water whenever possible, and using micro-irrigation systems and efficient watering methods to reduce energy expenditures and maximize water conservation.

**PUBLIC POLICY 1.2.4**

The County shall use native plant species and bio-diversity to the greatest extent possible and, shall not use invasive species, as components of landscaping at County facilities.

**PUBLIC POLICY 1.2.5**

The County shall require conservation-based landscape planning and installation, water efficient irrigation, and appropriate measures that promote conservation of water resources as part of sustainable water management.

**PUBLIC  
OBJ 1.3****INDOOR BUILDING QUALITY**

**Healthy, and clean indoor work environments for building occupants and the visiting public at all County facilities.**

**PUBLIC POLICY 1.3.1**

The County shall require the use of effective, least-toxic, and environmentally preferable cleaning products in accordance with the Sarasota County Green Housekeeping Policy, to reduce negative impacts on building systems, human health and the environment. The County shall provide proper training of maintenance personnel in the use of green cleaning products.

**PUBLIC POLICY 1.3.2**

The County shall use proper housekeeping, maintenance, and storage practices that avoid attracting pests.

**PUBLIC POLICY 1.3.3**

The County shall use interior pest control strategies that employ the most cost-effective, least-toxic and non-toxic IPM practices available, in accordance with the Sarasota County IPM Policy and Procedures.

## SARASOTA COUNTY LIBRARIES

Sarasota County Public Libraries have determined facility locations and services based on the needs of the population. In 2011, the libraries added a small mid-county library to accommodate citizens far from existing libraries. In 2017, a new library will be added to provide services to a growing North Port population. This new facility is a collaborative effort with Sarasota County Schools, and will allow for efficiencies in services through shared facilities, parking and operational expenses. The new library will be a joint-use facility on the North Port campus of the Suncoast Technical College.

The libraries will continue to monitor changes in population growth as well as changes in the expectations and standards for library services. The Sarasota County Public Libraries' Comprehensive Plan sets forth policies which will provide the framework for maintaining the physical environments and equipment needed to sustain a quality collection, accommodate technological advances and provide adequate community meeting spaces. Adequate funding will be needed to develop and maintain library facilities, collections and equipment. Whenever possible, interagency coordination will be utilized to increase efficiencies and/or improve services.

Using the Florida Public Library Outcomes & Standards 2015 as benchmarks, and Florida Statutes as standards, specific policies are proposed to meet the needs of our citizens for accessible, well-maintained and adequate library facilities and services. This chapter is critical to the Comprehensive Plan in addressing response to a survey in which citizens overwhelmingly conveyed that libraries have a major impact in the community and in improving the overall quality of life.

**LIBRARIES  
GOAL 1**

It shall be the goal of Sarasota County to provide and maintain a high-quality, accessible, and economically efficient system of public libraries to meet the information, educational and recreational needs of Sarasota County's residents and visitors.

**LIBRARIES  
OBJ 1.1****LEVEL OF SERVICE**

**Acquire, develop and maintain public library facilities, consistent with the needs of Sarasota County's population, as determined by the County's non-regulatory public library levels of service. Public library Levels of Service shall be applied during the review of development proposals, but, pursuant to Florida Statutes, it is not the intention of this objective that all library Levels of Service must be met prior to the issuance of a development order and permit.**

**LIBRARIES POLICY 1.1.1**

The County adopts and agrees to maintain a non-regulatory objective to add public library buildings to reach a Level of Service of 0.6 sq. ft. per capita of residential population.

Libraries offering a wide array of programs and services for a variety of age groups and/or special collections should plan larger buildings than this minimally acceptable size.

**LIBRARIES POLICY 1.1.2**

The County adopts the public library collection size Level of Service of 2.5 items per capita of residential population. The County will achieve this Level of Service by 2016, and make reasonable efforts to maintain it thereafter.

#### **LIBRARIES POLICY 1.1.3**

A Library Master Plan will be developed by December 2018 and, to the extent feasible, updated every five years. The Master Plan will address desired Levels of Service including operational needs, the impact of technology and capital projects. The Library Master Plan will be approved by the Sarasota County Board of Commissioners and will serve as the guiding document in the planning for future library capital projects while ensuring the continued provision of quality library services and facilities to the residents of Sarasota County.

#### **LIBRARIES POLICY 1.1.4**

In order to maintain the public library system's ability to meet user needs, the overall computer system for the libraries should be reevaluated every three years, and upgraded as new modules or software become available and as financially feasible. Upgrades for personal computers, which are used by library staff and patrons, should be consistent with the County's Information Technology Plan.

#### **LIBRARIES POLICY 1.1.5**

Planning for library facilities is based on a minimum of 20 year population growth projections, and other factors such as the age, use and location of existing facilities, plans for major new residential and commercial developments and County and State revenue projections for libraries.

#### **LIBRARIES POLICY 1.1.6**

Library facilities have heating, ventilating and air conditioning systems that maintain relative humidity levels of 50-60% year round.

#### **LIBRARIES POLICY 1.1.7**

The library provides the free lending of library materials for circulation and the free provision of reference and information services as required by Florida Statutes. The library offers free access to a variety of other services, including but not limited to public space, public programs, and public access to the Internet and personal computer applications. Nothing in this policy prevents the County from establishing reasonable fees for some programs and services.

**LIBRARIES****OBJ 1.2****ACCESS TO LIBRARIES**

**Improve access to public library facilities for Sarasota County's population by providing public transit service, bicycle and pedestrian facilities, and access for people with physical disabilities. It is recognized that enhanced technological capabilities in or to Sarasota County Public Libraries also increases public access.**

**LIBRARIES POLICY 1.2.1**

Continue to encourage public transit service to or near existing public libraries and to new public library facilities as they are added to the Sarasota County Public Libraries.

**LIBRARIES POLICY 1.2.2**

Bicycle and pedestrian access to public libraries should be consistent with all goals, objectives and policies in the Transportation/Mobility Chapter in The Sarasota County Comprehensive Plan. Parking at public libraries will be provided consistent with applicable Land Development Regulations.

**LIBRARIES POLICY 1.2.3**

New public library facilities will continue to be constructed in compliance with the U.S. Americans with Disabilities Act, as it may be updated. Public library facilities and services programs will continue to support the educational needs of learning and physically disabled patrons.

**LIBRARIES POLICY 1.2.4**

Library facilities in urban and suburban areas are recommended to be no more than 20 minutes driving time within the area served. In rural areas, libraries are recommended to be no more than 30 minutes driving time. Distances and times are recommended to be calculated from the edge of the service area to the nearest available library, as well as between available libraries.

**LIBRARIES**

**OBJ 1.3**

**FUNDING**

**Strive to provide funding which would allow for the development and maintenance of public library services, in accordance with the adopted Levels of Service (LOS) for public libraries as recorded in the Sarasota County Library System Long-Range Plan and Annual Plan of Service.**

**LIBRARIES POLICY 1.3.1**

Continue funding for new or expanded public libraries and materials in the County's impact fee system, as allowed by law.

**LIBRARIES POLICY 1.3.2**

Continue to apply for state funding for the benefit of County public libraries.

**LIBRARIES**

**OBJ 1.4**

**PUBLIC AND PRIVATE AGENCY COORDINATION**

**Continue coordination with other public and private agencies within the county and the region for the improvement of the quality of public library services in Sarasota County.**

**LIBRARIES POLICY 1.4.1**

Continue to build strategic relationships with community partners to maximize opportunities for collaboration in determining the location of possible future library buildings and plans for major new residential and commercial developments. Continue to explore new service models that maximize library resources and create new innovative relationships with other agencies. Continue planning with the Sarasota County School Board regarding joint programs and facilities which could benefit patrons of both institutions.

**LIBRARIES POLICY 1.4.2**

Continue joint programs with post-secondary education agencies, multi-type library institutions and neighboring counties that benefit the patrons of all institutions. Continue library services coordination with the Tampa Bay Library Consortium, Manatee County and Charlotte County.

**LIBRARIES POLICY 1.4.3**

Administration actively supports citizen and citizen group participation and recognizes their contribution toward providing financial support in the delivery of public library services and the continued development of public library facilities. Coordinate Sarasota County Public Libraries communication between County Departments and staff increasing awareness of the significant role that the Friends of the Library, the Library Foundation for Sarasota County and other community organizations play in sustaining and enhancing library services for the benefit of the public. Encourage collaboration among key stakeholders to maximize the efforts of all participants.

CHAPTER

# 5

## CORE PRINCIPLES SCHOOLS\*

The Core Principles for the Schools Chapter of the Comprehensive Plan focus on serving the needs of Sarasota County residents.

Coordinate residential development with adequate school capacity.

Encourage coordination and cooperation in the planning efforts of various agencies and elected bodies within Sarasota County.

Note: This chapter was not evaluated as a part of the Comprehensive Plan Update. The School Board updates their respective chapter for each municipality in this region, creating consistency in policies. It is anticipated that the School Board will update this chapter, by Comprehensive Plan Amendment, in 2018.

## INTRODUCTION

### PURPOSE AND INTENT OF THE SCHOOLS CHAPTER

Schools serve as an anchor in the community. They transmit knowledge to new generations and bring neighbors together for PTA meetings, school plays and soccer games. They offer classrooms and media centers for adult education classes, community and club meetings. They are key determinants of our quality of life and are valued symbols of neighborhood stability, community identity and achievement. The entire community benefits from its schools. Moreover, the community is often evaluated on the quality of its schools. The planning process that guides decision-making on school size, location and programs should, therefore, be coordinated with the process that guides all community development.

In coordination with the Sarasota County School District, Sarasota County has taken a long-range perspective towards the provision of public schools. A number of new schools and facilities have been developed in the past decade. In confronting the future, Sarasota County includes public schools planning in the framework of its Comprehensive Plan. With effective planning, the provision of schools can be synchronized with the needs of the growing population. Resources can be allocated in areas of greatest need, while maximizing the potential of co-locating facilities with other public buildings and infrastructure.

The Public Schools Facilities Chapter sets forth a program to serve the needs of residents, coordinates residential development with adequate school capacity, and encourages coordination and cooperation in the planning efforts of various agencies and elected bodies within Sarasota County. Public schools need appropriate funding for construction and maintenance, and interagency coordination and cooperation can help accomplish these tasks. Consistent with this general overview, specific actions are proposed to meet future needs.

## GUIDELINES FOR THE DEVELOPMENT OF SCHOOLS

The Educational Facilities Plant Survey, a school district's official list of approved projects, is required by the State at least every five years. Sarasota County School's latest survey was completed in 2005. According to the State Requirements for Educational Facilities (SREF), a school site should be adequate to address existing needs based on school programs and enrollment and to allow economical future expansion and development. The choice of sites for new schools is of critical importance in the overall development of a school facilities program. New sites should be located to minimize transportation and infrastructure costs and should be sized so that they provide adequate space for school buildings, stormwater retention, off street parking, queuing for parent and bus loading and unloading, and playground areas.

SREF presents minimum space requirements based on program needs, pursuant to Rule A-2.032, Florida Administrative Code, Size of Space, and Occupant Design Capacity Criteria. The minimum space requirements include student capacity, student stations, gross square footage of buildings, and facilities' utilization. Student capacity is the maximum number of students a school facility is designed to accommodate. A student station is the area necessary for a student to engage in learning activities, and varies with particular types of activities. It is a measure of the use of space in schools.

According to SREF, student capacity in elementary schools can be equated to the number of student stations, since elementary school students are assigned to one classroom throughout the day. In secondary schools (middle and high), however, students move from classroom to classroom depending on their subjects. Scheduling then becomes a factor in calculating capacity as well as the number of students and student stations. Therefore, utilization factors have been established in determining capacity.

According to SREF, the optimum size of elementary schools is 600-800 students. It is educationally and economically desirable for an elementary school to be large enough to justify a full time principal, a librarian, and instructional and clerical services. The optimum size for middle schools is 1,000-1,200 students, and for high schools, it's 1,800-2,000 students.

The School Board has indicated that the operation and administration of larger schools is more economically feasible than smaller schools, so long as the educational standards are maintained.

Therefore, in order to guide its facilities planning efforts, the School Board has adopted the following minimum space requirements, which are higher than those suggested by the State:

#### ELEMENTARY SCHOOLS (GRADES K – 5)

Student Capacity	1,040 (State: 600- 800)
Student Stations	1,040 (State: 600- 800)
Program Capacity	863

#### MIDDLE SCHOOLS (GRADES 6 – 8)

Student Capacity	1,080 (State: 900- 1,080)
Student Stations	1,200(State: 1,000- 1,200)
Program Capacity	1,026

#### ELEMENTARY SCHOOLS (GRADES 9 – 12)

Student Capacity	2,818(State: 1,620-1,800)
Student Stations	2,966(State: 1,800-2,000)
Program Capacity	2,536

Sarasota County School District reports capacity to the Department of Education using the standards of the Florida Inventory of School Houses (FISH). FISH capacity is reported in two ways, including: satisfactory student stations for permanent facilities and relocatables (portables) and FISH capacity for permanent and relocatables adjusted by utilization. Sarasota County uses FISH capacity for reporting purposes to the Department of Education.

However, for the purposes of implementing school concurrency the Sarasota County School Board has directed District staff to use program capacity as an alternative method for measuring the capacity of schools. This capacity measure is a more exact means of reflecting the actual use of a school's space taking into account special needs students and special programs to determine the capacity of its schools. In some instances, specialized programs may be recognized as full-time classroom uses and, therefore, may add capacity to FISH. In other instances, program capacity may reduce FISH capacity. If these factors are not considered when discussing capacity, the result may be a mistaken impression that classrooms are being under- or over-utilized.

## INVENTORY AND ANALYSIS

In Sarasota County, elementary schools include pre-kindergarten through fifth grade (PK-5), middle schools include grades 6-8, combination elementary and middle schools include grades K-8, and high schools, grades 9-12. As of 2007, Sarasota County had twenty-one elementary schools, six middle schools, one combined elementary and middle school, five high schools, eight special purpose schools and nine charter schools. Figure 12-1 presents the location of existing and planned School Board facilities. Currently, there are two schools planned in North Port in the next five years. The special education schools provide various other educational programs. For instance, Oak Park specializes in the education of emotionally, physically and developmentally challenged students, while Pine View specializes in the education of gifted students. Other ancillary school related facilities such as school administration, technical training, and construction services are also depicted in Figure 12-1.

The 2007-08 student enrollment in Sarasota County's elementary, middle, high, and special purpose schools was 40,121 students. Student enrollment is projected to reach 40,913 students in the 2011-12 school year an overall increase of 2%. Table 12-1 illustrates the current and projected enrollment. The "Special Purpose Schools" category includes special education, and alternative schools. In 2007, the school district reported a FISH capacity of the Sarasota County school system of 54,362.

Concurrency Service Areas that coincide with the attendance zones of high, middle and elementary schools are also proposed. Because student assignment for special schools and charter schools is not limited by conventional attendance zone boundaries, their available capacity will be allocated district-wide or by other methods as appropriate to each special purpose school. To ensure that adequate school capacity is available level of service (LOS) standards based on program capacity are proposed for adoption as follows:

### LEVEL OF SERVICE STANDARDS

Concurrency Service Area	Type Of School	Initial	5 Year
Student Attendance Zone	Elementary	115%	105% of permanent program capacity
	Middle	100%	100% of permanent program capacity
	High	105%	100% of permanent program capacity
District-wide	Special purpose	100%	100% of permanent program capacity

**TABLE 5-1: CURRENT AND PROJECTED PUBLIC SCHOOL ENROLLMENT,  
SARASOTA COUNTY SCHOOLS, 2007-2012**

School Level	2007-08 Students	Projected 2011-12 Students	Change 2007-2012
Elementary (PK-5)	17,195	17,821	4%
Middle (6-8)	7,690	8,484	9%
High (9-12)	11,502	9,653	(19)%
Special Purpose Schools	3,734	4,951	25%
<b>TOTAL</b>	<b>40,121</b>	<b>40,913</b>	<b>2%</b>

Source: Sarasota County School Board, Long Range Planning; 2007

Of the new schools that were approved in the current 2005 Educational Facilities Plant Survey, Lamarque Elementary opened in 2006, North Port's second middle school is under construction and will open in 2008, a North County Technical High School will open in 2008, and a South County Technical High School and North Port's fifth elementary school that will open in 2009.

The 2005 Survey approved major renovations at Garden Elementary, Gocio Elementary, Lakeview Elementary, Southside Elementary, Sarasota High, Pine View, and Venice High. Southside Elementary's project is complete. The 2005 Survey also approved the replacements of Riverview High and Venice High. Sarasota High and Pine View renovations are scheduled in 2009, Riverview High in 2010 and Bay Haven renovations in 2011. Start-up funds are included for Booker High and Venice High rebuilds and for a new special purpose school Oak Park South.

The ten year program includes major renovations at Garden, Gocio and Lakeview elementary schools and completion funds for Booker High and Venice High rebuilds and for new special purpose school, Oak Park South. The ten year program also includes additions to Ashton, Booker and Fruitville elementary schools. The ten year program also includes four new elementary and one new middle school.

TABLE 5-2 PLANNED PUBLIC SCHOOL FACILITIES SARASOTA COUNTY

2007/08-2011/12

Fiscal Year	Facility Name	Planned Activity
<b>New Capacity for Growth</b>		
2008-09	North Port Middle "EE"	New School
2009-10	North Port Elementary "I"	New School
2010-11	Oak Park South* Start up Funds	New ESE School
2008-09	North County Technical High School "BBB"	New School
2009-10	South County Technical High School	New School
2007-11	Land Purchases	Land for New Schools
<b>Renovations and Improvements</b>		
2007-11	Portables and Relocatables	Through District As Needed
2010-11	Pine View	Renovations
2010-11	Riverview High	Rebuild
2009-10	Sarasota High	Renovation Improvement
2011-12	Bay Haven	Renovations
2007-11	Various Projects	Other Small Projects

Source: The School Board of Sarasota County, Capital Projects Plan, FY07 – FY12.

## FUNDING

The five-year period extending from 2007-08 through 2011-12 anticipates the expenditure of \$634 million of which \$390 million (62%) is allocated to increase program capacity in the public school system. This expenditure is programmed to add 3,649 in program capacity. An additional 9,368 in program capacity is programmed for construction by 2017. The majority of this capacity will be in permanent facilities. The Five-Year Capital Facilities Plan also allocates \$212 million to the renovation of existing schools and general capital upgrades, including maintenance of the educational facilities.

The District has also projected its needs for the ten and twenty-year time period. Over the ten-year period, the District anticipates an additional \$804 million in expenditures for capacity

enhancements. Over the twenty-year period from 2007-08 through 2026-27, the District projects a total expenditure of approximately \$1.4 billion for capacity enhancements. This expenditure is programmed to add 19,978 in program capacity. Ultimately, the ability of the Sarasota County School District to meet the capacity demands of the growing population depends upon the availability of funding for capital improvements and the effective allocation of these funds.

Sarasota County Public Schools receive capital outlay revenues from a variety of sources as identified in Table 12-3 and 12-3A. The Capital Investment Tax (2 mil) is the most significant of the capital revenue sources. The District may allocate these funds only on capital projects contained in the DOE-approved School Plant Survey and the revenues tend to increase with both population growth and increasing property values. As noted, the CIT revenue is projected to rise from about \$119 million dollars annually to about \$144 million by 2011-12. About \$658 million is projected to be raised over the coming five years with about 67% of these funds (\$444 million) available for capacity enhancement.

The Infrastructure Sales Tax represents the second most significant revenue for school capacity needs. In June 1989, Sarasota County voters approved a referendum enacting a one-cent sales discretionary tax called the "Infrastructure Surtax", to be levied by Sarasota County for the purpose of construction, reconstruction or improvement of public facilities, pursuant to Chapter 212.055, Florida Statutes. The Infrastructure Surtax became effective in September, 1989, and sunset in 1999. It was subsequently approved by the voters to continue for an additional ten years until 2009. Sarasota County Ordinance 2007-087 re-authorizes the Infrastructure Surtax for 15 more years and provides a general description of the County infrastructure projects to be funded with the surtax proceeds.

Twenty-five percent of the proceeds of this one-cent addition to the sales tax are distributed to the School district to be used for increases in the capacity of existing schools and the construction of new schools. In the period 1989-1996, the School Board received \$48.8 million dollars from Infrastructure Surtax funds, which was used for various improvements to existing facilities, the construction of new facilities, and the purchase of sites for future facilities. This source generates about \$16.9 million currently and is expected to produce about \$19 million

annually by 2011-12. The \$90 million produced by this revenue over the next five years is available for capacity enhancement.

In 2004, the School Board adopted a resolution that requested the County to adopt an Educational Facility Impact Fee. County Ordinance No. 2004-028, which went into effect on May 1, 2004, requires new residential uses to contribute their fair share of the cost of capital improvements and additions to the educational system to accommodate growth. Impact fees currently generate about \$6.4 million annually. This revenue is expected to produce about \$32 million over the five year period. It should be noted that impact fee revenues must be spent on new capacity and are dependent on the pace of growth.

Public Education Capital Outlay (PECO) funds provided by the Department of Education are based on demonstrated capacity need. Over the five-year period, about \$12 million is expected from this source for expanded capacity. Other revenue sources include: the Capital Outlay and Debt Service (CO&DS) Trust Fund and a one-time appropriation for Classroom for Kids and funds under the Effort Index Grant. Over the next five years, the district projects net revenues available for capacity to be approximately \$444 million.

Table 12-3\* and Table 12-3A\* provides a projection of revenues for an additional five-year period for the long term concurrency management program. These projections assume that the conditions and assumptions underlying the 2007-08 to 2011-12 projections will continue and indicate that ample resources should be available to meet the capital needs for schools projected by this study.

*\*Tables 12-3 and Table 12-3A are currently being updated by School Board Staff, as a part of their Long Range Plan Update.*

## COORDINATED PUBLIC SCHOOL FACILITIES PLANNING

School planning is about providing adequate facilities, support network and services to educate Florida's residents. In 2002, Governor Jeb Bush identified school planning as a critical issue facing Florida's communities and ordered new legislation that required a comprehensive focus on school planning by requiring coordination of information.

The new regulations required local governments and school boards to enter into interlocal agreements that address school siting, enrollment forecasting, school capacity, infrastructure, collocation and joint use of civic and school facilities, sharing of development and school construction information, and dispute resolution and oversight.

In 2003, Sarasota County, the Town of Longboat Key, the City of North Port, the City of Sarasota, the City of Venice, and the School Board adopted the Interlocal Agreement for Public School Facility Planning. The process to adopt and implement the interlocal agreement has improved the working relationships between the County, School District and Municipalities and has led to a better understanding of each other's issues and concerns.

The result has been better understanding and cooperative decision making for school projects, collaborative initiatives to purchase lands and utilize existing County- and School Board-owned lands, better coordination of neighborhood compatibility and infrastructure with school projects, and improved data sharing. Coordinated planning efforts are leading to improved timing of sidewalk projects, improved traffic flow surrounding schools, improved buffers with school neighbors, and improved sensitivity for historical structures.

Along with the coordination prompted by the interlocal agreement, Section 163.3174, Florida Statutes, requires the local planning agency, which in Sarasota County is the Planning Commission, include a representative of the school district as a nonvoting member. This membership, along with the school board's review of development approval plans, keeps the School Board up-to-date on land use decisions that could affect future student populations. Section 163.3177(6) (a), Florida Statutes, requires that the Future Land Use element of the Comprehensive Plan clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories where public schools are an allowable use, a local government is required to include in the categories sufficient land proximate to

residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use. School population projections and school site selection criteria are both addressed through the interlocal agreement which requires coordination between the County, School Board and municipalities and the comprehensive plan.

It is generally accepted that elementary schools should be located within residential neighborhoods. Middle and high schools, however, have a greater impact on the neighborhoods due to their increased size, traffic, sports events, and student movement. These schools are better suited to be located at the periphery of neighborhoods to serve a larger area and on larger roadways, such as collector and arterial roads.

Schools are also an integral part of Villages in the Sarasota 2050 Plan with elementary schools required in each Village. While middle and high schools are allowed in Villages, there may be other locations proximate to the Village or other population concentrations to accommodate students generated from the area. The preferred location for schools in the Rural area is as close to existing infrastructure and population areas as possible. Schools operated by the School Board of Sarasota County are allowed pursuant to Future Land Use Policy 3.5.3, and 3.5.4., provided they are rezoned to the Government Use (GU) zoning district. Schools located in districts other than the GU zoning district are guided by the use table found in the Sarasota County Zoning Ordinance.

In 2004, the School Board adopted a resolution that requested the County to adopt an impact fee. County Ordinance No. 2004-028, which went into effect on May 1, 2004, requires new residential uses to contribute their fair share of the cost of capital improvements and additions to the educational system to accommodate growth. The impact fee, collected by the County and the municipalities and distributed to the School Board, is payable at the time of the Certificate of Occupancy. The current rate in 2005 is \$2,032 for single-family, \$474 for multi-family and \$138 for mobile home dwelling units.

The impact fee ordinance includes exemptions for principle residential uses that qualify as affordable housing, as specified in the latest Sarasota County Assistance Plan for the Housing Partnership Program, or as housing for older persons. The School Board and the Office of Housing and Community Development entered into an interlocal agreement to process the affordable housing exemptions. The School Board uses non-impact fee revenues to pay the impact fee that is waived from the affordable housing exemption.

The improved coordination and the additional revenues from the impact fee help to address the needs for adequate school facilities for the County's existing and future population, but do not fully meet the financial needs of the School Board. Additionally, the class size amendment and the Pre-Kindergarten initiative, which were approved by Florida voters in 2002, were not adequately funded by the State. The class size amendment is still being debated by the governor's office. This amendment would change how facility needs are calculated. Rather than evaluating capacity at the district level, it will be evaluated at the school level, and in three years, at the classroom level. Unless the amendment is repealed or modified, the School Board's facility needs would grow tremendously as the class size requirements would drill down from the district level to the school level and eventually to the class level. Furthermore, the volunteer universal Pre-K initiative may further strain the facility needs of the school district.

The 2005 Florida Legislature adopted requirements (referred to as school concurrency) that strengthen the relationship between land use planning and development, and planning for public schools to ensure availability of school capacity. In 2006, Sarasota County was selected by the Florida Department of Community Affairs as a "pilot community". Sarasota County, the School Board, the Cities of Sarasota, Venice, North Port, and the Town of Longboat Key worked to prepare a draft interlocal agreement, a public school facilities' element, and amendments to intergovernmental coordination and capital improvement elements.

These draft documents were used to assist the pilot communities as well as serve as examples for other areas of Florida. As a part of the process, elected officials from each of the governing bodies have participated in three convocations in order to provide direction and reach consensus on the draft documents. The County, the School Board, the Cities and Town have adopted a joint Amended Interlocal Agreement for School Facility Planning, as well as

coordinated the process for adoption of the Public School Facilities Chapter, and amendments to the Intergovernmental Coordination and Capital Improvements Chapters to ensure all local government comprehensive plan elements within the County are consistent with each other. In addition, the data and analysis (Appendix F) supports the amendments for Sarasota County required to implement school concurrency. The study evaluates the school system and its relationship to development and growth from both a county-wide perspective and a finer grain look at schools within sectors and communities. The findings and conclusions support the goals, objectives and policies of the comprehensive plan including the establishment of levels of service standards and the delineation of concurrency service areas.

## CONCERNS FOR SCHOOLS

The preceding sections suggest the following concerns:

- Sarasota County Schools' existing facilities struggle to meet the demands of rapid growth and lower class sizes, while at the same time keeping pace with the replacement of aging facilities and the needs for technology upgrades.
- The existing school impact fees, combined with other local and state revenues, do not meet the school district's facility needs.

## OPPORTUNITIES FOR SCHOOLS

The preceding discussions suggest the following opportunities:

- The School Board has planned future school facilities from 2005 through 2010 which will increase the 2010 school facilities system capacity (as measured in numbers of student stations).
- Sarasota County, the municipalities, and the School Board have established and improved formal coordination and could expand long range and immediate efforts in collaboration, shared uses, and information sharing.
- Sarasota County, the municipalities, and the School Board have implemented a public school facilities impact fee to be utilized for growth.

**SCHOOL  
GOAL 1**

Collaborate and coordinate with the School Board of Sarasota County (School Board) to provide and maintain a high quality public education system which meets the needs of Sarasota County's existing and future population.

**SCHOOL  
OBJ 1.1**

**COORDINATION AND CONSISTENCY**

**The County shall implement and maintain mechanisms designed to more closely coordinate with the School Board in order to provide consistency between the County's comprehensive plan and public school facilities programs, such as:**

- **Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;**
- **Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;**
- **The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,**
- **The expansion and rehabilitation of existing schools so as to support neighborhoods.**

**SCHOOL POLICY 1.1.1**

Manage the timing of new development to coordinate with adequate school capacity. Where existing and planned capacity will not be available to serve students from the property seeking a plan amendment for residential development, the County may use the lack of school capacity as a basis for denial.

#### SCHOOL POLICY 1.1.2

In cooperation with the School Board and the municipalities, Sarasota County will implement the Amended Interlocal Agreement for Public School Facility Planning for the County of Sarasota, Florida, between Sarasota County, all legislative bodies of the municipalities, including the Town of Longboat Key, the City of North Port, the City of Sarasota, and the City of Venice, and the School Board, adopted by the Sarasota County Board of County Commissioners on May 31, 2007, as it may be amended. The Amended Interlocal Agreement for Public School Facility Planning, as required by Sections 1013.33 and 163.31777, Florida Statutes, includes procedures for:

- Joint meetings;
- Student enrollment and population projections;
- Coordinating and sharing of information;
- School site analysis;
- Supporting infrastructure;
- Comprehensive plan amendments, rezonings, and development approvals;
- Education Plant Survey and Five-Year District Facilities Work program;
- Co-location and shared use;
- Implementation of school concurrency;
- Level of service standards;
- Concurrency service areas;
- Proportionate-Share Mitigation;
- Oversight process; and,
- Resolution of Disputes.

#### SCHOOL POLICY 1.1.3

The County shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

**SCHOOL  
OBJ 1.2**

**SCHOOL SITING CRITERIA AND INFRASTRUCTURE**

**Enhance community and neighborhood design through effective school facility design and siting standards.**

**SCHOOL POLICY 1.2.1**

Sarasota County will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the Sarasota County Comprehensive Plan, pursuant to the Amended Interlocal Agreement for Public School Facility Planning.

**SCHOOL POLICY 1.2.2**

Consistent with Future Land Use Policy 2.7.1, which address the location of institutional facilities, public schools will be an allowable use within the Urban Service Area, as designated on the Future Land Use Map, in the following land use designations: Low, Moderate, Medium, and High Density Residential; Office/Multi-family Residential; and Town and Village Centers, subject to the relevant Town and Village Center Plans.

**SCHOOL POLICY 1.2.3**

All public schools shall provide bicycle and pedestrian access consistent with Objective 1.4, and Policy 1.4.9, of the Transportation Plan and Section 1006.23, Florida Statutes. Bicycle access to public schools should be incorporated in the county-wide bicycle plan, as it is developed consistent with Policy 1.3.3, of the Recreation and Open Space Plan and Policy 1.4.1, of the Transportation Plan. Adequate parking at public schools will be provided consistent to applicable Land Development Regulations.

**SCHOOL POLICY 1.2.4**

Sarasota County will have the lead responsibility for providing sidewalks along the frontage of pre-existing development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions, as identified by the Sarasota County School Board, pursuant to Section 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

#### SCHOOL POLICY 1.2.5

In coordination with the School Board, the County will evaluate school crossing zones to consider safe crossing of children along major roadways. The County will prioritize existing developed and subdivided areas for sidewalk improvements, such as schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and needed safety improvements. The County will coordinate with the MPO Long Range Transportation Plans to ensure funding for safe access to schools, including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

#### SCHOOL POLICY 1.2.6

The County will require new development at the time of construction plan (final subdivision or site plan) to provide for safe walking conditions consistent with Florida's safe ways to school program:

1. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;
2. For new development and redevelopment within 2 miles of an existing or planned school, the County shall require complete, unobstructed and continuous sidewalks along the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school.

#### SCHOOL POLICY 1.2.7

The School Board and County will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation or expansion of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements, pursuant to Section 6 of the Amended Interlocal Agreement for Public School Facility Planning.

#### SCHOOL POLICY 1.2.8

The County and the School Board will work to find opportunities to collaborate on public transit and school bus routes to better serve citizens and students.

**SCHOOL  
OBJ 1.3**

**FUNDING**

**Support supplemental and alternative sources for school capital funding.**

**SCHOOL POLICY 1.3.1**

Sarasota County will continue to collect the Educational System Impact Fees for the School Board that requires future growth to contribute its fair share of the cost of required capital improvements and additions for educational facilities.

**SCHOOL POLICY 1.3.2**

With the School Board, the County shall review and recommend amendments, as necessary, to the Educational System Impact Fees ordinance, consistent with applicable laws.

**SCHOOL  
OBJ 1.4**

**SUSTAINABILITY**

**Encourage sustainable design and development for educational facilities.**

**SCHOOL POLICY 1.4.1**

Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County facilities with similar facility needs, according to the Amended Interlocal Agreement for Public School Facility Planning for the County of Sarasota, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas, pursuant to Policy 1.5.3., of the Parks and Recreation Plan.

**SCHOOL POLICY 1.4.2**

Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

**SCHOOL POLICY 1.4.3**

Consistent with Coastal Disaster Management Chapter Policy 1.3.9, continue to coordinate efforts to build new school facilities, and facility rehabilitation and expansions to be designed to provide emergency shelters. Sarasota County will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes.

**SCHOOL**

**OBJ 1.5**

**ENSURE ADEQUATE SCHOOL CAPACITY**

Sarasota County will evaluate the adequacy of school capacity when it considers future land use changes, rezonings, and construction plans (final subdivision and site plans) for residential development. This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and construction plans (final subdivision and site plans) for residential development that generate students and impact the Sarasota County school system.

**SCHOOL POLICY 1.5.1**

The County will consider the School Board's comments and findings on the availability of adequate school capacity when considering proposed comprehensive plan amendments and other land use decisions as provided for in Section 163.3177(6) (a), Florida Statutes.

### SCHOOL POLICY 1.5.2

Future land use changes, rezonings, and construction plans (final subdivision and site plans) for residential development may be approved in areas with adequate school capacity. Where capacity will not be available to serve students from the property seeking a land use change, the applicant will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment or zoning change, early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long range facilities' plans over the five-year, ten-year and twenty-year planning periods shall be amended to reflect the needs created by the land use plan amendment.

**SCHOOL POLICY 1.5.3**

Consistent with Section 7.4 of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, in reviewing petitions for future land use, rezoning, and construction plans (final subdivision and site plans) for residential development which may affect student enrollment or school facilities, the County will consider the following issues:

- a. Provision of school sites and facilities within planned neighborhoods.
- b. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites.
- c. The co-location of parks, recreation and community facilities with school sites.
- d. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks.
- e. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood.
- f. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools.
- g. The inclusion of school bus stops and turnarounds in new developments.
- h. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments.
- i. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions.
- j. Available school capacity or planned improvements to increase school capacity.
- k. Whether the proposed location is consistent with any local government's school design and planning policies.

**SCHOOL  
OBJ 1.6****IMPLEMENT PUBLIC SCHOOL CONCURRENCY**

**The County shall evaluate future land use changes, rezonings, and construction plans (final subdivision and site plans) for residential development to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.**

### SCHOOL POLICY 1.6.1

Consistent with the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, the School Board and County agree to the following standards for school concurrency in Sarasota County:

#### SCHOOL SUB-POLICY 1.6.1.1

Consistent with the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, school concurrency requirements shall be effective for all applications for construction plans (final subdivision or site plans) accepted on or after October 1, 2008. School concurrency under these LOS standards shall be as follows, however, within designated concurrency service areas for identified backlogged facilities, interim standards shall apply. The interim level of service standard within these designated areas shall apply over the period covered by the 10-year schedule of improvements (See Appendix F Table PSF 23: Interim Level of Service Standards). The level-of service standards are initially set as follows:

The adopted Public School Facilities Element has designated concurrency service areas for backlogged facilities and establishes interim level of service standards for these facilities (refer to Appendix F Table PSF 23). Within these designated areas, the interim standards for backlogged facilities will be improved to the adopted level of service standards within the ten-year period (by 2016-17) covered by the long term concurrency management program and Ten-Year Capital Facilities Plan.

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 1 of each year. If there is a consensus to amend any level of service standard, it shall be accomplished by the execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to the County's and each City's comprehensive plan. The amended level of service standard shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed.

No level of service standard shall be amended without a showing that the amended level of service standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained over the five years of the Five-Year Capital Facilities Plan. After the first five years of the Five-Year Capital Facilities Plan, level of service standards shall be maintained within each year of subsequent Five-Year Capital Facilities Plans. For backlogged facilities, level of service standards will be achieved within the initial period covered by the Ten-Year Capital Facilities Plan. After the initial adoption of the Public School Facilities Element designating concurrency service areas for backlogged facilities, a plan

amendment will be required to add any school facility to the listing of backlogged facilities. Backlogged facilities may be removed from the listing and shall no longer be considered backlogged when capacity improvements sufficient to achieve the adopted level of service standards are added to the financially feasible Five-Year Capital Facilities Plan. These previously designated backlogged facilities shall, thereafter, meet the adopted level of service standards for that school type as established herein.

**SCHOOL SUB-POLICY 1.6.1.2**

- a) Consistent with Subsection 4.2(c), of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, the concurrency service area shall be coterminous with the applicable student attendance zone for elementary, middle and high schools. The most recent student attendance zones are shown on PSF Maps 4, 5 and 6 of the supporting data and analysis. The concurrency service areas for special purpose schools are district-wide. For the purpose of implementing a long term concurrency management system, PSF Maps 12 and 15 of the supporting data and analysis depict the concurrency service areas where backlogged facilities exist.
- b) Potential amendments to the concurrency service areas, other than periodic adjustments to student attendance zones, shall be considered annually at the staff working group meeting to take place each year no later than April 1. If there is agreement to amend the concurrency service area to establish boundaries other than those that are coterminous with student attendance zones, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and amendment to the County's and each municipal comprehensive plan. The amended concurrency service area shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed and comprehensive plan amendments are in effect. No concurrency service area shall be amended without showing that the amended concurrency service area boundaries are financially feasible.

- c) Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with level of service standards taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the County shall be determined by the School Board's policies on maximization of capacity.
- d) Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the five years or applicable 10 years of the capital facilities plan, and so that the five-year or applicable 10-year schedule of capital improvements is financially feasible. Plan amendments are required for changes to the concurrency service area other than modifications to student attendance zones.

#### SCHOOL SUB-POLICY 1.6.1.3

As provided in Section 4.2(f) of the Amended Interlocal Agreement for Public School Facility Planning, the costs per student station and student generation rates are to be established annually by the school district in the adopted Five-Year Capital Facilities Plan. The student generation rates, used to determine the impact of a particular development application on public schools, shall be reviewed and updated at least every 2 years in accordance with professionally accepted methodologies.

**SCHOOL SUB-POLICY 1.6.1.4**

The uniform methodology, for determining if a particular school is over capacity, based on the adopted level of service standards, and shall be determined by the School Board. The School Board hereby selects permanent program capacity as the methodology to determine the capacity of elementary, middle and high schools. Relocatables (portables) are not considered permanent capacity. For special purpose schools, the methodology to determine capacity shall be based on total program capacity (includes portables). Consistent with Section 3.1 of the Amended Interlocal Agreement for Public School Facility Planning, school enrollment shall be based on the annual enrollment of each individual school, based on actual counts reported to the Department of Education in October of each year. The School Board will determine whether adequate capacity exists for a proposed development, based on the level of service standards and concurrency service areas according to the standards set in Section 4.2 (a) of the amended Interlocal Agreement for Public School Facility Planning.

**SCHOOL SUB-POLICY 1.6.1.5**

- a) The County shall amend the concurrency management systems in its concurrency regulations to require that all new residential developments be reviewed for school concurrency at the time of construction plans (final subdivision or site plan), using the coordination processes specified in Section 7 of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended. The County may choose to provide an informational assessment of school concurrency at the time of preliminary plan, but the test of concurrency shall be at construction plans (final subdivision or site plans) or its functional equivalent.
- b) The County shall not deny construction plans (final subdivision or site plans) for residential development for the failure to achieve and maintain the adopted level of service for public school capacity where:
  - i) adequate school capacity will be in place or under actual construction within three years after the issuance of the construction plans (final subdivision or site plan) or functional equivalent within the concurrency service area, or a contiguous concurrency service area and the impacts of development can be shifted to the area without disruption to the educational programs or conflict with school board policy on the students' travel time to school; or
  - ii) the developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the construction plans (final subdivision or site plans), as provided in Section 4.2(f) in the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended.
- c) In evaluating construction plans (final subdivision or site plans) for concurrency, any relevant programmed improvements in the current year or years two or three of the five-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years four or five of the five-year schedule of improvements shall not be considered available capacity for the project unless funding

for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within three years. The School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

- d) This Policy shall not be construed to limit the authority of the County to deny the construction plans (final subdivision or site plans) for residential development for reasons other than failure to achieve and maintain the adopted level of service for public school capacity.
- e) Consistent with Subsection 4.2(f) of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, in the event that there is not sufficient capacity in the affected concurrency service area, based on the adopted level of service standards to address the impacts of a proposed development and the availability standards for school concurrency cannot be met, the following shall apply:
  - i) The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share mitigation; or,
  - ii) The project shall be delayed to a date when the level of service can be assured through capital enhancement(s) or planned capacity increases; or,
  - iii) A condition of approval of the construction plans (final subdivision or site plans) shall be that the project's impact shall be phased and phases delayed shall be delayed to a date when capacity enhancement and level of service can be assured; or,
  - iv) The project shall not be approved.

#### SCHOOL POLICY 1.6.2

Options for providing proportionate share mitigation for any approval of residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

- i) contribution of, or payment for, acquisition of new or expanded school sites;
- ii) construction or expansion of, or payment for, permanent school district facilities;
- iii) mitigation banking within designated areas, based on the construction of a public school facility, in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or a contiguous concurrency service area; and,
- iv) Educational Facility Benefit Districts.

Mitigation shall be directed to projects in the School District's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County, and the applicant executed prior to the issuance of the construction plans (final subdivision or site plans).

If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation into its Five-Year Capital Facilities Plan. This development agreement shall include the developer's commitment to continuing renewal of the development agreement until the mitigation is completed as determined by the School Board.

#### SCHOOL POLICY 1.6.3

The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to Sarasota County, as determined by the School Board. These costs are in addition to any land costs for new or expanded school sites, if applicable.

#### SCHOOL POLICY 1.6.4

Each year, Sarasota County will adopt plan amendments: 1) adding a new fifth year; 2) updating the financially feasible public schools capital facilities program; 3) coordinating the program with the 5-year district facilities work plan, the plans of other local governments; and, as necessary, 4) updating the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

**SCHOOL  
OBJ 1.7**

#### MONITORING AND EVALUATION

**On an annual basis, the County shall monitor and evaluate the Public School Facilities Chapter in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.**

##### SCHOOL POLICY 1.7.1

The Public School Facilities Chapter shall be monitored for adherence to the established goals, objectives and policies and to ensure these goals, objectives and policies accurately reflect the existing needs and conditions of the public schools. This will be accomplished in a three-fold approach:

1. Each policy listed in the Chapter will be supported by identified implementation tasks, schedules and contact person(s). This allows for quick review for the implementation status of the adopted policies.
2. It is the intent of the County to meet annually with the School Board to review the progress in implementing the Public School Facilities Chapter. This provides the opportunity to formally review the implementation progress and review the current status of public schools.
3. Consistent with Section 163.3191, Florida Statutes, the County will prepare an evaluation and appraisal report for its comprehensive plan once every seven years. This process will provide an in-depth analysis of the success of the Public School Facilities Chapter to improve the conditions of public schools.

##### SCHOOL POLICY 1.7.2

All amendments to the Public School Facilities Chapter will be processed appropriately in accordance with local and state guidelines for the amendment of comprehensive plans.

CHAPTER

# 6

## CORE PRINCIPLES COASTAL DISASTER MANAGEMENT

The Core Principles for the Coastal Disaster Management Chapter of the Comprehensive Plan focus on limiting public expenditures and development in areas subject to natural disaster and protecting the health, safety and welfare of threatened County residents.

Limit public expenditures in designated Coastal High-Hazard Area to necessary public services and facilities.

Encourage appropriate land uses and densities in the Coastal High-Hazard Area.

Ensure safe and timely evacuation and sheltering of County residents in event of natural disaster.

Provide County residents on-going training opportunities and education in emergency preparedness and timely information in case of a natural disaster.

# CHAPTER INTRODUCTION

## PURPOSE AND INTENT OF THE COASTAL DISASTER MANAGEMENT CHAPTER

A major storm carries with it potential costs. Depending on the severity of the storm, the threat to human life and the costs to public, private, financial, and natural resources can be substantial. While Sarasota County is fortunate that a major hurricane has not severely impacted the area for decades, the potential does exist. The Department of Community Affairs' (DCA) damage assessment reports for Sarasota County indicate that damage from a devastating storm could run in the tens of millions of dollars. In the event of a destructive storm, the county is financially responsible for a number of costs including evacuation, providing shelter, cleaning up, rebuilding damaged infrastructure, and a share of federal insurance payments. Recent federal policies have shifted construction costs and risk loss to the private sector and to state and local governments. Local governments are now responsible for contributing to the National Flood Insurance Program (NFIP) for repair and construction of public facilities. Minimizing the county's costs can be accomplished by a well thought out hurricane disaster plan.

Pre-hurricane disaster planning involves planning for preparedness, response, hazard mitigation, and post hurricane recovery and redevelopment. These topics are addressed in the following section.

The Sarasota County Local Mitigation Strategy (LMS) was adopted by each municipality and the Board of County Commissioners through resolution and approved by the Federal Emergency Management Agency (FEMA) on August 8, 2004. Although the plan is updated annually, it remains compliant through February 24, 2010. The purpose of the LMS is to coordinate with participating jurisdictions to identify and prioritize projects and initiatives that are mitigation related. A mitigation project is defined as having elements that reduce the natural hazard impact on the community. Sarasota County and the municipalities within its borders, along with the School Board, identified the following mitigation project categories:

1. Stormwater,
2. Shelter retrofit,
3. Retrofits to emergency support facilities,

4. Infrastructure,
5. Public information, planning and miscellaneous,
6. Fire mitigation, and
7. Continuity of government.

The purpose of this chapter is to express the importance and necessity of disaster planning, by outlining the potential hazards faced by coastal regions and the physical and economic impacts that a disaster could have on Sarasota County. Additionally, the chapter provides an overview of the planning and preparedness measures taken by the county's Division of Emergency Management to ensure that, when a coastal disaster occurs, its effects are minimized to the smallest degree possible. The chapter also provides an updated assessment of various geographic and demographic elements, and provides summary data of vulnerable populations within the county. Finally, the coastal disaster planning section highlights opportunities for further enhancement of disaster preparedness in Sarasota County, and provides an updated outline of the Goals, Objectives, and Policies established by the Division of Emergency Management to continually improve the county's ability to plan for, respond to, and recover from coastal disasters.

## COASTAL HIGH HAZARD AREA

The Coastal High Hazard Area, defined by section 163.3178(2)(h)9, Florida Statutes, is the area below the elevation of the category 1 storm surge line, as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, and is an area particularly vulnerable to the effects of coastal flooding from tropical storm events. As indicated in the inventory, the coast line of the Gulf of Mexico is subject to hurricane impact. Sarasota County has experienced structural damage caused by relatively minor hurricanes, tropical storms, and near-miss situations. It is therefore expected, based on past storm events and increased level of development along the coast, that future hurricanes of larger magnitude could have a greater effect on storm surge and ultimately its destructive impact along the county coastline.

The designated coastal planning area of unincorporated Sarasota County has been outlined on a number of figures in the Watershed Management Chapter. The existing infrastructure situated within this area includes potable water and sanitary sewer franchises, portions of the north and south county utility service areas, segments of major drainage canals and associated facilities, water wells, and a portion of the T. Mabry Carlton Jr. Memorial Reserve transmission network. This infrastructure has been identified in Figures 4-2, 4-7, 4-8, and 4-9 of the Watershed Management Chapter. The service areas, current capacities, existing and projected demand for infrastructure located in the coastal planning area have been identified in the Watershed Management Chapter.

Coastal area roadways are identified on the Hurricane Evacuation Zones Map (Figure 2-8). Bridge locations include the following: Stickney Point Bridge, Phillippi Creek Bridge at U.S. 41, Blackburn Point Road Bridge, Albee Road Bridge, Dona Bay Bridge at U.S. 41, Roberts Bay Bridge at U.S. 41, Alligator Creek Bridge at U.S. 41, Forked Creek Bridge at SR 775, and Manasota Key Bridge.

The following Goals, Objectives and Policies provides the framework for protecting life, property and infrastructure from the destructive effects of hurricanes by limiting public expenditures and development activities in identified coastal high-hazard area, providing for safe and effective emergency evacuation, and establishing procedures for post-disaster development/redevelopment.

**COASTAL  
GOAL 1**

Protect life, property and infrastructure from the destructive effects of hurricanes and other natural disasters, by limiting public expenditures and development activities in identified coastal high-hazard area, providing for safe and effective emergency evacuation and establishing procedures for post-disaster development/redevelopment.

**COASTAL  
OBJ 1.1****LIMITING PUBLIC EXPENDITURES**

**To limit public expenditures in the designated Coastal High-Hazard Area (CHHA) to necessary public services and not to subsidize new development in this area.**

**COASTAL POLICY 1.1.1**

The County shall designate the “Coastal High-Hazard Area” (CHHA) as the area below the storm surge line of a Category 1 hurricane, as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computer model. The CHHA shall be depicted on the County’s Future Land Use Map Series, Map 6-1, and is hereby adopted as the County’s CHHA designation map.

**COASTAL POLICY 1.1.2**

Public funds shall not be used for infrastructure or service expansion or improvements to areas designated as Coastal High-Hazard Areas (CHHA) unless such funds are necessary to provide:

1. Services necessary to ensure public access to beaches and/or other public waterfront recreation/conservation areas;
2. Services that restore or enhance natural resources;
3. Services to existing subdivisions (structures approved for development prior to the adoption of this policy);
4. Services and/or facilities which are deemed necessary to maintain existing level-of-service standards;
5. Support to public and private land development specifically designed to minimize storm hazards as deemed necessary for such public facilities by the Land Development Regulations.
6. Adequate evacuation times in the event emergencies as specified in Policy 1.3.1, 1.3.2 and 1.3.3; and/or
7. An overriding public interest to ensure public health, safety, and welfare such as essential life safety services.

This policy shall not apply to buildings and structures proposed within developments of regional impact for which master development orders have been adopted pursuant to Florida Statutes, prior to the date of adoption of this policy.

**COASTAL POLICY 1.1.4**

Special High Hazard Area taxing zones, as necessary, may be considered to offset costs for the relocation landward of the Coastal High Hazard Area, the reconstruction, and/or protection of storm damaged public infrastructure and facilities, and shelters, to ensure public health and safety.

**COASTAL  
OBJ 1.2**

**ENCOURAGE APPROPRIATE DENSITIES IN THE CHHA**

**To encourage low-density land uses in the Coastal High-Hazard Area (CHHA) in order to direct population concentrations away from this area.**

**COASTAL POLICY 1.2.1**

Land Development Regulations and limits on urban infrastructure improvements shall both be used to limit development on coastal barrier islands and other high-hazard coastal areas to prevent a concentration of population or excessive expenditure of public and private funds.

**COASTAL POLICY 1.2.2**

Proposed land use plan amendments in Evacuation Zones A and B hurricane vulnerability zone (storm surge areas) may be considered if such increases in density and intensity do not adversely impact hurricane evacuation times and are consistent with Future Land Use Policy 2.9.1 and Appendix A, Article 4, Section 4.6, Residential District Intent Statement, Code of Ordinances of Sarasota County, Florida.

**COASTAL POLICY 1.2.3**

Encourage hotel/motel development in the storm evacuation zones category C, D and E rather than evacuation zones A and B.

**COASTAL POLICY 1.2.4**

The County will discourage the development of any institutional uses, such as assisted living facilities, group homes for handicapped persons, hospitals and such similar uses, from developing in the CHHA. Sarasota County shall continue to amend and implement its Code of Ordinances to require all newly-constructed nursing homes, adult congregate living facilities, and hospitals to include shuttering or the use of shatterproof glass, as well as independent emergency power supplies located above base flood elevation or otherwise protected from flooding, as part of such facilities' design and construction.

**COASTAL POLICY 1.2.5**

Utilize the county's power of eminent domain and regulatory authority to relocate threatened and/or damaged structures and infrastructure, pursuant to public safety landward of the Coastal High Hazard Area consistent with the availability of grant and/or budgeted funds, purchase property for relocation.

**COASTAL  
OBJ 1.3****SAFE AND TIMELY EVACUATION**

**To protect the public safety during emergency evacuation by reducing or maintaining emergency evacuation clearance time; maintaining an adequate emergency evacuation roadway system; and ensuring adequate shelter space.**

**COASTAL POLICY 1.3.1**

Strive toward community preparedness for each storm category using Best Management Practices, safe and timely evacuation, and appropriate sheltering that shall be contained and become part of the county's Comprehensive Emergency Management Plan (CEMP).

**COASTAL POLICY 1.3.2**

Sarasota County establishes a Level of Service (LOS) of 12 hours emergency evacuation time to in-County shelter in the case of a Category 5 hurricane. (The Statewide Regional Evacuation Study for the Southwest Florida Region, 2010, however, modeled an emergency evacuation time to in-County shelter, in the case of a Category 5 hurricane, as being 65 hours.)

**COASTAL POLICY 1.3.3**

Sarasota County establishes a Level of Service (LOS) of 16 hours emergency evacuation time to the county line in the case of a Category 5 hurricane. (The Statewide Regional Evacuation Study for the Southwest Florida Region, 2010, however, modeled an emergency evacuation time to the county line, in the case of a Category 5 hurricane, as being 69 hours.)

#### COASTAL POLICY 1.3.4

The County, through the Development Review (DRC) process, will include recommendations from Emergency Services regarding the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times, and may require mitigation either through structural provisions or through non-structural methods or techniques.

Sarasota County Emergency Management will review and approve the development plans for shelter facility design in accordance with American Red Cross 4496 Guidelines.

#### COASTAL POLICY 1.3.5

As part of the State-wide Regional Evacuation Study, 2010, emergency evacuation routes were identified and the County should strive to improve, as needed, evacuation routes based on the following criteria:

1. Critical roadway links causing congestion on evacuation routes for Category 1 through 3 hurricanes should receive high priority for capital improvement expenditures. The County should strive to ensure that the hurricane evacuation system evacuation times will be, at a minimum maintained, and reduced if possible.
2. Improvements to the County's primary hurricane evacuation routes should be consistent with this function, and should be maintained at elevations above the Category 3 or Category 4 Storm Surge, as technically feasible and economically applicable.
3. The following criteria for hurricane evacuation corridor improvements should be considered:
  - a. The roadway heads inland and away from the coast.
  - b. The roadway rises out of areas affected by storm surge.
  - c. Water crossings are minimized.
  - d. The roadway provides a direct route to high ground and shelter.
  - e. The roadway is only subject to minimal roadway flooding.

#### COASTAL POLICY 1.3.6

The County will reference the Southwest Florida Regional Planning Council (SWFRPC) State-wide Regional Evacuation Study, 2010 and other applicable studies for critical roadway links and data to update the hurricane evacuation components of the Comprehensive Emergency Management Plan as needed.

#### COASTAL POLICY 1.3.7

The County may consider policies or ordinances requiring new and existing manufactured home developments undergoing site changes, such as, but not limited to expansion, to provide Sarasota County an Emergency Evacuation and Education Plan for residents of the development. Sarasota County Emergency Services should review and approve the submitted Emergency Evacuation and Education Plans.

#### COASTAL POLICY 1.3.8

No emergency storm shelters shall be approved on the barrier island.

#### COASTAL POLICY 1.3.9

Coordinate efforts within the limits provided by legislative authority to coordinate development review with the Sarasota County School Board to provide that new school facilities and facility expansions will be designed to provide hurricane shelter with a minimum of 50 per cent of classroom in new schools constructed with Enhanced Hurricane Protected Areas (EHPA) and in accordance with the American Red Cross 4496 Guidelines.

#### COASTAL POLICY 1.3.10

When replacing or building critical County infrastructure consider protective processes, such as hardening or relocation to areas less threatened by storm events, consistent with the County's Post Disaster Redevelopment Plan, as may be amended.

#### **COASTAL POLICY 1.3.11**

Sarasota County strongly encourages, the Cities of Sarasota, North Port and Venice and the Town of Longboat Key to coordinate disaster planning with the County. On an annual basis there should be a process to coordinate planning activities related to the County's and municipalities Comprehensive Emergency Management Plan (CEMP).

#### **COASTAL POLICY 1.3.12**

The County should continue to pursue mitigation toward identified shelter deficiencies through available sources such as Developments of Regional Impact, Emergency Management Preparedness and Enhancement grants, Hazard Mitigation and Pre-Disaster Mitigation Grant Programs funding, and available funds identified in the State's annual shelter deficit studies.

### **COASTAL OBJ 1.4**

#### **MEETING PUBLIC SHELTER NEEDS**

**To meet emergency preparedness requirements of Persons with Special Needs such as elderly, handicapped, the infirmed and those requiring transportation from a threatened area, Sarasota County will provide a registration process and maintain a database of citizens who require assistance.**

#### **COASTAL POLICY 1.4.1**

All new hospitals, nursing homes, and adult congregate living facilities will prepare an emergency preparedness plan, consistent with the State requirements of the Agency of Health Care Administration (ACHA), for approval by the Emergency Services Department prior to receiving a final development order.

#### COASTAL POLICY 1.4.2

Consistent with the State requirements of the Agency of Health Care Administration (ACHA), the Emergency Management Division will review the Emergency Plans for all licensed health care facilities including hospitals, nursing homes, and assisted living facilities for the provision of emergency generator power and water, post-disaster transportation, supplies, staffing, emergency equipment, individual identification of residents and transfer of records, and response to family inquiries. Any health care facility located or proposed to be located in an identified Evacuation Zone A through E is required to initiate transfer agreements, including patient transportation, to eligible health care facilities in non-evacuation areas.

#### COASTAL POLICY 1.4.3

The identification of individuals with special medical needs should be consistent with Chapter 152 F.S. and the Sarasota County Comprehensive Emergency Management Plan. Shelter and transportation to shelter as available, will be provided for these individuals.

#### COASTAL POLICY 1.4.4

The County will develop a program designed to meet public shelter needs under a Category 3 hurricane or higher. Components of this program may include:

1. Funding of the All-Hazards Municipal Service Taxing Unit (MSTU);
2. An impact fee or fee-in-lieu for new residential developments, with appropriate credits for the construction of shelters outside of Evacuation Zone C; and
3. Any available State funds and grant funds.

**COASTAL  
OBJ 1.5**

**EDUCATION AND INFORMATION**

**To prepare and disseminate timely and accurate information regarding storm events, evacuation routes and times, and shelter locations.**

**COASTAL POLICY 1.5.1**

Emergency Management will work collaboratively, as necessary to coordinate with the Florida Division of Emergency Management (FDEM), the Southwest Florida Regional Planning Council (SWRPC) and other appropriate agencies to update technical data, reports, SLOSH maps and plans used in managing hurricanes, floods, and other emergencies. These materials should be updated periodically to reflect changes in population size and distribution, location of high-risk populations, adequacy of transportation systems and shelters, and the latest scientific findings affecting emergency management. In coordination with the Southwest Florida Regional Planning Council, the County will maintain and update, as necessary, hurricane storm surge areas shall be maintained and updated using the most recent application of the SLOSH model.

**COASTAL POLICY 1.5.2**

Emergency Management in coordination with other essential partners shall make recommendations on who should evacuate, how to evacuate and what services are available for the population in a tropical storm or hurricane, or other natural disaster.

**COASTAL POLICY 1.5.3**

The County will strive to continue to enhance and maintain a comprehensive public awareness program and publish a "disaster planning guide" prior to the start of hurricane season each year. Evacuation zones, public shelters and evacuation routes should be communicated through a variety of sources such as local newspapers, the Sarasota County official website, Sarasota County social media, and through other local media outlets. This information may also be made readily available to all hotel/motel for their guests.

**COASTAL****OBJ 1.6****UPDATE POST-DISASTER RECOVERY DOCUMENT**

**Maintain an active working group to assess and update Sarasota County's Post Disaster Redevelopment Plan as needed.**

**COASTAL POLICY 1.6.1**

Coordinate research and planning efforts between County Planning and Development Services, Emergency Services, the Southwest Florida Regional Planning Council, and other appropriate agencies in order to continue to update the pertinent sections of the Sarasota County Comprehensive Emergency Management Plan and the Local Mitigation Strategy to and revise the Post-Disaster Redevelopment Plan on a four year schedule.

**COASTAL POLICY 1.6.2**

The County through its Local Mitigation Working Group should periodically update its approved Local Mitigation Strategy Mitigation Project List through the identification and review of new or ongoing local hazard mitigation projects including, identifying the potential funding sources for such projects.

**COASTAL POLICY 1.6.3**

The County shall develop and maintain policies on requirements for rebuilding structures that sustain damage after a natural or man-made disaster to current flood mitigation standards and building codes. An existing structure is considered to be substantially damaged if damage from any origin is sustained and the cost exceeds 50 per cent of the market value of the structure before it was damaged.

#### COASTAL POLICY 1.6.4

Sarasota County may collaborate and coordinate with homeowners to evaluate the costs of acquisition of privately-owned, developed properties, for which the County provides infrastructure, that have been severely or repetitively damaged by tropical storms, hurricanes, floods or other natural disasters consistent with state or national programs such as the National Flood Insurance Program (NFIP), Repetitive Flood Claims (RFC) grant program. The acquisition costs will be compared against the costs associated with rebuilding the required infrastructure for that property or the rebuilding of the property itself leveraged against available sources of potential funding. This will be done in order to determine the most cost-effective options for addressing loss, mitigation or prevention.

#### COASTAL POLICY 1.6.5

To protect public health, safety, and welfare and to mitigate property loss in the built environment, the County shall enforce:

1. The most recent State-adopted Standard Building Code which provides for wind-resistant building construction;
2. The applicable flood-resistant construction requirements in the Florida Building; and
3. The applicable flood plain management regulations set forth in 44 C.F.R. part 60.

The County will continue to participate in the National Flood Insurance Program (NFIP) and the NFIP's Community Rating System (CRS) with the goal of striving to increase protection of property and encourage the purchase of flood insurance by property owners.



# ELEMENT 3

## LAND USE

CHAPTER 7 – FUTURE LAND USE

CHAPTER 8 – 2050 RESOURCE MANAGEMENT AREA (RMA)\*

CHAPTER 9 – HOUSING

\* THE 2050 RESOURCE MANAGEMENT AREA (RMA) CHAPTER WAS NOT INCLUDED IN THE COMPREHENSIVE PLAN UPDATE.



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THE CATCH IS THE KIND OF SUBURBS THEY  
WANT – WALKABLE, TRANSIT-ORIENTED,  
MIXED-USE – ARE VASTLY OUTNUMBERED  
BY THE KIND THEY DON’T – SPRAWLING,  
SINGLE-USE AND FAR FROM EMPLOYMENT  
AND ACTIVITY CENTERS.

– On Common Ground, Communities for all Generations,  
National Association of Realtors, 2012.

”

## THE LAND USE ELEMENT

The chapters within the Land Use Element are closely interrelated to most, if not all, chapters in this Comprehensive Plan. The Future Land Use Chapter, in particular, is a chapter which has a unique synergy with all of the chapters in the Plan. It draws upon the core principles of each chapter to help ensure that growth is directed in a manner that is sustainable for Sarasota County, is located where essential services can be effectively provided, ensures that the precious natural environmental systems are afforded the protections necessary to maintain and enhance their function, and takes into account the employment needs and life safety requirements of our residents and visitors.

The Land Use Element is a fundamental guide for the county's physical growth. This Element brings together all the various policies of the other elements of the Comprehensive Plan as applied to the land, and it is through the integration of all these policies that a map evolves depicting a desired pattern of land uses. The Land Use Element also provides the means for ensuring Comprehensive Plan consistency. A consistent implementation strategy can be achieved when zoning and land development regulations are tied back to these policies. This Element consists of three chapters; the Future Land Use Chapter, the Sarasota 2050 Resource Management Area (RMA) Plan Chapter, and the Housing Chapter.

The Future Land Use Chapter presents a community vision for the county that provides guidance on how and where to build, rebuild, or which areas to preserve in the unincorporated areas. This chapter includes goals, objectives and policies that produce the desired growth-related outcomes when consistently applied. It also includes the Future Land Use Map, a map with legal standing which illustrates the spatial application of the core principals and policy language contained within the chapter.

The Sarasota 2050 RMA Plan Chapter presents a development policy framework that seeks to enhance the livability of the County and preserve its natural, cultural, physical and other resources, by creating a Resource Management Area system that addresses development issues within six unique resource areas:

- Urban/Suburban (Settlement Area Developments)
- Economic Development
- Rural Heritage/Estate
- Village/Open Space (Village and Hamlet Area Developments)
- Greenway
- Agricultural

This RMA framework implements the organizing concepts represented by the principles set forth within “Directions for the Future,” adopted by the Board on October 10, 2000 by Resolution 2000-230. “Directions for the Future” contained the following principles to guide long range planning and sustainability initiatives for the county:

- Preserve and strengthen existing communities.
- Provide for a variety of land uses and lifestyles to support residents of diverse ages, incomes, and family sizes.
- Preserve environmental systems.
- Direct population growth away from floodplains.
- Avoid urban sprawl.
- Reduce automobile trips.
- Create efficiency in planning and provision of infrastructure.
- Provide County central utilities.
- Conserve water and energy.
- Allocate development costs appropriately.
- Preserve rural character, including opportunities for agriculture.
- Balance jobs with housing.

The Sarasota 2050 RMA Plan is intended to allow continued growth that balances economic development with the preservation/conservation of environmentally sensitive lands, and implements sound fiscal policy that will maintain or improve quality of life in the county.

The Housing Chapter provides guidance to Sarasota County in developing appropriate plans and policies which demonstrate the county's commitment to meet identified and projected deficits in the supply of housing. In addition, this chapter intends to develop alternative housing policies and strategies for coordinating a wide range of public and private sector programs to meet the county's current and future housing needs for people of all income and socio-economic categories. The Housing Chapter aims to ensure that our citizens, no matter what their social stature may be, are provided with housing that is safe, accessible, and is located proximate to employment and essential daily services.

The location of housing is guided by the Future Land Use Chapter and is ultimately implemented through Zoning and Land Development Regulations.

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## SYNERGY of LAND USE

The topics within the Land Use Element are closely connected to goals, objectives, and policies in other areas of the Comprehensive Plan. By recognizing these relationships, the county can maximize resources, understand potential results and leverage funding opportunities. The following Synergy table indicates how this Element connects to, and is interrelated with, other Elements of the Comprehensive Plan.

	<b>ENVIRONMENTAL SYSTEMS</b> The health and sustainability of Sarasota County's environmental systems are intrinsically tied to the distribution of land uses identified on the Future Land Use Map, as well as the policy guidelines provided within the chapters of the Land Use Element.
	<b>ECONOMIC DEVELOPMENT</b> The Economic Development Element not only ensures that there are jobs available for our citizens, but that housing for employees of businesses that choose to locate in Sarasota County are available.
	<b>MOBILITY</b> Coordination of land uses with mobility options is essential and provides for the connectivity needed to enhance the sustainability of the community.
	<b>PUBLIC UTILITIES</b> The Land Use Element provides guidelines for the provision of adequate water, sewer, solid waste, stormwater and other public utility services that serve the various land use types specified within the Land Use Element and/or indicated on the Future Land Use Map.
	<b>QUALITY OF LIFE</b> Where we live impacts our quality of life. The Quality of Life Element (Parks, Preserves and Recreation, Historic Preservation, Libraries, and Coastal Disaster Management Chapters) ensure that residents have places to play, learn, and enjoy the wonders of nature and the history of our community.
	<b>HEALTH</b> A critical component of a healthy community is fostering a healthy community design which intertwines traditional planning concepts such as land use, housing, transportation, parks and open space to healthy concepts including physical activity, healthy food access, public safety, environmental issues, and social equity.
	<b>SUSTAINABILITY</b> Sustainability, like health, intertwines itself throughout the Comprehensive Plan. The Land Use Element provides the guidance for land uses and the distribution of such uses around the county. It helps to promote sound environmental practices balanced with the inevitable growth that will occur in the county and promotes conservation of significant habitat, water quality, local food and agricultural production, as well as community resiliency.

CHAPTER

# 7

## CORE PRINCIPLES FUTURE LAND USE

The Core Principles for the Land Use Chapter of the Comprehensive Plan focus on providing for a diverse population and economy by balancing the needs of present and future generations of Sarasota County.

Promote sustainability through community partnerships to improve the quality of life, enhance and diversify the economy, and protection of the natural systems that support life.

Provide the land, facilities and services needed to support institutional, commercial, office, industrial, and residential uses.

Encourage economic development by providing an adequate supply of land and public facilities and services to accommodate major employers and job-generating land uses.

Aggregate commercial uses in centers, mixed use developments and Major Employment Centers, and avoid additional strip commercial development along roadways.

# INTRODUCTION

## PURPOSE AND INTENT OF THE FUTURE LAND USE CHAPTER

The Future Land Use (FLU) Chapter translates the applicable goals from both this FLU Chapter and the various other chapters of the Comprehensive Plan into a graphic depiction of a desired land use pattern. The composite of these goals establishes the basis for the Future Land Use Map (FLUM). Therefore, the FLUM is a graphic depiction of the community's desired location and distribution of land uses as related to the physical features of the landscape, both natural and constructed.

The FLU Chapter also provides direction for the orderly and balanced management of growth in the unincorporated portions of Sarasota County. The FLU Chapter and FLUM along with all other chapters of the Comprehensive Plan work in concert to ensure that the distribution of land uses will meet the future needs of the county. Sarasota County seeks:

- To provide for the location and distribution of land uses that meet the present and future economic, social, physical, and environmental needs of the county;
- To provide for growth in Sarasota County;
- To encourage economic development by providing an adequate supply of land and public facilities and services to accommodate major employers and job-generating land uses;
- To provide for development at a time when existing or planned concurrency related public facility and service capacity is or will be available; *(revised, per public comment)*
- To provide for a variety of lifestyles and a diverse population and economy that supports sustainability by balancing the needs of present and future generations of Sarasota County.

Planning for a sustainable community is an overarching theme of the Comprehensive Plan, and the county is committed to taking a lead role by promoting public participation and community partnerships that improve our quality of life, enhance and diversify our economy and protect the natural systems that support life. Sarasota County seeks to align the built environment with socioeconomic activities and with the natural systems, while meeting the needs of the present generation without compromising the ability of future generations

to meet their needs. The county has adopted a community vision document entitled "Directions for the Future," which is the foundational policy document for the Sarasota 2050 Plan. Both of these efforts are based on Smart Growth planning principles that assist with establishing a diverse and sustainable community.

The Future Land Use Chapter is divided into two major components: The policy component and the inventory and analysis component. Volume 1 is the policy component which describes each of the goals of the FLU chapter and contains the related text and map. Volume 2 is the support material including general data and maps on existing land uses, land covers, and population trends. It is intended as a short overview and brief snapshot of land use patterns and trends. This data and set of maps are provided in Volume 2, Data and Analysis.

The policy component (Volume 1) of the FLU Chapter consists of four goals as summarized below:

1. The first FLU goal relates directly to the purpose of the chapter by establishing what is included in the Future Land Use Map (FLUM) Series. This chapter's synergies with the various other chapters of the Comprehensive Plan are also identified, along with a number of implementation provisions.
  
2. The second FLU goal relates to the various types of land uses to be depicted on the FLUM, along with the guiding principles used in determining the location and distribution of those land uses as listed here: *(revised, per public comment)*
  - Barrier Islands uses;
  - Public Conservation/Preservation uses;
  - Rural, and Semi-Rural uses (including agricultural uses);
  - Residential uses (low, moderate, medium, and high density);
  - Light Office uses;
  - Commercial uses (corridors, centers, highway interchanges, and enclaves);
  - Major Employment Center uses;
  - Civic and Government uses (i.e. community facilities such as schools, utilities, and government uses, etc.); and
  - Mixed use development.

3. The third FLU goal relates to the establishment of an Urban Service Area and Future Urban Service Area, and encourages redevelopment where existing concurrency-related public facilities and service capacity exist or are scheduled to be available.
  - The Urban Service Area;
  - The Future Urban Service Area;
  - Redevelopment strategies describes specifically how the County will encourage redevelopment and use smart growth principles by establishing flexible regulations and adopting programs that facilitate and support redevelopment activity.
4. The fourth FLU goal relates to the establishment of innovative planning programs by describing each of them, inclusive of each program's intent to build community, address development and redevelopment impacts, and promote infill.

The inventory/supportive data component (Volume 2) presents summaries of existing land uses and land covers, the residential capacity analysis, descriptions and background information for each of the FLU goals, and the FLU Map Series. The Appendix section includes methodologies for the creation of the Existing Land Use Map, Land Cover Map, and the Residential Capacity Analysis. The inventory of commercial centers and exhibits A and B from the Sarasota County, City of Venice Joint Planning and Interlocal Service Boundary Agreement are also included.

**FLU  
GOAL 1**

Maintain a Future Land Use Map (FLUM) that depicts the location of the various land use categories based upon the environmental characteristics and transportation network of the county.

**FLU  
OBJ 1.1**

**The FLUM shall consist of a map series depicting and supported by policy direction set forth within this and the other chapters of the Comprehensive Plan.**

**FLU POLICY 1.1.1**

The Comprehensive Plan is intended to provide for the future use of land in Sarasota County and contemplates a gradual and ordered growth. The Future Land Use Map establishes a long-range maximum limit on the possible density and intensity of land use; it does not simultaneously establish an immediate minimum limit. The present use of land may, by the adopted Zoning Atlas, continue to be more limited than the future use designated on the Future Land Use Map (Map 7-3) based on special circumstances identified during project review. Special circumstances include, but are not limited to the following:

1. Site characteristics;
2. Availability of necessary public infrastructure; and
3. Compatibility with surrounding development patterns.

### FLU POLICY 1.1.2

The Future Land Use Map Series shall consist of the following maps and figures which may be consolidated or reformatted by resolution of the Board to promote clarity and ease of use by the public\*:

- “Map 7-3: Future Land Use Map, Sarasota County”
- “Map 7-1: Land Cover and Native Habitat Map, Sarasota County, 2008”
- “Map 1-2: General Soil Associations and Mineral Resources in Sarasota County”
- “Map 1-9: Ecological Strategy Map”
- “Map 1-10: Sites of High Ecological Value, 1995”
- “Map 12-2: Areas of Special Flood Hazard”
- “Map 12-9: Wellfields and Community Potable Water Systems Greater than 100,000 Gallons per Day”
- “Map 10-8: Year 2040 Future Thoroughfare Plan (Functional Classification)”
- “Map 10-9: Year 2040 Future Thoroughfare Plan (By Lanes)”
- “Map 6-1: Coastal High Hazard Area”
- “Map 7-4: Affordable Housing Overlay”
- “Map 7-5: City of Venice Joint Planning Area”
- “Map 7-6: Special Planning Area No. 1”
- “Map 7-7: Special Planning Area 2 – Medical Boulevard Development”
- “Map 7-8: Special Planning Area 3 – Fruitville Interchange East Compact Urban Economic Development”
- “Map 8-1 RMA-1: Resource Management Areas,” from Sarasota 2050 Plan”
- “Map 8-3 RMA-3: Village/Open Space RMA Land Use Map” from Sarasota 2050 Plan”
- “Map 8-4 RMA-4: Settlement Area Land Use Map from Sarasota 2050 Plan”

\*The County Administrator or designee may publish and distribute copies of the Future Land Use Map Series that reflect changes to physical features and political boundaries, but such administrative updates shall not constitute amendments to the Plan.

#### **FLU POLICY 1.1.3**

The generalized land use categories depicted on the Future Land Use Map as expressed under Goal 2 of this chapter are intended to establish varying degrees of environmental protection and intensity of development, transitioning from the natural environment to the most intense developed areas by gradually increasing density and urban character.

#### **FLU OBJ 1.2**

**The FLUM shall reflect the policy direction set forth within the chapters of the Comprehensive Plan, and shall coordinate land use categories with soil and topographic characteristics, the protection of historical and natural resources, existing land uses, forms of development and the availability of public facilities.**

#### **FLU POLICY 1.2.1**

All development shall be consistent with the Historic Preservation Chapter.

#### **FLU POLICY 1.2.1 (A)**

Conserve and protect historic and archaeological resources.

#### **FLU POLICY 1.2.2**

All development shall be consistent with the Environment Chapter.

#### **FLU POLICY 1.2.2 (A)**

Protect environmentally sensitive lands, conserve natural resources, protect floodplains, maintain or improve water quality, and open space.

#### FLU POLICY 1.2.3

Residential development within the adopted Coastal High Hazard Area shall conform to the following:

- In the event that a residential structure located within the adopted Coastal High Hazard Area is voluntarily destroyed, or destroyed by natural forces, the redevelopment of said property must conform to the underlying zoning in accordance with Policy 2.9.1;
- The provisions of this Policy shall not be construed as restricting the rebuilding of a single family residence on an existing lot-of-record, provided that such property meets all requirements pertaining to construction in the Coastal High Hazard Area;
- In the event that natural forces render a property located in the Coastal High Hazard Area unbuildable, or reduce the development potential of a property as allowed by the prior acreage and the underlying zone district, utilization of the Transfer of Development Rights concept will be encouraged. Development Rights, in such cases, shall be determined based upon pre-disaster conditions; and
- The reduction of densities and intensities, including the vacation of platted lots-of-record, shall be encouraged by the use of the Barrier Island Sending Zone for the transfer of development rights.

#### FLU POLICY 1.2.4

Development proposals within the watershed of an existing public potable surface water supply shall provide reasonable assurance, prior to the approval of such development, that the development will not degrade the quality of such water supply for potable use. In the development and application of necessary regulations and mitigation measures to protect public potable surface water supplies, Sarasota County shall coordinate with jurisdictions whose public potable surface water supplies could be affected.

#### **FLU POLICY 1.2.5**

No development order shall be issued which would permit unmitigated development in 100 year floodplains, as designated on Federal Emergency Management Agency Flood Insurance Rate Maps or adopted County flood studies, or on floodplain associated soils, defined as Soils of Coastal Islands, Soils of the Hammocks, Soils of Depressions and Sloughs, and Soils of the Floodplains and shown in Map 1-2 of the Future Land Use Map Series, that would adversely affect the function of the floodplains or that would degrade the water quality of water bodies associated with said floodplains in violation of any local, State, or federal regulation, including water quality regulations.

#### **FLU POLICY 1.2.6**

Discourage the intensification of land uses within Hurricane Evacuation Zones A and B (Map 1-8, Environment Chapter), consistent with Future Land Use Policy 2.9.1, and Coastal Objective 1.2 and Policies 1.2.1 - 1.2.5.

#### **FLU POLICY 1.2.7**

Sarasota County recognizes the importance of recreational and commercial working waterfronts to the economic, social, and environmental vitality and health of the community. Consistent with ENV Objective 4.3 and subsequent policies, ECON Objective 1.1, and PARKS Policies 1.1.6 and 1.1.7, the County shall continue to identify and implement techniques which encourage the preservation and expansion of recreational and commercial working waterfronts in Sarasota County.

**FLU POLICY 1.2.8**

All future development shall be consistent with the detailed master plans for each drainage basin as they are adopted through the Basin Master Planning Program. [LOS].

**FLU POLICY 1.2.9**

Sarasota County shall develop land development regulations that promote compatible land uses around airports. Strategies include, but are not limited to, restricting structure heights, wildlife hazard attractors and educational facilities. These strategies will ensure that incompatible land uses will not be allowed to encroach on airport facilities and hinder airport activities. Such regulations shall be consistent with the requirements outlined in s. 333.02, s. 333.03, and s. 330.35 of the Florida Statutes, as amended.

**FLU POLICY 1.2.10**

Sarasota County shall coordinate adjacent land uses through the review of land use/development applications with the City of Sarasota, the City of Venice, Venice Municipal Airport Authority, Manatee County, the Sarasota-Bradenton Airport Authority, and other appropriate local agencies to provide development patterns that are compatible with airport development, as well as to provide for safe neighborhoods and business development in areas adjacent to public use airport facilities in Sarasota County.

#### FLU POLICY 1.2.11

Develop a comprehensive mobility strategy that includes but is not limited to:

- Multi-modal land use planning to ensure that new developments and existing neighborhoods maximize the potential of non-automotive (e.g., transit, walking and bicycling) access to a broad range of land uses and to encourage inter-neighborhood connection;
- Incentives to encourage the location of employment opportunities along transit corridors;
- Locating affordable housing along existing or planned transit services to allow households to reduce their transportation costs;
- Land use planning and incentives for concentrating intensive land uses around existing public and private infrastructure so as to take advantage of the value of such investment;
- Transit-oriented and active living design guidelines to help guide new development and redevelopment;
- Design requirements for integrating transportation facilities into neighborhoods as amenities so as to enhance the character of the neighborhoods and minimize the impacts; and
- Support for the development and redevelopment of viable and lively civic spaces, parks, square, plazas, and other public gathering places, tied to transit and accessible by multiple modes of transportation for residents of existing and new neighborhoods.

#### FLU POLICY 1.2.12

Encourage mixed use and/or higher densities along mobility and multi-modal corridors to support transit and other modes transportation.

#### FLU POLICY 1.2.13

Establish an inclusionary zoning ordinance as part of the implementation of HOU Policies 1.2.1, and 1.2.2. The density limits specified in FLU Policies 1.3.7, 1.3.8, 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, and 2.3.6, may be increased up to 120 percent of the upper limit within each range, if the property is developed using the density bonus component of a Community and Affordable Housing incentive zoning program.

#### FLU POLICY 1.2.14

In addition to areas designated on the Future Land Use Map, Medium and High Density Residential development, as defined in FLU Policies 2.3.4 and 2.3.5, shall be permitted uses in the following situations:

- within Commercial Centers provided that residential uses do not exceed twenty-five percent of the total Commercial Center acreage and that the location and use are consistent with the adopted Critical Area Planning Regulations. The acreage associated with multi-story mixed use buildings, where the first floor of the building is required to be used for commercial/office uses, shall not be counted as “residential acreage” for the purposes of this standard;
- within Commercial Corridors, provided that the plan meets the standards set forth in FLU Policy 2.5.4;
- as a single or mixed use within Office/Multi-Family Residential designations, provided that the parcel is of sufficient size to enable a site design that provides adequate access and circulation, and buffering from adjacent uses;
- within Major Employment Centers where such residential development may be approved provided that the residential use is part of a mixed use development;
- within Developments of Regional Impact, where such residential development may be approved as part of a Planned District (PD), and where such residential development may be approved as part of a Planned Unit Development (PUD), in accordance with the Sarasota County Zoning Regulations; and
- within Future Land Use Map designated Village Centers upon completion of the relevant Village Center Plan.

### FLU POLICY 1.2.15

A property owner may be eligible to request, and densities up to twenty-five (25) dwelling units per acre may be permitted, if the conditions under subsections (1) or (2) or (3), below are met:

1. The parcel is to be developed as a mixed-use development and is located within a Regional, Community, or Village Commercial Center or Village Center, and not within a Barrier Island, as shown on the Future Land Use Map. A Critical Area Plan is required for mixed-use developments requesting residential densities above 13 and up to 25 dwelling units per acre. No new Critical Area Plan waivers shall be granted. Existing Critical Area Plan waivers shall be recognized. Existing Critical Area Plans may be amended to re-designate parcels, as appropriate, for mixed-use development with residential densities above 13 and up to 25 dwelling units per acre. In order to request such additional density, the following issues shall be addressed:
  - Protection of existing residential neighborhoods adjacent to the proposed development area.
  - Creation of multi-modal (pedestrian, bicycle, public transit, and automobile) internal circulation systems that would be integrated with other public and private transportation systems and land uses, with the objective of reducing trip length, increasing transportation capture rates, and providing safe and efficient methods of transportation.
  - Creation of internal pedestrian circulation systems to link properties with one another and also to the surrounding area and to provide safe access to public transit stops.
  - Relative compatibility of mixed-use redevelopment versus continuation of existing use or redevelopment as traditional commercial development.
  - The County shall adopt an ordinance to establish the percentage of affordable housing units for mixed used development projects which percentage shall be applied to residential densities granted over 13 dwelling units per acre. The minimum percentage of affordable housing units set forth in the ordinance shall be at least 15 percent of the residential densities granted over 13 dwelling units per acre.

- Creation of public amenities including, for example, recreational opportunities, public squares and other accessible open space areas.
  - Availability of, and opportunity to utilize existing urban infrastructure.
  - Each mixed use development project will contain a mix of the following three uses: (1) residential uses; (2) office and/or institutional uses; and (3) retail and/or service uses. The mix of non-residential uses for each mixed use development will be based on a minimum of 5 percent retail and/or service uses, or a minimum of 5 percent office and/or institutional uses of the total nonresidential building square footage excluding parking. The maximum intensity of nonresidential uses within the project will be based on the Guiding Principles in the Future Land Use Element.
  - The mixed-use development shall be a minimum of 10 acres in size.
2. The parcel is located within the Economic Development Resource Management Area (RMA), as shown on the Sarasota 2050 Plan Future Land Use Map Series, Figure RMA-1 (Map 8-1) and rezoned to the Planned Economic Development (PED) zoning district. The County shall adopt an ordinance to establish the percentage of affordable housing units for mixed used development projects which percentage shall be applied to residential densities granted over 13 dwelling units per acre. The minimum percentage of affordable housing units set forth in the ordinance shall be at least 15 percent of the residential densities granted over 13 dwelling units per acre.
  3. The parcel is located within a Village Center, and a plan has been completed and approved, which designates the parcel for High Density Residential development, and permits an increase in density beyond thirteen units per acre.

#### FLU POLICY 1.2.16

To address the need for affordable housing, when the following criteria are met, residential development up to 25 dwelling units per acre may be approved by the Board of County Commissioners:

1. Thirty percent of the units qualify as affordable housing (those making less than 100 percent of Area Median Income (AMI) as calibrated for family size) with no less than 10 percent of the total units shall be affordable to those making less than 80 percent of AMI (as calibrated for family size).
2. The development is located within  $\frac{1}{4}$  mile of a transit route.
3. The site is not located within a Hurricane Vulnerability Zone 1 or 2 (See Environment Map 1-8)
4. The development is certified as a green development.
5. The affordability of the units shall be preserved in perpetuity.
6. The request is supported by a jobs/housing balance study.
7. The parcel is not located on a barrier island.
8. The Future Land Use designation of the property is;
  - Commercial Center (excluding Neighborhood Commercial Centers),
  - Commercial Corridor,
  - Major Employment Center,
  - Major Government Use, or
  - Office/Multi-Family Residential,

Sarasota County shall adopt an Ordinance of implementing regulations which shall require each parcel utilizing these provisions to be subject to a public hearing.

**FLU POLICY 1.2.17**

As reflected in Sarasota County Zoning standards, potential incompatibilities between land uses due to the density, intensity, character or type of use proposed, shall be mitigated through site and architectural design techniques including but not limited to any or all of the following:

- provision and location of open space, perimeter buffers, landscaping and berms;
- the location and screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas; and,
- the location of road access to minimize adverse impacts, increased building setbacks, step downs in building heights.

**FLU POLICY 1.2.18**

New electric distribution substations shall be allowed in all Future Land Use Map classifications except those designated as "Public Conservation/Preservation" and areas designated for Historic Preservation, in conformance with State Statutes.

**FLU POLICY 1.2.19**

County public safety communication infrastructure may be allowed in all Future Land Use classifications.

**FLU POLICY 1.2.20**

The preparation of the Future Land Use Map shall take into consideration the projects listed on "Five Year Schedule of Capital Improvements" and "Facilities with Unfunded Capital Improvements Needed to Achieve and Maintain Adopted Levels of Service."

**FLU  
OBJ 1.3**

**The FLUM shall primarily be implemented through the application of zoning and land development regulations.**

#### **FLU POLICY 1.3.1**

The Sarasota County Zoning Regulations shall set forth a hierarchy of zoning districts and associated buffering/open space requirements, based on the density and intensity of permitted uses, for the purpose of establishing appropriate development ratio standards commensurate with the parcel size and compatibility with adjacent uses.

#### **FLU POLICY 1.3.2**

Signage controls to prevent and remediate sign clutter and improve roadway viewsheds shall be implemented through the Sarasota County Zoning Regulations.

#### **FLU POLICY 1.3.3 (A)**

Any parcels zoned for residential densities in excess of that permitted within Semi-Rural or Rural Areas as of March 13, 1989, shall be considered Extra Urban Enclaves. Existing residential structures within Extra Urban Enclaves may be reconstructed on the same property with the same number of units or fewer.

#### **FLU POLICY 1.3.3 (B)**

Existing lawfully established residential development within the Urban Service Areas but not on the barrier islands, that exceeds the maximum density range as provided for in this chapter, shall be considered Residential Enclaves. Residential Enclaves are recognized in order to allow for redevelopment within the Urban Service Area as reflected in Sarasota County Zoning Regulations.

#### **FLU POLICY 1.3.3 (C)**

Commercial Enclaves are recognized in order to vest existing commercial/office zoning and developments which lie outside of Commercial Centers, Commercial Corridors, Commercial Interchange areas and Future Commercial areas. These Commercial Enclaves shall not be expanded beyond their existing zone district boundaries and zoning changes to other more intensive commercial or office categories shall be prohibited.

#### FLU POLICY 1.3.3 (D)

Industrial Enclaves are recognized in order to acknowledge existing industrial zoning and development that lie outside of Major Employment Centers. These Industrial Enclaves shall not be expanded beyond their existing zone district boundaries and zoning changes to other industrial categories shall be prohibited.

#### FLU POLICY 1.3.4

Applicants for land use amendments to the comprehensive plan, rezonings and special exceptions shall hold at least one advertised neighborhood workshop prior to the application being submitted to the Planning and Development Services Department. The purpose of the workshop shall be for the applicant and community to work collaboratively and discuss the nature of the proposed development, to solicit suggestions and concerns, and for rezonings and special exceptions to explain the development concept plan where applicable. Applicants will be financially responsible for one hundred percent of the costs associated with conducting the required workshops. Criteria shall be established for the content of these workshops, including time frames and notification requirements for the workshop.

#### FLU POLICY 1.3.5

The approval of all development orders shall be subject to the availability of applicable transportation options as identified in the County Mobility Plan, potable water, sanitary sewer, solid waste, stormwater management facilities, public school facilities, and parks, as defined in the adopted quality/level of service standards.

#### FLU POLICY 1.3.6

Reserved.

#### FLU POLICY 1.3.7

Notwithstanding FLU Policy 2.3.4, a duplex on any lot of record zoned RMF and designated as Medium Density Residential shall be a lawful density for the designation even if the gross density of the lot would exceed nine dwelling units per acre. This exception shall apply only for development on an entire platted lot as platted and shall not apply with any combination, recombination or assembly of the platted lot with any other land.

#### FLU POLICY 1.3.8

Notwithstanding FLU Policy 2.3.5, a duplex on any lot of record zoned RMF and designated as High Density Residential shall be a lawful density for the designation even if the gross density of the lot would exceed nine dwelling units per acre. This exception shall apply only for development on an entire platted lot as platted and shall not apply with any combination, recombination or assembly of the platted lot with any other land.

#### FLU POLICY 1.3.9

The following chart is not intended to identify the only zoning districts that can implement the Future Land Use Map designations. The zone districts identified on the chart are the districts commonly associated with the Future Land Use Map designations listed in the left-hand column. The identified districts are consistent with the comprehensive plan when selected for a site having the land use designation shown on the chart and when the district is also consistent with the goals objectives and policies of the plan; this will usually be the case. An implementing zoning district, which is not specifically identified on this chart, but is consistent with the goals, objectives and policies of the plan, may be selected for a site that is more limited than the Future Land Use Map designation and be consistent with the Comprehensive Plan. In accordance with Policies 1.1.1 of this Chapter, the present use of land and the zoning district associated with that use may, consistent with this plan, be more limited than the future land use designation on the Future Land Use Map.

	RSF 1	RSF 2	RSF 3	RSF 4	RMF 1	RMF 2	RMF 3	RMH	RE 1	RE 2	RE 3	OUE	OUR	OUA	OUC	OUN	PUD	GU	
Low Density Residential	X								X	X	X					X		X	X
Moderate Density Residential	X	X	X	X				X			X				X		X	X	
Medium Density Residential				X	X	X		X							X		X	X	
High Density Residential						X	X								X		X	X	
Semi-Rural									X						X		X	X	
Rural												X	X	X	X	X	X	X	

	ZONE DISTRICTS																	
	CN	CG	CI	CHI	CM	OPI	RSF 4	RMF 1	RMF 2	RMF 3	PCD	IR	ILW	MP	GU	PED		
Commercial Centers:							**	**	**	**								
Neighborhood	X				X	X								X	X			
Village I	X	X			X	X								X	X	X		
Village II	X	X			X	X								X	X	X		
Community	X	X	X		X	X								X	X	X		
Regional	X	X	X		X	X								X	X	X		
Commercial Highway				X	X									X	X			
Commercial Corridor	X	X	X		X	X	**	**	**	**				X	X	X		
Light Office Corridor					X	X*								X	X			
Office/Multi-Family Residential					X	X	X	X	X	X				X	X			
Major Employment Center					X								X	X	X	X	X	

\* Special exceptions not permitted, and in the Light Office designation, OPI/PD is required.

\*\* These residential zone districts are permissible in commercial centers and commercial corridors, but do not represent primary implementary uses.

**FLU  
GOAL 2**

Maintain distinct land use categories that promote health, safety and welfare and minimize negative impacts posed by hazards, nuisances, incompatibility, and environmental degradation.

**FLU  
OBJ 2.1**

**Maintain governing regulations for Public Conservation/  
Preservation land uses.**

**FLU POLICY 2.1.1**

Sarasota County will coordinate efforts to acquire public lands for conservation, preservation, and open space.

**FLU POLICY 2.1.2**

Provide for the adequate buffering of Public Conservation Lands from potentially incompatible adjacent land uses.

**FLU POLICY 2.1.3**

Any new Public Conservation and Preservation Area, preserved/acquired pursuant to ENV Policies 1.3.3, 1.3.10 and 1.3.11, shall have all buffering and land use compatibility strategies incorporated to the extent feasible and finalized prior to the closing.

**FLU POLICY 2.1.4**

Normal management practices associated with maintaining and restoring native habitats such as controlled burning within public and private Conservation/Preservation areas shall be permitted.

**FLU  
OBJ 2.2**

**Maintain governing regulations for Semi-Rural, Rural, and Agricultural land uses.**

**FLU POLICY 2.2.1**

Protect and maintain agricultural lands.

### FLU POLICY 2.2.1 (A)

The county will support the implementation of a voluntary sustainable agriculture program to promote voluntary sustainable agriculture practices on private and publicly owned lands. The program may include but shall not be limited to the following:

- Provisions for community gardens and farms, as well as farmers markets;
- Coordination with neighborhood planning efforts and subdivision review to provide adequate land for community gardens, farms, and farmers markets;
- Where appropriate, encourage the use of county parks for community gardens and farms, as well as farmers markets;
- Incentive-based programs for agricultural lands in all areas that use sustainable farming practices;
- Encouraging the School Board to use locally grown foods in the daily school breakfast and lunch programs;
- Encouraging the expansion of existing agricultural uses and development of new business involved in agriculture such as new agricultural technologies and infrastructure to allow operational activities of urban and small scale agricultural opportunities;
- Support for institutional purchasing from local agriculture;
- Support for a local food marketing strategy;
- Support an assessment of the community food system in order to promote profitable small and large farms and alternative enterprises to sustain economically viable agricultural communities and to preserve the agricultural heritage of Sarasota County; and
- Support for protection initiatives (e.g., farmland trusts, farmland mitigation, conservation easements and small farms).

### FLU POLICY 2.2.2

Residential development in the Rural Area shall have a maximum density of one dwelling unit per five acres except as allowed by FLU Policy 4.3.1, Map 7-4 and FLU Policy 3.1.5.

**FLU POLICY 2.2.2 (A)**

Within the Rural Area, as designated on the Future Land Use Map, the approval of development shall acknowledge that the continued use of agricultural lands is a primary function of the Rural Area and is necessary for a sustainable community. Land management activities associated with agricultural uses may be incompatible with other development. However, such management activities are considered to be an essential element of the successful operations on agricultural lands and the continuation of such activities shall take precedence. In addition, approved development of all parcels will be evaluated for compatibility to adjacent small and large-scale farms.

**FLU POLICY 2.2.3**

Residential development in the Semi-Rural Area shall have a maximum density of one dwelling unit per two acres except as allowed by FLU Policy 4.3.1, Map 7-4 and FLU Policy 3.1.5.

**FLU POLICY 2.2.3 (A)**

Within the Semi-Rural Areas, as designated on the Future Land Use Map, the continuation of existing agricultural uses shall be allowed and shall not be deemed incompatible with existing or subsequent adjacent or nearby uses. However, the expansion of such agricultural uses shall utilize appropriate techniques for furthering compatibility with existing uses while balancing the need to foster sustainable communities. In addition, approved development of all parcels will be evaluated for compatibility to adjacent small and large-scale farms.

**FLU POLICY 2.2.4**

The development of institutional, governmental, transportation, recreational, cultural, communication and utility facilities shall be permitted in the Rural or Semi-Rural Areas, as designated on the Future Land Use Map, only when such development provides regional services, or is incompatible with urban uses or serves the existing needs of the immediate area in which it is located.

**FLU  
OBJ 2.3**

**Maintain governing regulations for Residential land uses and protect the quality and integrity of established residential neighborhoods from adjacent incompatible development.**

**FLU POLICY 2.3.1**

Consistent with FLU Policy 1.1.1, residential densities within the Urban Service Areas shall be no greater than the density ranges as designated on the Future Land Use Map, unless otherwise specifically provided for by policy in this plan.

**FLU POLICY 2.3.2**

Low Density Residential shall have a gross density less than two dwelling units per acre.

**FLU POLICY 2.3.3**

Moderate Density Residential shall have a gross density equal to or greater than two dwelling units per acre and less than five dwelling units per acre.

**FLU POLICY 2.3.4**

Medium Density Residential shall have a gross density equal to or greater than five dwelling units per acre and less than or equal to nine dwelling units per acre (see FLU Policy 1.3.7).

**FLU POLICY 2.3.5**

High Density Residential shall have a gross density greater than 9 dwelling units per acre to 13 units per acre, except that a duplex on any lot of record zoned RMF shall be a lawful density for this designation even if the gross density of the lot would exceed thirteen dwelling units per acre (see FLU Policy 1.3.8).

**FLU POLICY 2.3.6**

Appropriate densities within each density range shall be determined, in part, by the land uses and land use designations surrounding the parcel. Generally, densities at the higher end of the range will be most appropriate next to residential development or designations of comparable or higher density and intensive non-residential land uses or land use designations such as commercial, office, professional and institutional uses. Densities at the lower end of the range will be more appropriate adjacent to lower density residential uses or designations. Development proposals shall be subject to all applicable policies including the residential compatibility requirements of FLU Policies 1.2.16, 2.3.7 and 1.3.4.

**FLU POLICY 2.3.7**

In established residential areas, incompatible land uses shall be discouraged if traffic is generated on abutting local streets in amounts that would substantially and adversely affect traffic flow, traffic control and public safety.

**FLU  
OBJ 2.4****Maintain governing regulations for Light Office land uses.****FLU POLICY 2.4.1**

Office uses may be located within designated Commercial Centers, Commercial Corridors, Office/Multi-Family Residential, Light Office, Major Employment Centers, and Future Land Use Map designated Village Centers.

**FLU POLICY 2.4.2**

Where an area has not been specifically mapped as Light Office or Office Multi-family, having instead a residential or other non-office future land use designation, such land must be mapped to a consistent Light Office or Office/Multi-Family designation before it can be used for office purposes.

**FLU POLICY 2.4.3**

The maximum Floor Area Ratio (FAR) for Light Office land uses is 1.2 FAR.

**FLU  
OBJ 2.5****Maintain governing regulations for Commercial land uses.****FLU POLICY 2.5.1**

All commercial development located outside of Commercial Enclaves pursuant to FLU Policy 1.3.3(C), shall be limited to those areas designated as Commercial Centers, Commercial Corridors, Commercial Highway Interchanges, and as allowed by FLU Policy 2.8.3 within Major Employment Centers on the Future Land Use Map.

**FLU POLICY 2.5.2**

The following classifications of Commercial Centers as designated on the Future Land Use Map shall apply:

**Neighborhood Centers**

Myrtle Street and Lockwood Ridge Road

Dr. Martin Luther King, Jr. Way and Lockwood Ridge Road

17th Street and Honore Avenue

Fruitville Road and McIntosh Road

Palmer Boulevard and Honore Avenue

Webber Street and Beneva Road

Proctor Road and Swift Road

Gulf Gate Drive and Beneva Road

Laurel Road and Pinebrook Road

Bee Ridge Road and Mauna Loa Boulevard

Bee Ridge Road and Bee Ridge Road Extension

S.R. 776 and Manasota Beach Road

**Village I Centers**

Colonia Lane and River Boulevard

University Parkway and Lockwood Ridge Road

University Parkway and Honore Avenue (half)

17th Street and Lockwood Ridge Road

Bahia Vista Street and Beneva Road

Bee Ridge Road and Tuttle Avenue

Bee Ridge Road and Beneva Road

Bee Ridge Road and McIntosh Road

U.S. 41 and Proctor Road  
Clark Road and Swift Road  
Clark Road and Beneva Road  
S.R. 776 and Artist Avenue  
S.R. 776 and Englewood Isles Parkway  
Palmer Ranch Parkway and Honore Avenue

Village II Centers

US 41 and Central Sarasota Parkway  
Center Road and Jacaranda Boulevard  
Fruitville Road and Honore Avenue  
Bee Ridge and Cattlemen Road  
Clark Road and Honore Avenue  
U.S. 41 and Laurel Road  
Dearborn Street, Pine Street and River Road  
U.S. 41 and Blackburn Point Road  
Central Sarasota Parkway and Honore Avenue  
Venice Avenue and Jacaranda Boulevard  
University Parkway and North Cattlemen Road

Community

U.S. 41 and Stickney Point Road  
U.S. 41 and Venice By Pass

Regional

U.S. 41 and Jacaranda Boulevard (limited to 134 acres)  
US 41 and Beneva Road  
I-75, University Parkway and North Cattlemen Road

### FLU POLICY 2.5.3

The mapping or development of Commercial Centers as listed in FLU Policy 2.5.2, shall be guided by the Functional Classification of Commercial Centers in Table 7-1. The mapping of Commercial Centers as part of a comprehensive plan amendment to the Future Land Use Map, or intensification through a rezone petition, shall be evaluated for consistency with the Comprehensive Plan. The staff evaluation of the proposed land use change shall address the following:

1. The form and functional relationship with existing Commercial Center designated lands and/or uses
2. Adequate market support for any additional commercial development
3. Adequate supporting infrastructure
4. Impacts on level of service opportunities and constraints on development and/or redevelopment proposals;
5. Mitigation measures, including site design modifications and buffering to reduce or eliminate any potential land use compatibility conflicts;
6. Minimum parcel sizes, provision of central utilities, unified access controls, internal circulation, signage, and landscaping; and,
7. The application of existing standards, codes, and regulations, including but not limited to the Zoning Regulations and Land Development Regulations.

Based upon the above examination, development and/or redevelopment within Commercial Centers may be subject to additional requirements to ensure consistency with the Primary Components of the Comprehensive Plan.

**TABLE 7-1 | COMMERCIAL CENTER FUNCTIONAL CLASSIFICATION SYSTEM**

<b>Designation</b>	<b>Trade Area (Approx.)</b>	<b>Resident Household Support (Approx.)</b>	<b>Acreage (Approx.)</b>	<b>Function</b>
Neighborhood	One half mile or less	Up to 1,750	Up to Ten	Provides for the sale of convenience goods such as food, drugs, hardware, and personal service needs of the surrounding residential areas. These Centers are usually comprised of small-scale facilities that may or may not be anchored by a supermarket.
Village I	One and one half miles	1,300 to 4,400	10 to 40	Provides for the weekly goods and services, including apparel, home furnishings, banking, professional services, recreational facilities and convenience goods, to serve the surrounding neighborhoods.
Village II	Two miles or more and may include adjoining Semi Rural and Rural Areas.	4,400 to 9,500	40 to 75	Provides the same weekly goods and services as a Village I Commercial Center.
Community	Three and one-half miles	15,000 to 18,000	75 to 110	Provide the surrounding urban areas with a wide range of commercial, office, professional, institutional and governmental uses.
Regional	Ten miles	19,600 +	110 +	Provides the surrounding urban areas with a wide range of general merchandise, apparel and home furnishings, as well as a variety of services and perhaps recreational facilities.

#### FLU POLICY 2.5.4

The development of commercial, office, public and civic, and medium and high density residential uses in Commercial Corridors, as designated on the Future Land Use Map, may be permitted. Development and/or redevelopment within Commercial Corridors shall be subject to a case by case examination to determine inclusion within the designation, the appropriate intensity of use and consistency with the Primary Components of the Comprehensive Plan. This examination shall address the following:

- Existing patterns of commercial and office zoning along the commercial corridor segment;
- Existing intensity of commercial and office uses along the commercial corridor segment;
- compatibility with surrounding existing residential and non-residential development and zoning;
- mitigation measures, including site design modifications and buffering to reduce or eliminate any potential land use compatibility conflicts;
- minimum parcel sizes, provision of central utilities, unified access controls, internal circulation, signage, and landscaping;
- the impacts of level of service opportunities and constraints on development and/or redevelopment proposals; and
- the application of existing standards, codes, and regulations, including but not limited to the Zoning Regulations and Land Development Regulations.

Based upon the above examination, development and/or redevelopment within Commercial Corridors may be subject to additional requirements to ensure consistency with the Comprehensive Plan.

#### FLU POLICY 2.5.5

Notwithstanding the provisions of FLU Policy 2.5.1, neighborhood scale commercial development may be permitted within the Planned Development (PD) District, in accordance with the Sarasota County Zoning Regulations.

#### **FLU POLICY 2.5.6**

Commercial uses at interstate interchanges designed to meet the needs of the traveling public may be located at any interchange quadrant of I-75, as designated on the Future Land Use Map, unless an adopted future land use overlay district would otherwise limit such a use.

#### **FLU POLICY 2.5.7**

Commercial development may be permitted in Future Land Use Map designated Village Centers outside the areas designated on the Future Land Use Map for commercial uses only upon adoption of amendment to the Future Land Use Map.

#### **FLU POLICY 2.5.8**

The maximum floor area ratio (FAR) for Commercial Center, Commercial Corridor, and Commercial Highway Interchange land use classifications is 1.2 FAR.

#### **FLU POLICY 2.5.9**

Where an area is designated as Commercial Center with undefined boundaries, such land must be mapped to a consistent commercial future land use map designation before it can be used for commercial purposes.

### **FLU OBJ 2.6**

**Maintain governing regulations for Major Employment Center land uses.**

#### **FLU POLICY 2.6.1**

Industrial and office uses may be located within Major Employment Centers designated areas on the Future Land Use Map.

#### FLU POLICY 2.6.2

Where an area has not been specifically mapped as Major Employment Center, having instead a residential or other non-Major Employment Center future land use designation, such land must be mapped as Major Employment Center on the Future Land Use Map before it can be used for Major Employment Center purposes.

#### FLU POLICY 2.6.3

The development of planned office parks including high technology research and development centers shall be encouraged within Major Employment Center areas adjacent to I-75 and its major crossroads as designated on the Future Land Use Map.

#### FLU POLICY 2.6.4

Major Employment Center areas as designated on the Future Land Use Map shall comply with the following:

- be located along major transportation and transit routes;
- possess adequate levels of infrastructure;
- be parcels that are large enough to ensure coordinated development and buffering; and
- be in proximity to the labor supply.

#### FLU POLICY 2.6.5

Lands designated Major Employment Center are intended to further and advance Sarasota County's Economic Development. IR (Industrial and Research) is the preferred implementing district for all rezoning within Major Employment Center designated areas.

#### FLU POLICY 2.6.6

All nonresidential development, excluding in-structure parking, within Major Employment Centers shall be limited to a maximum Floor Area Ratio (FAR) of 1.2 except as provided for below:

Mixed use projects, industrial developments and targeted redevelopment areas may exceed the maximum FAR of 1.2 by up to an additional 50% pursuant to an approved Critical Area Plan, Development of Regional Impact (DRI), or Development of Critical Concern (DOCC), which determines that:

- The location and mix of uses and other development standards will encourage pedestrian or other nonautomotive modes of transportation;

Mixed use developments shall utilize all of the following techniques:

- Design guidelines and requirements to ensure that new development and redevelopment will prevent, replace, or eliminate blighting influences of outmoded and inefficient development patterns;
- Adequate standards to ensure connectivity and compatibility with appropriate measures to protect any adjacent residential uses;
- Multi-modal access to promote walking, biking and transit; and,
- Connectivity index standards to ensure that the development is walkable.

#### FLU POLICY 2.6.7

The maximum Floor Area Ratio (FAR) for Major Employment Center land uses is a 1.2 FAR. This maximum FAR may be exceeded by up to 50% provided that the proposal is consistent with the requirements outlined in Future Land Use Policy 2.6.6.

**FLU  
OBJ 2.7**

**Maintain governing regulations for Civic and Government land uses.**

**FLU POLICY 2.7.1**

Development of institutional, governmental, transportation, recreational, cultural, communication and utility facilities shall generally be limited to the Urban Service Area, as designated on the Future Land Use Map. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located. Community facility uses are encouraged to locate along collector or arterial roadways, when possible.

**FLU POLICY 2.7.2**

The provisions of FLU Policy 2.7.1 notwithstanding, it may be deemed to be in the best interest of public health, safety and welfare to provide public and civic uses in locations that are potentially incompatible with adjacent land uses. In such cases, the provisions of FLU Policy 1.2.17, will be applied.

**FLU POLICY 2.7.3**

Civic and Government land uses are encouraged in the Urban Service Area.

**FLU POLICY 2.7.4**

The maximum Floor Area Ratio (FAR) for the Major Government Use land use classification is 1.2 FAR.

**FLU  
OBJ 2.8****Maintain governing regulations for Mixed Use land uses.****FLU POLICY 2.8.1**

Office, multi-family residential, public and civic uses may be permitted within the Office/Multi-family Residential designated areas on the Future Land Use Map Series. Development and redevelopment within Office/Multi-family Residential shall be subject to a case-by-case examination to determine inclusion within the designation, the appropriate intensity of use and consistency with the Primary Components of the Comprehensive Plan. This examination shall address the following:

- compatibility with surrounding uses and zoning;
- mitigation measures, including site design modifications and buffering to reduce or eliminate any potential land use compatibility conflicts;
- minimum parcel sizes, provision of central utilities, unified access controls, internal circulation, signage, and landscaping;
- the impacts of level of service opportunities and constraints on development and/or redevelopment proposals; and
- the application of existing standards, codes, and regulations, including but not limited to the Zoning Regulations and Land Development Regulations.

Based upon the above examination, development and/or redevelopment within Office/Multi-family Residential designated areas may be subject to additional requirements to ensure consistency with the Comprehensive Plan.

### FLU POLICY 2.8.2

All mixed use projects within Commercial Centers as listed in FLU Policy 2.5.2, may exceed an additional 25 percent of 1.2 floor area ratio, subject to stormwater treatment being accommodated off-site, providing that the Critical Area Plan (CAP), Development of Regional Impact (DRI), or Development of Critical Concern (DOCC) has determined that the location and mix of uses and other development standards will encourage pedestrian or other nonautomotive modes of transportation. Such development standards may include:

- Design guidelines and requirements to ensure that new development and redevelopment will prevent, replace, or eliminate blighting influences of outmoded and inefficient development;
- Minimum number and percent of allowable uses to promote internal capture;
- Adequate standards to ensure connectivity and compatibility with appropriate measures to protect any adjacent lower density residential uses;
- Multi-modal access to promote walking, biking and transit; and
- Connectivity index standards to ensure that the development is walkable.

#### FLU POLICY 2.8.3

Coordinated and planned mixed use developments including industrial, office, public and civic, commercial, and residential uses shall be encouraged in designated Major Employment Centers (MEC). Residential uses within MEC are intended to provide housing in proximity to employment. The primary land uses in the MEC shall be industrial and office parks. The amount of land dedicated for commercial uses, shall be accessory and incidental to the primary uses allowed within a Major Employment Center. Commercial uses other than industrial and office uses may be permitted as follows:

1. as accessory uses located within a principal industrial or office structure; if free-standing, these uses shall not exceed 12% of the total non-residential building square footage specifically approved through a Development of Regional Impact (DRI), Critical Area Plan (CAP), Development of Critical Concern (DOCC) or Rezone for the employment center and shall be required to be developed with shared parking associated with a principal office, industrial, or other employment use, or
2. on properties zoned ILW as of January 1, 2012; such commercial uses are limited to a maximum free-standing size of 15,000 square feet per building. However, free-standing retail commercial buildings larger than 15,000 square feet may be approved by Special Exception, provided that the additional commercial square footage is accessory and incidental to the MEC within it is located.

#### FLU POLICY 2.8.4

The planned and coordinated development of office, public and civic, live/work units, and upper story attached residential uses at a maximum of nine units per acre, may be permitted within the Light Office designated areas of the Future Land Use Map. The Light Office designation is required to be implemented by the OPI/PD zoning district.

**FLU  
OBJ 2.9****FLU POLICY 2.8.5**

Increased residential density to create Affordable Housing may be approved by the Board of County Commissioners, pursuant to FLU Policy 1.2.14, within Commercial Centers (excluding Neighborhood Centers) and Commercial Corridor designations, Office Multi-Family Residential designations, Major Employment Center designated areas, and Civic and Government land use designated areas.

**Maintain governing regulations for Barrier Island land uses.****FLU POLICY 2.9.1**

Barrier Islands are designated on the Future Land Use Map to recognize existing land use patterns and to provide a basis for hurricane evacuation planning and disaster mitigation efforts. The intensity and density of future development on the Barrier Islands of Sarasota shall not exceed that allowed by zoning ordinances and regulations existing as of March 13, 1989, except that with respect to lands zoned RMF as of that date and consistently so thereafter, a non-conforming duplex whose density exceeds the density restrictions of the zoning regulations and restrictions may be rebuilt within the footprint of the structure, or a non-conforming multi-family structure may be demolished and a duplex rebuilt in its place within the prior footprint of the multi-family structure without violating this policy.

**FLU POLICY 2.9.2**

Barrier Island residential density shall be in accordance with FLU Policies 2.9.1, and 1.2.3, and shall not exceed the maximum gross density zoning requirements existing as of March 13, 1989.

**FLU POLICY 2.9.3**

The rezoning of additional lands on the Barrier Islands for commercial or office uses shall be prohibited.

**FLU  
GOAL 3**

**FLU  
OBJ 3.1**

Encourage development where public facilities are provided or scheduled to be available.

**Maintain an Urban Service Area Boundary within which development is encouraged by ensuring sufficient developable acreage is available to accommodate the sustainable projected population growth and that adequate concurrency-related public facilities are available concurrent with the impact of development consistent with Florida Statutes.**

**FLU POLICY 3.1.1**

Public expenditures for infrastructure and services shall be concentrated to serve the areas within the Urban Service Area Boundary, as designated on the Future Land Use Map.

**FLU POLICY 3.1.2**

Future Land Use Map designations that permit Low, Moderate, Medium and High Density Residential, Major Employment Centers, Light Office Development, Office/Multi-Family Residential, Commercial Centers, Commercial Corridors, and Commercial Highway Interchange uses shall be limited to the Urban Service Area. Such uses, however, are allowed outside the Urban Service Area consistent with an adopted Master Plan approved pursuant to the Sarasota 2050 Plan. In addition, Light Office may be allowed outside of the Urban Service Area where they are consistent with all the following criteria:

1. The proposed use shall have frontage along a 4-6-lane Major Arterial roadway as classified on the Sarasota 2040 Future Thoroughfare Plan;
2. Shall be located within a corridor where more than 50% of the existing parcels within 1,000 feet of the subject parcel as measured along the 4-6-lane Major Arterial roadway are currently nonresidential uses;
3. Shall be located within a corridor where adequate infrastructure is available to serve the subject property.

Major Employment Center designated on the Future Land Use Map outside the Urban Service Boundary shall be continued.

### FLU POLICY 3.1.3

Residential capacity for the 10-year projected population will be analyzed in conjunction with the Evaluation and Appraisal Report every seven years. The analysis shall include the Urban Service Area and Future Urban Area, as designated on the Future Land Use Map, and include additional land, west of countryside line, as designated on Figure RMA-3. The analysis shall also consider the impacts of municipal growth on unincorporated county capacity.

### FLU POLICY 3.1.4

Future Urban Service Areas, as designated on the Future Land Use Map, will be considered for partial or total inclusion within the Urban Service Area, provided that public facilities and services can be provided, in accordance with FLU Policy 3.1.5 or pursuant to the Sarasota 2050 Plan.

### FLU POLICY 3.1.5

Until included within the Urban Service Area, lands within the Future Urban Service Area may be developed at a residential density of up to 1.99 units per acre, if made subject to an adopted Critical Area Plan consistent with FLU Objective 4.1. While all applicable requirements must be addressed in the adoption of such Critical Area Plan, particular emphasis shall be placed upon the following occurring within the Study Area:

- comprehensively addressing the adequacy, timing, location, and development of public facilities and services;
- addressing protection of native habitat; and
- fostering the long-range implementation of sound planning principles, such as interconnectivity, walkability, and mixed uses.

### FLU POLICY 3.1.6

Consistent with the provisions of FLU Policy 3.1.5, in order to effectively coordinate and plan for the provision of public facilities and services within the Future Urban Service Area, the Critical Area Plan may include Urban Service Area lands contiguous to the Future Urban Service Area under unified ownership and control. Such Critical Area Plan(s) may:

- blend densities of lands within the Critical Area Plan's Study Area so long as development does not exceed the total maximum number of dwelling units allowed within the combined Future Urban and Urban Service Area lands contained within such Study Area;
- designate individual parcels within the Future Urban Service Area for residential development having a density between two and less than five dwelling units per acre; and
- designate individual parcels within the Future Urban Service Area that are proximate to nonresidential development and have frontage on collector or arterial roads for residential development having a density between five and less than or equal to 9 units per acre.

**FLU  
OBJ 3.2**

**Encourage and incentivize redevelopment opportunities, to transform underutilized properties and/or properties struggling with economic viability.**

**FLU POLICY 3.2.1**

The County shall adopt policies and programs that facilitate and support redevelopment activity. The policies and programs may include a project steward, identifying a pilot project, priority spending areas and incentives.

**FLU POLICY 3.2.2**

The County will encourage utilization of alternative methods to fund redevelopment other than Community Redevelopment Area with Tax Increment Financing. The alternative funding tools may include, but are not limited to the Capital Improvement Plan (CIP); Neighborhood Matching Grants program; special financing mechanisms such as improvement taxing districts, Municipal Service Benefit Units (MSBU), Municipal Service Tax Unit (MSTU), and Community Development District (CDD); state funding such as Community Development Block Grants (CDBG); private – public partnerships; or establishing a dedicated redevelopment fund.

**FLU POLICY 3.2.3**

The County will advocate and work collaboratively with community organizations to provide community awareness and education for redevelopment strategies, increased density and intensity incentives, such as the benefits and value of redevelopment and the principles of sustainability and smart growth.

**FLU POLICY 3.2.4**

The County will utilize the County Planning programs, as described in Future Land Use Goal 4 to address the adverse consequences, such as gentrification, and benefits that occur with redevelopment. Strategies should include, but are not limited to, the provision of affordable housing through mixed use developments, alternative housing types, and increased residential densities and non-residential intensities, and flexibility in design, where appropriate.

### FLU POLICY 3.2.5

The smart growth principles that will be utilized by the County in encouraging redevelopment are as follows:

- Provide a mix of compatible uses and activities.
- Create a range of housing opportunities and choices.
- Create walkable communities.
- Provide multiple modes of transportation.
- Public infrastructure provided as a cooperative private-public venture.
- Foster distinctive, attractive communities with a strong sense of place.
- Make development decisions predictable, fair, and cost effective.
- Protect and enhance existing neighborhoods.
- Provide open space, natural beauty, and environmental areas.
- Encourage community and stakeholder collaboration and participation in the development process.

### FLU POLICY 3.2.6

The smart growth principles and incentives for redevelopment shall be implemented through zoning regulations, land development regulations, planning programs and processes, and community collaboration and awareness. The regulations shall be flexible, rather than specific, through the use of performance standards that prescribe desired outcomes that can be met in multiple ways, to facilitate redevelopment.

**FLU  
OBJ 3.3**

**Seek to enter into a mutually agreed to Joint Planning Agreement with each of the Cities of Venice and North Port to provide for the regulation of Future Land uses and land use coordination.**

**FLU POLICY 3.3.1 (A)**

The City of Venice may annex lands within the Joint Planning Agreement as set forth in Future Land Use Map Series Map 7-5 and listed below in accordance with the Joint Planning Agreement upon adoption of the City of Venice comprehensive plan amendments required to implement the Joint Planning Agreement and upon the City of Venice's receipt of a petition for annexation from the persons who own the property proposed to be annexed and the property is contiguous, as defined in Chapter 171, Florida Statutes, to the municipal boundaries of the City of Venice. The City of Venice agrees that it will not create new or expanded enclaves within Potential Annexation Areas as set forth in Future Land Use Map.

- Area 1 – Rustic Road Neighborhood
- Area 2A – Auburn Road to I-75 Neighborhood
- Area 2B – I-75 to Jacaranda Boulevard Neighborhood
- Area 3 – Border Road to Myakka River Neighborhood
- Area 4 – South Venice Avenue Neighborhood
- Area 5 – Laurel Road Mixed Use Neighborhood
- Area 6 – Pinebrook Road Area Neighborhood
- Area 7 – Auburn Road Neighborhood
- Area 8 – Gulf Coast Boulevard Neighborhood
- Area 19 – SJT - Venice Parcel

#### **FLU POLICY 3.3.1 (B)**

During the process to update the City of Venice Comprehensive Plan, the City of Venice and County will agree on future land use categories for the specific lands in each of the joint planning areas identified in Future Land Use Map Series Map 7-5 as Potential Annexation Areas. The City of Venice will adopt the future land uses as an overlay to its comprehensive plan. Specific policies addressing allocations of acreage, density, and intensity of development shall be included for each future land use category set forth in the Joint Planning Agreement in Future Land Use Appendix, Section 5. If one or more of the future land uses indicated on Exhibit B/City Of Venice of Future Land Use Appendix E are not adopted by the City of Venice as an overlay to the City of Venice's comprehensive plan, then the land uses on the County's Future Land Use Map as to that parcel(s) shall apply unless another land use category acceptable to both the County and the City of Venice is adopted. Once in effect, the overlay to the City of Venice comprehensive plan will serve to govern any future land use map amendments occurring after annexation.

#### **FLU POLICY 3.3.1 (C)**

Within the Coordination and Cooperation Areas for the County and City of Venice as set forth on Future Land Use Map Series Map 7-5 and further described in Future Land Use Appendix, Section 5, Exhibit B (Volume 2: Data and Analysis), the County agrees not to revise its future land uses prior to confirmation of compatibility by the City of Venice.

**FLU  
GOAL 4**

Promote orderly development through the establishment of innovative regulatory platforms that meet the needs of a growing and changing population.

**FLU  
OBJ 4.1**

**Establish and implement County planning programs that will provide broad-based community involvement and conversation, address development, redevelopment, and infill opportunities and constraints, and enhance the overall quality of life in Sarasota County.**

**FLU POLICY 4.1.1**

The County will, at minimum, utilize the following three planning programs to address the various levels of planning needs in the County:

- Strategic Initiative,
- Critical Area Planning, and
- Neighborhood Planning.

**FLU POLICY 4.1.2**

Generally, planning programs will use a collaborative community-based approach by actively involving stakeholders and interested parties in discussions and proceedings affecting land use and project character.

### FLU POLICY 4.1.3

The following general criteria will be used for determining which planning program is the most appropriate for any specific area requiring development, redevelopment, infill, or enhancement:

Strategic Initiatives Planning Program:

- Private or County initiated
- Proactive assistance to provide form-based approach to development, redevelopment, or infill
- Project specific
- Implementation of recommendations primarily through the rezoning process, public/private partnerships, County Capital Improvements Program or private funding

Critical Area Planning Program:

- Private or County initiated
- Can be used for development, redevelopment, infill or enhancement purposes
- Within the Economic Development Resource Management Area (RMA)
- Identifies future land use changes and conditions for development approval

Neighborhood Services Planning Program:

- Neighborhood or County initiated
- Neighborhood enhancement focus
- Implementation of recommendations primarily through County Capital Improvements Program, Neighborhood Matching Grants Program, or neighborhood partnerships.

#### FLU POLICY 4.1.4

The Strategic Initiatives Planning Program shall be a pro-active program established to allow the County to act as a catalyst and partner for development, redevelopment, and infill projects that improve the natural, social, economic and built environment of Sarasota County and the region. The Strategic Initiatives Planning Program will include the following components:

- Leverage County resources to support the community's goals,
- Coordinate community partnerships and resources to implement Strategic Initiatives projects,
- Support County objectives and initiatives, including smart growth, sustainability, and healthy communities,
- County will act as a liaison through the life cycle of the Strategic Initiatives process, and
- Enhance community awareness of and participation in County objectives and initiatives.

#### FLU POLICY 4.1.5

The Critical Area Planning (CAP) regulations shall be updated as necessary, to provide development, redevelopment, and infill opportunities for Critical Areas of Concern such as the following as determined by the Board of County Commissioners:

- Commercial Centers,
- Village Centers,
- Corridors,
- Commercial Highway Interchanges,
- Major Employment Centers (MEC),
- Sarasota 2050 Plan - Economic Development Resource Management Area (RMA), and
- Other areas determined appropriate by the Board of County Commissioners.

#### FLU POLICY 4.1.5(A)

Within 18 months of the adoption of the revised CAP regulations, as described in FLU Policy 4.1.5, existing Critical Area Plans shall be reviewed for possible amendment or updating under the CAPS regulations developed through FLU Policy 4.1.5.

#### **FLU POLICY 4.1.5(B)**

Development within the adopted boundaries of a Critical Area Plan shall be consistent with all applicable conditions for development approval contained within that adopted Critical Area Plan.

#### **FLU POLICY 4.1.6**

The Neighborhood Planning Program shall be established to assist and encourage residents to participate actively in their neighborhoods to help preserve and enhance their quality of life. Based on data and analysis, such as income, education, health, safety and code violations, a neighborhood may be selected to partner with the County to create a neighborhood plan.

##### **Neighborhood Planning Process**

The County shall formalize a process for Neighborhood Planning that is based upon a high degree of citizen participation throughout the process. As a part of the Neighborhood planning process, the County shall develop guidelines or criteria for prioritizing Neighborhood requests for planning assistance. The Neighborhood planning process may include the following components:

- Delineated Neighborhood planning area. In addition to the residential area, the delineation of Neighborhood Planning area boundaries shall include features such as the local shops and businesses that serve the area, and public facilities such as parks and schools;
- Assist to prepare Neighborhood Plan;
- Assist to prepare financial strategy for infrastructure; and
- Assist to prepare communication plan for public involvement.

### Neighborhood Plan Components

Neighborhood plans may be prepared by the County or they may be initiated and prepared by residents. At a minimum, Neighborhood plans will include the following components:

- Delineation of Neighborhood Planning area;
- Definition of community character through sketches and photos;
- Review of land use and density ranges for consistency with community character;
- Identification of existing neighborhood issues or problems;
- Assessment of neighborhood features including sidewalks, street lights, street trees, direction and safety signs and other design features;
- Assessment of infrastructure including transportation and traffic calming opportunities, availability of recreation and open space, public utilities; and
- Provide access to parks, schools, and shopping.
- Evaluate funding, including a matching grants program, for Neighborhood improvements.

### Neighborhood Services

The County shall provide resources for neighborhoods to access, and improve themselves in addition to the Neighborhood Planning Program. At a minimum the County will provide information resources for citizen-based Neighborhood Planning efforts and community building through publications, seminars and the County's website. The County will provide a matching grants program for neighborhood improvements.

FLU  
OBJ 4.2

**The County may establish Special Planning Areas in coordination with subject land owners to further public policy for defined areas.**

#### FLU POLICY 4.2.1

Special Planning Area 1, shown on Map 7-6 entitled “Special Planning Area 1 - Sarasota Interstate Park of Commerce Development of Regional Impact,” located on 276 acres± in the southwest quadrant of the I-75 and University Parkway intersection has the density and intensity limits set forth in a Development Order for a mixed-use development. The land use caps for this Special Planning Area are as follows:

- Future Land Use designation for the property of Regional Commercial Center, Village II Commercial Center and High Density Residential.
- The maximum development potential for the property is capped at:
  - i. Non-residential uses not to exceed 1,900,000 square feet of gross leasable area with up to 1,680,000 gross leasable area as retail commercial and up to 220,000 gross leasable area as office use;
  - ii. Hotel rooms not to exceed 500 rooms; and
  - iii. Residential units not to exceed 1,750.

#### FLU POLICY 4.2.2

Special Planning Area 2, shown on Map 7-7 entitled “Special Planning Area 2 – Medical Boulevard Development,” located on 81 acres± on Medical Boulevard, east of Pine Street, is subject to this policy.

The Housing Element of the Comprehensive Plan emphasizes the need to develop alternative housing types to accommodate persons who have special housing needs, including the elderly. Given the composition of Sarasota County’s population and in light of the recognized importance and value of the “aging in place” concept, there is a recognized need for senior-living opportunities to serve Sarasota County and the Englewood community, in particular. It is essential to provide housing options for seniors to continue living independently in their own community, with which they are familiar and feel safe, and to remain close to friends, family, their established healthcare providers and other services.

The Housing and Future Land Use Elements of the Comprehensive Plan identify the need to develop affordable and workforce housing opportunities to achieve an economically and socially-sustainable community. Persons with incomes ranging from 80% to 120% of the Area Median Income ("AMI") provide the County with essential services and contribute to our community in many significant ways. Ensuring the availability of housing stock for these segments of the population is of great importance.

The Housing and Environment Elements of the Comprehensive Plan identify the need to balance the County's provision of housing stock with promoting an environmentally-sustainable community. Facilitating the social and economic vitality of the community, including offering the citizenry a range of housing options, in a manner that protects the natural environment is necessary to attain this sustainability.

In support of the foregoing, the land use requirements for this Special Planning Area 2 are as follows:

- Its Future Land Use Designation shall be Moderate Density Residential;
- Any rezoning shall have a Planned Unit Development Overlay;
- At least 30% of its dwelling units shall either:
  - \* provide for senior-living opportunities (which may include, but not be limited to, a continuing care retirement community, assisted living facility, nursing home, or any similar residential use or uses accommodating the elderly); or
  - \* be affordable to households earning from 80% - 120% of AMI.

To comply with this requirement, at least 30% of the dwelling units within the project may be any combination of senior-living units or units affordable to households earning from 80% to 120% of AMI. By way of example only, the following would represent compliance with this requirement: (1) 30% senior-living; (2) 15% senior-living and 15% affordable to households earning from 80% to 120% of AMI; or (3) 30% affordable to households earning from 80% to 120% of AMI; and

- It shall be walkable with pedestrian facilities to link residences, commercial uses, non-residential uses and civic spaces on and adjacent to the site, including mass transit on Medical Boulevard. “Walkable” shall mean every dwelling unit shall be within a half-mile of a park, civic space, or commercial or non-residential areas within the project.

In addition, the development within Special Planning Area 2 shall meet seven of the following land use requirements:

- Provide a mix of compatible uses and activities.
  - \* At least 5% of the project shall consist of commercial and non-residential uses.
- Provide multiple modes of transportation.
  - \* The project shall provide a safe, pleasant, connected network for at least three of the following transportation modes: automobiles, neighborhood electric vehicles, pedestrians, or bicycles. A transit stop shall be provided in all communities located on an existing or proposed transit route.
- Public infrastructure provided as a cooperative private-public venture.
  - \* Development shall meet levels of service in accordance with adopted standards. All streets shall be public and not gated.
- Foster distinctive, attractive communities with a strong sense of place.
  - \* The project shall adopt urban design standards for vertical construction, parks/civic spaces, and streets. These standards shall promote design quality and civic interaction within the public realm.
- Protect and enhance existing neighborhoods.
  - \* The project shall demonstrate compatibility with existing residential neighborhoods along any shared boundary (including streets). The project shall be welcoming to existing neighbors by providing public pedestrian connections to parks, civic spaces, and commercial areas within the project.

- Preserve open space, natural beauty, and environmental areas.
  - \* The project shall either: 1) preserve at least 5% more open space than otherwise required by County regulations; or 2) provide a public amenity that enhances the preserved open space or environmental area.
- Encourage community and stakeholder collaboration on development decisions.
  - \* In addition to the required neighborhood workshop and public hearings, project planning shall involve community members and stakeholders early on through the Square One process, a design charrette open to the public, and/or a comparable community engagement process.
- Use green/sustainable development techniques.
  - \* The project shall meet at least one of the following standards for site selection and design: Florida Green Building Coalition (FGBC) Green Development or LEED – ND, AND
    - \* At least 75% of vertical construction shall meet the applicable LEED or FGBC standard.
- Provide on-site storm shelters.
  - \* A community storm shelter meeting hurricane design standards shall be provided as part of any assisted living facility or nursing home constructed on site and all individual homes shall be built to withstand winds associated with, and be elevated above, at least an Evacuation C event.

#### FLU POLICY 4.2.3 (A)

Special Planning Area 3, shown on Map 7-8 entitled "Special Planning Area 3, Fruitville Interchange East Compact Urban Economic Development." Special Planning Area 3 allows for an optional Urban Design Overlay and is divided into six sub-planning areas, and includes office, residential and institutional enclaves. The overlay is to promote smart growth and mixed-use principles, including interconnectivity, walkability, mixed-uses, and environmental protection. Additionally, the overlay will allow long-term coordinated development of the area while maintaining the underlying density and intensity of the area, but allow blending of the land uses within each sub-area. To qualify for the Urban Design Overlay, a property must be developed consistent with the overlay provisions incorporated into the Critical Area Plan and with a rezoning approval consistent with this policy.

#### FLU POLICY 4.2.3 (B)

Interconnectivity: All rezoning approvals within Special Planning Area 3, must comply with an interconnectivity plan approved by the Board for the entire Special Planning Area whether or not the approval utilizes the provisions of the optional Urban Design Overlay. The interconnectivity plan will address multimodal transportation linkages utilizing waterways, roads, canals, sidewalks, multipurpose trails, bike paths and wildlife corridors that link uses within sub-areas, between sub-areas and adjacent to the overall Planning Area. As a gateway to the area, Fruitville Road must be pedestrian-friendly and supportive of multimodal connections between the areas north and south of this roadway. The interconnectivity plan will be developed by January 2012. If warranted, Special Planning Area 3 shall accommodate Lakewood Ranch Boulevard up to 4 lanes of capacity from its northern boundary to Fruitville Road. The roadway shall be designed for the speed of a minor arterial and consistent with the provision of existing agreements and Development order conditions between Schroeder-Manatee Ranch and Sarasota County. The alignment shall follow the current illustration of Map 10-9: Year 2040 Future Thoroughfare Plan of the Transportation Chapter, running a segment of the roadway parallel to I-75 through the property of the Church of Hope (Wendell Kent Road) to Richardson Road, thereby minimizing traffic impacts on the Rural Heritage Estates located to the East of Special Planning Area 3.

Its intersection at Fruitville Road will serve as a full movement and signalized intersection. The County shall pursue approval from the Florida Department of Transportation for any off-ramp reconfigurations needed to facilitate the intersection of this roadway with Fruitville Road.

#### FLU POLICY 4.2.3 (c)

Essential Concepts: All rezoning approvals utilizing the optional Urban Design Overlay must conform to all of the following essential concepts:

- a. A highly interconnected street network within and between sub-areas that disperses traffic and provides convenient routes for pedestrians and bicyclists;
- b. High-quality public spaces, with all building facades having windows and doors facing tree-lined streets, plazas, squares, or neighborhood parks;
- c. Compact development, creating a walkable urban environment and conserving land and energy through reduced automobile usage and advanced techniques such as low-impact stormwater design techniques;
- d. Diversity, not homogeneity, with a variety of building types, street types, open spaces, and land uses providing for people of all ages and diverse forms of mobility;
- e. Resilient and sustainable neighborhoods, adaptable over time to improved public transit and to changing economic conditions.

#### FLU POLICY 4.2.3 (D)

The Critical Area Plan for Special Planning Area 3 may incorporate parks and recreational areas associated with adjoining properties, the Celery Fields, Ackerman Lake, the Church of Hope and adjacent neighborhoods. The Critical Area Plan will include all of Special Planning Area 3 and, for any properties opting to utilize the optional Urban Design Overlay, it shall include the following elements:

- a. Rezoning shall utilize Planned Mixed Use Infill District or a similar form-based code district that identifies transect zones, block sizes, street types and lot types;
- b. A mix of uses and lot types that provides opportunities for employment, retail services, and housing;
- c. A finely-grained street network – incorporating Fruitville Road and connections between the northern Village land use and Fruitville Road – that provides balanced mobility with interconnectivity among the sub-planning areas and adjacent properties, as appropriate and where environmental features permit. All roads within Special Planning Area 3 will be constructed with design speeds not to exceed 35 miles per hour and shall incorporate context sensitive design;
- d. A coordinated plan for civic and recreational spaces distributed throughout the District, with each sub-planning area providing some civic or recreational space within its boundary;
- e. Linkage of the existing habitats, the celery fields, via the existing canal, pedestrian and wildlife corridors;
- f. Conditions that address compatibility with existing adjacent land uses including:
  - i. I-75 and associated impacts of noise, particulate matter, and light pollution,
  - ii. the location of building types to mitigate impacts from and to adjacent uses,
  - iii. The Celery Fields portion owned by the County shall become a linear park, and
  - iv. existing neighborhood.
- g. A mix of lot types and uses sufficient to meet the goals of providing major employment in accordance with FLU Policy 2.8.3 with accessory and incidental commercial uses, proximate housing, recreational opportunities and the ability to obtain basic goods and services within the District allocated throughout Special Planning Area 3 as a whole.

- h. Options for potential long term redevelopment of the residential, institutional, and office enclaves. The Critical Area Plan should have options for redevelopment of the enclaves and should not unreasonably limit development potential of any enclave, consistent with the underlying land use designations.
- i. In the event that any property within Sub-Planning Areas A through F of Special Planning Area 3 does not utilize the optional urban design overlay, or seeks to withdraw from it, the application for a rezone that is not consistent with FLU Policy 4.2.3(D) shall require a review and update of the Critical Area Plan to ensure availability of infrastructure prior to estimated completion of development.
- j. Unified parking plan shall be developed to address shared parking standards for each Sub-Planning Area A through F of Special Planning Area 3. At a minimum, all non-residential uses shall comply with the shared parking plan. The shared parking plan may consider adjacent Sub-Planning Areas, provided sufficient parking is located within 660 feet from the edge of the sub area for which it will serve.
- k. Provisions necessary to ensure compatibility of the Major Employment Center uses and compact urban development within Special Planning Area 3 with the rural neighborhoods and residential areas along Richardson Road East, which is defined as that section of Richardson Road starting at the intersection of Richardson Road and Coburn Road and running easterly to the intersection of Richardson Road and Tatum Road. These provisions shall include, at a minimum:
  - i. Conditions that address compatibility with existing adjacent land uses including:
    - agricultural and rural areas to the east including protection of the rural character of the adjacent five existing Rural Heritage neighborhoods north and south of Richardson Road to the north and east of Special Planning Area 3, specifically Fox Creek Acres Subdivision, Pine Valley Ranches Subdivision, Fox Creek Acres, Unit 2 Subdivision, Racimo Ranches Subdivision, and existing homes along the south side of Richardson Road east of Sub-Planning Area C, from future intensification in Special Planning Area 3.

- ii. Sub-Planning Area A shall include a unified development concept plan with transect zones that incorporate a blend of uses and provide a preserve transect zone along the eastern boundary that protects the adjacent rural neighborhoods from visual and noise impacts from development within Sub-Planning Area A. The preserve transect will achieve, at a minimum, a 75 percent opacity buffer between the adjacent semi-rural neighborhood and Sub-Planning Area A. This shall be met through the establishment of a 100 foot wide buffer of native vegetation that may incorporate a wall or earthen berm that achieves a greater opacity.
  - iii. Traffic calming measures shall be incorporated to deter cut-through traffic on Richardson Road East.
  - iv. The plan shall explore opportunities to designate Richardson Road East as a canopy road.
  - v. Sub-Planning Area C shall include a unified development concept plan with transect zones that incorporate a blend of uses and provide for measures to prevent adverse noise, odor, visual or lighting impacts on the rural character of the Richardson Road East neighborhoods which shall require at a minimum a 50 foot passive use buffer with canopy trees and landscaping designed to achieve no less than a 50% opacity and that will maintain the rural character of Richardson Road East and along the northeast edge of Sub-Planning Area C and any enclave abutting Richardson Road East that is redeveloped to other than single family.
  - vi. Building types shall be located to accommodate the required minimum opacities achieved by required buffers in Sub-Planning Areas A and C.
- I. The Critical Area Plan shall consider the following ideas:
- i. Preserve rural character of East Richardson Road;
  - ii. No single use free-standing commercial in excess of 50,000 square feet, without a special exception;
  - iii. Protect character of Fox Creek, specifically addressing the western property boundary.

- iv. To designate lower density/intensity nearest to existing rural heritage residential areas and designate higher density/intensity in a manner that protects the rural heritage residential;
- v. Parks, Open Space and Recreational uses in each Sub-Planning area;
- vi. A system of linked Parks, Open Space and Environmentally-special preserve areas throughout the Planning area;
- vii. Special treatment of the northern edge of the Celery Fields, serving as public realm and transitional area between Celery Fields and other uses;
- viii. Additional recreational and civic uses in the area between Fruitville Road and the Celery Fields;
- ix. Special consideration to the uses along the edge of the “enclave” and adjacent Sub Planning Areas;
- x. Compact, walkable, mixed-use development;
- xi. Four lanes of traffic capacity between Villages of Lakewood Ranch and Fruitville Road, with direct connection to the Church of Hope;
- xii. Consider community, historical and tourist significance in the civic uses along Fruitville Road;
- xiii. Attract high-wage jobs in fields such as science, technology and green or clean industry;
- xiv. Use maps generated in community workshops to guide the intensities, road network and parks/open space in future development plans;
- xv. Designate lower intensity nearest to existing rural heritage residential areas; and
- xvi. Maintain flood protection components of the Celery Fields.

#### FLU POLICY 4.2.3 (E)

Allowable Uses and Blending: Within Special Planning Area 3, Sub-Planning Areas A and C, the existing Future Land Use designations shall remain in effect. However, the density and intensity of properties with a Major Employment Center designation may be combined with properties in the same Sub-Planning Area that have other designations only through use of the Urban Design Overlay. In such cases, all portions of the combined area may be used for Major Employment Center uses, but the allowable density and intensity of the combined development shall not exceed the total maximum density and intensity allowed by the underlying designations of the Sub-Planning Areas A and C shown in Map 7-8 utilizing this provision. Properties that use the blending provision consistent with the standards for Special Planning Area 3 shall be considered Major Employment Center for the purposes of FLU Policy 2.6.2. Blending may only be utilized consistent with all of the policies associated with Special Planning Area 3. Allowable blending is calculated by multiplying the Floor Area Ratio (FAR) eligible in FLU Policy 2.6.6, by the total gross square feet of the Major Employment Center designated land to determine the maximum allowable square feet of development of all of the applicable Sub-Planning Area, and by multiplying the allowable densities in the underlying future land use designations by the total gross acreage. The resulting square footage and density represents the total allowable development in the appropriate sub-planning area. The total allowable non-residential square footage for Sub-Planning Areas A and C cannot exceed what would be allowed in those portions of the sub-areas designated MEC.

**FLU  
OBJ 4.3**

**The County may establish optional Overlay or Transfer of Development Rights programs to further public policy for defined areas.**

**FLU POLICY 4.3.1**

An Affordable Housing Overlay shall be added to the Sarasota County Zoning Regulations. The application of the Affordable Housing Overlay allows 2 to 5 dwelling units per acre on the parcel as designated on the Future Land Use Map Series Map 7-4 and shall comply with the following:

**Affordable Housing**

- At least 15 percent of the housing units built on site shall be sold to households with Moderate Income (earning less than 100% of AMI). No less than 2/3 of these housing units shall be sold to households (based on family size of 4) with incomes at 80 percent AMI or less. The units shall be subject to Deed Restrictions, in a form approved by the County Attorney, ensuring that they will continue to be owned only by households meeting those requirements for no less than 5 years from the original purchase upon construction.

**Relationship to Sarasota - 2050**

- 2050 - The Affordable Housing Overlay shall not be required to be developed as a Conservation Subdivision;
- The Affordable Housing Overlay shall respect any onsite Greenway as depicted on Future Land Use Map Series RMA-3 (Map 8-3) and further refined by Policy GS1.1. No density credits shall be transferred from the Greenway. The onsite Greenway may be modified upon demonstration that the alternative Greenway configuration provides an equivalent or greater net ecological benefit. A management plan may be required by the Board of County Commissioners establishing the uses allowed and designating a responsible party for the maintenance of the Greenway portions of the site.

#### FLU POLICY 4.3.2

As part of a Mobility Plan adopted per provisions of the Transportation Mobility Element, the County may develop multi-modal supportive land use overlays within all or a portion of a Mobility Plan area that allows for additional density and intensity, mixture of uses, additional height, reduced parking along with other incentives to promote a land use pattern that supports walking, bicycling and transit use.

#### FLU POLICY 4.3.3

Residential development in the Future Urban Service Area shall have a maximum density of the underlying land use area, i.e., Semi Rural or Rural, until such time as it is designated and included in the Urban Area. Development may be concentrated through the designation of a residential receiving zone in one portion of a parcel, and an Urban Reserve sending zone in the remainder of the parcel. The Residential receiving zone may be designated and developed consistent with the provisions of FLU Policies 1.3.7, 1.3.8, 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6 and 2.9.2, and the specifications of the Moderate Density Residential designation. The maximum number of units in the area to be developed shall be the sum of the number of units permitted within the area and the number of development rights transferred. If included in the Urban Service Area, the Urban Reserve sending zone may be developed in accordance with then applicable provisions of The Sarasota County Comprehensive Plan. The rezoning that creates the residential receiving zone and the Urban Reserve sending zone shall meet all of the following standards:

- The combined area of the residential receiving zone, the Urban Reserve sending zone, and any off-site conservation sending zone shall be a minimum of 500 acres.
- A description shall be provided showing the proposed connection of the residential receiving zone and Urban Reserve sending zone to government owned central water and sewer facilities through a logical extension of the existing utilities network. All necessary easements or rights-of-way will be provided by the developer at the developer's expense.
- A depiction shall be provided showing the planned road network that will serve the residential receiving zone and Urban Reserve sending zone, which is consistent with the County's Transportation Element and the Thoroughfare Plan. All necessary easements or rights-of-way will be provided by the developer at the developer's expense.

- The proposed development will not require a reallocation of public funds that have been designated for funding the infrastructure needs of the Urban Service Areas.

It is the intent of the County that no costs shall be borne by the taxpayers as a result of the use of this policy. Therefore, funding shall be provided by the developer for all facilities and services needed by the development and having a rational nexus to impacts of the development including, but not limited to, a proportionate share of the cost for using plant capacity for water and sewer. Such funding may be in addition to the payment of impact fees based upon infrastructure costs within the Urban Service Area.

- Lands, or fees in lieu of land, will be provided by the developer for future parks, schools, public transit, and emergency service facilities consistent with the levels of such facilities provided for in the County's and School Board's Capital Improvements Programs.
- An amount equal to a total of thirty percent of the residential receiving zone and the Urban Reserve sending zone shall be set aside as open space in perpetuity. The open space may be reserved in the Urban Reserve sending zone and/or the residential receiving zone, unless otherwise required by the Zoning Regulations. Open space reserved in the residential receiving zone may be counted towards the open space requirement of the cluster provisions of the Zoning Regulations provided that any recreational use of the open space shall be restricted to activities such as hiking, bicycling and canoeing, that have minimal ecological impact. The open space shall be designated to incorporate the elements of a potential future regional greenways system including a mix of flow ways, areas subject to flooding, native habitat, recreational trails, and wildlife corridors. A resource management plan for the open space shall be provided which identifies the location, use, and management of native habitats set aside in preservation and conservation areas by means of a conservation easement. The open space within the residential receiving zone may be used for stormwater management and the open space within the Urban Reserve sending zone may be used for existing agricultural uses, consistent with a County-approved resource management plan.

- A credit of one dwelling unit per acre shall be given for development rights transferred from a conservation sending zone, defined as any area Countywide, not located in either an Urban Reserve sending or residential receiving zone, for which a conservation easement is granted in perpetuity, and which in its entirety meets one or more of the following four criteria: 1) is designated on the Map 1-10: Sites of High Ecological Value; 2) is in an Area of Special Flood Hazard, as determined from the Federal Emergency Management Agency's maps or the latest available County Approved studies; 3) is located in a Category 1 or Category 2 storm surge area; 4) watercourses or slough systems, along with associated contiguous wetlands and mesic hammock areas, and include a 200-foot wide buffer measured from the landward extent of the contiguous wetland and/or mesic hammock areas or measured from the top of the bank if there are no wetlands or mesic hammock areas. The delineation should consider the potential for incorporation into a regional greenways system. The area may be used for recreational trails, wildlife corridors and existing agricultural uses consistent with a County-approved resource management plan.
- Residential receiving zones and Urban Reserve sending zones shall not include land which meets one or more of the following three criteria: 1) is designated on Map 1-10: Sites of High Ecological Value; 2) is in an Area of Special Flood Hazard, as determined from the Federal Emergency Management Agency's maps or the latest available County approved studies; or 3) is located in a Category 1 or Category 2 storm surge area.
- The collective number of units approved within the Future Urban Service Area within the intervals between the adoption of successive Evaluation and Appraisal Reports, shall not exceed 1,000 dwelling units.

**FLU POLICY 4.3.4**

An optional overlay as set forth within the attached Sub-Chapter 8 entitled “Sarasota 2050 Resource Management Area System” shall govern those areas for which an application has been submitted and approved, except that Policy TDR 2.2 shall be applicable to land located within the Rural Heritage/Estate, Village/Open Space, Greenway, and Agricultural Reserve Resource Management Areas where an increase in residential density is sought.

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# **FUTURE LAND USE MAP SERIES**

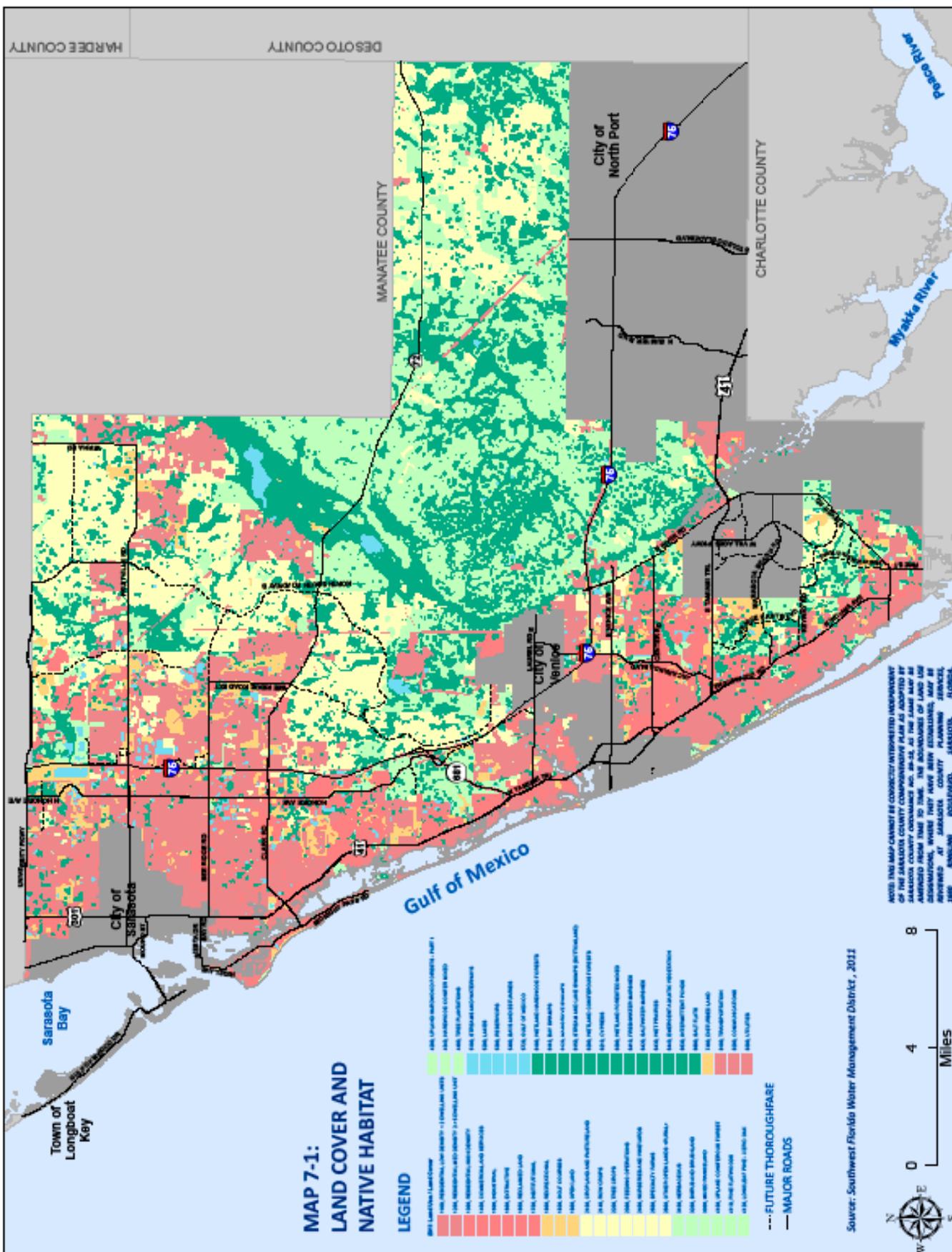
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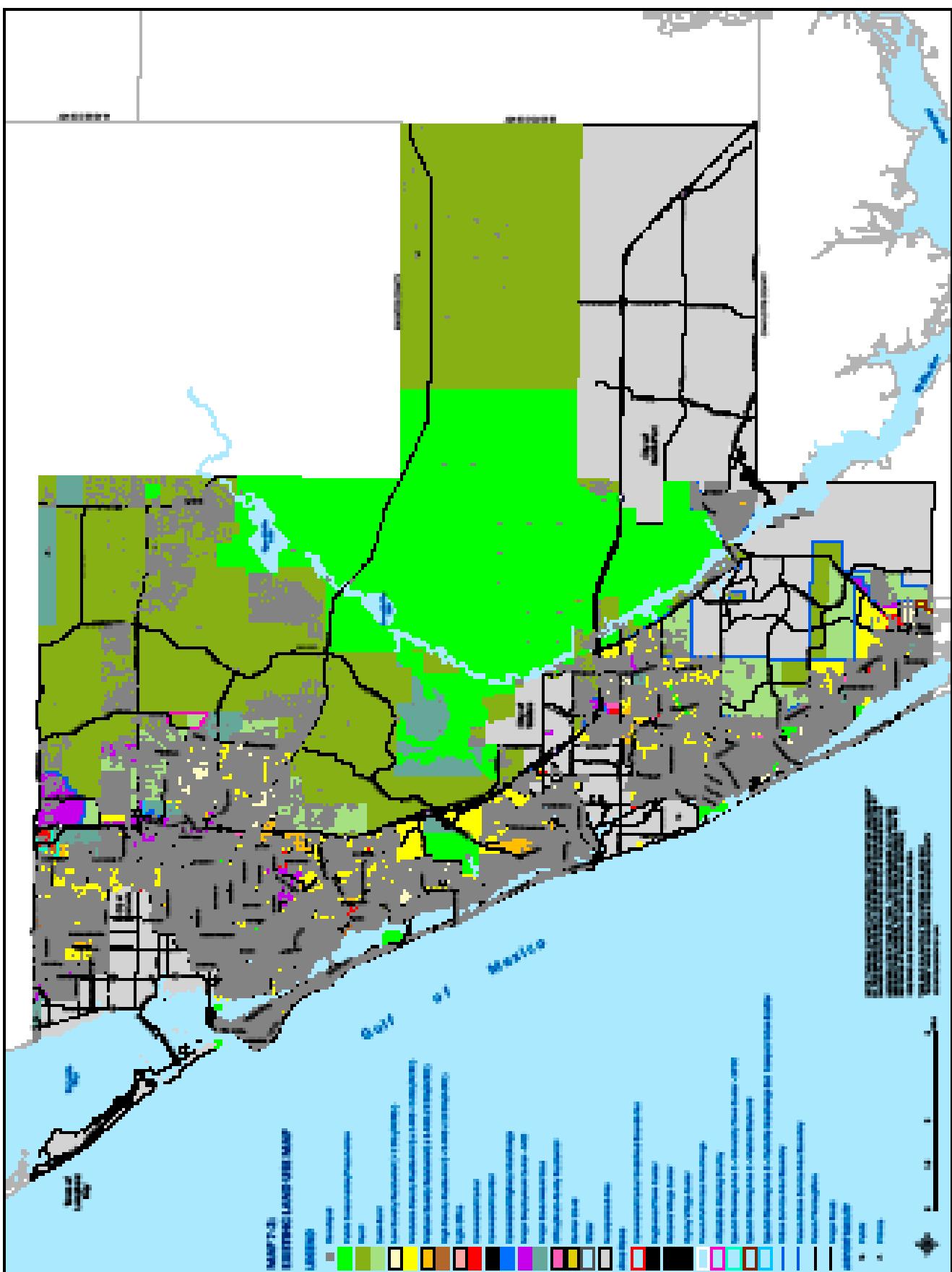
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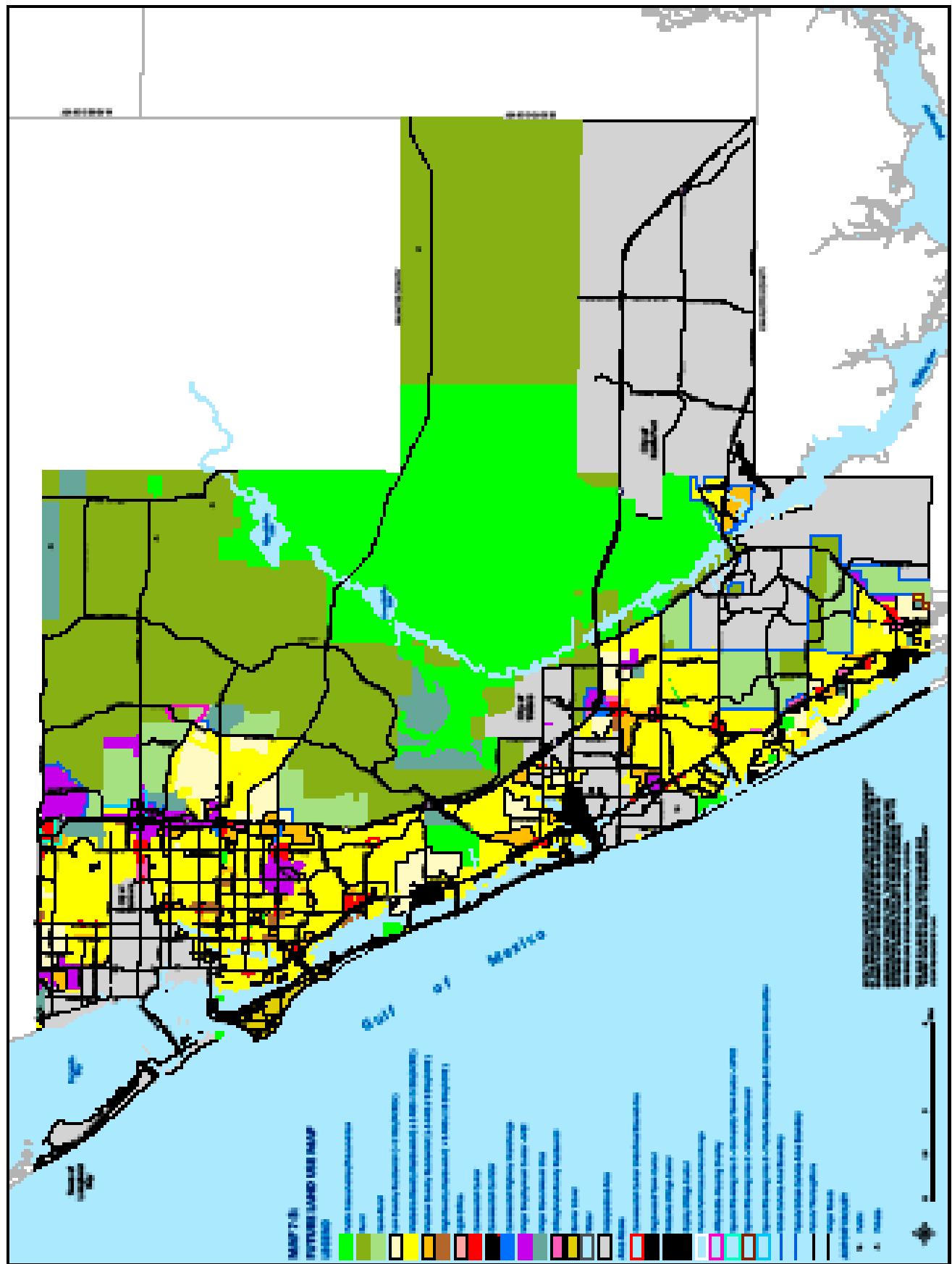


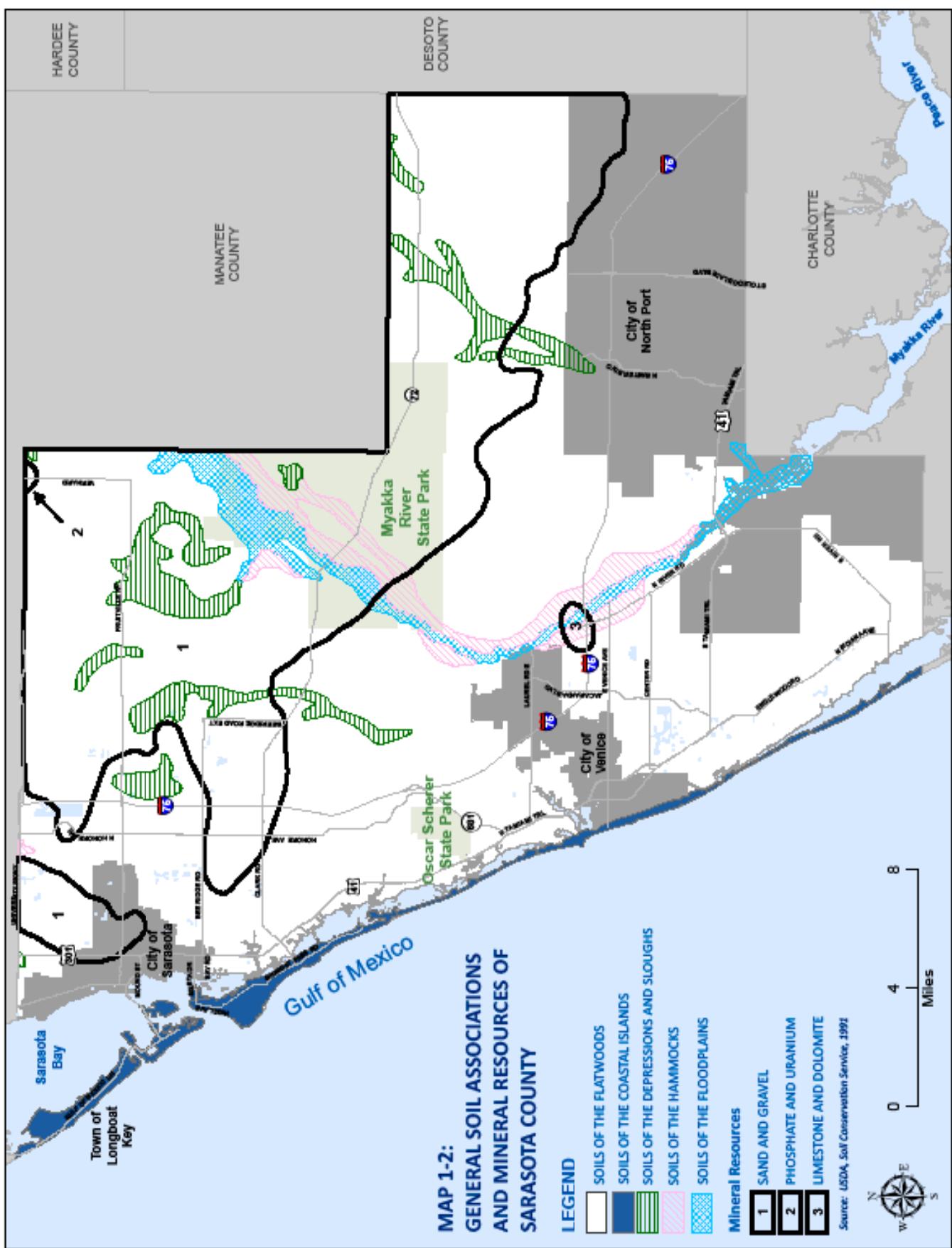
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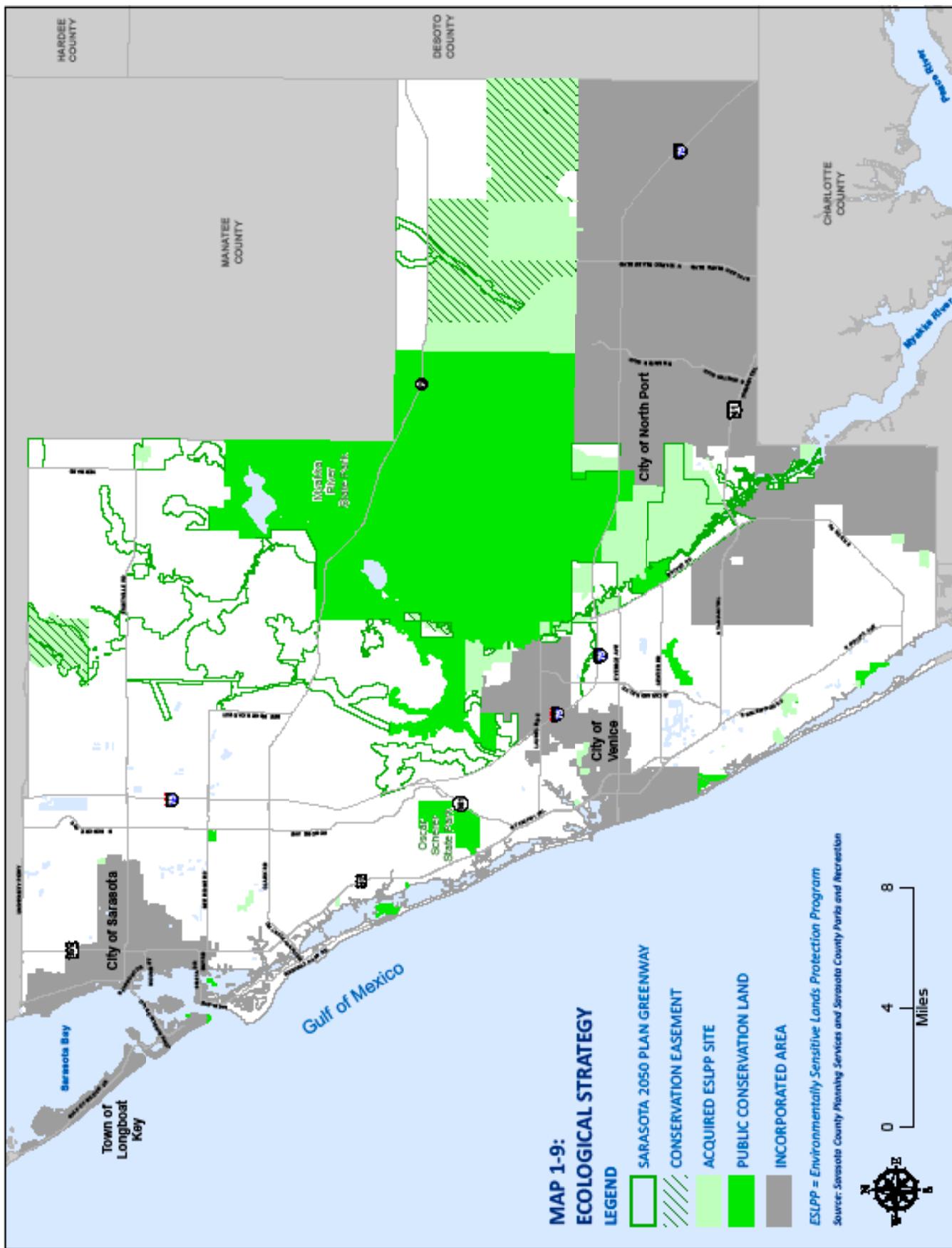
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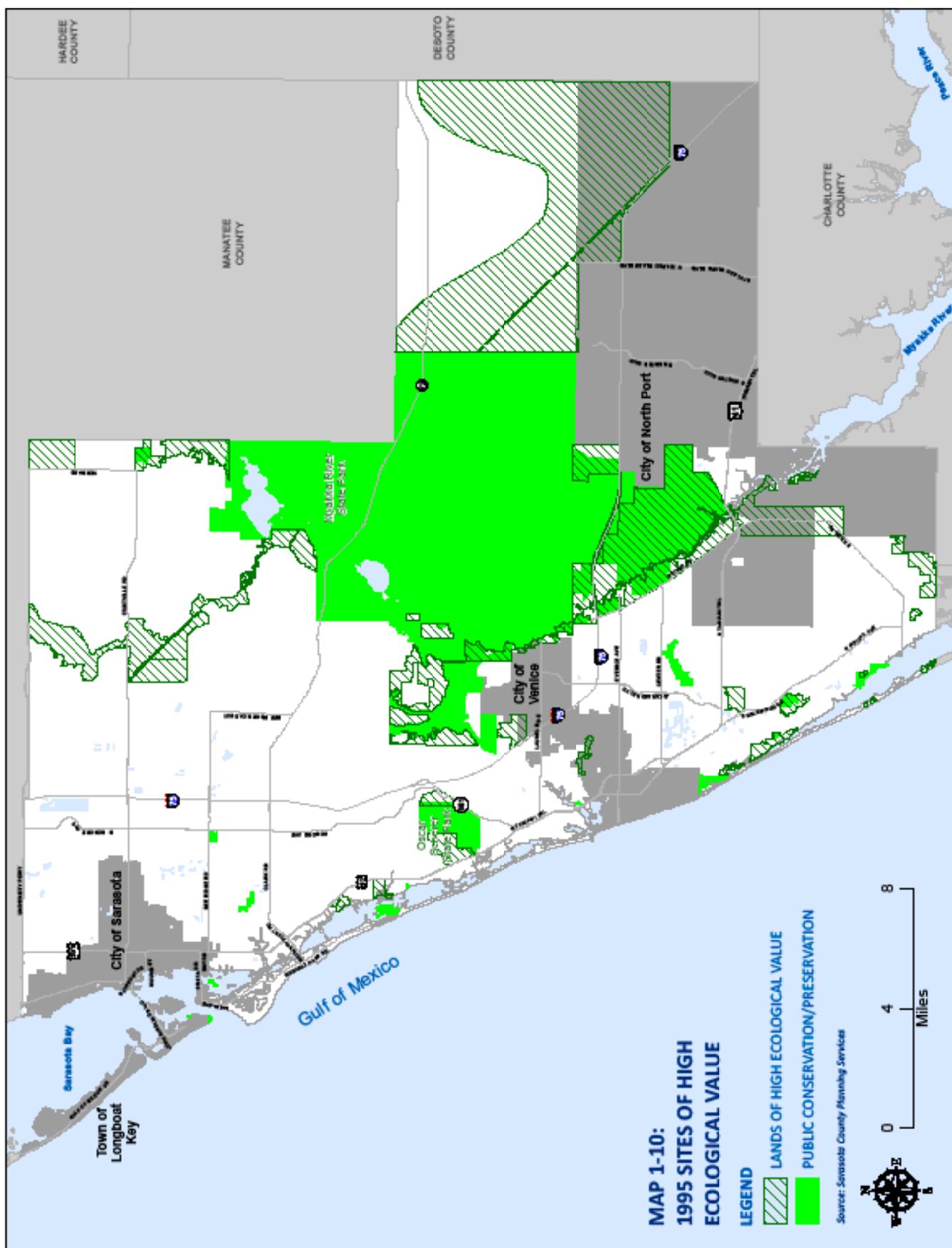
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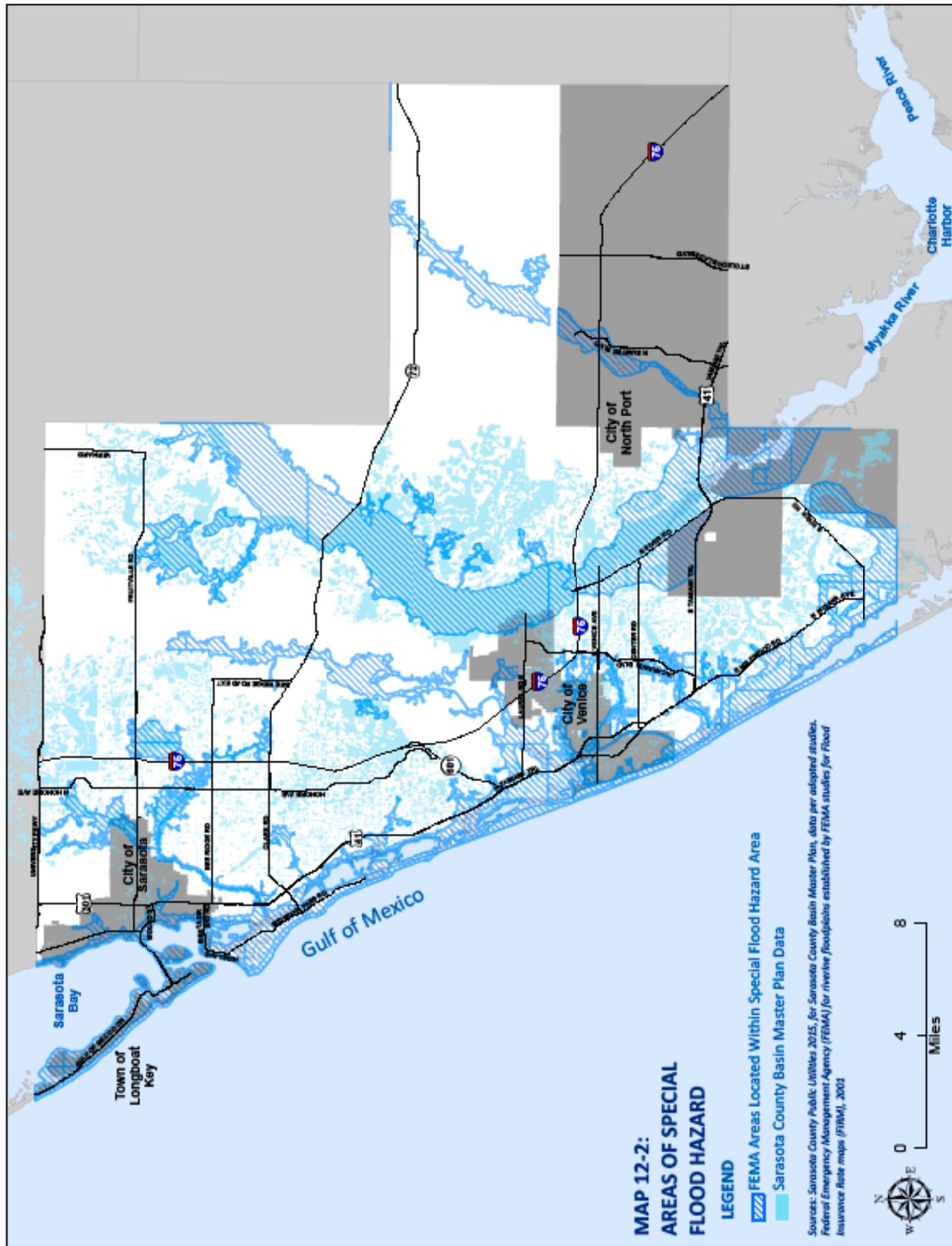


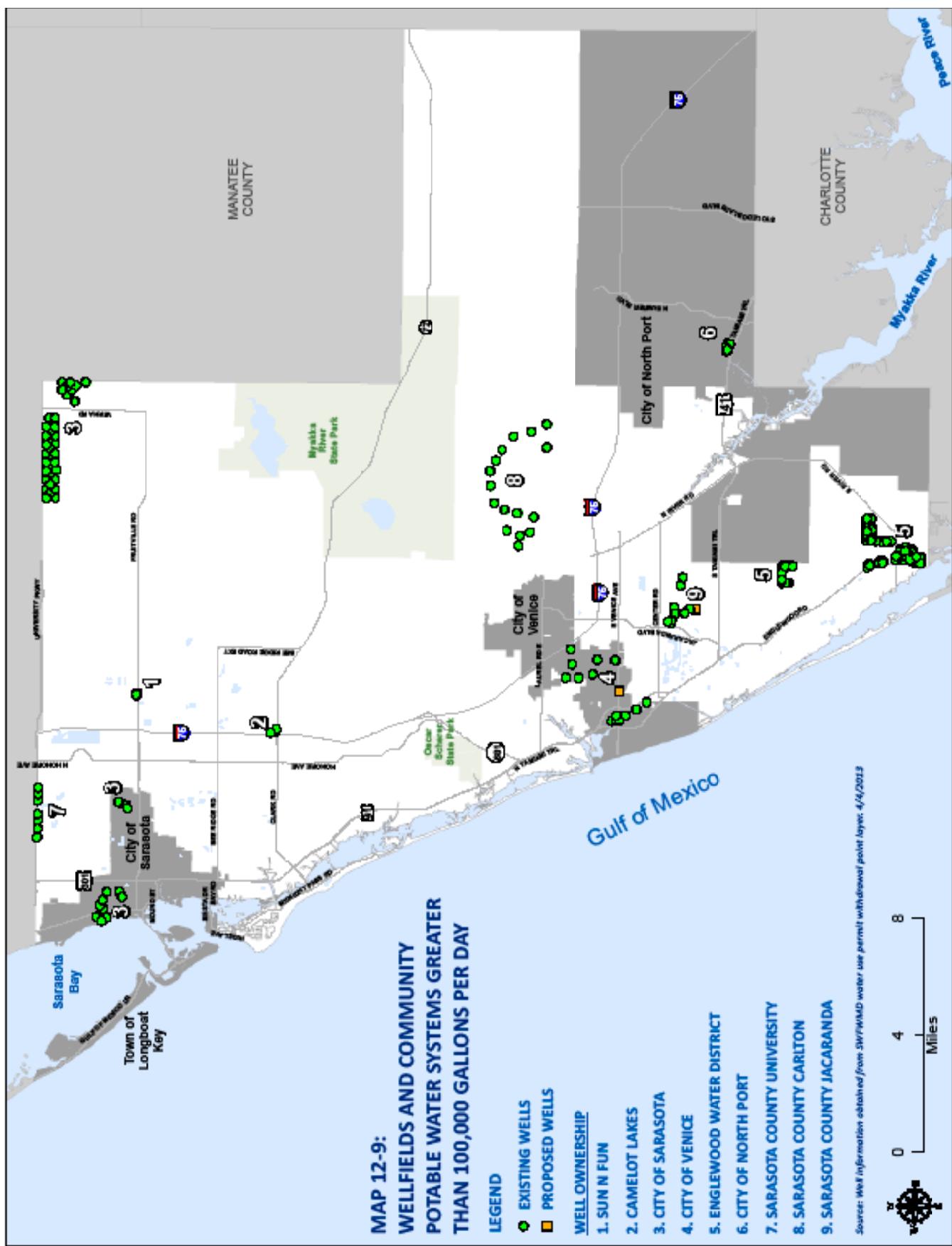
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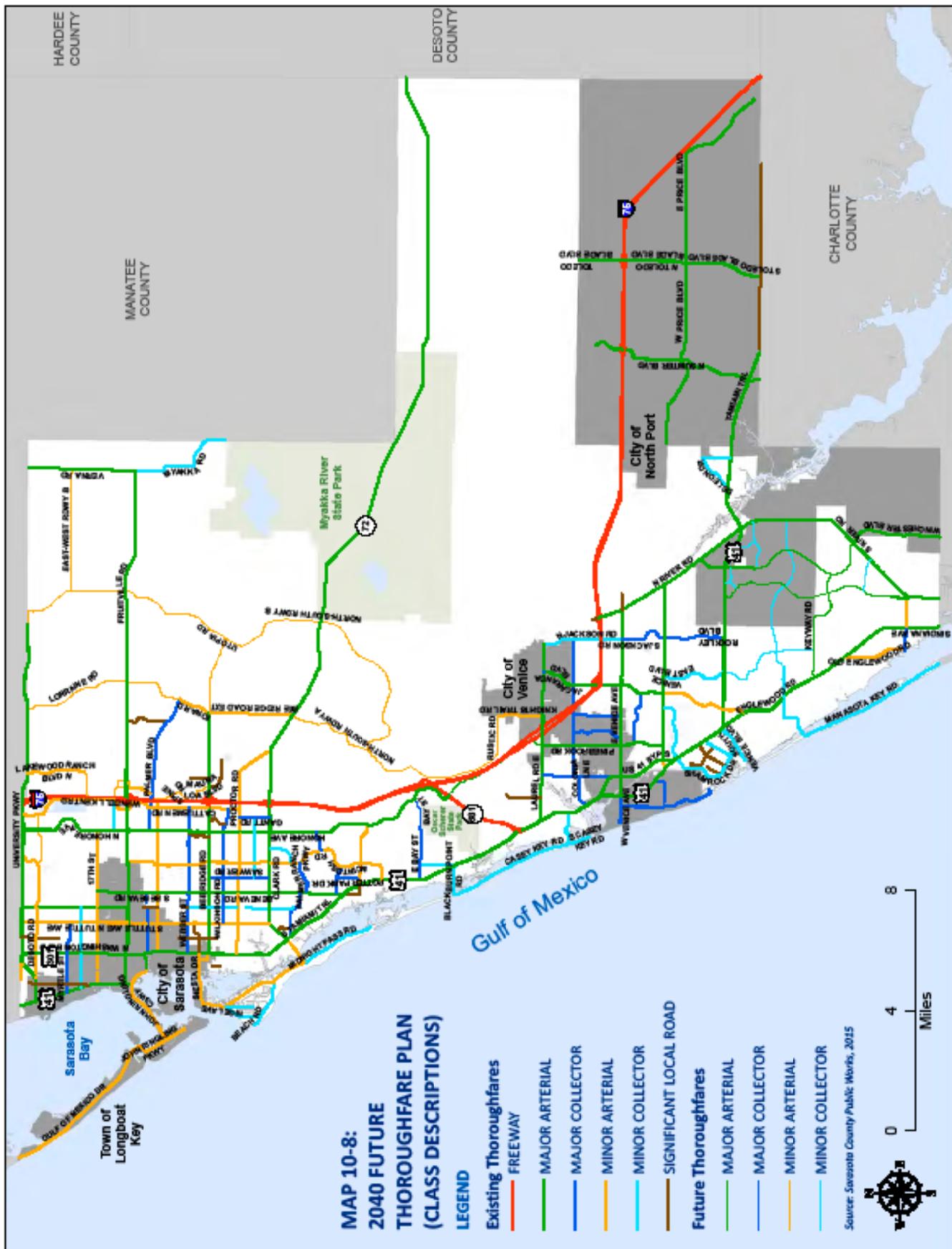


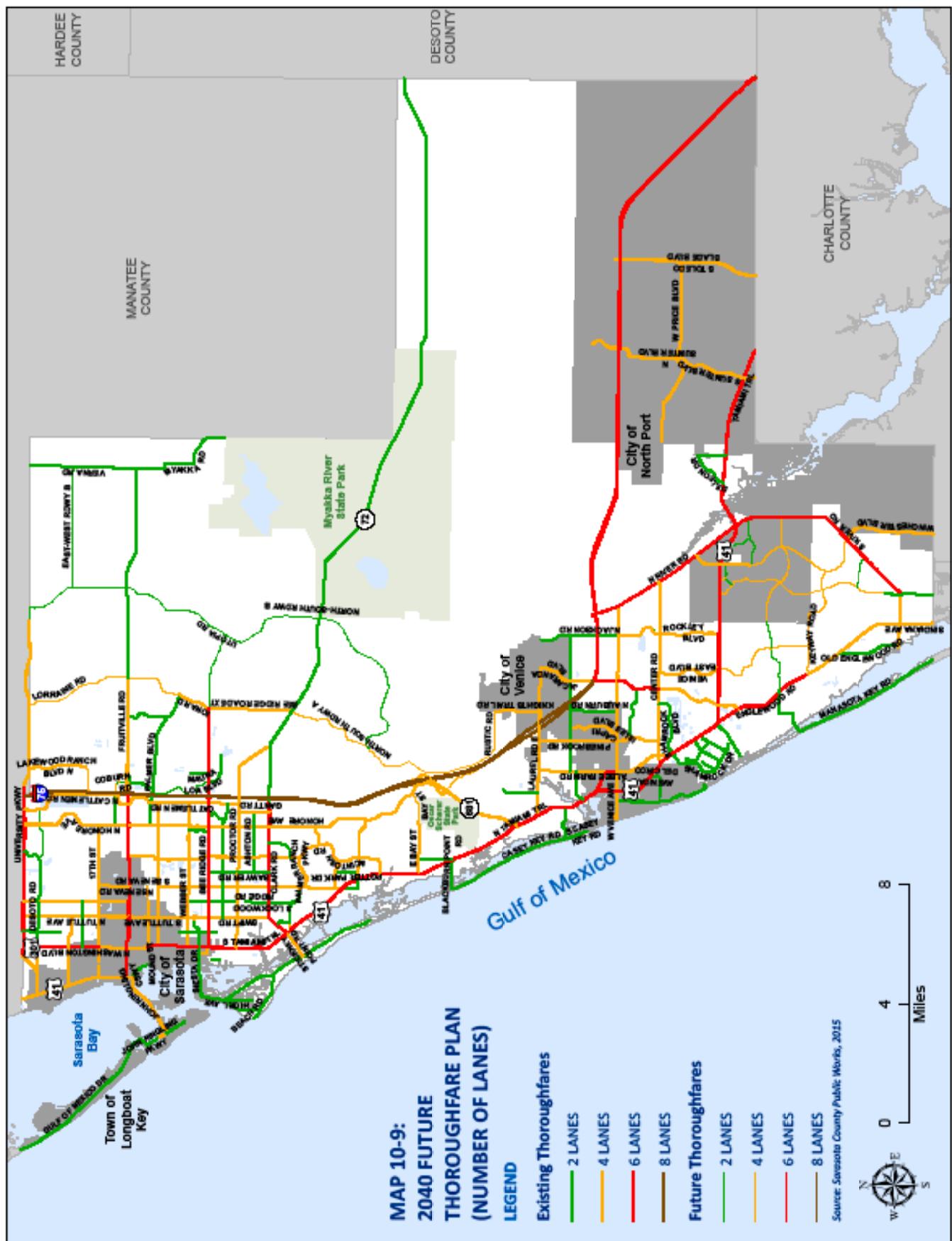
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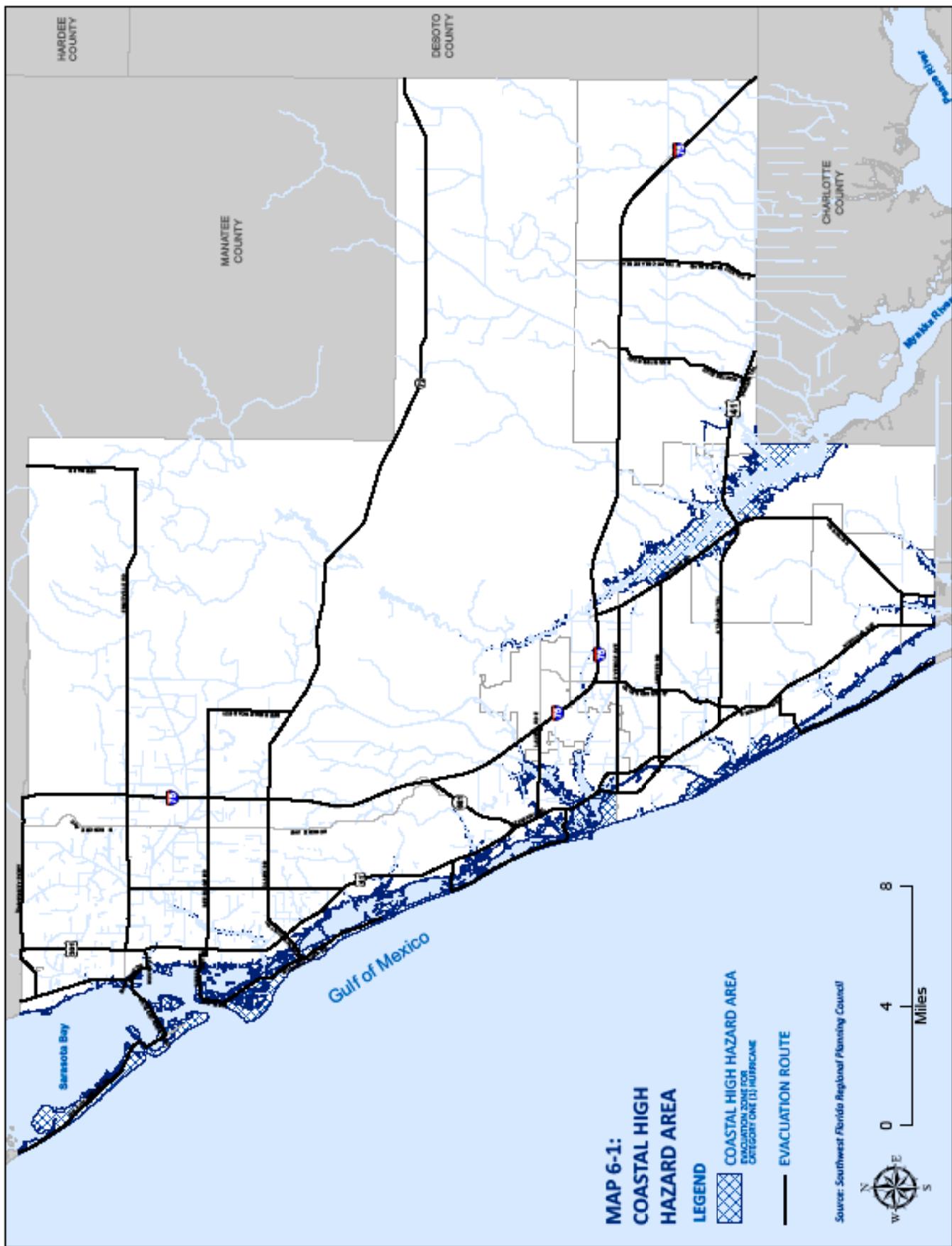


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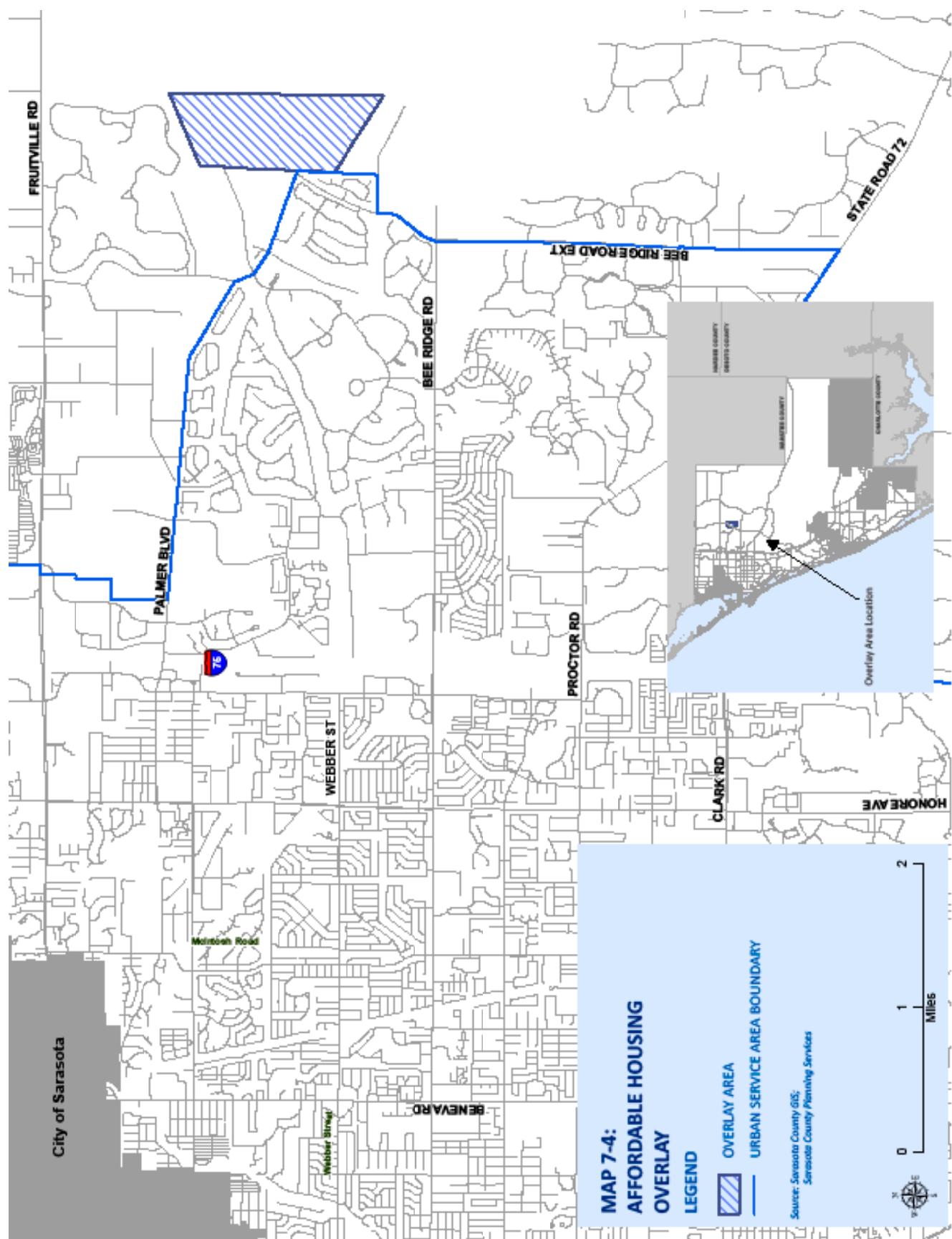




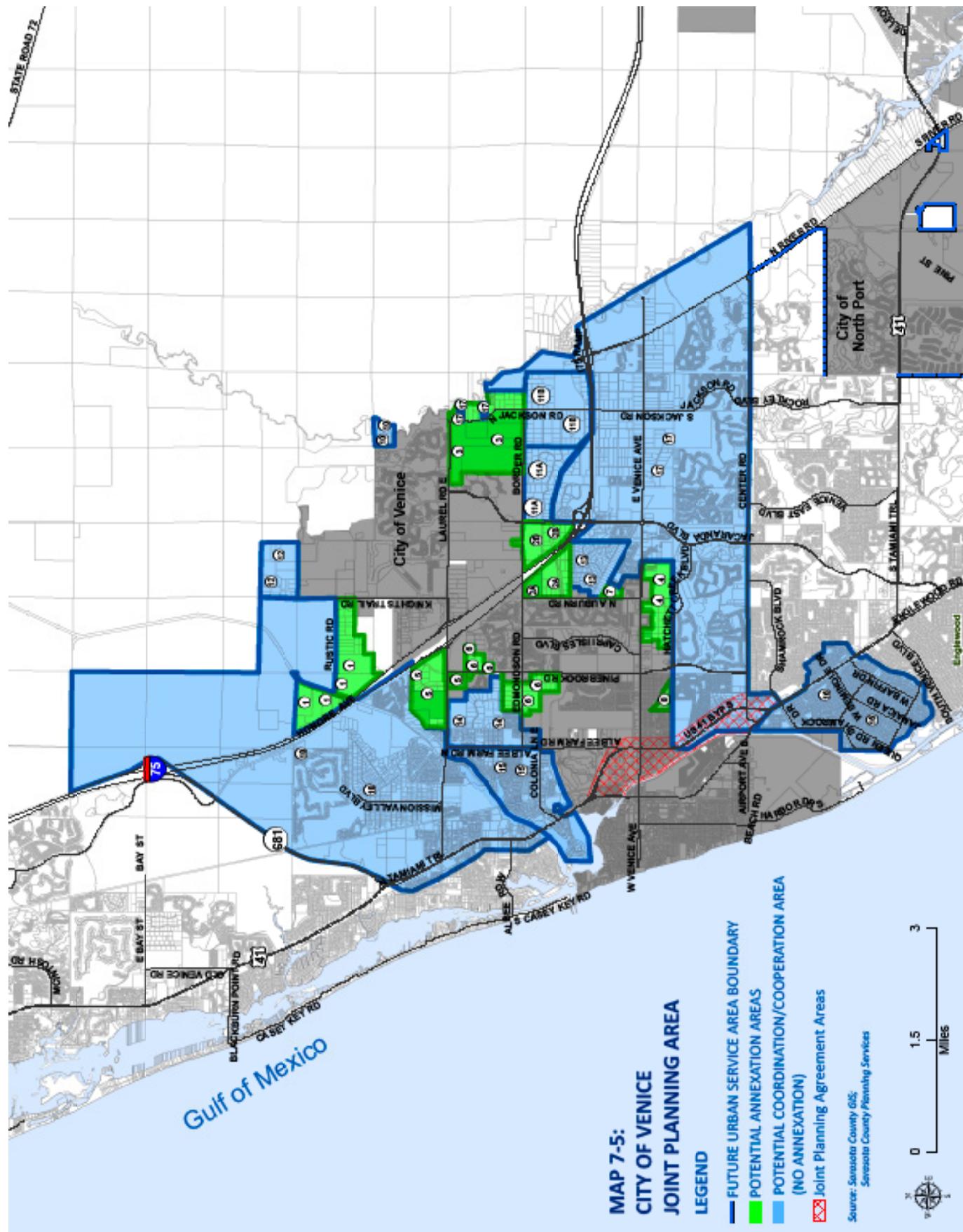
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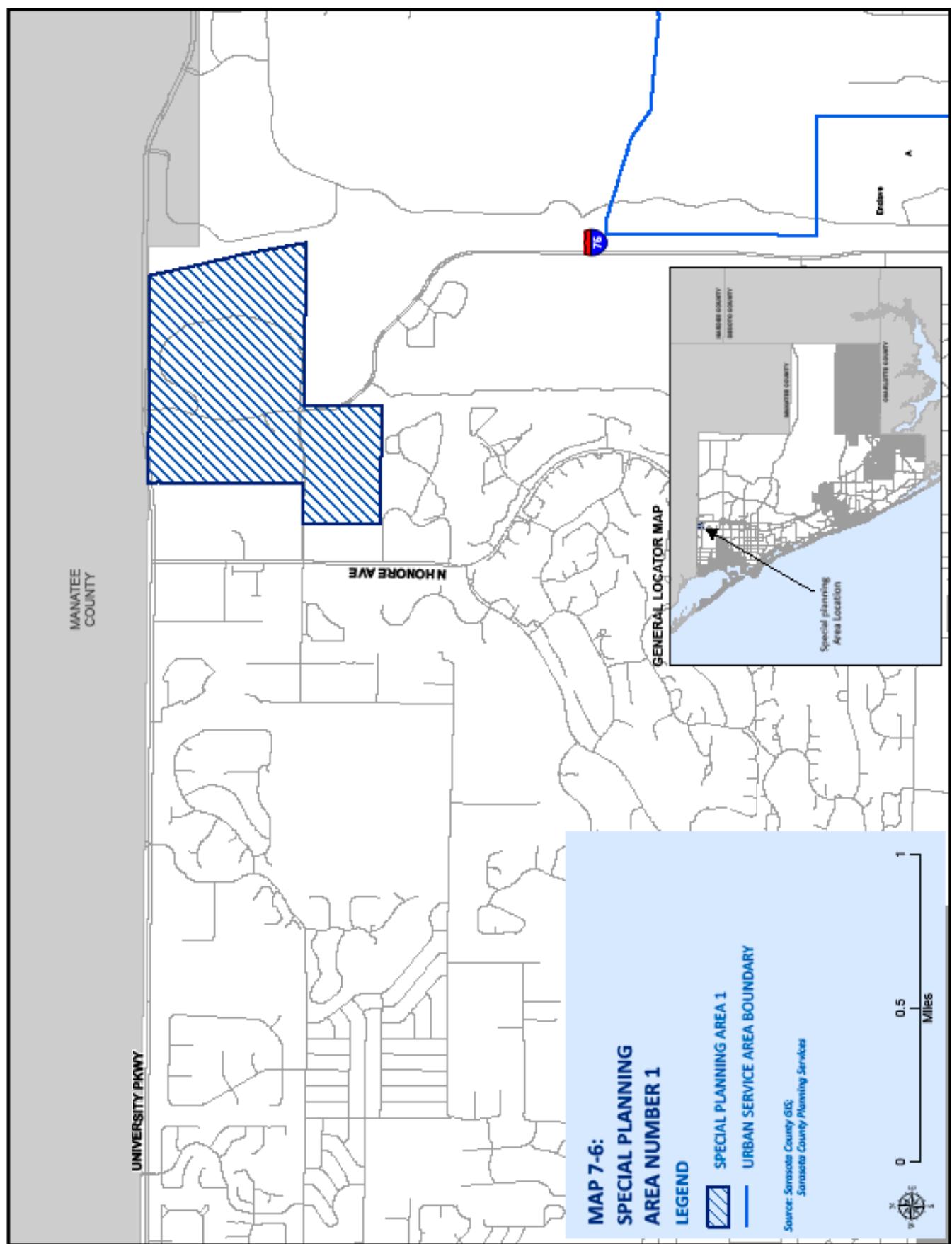
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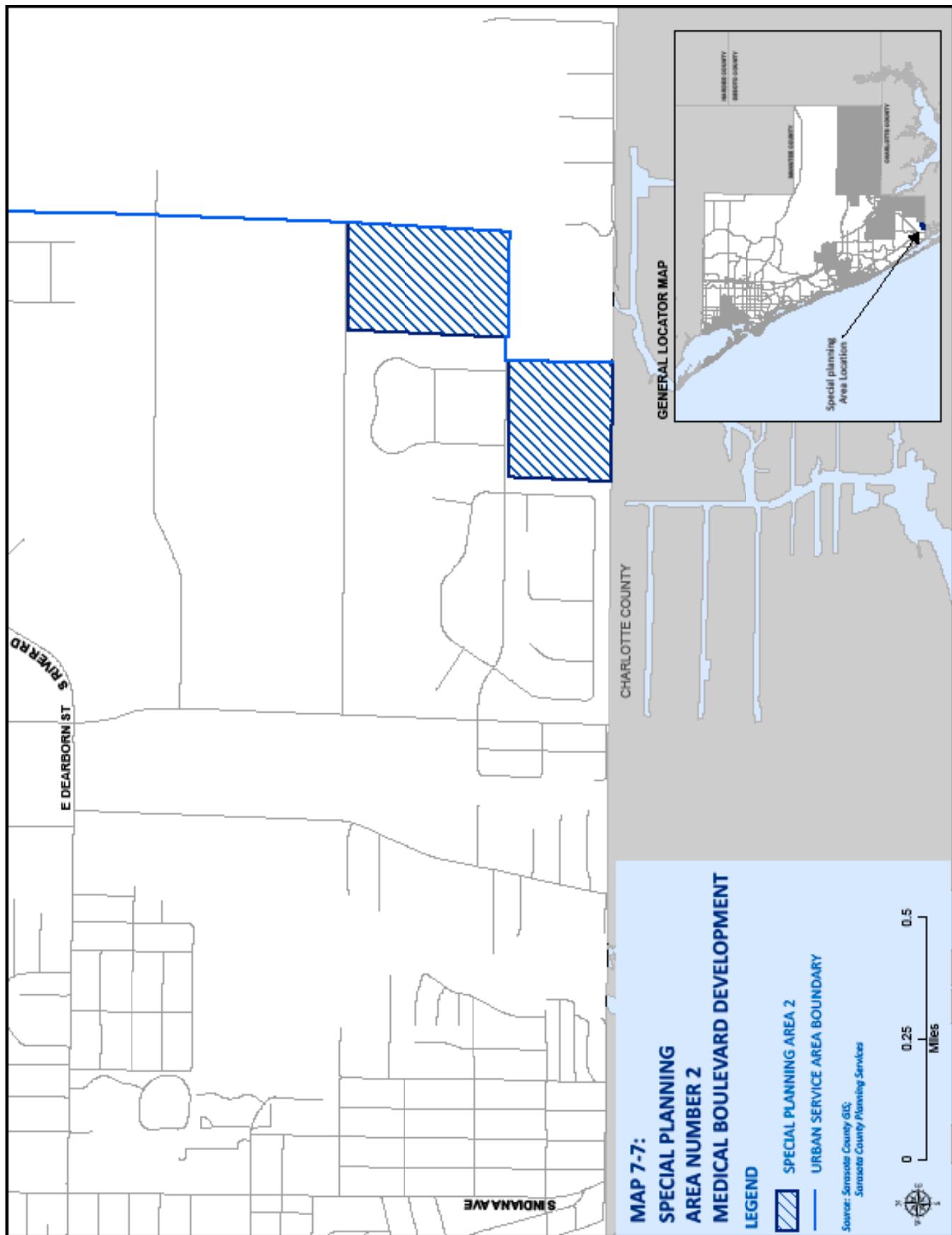
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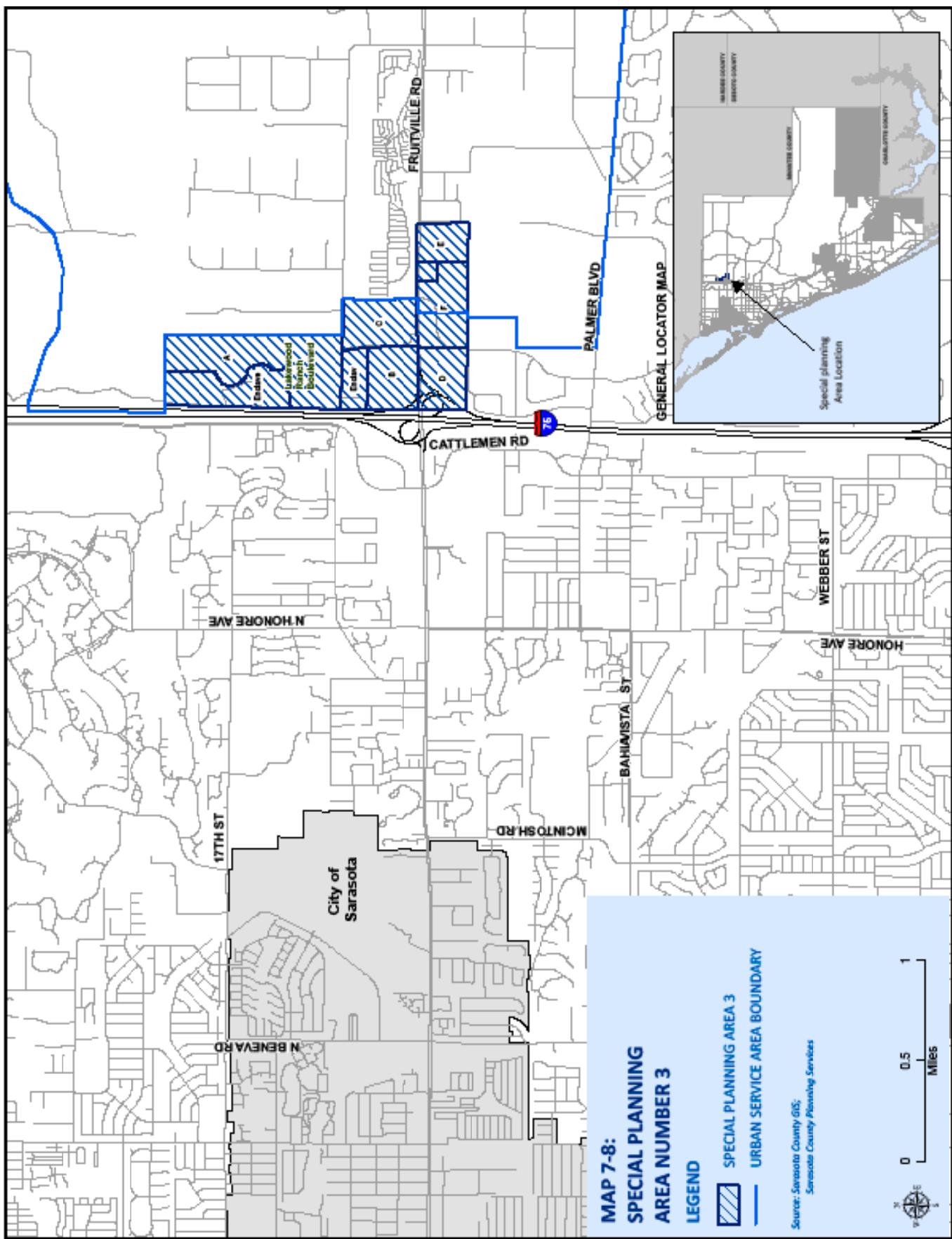
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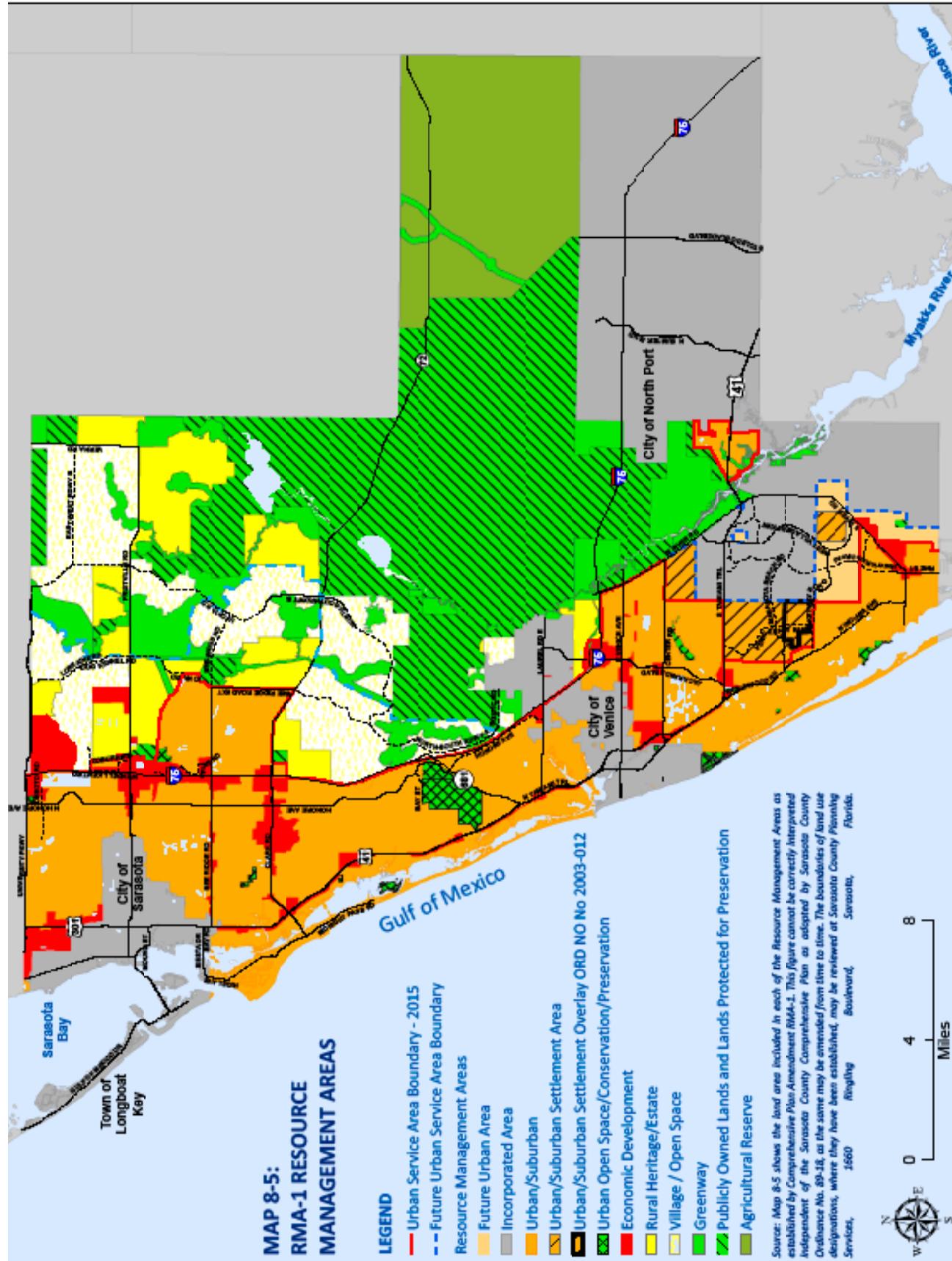
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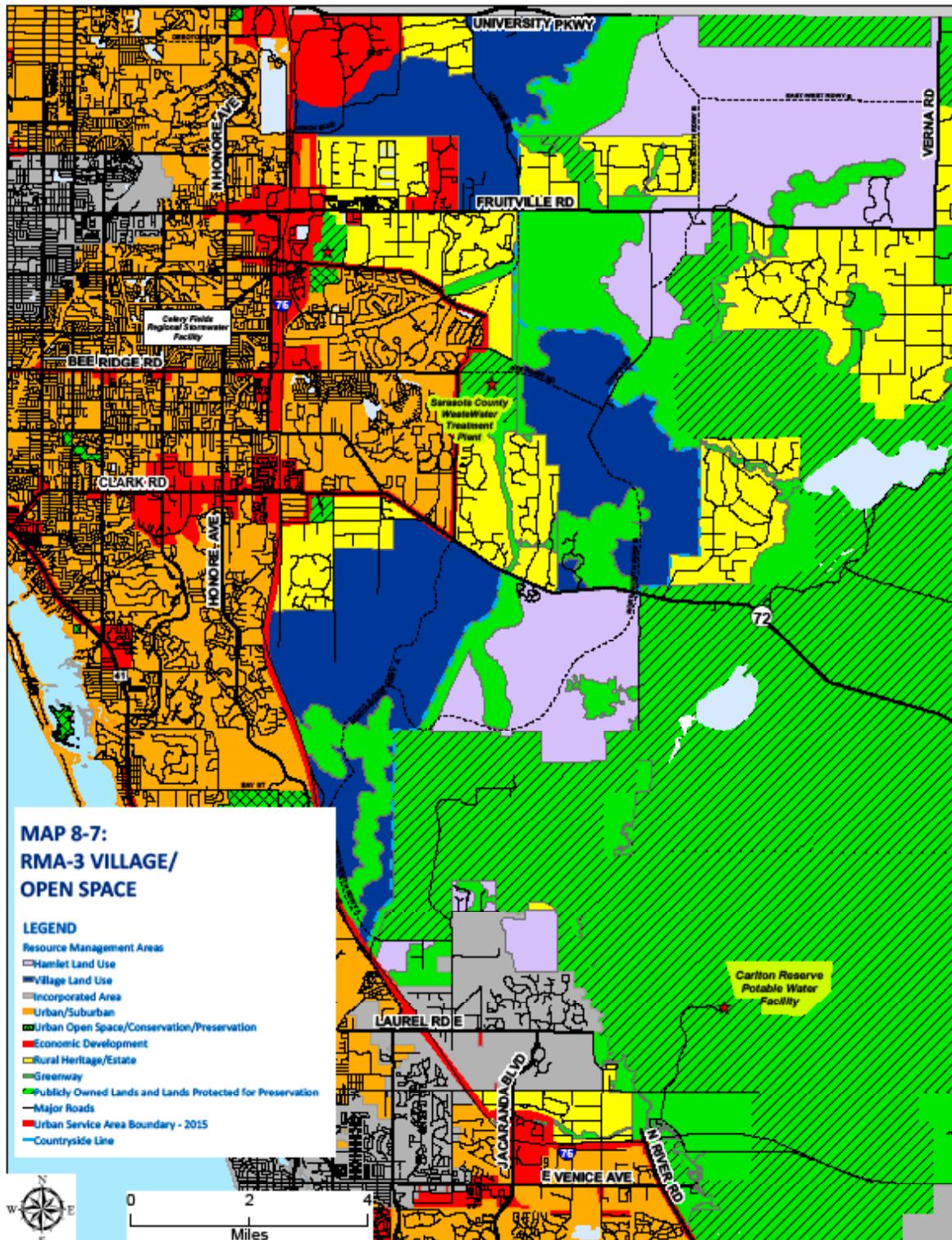


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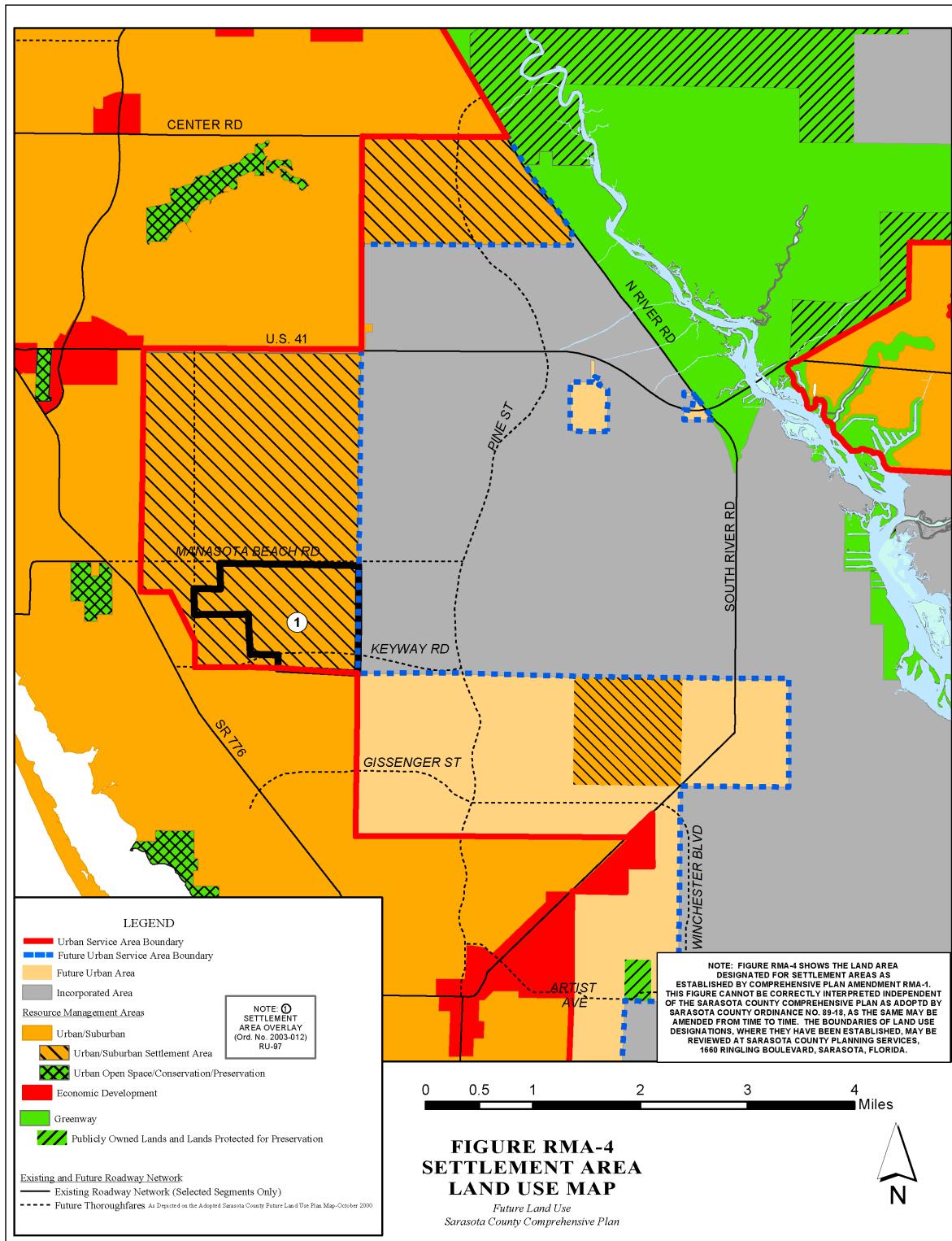
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CHAPTER

# 8

## CORE PRINCIPLES SARASOTA 2050 RMA RESOURCE MANAGEMENT AREA

The Core Principles for the Sarasota 2050 RMA Chapter of the Comprehensive Plan focus on providing for continued growth and economic development based on 3 main principles:

**Open Space:** Implements an inter-connected system that conserves natural habitats and preserves agricultural/ranch lands.

**New Urbanism:** Implements a form-based type of development that is compact, walkable, interconnected, with a variety of housing types and mix of uses.

**Fiscal Neutrality:** Implements development that does not add financial burden to existing residents.

# INTRODUCTION

## PURPOSE AND INTENT OF THE SARASOTA 2050 RESOURCE MANAGEMENT AREA CHAPTER

Adopted on July 10, 2002, Sarasota 2050 creates a set of policies overlaid on top of the Comprehensive Plan's Future Land Use Map of Sarasota County. It establishes an optional policy framework to enhance the livability of the County by preserving its natural, cultural, physical, and other resources with an incentive-based system for managing growth. This policy framework is the Resource Management Area (RMA) system that encourages a compact development form; simultaneously implementing a number of public benefits, allowing for continued growth and economic development that preserves environmentally sensitive lands and open space in a fiscally neutral manner for the County.

Sarasota 2050 RMA Policy primarily limits development to 3 forms; a Settlement Area, Village, or Hamlet. Each form of development is limited to those land areas designated on the RMA-1 and RMA-3 maps that are a part of Sarasota County's Comprehensive Plan. The Settlement Area and Village urban forms are essentially the same except for their respective geographical locations. Settlement Areas are limited to those lands between the existing USB and the Future USB lines on the FLUM. Villages are limited to those lands between the existing USB and the 'countryside line' depicted on RMA-3. Hamlets are a transitional form of development intended to blend toward the more rural eastern area of the county.

The Sarasota County Resource Management Area (RMA) Goal, Objectives and Policies are designed as a supplement to the Future Land Use Chapter of The Sarasota County Comprehensive Plan. The RMAs function as an overlay to the adopted Future Land Use Map and do not affect any existing rights of property owners to develop their property as permitted under the Comprehensive Plan, the Zoning Regulations or the Land Development Regulations of Sarasota County or previously approved development orders; provided, however, that Policy TDR2.2 shall apply to land located within the Rural/Heritage Estate, Village/Open Space, Greenway and Agricultural Reserve RMAs where an increase in residential density is sought.

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**RMA  
GOAL 1**

Establish a development policy framework that enhances the livability of the County and preserves its natural, cultural, physical and other resources, by creating a Resource Management Area (RMA) system that addresses development issues within six unique resource areas:

- Urban/Suburban
- Economic Development
- Rural Heritage/Estate
- Village/Open Space
- Greenway
- Agricultural Reserve

This framework was created to implement the Organizing Concepts and Principles of Directions for the Future, Resolution 2000-230, adopted October 10, 2000.

**RMA  
OBJ 1**

**To create an incentive-based structure that will enhance the livability of Sarasota County and preserve its natural, cultural, and physical resources.**

### RMA POLICY 1.1

#### RESOURCE MANAGEMENT AREA IDEALS (RMA IDEALS)

The Resource Management Area Map, depicted in Map 8-1 RMA-1, is an overlay to the Sarasota County Future Land Use Map. The Resource Management Areas are designed to:

- Preserve and strengthen existing communities
- Provide for a variety of land uses and lifestyles to support residents of diverse ages, incomes, and family sizes, including housing that is affordable to residents at or below the median income for Sarasota County
- Preserve environmental systems
- Direct population growth away from floodplains
- Avoid Urban Sprawl
- Reduce automobile trips
- Create efficiency in planning and provision of infrastructure
- Provide County central utilities
- Conserve water and energy
- Allocate development costs appropriately
- Preserve rural character, including opportunities for agriculture
- Balance jobs with housing

The additional development opportunities afforded by the Sarasota 2050 Resource Management Area Goal, Objectives and Policies are provided on the condition that they are implemented and can be enforced as an entire package. For example, the densities and intensities of land use made available by the Sarasota 2050 Resource Management Area Goal, Objectives and Policies may not be approved for use outside the policy framework and implementing regulatory framework set forth herein.

### RMA POLICY 1.2

#### SARASOTA 2050 STRUCTURE GRAPHIC

The concepts that demonstrate the ideals of the Resource Management Areas are illustrated in Map 8-2 RMA-2, Sarasota 2050 Structure Graphic, and represent the long-term vision of the County's development and resource protection. The Structure Graphic provides no regulatory function within the Comprehensive Plan.

## RMA POLICY 1.2

### RELATIONSHIP TO EXISTING GOALS, OBJECTIVES AND POLICIES

The Sarasota 2050 Resource Management Area Goal, Objectives and Policies shall not affect the existing rights of property owners to develop their property as permitted under the Comprehensive Plan, the Zoning Regulations, the Land Development Regulations or previously approved development orders; provided, however, that Policy TDR 2.2 shall apply to land located within the Rural Heritage/Estate, Village/Open Space, Greenway and Agricultural Reserve RMAs where an increase in residential density is sought. If a property owner chooses to take advantage of the incentives provided by the Sarasota 2050 RMA, then to the extent that there may be a conflict between the Sarasota 2050 Resource Management Area Goal, Objectives and Policies and the other Goal, Objectives and Policies of The Sarasota County Comprehensive Plan, the Sarasota 2050 Resource Management Area Goal, Objectives and Policies shall take precedence. The other Goals, Objectives and Policies of The Sarasota County Comprehensive Plan including, but not limited to, those which relate to concurrency management and environmental protection shall continue to be effective after the adoption of these Resource Management Area Goal, Objectives and Policies.

## URBAN/SUBURBAN RMA

The Urban/Suburban RMA as depicted in Map 8-1 RMA-1, Resource Management Area Map, functions as an overlay for the Urban Service Area and provides a framework for community-building activities. These activities include a Neighborhood Planning Program, implementation strategies and design guidelines.

**US  
OBJ 1**

**To protect and enhance Neighborhoods and historic communities through the establishment of a Neighborhood Planning Program.**

### US POLICY 1.1

#### NEIGHBORHOOD PLANNING PROGRAM

The County shall establish a Neighborhood Planning Program that is designed to address existing Neighborhood issues, improve Neighborhood infrastructure and enhance the quality of the housing stock through renovations, replacement and maintenance.

### US POLICY 1.2

#### NEIGHBORHOOD PLANNING PROCESS

The County shall formalize a process for Neighborhood planning that is based upon a high degree of citizen participation throughout the process and includes the following components:

- Delineate the Neighborhood planning area. In addition to the residential area, the delineation of Neighborhood planning area boundaries shall include the local shops and businesses that serve the area, and public facilities such as parks and schools;
- Promote existing Neighborhood organizations;
- Prepare a Neighborhood plan;
- Establish a financial strategy for the operation and maintenance of infrastructure; and
- Establish a communication plan for public involvement.

### US POLICY 1.3

#### NEIGHBORHOOD PLAN COMPONENTS

At a minimum, Neighborhood plans shall include the following components:

- Delineation of Neighborhood planning area;
- Definition of community character through sketches and photos;
- Review of land use and density ranges for consistency with community character;
- Identification of existing Neighborhood issues or problems;
- Assessment of Neighborhood features including sidewalks, street lights, street trees, direction and safety signs and other design features;
- Assessment of infrastructure including transportation and traffic calming opportunities, availability of recreation and Open Space, public utilities;
- Provide access to parks, schools, and shopping; and
- Design standards for housing and Neighborhood facilities.

The County shall evaluate additional mechanisms that are designed to improve the visual and functional quality of Neighborhoods. At a minimum the County will evaluate funding, including a matching grants program for Neighborhood improvements and the provision of street trees.

### US POLICY 1.4

#### NEIGHBORHOOD PLANS

Neighborhood plans may be prepared by the County or they may be initiated and prepared by residents. As a part of the Neighborhood planning process, the County shall develop guidelines or criteria for prioritizing Neighborhood requests for planning assistance.

### US POLICY 1.5

#### NEIGHBORHOOD DESIGN PHILOSOPHY

Each Neighborhood plan shall include specific Neighborhood design standards that will sustain and enhance the character of the Neighborhood and which are based upon the following principles:

- Neighborhoods should be designed to establish an identity and value that motivates residents to protect them;
- Neighborhood streets should be designed as Open Spaces for pedestrians that connect to adjacent uses and Neighborhood supporting businesses without encouraging cut-through traffic;
- Common open areas should be part of every Neighborhood with easily and safely accessible Neighborhood parks; and
- Landscaping, lighting and signs should be used to create community identity and pride.

## US OBJ 2

**To ensure that sufficient resources are available to support and sustain existing and future Neighborhoods.**

### US POLICY 2.1

#### NEIGHBORHOOD PLANNING RESOURCE PROGRAM

The County shall provide information resources for citizen-based Neighborhood planning efforts through publications, seminars and the County's website. This information will include examples and ideas about the planning for successful Neighborhoods.

### US POLICY 2.2

#### INFRASTRUCTURE ASSESSMENT AND IMPROVEMENTS

The County shall prepare a conceptual framework for the Urban Service Area (USA) that generally describes the County's vision for the provision of urban services. This framework shall include central water and sewer utilities, master stormwater management systems, fire protection, Neighborhood parks, and street facilities such as lights, sidewalks, and trees and will address financing options and opportunities.

### US POLICY 2.3

#### NEIGHBORHOOD REVITALIZATION

The County shall evaluate within one year of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan amendment the effect of the current Zoning Regulations, Land Development Regulations and building codes on re-construction and revitalization efforts and identify areas where alternative regulations can support reconstruction, while continuing to ensure the health and safety of the citizenry. Such alternative regulations may provide for accessory living units and live/work units.

### US POLICY 2.4

#### NEIGHBORHOOD ASSISTANCE

The County shall evaluate the feasibility of further expanding the current Community Development Block Grant, Home Investment Partnerships Program (HOME) and State Housing Initiative Partnership (SHIP) programs in Neighborhoods.

### US POLICY 2.5

#### PRIORITY SPENDING AREAS

In order to support and sustain existing Neighborhoods and economic development areas, Sarasota County shall target its resources into Priority Spending Areas. Priority Spending Areas shall be within the Urban Service Area and may consist of:

- Areas within the Urban/Suburban RMA in which a Neighborhood, Community, Revitalization or Critical Area Plan has been completed;
- Areas within the Economic Development RMA for which a development plan as described in Policy ED1.2 has been adopted;
- Projects or programs that overcome existing infrastructure deficiencies; and
- Projects or programs that improve overall systems such as transportation.

US  
OBJ 3

**To encourage infill development within the Urban Service Area.**

**US POLICY 3.1**

**DEVELOPMENT REVIEW PROCESS**

The County shall establish an expedited staff review and scheduling of rezoning and development review process within two years of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan amendment for priority development review and permitting for infill development and for the priority review of redevelopment or rehabilitation of structures and infrastructure.

US  
OBJ 4

**To encourage development that enhances the livability of the Future Urban Area and is compact and pedestrian friendly and preserves the Greenways and significant areas of Open Space.**

## US POLICY 4.1

### DEVELOPMENT REVIEW PROCESS

The County shall support development within the Urban/Suburban Settlement Area (Settlement Area) of the Future Urban Area that generally conforms to the development pattern and design goals of the Village/Open Space RMA as established below. The location of Settlement Area is depicted on Map 8-4 RMA-4. This Settlement Area is established to allow development, provided that such development conforms to the principles established in Policy US4.2. FLU Policy 3.1.3 may be superseded by this policy when a specific property demonstrates through the rezoning and master development plan process established for the Urban/Suburban RMA that the timing of development within the Future Urban Area is appropriate based upon the following:

- That the proposed Urban Suburban Settlement (Settlement) development generally conforms to the Village/Open Space RMA policies of Objectives VOS1, VOS2, VOS3, and VOS4, as they apply to the Village land use category, including but not limited to Fiscal Neutrality. The minimum Open Space requirement of 50% (Policy VOS1.2.a.) may be reduced to a minimum of 33% by the Board of County Commissioners for a Master Development Plan in the Settlement Area that does not include a golf course as part of the Open Space.
- That adequate public facilities and services will be available to accommodate the development and maintain the adopted level of service standards.
- To achieve the minimum residential density required for Settlement development of 3 dwelling units per Gross Developable Acre, density transfer credits shall be transferred from the Greenway RMA and from the required Open Space on site to the Developed Area. Density Incentives to encourage development that generally conforms to the development pattern and design goals of the Village/Open Space RMA within the Settlement Area land use of the Urban/Suburban RMA shall be provided as detailed in Objective TDR1. The property will be entitled to develop a maximum of two dwelling units per gross acre if these units are transferred into the Developed Area in accordance with an approved Master Development Plan. Additional dwelling units may be developed if transferred from the Greenway RMA.

## US POLICY 4.2

### SETTLEMENT PRINCIPLES

Development within the Settlement Area will be based on standards that generally conform to those established for Village development within the Village/Open Space RMA, but which recognize the close proximity of non-residential uses and which recognize that urban residential development is adjacent to the Settlement Area.

Development within the Settlement Area of the Urban/Suburban RMA shall exhibit the following characteristics:

- Neighborhoods form the basic building block for development, characterized by a mix of residential housing types that are distributed on a connected street system where the majority of housing is within a walking distance or  $\frac{1}{4}$  mile radius of a Neighborhood Center;
- Neighborhood Centers will have a Public/Civic focal point which may be a combination of schools, parks, and public facilities such as places of worship or community centers, and may include small scale Neighborhood-oriented retail uses having no greater than 20,000 gross square feet of floor area;
- A mix of uses, including residential, commercial, office, Public/Civic, schools, and Recreational Space, that provides for most of the daily needs of residents shall be located within the Settlement, or within a maximum of 5 miles of each Neighborhood Center, and shall be accessible to all residents of the Settlement;
- Preservation of the Greenway RMA, and preservation of Open Space in perpetuity;
- A range of housing types that support a broad range of family sizes and incomes;
- A compact design that includes a system of land subdivision and development which links one Neighborhood to another;
- Interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and which are built with design speeds that are appropriate for Neighborhoods;

- Alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees and on-street parking which provide distinct separation between pedestrians and traffic, spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation;
- A system of interconnected streets that provides local public road connections between all adjacent parcels, and that is designed to discourage, and provide alternatives to, the use of the arterial roadway system;
- Open Space outside the Developed Area of each Settlement is required to support the environmental goals of this Plan by preserving important environmental features, connections and functions on site. Such Open Spaces shall be permanently protected through appropriate legal instruments and a Management and Maintenance Plan which shall be submitted as part of a Master Development Plan; and
- Recreational Spaces are to meet the recreational needs of each Settlement, reinforce the design of the development by providing a variety of amenities that serve a range of interests and distribute recreational amenities throughout the Settlements.

### US POLICY 4.3

#### LAND DEVELOPMENT REGULATIONS AND MASTER DEVELOPMENT PLAN REQUIREMENTS

Development activity that is designed as a Settlement within the Settlement Area shall be rezoned to a planned unit development-type zoning district and shall be planned through a master development plan process that generally conforms to Policy VOS2.4. The County shall adopt amendments to the Zoning Regulations and Land Development Regulations to establish the specific requirements for developments within the Settlement Area to ensure consistency with the Urban/Suburban Settlement Principles (Policy US4.2). The Zoning Regulations will include the development of a new planned unit development-type zoning district that will implement the Settlement Area future land use designation. An update of the actual number of new dwelling units approved within each Settlement that remain to be constructed shall be included as potential capacity in FLU Policy 3.1.3. The amendments to the Zoning Regulations and Land Development Regulations shall be adopted within two years of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment. The proposed ordinance amending the Zoning Regulations and Land Development Regulations shall be prepared for public hearing within one year of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment.

The Zoning Regulations and Land Development Regulations will establish general baseline regulations including physical design, development approval processing, the ratio of non-residential to residential development, as well as baseline design guidelines for Settlement development. The general design guidelines will include, at a minimum, architectural standards, street design, transit friendly design requirements, landscaping, lighting, access and circulation, parking, lot development standards, parks and Recreational Space and facility requirements that will exceed current County standards. In addition, innovative resource conservation measures will also be included to address water conservation, non-potable water usage, and other resource conservation measures including, but not limited to, materials and energy. No Settlement development may be approved or permitted until these regulations are adopted.

**US  
OBJ 5**

**To strengthen intergovernmental planning efforts.**

**US POLICY 5.1****COUNTY / MUNICIPAL COORDINATED PLANNING PROGRAM**

The County shall create and coordinate with its Municipalities a planning alliance in order to more fully and comprehensively preserve and strengthen existing communities; provide for a variety of land uses and lifestyles that are necessary to support residents of diverse ages, incomes, and family sizes; and balance jobs with housing.

**US  
OBJ 6**

**To provide Open Space and ecological linkages that complement, and expand recreational and ecological resources.**

**US POLICY 6.1****URBAN OPEN SPACE AND ECOLOGICAL LINKAGES**

The County shall identify, evaluate, and where possible, provide potential urban Open Space and ecological linkages, through Neighborhood Plans, recreational and trail plans, the Environmentally Sensitive Lands Protection Program (ESLPP) program, school plans, utility corridor plans, and other capital improvement plans. This concept shall be further refined through the County Parks and Open Space Master Plan.

## ECONOMIC DEVELOPMENT RMA

The Urban/Suburban RMA as depicted in Figure RMA-1, Resource Management Area Map, functions as an overlay for the Urban Service Area and provides a framework for community-building activities. These activities include a Neighborhood Planning Program, implementation strategies and design guidelines.

**ED**      **To sustain a diverse and stable economic base.**  
**OBJ 1**

**ED POLICY 1.1**

**INCENTIVES**

The County shall evaluate economic development incentives for the Economic Development RMA including the adoption of a new zoning district to facilitate economic development and re-development.

The amendments to the Zoning Regulations and Land Development Regulations shall be adopted within two years of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment.

The proposed ordinance amending the Zoning Regulations and Land Development Regulations shall be prepared for public hearing within one year of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment.

## ED POLICY 1.2

### PLANS FOR REDEVELOPMENT CORRIDORS AND MIXED USE CENTERS

In order to implement the economic objectives of the County within the Economic Development RMA, the County shall prepare individual development plans using the Critical Area Planning Process, which, for the purposes of this policy shall be modified to permit the simultaneous or concurrent rezoning of property located within the Economic Development RMA. The planning process shall be based upon a high degree of citizen participation throughout the process and shall provide an opportunity for stakeholders in the designated area to participate. These plans shall include the following components:

- The boundaries of the Redevelopment Corridors or Mixed Use Center and any Major Employment Centers (MECs) therein, the boundaries of the Redevelopment Corridor Plans and Mixed Use Plans shall encompass discrete areas that are recognizable for their similar character and function;
- Sketches, photos, and transect that define community character;
- Assessment of infrastructure and transportation and traffic calming plans;
- Allowable uses within each corridor including the density/intensity of each use;
- An Urban Design Plan for the Redevelopment Corridor or Mixed Use Center based on the Design Principles included in Policies ED2.1, and ED2.2;
- A strategy for planning, funding, and operating infrastructure;
- A communication plan for public involvement; and
- Ensure Neighborhood compatibility.

When a new plan is developed for a geographic area for which a Critical Area Plan or Corridor Plan has previously been adopted, the County shall ensure that the following requirements are met:

- The previously adopted plan shall be fully considered in developing the new plan.
- All persons involved in preparing the adopted plan will be invited to participate in the citizen participation program for preparing the new plan.
- Any conflicts between a proposed new plan and the previously adopted plan will be identified and fully explained during the public participation process and during deliberations of the Planning Commission and of the Board of County Commissioners.
- When a new plan is adopted, the Board of County Commissioners shall take required actions, if any, to amend or replace the previously adopted plan.

**ED  
OBJ 2**

**To redevelop, revitalize, and refill the County's Redevelopment Corridors and Mixed Use Centers.**

**ED POLICY 2.1**

**REDEVELOPMENT CORRIDOR AND MIXED USE CENTER DESIGN PRINCIPLES**

The County shall encourage development within Redevelopment Corridors and Mixed-Use Centers based on the following principles:

- Mixed-Use Centers should be designed with universal blocks, i.e., blocks with standard dimensions that accommodate several different types of uses, to enable re-use over time through infill and redevelopment;
- Redevelopment Corridors and Mixed-Use Centers shall have integrated infrastructure, vertical and/or horizontal integration of different land uses and coordinated access; and
- Redevelopment Corridors and Mixed-Use Centers should promote development planning that encourages site plans to anticipate infill development with future building sites, structured parking and the flexibility to intensify the site later when the market grows.

## ED POLICY 2.2

### REDEVELOPMENT CORRIDOR AND MIXED USE CENTER DESIGN PRINCIPLES

The transportation system that connects the Economic Development RMA to the remainder of the Urban Service Area and the Village/Open Space RMA shall provide multi-modal capabilities and be connected through a network of streets that are visually appealing. The visual and functional characteristics of streets are important in the design of the community and shall be guided by the following design principles:

- Streets should be designed to create a sense of place, with attention to maintaining the visual integrity of the community;
- Streets should be designed to accommodate a mix of travel modes including vehicles, bikes, transit and pedestrians;
- Streets should be designed holistically considering the pavement, curbing, bikeways, pedestrian-ways, lighting, signs, front yard setback areas and building facades; and
- Neighborhood streets should be designed to address two specific goals, connectivity and protection of the Neighborhood. This should be accomplished by providing connections to adjacent activities and Neighborhood-serving businesses with streets that do not encourage cut-through traffic.

## ED POLICY 2.3

### PREFERRED ZONING FOR ECONOMIC DEVELOPMENT RMA

The County shall create a minimum of one new zoning district to facilitate economic development and redevelopment within the Economic Development RMA. The County shall require that a development plan be completed through a modified Critical Area Planning Process for a subject property in order to rezone to the new zoning district.

#### ED POLICY 2.4

##### LAND DEVELOPMENT REGULATIONS

The County shall evaluate and make the necessary amendments to the Zoning Regulations and Land Development Regulations to ensure consistency with the Redevelopment Corridor and mixed-use center design principles for the Economic Development RMA.

The amendments to the Zoning Regulations and Land Development Regulations shall be adopted within two years of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment.

The proposed ordinance amending the Zoning Regulations and Land Development Regulations shall be prepared for public hearing within one year of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment.

#### ED POLICY 2.5

##### REFINED TRANSPORTATION LEVEL OF SERVICE ANALYSIS TECHNIQUES

In preparing Redevelopment Corridor Plans and Mixed Use Center Plans the County may use refined methodologies and techniques in the review and evaluation of development proposals for the determination of existing and future levels of service on specific roadway segments, the development of specific mitigation plans, corridor or intersection design analysis or other situations where more precise input data and analysis is desired. Acceptable methodologies and techniques may include, but are not limited to:

- Trip generation studies;
- Traffic studies;
- Trip characteristics studies;
- Travel time/speed/delay studies;
- Passer-by and internal trip analysis;
- Person trip analysis;
- Planning level models;
- Traffic operation models;
- Intersection analysis;
- Corridor/sub-area analysis; and
- Multi-modal analysis.

When appropriate, the County, in consultation with local governments and the Florida Department of Economic Opportunity, may adopt additional or alternative level of service standards, including an area specific Mobility Plan, in accordance with Section 163.3180, Florida Statutes.

## ED POLICY 2.6

### REMEDIES FOR ROADWAY DEFICIENCIES

It is emphasized that even where a road link is found to be deficient according to methods used by Sarasota County, the appropriate remedy to restoring a satisfactory level of service is not necessarily widening of the link, but may be:

- Intersection improvements;
- Signalization changes;
- Turning or auxiliary lanes;
- Access management;
- Improvements in parallel corridors; and
- Other traffic engineering measures.

## RURAL HERITAGE/ESTATE RMA

The Rural Heritage/Estate RMA as depicted in Map 8-1, RMA-1, Resource Management Area Map, recognizes and supports the existing pattern of very low-density large lot estate development, agriculture, and equestrian activities outside the Urban Service Boundary. The existing uses consist of single-family residential and include areas with the Future Land Use designation of Semi-Rural, having gross densities less than or equal to 1 dwelling unit per 2 acres, and Rural, having gross densities less than or equal to 1 dwelling unit per 5 acres, 1 dwelling unit per 10 acres, or 1 dwelling unit per 160 acres.

RHE  
OBJ 1

**To protect the existing rural character of the areas outside of the Urban Service Boundary and the established large lot development within Rural Heritage/Estate RMA.**

### RHE POLICY 1.1

#### PRESERVATION OF HISTORIC RURAL CHARACTER

The County shall prepare a Neighborhood Plan to designate the Rural Historic District in Old Miakka to be completed within two years from Notice to Proceed from the Board of County Commissioners including, but not limited to, an evaluation of each of the following components and proposed strategies to preserve the historic rural character of the area:

- Land use
- Transportation
- Public and Private Facilities
- Protection of Rural Character

The Neighborhood Plans shall include processes and components as described in Policy US1.2 and US1.3. The Board of County Commissioners may provide assistance, when requested, to those communities within the Rural Heritage/Estate RMA to preserve their historic rural character.

### RHE POLICY 1.2

#### INCENTIVES FOR RESOURCE PRESERVATION

Incentives to protect natural resources within the Rural Heritage/Estate RMA are established as detailed in Objective TDR2. These incentives provide for the creation of Conservation Subdivisions and allow the Transfer of Development Rights within an individual site and from eligible lands within a Sending Zone pursuant to the Transfer of Development Rights Program established under Policy TDR1.2. Density Incentives may be authorized when Open Space within the Conservation Subdivision is designed to connect the Open Space to ecological resources through wildlife linkages or trails or to protect significant Native Habitats.

### RHE POLICY 1.3

#### SEPARATION FROM VILLAGE/OPEN SPACE RMA

The County shall preserve the rural character of existing rural low-density development and roadways through the design standards of new Village development. These design standards include limitations on uses within Open Space within 500 feet of Rural Heritage/Estate RMA and the requirements for a Greenbelt as established in Policy VOS5.1.

### RHE POLICY 1.4

#### INCENTIVES FOR AGRICULTURAL USES

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations which recognize existing agricultural uses, and may define the conditions under which new agricultural uses will be allowed within the Rural Heritage/Estate RMA. The County shall allow existing development rights on parcels within the Rural Heritage/Estate RMA, including development rights on parcels used for agricultural purposes, to be transferred to eligible Receiving Zones consistent with Policy TDR1.5 and Table RMA-2.

#### RHE POLICY 1.5

##### RURAL HERITAGE ADVISORY BOARD

The County may establish a Rural Heritage Advisory Board to advise the Board of County Commissioners and Planning Commission on issues relating to the Rural Heritage Estate RMA including, but not limited to, land use, transportation, public facilities, the protection of rural heritage character, and the encouragement of agriculture and eco-tourism.

#### RHE POLICY 1.6

##### INCENTIVES FOR AFFORDABLE HOUSING

The area designated in Future Land Use Map Series Map 7-4 may be developed as an affordable housing overlay consistent with FLU Policy 4.3.1, of the Future Land Use Chapter. If the area is developed in accordance with FLU Policy 4.3.1, the provision of Objective TDR2 shall not apply.

## VILLAGE/OPEN SPACE RMA

The Village/Open Space RMA is a land use overlay as depicted in Map 8-1 RMA-1, the Resource Management Areas Map, which provides an opportunity for a new form of development outside the Urban Service Area Boundary as an alternative to Urban Sprawl. The intent of this new form of development is to prevent the need for the further extension of the Urban Service Area in North County which may result in incremental sprawl. This new form of development is regulated through two mixed-use land use designations, (Villages and Hamlets) as depicted in Figure RMA-3, Village/Open Space RMA Land Use Map. Each of these development types is designed to avoid the negative impacts of Urban Sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation.

VOS  
OBJ 1

**To prevent Urban Sprawl by guiding the development of lands outside the Urban Service Area into compact, mixed-use, pedestrian friendly Villages within a system of large areas of permanent Open Space.**

### VOS POLICY 1.1

#### INTENT

The Village/Open Space RMA creates an opportunity for a new form of development in Sarasota County to replace what has become known as Urban Sprawl. This new development pattern shall:

- be formed around Neighborhoods that include a broad range of family sizes and incomes in a variety of housing types, including a substantial number and proportion of Affordable Housing Units, which are integrated with commercial, office and civic uses;
- support a fully connected system of streets and roads that encourage alternative means of transportation such as pedestrians, bicycle, and transit; and
- integrate permanently dedicated Open Space, which is connected or added to the Greenway RMA where appropriate.

## VOS POLICY 1.2

### NEIGHBORHOOD PLANNING PROCESS

The preferred development pattern within the Village/Open Space RMA designated on Figure RMA-1 shall be in the form of Villages and Hamlets as illustrated in Figure VOS-1: Example of Village Concept and Figure VOS-2: Example of Hamlet Concept, and in the locations as depicted on Figure RMA-3, Village/Open Space RMA Land Use Map. The boundaries of the Greenway RMA have been delineated using County-wide mapping techniques which shall be adjusted to reflect more detailed on-site information obtained during the master planning process including the actual field verification of each Greenway component as defined in Policy GS1.1. The purpose of such adjustment is to provide interpretive relief by allowing minor adjustments to the Greenway boundary. When such adjustments occur adjacent to a Village or Hamlet land use and are based upon the demonstration that certain property does not meet the requirements of the Greenway, then the future land use designation shall be construed to be the same designation as the adjacent use. When such adjustments occur based on the demonstration that certain properties in the Village/Open Space RMA meet the requirements of the Greenway, then, the resource overlay designation shall be construed to be Greenway RMA. The approval of a Master Development Plan, in accordance with Policies VOS2.3 and VOS2.4, shall be required prior to the commencement of any specific Village or Hamlet development. Development densities greater than the underlying Rural or Semi-Rural densities may only be achieved through the Transfer of Development Rights in accordance with Objective TDR1, TDR2, and the associated policies: except as otherwise provided for in Affordable Housing incentives, and Policy VOS2.1(d), VOS 2.1(e) and Policy VOS 2.1(f).

As an incentive to provide affordable housing for families with incomes below the Area Median Income (AMI) for Sarasota County, the maximum density of the Village may be increased to 6 du/Gross Developable Acre, provided that 100% of the additional dwelling units allowed by the density increase are Affordable Housing Units. Furthermore, Villages may be allowed incentive dwelling units for every affordable dwelling unit provided on site.

**VOS POLICY 1.2.A****VILLAGES**

Villages are a collection of Neighborhoods that have been designed so that a majority of the housing units are within a walking distance or  $\frac{1}{4}$  mile radius of a Neighborhood Center. Villages shall be supported by internally designed, mixed-use Village Centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of Village residents), and the Village shall be surrounded by large expanses of Open Space that are designed to protect the character of the rural landscape and provide separation between Villages and existing low density rural development.

The minimum size of a Village is intended to be sufficient to support a public elementary school.

Figure VOS-1 shows an Example Village Concept, and Figure VOS-3 (Examples of Minimum Buffer Requirements) and Figure VOS-4 (Examples of Greenway RMA Edge Treatment) shows cross-sections for an example Neighborhood within a Village.

Maximum Size:	3000 acres of Developed Area	
Minimum Size:	1000 acres of Developed Area if not adjacent to Urban Service Area Boundary (USB). Areas separated from the USB by I-75 are not considered adjacent to the USB.	
Minimum Open Space outside the Developed Area:	Equal to or greater than the Developed Area	
Residential		
Minimum Density within Developed Area:	3 du/Gross Developable Acre	
Target Density:	6 du/Net Residential Acre	
Maximum Density within Developed Area:	5 du/Gross Developable Acre or 6 du/Gross Developable Acre if the additional units are Affordable Housing Units	
Village Center		
Village Center Maximum Size:	100 acres	
Non-Residential		
Commercial/ Office		
Maximum Size:	300,000 gross leasable square feet	
Minimum Size:	50,000 gross leasable square feet**	
Village Center Land Use Mix: Developed Land	Minimum Land Area	
Residential	15%	65%**
Commercial/ Office	25%**	75%
Public/Civic	5%	Not Applicable
Public Space	5%	Not Applicable

\*Projects may be less than 1,000 acres of Developed Area, if said project adheres to the requirements found in Policy VOS2.1(a)1, Developed Area Minimum Size.

\*\* After an initial Village Master Development Plan has been approved for a Village Area (North, Central, South), the gross leasable square footage may be reduced or eliminated and the minimum land area percentages adjusted for each additional contiguous Village Master Development Plan within that Village Area where it is demonstrated that the non-residential needs of the Village will be served within that Village Area in a manner consistent with the purposes of this chapter.

**VOS POLICY 1.2.B****HAMLETS**

Hamlets are collections of rural homes and lots clustered together around a crossroads that may include small-scale commercial, civic buildings or shared amenities.

Preferred Size:	50 to 150 dwelling units
Maximum Size:	400 dwelling units
Minimum Size:	Determined by Master Development Plan Process
Minimum Density within Developed Area:	.4 du/gross acres of Developed Area
Maximum Density within Developed Area:	1 du/gross acres of Developed Area
Minimum Open Space outside the Developed Area:	Equal to or greater than 1.5 times acreage of Developed Area
Commercial/ Office:	
Maximum Size: 10,000 gross leasable square feet	
Minimum Size: Not Applicable	

Each Hamlet is required to have a Public/Civic focal point, such as a public park. Commercial development is limited to a nominal amount of small-scale Neighborhood commercial uses. Figure VOS-2 shows an Example Hamlet Concept.

**VOS POLICY 1.3****VILLAGE/OPEN SPACE RMA PHILOSOPHY**

Neighborhoods form the basic building block for development within the Village/Open Space RMA and are characterized by a mix of residential housing types that are distributed on a connected street system and the majority of housing is within a walking distance or  $\frac{1}{4}$  mile radius of a Neighborhood Center. Neighborhood Centers have a Public/Civic focal point which may be a combination of parks, schools, public type facilities such as churches or community centers and may include small-scale Neighborhood Oriented Commercial Uses that are no greater than 20,000 square feet of gross floor area and internally designed to specifically serve the needs of that Neighborhood.

#### VOS POLICY 1.4

##### VILLAGE/OPEN SPACE RMA PRINCIPLES

Developments within the Village/Open Space RMA shall exhibit all of the following characteristics to qualify as a Receiving Zone under Density Incentives Program outlined in Objective TDR1:

- Villages shall include a mix of uses, including residential, commercial, office, Public/Civic, schools, and Recreational Space, that provides for most of the daily needs of residents;
- Villages and Hamlets shall include a design in which the majority of housing is within a walking distance or  $\frac{1}{4}$ -mile radius of a Village or Neighborhood Center, with the higher densities closer to the Center;
- As a part of the Open Space requirements for development within the Village/Open Space RMA, each Village or Hamlet will be required to establish a Greenbelt as described in Policy VOS5.1;
- Villages shall include a Village Center with sufficient non-residential uses to provide for the daily needs of Village residents, by phase of development, in a form that is conveniently served by regional bus service;
- Villages and Hamlets shall include a range of housing types that supports a broad range of family sizes and incomes. Villages shall include housing for families with incomes below the Area Median Income (AMI) for Sarasota County, with a goal that at least 15% of the housing will be available for families with incomes below the median family income for Sarasota County using techniques, including but not limited to bonus incentive dwelling units and inclusionary requirements in the Land Development Regulations and Zoning Regulations;
- Villages shall include compact design that includes a system of land subdivision and development which links one Neighborhood to another;
- Villages and Hamlets shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and which are built with design speeds that are appropriate for Neighborhoods;

- Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees and on-street parking which provide distinct separation between pedestrians and traffic, spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation;
- Villages and Hamlets shall provide both Open Space and Recreational Space. Open Space outside Developed Areas is required to support the environmental goals of this Plan by preserving important environmental features, connections and functions on site. In addition to minimum Open Space outside Developed Areas, internal Recreational Spaces are required that meet the recreational needs of the community, excluding golf courses, reinforce the design of the development by providing a variety of Recreational Space amenities that serve a range of interests and distribute Recreational Space amenities throughout the development. Golf courses developed using best management practices may be developed as part of an approved Master Development Plan and shall qualify as Open Space. To avoid conversion of Native Habitat, the review of the Master Development Plan shall place high priority on the preservation of Native Habitat. Golf courses shall not qualify as Recreational Space, and shall not qualify for any Density Credits in the Density Incentives program. Within Hamlets, golf courses shall only be approved by special exception. The standards for Recreational Space, will be established as provided in Policy VOS2.3; and
- Villages and Hamlets shall be Fiscally Neutral to the County residents outside the Villages and Hamlets.

### VOS POLICY 1.5

#### WETLANDS WITHIN A VILLAGE CENTER

The County recognizes that prevention of Urban Sprawl and the creation of compact, mixed-use development support an important public purpose. Therefore, the approval of a Master Development Plan for a Village may permit impacts to wetlands within the Village Center itself only when it is determined that the proposed wetland impact is unavoidable to achieve this public purpose and only the minimum wetland impact is proposed. Such approval does not eliminate the need to comply with the other wetland mitigation requirements of the Environmental Technical Manual of the Land Development Regulations, including the requirement for suitable mitigation. The Board of County Commissioners will review such proposals on a case-by-case basis as part of the Master Development Plan review process.

### VOS POLICY 1.6

#### SUPPORT OF VILLAGE/OPEN SPACE RMA CONCEPT

When locating public buildings and facilities within the Village/Open Space RMA, the County shall be consistent with the Village/Open Space RMA Principles (Policy VOS1.4). The co-location of public facilities and services is encouraged.

**VOS  
OBJ 2**

**To provide a development review process that facilitates the efficient review and approval of projects, that, qualify as Village/Open Space RMA Projects.**

**VOS POLICY 2.1****TIMING/PHASING OF DEVELOPMENT**

The Village and Hamlet future land use designations represent long-term compatible land uses for the areas within the Village/Open Space RMA and only become effective through the rezoning and master development plan process. Specific timing and phasing of Village development is regulated as follows:

**(a) Village Approval Process.**

1. Development of Regional Impact (DRI) Review. The minimum size requirement for Village development that is not adjacent to the Urban Service Area Boundary requires each development to undergo review as a DRI, except as otherwise provided under policy VOS2.1(d). For Village development that is adjacent to the Urban Service Area Boundary and does not meet the DRI thresholds, the project shall be reviewed and approved as one phase.
  - a) Developed Area Minimum Size. The first rezone and Master Development Plan for each of the North, Central, and South Village Areas as designed on Figure RMA-3, shall be sufficient size to be deemed a Development of Regional Impact (DRI) under the standards of Section 380.06 of Florida Statutes as they existed on January 1, 2014, and shall include the identification of:
    - i. an elementary school site;
    - ii. a mobility network that provides balanced options (i.e. bicycle, pedestrian, vehicles) with interconnectivity between the Village neighborhoods, the Village Center, and future connection points with the remaining portion of the area designated Village land use and adjacent properties that are not part of the first rezone;
    - iii. the location and size of the Village Center, and amount of residential and non-residential uses proposed within the Village Center;
    - iv. the location, size and layout of all open spaces, parks and recreation areas.

- b) All rezone and Master Development Plan approvals subsequent to the approval of the first Village within each of the North, Central, and South Village Areas shall adhere to the submittal requirements identified in Policy VOS2.5, and shall be designed and developed to coordinate land uses, including non-residential, infrastructure and environmental systems with the first Village Master Development Plan and other subsequent Village Master Development Plans. The Master Development Plan shall also indicate how roadway, bicycle and pedestrian connections to adjacent neighborhoods, other facilities in the area, and other areas designated Village land use will be accomplished within the Village. The first Village Master Development Plan shall not be subject to any additional conditions or modifications as a result of approvals pursuant to this subsection, except through the rezoning process.
  - c) The above provisions of this Policy VOS2.1(a) are not intended to release Village applications subsequent to the approval of the first Village Master Development Plan from any requirements set forth for a Village, except for minimum size required.
2. Rezone and Master Development Plan Process. Development within each Village may only be approved through the rezoning and master development plan approval process, established by Policies VOS 2.3, 2.4 and 2.5.
  3. Development Phasing. The DRI development order and the Master Development Plan required for rezoning approved by the Board of County Commissioners shall establish the phases of development and the conditions under which future phases of development will be approved.
  4. Facility Capacity. The phasing conditions of each development shall address at a minimum: (1) the requirement that adequate public facilities and services be available to accommodate the development and maintain the adopted level of service standards, and (2) the availability of water supply to serve the development. The availability of water supply shall be demonstrated through:
    - a) A demand analysis for the proposed development extended throughout buildout and thereafter;

- b) A list of potential, permittable supply sources and the capacities thereof;
  - c) A comparison of the demand vs. supply capacity of all sources on the list throughout buildout and thereafter;
  - d) The availability of reclaimed water and stormwater for irrigation use within the developments and the quantity of potable water these sources will offset; and
  - e) The potential for water conservation practices to reduce demand, such as installation of high-efficiency plumbing fixtures, appliances, and other water conserving devices in households, as well as public and commercial restroom facilities and the use of xeriscape principles in all landscaped areas, where ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable so as not to require irrigation.
5. South Village Area. The Fiscal Neutrality Plan for any Village development within the South Village Area must include a proportionate share of funding for the interchange at I-75 and State Road 681.

Policy VOS2.1(d) sets forth incentives for development applicable to the Clark Road Properties within the South Village Area.

**(b) Hamlet Approval Process.**

1. Rezone and Master Development Plan Process. Development within each Hamlet may only be approved through the rezoning and master development plan approval process, established by Policies VOS 2.3, 2.4 and 2.5.

**(c) The delineation between Village Land Use and Hamlet Land Use** is hereby established as depicted in Figure RMA-3. Villages may be developed only in Village Land Use and Hamlets may be developed only in the Hamlet Land Use. However, Hamlet Land Use designated property may count towards the percentage requirement of on-site Open Space for a Village where such a property is included on-site with a Village Master Development Plan. This delineation is based on the concept of a countryside line, defined as the easternmost boundary of Village Land Use, as depicted in Figure RMA-3, which supports a community vision to establish a clear transition from urban character west of this delineation to rural character east of this delineation.

1. Hamlet and Conservation Subdivision Incentives. Density Incentives to encourage the development of Hamlets and Conservation Subdivisions within the Hamlet land use of the Village/Open Space RMA shall be provided as detailed in Objective TDR1.
2. The delineation of Village land use represents the ultimate extent of Village development.
3. The intent of providing the Village land use designation is to encourage a new urban form and to prevent the need for the further extension of the Urban Service Area Boundary in North County which may result in incremental sprawl.

**(d) Incentives for Development within the South Village Area's Clark Road Properties. The County shall support development within the portion of the South Village Area defined as the "Clark Road Properties."** If developed pursuant to the Village/Open Space RMA, the Clark Road Properties shall be consistent with its Objective and Policies and exhibit Village development characteristics. However, in recognition of the Clark Road Properties' unique site characteristics, including their proximity to Interstate 75 and the urban development, the availability of existing urban services, and minimal onsite Native Habitats, an owner of lands within the Clark Road Properties may, instead, choose to apply one or more of the development characteristics below in lieu of the related Village/Open Space Resource Management Area policy or characteristic:

1. Minimum Open Space Requirement. The minimum Open Space requirement of 50% may be reduced to 33% by the Board of County Commissioners for a Master Development Plan in the Clark Road Properties provided that each of the following conditions is met.
  - a) The Master Development Plan shall clearly demonstrate that the reduced amount of Open Space creates a net ecological benefit relative to that which would be provided by the implementation of 50% Open Space.
  - b) The required Open Space shall consist of a substantial connected network of Greenway RMA lands, native habitats, and other areas designated as Open Space along the east, south and west perimeters of the Clark Road Properties. The network shall prioritize the protection of native habitats and shall maintain and enhance functional connections of these habitats to off-site environmental lands to facilitate wildlife movement within the network.
  - c) The Master Development Plan shall include ecological enhancement of the Open Space network. Priority shall be given to enhancing the Open Space network along Cow Pen Slough and enhancing external connections to off-site environmental lands to facilitate wildlife movement. Stormwater management facilities, floodplain compensation, lakes and wetland mitigation uses may be included within the Open Space network outside of existing native habitats so long as they contribute to the ecological value of the Open Space.
2. Residential Density. The Clark Road Properties will be entitled to develop two dwelling units per gross acre, including such portion of the Greenway RMA located within the Clark Road Properties. To achieve the minimum residential density required for Village development of these dwelling units per Gross Developable Acre density (at two units per gross acre) development rights shall be transferred from the onsite Greenway RMA and required Open Space into the Developed Area in accordance with an approved Master Development Plan. Additional dwelling units may be developed only if transferred under the Transfer of Development Rights Program from Greenway RMA outside the Clark Road Properties.

3. Developed Area Minimum Size. There shall be no minimum size requirement for the Developed Area within the Clark Road Properties. However, the first Rezone and Master Development Plan for the Clark Road Properties shall be of sufficient size to be deemed a Development of Regional Impact (DRI) under the standards of Section 380.06 as they existed on January 1, 2014, and shall include the identification of:
  - a) an elementary school site within the Clark Road Properties;
  - b) a street network that provides balanced mobility options (i.e., bicycle, pedestrian, vehicles) with inter connectivity between the Village neighborhoods, the Village Center, and future connection points with adjacent Clark Road Properties subareas that are not part of this first rezone and the remaining portion of the South Village;
  - c) The location, size and the amount of residential and non-residential uses proposed within the Village Center; and
  - d) all subsequent Rezone and Master Development Plan submittals shall be designed and developed to coordinate land uses, including non-residential, infrastructure and environmental systems with the initial Village Master Development Plan and other subsequent Village Master Development Plans.
4. Residential to Non-Residential Land Use Mix. The residential to non-residential land use mix and phasing plan shall be determined on a case-by-case basis through the Rezone and Master Development Plan process, with a goal of providing a mix of residential and non-residential uses, including commercial, office, public/civic, schools, and recreational space accessible to all residents of the Clark Road Properties development that provides for most of the daily and weekly needs of residents which uses shall be located within the Clark Road Properties or within a maximum 5 mile radius of the Development Area. A Market analysis reviewing the non-residential mix and phasing shall be provided with the Rezone and the Master Development Plan and shall take into consideration the residential units and non-residential uses proposed within the Village development and those existing within a maximum of 5 miles radius of the Developed area.

5. size of Village Center. Each Village Center shall be allowed a maximum of 100 acres and shall include a mixture of both residential and non-residential land uses. There shall be a minimum 20,000 gross leasable square feet of non-residential uses and a maximum of 300,000 gross leasable square feet of non-residential uses: provided, however, that the Board of County Commissioners may authorize additional acreage and non-residential square footage within a Village Center through the Rezone and Master Development Plan process upon its determining that such additional acreage and non-residential uses will provide for economic development activities intended to sustain a diverse and stable economic base, in addition to contributing toward serving the daily and weekly needs of residents.
6. Location of Village and Neighborhood Centers. The Village Centers and Neighborhood Centers may be located at or near the perimeter of the Developed Area if integrated into the Village development provided the Village Center and Neighborhood Centers are located and oriented so as to support compact Village development, with interconnected streets that are designed to balance the needs of all modes of transportation, designed to interface with adjacent Village neighborhoods and provide safe and pedestrian oriented access to the Village Center and Neighborhood Centers.
7. Greenbelts. The Board of County Commissioners may eliminate or reduce the Greenbelt or setback of Village Developed Area from Clark Road/S.R. 72: furthermore the Board of County Commissioners may eliminate or reduce the degree to which Villages within the Clark Road Properties are separated by Open Space including a Greenbelt through the Rezone and Master Development Plan Process, provided it is demonstrated that:
  - i. the proposed separation, together with other design techniques, sufficiently mitigates any potential incompatibilities between the Villages;
  - ii. the Open Space conditions in Policy VOS2.1(d)1 are met; and
  - iii. interconnected bicycle, pedestrian, or multi-modal connections are effectively provided between such Villages.

Except as set forth in this Policy VOS2.1(d), the Village/Open Space RMA shall be applied to Village development within the Clark Road Properties.

**(e) Fruitville Road Properties. Incentives for Development within the North Village Area's Fruitville Road Properties. The County shall support development within the portion of the North Village Area defined as the Fruitville Road Properties; provided such development shall be consistent with the applicable Objectives and Policies and exhibit Village development characteristics. In recognition of the Fruitville Road Properties' unique site characteristics, including their proximity to I-75, their proximity to Major Employment Center designated lands, and their proximity to urban development, the availability of existing urban services, their already-impacted condition and minimal onsite Native Habitats, it contains no identified Greenway RMA, the owners of lands within the Fruitville Road Properties may, instead, choose to apply one or more of the development characteristics below in lieu of the related Village/Open Space Resource Management Area policy or characteristic:**

1. Open Space: The percentage of Open Space required to be set aside may be reduced from 50% to 43%. The lands presently encumbered by utility easements, labeled as "FPL Easement" on the Master Land Use Plan, may be included in the Open Space calculation, and may be preserved in perpetuity through the recording of restrictive covenants rather than conservation easements. Open Space lands not so encumbered shall be preserved through conservation easements. The conservation easements and restrictive covenants shall be in a form deemed acceptable by the County Attorney, and need not be recorded until final subdivision plat approval for individual neighborhoods.
  - a) The Master Land Use Plan shall clearly demonstrate that the reduced amount of Open Space creates a net ecological benefit relative to that which would be provided by implementation of 50 percent Open Space.
  - b) The required Open Space shall consist of a substantial connected network of native habitats, and other areas designated as Open Space. The network shall prioritize the protection of native habitats and shall maintain and enhance functional connections of these habitats to off-site environmental lands to facilitate wildlife movement within the network.

- c) The Master Land Use Plan shall include ecological enhancement of the Open Space network. Priority shall be given to enhancing the Open Space network and enhancing external connections to off-site environmental lands to facilitate wildlife movement. Stormwater management facilities, floodplain compensation, lakes, and wetland mitigation uses may be included within the Open Space network, including the Greenbelt portion of the Open Space, outside of existing native habitats so long as they contribute to the ecological value of the Open Space.
2. Open Space Allowable Uses – The “FPL Easement” may be considered an allowable Open Space use when enhanced and used for recreational purposes.
3. Greenbelts - The Greenbelt requirements within the Fruitville Road Properties may be reduced or eliminated by the Board of County Commissioner, as described below:
  - a) Adjacent to Dog Kennel Road, the Greenbelt width may be reduced to no less than 50-feet; or
  - b) Adjacent to the MEC designated properties, the Greenbelt Buffer may be eliminated; or
  - c) Adjacent to other Village/Open Space designated parcels, the Greenbelt width may be reduced to no less than 50-feet.

The approved width of the reduced Greenbelt will be directly related to the amount of landscape buffer required. Wider Greenbelts will require less landscape plantings and opacity. Narrower Greenbelts will require more landscape plantings and opacity.

Lakes and stormwater facilities may be included within the Greenbelt buffer; however, they cannot be included in measuring the reduced Greenbelt buffer width for determining planting requirements. Additionally, any reduced Greenbelt configuration shall:

- Protect the Greenway systems, including wildlife corridors; and,
- Avoid adverse impacts to adjacent publicly owned environmentally sensitive lands.

(f) **Hidden Creek - Incentives for Development within the North Village Area's Hidden Creek.** The County shall support development within the portion of the North Village Area defined as "Hidden Creek"; provided such development shall be consistent with the applicable Objectives and Policies and exhibit Village development characteristics. In recognition of Hidden Creek's unique site characteristics, including its proximity to Interstate 75, its proximity to Major Employment Center designated lands, and its proximity to urban development, the availability of existing urban services, its already-impacted, developed, constructed and improved subdivision condition, its lack of onsite Greenway RMA and its minimal onsite Native Habitats, the owner of lands within Hidden Creek may, instead, choose to apply one or more of the development characteristics or requirements below in lieu of the related Village/Open Space Resource Management Area policy, requirements, or characteristic:

1. Village Center. The requirements for a Neighborhood Center shall replace the requirements for a Village Center within Hidden Creek. No non-residential uses, public/civic or public space shall be required within Hidden Creek..
2. Affordable Housing. Hidden Creek's affordable housing requirements may be satisfied if 20% of the housing has been made available to families with incomes at or below the Area Median Income (AMI) for Sarasota County.
3. Greenbelts.
  - a) The Greenbelt requirements within Hidden Creek along the southern leg of Deer Run Drive (from Fruitville Road to Deer Run Subdivision) and along the stormwater pond adjacent and related to such roadway may be eliminated.
  - b) The Greenbelt requirements within Hidden Creek may be reduced or eliminated by the Board of County Commissioners as described below:
    - 1) Adjacent to other Village/Open Space RMA designated property, the Greenbelt may be reduced to no less than 50 feet; or

- 2) Adjacent to property that contains existing non-residential uses (excluding agricultural lands), the Greenbelt may be eliminated.

The approved width of the reduced Greenbelt will be directly related to the amount of landscape buffer required. Wider Greenbelts will require less landscape plantings and opacity. Narrower Greenbelts will require more landscape plantings and opacity.

Lakes and stormwater facilities may be included within the Greenbelt buffer; however, they cannot be included in measuring the reduced Greenbelt buffer width for determining planting requirements.

Additionally, any reduced Greenbelt configuration shall:

- 1) Protect the Greenway systems, including wildlife corridors; and
- 2) Avoid adverse impacts to adjacent publicly owned environmentally sensitive lands.

4. Open Space Allowable Uses. In addition to the other uses allowed in Open Spaces within the Village/Open Space RMA, Linear Facilities and Public Utilities shall be allowed uses within the Open Spaces of Hidden Creek. Therefore, the lands presently encumbered by utility easements, labeled as "FPL Easement" on the Master Land Use Plan, may be included in the Open Space calculation, and may be preserved in perpetuity through the recording of restrictive covenants rather than conservation easements.

## VOS POLICY 2.2

### MONITORING PROGRAM

To ensure efficient planning for public infrastructure, the County shall annually monitor the actual growth within Sarasota County, including development within the Village/Open Space RMA, and adopt any necessary amendments to The Sarasota County Comprehensive Plan in conjunction with the update of the Capital Improvements Program. Any amendments to the Capital Improvements Program will be made consistent with the requirement for Fiscal Neutrality for Village/Open Space RMA development.

The annual monitoring shall be reported to the Board in public workshop and may include, but not be limited to:

- population estimates and trends
- infrastructure levels of service
- community indicators
- environmental indicators

## VOS POLICY 2.3

### LAND DEVELOPMENT REGULATIONS

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations to establish the specific requirements for developments within the Village/Open Space RMA to ensure consistency with the Village/Open Space RMA. The Zoning Regulations will include the development of a new planned unit development-type zoning district that will implement the Village and Hamlet future land use designations.

The Zoning Regulations and Land Development Regulations will establish general baseline regulations including physical design, development approval processing, requirements for the Fiscal Neutrality Plan, the ratio of non-residential to residential development, as well as baseline design guidelines for Village Centers, Village and Hamlet development.

The general design guidelines will include, at a minimum, architectural standards, street design, transit friendly design requirements, landscaping, lighting, access and circulation, parking, lot development standards, parks and internal Recreational Space and facility requirements that will exceed current county standards, and best management practices for golf course design and maintenance. In addition, innovative resource conservation measures will also be included to address water conservation, non-potable water usage and other resource conservation measures including, but not limited to, materials and energy. No Village or Hamlet development may be approved or permitted until these regulations are adopted.

#### VOS POLICY 2.4

##### VILLAGE/OPEN SPACE RMA APPROVAL PROCESS: ZONING

Development activity that is designed as a Village or Hamlet within the Village/Open Space RMA shall be rezoned to a planned unit development-type zoning district and shall be planned through a master development plan process that integrates development, Open Space, related Greenway RMA and infrastructure corridors. For Villages, the application and development order shall include the following:

- Master Development Plan
- Specific Design Guidelines for the Development
- Fiscal Neutrality Plan
- Permanent Conservation Easements for Open Space and Greenway RMA areas
- Phasing Plan for development (including timing and amount and phasing of residential and non-residential development)

For Hamlets, the application and development order shall include the following:

- Master Development Plan
- Specific Design Guidelines for the Development
- Fiscal Neutrality Plan
- Permanent Conservation Easements for Open Space and Greenway RMA areas

## VOS POLICY 2.5

### MASTER DEVELOPMENT PLAN REQUIREMENTS

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations to establish the specific requirements of Master Development Plan submittals and the standards for the review of those Master Development Plans. At a minimum these standards shall conform to the guidelines established below:

#### (1) Submittal Requirements

The Master Development Plan shall include at a minimum the following information:

- Site Analysis of natural features consistent with the natural system classification in The Sarasota County Comprehensive Plan
- Location of each Neighborhood, Neighborhood Center, Hamlet, Village, and Village Center where applicable
- Block layout; street classification; and Recreational Space and landscaping plans
- Location of Greenway RMA Open Space, and Recreational Space to be preserved
- Land Use Mix
- Density and intensity of land uses proposed
- Circulation routes for auto, transit (where applicable), pedestrian and bicycle modes
- Infrastructure Analysis on-site and off-site (e.g., water supply, sewer, stormwater, transportation, and schools)
- Preliminary Design Criteria
- Location of proposed Sending and/or Receiving Zones for Density Incentives Program

#### 2) Standards for Review

All development shall conform to the Village/Open Space RMA Philosophies and Principles as enumerated in Policies VOS1.3 and VOS1.4 and demonstrate the following:

- That the development complies with all applicable County environmental preservation regulations provided, however, that the development shall also separately comply with applicable federal and state environmental preservation regulations.

- That the location of the developed areas on the site:
  - \* Respects existing adjacent development patterns;
  - \* Permits the most density and intensity in areas that are most proximate to existing urban development; and
  - \* Respects existing natural and environmental features on the site.
- That the location of the Greenway and Open Space areas on the site:
  - \* Provides the greatest level of connectivity for the Greenway RMA; and
  - \* Are located to protect roadway viewsheds where applicable.
- That the integrity of the mixed-use district is not compromised by allowing extensive single-uses. The land use mix shall be phased to provide an adequate mix of non-residential uses to serve residential development within each development phase or sub-phase.
- That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed. This review will seek to coordinate with the local municipalities.
- That the location of Sending and Receiving Zones is designed to further reinforce the goals and intent of Village and Hamlet development including preserving and creating a fully connected Greenway RMA, preserving important roadway corridor viewsheds, preserving areas with environmental significance, and creating Village development form in close proximity to the Urban Service Area Boundary.

### (3) Compliance with Subsequent Regulations

The Master Development Plan shall not be construed, in and of itself, as an agreement on the part of Sarasota County to exempt future development approvals or permits from Land Development Regulations in effect at the time of issuance. Subsequent development approvals or permits shall comply with the regulations in effect at the time the development approval or permit is submitted for review and approval by Sarasota County, provided, however, that a Master Development Plan may expressly grant a specific exemption as an integral component of the negotiated development agreement.

### VOS POLICY 2.6

#### MASTER DEVELOPMENT PLAN OPTIONS

The County may process the necessary rezoning or Master Development Plan for Villages or Hamlets that involve multiple owners as one project. Compliance with the ownership disclosure requirements of Section 3.9(a)-(c) of the Sarasota County Charter shall be required in connection with any such County effort.

The County may process the necessary rezoning or Master Development Plan for additional Village development within each of the North, Central, and South Village Areas subsequent to the first Village approval within each Village Area, and said additional Village development may be considered as related to the initial Village, for planning purposes only.

### VOS POLICY 2.7

#### DESIGNATION OF SENDING AND RECEIVING ZONES

Within the boundaries of the Village/Open Space RMA, Sending and Receiving Zones for the Transfer of Development Rights shall be established through the adoption of the Master Development Plan. The location of Sending and Receiving Zones shall be designed to reinforce the goals and intent of Village and Hamlet development including preserving and creating a fully connected Greenway RMA, preserving important roadway corridor viewsheds, preserving areas with environmental significance, preserving wildlife, and creating Village development form in close proximity to the Urban Service Area Boundary.

### VOS POLICY 2.8

#### DEVELOPMENT REVIEW PROCESS

The County shall establish within two years of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment clear review and filing procedures; clear responsibility for review, including coordination with the School Board and coordination of review; and priority review for Village/Open Space RMA Projects, including priority review over all types of applications, including those with prior filing dates.

## VOS POLICY 2.9

### FISCAL NEUTRALITY FOR VILLAGES AND HAMLETS

Each Village and each Hamlet development within the Village/Open Space RMA shall provide adequate infrastructure that meets or exceeds the levels of service standards adopted by the County and be Fiscally Neutral or fiscally beneficial to Sarasota County Government, the School Board, and residents outside that development. The intent of Fiscal Neutrality is that the costs of additional local government services and infrastructure that are built or provided for the Villages or Hamlets shall be funded by properties within the approved Villages and Hamlets.

1. Fiscal Neutrality shall be demonstrated as part of the master development plan approval process according to the procedures established by the County, for review by the Board of County Commissioners. Such procedures shall require that Fiscal Neutrality be determined for each development project on a case-by-case basis, considering the location, phasing, and development program of the project. In addition, such procedures may allow for incentives to provide affordable housing. For off-site impacts, the procedures will require that the total proportionate share cost of infrastructure be included and not simply the existing impact fee rates. This shall include, but not be limited to, both localized and Countywide impacts on County, City, State, and Federal transportation facilities (such as roads, intersections, sidewalks, lighting, medians, etc.). Such transportation related components shall be analysed as a separate item from the remaining items of: public transit, schools, water supply and delivery, sewage transmission and treatment, solid waste, storm and surface water management, law enforcement, fire and emergency management, justice, general government, libraries, parks and recreation, and public hospitals. Fiscal Neutrality for funds that are not fungible (i.e., generally enterprise funds) shall be measured separately. Nothing within this policy is intended to establish a school concurrency system.

2. The Board of County Commissioners shall require that these procedures for measuring Fiscal Neutrality and the Fiscal Neutrality plans submitted as part of the application for development approval, be reviewed and certified by independent advisors retained by Sarasota County at the expense of the applicant prior to acceptance by the County. Fiscal Neutrality procedures and calculations for school demands shall be submitted to the School Board for review prior to review by the Board of County Commissioners. All calculations of costs shall be based on current cost data.
3. The enforceability of Policy VOS2.9 and of any ordinances adopted to implement Fiscal Neutrality are expressly determined to be overarching to achieving the public benefits of the Sarasota 2050 RMA-1 Comprehensive Plan Amendments.

**VOS POLICY 2.10**

**FINANCIAL STRATEGY FOR INFRASTRUCTURE DEVELOPMENT AND MAINTENANCE**

Each development within the Village/Open Space RMA shall have a financial strategy approved by the County to construct and maintain all required infrastructure. Community Development Districts are identified as the preferred financing technique for infrastructure needs.

**VOS  
OBJ 3**

**To ensure that adequate public facilities and services are available to serve development within the Villages/Open Space RMA.**

**VOS POLICY 3.1**

**ADEQUATE PUBLIC FACILITY REQUIREMENTS**

The County shall require that all development within the Village/Open Space RMA meets or exceeds the adopted level of service standards of the County. All centralized water, irrigation, and wastewater systems serving Village/Open Space RMA development shall be owned by the County, or by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

### VOS POLICY 3.2

#### FUTURE TRAFFIC CIRCULATION IMPROVEMENTS/FUTURE TRANSPORTATION MAP

Figure RMA-1 identifies the transportation network within the Village/Open Space RMA that is needed to support the development of the Village/Open Space RMA as projected to 2050, and is a supplement to the adopted Future Thoroughfare Plan and Maps. The future capital improvements that are necessary to create this transportation network are identified in Table RMA-1 and are hereby incorporated into Table of Unfunded Capital Improvements Needed to Achieve/Maintain LOS, Capital Improvements Chapter, Volume 2 by this reference.

### VOS POLICY 3.3

#### STREET NETWORK

Village and Hamlet developments shall be required to construct interconnected networks of streets in a block pattern that encourages walking, reduces the number and length of automobile trips, and conserves energy. On-street parking will be included where appropriate to support adjacent land uses. The street networks within Villages and Hamlets shall be connected and dead-end streets will be prohibited except when necessary next to geographical features or at the edge of development.

### VOS POLICY 3.4

#### MULTIMODAL TRANSPORTATION SYSTEM

The transportation system within and between the Developed Areas of the Village/Open Space RMA shall be designed to support alternate transportation modes, including walking, bicycling, and transit. Bicycle lanes or combined bicycle/pedestrian paths shall be a part of every urban typical section, with the exception of local residential streets, which are required to have sidewalks. Street cross-sections and/or utility corridors shall include provision of right-of-way or shared right-of-way for each of these modes.

### VOS POLICY 3.5

#### INTERCONNECTED BICYCLE/PEDESTRIAN SYSTEM

Each Village or Hamlet shall create an interconnected system of non-motorized travel facilities for bicycle, pedestrian or multi-use features, including the provision of appropriate transition and connections to external trails or multi-use path systems.

### VOS POLICY 3.6

#### LANDSCAPING

Landscape/streetscape materials, street lighting, and bicycle racks shall be included as part of urban infrastructure corridors. Irrigation within the Village/Open Space RMA shall be designed to accommodate non-potable water sources such as stormwater and wastewater reuse. No individual wells or potable water sources shall be used for irrigation purposes. The County may require centrally controlled irrigation systems and other conservation measures for Village/Open Space RMA developments.

### VOS POLICY 3.7

#### STORMWATER AND WASTEWATER

The County shall encourage and/or may require the co-location of regional stormwater facilities with reclaimed water distribution systems. The County shall encourage and/or may require the storage of stormwater runoff for water quantity and quality purposes in regional stormwater facilities within Open Space located outside the Developed Areas.

### VOS POLICY 3.8

#### CENTRAL WATER AND WASTEWATER

1. Village developments require central water, wastewater and irrigation services. The Village development shall provide, through the Master Development Plan, the infrastructure for the water, wastewater and irrigation systems for the development. These systems shall connect to County regional facilities. However, in circumstances where connecting to County regional wastewater or irrigation facilities is not feasible on an initial basis, as determined by the County, an interim utilities plan may be submitted as part of the Master Development Plan that guarantees connection to County regional facilities. In evaluating an interim utilities plan, the County shall consider:
  - environmental impacts;
  - the length of time the interim utilities plan will be in effect and the date connection with County regional systems will occur; and
  - the County's growth management considerations.

All central water, wastewater and irrigation facilities and related permits shall be owned by the County, or by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

2. Hamlet developments require central water service, and may require central wastewater and irrigation water services depending on location, soil conditions, proximity to existing central services, and other related criteria. The criteria for determining when central wastewater services or central irrigation water services are required shall be specified in the Land Development Regulations developed in accordance with Policy VOS 2.3. These criteria shall consider environmental impacts and the County's growth management considerations. Any on-site facilities will require approval by the Board of County Commissioners. The design and construction of all facilities requires approval, inspection, and acceptance by the County. All central facilities, and all permits for central facilities, shall be owned by the County, or by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

**VOS  
OBJ 4**

**To support both recreational and regional environmental goals which reduce loss of natural resources through the preservation of Open Space and the creation of connections to the Greenway RMA.**

**VOS POLICY 4.1****INCENTIVES FOR PRESERVATION OF OPEN SPACE**

Incentives to preserve the Open Space within the Village/Open Space RMA are established as detailed in Objective TDR1. These incentives provide for the Transfer of Development Rights and create the opportunity to achieve Density Incentives within the Village/Open Space RMA based upon the level of significance of resources preserved, the amount of land preserved and the connectivity of the Open Space to ecological resources.

**VOS POLICY 4.2****DESIGN OF OPEN SPACES AND RECREATIONAL SPACE**

Development within the Village/Open Space RMA requires not only Open Space but also Recreational Space. Open Space outside Developed Areas is required to support the environmental goals of this Plan by preserving important environmental features, connections and functions on site. In addition to minimum Open Space outside Developed Areas, internal Recreational Spaces are required that meet the recreational needs of the community, reinforce the design of the development by providing a variety of Recreational Space amenities that serve a range of interests and distribute Recreational Space amenities throughout the development.

#### VOS POLICY 4.3

##### OPEN SPACE ALLOWABLE USE/MAINTENANCE

Open Spaces within the Village/Open Space RMA shall be permanently protected through appropriate legal instruments. A Management and Maintenance Plan for this Open Space shall be submitted as a part of the Master Development Plan for each Village or Hamlet. Maintenance responsibility of Open Space shall be established during the Master Development Plan process and shall be assigned to a party acceptable to the County. It is intended that the County will not be responsible for funding the cost of maintenance. These Open Spaces shall restrict uses to include only uses that are compatible with the Resource Management Area ideals, and high priority shall be placed on Native Habitat protection. These uses may include existing agriculture, and may include the following new uses: Low-Intensity Agriculture, agriculture that uses Best Management Practices, golf courses that use Best Management Practices, regional stormwater facilities, lakes, public parks, and wetlands mitigation. Open Space lands located within 500 feet of the Rural Heritage/Estate RMA shall not include golf courses, public parks, potable water storage facilities, regional stormwater facilities, or new agricultural uses other than Low-Intensity Agriculture. The intent of this policy is to avoid the conversion of significant Native Habitat.

#### VOS POLICY 4.4

##### INCENTIVES FOR AGRICULTURAL USES

The County shall amend its Zoning Regulations and Land Development Regulations to allow nonagricultural economic activity that is directly related to an agriculture use as a permitted use within the Open Space areas of the Village/Open Space RMA. The purpose of this amendment will be to permit a range of small-scale agricultural production and farm-related businesses (e.g. road-side farm stands) and agritourism (e.g. bed and breakfast businesses) as a tool to strengthen the agricultural economy. Nonagricultural economic activity, including signs that are visible from major roadways, shall be required to be designed to preserve scenic views and rural character and shall not involve the conversion of Native Habitat.

**VOS  
OBJ 5**

**To protect the existing rural character of the areas outside of the Urban Service Area Boundary including existing rural low density development and roadways through the design standards of new Village and Hamlet development.**

**VOS POLICY 5.1****GREENBELTS**

The purpose of establishing a Greenbelt around each Village and each Hamlet is to help define these as separate and compact communities. As part of the Open Space requirement for development within the Village/Open Space RMA, the Master Development Plan for each Village and each Hamlet shall establish a Greenbelt that is a minimum of 500 feet wide around the perimeter of the Developed Area that preserves Native Habitats, supplements natural vegetation, and protects wildlife within the area. Existing agricultural uses are permitted within this Greenbelt. New uses are restricted within this Greenbelt to Native Habitat and to low intensity agriculture and wetland mitigation that do not involve the conversion of Native Habitat. Land within the Greenway RMA may be included within the Greenbelt requirement. To encourage the consolidation of Open Space for environmental and agricultural uses, the Greenbelt widths between multiple Hamlet Development Areas each may be 50 feet where adjacent Master Development Plans are approved simultaneously. Each of these adjacent Green Belt widths may be averaged for that common length between the Hamlet Developed Areas, however each Greenbelt width shall be no less than 30 feet as measured perpendicularly at any given point along the common length. The Board of County Commissioners shall not require a Greenbelt between the Developed Area of a Village and:

- I-75;
- land within the Urban Service Area Boundary;
- the Economic Development RMA;
- municipalities; or
- Manatee County Boundary abutting the North Village only.

The Board of County Commissioners may authorize other exceptions to the requirement for a Greenbelt or to the minimum 500-foot width under the following conditions:

1. Where the development proposed adjacent to the Rural Heritage/Estate RMA has the same density and form as the existing adjacent development. Examples of the types of development conditions that may be considered for approval by the Board of County Commissioners are shown in Figure VOS-3: Examples of Minimum Buffer Requirements.
2. Where the existing adjacent homeowners within the Rural Heritage/Estate RMA have demonstrably anticipated more intense adjacent development through an instrument recorded in public land records.
3. Where existing uses within or adjacent to the Rural Heritage/Estate RMA achieve the intended purpose of the Greenbelt in perpetuity, such as existing Buffers within the Rural Heritage/Estate RMA and existing utility corridors adjacent to the Rural Heritage/Estate RMA.
4. Where adjacent Village/Open Space RMA designated property is appropriate for future Village development under 2050 Regulations, this exception shall include the following:
  - a. A note will be added to the Master Development Plan indicating that the Greenbelt buffer will be relocated on the adjacent property if that property is to be considered a future part of the Village, with the details of the area included in the Neighborhood Plan for the area in question;
  - b. Future connection points for the development shall be indicated on the Master Development Plan (at the rezone stage) and on the individual neighborhood plans (at the Neighborhood Plan stage); and
  - c. Housing types similar in scale to what could be constructed in Rural Heritage/Estate RMA shall be constructed in the event that the adjacent property is not developed in Village form. The range of potential housing types will be established at the Master Development Plan stage for the area in question and will be adopted in the form of a development order condition.

5. Where adjacent Village/Open Space RMA designated property is under separate ownership, and where such property may not be appropriate for future Village development because it is not of sufficient size for a future Neighborhood or contains uses which are Rural Heritage/Estate RMA in nature. Where this exception is requested, such adjacent Village/Open Space RMA designated property may be treated as Rural Heritage/Estate RMA for the purpose of allowing the Board of County Commissioners to consider an exception to the requirements for a Greenbelt as provided by, and consistent with, the conditions described in items 1, 2, or 3, above.
6. Where a Village Center is approved to be located adjacent to the Greenbelt, the width of the Greenbelt between the Village Center and the adjacent roadway located at an outer edge of a Village Developed Area may be reduced. The approved width of the reduced Greenbelt will be directly related to the amount of landscape buffer required. Wider Greenbelts will require less landscape plantings and opacity. Narrower Greenbelts will require more landscape plantings and opacity. However, if the Village Center edge adjacent to the subject roadway displays a superior visual and pedestrian environment based on uses, building orientation, form and connectivity, no landscape buffering is required except as required by street landscape buffers.
7. Any reduced Greenbelt configuration shall:
  - Protect the Greenway systems, including wildlife corridors; and
  - Avoid adverse impacts to adjacent publicly owned environmentally sensitive lands.

This policy does not include reducing the Greenbelt width located in Developed Areas other than between the Village Center and adjacent roadway located at an outer edge of a Village Developed Area.

Where appropriate, within the Open Space that is designated as Greenbelt in a Village or Hamlet Master Plan, the Board of County Commissioners may also allow the following active uses adjacent to the Developed Area of the Village or Hamlet: golf courses using best management practices, regional stormwater facilities and public parks. Where such uses are allowed, the width of the Greenbelt shall be expanded to include these active uses as well as a minimum 500-foot wide section of Greenbelt located outside these active uses.

## VOS POLICY 5.2

### PROTECTED ROADWAY CHARACTER

All development within the Village/Open Space RMA shall be designed to maintain open vistas and protect the integrity of the rural character of Fruitville Road/SR 780 east of Dog Kennel Road, Verna/Myakka Road and Clark Road/SR 72 east of the Countryside Line. The County shall amend the Zoning Regulations and Land Development Regulations of the County to include Design Standards for Village and Hamlet Development that regulate building type, setbacks, landscaping, utility design, signs, and land disturbance for these roadway frontages. At a minimum, the required 500' Greenbelt setback (Policy VOS5.1) shall be extended to 1400 feet for Village development east of Cow Pen Slough visible from Clark Road/SR 72 east of the Countryside Line.

## VOS POLICY 5.3

### POLICY CONSTRAINED ROADWAYS

All arterial, collector and local roads starting  $\frac{1}{2}$  mile east of the Bee Ridge Extension and its proposed connection to Lorraine Road and North-South Roadway A shall be no more than 2 travel lanes.

## VOS POLICY 5.4

### LIGHTING

All outdoor lighting within the Village/Open Space RMA shall be shielded to minimize the effect on the Greenway RMA and on development within the adjacent Rural Heritage/Estate RMA.

## VOS POLICY 5.5

### NOTICE OF PROXIMITY

As stated in Environment Chapter Policy 5.5.9, all new development in the Rural Area or adjacent to Public Conservation/Preservation lands shall, as part of the development review process, recognize and accept existing rural and natural resource land management practices.

## GREENWAY RMA

The Greenway RMA is defined as a resource overlay as depicted in Map 8-1, RMA-1, Resource Management Area Map. This RMA is designed to designate a network of riverine systems, floodplains, Native Habitats, storm surge areas and uplands as priority resources for the County in order to implement programs, which are designed to protect these lands in perpetuity.

GS  
OBJ 1

**To create an overall conservation plan that protects the most significant environmental resources of the County through incentives by the establishment of the Greenway RMA as depicted in Map 8-1 RMA-1, Resource Management Area Map.**

### GS POLICY 1.1

#### COMPONENT PARTS OF THE GREENWAY RMA

The Greenway RMA is defined to include:

- All public lands;
- Myakka River channel and connected wetlands (the Myakka River Area) which includes the Myakka River Area as defined within the Myakka River Wild and Scenic Designation and Preservation Act (F.S. 258.501);
- Existing preservation lands adjacent to the Myakka River System;
- Previously identified ecologically valuable lands adjacent to the Myakka River System;
- Myakka River Wild and Scenic Protection Zone;
- Named creeks and flow-ways, wetlands connected to those creeks and flow-ways, and an additional 550-foot Buffer from the composite of these areas, or alternative greenway or Buffer configurations that provide equivalent or greater net ecological benefit;
- Environmentally Sensitive Lands Protection Program (ESLPP) priority list of lands;
- High Ecological Value (HEV) lands as depicted in Map 1-10 of the Environment Chapter of the Sarasota County Comprehensive Plan; and
- 100-year floodplain designated as “AE.”

The graphic representation of these areas, as depicted in Map 8-1 RMA-1, is based upon available regional data. The specific location of properties that may be located within the Greenway RMA will be determined on a site-by-site basis as field verification is conducted as part of the Master Development Plan process according to the above criteria.

#### GS POLICY 1.2

##### CONSERVATION FRAMEWORK

The development framework that guides appropriate uses within the Resource Management Area system is based upon the principle that the highest concentration of environmentally sensitive lands are located within a conservation core area (the Greenway RMA), and that ecological Buffer zones to protect these lands extend outward from this core. The intensity of human use shall increase incrementally with the distance from the core. All program components to acquire or otherwise preserve lands within the Greenway RMA shall restrict uses to include only uses that are compatible with the ecological value of the property.

#### GS POLICY 1.3

##### LAND ACQUISITION

The County shall continue to permanently protect lands within the Greenway RMA through the County's Environmentally Sensitive Lands Protection Program (ESLPP) list and other programs. The County shall focus on those sites that are critical to the Resource Management Area Structure and are most at risk. The County shall continue to coordinate and pursue joint programs with and seek, where available, funding from regional, state and federal resources for the purchase of conservation lands; the purchase of Conservation Easements for agricultural lands, wetlands, or wildlife habitat; and for restoring wetland and coastal lands.

#### GS POLICY 1.4

##### NATURAL RESOURCE PROTECTION

The County shall continue to protect natural resources through the implementation of the Environment Chapter and Future Land Use Chapter of The Sarasota County Comprehensive Plan and the County's Land Development Regulations.

The County shall supplement existing local conservation efforts by using the overall natural resource plan described in the Greenway RMA to coordinate with regional, state and federal agencies. The Greenway RMA provides sufficient support documentation for a comprehensive conservation strategy and can help to reduce the fragmentation of sensitive properties and isolated protection efforts.

#### GS POLICY 1.5

##### MANAGEMENT OF PUBLICLY OWNED CONSERVATION AREAS

The County shall continue to work with local, regional, state, and federal entities that own land in the County to establish a cohesive plan for the ongoing management of the public natural resource areas, including those private lands encumbered by Conservation Easements. Best management practices shall be used for control of mosquitoes, fire, smoke and flooding.

#### GS POLICY 1.6

##### ENVIRONMENT EDUCATION PROGRAM

The County shall continue and expand as necessary the notification and education program for residents that include the expected consequences of maintenance activities of the Greenway RMA, which include periodic, prescribed burning.

**GS  
OBJ 2**

**To protect, preserve and restore the core conservation area of the County.**

**GS POLICY 2.1****INCENTIVES FOR PRESERVATION OF THE GREENWAY RMA**

Incentives to preserve the lands within the Greenway RMA are established as detailed in Objectives TDR1 and TDR2. These incentives provide for the purchase of development rights, the Transfer of Development Rights, the acquisition of Conservation Easements and/or the protection of agricultural uses as appropriate. The level of incentives created through the assignment of Density Credits for each property is reliant on the level of significance and connectivity of the ecological resource.

**GS POLICY 2.2****PROTECTION OF EXISTING DEVELOPMENT RIGHTS**

The Greenway RMA identifies many of the sensitive environmental resources of the County in order to implement various incentive-based programs that are designed to protect these lands in perpetuity. This overlay does not affect any rights the property owner may have to develop these lands as permitted under the Comprehensive Plan and the Zoning Regulations.

**GS POLICY 2.3****MANAGEMENT PLANS**

The County shall develop a coordinated management program within two years of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment for the Greenway RMA that maintains the ecological integrity of the watershed through the protection and restoration of the historic pine and scrubby flatwoods, scattered mesic hammocks, dry prairies and various wetland types native to this portion of Florida.

**GS POLICY 2.4****CROSSINGS**

Crossings of the Greenway RMA by roads or utilities are discouraged. When necessary to ensure the health, safety and welfare of the citizenry, however, transportation corridors within the Greenway RMA shall be designed as limited access facilities that include multi-use trails and prohibit non-emergency stopping except at designated scenic viewpoints. Roadway and associated utility corridors shall be designed to have minimal adverse impacts to the environment, including provisions for wildlife crossings based on accepted standards and including consideration of appropriate speed limits.

**GS POLICY 2.5****COMPATIBLE USES**

All program components to acquire or otherwise preserve lands within the Greenway RMA shall restrict uses to include only uses that are compatible with the ecological value of the property. Compatible uses will be determined on a case-by-case basis. Uses that may be determined compatible include: existing Low-Intensity Agriculture, ecological burning, ecosystem restoration, hydrologic restoration, hiking and natural resource recreation, and boardwalks where those uses do not conflict with the resource management goals of those lands. Stormwater management uses, well fields, and new Low-Intensity Agriculture uses that do not include the conversion of Native Habitat, may also be allowed within some areas of the Greenway RMA after review of environmental impacts by county staff and approval by the Board of County Commissioners.

**GS  
OBJ 3**

**To protect Buffer lands adjacent to major conservation areas to minimize development impacts and increase the functional value of the conservation lands.**

### GS POLICY 3.1

#### BUFFER AREAS

To preserve the Greenway RMA, the County recognizes the importance of additional ecological Buffer zones to the Greenway RMA. The Village/Open Space RMA development philosophy and incentives have been designed to support the principle that these Buffer zones extend out from the conservation core area, the Greenway RMA, with intensity of human use increasing incrementally with the distance from the core. Examples of conditions adjacent to the Greenway RMA are provided in Figure 8-4 VOS-4: Examples of Greenway RMA Edge Treatment.

### GS POLICY 3.2

#### INCENTIVES FOR PRESERVATION OF BUFFER LANDS

Incentives to preserve the lands within the ecological Buffer zones are established as detailed within the Policies of Objectives TDR1 and TDR2. These incentives provide for the purchase of development rights, the Transfer of Development Rights, the purchase of Conservation Easements and the protection of agricultural uses as appropriate. The level of incentives created through the assignment of Density Credits for each property is reliant on the level of significance and connectivity of the ecological resource.

### GS POLICY 3.3

#### INCENTIVES FOR PRESERVATION OF LANDS OF HIGH ECOLOGICAL VALUE IN VILLAGES

Greenway RMA lands that are contiguous to a particular Village Area that are Lands of High Ecological Value (HEV) as depicted on Map 1-10 of the Comprehensive Plan may be counted toward the Open Space requirement for a proposed Village of Master Development Plan within that particular Village Area. The HEV Lands to be counted as Open Space need not be contiguous to the lands for the Village but shall support the environmental goals of this Plan by preserving environmental features, connections, or functions. Utilization of HEV Lands as Open Space shall not alter the right to transfer development rights from such HEV Lands to Receiving Zones within the proposed Village; provided, however, any development rights that may be available for transfer to Receiving Zones outside the proposed Village from the HEV Lands so utilized shall be extinguished.

**GS POLICY 3.4**

**INCENTIVES FOR HAMLET DEVELOPMENT**

The Board of County Commissioners shall allow Greenway RMA land within a Hamlet Master Development Plan to be identified as Open Space provided that any density rights for transfer to Receiving Zones outside the Hamlet Master Development Plan are extinguished.

**GS POLICY 3.5**

**GREENWAY BUFFERS AS OPEN SPACE FOR VILLAGES**

The alternative Greenway buffer configurations that provide equivalent or greater net ecological benefit allowable by Policy GS1.1, which may include reconfigured Greenway buffers, ecologically enhanced Greenway buffers, and any portion of the Greenway buffer where the existing condition is improved pasture or agriculture lands not containing native habitat, may be counted towards the Open Space requirement for a proposed Village Master Development Plan.

**GS  
OBJ 4**

**To provide public access to conservation areas where appropriate and feasible.**

**GS POLICY 4.1**

**PUBLIC ACCESS**

The County shall provide public access to County owned lands and where appropriate encourage public access to privately owned land within the Greenway RMA lands where such access does not conflict with the resource management goals of those lands.

GS  
OBJ 5

**To provide ecological connections between the Greenway RMA and Public Resource Lands within the Urban/Suburban RMA.**

**GS POLICY 5.1**

**ECOLOGICAL CONNECTIONS**

The County shall identify and evaluate through Neighborhood Plans, Master Development Plans and where necessary, through field verification, the ecological connections between the Greenway RMA and Public Resource Lands within the Urban Suburban RMA. Such connections may be aquatic, terrestrial or both and may be designed to provide recreational opportunities. Of particular importance is the identification, monitoring and, where feasible, the enhancement of the ecological connections between Myakka River State Park and Oscar Scherer State Park.

## AGRICULTURAL RESERVE RMA

The Agricultural Reserve RMA as depicted in Map 8-1 RMA-1, Resource Management Area Map, recognizes the importance of agricultural, silviculture, and ranching activities and resources in Sarasota County. These uses have a Future Land Use designation of Rural with densities that vary from 1 dwelling unit per 160 acres to 1 dwelling unit per 10 acres.

<b>AR OBJ 1</b>	<b>To maintain the economic viability of agricultural production and uses within the Agricultural Reserve RMA.</b>
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### AR POLICY 1.1

#### AGRICULTURAL ECONOMIC DEVELOPMENT

The County shall amend its Zoning Regulations and Land Development Regulations to allow nonagricultural economic activity that is directly related to an agriculture use as a permitted use within the Agricultural Reserve RMA. The purpose of this amendment will be to permit a range of small-scale agricultural production and farm-related businesses (e.g. road-side farm stands) and agritourism (e.g. bed and breakfast businesses) as a tool to strengthen the agricultural economy. Nonagricultural economic activity, including signs that are visible from major roadways, shall be required to be designed to preserve scenic views and rural character and shall not involve the conversion of Native Habitat.

### AR POLICY 1.2

#### INCENTIVES

Incentives that support continued agricultural production and protect agricultural resources within the Agricultural Reserve RMA are established as detailed in Objective TDR1. These incentives provide a mechanism to transfer the existing development rights of a property while preserving the agricultural production rights.

### AR POLICY 1.3

#### BUFFER TO GREENWAY RMA AND PUBLIC CONSERVATION

The Agricultural Reserve RMA is adjacent to the Greenway RMA. For lands to be eligible for the Transfer of Development Rights on land directly adjacent to the Greenway RMA, only the following agricultural/Open Space uses shall be permitted: Existing uses, including agricultural uses; new uses that are compatible with the Resource Management Area ideals. New uses may include: agricultural uses, regional stormwater facilities, public parks, and wetlands mitigation.

### AR POLICY 1.3

#### BUFFER TO GREENWAY RMA AND PUBLIC CONSERVATION

The Agricultural Reserve RMA is adjacent to the Greenway RMA. For lands to be eligible for the Transfer of Development Rights on land directly adjacent to the Greenway RMA, only the following agricultural/Open Space uses shall be permitted: Existing uses, including agricultural uses; new uses that are compatible with the Resource Management Area ideals. New uses may include: agricultural uses, regional stormwater facilities, public parks, and wetlands mitigation.

### AR POLICY 1.4

#### AGRICULTURAL BEST MANAGEMENT PRACTICES

The County shall encourage landowners to work with the Soil and Conservation District to implement Best Management Practices for agricultural uses and production.

### AR POLICY 1.5

#### INFRASTRUCTURE PROVISION

The County's Urban Service Area shall not include lands in the Agricultural Reserve RMA. The County shall not permit the construction of major public infrastructure, other than for public safety, within the Agricultural Reserve, including central sewer, water, major highways, and other public facilities.

## TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

The Density Incentives Program is comprised of a series of implementation tools that are designed to complement the integrated growth management strategy expressed by the RMA Ideals (Policy RMA1.1) through the Transfer of Development Rights, the Purchase of Development Rights, and Conservation Subdivision design. Each of these programs provides an alternative to conventional land development regulation by creating a system of incentives that will encourage land development activities to conform to the RMA development framework, thus preserving the County's natural, cultural, physical and other resources while protecting private property rights.

TDR  
OBJ 1

**To create a Density Incentives Program that provides a clear separation of urban and rural uses between and around Villages and Hamlets; creates Buffer areas between new urban Villages and the traditional rural landscape; and preserves natural resources.**

### TDR POLICY 1.1

#### DENSITY INCENTIVES PROGRAM INTENT

The Density Incentives Program establishes the Transfer of Development Rights framework for implementing the Resource Management Area System by defining incentive options for property owners to direct development away from rural and environmentally significant areas in order to preserve the rural character and landscape of Sarasota County, to preserve agriculture as a viable economic activity, and to create an integrated system of Open Space, parkland, greenways and trails throughout the County.

## TDR POLICY 1.2

### SENDING ZONES & ALLOCATION OF DEVELOPMENT RIGHTS

Lands that are held in private ownership as of the adoption date of this Plan Amendment within the Greenway RMA, Agricultural Reserve RMA and Rural Heritage/Estate RMA are eligible Sending Zones for the Transfer of Development Rights. The specific boundaries of Sending Zones within the Village/Open Space RMA and the Urban/Suburban Settlement Area for the Transfer of Development Rights shall be established through the adoption of the required Master Development Plan. These Sending Zones are established consistent with Table RMA-2 and shall be based upon environmental objectives, which value significant ecological resources using the following criteria:

- Ensure conservation of ecologically continuous parcels of natural lands, sensitive habitats, ecological Buffers to the Greenway RMA, representative portions of all natural habitats, and critical linkages;
- Provide incentives for the protection of natural resources while facilitating concentrated development;
- Prioritize natural resource protection;
- Guide the location of future development; and
- Minimize adverse impacts to the Greenway RMA.

If Sarasota County acquires land within a Sending Zone, the development rights assigned to these lands may be made available for sale and/or exchange and the proceeds of any sale shall be used to purchase additional environmentally sensitive lands. However, a portion of these proceeds may be used for management of the County's preservation lands, up to the percentage of acquisition funds used for management within the County's Environmentally Sensitive Lands Protection Program.

### TDR POLICY 1.3

#### DENSITY ASSIGNMENT FOR SENDING ZONES

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations that establish the assignment of density rights available for transfer within the established Sending Zones. The maximum total density rights (i.e., number of potential dwelling units) available for transfer from all lands within the Village/Open Space RMA, and the Greenway RMA will range from a minimum of 0 Density Credits per acre to a maximum of 2 Density Credits per acre and will be equal to the total number of acres in these two RMAs. The assignment of density rights will not be uniform for all types of land, but will be based upon an established set of criteria that provides incentives to meet Village and Hamlet development goals and disincentives for activities that detract from these goals. The greatest Density Credits will be assigned to areas that reinforce the goals and intent of Village and Hamlet development including preserving Native Habitat in areas with environmental significance.

The following rankings will be used, in combination with the special considerations enumerated below, to determine Density Credits.

Golf courses shall not be eligible for Density Credits.

Special considerations that may be evaluated to determine the overall value of the Density Credit assigned to any specific property will include:

- Preservation and creation of a connected Greenway RMA;
- Preservation of important roadway corridor viewsheds;
- Proximity of developed areas to the Urban Service Area Boundary with particular emphasis on proximity to the Economic Development RMA and Major Employment Centers; and
- Market value of property.

Density Credits will be enhanced for properties that maximize the achievement of these considerations and Density Credits will be reduced for properties that fail to achieve or inhibit the achievement of these considerations.

Density Assignment Rankings		
	Greenway RMA	Village/Open Space RMA and Rural Heritage/Estate
Native Habitat		
High Dry Scrub	1	1
Xeric Hammock	2	2
Dry Prairie	3	3
Pine Flatwood	3	3
Mesic Hammock	3	3
Streams, Estuaries	4	4
Freshwater Wetlands	4	4
Potable Water Storage Facilities	4	4
Existing and New Passive Public Parks	N/A	5
Existing Low-Intensity Agriculture	5	5
New Agriculture that Uses Best Management Practices	N/A	6
New Hiking/Natural Resource Recreation/Boardwalks	5	5
Existing High-Intensity Agriculture	6	6
Lakes and Regional Stormwater Facilities	6	6
New Active Public Parks	N/A	6
Developed Land in Village	N/A	7
Golf Courses	N/A	N/E
<i>Note: This table represents a ranking, with 1 signifying highest priority, and 7 as lowest priority. N/A designates land uses that are not applicable, and N/E designates land uses that are not eligible for density transfer credits.</i>		

#### TDR POLICY 1.4

##### PROTECTION OF EXISTING DEVELOPMENT RIGHTS

##### WITHIN SENDING ZONES

Within established Sending Zones, property owners shall retain any existing rights to develop their property under the prevailing regulations as the baseline development right. It is the option of the property owner to sell or transfer those development rights to other properties within an approved Receiving Zone. All transfers of development rights shall be deemed to sever the transferred development rights on the property in perpetuity.

#### TDR POLICY 1.5

##### RECEIVING ZONES

Developed Areas within the Village/Open Space RMA are eligible to be designated as Receiving Zones. The specific boundaries of Receiving Zones for the Transfer of Development Rights shall be established through the adoption of the required Master Development Plan. The transferable development rights may only be used in accordance with Policy VOS1.2 Village/Open Space RMA Framework, which establishes the general land use standards for development. Receiving Zones may also be established within the Economic Development RMA and Rural Heritage/Estate RMA and Urban/Suburban Settlement Area consistent with Table RMA-2.

#### TDR POLICY 1.6

##### METHOD OF TRANSFER/CONDITIONS

Development rights shall be sold or transferred through a recorded restrictive covenant in a form approved by Sarasota County. The restrictive covenant shall specify the number of development rights sold or transferred, specify the allowable uses retained on the property and that the parcel may only be used in perpetuity for Open Space uses. The intent of this policy is to avoid the conversion of significant Native Habitat. Uses shall be restricted to the following:

Greenway RMA: Existing agricultural uses. New uses that, are compatible with the ecological value of the property. Compatible uses will be determined on a case-by-case basis. New uses that may be determined compatible include: ecological burning, ecosystem

restoration, hydrologic restoration, hiking and natural resource recreation, and boardwalks where those uses do not conflict with the resource management goals of those lands. Regional stormwater facilities, potable water storage facilities, well fields, and Low-Intensity Agriculture uses, may also be allowed within some areas of the Greenway RMA after review of environmental impacts by county staff and approval by the Board of County Commissioners.

Village/Open Space RMA: Existing uses, including agricultural uses. New uses that are compatible with the Resource Management Area ideals. New uses may include: Low-Intensity Agriculture, agriculture that uses Best Management Practices, potable water storage facilities, regional stormwater facilities, public parks, and wetlands mitigation.

Agricultural Reserve RMA: Existing uses, including agricultural uses. New uses that are compatible with the Resource Management Area ideals. New uses may include: agricultural uses, regional stormwater facilities, public parks, and wetlands mitigation.

Rural Heritage Estate RMA: Existing uses, including agricultural uses. New uses that are compatible with the Resource Management Area ideals. New uses may include: Low-Intensity Agricultural uses, regional stormwater facilities, public parks, and wetlands mitigation. A management plan shall be prepared and approved by the Board of County Commissioners for the sending parcel prior to the recordation of the deed restriction.

Where public properties have been acquired for open space and conservation purposes within an eligible Sending Zone, the County may substitute an Notice of Restrictions, or other instrument for the restrictive covenant documenting the transfer of units into a bank in accordance with TDR 1.2. Where residential units within an eligible Sending Zone have been extinguished by public acquisition of a conservation easement or similar restrictive covenant on private land, the County may document the transfer into the bank by resolution or other instrument. Any subsequent change in the conservation status of these lands shall require a substitution of an equivalent number of development rights from the bank or from another eligible site.

### TDR POLICY 1.7

#### PERMANENCY OF TRANSFER

Development rights shall be transferred only from designated sending areas to designated receiving areas. Once development rights are transferred from a sending area parcel, they cannot be restored to that parcel.

### TDR POLICY 1.8

#### PURCHASE OF DEVELOPMENT RIGHTS

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations that establish a program for the purchase of development rights. The priority of purchases under this program shall be based upon an established set of criteria that provides the greatest value to areas with a high environmental significance. The criteria, which shall be evaluated for the purchase of development rights program, shall include:

- Size of parcel. The purpose of this criterion is to assist in building connected Open Spaces of adequate size to sustain wildlife and environmental functions.
- Proximity to other public lands. The purpose of this criterion is to encourage the protection of large ecologically contiguous blocks of environmentally sensitive land.
- Environmentally Sensitive Areas. The purpose of this criterion is to protect environmentally sensitive areas. These areas may be ranked according to sensitivity and could include wetlands, uplands in the 100 year floodplain, uplands in their natural condition, altered but restorable uplands, and occupied listed species habitat.
- Special Protection Areas. The purpose of this criterion is to protect specially designated natural protection areas.
- Linkages. The purpose of this criterion is to protect linkages that are defined in the Greenway RMA and the Myakka Buffer Zone. This criterion should examine whether the parcel is located adjacent to or ecologically linked to parks, nature preserves, historic sites or other lands that have been specifically dedicated to conservation or preservation purposes.

- Scenic Resource. The purpose of this criterion is to protect the scenic resources of the rural area, which shall include corridors along Fruitville Road, Verna/Myakka Road, and SR 72 east of Cow Pen Slough and a continuous conservation connection between the Myakka River and the Peace River.
- Agricultural Improvements. The purpose of this criterion is to evaluate the owner's long-term commitment to agriculture.

Such purchases shall be in perpetuity. All uses shall be consistent with Policy TDR1.6.

**TDR  
OBJ 2**

**To create a Density Transfer Program, for the development of Conservation Subdivisions.**

**TDR POLICY 2.1**

**CONSERVATION SUBDIVISION INTENT**

The creation of Conservation Subdivisions is an important program component to the natural resource protection initiatives of the county. This alternative development option allows for the clustering of housing units in rural areas to create permanently protected Open Spaces that can be added to the interconnected network of conservation lands and Open Space, pursuant to the Guiding Principles for Evaluating Development Proposals in Native Habitats, contained in the Environment Chapter of The Sarasota County Comprehensive Plan, that are protected in the Greenway RMA and Village/Open Space RMA.

**TDR POLICY 2.2**

**ZONING REGULATIONS/LAND DEVELOPMENT REGULATIONS**

The County shall amend the Zoning Regulations and Land Development Regulations to establish specific requirements for the creation of Conservation Subdivisions in the Rural Heritage/Estate, Village/Open Space, Greenway and Agricultural Reserve RMAs. In order to obtain any increase in residential density, land located within the above-described RMAs must be rezoned consistent with the Village/Open Space RMA requirements, or be rezoned as a Conservation Subdivision. Such rezonings shall also require compliance with Policy VOS5.2.

The amendments to the Zoning Regulations and Land Development Regulations shall be adopted within two years of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment.

The proposed ordinance amending the Zoning Regulations and Land Development Regulations shall be prepared for public hearing within one year of the effective date of the Sarasota 2050 RMA-1 Comprehensive Plan Amendment.

The Zoning Regulations and the Land Development Regulations will establish general baseline regulations for Conservation Subdivisions, based on the following guidelines:

- no minimum required size of development except for rezoning a single unplatted parcel of 20 acres or less that is of record before October 22, 2014 and that is completely within the Rural Heritage/Estate RMA;
- minimum Open Space standards will provide that Open Space is no less than 50% of the site;
- criteria for the form of the Open Space will ensure that the Open Space is designed to add to or create a network of Open Spaces connected to the regional Open Space and/or Greenway RMA;
- maintenance of Open Spaces will be funded by private sources;
- deed restriction or other legal instruments will be required to secure the Open Space in perpetuity;
- appropriate street standards for the size and location of the development;
- appropriate Buffering standards for adjacent rural estates and agricultural operations;
- golf courses shall not be allowed in Conservation Subdivisions;
- Conservation Subdivisions shall be a permitted use in zoning categories that implement the Rural and Semi-Rural land use designations on the Comprehensive Plan's Future Land Use Map; and
- the maximum density of a Conservation Subdivision shall be the maximum density allowed by the land use designation of the land on the Comprehensive Plan's Future Land Use Map in which the Conservation Subdivision is located; except for
  - (1) land that has a zoning designation of OUE-1 and is located in Hamlet land use which shall have a maximum density of 1 unit per 3.5 acres; and

- (2) Rural Heritage/Estate RMA-designated land described in Policy RHE1.2 which, at the time of rezoning to Conservation Subdivision, shall have a maximum density of 2 units per acre pursuant to the Transfer of Development Rights Program, provided that it is:
- (a) unplatted land west of the Countryside Line;
  - (b) entirely located within one mile of the Urban Service Boundary; and
  - (c) served by Sarasota County central water, wastewater, and reclaimed water facilities.

**TDR  
OBJ 3**

**To create economic incentives for Agriculture.**

**TDR POLICY 3.1**

**ECONOMIC INCENTIVES FOR AGRICULTURE**

The County will identify and evaluate additional alternative actions to provide economic incentives that support continued and expanded agricultural business, and will consider amending the Economy Element of the Comprehensive Plan to incorporate the most promising actions.

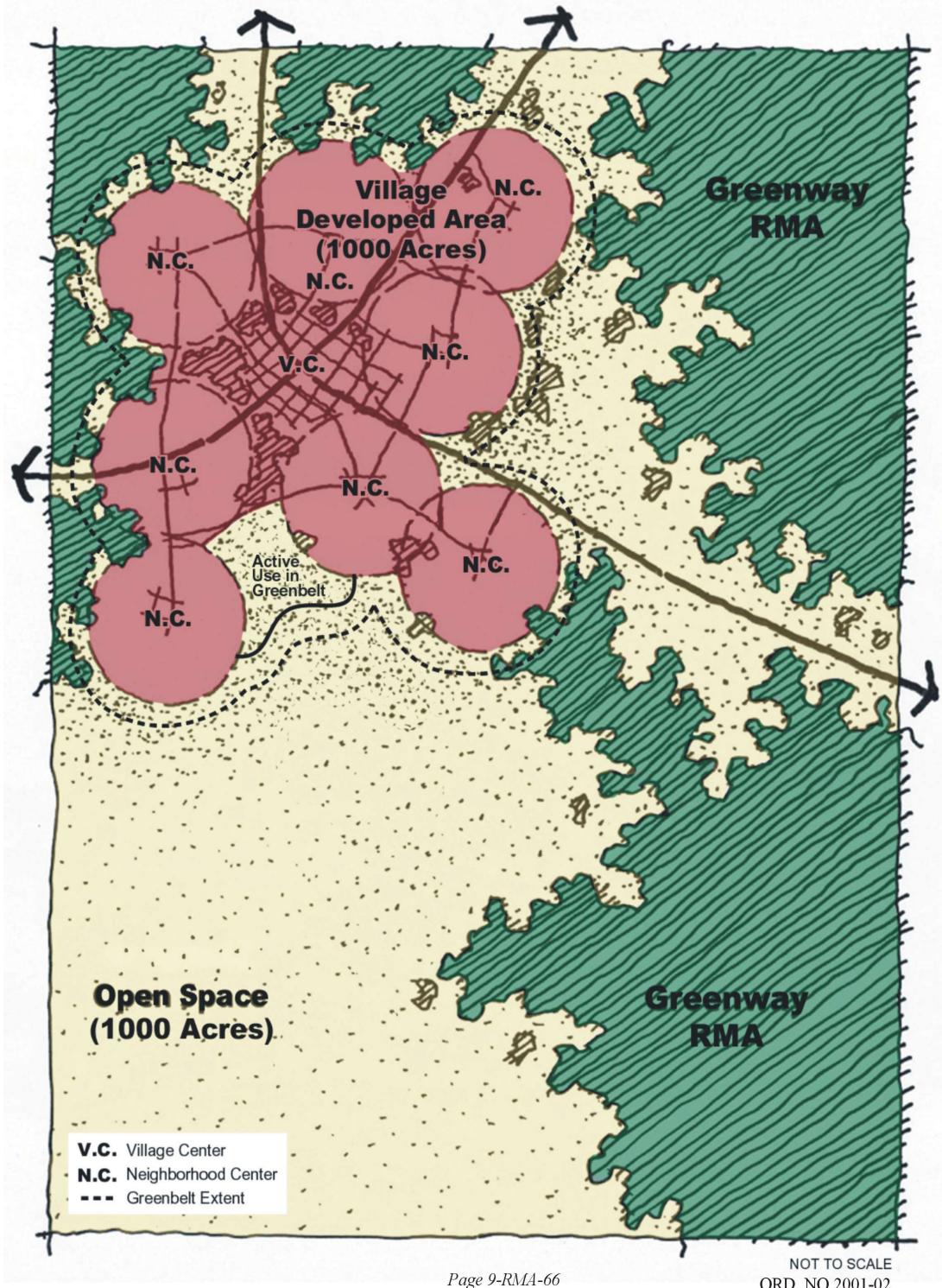
**TABLE RMA-1, FUTURE ROAD CAPITAL IMPROVEMENTS**

Facility	Facility Type	Facility Location
Bee Ridge Road	Add 2 lanes	Bent Tree Boulevard to Iona Road/Bee Ridge Road Ext.
Clark Road	Add 2 lanes	I-75 to $\frac{1}{2}$ mile east of Bee Ridge Road Ext.
East-West Roadway A	Construct 2 lanes	Ext. to North-South Roadway B to $\frac{1}{2}$ mile east of Bee Ridge Road
East-West Roadway B	Construct 2 lanes	North-South Roadway B to Verna Road
Fruitville Road	Add 2 lanes	East of Sarasota Center Boulevard to $\frac{1}{2}$ mile east of Lorraine Road/Iona Road
North-South Roadway A	Construct 4 lanes	Clark Road at Bee Ridge Extension to Knights Trail Road, north of Laurel Road
North-South Roadway B	Construct 2 lanes	University Parkway Extension to North-South Roadway A
University Parkway Extension(Manatee County)	Construct 2 lanes	$\frac{1}{2}$ mile east of Lorraine Road to North-South Roadway B

**TABLE RMA-2,  
TRANSFER OF DEVELOPMENT RIGHTS (TDR) SENDING AND RECEIVING ZONES**

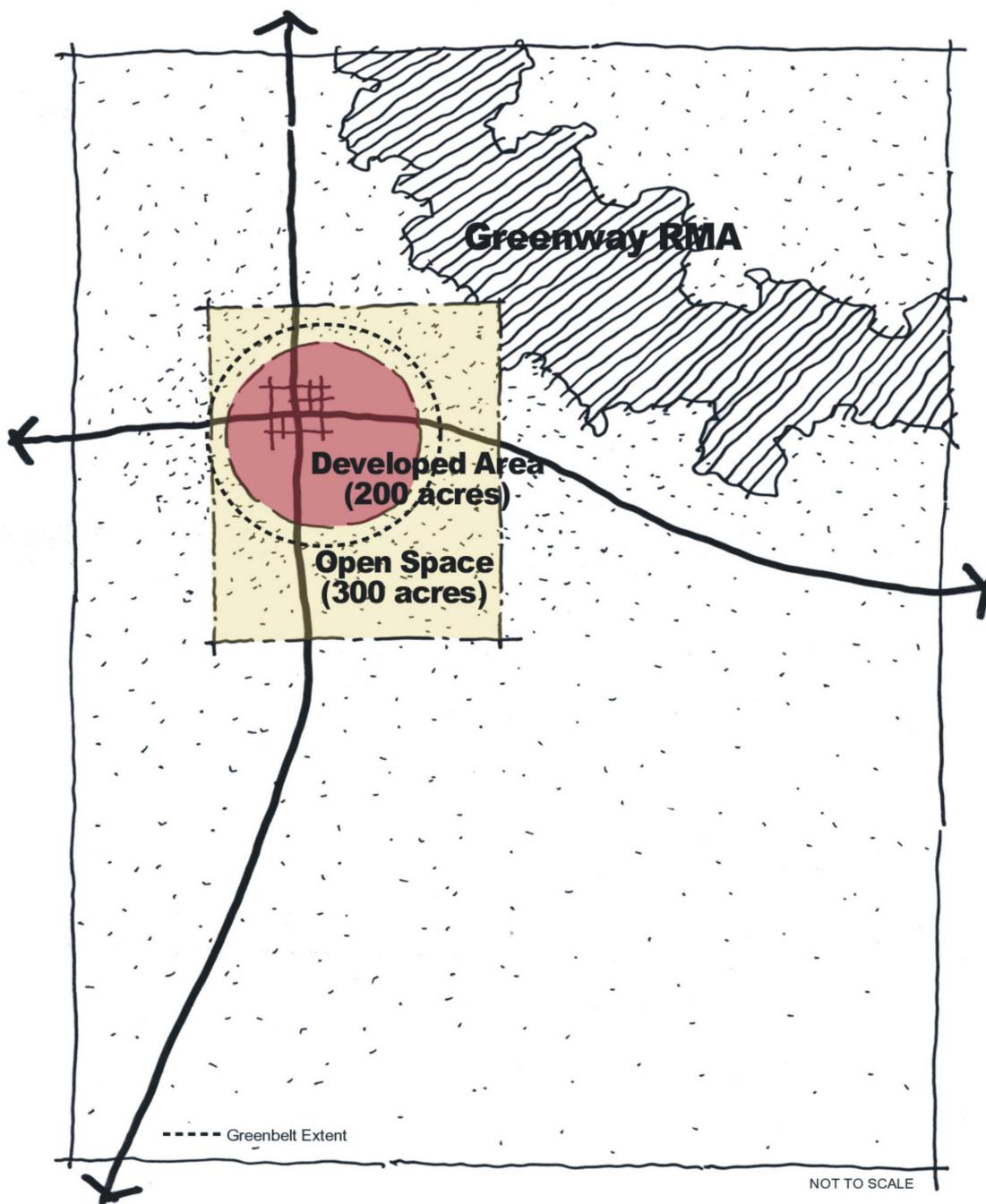
Sending Zones	Allowable Receiving Zones
Agricultural Reserve RMA	Village/Open Space RMA: Village Developed Area Economic Development RMA
Rural Heritage/Estate RMA	Village/Open Space RMA: Village Developed Area Rural Heritage/Estate RMA
Greenway RMA	Village/Open Space RMA: Village Developed Area Economic Development RMA Urban/Suburban RMA: Settlement Area Developed Area Rural Heritage/Estate RMA
Greenway RMA on-site with a Hamlet Master Development Plan	Village/Open Space RMA: Hamlet Developed Area
Open Space Within Village or Hamlet Land Use	Village/Open Space RMA: Village Developed Area Economic Development RMA
Open Space Within Hamlet Land Use	Village/Open Space RMA: Hamlet Developed Area
Open Space Within Urban/Suburban RMA: Settlement Area	Urban/Suburban RMA Settlement Area Developed Area
Developed Area within Approved Master Development Plan for a Village	Village/Open Space RMA: Village Developed Area

FIGURE 8-1: VOS-1: EXAMPLE OF VILLAGE CONCEPT



10/25/2016

FIGURE 8-2: VOS-2: EXAMPLE OF HAMLET CONCEPT



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FIGURE 8-3: VOS-3: EXAMPLES OF MINIMUM BUFFER REQUIREMENTS

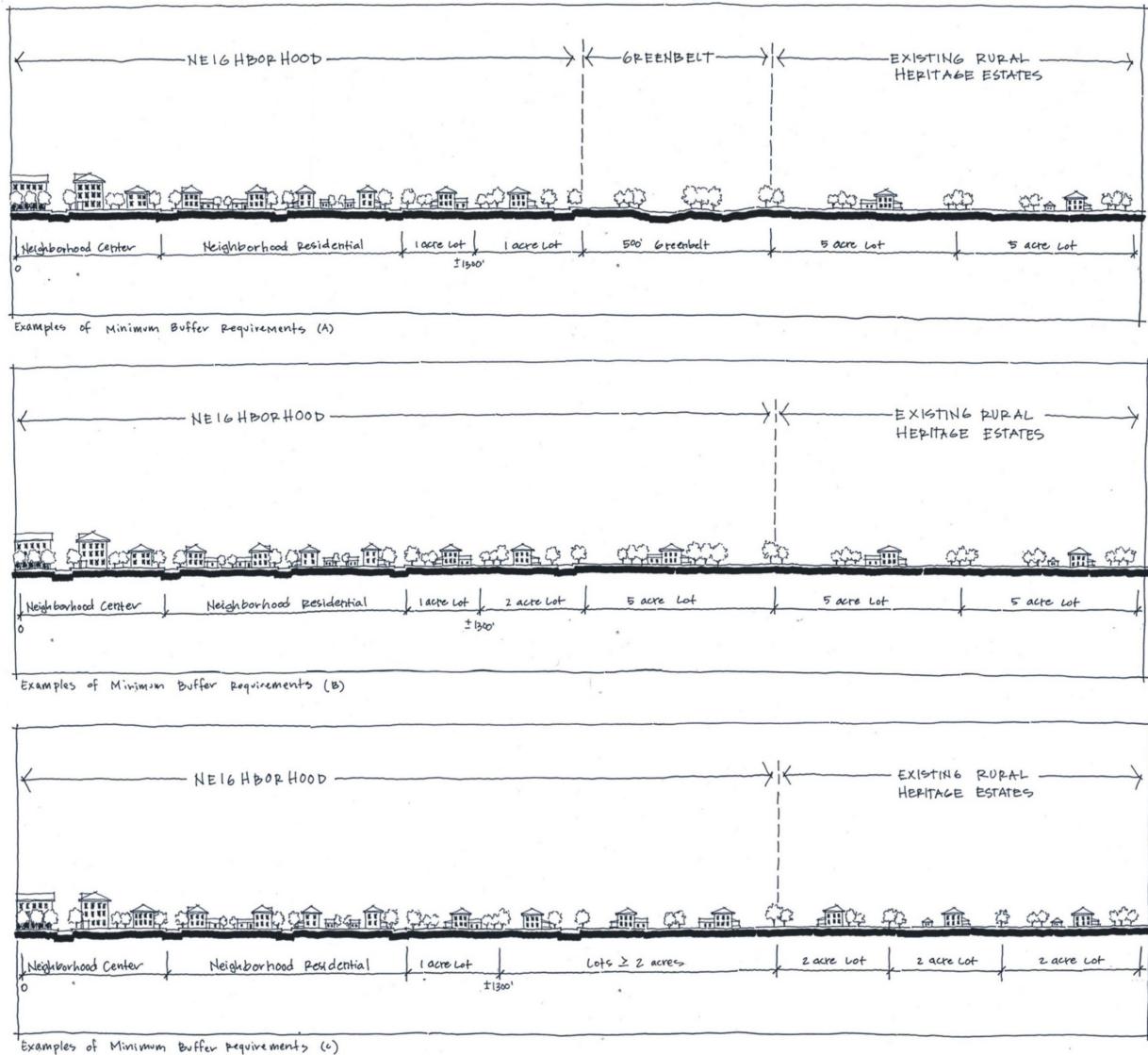
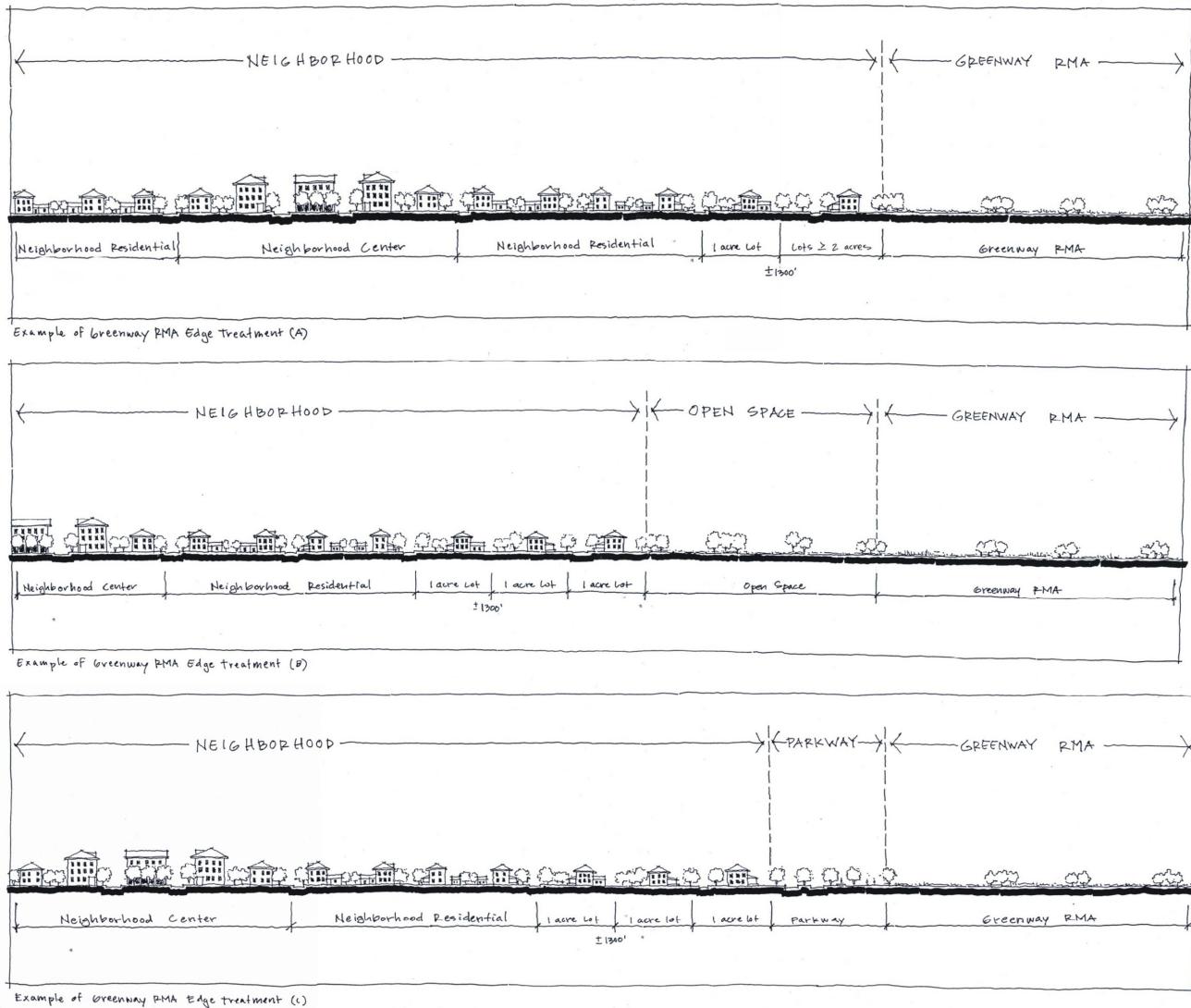
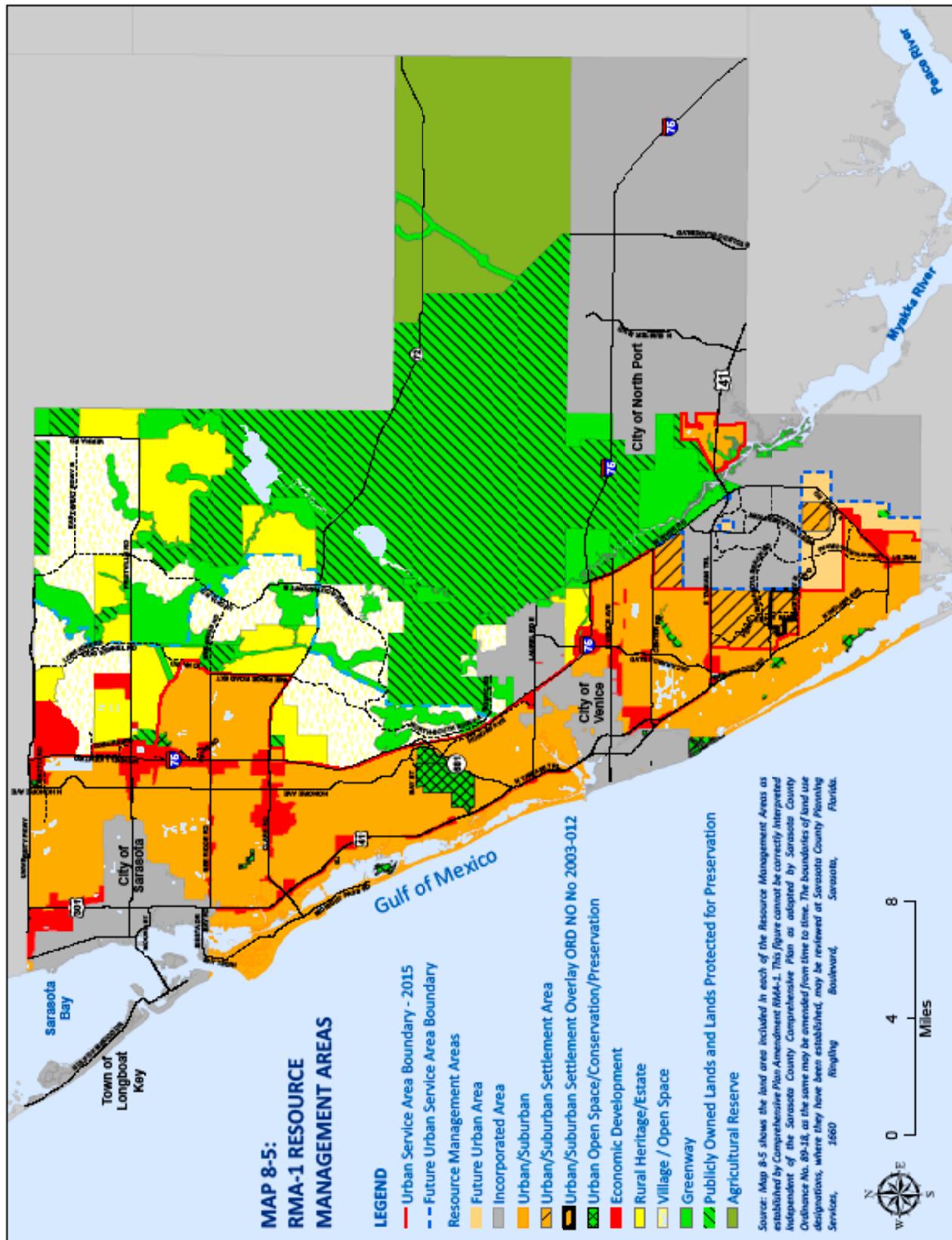


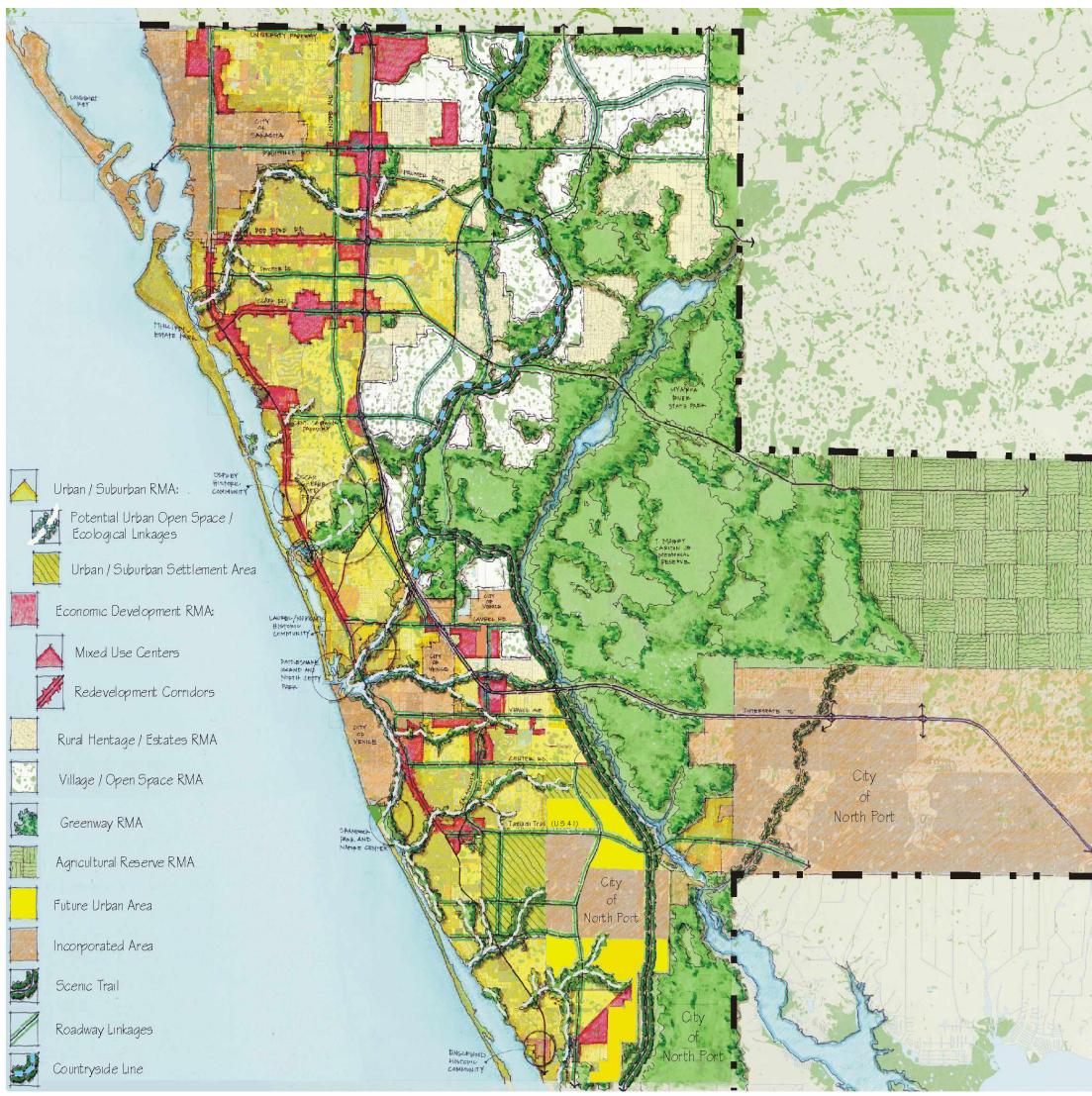
FIGURE 8-4: VOS-4: EXAMPLES OF GREENWAY RMA EDGE TREATMENT





10/25/2016

## MAP 8-2: RMA-2: SARASOTA 2050 STRUCTURE GRAPHIC



## NOTES:

FIGURE RMA-2 IS A GRAPHIC ILLUSTRATION THAT DEMONSTRATES THE RESOURCE MANAGEMENT AREA IDEALS ESTABLISHED BY COMPREHENSIVE PLAN AMENDMENT RMA-1. THIS FIGURE PROVIDES NO REGULATORY FUNCTION WITHIN THE COMPREHENSIVE PLAN. THIS FIGURE CANNOT BE CORRECTLY INTERPRETED INDEPENDENT OF THE SARASOTA COUNTY COMPREHENSIVE PLAN AS ADOPTED BY SARASOTA COUNTY ORDINANCE NO. 89-18, AS THE SAME MAY BE AMENDED FROM TIME TO TIME. THE BOUNDARIES OF LAND USE DESIGNATIONS, WHERE THEY HAVE BEEN ESTABLISHED, MAY BE REVIEWED AT SARASOTA COUNTY GROWTH MANAGEMENT, 1660 RINGLING BOULEVARD, SARASOTA, FLORIDA.

**FIGURE RMA-2**  
**SARASOTA 2050 STRUCTURE GRAPHIC**

*Future Land Use  
Sarasota County Comprehensive Plan*

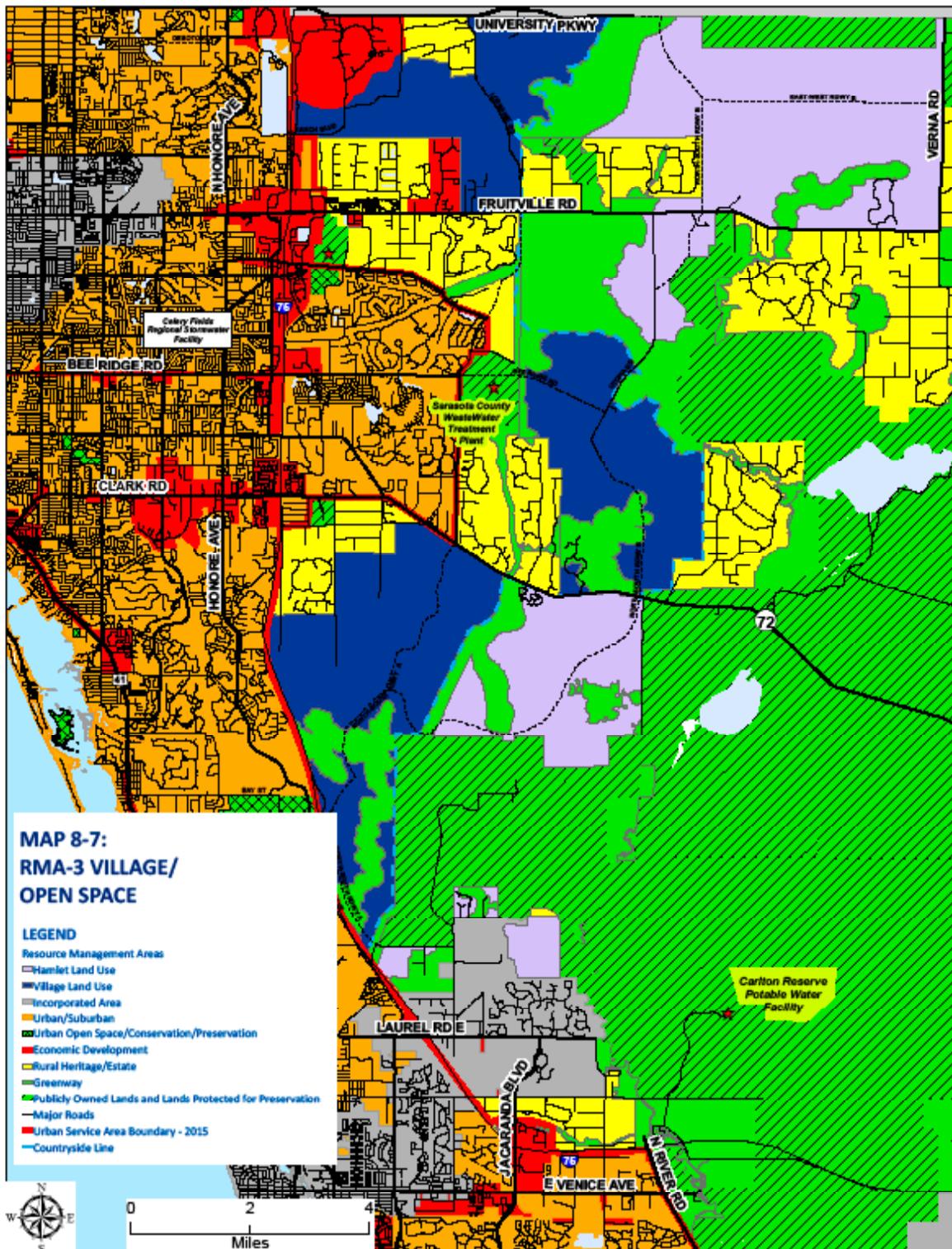
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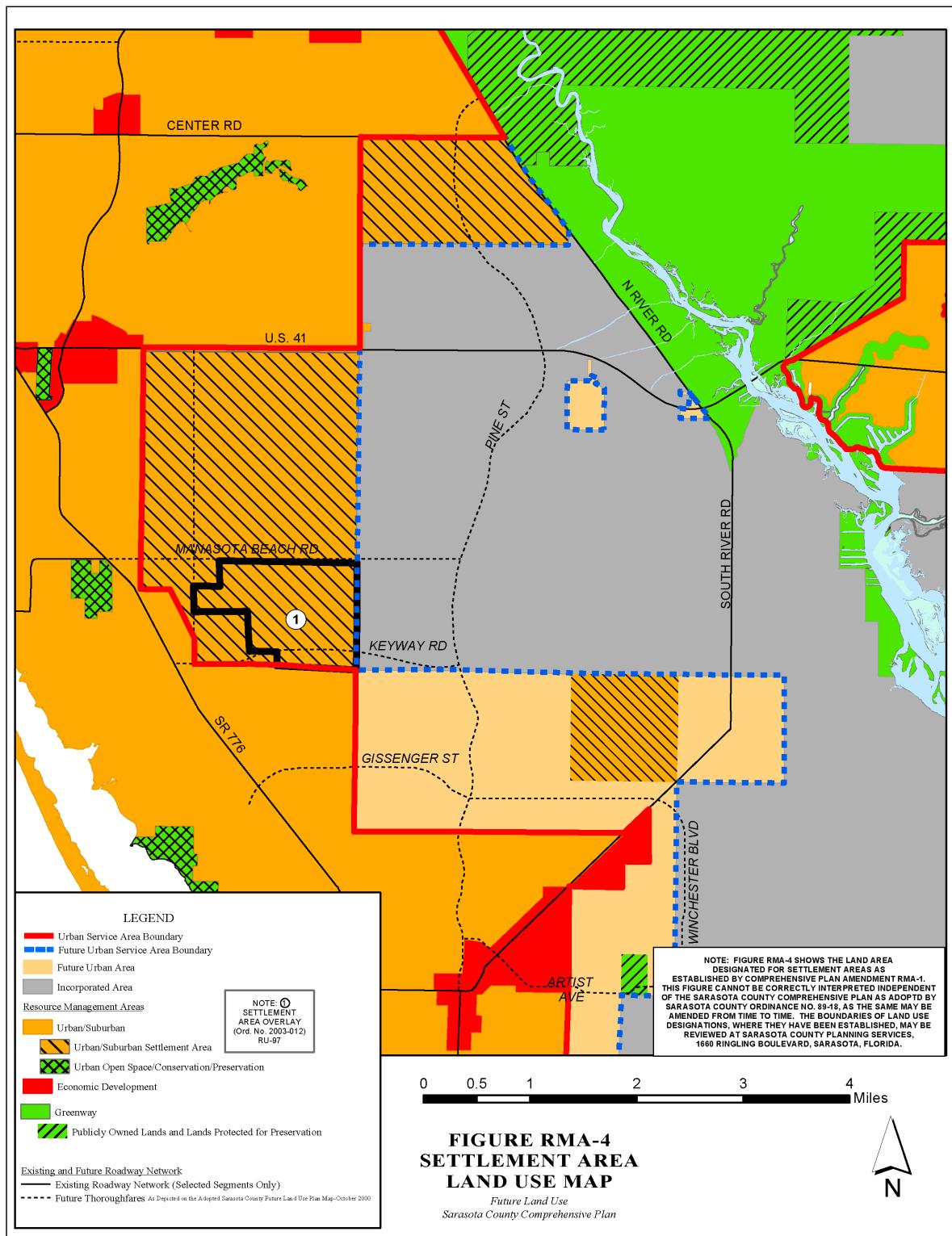
10/25/2016

## MAP 8-3: RMA-3: VILLAGE/OPEN SPACE RMA LAND USE MAP



10/25/2016

## MAP 8-4: RMA-4: SETTLEMENT AREA LAND USE MAP



CHAPTER

# 9

## CORE PRINCIPLES HOUSING

The Core Principles of the Housing Chapter focus on the development of affordable, safe and sanitary housing in a variety of types and locations to meet the needs of the residents of Sarasota County.

Provide diversity in housing types and affordability to meet the needs of county residents.

Increase the supply of and the ability to obtain housing affordable to those residents with moderate and lower income levels.

Provide accessible housing and supportive services so that equal housing opportunities are available for special needs populations and to encourage aging in place.

Conserve and improve the quality of housing and neighborhoods.

Promote development of healthy and sustainable housing choices for all.

# INTRODUCTION

## PURPOSE AND INTENT OF THE HOUSING CHAPTER

The purpose of the Housing Chapter of the Comprehensive Plan is to guide decisions and actions of both the public and private sectors that affect the quality, quantity, cost, location, sustainability and availability of housing in the county. The objective and intent is to encourage the development of affordable, safe, healthy, resource conserving and sanitary housing in a variety of type, density, size, tenure, cost and in various locations to meet the needs of county residents.

The policies of the Housing Chapter work in concert with those of other chapters of the Comprehensive Plan, and are linked strongly to the policies of the Future Land Use Chapter. The Housing Chapter establishes a foundation for the programs and actions that the county and community may take to meet the goal of providing housing for residents with varied needs, incomes and ages.

The Policies and Objectives fall under one Goal in the Housing Chapter; Encourage the development of affordable, safe, sanitary and sustainable housing with variety in type, density, size, tenure (rental and ownership), cost, and in various locations to accommodate the needs, preferences and financial capabilities of current and future residents.

To provide organization and focus, the policies of the Housing Chapter are divided into 6 areas of concern each headed by an objective. The areas of concern are housing creation, community housing, special needs housing, housing assistance, neighborhoods, and sustainable housing. A short description of each objective in the Housing Chapter is below.

### OBJECTIVE 1.1. HOUSING CREATION

The vast majority of housing in the county is provided by “for-profit” private sector developers. Housing provided by the community, government or non-profit entities, whether through subsidized housing or purchase or rental assistance, represents a small portion of the housing

in the county. It is important that the county, through development regulations and incentives, facilitate the production of a variety of housing types, in a range of prices, to meet the needs of all county residents.

#### OBJECTIVE 1.2. COMMUNITY HOUSING

Community Housing is a term Sarasota County uses to describe housing available to those making less than 120% of the area median income. This would include “workforce housing” and what is generally considered “affordable housing.” It is clear that the need for Community Housing is not met by the market and special efforts by the community, government and non-profit agencies are required to help meet this need. These efforts include the administration of Federal and State housing funds by the Office of Housing and Community Development, collaboration with non-profit, community, and government agencies, provisions of land development requirements and incentives to promote the production of Community Housing.

#### OBJECTIVE 1.3. SPECIAL NEEDS HOUSING

Many residents have special housing needs due to age, family characteristics, disability or income that require assistance and efforts that recognize these special needs. These policies are intended to address the needs of the elderly, families with children, people with disabilities, single parent families, students, people who are homeless, and other special needs populations.

#### OBJECTIVE 1.4. HOUSING ASSISTANCE

Providing assistance to home buyers can help families attain the goal of home ownership where it might otherwise be unattainable or long delayed. Providing home renters assistance can allow improved opportunities for housing within the county and assist in preventing homelessness.

#### OBJECTIVE 1.5. NEIGHBORHOODS

The conservation and improvement of neighborhoods supports not only the quality of life of county residents, but also, the availability of quality housing. Older established neighborhoods represent a large part of available Community Housing, and the conservation

and improvement of these neighborhoods is essential in meeting Sarasota County's housing needs in the future. These policies promote neighborhood improvement through housing rehabilitation, education, code enforcement, infill development and neighborhood planning.

#### OBJECTIVE 1.6. SUSTAINABLE HOUSING

Sustainable practices in housing creation will help insure the quality of life and the availability of quality and resource efficient housing for future residents of the county. These practices include the promotion of pedestrian and bicycle connectivity, transit oriented mixed-use development, the protection of wildlife and habitat, cost saving efficiency measures and the use of green building standards

## HOUSING GOAL 1

Encourage the development of affordable safe, sanitary and sustainable housing with variety in type, density, size, tenure (rental and ownership), cost, and in various locations to accommodate the needs, preferences and financial capabilities of current and future residents.

### HOU OBJ 1.1

#### HOUSING CREATION

**Encourage the market to provide ample diversity in housing types and affordability levels to accommodate present and future housing need of Sarasota County residents.**

#### HOU POLICY 1.1.1

Accommodate the production of a diversity housing types and prices through land use regulations to encourage a broad range of housing opportunities.

#### HOU POLICY 1.1.2

Locate housing within the Urban Service Boundary or Sarasota 2050 Village/Open Spaces where supporting infrastructure is available including: public transit, schools, parks, emergency services, hurricane shelters, water, sewer services and utilities.

#### HOU POLICY 1.1.3

Facilitate the production of mixed-use development, comprised of residential, retail and office uses, through the application of appropriate development standards, design flexibility and compatibility review and regulatory and financial incentives.

**HOU POLICY 1.1.4**

Establish and maintain residential development standards that support housing production while promoting the vitality of established neighborhoods.

**HOU POLICY 1.1.5**

Provide a range of development standards and incentives to facilitate co-housing, live work, mixed-use, accessory dwellings, single-room occupancy, and other alternative types of housing.

**HOU POLICY 1.1.6**

Review development regulations, permit processes, and fees to assess their effect on development to ensure that such requirements facilitate housing production and rehabilitation.

**HOU POLICY 1.1.7**

Identify land use changes that can maximize Affordable and Workforce housing opportunities. Consider appropriate sites for higher densities, greater heights and infill development along transportation corridors.

**HOU POLICY 1.1.8**

Recognize the need to maintain a mix of for-sale and rental housing in the County.

**HOU POLICY 1.1.9**

Plan, coordinate and support community based initiatives that develop responsible plans to provide housing opportunities for households whose needs are not met by the private for-profit market.

**HOU POLICY 1.1.10**

Actively lead and facilitate greater community participation and regional participation in helping solve the housing needs of households with income under the area median income.

**HOU POLICY 1.1.11**

Expand homeownership and rental opportunities for residents in the workforce through partnership with employers, financial institutions and non-profit organizations.

**HOU POLICY 1.1.12**

Collaborate with major employers to encourage the development of housing accommodations for the workforce that reflect their housing needs and preferences.

**HOU POLICY 1.1.13**

Achieve greater predictability in project decision timelines, outcomes and costs related to County review and approvals.

**HOU POLICY 1.1.14**

Strive for residential development built at the maximum allowable density that effectively balances the community need for housing of various types, sizes and tenure with the neighborhood compatibility and environmental sustainability requirements of the comprehensive plan.

**HOU POLICY 1.1.15**

Prohibit discrimination in all aspects affecting the sale, rental. Or occupancy of housing based on race, color, national origin, religion, sex, familial status, marital status, disability, age, sexual orientation, or genetic information.

**HOU POLICY 1.1.16**

Research and evaluate alternative zoning regulations that would allow for the construction of accessory dwelling units under conditions and in forms that are not currently permitted. Alternative zoning regulations will be provided to the Board of County Commissioners for consideration by November of 2017.

## HOU OBJ 1.2

### COMMUNITY HOUSING

**Community Housing: Increase the supply of housing affordable to households with an income of 120 percent or less of the AMI.**

#### HOU POLICY 1.2.1

Establish development requirements for Community housing, including provisions requiring a phasing schedule for Community housing units to be constructed in conjunction with the market rate housing.

#### HOU POLICY 1.2.2

Facilitate the development of rental and ownership Community and Affordable housing through incentive programs based on regulatory concessions, expedited reviews throughout the approval process, financial incentives and assistance, density bonuses or other means.

#### HOU POLICY 1.2.3

Collaborate with nonprofit organizations, private developers, employers, special needs groups, State and federal agencies, and other interested parties to develop Community housing.

#### HOU POLICY 1.2.4

Promote meaningful and informed participation of residents, community groups, the private sector, and governmental agencies in local housing and community development activities.

#### HOU POLICY 1.2.5

Facilitate the creation of developments with Community housing that provide longer-term and in-perpetuity affordability through homeownership, nonprofit ownership, resident-owned cooperatives, and land trusts.

**HOU POLICY 1.2.6**

Create more fully integrated neighborhoods through the development of Affordable housing units in neighborhoods that do not already have high levels of Affordable housing.

**HOU POLICY 1.2.7**

Allocate SHIP funds to meet the priority housing needs in the county as established by the County Commission.

**HOU POLICY 1.2.8**

The Office of Housing and Community Development, in partnership with Planning and Development Services and Communications Department, shall provide public education awareness programs to give the community with a better understanding of housing programs that are available.

**HOU POLICY 1.2.9**

Monitor the number of Community housing units being created annually to track the progress made in meeting the current and projected Community housing need.

**HOU POLICY 1.2.10**

Assist and encourage public/private partnerships with non-profit agencies to enhance the production of Community housing units.

**HOU POLICY 1.2.11**

The County shall maintain an inventory of all surplus County-owned land and foreclosed properties that could be used to promote the development of Community housing.

**HOU POLICY 1.2.12**

Encourage the continued operation of existing manufactured home parks and subdivisions, and the replacement of existing older manufactured or mobile homes with new code approved manufactured homes in properly zoned manufactured home or mobile home parks and subdivisions.

**HOU POLICY 1.2.13**

Encourage joint use developments that combine Affordable housing in association with schools, parks, hospitals, places of worship and places of employment.

**HOU POLICY 1.2.14**

Efforts to increase housing affordability shall also include considerations of the cost of transportation to places of employment, as well as utility costs.

**HOU POLICY 1.2.15**

Community housing projects funded in part or fully by county funds will incorporate energy- and water-efficient design Features to the fullest extent possible. They will also be encouraged to design to apply green building principles and select locations that are accessible to transit and reduce transportation costs.

**HOU OBJ 1.3**

**SPECIAL NEEDS HOUSING**

**Provide for the development of accessible housing and appropriate supportive services so that equal housing opportunities are available to special needs populations.**

**HOU POLICY 1.3.1**

Support the development of accessible and Affordable rental housing for seniors and those with disabilities in close proximity to support services.

**HOU POLICY 1.3.2**

Provide assistance for low, very low and extremely low income seniors and those with disabilities to maintain and improve their homes, including but not limited to financial grants and loans and referral to community-based support agencies with the objective of improving the feasibility of keeping seniors in their community.

**HOU POLICY 1.3.3**

Enable the elderly and those with disabilities to remain in their own neighborhoods as their needs change by supporting co-housing, shared housing, accessory dwellings, smaller homes and other assisted residential living arrangements and by informing seniors on market based options to remain in their homes.

**HOU POLICY 1.3.4**

Encourage design and construction standards, such as Universal Design and Visitability, that allow the housing stock to be adapted to enable residents to remain in the same home or neighborhood through all their different life cycles. Such standards should be encouraged in both new construction and renovations.

**HOU POLICY 1.3.5**

Facilitate and encourage the development of three and four bedroom rental units appropriate for families with children and multi-generational families.

**HOU POLICY 1.3.6**

Work with local institutions of higher education to encourage the development of housing accommodations for students, faculty and employees that reflect their housing needs and preferences.

**HOU POLICY 1.3.7**

Continue to fund, as feasible, emergency shelters, transitional housing, permanent supportive housing and appropriate supportive services for people who are homeless, including families, single adults and unaccompanied youth.

#### HOU POLICY 1.3.8

Promote the preservation and development of a geographically dispersed supply of transitional and permanent housing available and affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.

#### HOU POLICY 1.3.9

Integrate special needs housing in residential and commercial environments, with access to public transit, shopping, public amenities and supportive services. The allowable density of such facilities shall be determined based on the densities as shown on the future land use map.

#### HOU POLICY 1.3.10

Encourage and assist local agricultural businesses to provide affordable and suitable housing for their farm labor and migrant workers. Continue to provide suitable densities for “Farm or Ranch Laborers” as permitted uses in agricultural zone districts in the Sarasota County Zoning Regulations.

### HOU OBJ 1.4

#### HOUSING ASSISTANCE

**Housing Assistance: Provide increased opportunities for residents with a moderate income and below to rent or purchase homes.**

#### HOU POLICY 1.4.1

Support the provision of emergency and long term rental assistance for extremely low, very low and low-income renters.

#### HOU POLICY 1.4.2

Expand homeownership opportunities to households with a moderate income and below through homebuyer assistance.

#### **HOU POLICY 1.4.3**

Pursue County partnership in affordable homeownership assistance programs with the private sector.

#### **HOU POLICY 1.4.4**

A dedicated Housing Fund shall be used solely to promote the development, preservation, rehabilitation and purchase of housing that meets the definition of affordability.

#### **HOU POLICY 1.4.5**

Seek and support collaborative partnerships between non-profit organizations and the development community to aid in the provision of Community housing.

#### **HOU POLICY 1.4.6**

Preserve existing Community housing inventory through rehabilitation loans and programs available to qualified homeowners through State and federal housing programs including HOME and SHIP.

### **HOU OBJ 1.5**

#### **NEIGHBORHOODS**

**Conserve and improve housing, neighborhoods and the health of residents throughout Sarasota County.**

#### **HOU POLICY 1.5.1**

Improve the quality of housing and neighborhoods by providing learning opportunities and resources to landlords, tenants and property owners about code compliance issues and enforcing compliance with building and property maintenance standards.

#### **HOU POLICY 1.5.2**

Promote the repair, improvement and rehabilitation of housing and encourage replacement of substandard housing to enhance quality of life in neighborhoods.

**HOU POLICY 1.5.3**

Ensure public safety and neighborhood stability by requiring owners to repair substandard housing or, as a last resort, demolish dangerous housing.

**HOU POLICY 1.5.4**

Coordinate code enforcement with rehabilitation and housing assistance programs.

**HOU POLICY 1.5.5**

Pursue prompt judicial action when needed to resolve code violations.

**HOU POLICY 1.5.6**

Ensure that the character and design of infill development promotes, enhances and increases the vitality of existing neighborhoods.

**HOU POLICY 1.5.7**

Promote and incentivize designs that promote neighborhood gathering, stimulate social relationships and build networks of neighborhood support.

**HOU POLICY 1.5.8**

Promote and incentivize neighborhood designs that promote active lifestyles and healthy living through walkability and bikability, neighborhood parks, transit access and other techniques.

**HOU POLICY 1.5.9**

Promote the sustainability and livability of neighborhoods through neighborhood plans.

**HOU POLICY 1.5.10**

Use a neighborhood based approach to planning by actively involving residents and business owners in decisions affecting land use and neighborhood character.

**HOU POLICY 1.5.11**

Continue participation in the Community Development Block Grant – Entitlement Communities program.

**HOU POLICY 1.5.12**

Avoid or minimize relocation or displacement of persons from their homes or place of business resulting from federal, state or locally funded projects. Sarasota County shall evaluate alternate sites and/or consider the redesign of such projects.

**HOU POLICY 1.5.13**

Adopt policies to identify and mitigate displacement resulting from intensive public investment of Community Development Block Grant funds in neighborhoods.

**HOU POLICY 1.5.14**

Promote mutually beneficial good neighbor relationships between developers and their neighbors.

**HOU POLICY 1.5.15**

Promote neighborhood diversity and security by encouraging variety in age, income, race and ethnic background within neighborhoods.

**HOU POLICY 1.5.16**

Promote neighborhood security through crime prevention programs, encouraging community networking, and neighborhood design features that enables more neighbor connection and visibility to report and reduce crime.

**HOU POLICY 1.5.17**

Identify, preserve and retain historic structures. Support new, redeveloped, or rehabilitated neighborhoods that incorporate historically important architectural buildings, standards and details that support neighborhood heritage and sense of place.

**HOU POLICY 1.5.18**

Support public and private actions that improve the physical and social environment of areas that have a concentration of low-income households or lack infrastructure.

**HOU POLICY 1.5.19**

Support neighborhood generated efforts to improve housing supply and conditions.

**HOU OBJ 1.6**

**SUSTAINABLE HOUSING**

**Strive to fulfill the County housing needs while promoting a sustainable, compact community.**

**HOU POLICY 1.6.1**

Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

**HOU POLICY 1.6.2**

Offer regulatory and financial incentives to encourage developers to use green building standards, energy- and water-efficient technologies, renewable energy and least toxic materials.

**HOU POLICY 1.6.3**

Promote conservation programs and energy efficient practices and programs that reduce housing operation costs for energy, sewer and water usage, within the structure and for landscaping.

#### HOU POLICY 1.6.4

The County will encourage, where feasible, the design and construction of all new buildings to allow for easy, cost effective installation of solar energy systems in the future, using such “solar-ready” features as:

- Designing the building to include optimal roof orientation with sufficient south-sloped roof surface;
- Clear access without obstructions (e.g. chimneys, heating and plumbing vents) on the south sloped roof;
- Designing roof framing to support the addition of solar panels;
- Installation of electrical conduit to accept solar electric system wiring; and
- Installation of plumbing to support a solar hot water system and provision of space for a solar hot water storage tank.

#### HOU POLICY 1.6.5

Offer regulatory and financial incentives to encourage developers and builders to install charging stations and other infrastructure for Electric and Alternative Fuel Vehicles in parking areas and garages. At a minimum, new housing should be encouraged to be designed Electric Vehicle-Ready, with the capacity and connections necessary for easy future installation of charging infrastructure.

#### HOU POLICY 1.6.6

Promote the use of designs, technologies and materials in housing construction that increase the useful life of new and existing housing, harden structures against natural disasters and promote resiliency against future vulnerabilities such as sea level rise.

#### HOU POLICY 1.6.7

Foster flexibility in the development of housing to minimize new development's impacts on environmentally sensitive areas.

**HOU POLICY 1.6.8**

Ensure that regulations facilitate the option of development of small homes on small lots.

**HOU POLICY 1.6.9**

Establish strategies that seek to balance the location of existing jobs and future job growth with the location and cost of housing within a geographic area to facilitate the ability of those working in the County to live near where they work and minimize transportation costs.

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# ELEMENT 4

## MOBILITY

CHAPTER 10 – TRANSPORTATION

IMAGE: PASSENGER GETTING ON A SCAT BUS, 2015



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## THE MOBILITY ELEMENT

The intent of the Mobility Element is to define the Goals, Objectives and Policies that will guide the provision of future mobility for Sarasota County's residents businesses and visitors. Mobility within the county has been predominantly provided through personal motor vehicles with a relatively small portion being comprised of walking, bicycling, and transit ridership. The county's limited rail system is utilized for the transport of freight and goods and Sarasota-Bradenton International Airport has experienced stable growth in air travel.

As the county continues to urbanize, the provision of mobility has started to shift towards enhancing and encouraging multi-modal transportation through walking and bicycling and optimizing existing motor vehicle capacity through intersection improvements, the addition of turn lanes and the introduction of roundabouts on major thoroughfares.

East of Interstate 75 (I-75), the county anticipates new development through the 2050 Resource Management Area (RMA) Plan and has identified a number of roadways to be added and/or widened to meet the demands of future development. Sarasota County has recently adopted a Mobility Plan which recognizes that mobility is changing from historic trends and that changes in the Florida Statutes allow local governments flexibility to plan for future mobility and land uses that meet the needs of the community. In 2011, the state eliminated mandatory transportation concurrency and significantly limited the ability of local governments to implement traditional concurrency and proportionate fair-share. The adopted Mobility Plan, in recognition of the changing legislative environment, allows for the replacement of road impact fees and traditional transportation concurrency with a one-time mobility fee. The Mobility Plan also establishes Multi-Modal Corridors, largely in areas west of I-75 and within municipalities, that emphasize non-motorized travel and capacity efficiency by intersection improvements and Mobility Corridors consisting of new roads and widening of existing roads east of I-75 in growing suburban areas, reduces fees for mixed-use development and urban infill development, and includes recommendations for Complete Streets and an Urban Infill Overlay.

The Mobility Element includes new policies that require the development of Complete Street regulations to ensure all modes of travel are accommodated in the design of new roads and that new and widened roadways be designed in a context sensitive manner and be compatible with surrounding areas. The Mobility Element, as recommended in the Mobility Plan, also proposes Quality of Service Standards for roads, pedestrian and bicycle facilities and the provision of transit service that will be established.



# SYNERGY of MOBILITY

The topics within the Mobility Element are closely connected to goals, objectives, and policies in other areas of the Comprehensive Plan. By understanding that these relationships exist, the county can maximize resources, understand potential results and leverage funding opportunities to benefit the county. The following Synergy table indicates how this Element connects to, and is interrelated with, the other Elements of the Comprehensive Plan.



## ENVIRONMENTAL SYSTEMS

Vehicles and infrastructure result in significant environmental impact through emissions, construction and pollutant runoff. Air and water quality are directly linked to the transportation network and choices made locally. Reductions in transportation emissions through multi-modal strategies and shifts to alternative fuels can help reduce that impact.



## ECONOMIC DEVELOPMENT

The ability to move people and goods local, regionally, nationally, and worldwide has a profound impact upon an area economy. A connected and well planned multi-modal system can promote infill development and redevelopment, can serve as a catalyst for job creation.



## PUBLIC UTILITIES

Public utilities and transportation systems are essential infrastructure for successful and sustainable communities. As a community grows the provision of these services tend to follow one another in order to reach the residents, businesses and visitors to the county.



## LAND USE

A well connected community is a successful community. The Future Land Use Element must work in concert with the Mobility Element to ensure that residents, visitors, and business interests can move about the community in a safe and expeditious manner, and offers transportation options to meet the requirements of all levels of the community.



## QUALITY OF LIFE

Mobility is essential to quality of life. It connects residents, visitors, and businesses to each other. It provides access to the schools, libraries, historic and cultural sites, and parks and recreation areas. Multiple modes of transportation make a community more sustainable and allow citizens of all demographic and economic groups to move around the community. A good mobility system engenders pride, while a failing system leads to frustrations and can negatively impact the economy.



## HEALTH

Mobility and health can be linked through mobility options that encourage a healthy lifestyle and getting better engaged with their community. The support of bicycle facilities, connected trail systems, connected sidewalks and paths for walking with pedestrian amenities and shelter all support a healthier lifestyle and better quality of life overall.



## SUSTAINABILITY

Strategies to encourage alternative transportation and alternative fuels will be critical to the sustainability of this community's transportation system. Designing transportation infrastructure and future developments to support mixed use, multi-modal solutions can reduce commutes, save money and support a vital and healthy community.

CHAPTER  
**10**

## CORE PRINCIPLES TRANSPORTATION

The Core Principles for the Transportation Chapter of the Comprehensive Plan focus on planning and building a connected transportation system that is safe, efficient and connected while offering alternative modes and being environmentally conscious.

Promote connectivity, mobility, and accessibility within and between neighborhoods, employment lands, retail areas, schools, places of worship, parks, open spaces and commercial areas

Land use, transportation and parking will be fully integrated, both locally and regionally, to create an affordable and accessible, transportation system that encourages health and liveability.

Multiple modes of safe, affordable, easy, and convenient travel will ensure mobility for people of all ages and abilities.

Transit shall be a primary component of an overall multi-modal transportation system in Sarasota County.

# INTRODUCTION

## PURPOSE AND INTENT OF THE TRANSPORTATION CHAPTER

A well-functioning transportation system is essential for the efficient movement of people and goods as well as providing a framework for future development. Sarasota County acknowledges that the automobile has been the primary mode of transportation. However, with increasing levels of traffic, increased demand for parking, health and environmental concerns and other associated problems, an opportunity presents itself for greater participation in a multi-modal transportation network in Sarasota County.

With this intent in mind, each of the three sub-sections in the Transportation Chapter; Transportation Circulation, Public Transit, and Aviation, Port & Rail, has been developed in a manner whereby each is complimentary to the other and integral to the other. Of prime concern is the coordination of the transportation system with the Future Land Use Map and proposed densities, intensities and parking associated with future land uses. In conjunction with this approach is the parallel effort of maintaining coordination with the plans and programs of the Sarasota/Manatee Metropolitan Planning Organization and the Florida Department of Transportation. In general, the Transportation Chapter sets forth the ideals of developing and maintaining a safe, convenient, efficient multi-modal transportation system; encouraging the provision of commercial air carriers and general aviation facilities; and developing and maintaining an environmentally sensitive transportation system through context sensitive design, the coordination with desired land use and parking practices, and coordination with adjacent communities.

The Sarasota County Comprehensive Plan recognizes these circumstances in its Goals, Objectives and Policies. It addresses public transit's role and potential to maintain and enhance Sarasota County's urban character.

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# TRANSPORTATION CIRCULATION

## SUB-CHAPTER

Transportation circulation connects our communities through the movement of people and goods along our roads, sidewalks, trails and cycling facilities.

# TRANSPORTATION CIRCULATION

## SUB-CHAPTER INTRODUCTION

The mobility system is an essential part of the county's urban and rural infrastructure and has a direct influence on the quality of life in Sarasota County. A range of choice in the mobility system is required to balance the needs of users, promote alternative modes of transportation and enhance connections to employment, recreation, shopping and other destinations.

As Sarasota County continues to experience periods of rapid population growth and seasonal fluctuations in populations, congestion and traffic circulation issues will increase not only on thoroughfares but also on local roads, thereby negatively impacting the quality of life for residents and tourists. It is therefore vital to have a transportation network in place to support established development, as well as future development.

Transportation Goal 1 and its objectives and policies will guide Sarasota County in the development of a transportation network that will implement the Mobility Plan, build out the Thoroughfare Plan, and create a safe and efficient system for all users.

**TRAN  
GOAL 1**

Sarasota County shall develop and maintain a safe, convenient, efficient transportation system which: recognizes present demands; reflects the Future Land Use Plan and the plans of adjacent jurisdictions; encourages and provides for mobility by all transportation modes; provides for safe, efficient intermodal transportation linkages; utilizes technological and sharing innovations; and respects the integrity of environmentally sensitive areas and wildlife habitat.

**TRAN  
OBJ 1.1****FINANCIALLY FEASIBLE THOROUGHFARE SYSTEM**

**Develop a financially feasible future thoroughfare system, consistent with the adopted Thoroughfare and Mobility Corridor Plans and Maps, proposed population densities, housing and employment patterns, changes in technology, innovations in mobility and land uses, based on the Future Land Use Plan and coordinated with the plans of adjacent jurisdictions.**

### TRAN POLICY 1.1.1

Develop a financially feasible County-wide Multi-Modal Construction and Maintenance Program to provide for the construction and maintenance of a thoroughfare system consistent with the adopted Future Thoroughfare and Mobility Corridor Plans and Maps (Figure 10-8: Year 2040 Future Thoroughfare Plan Functional Classification; Figure 10-9: Year 2040 Future Thoroughfare Plan By Lanes; Figure 10-3: Mobility Corridor Plan Map). Additionally, the Countywide Multi-Modal Construction and Maintenance Program should:

- accommodate pedestrians, bicyclists, transit riders and motorist through complete streets design principles;
- establish parking strategies which promote the Transportation Plan goals and objectives;
- coordinate multi-modal transportation improvements with the future needs of seaports, airports, and other related public transportation facilities;
- provide for timely construction of needed infrastructure, giving preference to the need for improvements based on current demands over the need for only roadway capacity adding projects to accommodate future growth ; and
- include an annual component consisting of signalization, timing and other types of systems management improvements as a means to attain a more efficient mobility, level of service, and site specific safety improvements,
- give the highest priority to multi-modal transportation projects that address mobility in Urban Areas.

#### TRAN POLICY 1.1.2

Monitor and analyze travel demand on an ongoing basis in order to assess the need for revisions to the Future Thoroughfare and Mobility Corridor Plans and Maps and the County-wide Multi-Modal Construction and Maintenance Program. The monitoring and analysis program shall:

- include a continual inventory of county owned and maintained facilities in the county thoroughfare system;
- assess the impacts of proposed developments on roadway quality/level of service;
- monitor travel demand conditions and investigate the application of travel demand management (TDM) techniques to maintain the function of the existing and thoroughfare system and mobility corridor plans, and increase its efficiency; and,
- include the analysis of applicable crash frequency data.

#### TRAN POLICY 1.1.3

All construction and maintenance of the thoroughfare system and mobility corridor plan shall be consistent with the Environment Chapter specifically:

- to reduce where practicable the maintenance of multi-modal transportation facilities in Coastal High Hazard Areas subject to repeated storm damage and /or future sea level rise and consider the relocation of facilities when determined to be in the best interest of the public health, safety and welfare; and
- to discourage the expansion of existing transportation facilities on or onto the urbanized Barrier Islands unless: a) the expansion will not encourage the further development on the Barrier Islands; b) the expansion will provide for safe mobility and the migration of wildlife, where appropriate; and c) the expansion will assist in the safe evacuation of the resident and seasonal population; d) the expansion will increase bicycle, pedestrian and public transit infrastructure
- to reduce risks of coastal flooding of transportation systems including the consideration of sea level rise.

#### TRAN POLICY 1.1.4

Sarasota County recognizes the interconnection between land use decisions and transportation needs and options and will work to ensure the transportation impacts are considered in land use decisions and vice versa. Land use strategies and development patterns that reduce vehicle miles traveled will be encouraged.

#### TRAN OBJ 1.2

#### RIGHTS OF WAY PROTECTION

**Sarasota County shall provide for the protection and acquisition of existing and future rights of way for all modes of transportation.**

#### TRAN POLICY 1.2.1

Sarasota County shall maintain an advanced right-of-way acquisition program including the establishment of measures for their acquisition, preservation, or protection for all modes of transportation.

#### TRAN POLICY 1.2.2

The Capital Improvements Chapter and Plan shall contain a line item each year for advanced right-of-way acquisition.

#### TRAN OBJ 1.3

#### INTERCONNECTED TRANSPORTATION SYSTEM

**Sarasota County shall provide for a safe, convenient, energy efficient, interconnected, multi-modal (land, air, water-based) transportation system.**

#### TRAN POLICY 1.3.1

Sarasota County shall use the best available data, and use professionally accepted practices, in the development of its Quality/Level of Service analysis methodology, procedures, and assumptions in analyzing existing and future quality/ levels of service of the multi-modal transportation system and updates to Mobility Fees or their functional equivalent.

#### TRAN POLICY 1.3.2

Sarasota County, within the Urban Service Boundary, shall adopt and maintain a Level of Service (LOS) standard of "D" peak hour, based on a 100th hour design criteria (hereafter referred to as LOS "D"), for all county maintained arterials and collectors.

Sarasota County shall adopt and maintain a Level of Service (LOS) standard of "C" peak hour, based on a 100th hour design criteria (hereafter referred to as LOS "C"), for all County maintained arterials and collectors outside of the Urban Service Boundary. The noted LOS standard applies to roadways that are not designated as constrained or backlogged facilities as shown on Table 10-1.

#### TRAN POLICY 1.3.3

Sarasota County shall adopt and maintain a Level of Service (LOS) standard of "C" (hereafter referred to as LOS "C"), for all county maintained significant local roads. For significant local roads operating below LOS C, the County shall identify and program improvements that will minimize the impacts of motorized vehicular traffic on bicycle and pedestrian quality of service.

#### TRAN POLICY 1.3.4

The minimum level of service standards adopted by Sarasota County for roads designated on the State Highway System and under the jurisdictional responsibility of the Florida Department of Transportation shall be based on and consistent with the statewide minimum level of service standards.

#### TRAN POLICY 1.3.5

Develop multi-modal Quality Level of Service standards for bicycles and pedestrians by 2020.

#### TRAN POLICY 1.3.6

Implement transportation demand management strategies through the following programs:

- Participation in the Sarasota-Manatee Metropolitan Planning Organization's Congestion Management Process and
- Inclusion a of line item each year for 'Signals, Intersections, and Safety Improvements' and in the Capital Improvements Chapter and Plan.

#### **TRAN POLICY 1.3.7**

Sarasota County shall maintain a uniform access management plan designed to control roadway and driveway connections thoroughfare facilities to reduce existing or potential congestion problems.

Whenever possible, access points shall be minimized and shared with adjacent developments to the extent feasible based on operational safety.

#### **TRAN POLICY 1.3.8**

Maintain provisions in the Sarasota County Land Development Regulations and the Sarasota County Zoning Ordinance to ensure safe internal travel, cross-access between adjacent parcels and parking of motorized and non-motorized vehicles.

#### **TRAN POLICY 1.3.9**

Encourage unmaintained publicly owned substandard roads to be brought up to county standards. Where possible, encourage the establishment of Public Improvement Districts to provide funding for such road improvements.

#### **TRAN POLICY 1.3.10**

All subdivisions utilizing private roads shall provide for the maintenance of such roads. Approval of all new subdivisions shall require sufficient proof of the ability to maintain private roads.

#### **TRAN POLICY 1.3.11**

Sarasota County shall maintain a countywide Crash Management Database System to identify locations with the highest crash rates and determine the necessary mitigation needed to correct and/or improve the safety and efficiency of the transportation facility(ies). The county shall report the crash data annually.

**TRAN POLICY 1.3.12**

Sarasota County shall continue to review individual applications for rezoning, special exceptions, and approvals under the Land Development Regulations for safety, adequate ingress and egress, compatibility, operational issues at impacted intersections and circulation, as provided in the County Code, but shall not apply traffic concurrency standards to them. The county will review proposed Comprehensive Plan Amendments and Critical Area Plans, and take into consideration their effects on the multi-modal transportation system and the adopted levels of service, and any need for facility improvements they cause or exacerbate. The county may consider the impacts to adopted quality and level of service standards and the need to amend the Mobility Plan Corridor Maps (Map 10-3) and the funding necessary to accommodate those amendments in the evaluation of Future Land Use Amendments. Amendments to the Mobility Plan Corridor Maps shall be included in the annual update of the Capital Improvements Element. The county may consider amendments to the Mobility Plan to add additional districts.

**TRAN POLICY 1.3.13**

Identify the land use and traffic conditions that warrant AM peak hour level of standards. The county shall adopt AM peak hour level of service standards and regulations for determining the applicability and procedures for AM peak hour level of service analysis by December 2020.

#### TRAN POLICY 1.3.14

Implement a “Green Infrastructure” multi-modal transportation network throughout Sarasota County that:

- connects neighborhoods to schools, commercial districts, and parks/preserves, beaches, recreation facilities and historic sites – both private and public;
- provides safe non-motorized mobility opportunities (e.g. walking/jogging/hiking, biking, rollerblading, horseback riding, etc.);
- integrates passive recreational facilities (benches, picnic areas, playgrounds, fishing, community gardens, etc.);
- allows people and wildlife to move safely throughout Sarasota County;
- interconnects land-based and water-based shared-use “greenway” and “blueway” systems;
- provides for stormwater management opportunities in an integrated fashion;
- improves the overall health of neighborhoods, cities and natural systems.

#### TRAN POLICY 1.3.15

Maintain an education and outreach program for residents and businesses, encouraging alternative transportation choices, alternative fuel vehicles and supporting decisions to reduce vehicle miles travelled (VMT).

#### TRAN POLICY 1.3.16

Establish incentives and education programs encouraging the installation of charging stations and other infrastructure for Electric and Alternative Fuel Vehicles in parking areas and at fueling stations.

Encourage owners and developers of multi-family residential units and large employers to provide Electric Vehicle charging stations as part of their parking facilities.

#### TRAN POLICY 1.3.17

Support Neighborhood Electric Vehicles (NEVs) by assessing speed limits in areas across the county and seek opportunities to close gaps in corridors with speed limits of 35 miles per hour or less. The evaluation of proposed speed limits on new road corridors will take into consideration the appropriateness of NEVs.

**TRAN  
OBJ 1.4****TRAN POLICY 1.3.18**

Support adoption of Electric Vehicles through the provision of charging infrastructure at public facilities with high numbers of visitors, where feasible.

**COMPLETE STREETS**

**The Multi-Modal Transportation System shall enable County residents the opportunity to live and travel utilizing an integrated, inter-modal transportation system based on complete streets design principles and the latest technological innovations and trends including sharing of vehicles and bicycles and where applicable transport via water.**

**TRAN POLICY 1.4.1**

Maintain a Bicycle, Pedestrian and Trails Master Plan for Sarasota County as a coordinated effort between Sarasota County and the Sarasota-Manatee Metropolitan Planning Organization and continue to provide for safe and convenient bicycle and pedestrian facilities which link new and existing development for both transportation and recreational purposes.

**TRAN POLICY 1.4.2**

The Bicycle, Pedestrian and Trails Master Plan for Sarasota County shall identify multi-modal transportation improvements for bicycle and pedestrian consideration and also include a list of bicycle and pedestrian network improvement areas for inclusion into the Sarasota-Manatee Metropolitan Planning Organization's Transportation Improvement Program (TIP), Capital Improvement Program, and for other funding sources.

**TRAN POLICY 1.4.3**

Establish and implement Complete Streets strategies in order to accommodate users (bicyclists, motorists, and pedestrians) of all ages and abilities, improve public health and safety, active mobility and environmental quality by creating and maintaining a multi-modal network for all roadways by December 2018. Complete Street strategies shall apply, at a minimum, to all new construction and reconstruction of collector and arterial roadways.

#### **TRAN POLICY 1.4.4**

Maintain provisions in the Zoning Ordinance to encourage unified developments to provide for bicycle and pedestrian facilities in their plans consistent with guidelines and standards contained in the Land Development Regulations.

#### **TRAN POLICY 1.4.5**

Maintain provisions in the Land Development Regulations so that all new construction and reconstruction of collector and arterial roadways shall provide for safe pedestrian and bicycle mobility. New construction or reconstruction should encourage pedestrian connections through sidewalks and other pedestrian facilities between private property and right-of-way, prioritizing projects that will enhance connectivity to existing facilities. Where feasible Crime Prevention Through Environmental Design (CPTED) standards to ensure pedestrian safety should be applied.

#### **TRAN POLICY 1.4.6**

All new residential subdivisions with residential lots one acre or less in size shall provide for pedestrian access.

#### **TRAN POLICY 1.4.7**

All schools, parks and recreation facilities and planned developments shall provide pedestrian and bicycle access. Where feasible; sidewalks and bicycle facilities provided with road construction projects shall be connected to existing sidewalks and bicycle facilities in the vicinity of the construction.

#### **TRAN POLICY 1.4.8**

The Land Development Regulations shall require pedestrian and bicycle linkages between adjacent land uses and off-site connections to adjacent retail, employment, recreation, civic and educational uses.

**TRAN POLICY 1.4.9**

Periodically review the Multi-Modal Transportation System to ensure consistency with the State Comprehensive Plan, the Strategic Regional Policy Plan, and the Metropolitan Planning Organization's Long Range Transportation Plan in furtherance of coordinated intermodal management of the region's surface and water transportation system.

**TRAN POLICY 1.4.10**

Transportation decisions will take into consideration the needs of the county's aging and disabled populations, with a goal of enabling the mobility of residents of all abilities and encouraging aging-in-place. Beyond compliance with the Americans with Disabilities Act, opportunities exist to facilitate independent mobility throughout life, such as longer pedestrian crossing times, wider sidewalks, off-road paths for electric scooters or Neighborhood Electric Vehicles, and other ideas should be encouraged.

**TRAN POLICY 1.4.11**

Coordinate efforts with neighboring counties to improve inter-county transit service.

**TRAN  
OBJ 1.5**

**PROGRAM COORDINATION**

**All traffic circulation plans and programs, as well as aviation, port and rail plans and programs, shall be coordinated with the plans and programs of the State, the Region, the local Metropolitan Planning Organization and other local jurisdictions.**

**TRAN POLICY 1.5.1**

The Florida Transportation Plan, Thoroughfare Plan, and Mobility Plan shall consider:

- the State of Florida Comprehensive Plan, as appropriate;
- the plans of the Florida Department of Transportation (FDOT);
- the long range plans of the Sarasota Manatee Metropolitan Planning Organization (MPO);
- The Strategic Regional Policy Plan, as appropriate; and
- The Traffic Circulation Plans of the Cities of Sarasota, Venice, North Port and the Town of Longboat Key and the Counties of Manatee, DeSoto and Charlotte.

**TRAN POLICY 1.5.2**

The development of a future thoroughfare system should, to the greatest degree possible, consider:

- the State's adopted Five Year Work Program;
- the transportation programs of the Cities of Sarasota, Venice, North Port and the Town of Longboat Key; and
- the transportation programs of adjacent jurisdictions.

**TRAN POLICY 1.5.3**

Sarasota County shall coordinate with the Sarasota Manatee Metropolitan Planning Organization and the Florida Department of Transportation in the development of their long range needs plan, the annual Transportation Improvements Program, and in revising the functional classification of Sarasota County roadways.

**TRAN POLICY 1.5.4**

Strategies, agreements, or other mechanisms shall be established with applicable local governments and regional and state agencies which demonstrate areawide coordination necessary to implement transportation, land use, parking, greenways and blueways, wildlife corridors, and other provisions of the Transportation Chapter.

**TRAN POLICY 1.5.5**

To support the efforts of the Tamiami Trail Scenic Highway and the Lemon Bay/Myakka Trail Scenic Highway Corridor Management (Figure 10-10) Entities in fulfilling the intent of its Corridor Management Plans (CMPs), Sarasota County may designate a liaison to the Corridor Management Entity (CME).

**TRAN  
OBJ 1.6****NEIGHBORHOOD PRESERVATION**

**Existing neighborhood environments, their cohesion, and integrity, shall be specifically considered in the development of the 2040 Future Thoroughfare Plan, and Mobility Corridor Plans, and in individual multi-modal transportation projects.**

**TRAN POLICY 1.6.1**

Public involvement shall be assured by a presentation to neighborhood and/or other groups by county staff, during the development stage for each multi-modal transportation project.

**TRAN POLICY 1.6.2**

Arterial roadways shall be designed to deter traffic intrusion into adjacent neighborhoods. Project specific measures to minimize such intrusion may include closure of local streets to through traffic, diversion, or other operational changes.

TRAN  
OBJ 1.7

**MULTI-MODAL TRANSPORTATION IMPROVEMENTS**

**Multi-Modal Transportation Improvements shall be designed in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the community.**

**TRAN POLICY 1.7.1**

Promote sustainable, context sensitive landscaping principles for all multi-modal transportation improvements in conjunction with Complete Streets design principals.

**TRAN POLICY 1.7.2**

Whenever possible, perform a visual impact analysis, consisting of an assessment of existing features, superimposition of project features, and identification of any significant opportunities for enhancing the multi-modal viewshed, and/or mitigating impacts.

**TRAN POLICY 1.7.3**

Right-of-way acquisition for arterial roadways shall include, where feasible, sufficient land for either preservation or development of buffers. The following uses shall be permitted within buffers: screens, or berms; landscaping; facilities for pedestrian, equestrian, or bicycle use; underground utilities; drainage systems components; safety appurtenances; and other environmental mitigation measures.

**TRAN  
OBJ 1.8****TRANSPORTATION IMPROVEMENTS**

**The planning, design and development of all transportation systems (roads, bus routes, etc.) shall be coordinated with the planning, design, and development of all other public land uses in the county to ensure compatibility, efficiencies, and highest and best use of resources.**

**TRAN POLICY 1.8.1**

Coordinate between the Transportation Department and other county departments including, but not limited to, Parks, Recreation and Natural Resources to ensure comprehensive planning of public facilities.

TABLE10-4. DESIGNATED BACKLOGGED AND CONSTRAINED ROADWAYS IN SARASOTA COUNTY

ROAD NAME	FROM	TO	JURISDICTION	DEFAULT LOS	B/C LOS	STATUS
Bahia Vista Street	U.S. 41	Shade	City/Sar	D	F	Constrained
Bahia Vista Street	Shade	Euclid	City/Sar	D	F	Constrained
Bahia Vista Street	Euclid	Tuttle	City/Sar	D	F	Constrained
Bee Ridge Road (S.R. 758)	McIntosh	Honore	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Honore	Center Gate	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Center Gate	Maxfield	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Maxfield	Cattlemen	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Cattlemen	I-75	FDOT	D	F	Backlogged
Bay Rd/Osprey Ave (S.R. 758)	Siesta Dr	U.S. 41	FDOT/Sar	D	F	Constrained
Cattlemen Road	Fruitville	N. Packing-house	County	D	F	Backlogged
Cattlemen Road	Packinghouse	Palmer	County	D	F	Backlogged
Cattlemen Road	Palmer	Bahia Vista	County	D	F	Backlogged
Cattlemen Road	Webber	Countrywood	County	D	F	Constrained
Cattlemen Road	Cattleridge Blvd	Bee Ridge	County	D	F	Constrained
Cattlemen Road	Bee Ridge	Center Pointe	County	D	F	Constrained
Clark Road (S.R. 72)	Beneva	Sawyer	FDOT	D	E	Constrained
Clark Road (S.R. 72)	Sawyer	McIntosh	FDOT	D	E	Constrained
Clark Road (S.R. 72)	Honore	Gantt	FDOT	D	E	Backlogged
Clark Road (S.R. 72)	Gantt	Catamaran	FDOT	D	E	Constrained
Clark Road (S.R. 72)	Catamaran	I-75	FDOT	D	E	Constrained
Fruitville (S.R. 780)	Shade	Tuttle	FDOT/Sar	D	F	Constrained
Fruitville (S.R. 780)	Tuttle	Lockwood Ridge	FDOT/Sar	D	F	Constrained
Fruitville (S.R. 780)	Lockwood Ridge	Beneva	FDOT/Sar	D	F	Constrained
Fruitville (S.R. 780)	Beneva	McIntosh	FDOT/Sar	D	E	Constrained
Fruitville (S.R. 780)	McIntosh	Honore	FDOT	D	E	Constrained
Fruitville (S.R. 780)	Honore	Arthur Andersen Pkwy	FDOT	D	F	Constrained
Fruitville (S.R. 780)	Arthur Andersen Pkwy	Cattlemen	FDOT	D	F	Constrained
Fruitville (S.R. 780)	Cattlemen	I-75	FDOT	D	F	Constrained
Gulf Mexico Dr. (S.R. 789)	Co Line	New Pass Bridge	FDOT/LBK	D	F	Constrained

TABLE10-4. DESIGNATED BACKLOGGED AND CONSTRAINED ROADWAYS IN SARASOTA COUNTY, CONTD

ROAD NAME	FROM	TO	JURISDICTION	DEFAULT LOS	B/C LOS	STATUS
Higel Avenue (S.R. 758)	Siesta	Midnight Pass Rd	FDOT	D	F	Constrained
Honore Avenue	University	Desoto	County	D	F	Backlogged
Honore Avenue	Desoto	Longmeadow	County	D	F	Backlogged
Honore Avenue	Taywood	17th	County	D	F	Backlogged
Honore Avenue	17th	Richardson	County	D	F	Backlogged
Honore Avenue	Richardson	Fruitville	County	D	F	Backlogged
Honore Avenue	Fruitville	Antoinette	County	D	F	Backlogged
Honore Avenue	Antoinette	Sawgrass	County	D	F	Backlogged
Honore Avenue	Sawgrass	Palmer	County	D	F	Backlogged
Honore Avenue	Palmer	Bahia Vista	County	D	F	Backlogged
Honore Avenue	Colonia Oaks	Webber	County	D	E	Backlogged
Honore Avenue	Brookmeade	Bee Ridge	County	D	F	Backlogged
Honore Avenue	Ashton	Clark	County	D	E	Backlogged
Lockwood Ridge Road	University	61st	County	D	E	Constrained
McIntosh Road	Webber	Bee Ridge	County	D	F	Backlogged
Palmer Boulevard	Packinghouse	Porter	County	D	F	Constrained
Palmer Boulevard	Porter	Apex	County	D	F	Constrained
Ringling Causeway (S.R. 789)	New Pass Bridge	City Island Rd	FDOT/Sar	D	F	Constrained
Ringling Causeway (S.R. 789)	City Island Rd	St. Armands Circle	FDOT/Sar	D	F	Constrained
Ringling Causeway (S.R. 789)	St. Armands Circle	Bird Key Dr	FDOT/Sar	D	F	Constrained
Ringling Causeway (S.R. 789)	Bird Key Dr	U.S. 41	FDOT/Sar	D	E	Constrained
River Road (north)	I-75	Venice Ave.	County	D	E	Backlogged
River Road (north)	Venice Ave.	Center	County	D	E	Backlogged
River Road (north)	Center	West Villages Pkwy	County	D	F	Backlogged
River Road (north)	West Villages Pkwy	U.S. 41	County	D	E	Backlogged
Siesta Drive (S.R. 758)	Higel	N. Bridge	FDOT/Sar	D	F	Constrained
Siesta Drive (S.R. 758)	N. Bridge	Osprey	FDOT/Sar	D	F	Constrained
Stickney Pt. Road (S.R. 72)	Midnight Pass	U.S. 41	FDOT	D	E	Constrained
Tuttle Avenue	Fruitville	Ringling	City/Sar	D	F	Constrained
University Parkway	West University Pkwy	U.S. 301	County	D	E	Constrained

TABLE10-4. DESIGNATED BACKLOGGED AND CONSTRAINED ROADWAYS IN SARASOTA COUNTY, CONTD

ROAD NAME	FROM	TO	JURISDICTION	DEFAULT LOS	B/C LOS	STATUS
University Parkway	Tuttle Av	Lockwood Ridge	County	D	F	Constrained
University Parkway	Lockwood Ridge	Conservatory	County	D	F	Constrained
University Parkway	Conservatory	Whitfield	County	D	E	Constrained
University Parkway	Whitfield	Longwood Run Blvd	County	D	F	Constrained
University Parkway	Longwood Run Blvd	Medici	County	D	E	Constrained
University Parkway	Medici	Honore	County	D	F	Constrained
University Parkway	Honore	Cooper Creek	County	D	F	Constrained
University Parkway	Cooper Creek	I-75	County	D	F	Constrained
U.S. 301 (S.R. 683)	Northgate	Myrtle	FDOT	D	E	Constrained
U.S. 301 (S.R. 683)	Myrtle	27th	FDOT/Sar	D	E	Constrained
U.S. 301 (S.R. 683)	27th	17th	FDOT/Sar	D	E	Constrained
U.S. 301 (S.R. 683)	17th	12th	FDOT/Sar	D	E	Constrained
U.S. 301 (S.R. 683)	12th	Fruitville (S.R. 780)	FDOT/Sar	D	F	Constrained
U.S. 301 (S.R. 683)	Fruitville	Main	FDOT/Sar	D	F	Constrained
U.S. 301 (S.R. 683)	Main	Ringling	FDOT/Sar	D	F	Constrained
U.S. 301 (S.R. 683)	Ringling	U.S. 41	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Co Line	Spaatz	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Spaatz	University	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	University	Myrtle	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Myrtle	27th	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	27th	10th	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	10th	Blvd of Arts	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Blvd of Arts	Fruitville Rd	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Fruitville Rd	Ringling	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Ringling	Orange	FDOT/Sar	D	E	Constrained
U.S. 41 (S.R. 45)	Osprey	US 301	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	U.S. 301	Bay Street	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Bay Street	Bahia Vista	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Bahia Vista	Waldemere	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Waldemere	Hillview	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Hillview	Webber	FDOT/Sar	D	F	Constrained

TABLE10-4. DESIGNATED BACKLOGGED AND CONSTRAINED ROADWAYS IN SARASOTA COUNTY, CONTD

ROAD NAME	FROM	TO	JURISDICTION	DEFAULT LOS	B/C LOS	STATUS
U.S. 41 (S.R. 45)	Webber	Siesta Dr	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Siesta Dr	Bee Ridge	FDOT/Sar	D	F	Constrained
U.S. 41 (S.R. 45)	Bee Ridge	Glengary	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Glengary	Worrrington	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Worrrington	Field	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Field	Proctor	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Proctor	Philippi	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Philippi	Constitution	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Constitution	Beechwood	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Beechwood	Stickney Point	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Stickney Point	Gulf Gate	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Beneva	Club Dr	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Club Dr	Central Sarasota Pkwy	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	Central Sarasota Pkwy	McIntosh	FDOT	D	E	Backlogged
U.S. 41 (S.R. 45)	Albee	Colonia	FDOT	D	E	Constrained
U.S. 41 (S.R. 45)	Colonia	U.S. 41 By-Pass	FDOT	D	F	Constrained
U.S. 41 (S.R. 45)	U.S. 41 By-Pass	Shamrock	FDOT	D	E	Constrained
U.S. 41 (S.R. 45)	Shamrock	Venetian Plaza	FDOT	D	E	Constrained
U.S. 41 (S.R. 45)	Seminole	Alligator	FDOT	D	E	Constrained
U.S. 41 (S.R. 45)	Alligator	S.R. 776	FDOT	D	E	Constrained
U.S. 41 (S.R. 45)	S.R. 776	Jacaranda	FDOT	D	F	Constrained

Source: Sarasota County Public Works, 2015

## SARASOTA COUNTY YEAR 2040 FUTURE THOROUGHFARE PLAN

The Sarasota County Year 2040 Thoroughfare Plan (Table 10-5), which identifies the general location and type of roadways needed to accommodate the traffic circulation system needs through the year 2040, is presented in Map 10-8: "Year 2040 Thoroughfare Plan (Functional Classification)," Map 10-9: "Year 2040 Thoroughfare Plan (By Lanes)."

The transportation network and accompanying facilities are coordinated with the Future Land Use Map through the update of the Future Land Use Chapter.

Road improvements and new facilities are coordinated with the installation of water transmission lines. Recently, the installation of stormwater management facilities, and sanitary sewer collection lines have also begun to be coordinated with the road improvement program. This coordination takes place as information on the type and order of needed capital improvements becomes available from the on-going planning and acquisitions programs.

TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS

ROADWAY NAME	LIMITS	TO	LANES
<b>Freeways/Expressways</b>			
I-75 (S.R. 93)	University	Jacaranda	8
I-75 (S.R. 93)	Jacaranda	Charlotte County Line	6
S.R. 681 (Venice Connector)	U.S. 41	I-75	4
<b>Major Arterials</b>			
Bee Ridge Road	I-75	Bee Ridge Ext.	4
Bee Ridge Road (S.R. 758)	U.S. 41	I-75	6
Beneva Road	17th	US 41	4
Center Road	US 41 By Pass	River Rd	4
Clark Road (S.R. 72)	Swift	I-75	6
Clark Road (S.R. 72)	I-75	Co Line	2
Englewood Road (S.R. 776)	U.S. 41	Overbrook Dr	6
Englewood Road (S.R. 776)	Overbrook Dr	Dearborn	4
Fruitville	I-75	Dog Kennel Rd	4
Fruitville	Dog Kennel Rd	Verna Road	2
Fruitville (S.R. 780)	US 301	I-75	6
Honore Avenue	University	Laurel	4
Indiana Avenue (S.R. 776)	Dearborn	Co Line (Bay Heights)	4
Jacaranda Boulevard	Laurel	I-75	4
Jacaranda Boulevard	I-75	Center	6
Keyway Road	S.R. 776	Pine St	4
Laurel Road	U.S. 41	Jacaranda	4
Lockwood Ridge Road	University	Fruitville	4
West Villages Pkwy/Pine St	North River	Co Line	4
Pinebrook Rd	Laurel	Center Rd	4
River Road (North)	I-75	U.S. 41	6
River Road (South)	U.S. 41	East River Road	6
Stickney Pt. Road (S.R. 72)	U.S. 41	Swift	6
Sumter Blvd	I-75	U.S. 41	4
Toledo Blade Blvd	I-75	Co Line	4
U.S. 301 (S.R. 683)	University	17th	6
U.S. 301 (S.R. 683)	17th	U.S. 41	4
U.S. 41 (S.R. 45)	Manatee Co Line	U.S. 301	4
U.S. 41 (S.R. 45)	U.S. 301	U.S. 41 Bypass (North)	6
U.S. 41 (S.R. 45)	U.S. 41 Bypass (North)	U.S. 41 Bypass (South)	4
U.S. 41 (S.R. 45)	U.S. 41 Bypass (South)	Charlotte Co Line	6

TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CONT'D

ROADWAY NAME	LIMITS	TO	LANES
U.S. 41 By-Pass (S.R. 45A)	U.S. 41 (North)	U.S. 41 (South)	6
University Pkwy	U.S. 41	U.S. 301	6
University Pkwy	U.S. 301	Lakewood Ranch Blvd.	4
University Pkwy	Lakewood Ranch Blvd.	North-South Roadway B	4
Venice Avenue	US 41 Bypass	River Rd	4
Verna Road	Fruitville Rd	County Line	2
Winchester Blvd	County Line	River Rd	4
<b>Minor Arterials</b>			
17th Street	U.S. 301	Honore	4
Bahia Vista Street	U.S. 41	Cattlemen	4
Bay Rd / Osprey Ave (S.R. 758)	Siesta Dr	U.S. 41	4
Bee Ridge Rd	Iona Rd	North-South Roadway B	2
Bee Ridge Rd (Ext)	Bee Ridge	Clark	4
Cattlemen Road	Fruitville	Proctor	4
Center Road	U.S. 41	U.S. 41 Bypass	2
Central Sarasota Pkwy	U.S. 41	Honore Avenue	4
Coburn Rd	Palmer Blvd	Fruitville Rd	2
Dearborn Street	S.R. 776	Pine St	4
Desoto Rd	University Pkwy	U.S. 301	4
Desoto Rd	U.S. 301	North Cattlemen Rd	2
East-West Roadway B	North-South Roadway B	Verna Rd	2
Gisinger St	S.R. 776 Pine St	River Rd	4
Gulf Mexico Dr (S.R. 789)	New Pass Bridge	County Line	2
Higel Avenue (S.R. 758)	Siesta Dr	Midnight Pass Rd	2
Iona Rd	Bee Ridge Rd	Fruitville Rd	4
Jacaranda Blvd	Center	S.R. 776	4
Knights Trail Rd	Laurel Rd	North-South Roadway A	4
Lakewood Ranch Blvd	Fruitville Rd	University Pkwy	4
Longwood Run	Desoto	University Pkwy	2
Lorraine Rd	Fruitville Rd	University Pkwy	4
McIntosh Rd	Fruitville	U.S. 41	4
Midnight Pass Road (S.R. 758)	Higel	Stickney Pt	2
N Cattlemen Rd	University Pkwy	Fruitville Rd	4
North-South Roadway A	Clark Rd	Knights Trail Rd	4
North-South Roadway B	University Pkwy	North-South Roadway A	2
Old Englewood Rd	S.R. 776	Dearborn	2

TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CONT'D

ROADWAY NAME	LIMITS	TO	LANES
Ringling Causeway (S.R. 789)	New Pass Bridge	St. Armands Circle	2
Ringling Causeway (S.R. 789)	St. Armands Circle	U.S. 41	4
Siesta Drive (S.R. 758)	Higel	Osprey	2
Spine Rd	Bee Ridge Rd	Palmer Blvd	2
Stickney Pt. Road (S.R. 72)	Midnight Pass	U.S. 41	4
Swift Road	Bee Ridge	Clark	4
Tuttle Avenue	University Pkwy	Bee Ridge	4
<b>Major Collectors</b>			
Airport Ave	Harbor Dr	Avenida del Circo	2
Albee Farm Rd	Laurel	U.S. 41 Bypass	4
Auburn Rd	Border	Venice	2
Avenida del Circo	Airport Ave	U.S. 41	2
Bay St	U.S. 41	Honore Ave	4
Border Rd	Auburn Rd	Jackson Rd	2
Capri Isles Blvd	Venice	Border	4
Colonia Ln	U.S. 41	Albee Farm Rd	2
Dearborn St	Old Englewood Rd	S.R. 776	2
Edmondson Rd	Albee Farm Rd	Auburn Rd	2
Gantt Rd	Proctor	Clark	4
Gulf Gate Dr	U.S. 41	Gateway Ave	4
Gulf Gate Dr	Gateway Ave	Beneva Rd	2
Harbor Dr	Venice Ave	South of Beach Rd	2
Hatchett Creek Blvd	Pinebrook Rd	Jacaranda Blvd	2
Jackson Rd	Center Rd	Venice Ave	4
Myrtle Street	U.S. 41	Tuttle Ave	4
Palmer Blvd	Honore Ave	Iona Rd	2
Palmer Ranch Pkwy	Beneva Rd	McIntosh Rd	4
Palmer Ranch Pkwy E	McIntosh Rd	Honore Ave	4
Potter Park Dr	Central Sarasota Pkwy	Sarasota Square Blvd	2
Rockley Blvd	U.S. 41	Center Rd	4
Sarasota Square Blvd	Beneva Rd	McIntosh Rd	4
Sawyer Rd	Bee Ridge Rd	Clark Rd	2
Venice Ave	Park Blvd	U.S. 41 Bypass	4
Webber St	U.S. 41	Cattlemen Rd	4
Wilkinson Rd	Swift Rd	Cattlemen Rd	2

TABLE10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CONT'D

ROADWAY NAME	LIMITS	To	LANES
<b>Minor Collectors</b>			
27th Street / Dr MLK Jr Way	U.S. 301	Lockwood Ridge	2
Albee Rd	Casey Key	U.S. 41	2
Ashton Rd	Sawyer Rd	Gant Rd	2
Baffin Rd	Shamrock Blvd	U.S. 41	2
Blackburn Pt. Rd	Casey Key	USO	2
Casey Key Rd	Blackburn Pt Rd	Albee Rd	2
Casey Key Rd	Albee	End	2
De Leon Dr	Ortiz	U.S. 41	2
Higel Ave / Treasure Boat	Midnight Pass Rd	Ocean Blvd	2
Jackson Rd	Border	Venice	2
Lockwood Ridge Rd	Webber St	Markridge Rd	2
Manasota Beach Rd	Manasota Key Rd	Venice East Blvd (N)	2
Manasota Key Rd	Manasota Beach Rd	County Line	2
Myakka Rd	Fruitville Rd	Myakka Park	2
Midnight Pass Rd	Stickney Pt	South of Stickney Pt	2
Ocean Blvd	Higel	Beach	2
Old Venice Rd	Bay	U.S. 41	2
Ortiz Blvd	DeLeon	U.S. 41	2
Richardson Rd	Honore	N Cattlemen Rd	2
Sawyer Loop Rd	McIntosh	Clark Rd €	2
Shamrock Blvd	U.S. 41	Center	2
Shamrock Drive	Baffin	U.S. 41	2
South Venice Blvd	Lemon Bay Dr	U.S. 41	2
Venice East Blvd	Center Rd	Keyway Rd	4
<b>Significant Local Roads</b>			
Camino Real	Hansen St	Kenilworth St	2
Center Gate Boulevard	Bee Ridge Rd	Wilkinson Rd	2
Debrecen Road	Fruitville Rd	Fruitville Rd	2
Gateway Avenue	Stickney Point Rd	Gulf Gate Dr	2
Higel Avenue	Ocean Blvd	Treasure Boat Way	2
Higel Avenue	Treasure Boat Way	Windward Pl	2
Jamaica Road	Shamrock Rd	Siesta Dr	2
Lalani Boulevard	Webber St	Bee Ridge Rd	2
Livingstone Street	Vamo Rd	U.S. 41	2
Mauna Loa Boulevard	Bee Ridge Rd	Lago Way	2

TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CONT'D

ROADWAY NAME	LIMITS	TO	LANES
Mission Valley Boulevard	Calusa Lakes Blvd/ Mackintosh Blvd	Laurel Rd	2
Queen Road	Shamrock Dr	Oriole Rd	2
Sarasota Golf Club Boulevard	McKown Rd	Bee Ridge Rd	2
Seminole Drive	Siesta Dr	U.S. 41	2
Shade Avenue	Hibiscus Ct (City Limits)	Webber St	2
Shade Avenue	Webber St	Siesta Dr	2
Shade Avenue	Siesta Dr	Bee Ridge Rd	2
Shade Avenue	Bee Ridge Rd	Haley Ln	2
Siesta Drive	U.S. 41	Shade Ave	2
Siesta Drive	Shade Ave	Tuttle Ave	2
Vamo Road	U.S. 41	Livingstone St	2

Source: Sarasota County Public Works, 2015

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# PUBLIC TRANSIT

## SUB-CHAPTER

Public transit shall be a primary component of an overall multi-modal transportation system in Sarasota County.

# PUBLIC TRANSIT

## SUB-CHAPTER INTRODUCTION

Public transit shall be a primary component of an overall multi-modal transportation system in Sarasota County. A high-performing and cost effective transit system must be part of a mixed-use urban/suburban land use development pattern; be an integral part of the bicycle/pedestrian network; be safe, easy-to-use, clean and attractive; be part of new development land use standards; and be evaluated regularly as to performance and cost-effectiveness.

The Sarasota County Comprehensive Plan recognizes these circumstances in its Goals, Objectives and Policies. These policies bring transit as a full partner to the transportation table in Sarasota County. Sarasota County Area Transit (SCAT) participated in the development and adoption of the Mobility Fee ordinance in 2015 and will utilize mobility fee funding to improve its capital assets. A series of projects and corridor have been identified for future Mobility Fee funding and these projects, when funded, will be incorporated into the Capital Improvements Plan. Both capital assets and operating requirements for service improvements are evaluated annually for SCAT's Transit Development Plan (TDP). The TDP process involves the public and sets SCAT's facility, route and service goals on an annual basis.

The policies of the comprehensive plan also specify the means and measures that Sarasota County shall use to evaluate the efficiency and effectiveness of its fixed route bus system as well as the need for new transit services and facilities. SCAT also conducts on-board surveys and ridechecks on a regular basis to help assess the performance of the system.

Transit travel is intimately connected with the pedestrian experience. In most cases, a transit ride consists of a walk to the bus stop, a transit trip, then another walk to the final destination. This is why Complete Streets and multi-modal design strategies are important to the continued success of the Transit Development Plan (TDP). Sidewalk projects, bridge projects, road projects and even public facilities projects are often an excellent way to further street designs that connect the urban experience of the pedestrian, the cyclist and the transit rider.

**TRAN  
GOAL 2**

Sarasota County shall provide public transit services that provide a safe, convenient, environmentally sustainable and economically efficient mobility for current and potential transit service users.

**TRAN  
OBJ 2.1****CONVENIENT PUBLIC TRANSIT**

**To maintain a formal method for providing convenient public transit service.**

**TRAN POLICY 2.1.1**

Locate passenger facilities and amenities within or adjacent to transit compatible commercial centers and other high traffic areas. Promote car and bicycle sharing in these areas to facilitate access.

**TRAN POLICY 2.1.2**

Maintain and expand inter-modal travel opportunities where financially feasible. Promote car and bicycle sharing at inter-modal facilities.

**TRAN POLICY 2.1.3**

Target land uses that can be positively impacted by transit such as beaches, other major recreational activities, libraries, major airports, major employment centers, consolidated public service areas, Central Business Districts, commercial concentrations, as well as the major arterial travel corridors.

**TRAN POLICY 2.1.4**

Market transit services as a viable mode of transportation through a comprehensive marketing and information campaign designed to raise public awareness. Encourage linkage with car and bicycle sharing services to facilitate access.

**TRAN POLICY 2.1.5**

Maintain and improve safety guidelines comparable with SCAT's past performance, as measured by mechanical failures per 100,000 vehicle miles.

#### TRAN POLICY 2.1.6

Replace the fleet of SCAT buses as buses exceed their useful life, subject to the availability and funding with energy efficient and environmentally friendly replacements.

#### TRAN POLICY 2.1.7

Review the existing routing and scheduling to maximize coordination connections, frequency, and efficiency.

#### TRAN POLICY 2.1.8

Coordinate transit service improvements with the future needs of seaports, airports, and other related public transportation facilities in a manner consistent with the protection and conservation of natural resources.

#### TRAN POLICY 2.1.9

Continue to evaluate and implement a bus stop improvement program for existing transit stops to ensure safe, convenient, accessible transit services for all residents.

#### TRAN POLICY 2.1.10

Transit facility planning will be conducted with a goal of reducing dead head times.

## TRAN OBJ 2.2

#### LEVELS OF SERVICE EVALUATION

**To adopt formal standards and methods of evaluating transit Levels of Service (LOS).**

#### TRAN POLICY 2.2.1

Transit Levels of Service (LOS) standards shall comply with the Transportation Research Board (TRB) Transit Capacity and Transit Quality of Service Manual, as amended.

#### TRAN POLICY 2.2.2

The following Public Transit Levels of Service standards shall be incorporated into the Transit Development Plan (TDP):

- Route Coverage – Percent covered by bus service.
- Passenger Load – Measurement of the peak point on an average day.
- On-Time Performance – Measurement of Schedule Adherence.
- Headway – Average system frequency

The specific Transit Level of Service standard in the Transit Development Plan (TDP) shall be reviewed annually and updated as needed.

#### TRAN POLICY 2.2.3

Sarasota County adopts the following peak hour Transit Level of Service (LOS) standard:

- Headways – Average system frequency of service will be every 31 – 59 minutes.

### TRAN OBJ 2.3

#### ROUTE PERFORMANCE EVALUATING

**To maintain a formal method of evaluating route performance.**

#### TRAN POLICY 2.3.1

Maintain a performance evaluation standard in the Transit Development Plan (TDP) that utilizes ridership and farebox recovery as a guideline. Performance measures adopted in the Transit Development Plan (TDP) shall be reviewed annually and updated as needed.

#### TRAN POLICY 2.3.2

Evaluate transit fares in order to maintain fair and equitable transit pricing.

#### TRAN POLICY 2.3.3

Update Sarasota County's Transit Development Plan as required by the Florida Department of Transportation. Utilize peer comparisons with other similar size transit systems and SCAT's service performance reports as a measure of cost efficiency and service effectiveness.

**TRAN  
GOAL 3****TRAN  
OBJ 3.1**

Sarasota County shall provide a reliable and effective public transit service.

**PUBLIC TRANSIT COORDINATION**

**Continue to improve coordination of public transportation for the general public, minority and/or low income populations, and the special needs of the transportation disadvantaged, with adjacent communities, the Community Transportation Coordinator, the Sarasota County Transportation Disadvantaged Coordinating Board, other transportation providers, the Florida Department of Transportation and the Sarasota-Manatee Metropolitan Planning Organization.**

**TRAN POLICY 3.1.1**

Coordinate transit services with adjoining communities, and other modes of public transportation, in cooperation with the Florida Department of Transportation (FDOT) District 1, the Tampa Bay Area Regional Transportation Authority (TBARTA), and the Sarasota-Manatee Metropolitan Planning Organization.

**TRAN POLICY 3.1.2**

Provide public transit services consistent with: the identified needs of the County's population, the constraints of the road network, and the prevailing urban land use patterns of the County in coordination with affected County departments, State programs and initiatives, State and Metropolitan planning activities and local jurisdictions.

**TRAN POLICY 3.1.3**

Coordinate with adjacent communities, the Community Transportation Coordinator, the Sarasota County Transportation Disadvantaged Coordinating Board, other transportation providers, the Florida Department of Transportation (FDOT), local and regional Metropolitan Planning Organizations (MPO).

**TRAN POLICY 3.1.4**

Evaluate major service changes to assure non-discrimination to areas with above-average percentages of minorities plus low income populations pursuant to Title VI of the Civil Rights Act of 1964.

**TRAN POLICY 3.1.5**

Public notice shall be given prior to final decisions on major service changes.

**TRAN POLICY 3.1.6**

Coordinate construction activities on the roadway utilized by the transit system to minimize adverse impacts on transit passengers.

**TRAN POLICY 3.1.7**

Consider the existing and future needs of public transit services and the needs of riders in the planning, programming and construction of roadway improvements including sidewalks, neighborhood projects and trails.

**TRAN POLICY 3.1.8**

Continue to identify and implement strategies to improve the efficiency in transportation services to the transportation disadvantaged.

**TRAN POLICY 3.1.9**

In accordance with Florida Statutes, maintain cooperation with the, Sarasota County Transportation Disadvantaged Local Coordinating Board's broker functions between suppliers and users of the transit service to the transportation disadvantaged as provided by the Community Transportation Coordinator.

**TRAN POLICY 3.1.10**

Continue to participate with the Sarasota-Manatee Metropolitan Planning Organization (MPO) in the update of the transit sections of the MPO's Long Range Transportation Plan and Public Transit Systems Analysis Study.

**TRAN  
OBJ 3.2**

**TRAN POLICY 3.1.11**

Continue to actively participate in and promote the Commuter Services Program and promote the Commuter Services Program administered by the Florida Department of Transportation (FDOT).

**LAND USE AND TRANSIT PLANNING**

**To coordinate land use planning and land development based upon existing major trip generators or attractors, safe and convenient transit terminals with the provision of public transit service.**

**TRAN POLICY 3.2.1**

Establish requirements for developments so that they support the use of public transit by providing bus stop pads, pedestrian connections between development, public sidewalks and bus stops, and, at major developments, other bus stop passenger amenities including the provision of easements for the location of bus passenger shelters and bus stop safety modifications.

**TRAN POLICY 3.2.2**

Consider developer provided services or facilities that coordinate with and enhance public transit service as alternative to the provision of a portion of parking requirements for the developments.

**TRAN POLICY 3.2.3**

Establish land use, site, and building design guidelines for development to assure the accessibility of new development to public transit. Require developers to provide bus shelters at their entranceways along transit corridors.

**TRAN POLICY 3.2.4**

Establish land uses or other implementation techniques such as commuter assistance programs (e.g., carpools and vanpools) and park and ride programs that encourage and promote public transportation and reduce the number and miles of vehicle trips.

TRAN  
OBJ 3.3

#### ALTERNATIVE FUNDING PROGRAMS

**To investigate and consider implementing alternative programs to fund public transit.**

##### TRAN POLICY 3.3.1

In coordination with other agencies, investigate alternative funding sources, which would reduce SCAT's dependency on local subsidies.

##### TRAN POLICY 3.3.2

With consideration for the programs of other transit service providers, the Florida Department of Transportation and the Sarasota-Manatee Metropolitan Planning Organization pursue an adequate and stable funding source for public transit. Support all efforts to maintain and increase transit operating assistance at all levels of government.

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## AVIATION, PORT AND RAIL

### SUB-CHAPTER

The County's transportation needs are met primarily by highway oriented vehicles, i.e., automobiles and trucks. However, airplanes contribute greatly to the movement of people and goods to and from Sarasota County.

# AVIATION, PORT AND RAIL

## SUB-CHAPTER INTRODUCTION

The Continuing Florida Aviation Planning Process (CFASPP) developed by the Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) establishes the method for continuously monitoring, updating, and maintaining the State's aviation environment in order to meet projected aviation needs. The attendant outcome of the CFASPP findings is the Florida Aviation Systems Plan which provides both a state-wide and regional assessment of Florida's aviation system.

Sarasota County is part of Region 7 which includes Manatee, Sarasota, Charlotte, Lee, Collier Glades and Hendry counties. The Region 7- Southwest Florida (updated February 2012) is the most recent regional update of the region's aviation system.

Although the county's transportation needs are met primarily by highway oriented vehicles, i.e., automobiles and trucks.; aviation contributes greatly to the movement of people and goods to and from Sarasota County as well as providing a wide range of general aviation services. Three public-use airports as well as five private use airports and five heliports provide aviation service to the county.

Airport facilities are defined as any area of land or water improved, maintained, or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way. None of the private airports in Sarasota County meet or exceed this criterion; therefore, the remainder of this chapter will only address the Sarasota-Bradenton International Airport, the Venice Municipal Airport, and the Buchan Airport.

While most of Sarasota's transportation needs are met by highway oriented vehicles and aviation, port and rail facilities also contribute to the movement of goods to and from the county. Sarasota County receives limited freight service by CSX Transportation and Seminole Gulf Railway which utilize the existing Seaboard Coastline (SCL) railroad lines. Passenger service is not available to Sarasota County, with the nearest passenger station in Tampa. There are no seaport facilities in the county with the county's port needs met by the services of Port Manatee located north of Bradenton in Manatee County and the Port of Tampa.

**TRAN  
GOAL 4**

Encourage the provision of commercial air carrier and general aviation facilities which efficiently meet the needs of passengers, commercial airlines, and general aviation users.

**TRAN  
OBJ 4.1****AIRPORT MASTER PLAN SUPPORT**

**Support the implementation of the master plans for the Sarasota-Bradenton International Airport, the Venice Municipal Airport and the Buchan Airfield Special Use Facility through the year 2040.**

**TRAN POLICY 4.1.1**

Retain Sarasota-Bradenton International Airport as the commercial air carrier facility, for the two county area, with general aviation facilities as long as the operational capacity of the Airport is not exceeded.

**TRAN POLICY 4.1.2**

Encourage the designation of the Venice Municipal Airport as a reliever facility of the Sarasota-Bradenton International Airport for general aviation traffic.

**TRAN POLICY 4.1.3**

The development and expansion of aviation related facilities shall protect and conserve natural resources and be consistent with the Future Land Use Chapter and the Environment Chapter.

**TRAN POLICY 4.1.4**

The County shall develop mitigation techniques to address adverse structural and non-structural impacts from airports or related facilities upon adjacent natural resources and land uses.

**TRAN POLICY 4.1.5**

Retain Buchan Airfield as a special use facility.

**TRAN  
GOAL 5**

Develop and maintain, in coordination with airport improvements, a transportation system which provides safe, convenient and efficient travel through an affordable balance of alternative transportation modes.

**TRAN  
OBJ 5.1****MAINTAIN AIRPORT PUBLIC TRANSIT SERVICE**

**Maintain, subject to availability of federal funding, through the year 2040, the existing level of cost efficient public transit service to the Sarasota-Bradenton International Airport in order to accommodate airport employees and airport users.**

**TRAN POLICY 5.1.1**

The County will maintain and enhance the existing bus service to the Sarasota-Bradenton International Airport. Evaluate existing transit service for its compatibility with highest use times at local airports and consider changes to facilitate travel by bus to the airport.

**TRAN POLICY 5.1.2**

The County will maintain and enhance cost efficient paratransit services to the Sarasota-Bradenton International Airport.

**TRAN  
OBJ 5.2****INTERMODAL TERMINALS**

**Develop implementation strategies to address intermodal terminals and access to aviation facilities.**

**TRAN POLICY 5.2.1**

The county shall include in its design of the county's future thoroughfare system and its public transit system, strategies to address intermodal terminals and access to aviation facilities.

**TRAN  
GOAL 6**

Improvements to, and the operation of, the aviation facilities shall be carried out in a manner which minimizes negative impacts on the environment.

**TRAN  
OBJ 6.1****COORDINATE PLAN IMPROVEMENTS**

**Ensure minimum negative environmental impacts of planned improvements, as proposed by the Sarasota-Bradenton International Airport through coordination with the Future Land Use and Environment Chapters. To the extent possible, the county will coordinate planned improvements with the appropriate aviation facilities provider including the U.S. Army Corps of Engineers, Federal Aviation Administration, metropolitan planning organization, military services, or approved resource planning and management plan prepared pursuant to Florida Statutes.**

**TRAN POLICY 6.1.1**

The county will monitor the Airport Development of Regional Impact to assure that preservation and conservation areas and natural resources are protected, and that the development is consistent with the Sarasota County Comprehensive Plan.

**TRAN POLICY 6.1.2**

The county will review the planned improvements during their scheduled development periods (1993-2020), according to the Sarasota-Bradenton International Airport Master Plan, and will assure their consistency with the Sarasota County Comprehensive Plan.

## TRAN OBJ 6.2

### MINIMIZE ENVIRONMENTAL IMPACTS

**Ensure minimum negative environmental impacts of planned improvements, as proposed by the Venice Municipal Airport through coordination with the Future Land Use and Environment Chapters. To the extent possible, the county will coordinate planned improvements with the appropriate aviation facilities provider including the U.S. Army Corps of Engineers, Federal Aviation Administration, metropolitan planning organization, military services, or approved resource planning and management plan prepared pursuant to Florida Statutes.**

#### TRAN POLICY 6.2.1

The county will review the planned improvements during their scheduled development periods, according to the Venice Municipal Airport Master Plan, and will assure their consistency with the Sarasota County Comprehensive Plan.

**TRAN  
GOAL 7**

Encourage compatibility of land uses in the portions of unincorporated Sarasota County adjacent to aviation facilities.

**TRAN  
OBJ 7.1****LAND USE COMPATIBILITY**

**Ensure that any new improvements for aviation purposes, through the year 2040, are compatible with surrounding land uses.**

**TRAN POLICY 7.1.1**

The county will review the impact of planned improvements for the Sarasota-Bradenton International Airport and the Venice Municipal Airport to ensure minimum adverse impacts upon previously established residential development.

**TRAN POLICY 7.1.2**

The county will support the mitigation of existing noise conflicts between the Sarasota-Bradenton International Airport and its environs.

**TRAN POLICY 7.1.3**

The county will support the implementation of air space zoning as proposed by the Sarasota Manatee Airport Authority.

**TRAN  
OBJ 7.2****ENCROACHMENT**

**Protect aviation facilities from the encroachment of incompatible land uses, through the year 2040.**

**TRAN POLICY 7.2.1**

The county will not allow development of incompatible land uses in the unincorporated area adjacent to aviation facilities.

**TRAN POLICY 7.2.3**

The county will support the Sarasota Manatee Airport Authority and the Venice Municipal Airport Advisory Board in their efforts to purchase land adjacent to their aviation facilities.

**TRAN  
GOAL 8****TRAN  
OBJ 8.1**

Ensure intra- and intergovernmental coordination in all planning efforts relating to future aviation transportation.

**COORDINATION**

**Maintain and increase intra and intergovernmental coordination relating to aviation transportation, in accordance with the Sarasota County Comprehensive Plan's Intergovernmental Coordination and Citizen Participation Chapter. Assure that all future aviation related efforts are coordinated and properly integrated with Sarasota Manatee Metropolitan Planning Organization and Florida Department of Transportation plans.**

**TRAN POLICY 8.1.1**

The county will continue its cooperation and coordination efforts with the Sarasota Manatee Airport Authority and City of Venice.

**TRAN POLICY 8.1.2**

The county will ensure all planning efforts for future aviation transportation be consistent with the State, regional, adjacent county, and municipal transportation plans.

**TRAN POLICY 8.1.3**

The county will support the implementation of air space zoning as proposed by the Sarasota Manatee Airport Authority.

**TRAN POLICY 8.1.4**

County shall enter into an interlocal agreement with the Sarasota Manatee Airport Authority providing for the adoption, administration, and enforcement of a set of airport protection zoning regulations pursuant to Florida Statutes.

**TRAN  
GOAL 9**

It shall be the Goal of Sarasota County to develop and maintain an environmentally sensitive transportation system which provides safe, convenient, and efficient travel through an affordable balance through the development of alternative transportation modes, the coordination with desired land use practices, and the coordination with adjacent communities.

**TRAN  
OBJ 9.1****EXISTING PORTS**

**Continue through the year 2040 to rely upon existing regional ports, to serve the needs of Sarasota County's residents.**

**TRAN POLICY 9.1.1**

Coordinate with the Sarasota-Manatee Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT) to support Port Manatee and the Port of Tampa in their efforts to expand their services particularly as these services relate to the Sarasota County market through the year 2040.

**TRAN  
OBJ 9.2****RAIL AS ALTERNATIVE MEANS OF TRANSPORTATION**

**Encourage the use of rail lines as an alternative means of transporting passengers and freight.**

**TRAN POLICY 9.2.1**

Coordinate with the Sarasota Manatee Metropolitan Planning Organization to monitor State, federal, and railroad industry proposals concerning passenger and freight rail service affecting Sarasota County.

#### TRAN POLICY 9.2.2

Work with the railroad industry, representatives of the private sector, and appropriate levels of government to explore potential benefits of increased rail service to Sarasota County. Those “potential alternatives” should include, at a minimum, the following:

- the preservation of existing railroad right-of-way for future rail services;
- the conversion of abandoned railroad lines where right-of-way still exists to other forms of transport, including recreational corridors or habitat and wildlife corridors; and
- the establishment of rapid rail transport facilities to connect urban centers with other forms of transportation such as regional airports, bus terminals, or port facilities.



# ELEMENT 5

## ECONOMIC DEVELOPMENT

CHAPTER 11 – ECONOMIC DEVELOPMENT



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## THE ECONOMIC DEVELOPMENT ELEMENT

Economic Development is an optional Element in Sarasota County's Comprehensive Plan, but the importance of the economy to the county's overall future, its communities and its neighbors, justify the inclusion of this topic. This Element addresses and provides direction for the economic issues that the county faces today, as well as into the future.

While this Element focuses upon issues such as business retention, expansion and recruitment, it is important to recognize there are multiple strategies, policies, and programs for achieving successful economic development. The Economic Development Element is a starting point. It interacts with every chapter in every Element of this Plan to promote economic vitality. In fact, the Comprehensive Plan itself can be considered an economic development tool.

The economy has a central role in maintaining the vitality and quality of life within a community. Economic development is typically described as the creation of jobs and wealth and the improvement of quality of life for all residents, and in Sarasota's case, our visitors, too. A healthy economy creates good paying jobs, providing economic opportunities to all citizens. The economy also supports the tax base, which enables the provision of schools, police, fire protection, parks and many other community facilities and services.

Economic development is not an isolated activity contained within the borders of our county. It can be affected by events occurring at a city, county, regional, state, national or international scale. To be successful, economic development activities must be carried out through partnerships with other governments or agencies. The direction of this Comprehensive Plan, along with the actions and initiatives of the public and private sectors, work in concert to achieve the overall economic success we so desire for our community.

The coordination of economic development with other land use goals is important to the overall quality of life in Sarasota County. Economic policy choices must be supportive of other adopted county goals. The benefits of a healthy economy are recognized when economic

programs revitalize neighborhoods and business districts, brings good jobs into the community, provide adequate and affordable housing for all residents, and support transit and walkable communities.

Sarasota County is recognized for having an excellent quality of life. Quality of life indicators include the natural environment, recreational and cultural opportunities, public safety, education, housing and health services. A positive perception of these quality of life indicators is critical for many businesses when they are determining whether or not to invest in an area. The ability of a community to attract and sustain economic development is also tied to the quality of its infrastructure including roadways; aviation facilities; telecommunications infrastructure, stormwater systems; water, sewer, and reclaimed water systems; electric generation and transmission systems; solid waste collection, recycling and disposal facilities; schools; parks; and various other facilities. The provision of these infrastructure systems and services often requires intergovernmental coordination, as projects often cross borders throughout the county and the region. Funding identified in capital improvement programs ensures that infrastructure is available to the public in a timely manner, meets level of service requirements for such facilities, and is in place to support and enhance the area economy.



# SYNERGY

## of ECONOMIC DEVELOPMENT

The topics within the Economic Development Element are closely connected to goals, objectives, and policies in other areas of the Comprehensive Plan. By recognizing these relationships, the county can maximize resources, understand potential results and leverage funding opportunities. The following Synergy table indicates how this Element connects to, and is interrelated with, other Elements of the Comprehensive Plan.

	<b>MOBILITY</b> A connected and well planned multi-modal system can promote infill development and redevelopment, can serve as a catalyst for job creation, links businesses with their customers and employees, and connects the community to assets worldwide.
	<b>ENVIRONMENTAL SYSTEMS</b> The tourist industry, including the emerging field of eco-tourism, is directly tied to the quality of the county's environment. Fisheries/working waterfronts, agricultural systems and local food sources, residential and non-residential development are examples of other industries directly linked to environmental quality.
	<b>PUBLIC UTILITIES</b> The provision of a high-quality system of public utilities supports economic development in Sarasota County.
	<b>LAND USE</b> The availability of land in appropriate areas for business development, the availability of workers able to do job tasks, and the availability of a diverse range of housing that is affordable and available for employees of all wage scales is a determining factor in economic development decisions.
	<b>QUALITY OF LIFE</b> Economic drivers including arts and cultural activities, eco-tourism on natural lands, and excellent protective services and library system are all considerations when businesses and people move to Sarasota County.
	<b>HEALTH</b> Good health is good for business. Access to a trained and healthy workforce is one of the factors that businesses look to when examining areas for development. The mobility options, quality of life issues, distribution of land uses, access to health care and essential safety services, access to arts and cultural events all positively impact the health of our residents and, therefore, the economy.
	<b>SUSTAINABILITY</b> Sustainability has been identified by Sarasota County as a strategic focus area by Sarasota County economic development organizations. Examples of economic development opportunities relating to sustainability include renewable energy, water management, energy efficient window production, agriculture, and materials recycling.

CHAPTER

# 11

## CORE PRINCIPLES ECONOMIC DEVELOPMENT

The core principles for the Economic Development Chapter of the Comprehensive Plan focus on transforming Sarasota County's economy so that it is more diverse and sustainable.

Commitment to retaining and attracting the talent required to meet the needs of 21st century employers.

Encourage a business environment that is predictable, timely and cost-effective.

Target industries that export products and services, that diversify and help sustain our economic base.

Support a robust business, retention and expansion program.

# INTRODUCTION

## PURPOSE AND INTENT OF THE ECONOMIC DEVELOPMENT CHAPTER

One of the eight strategic initiatives adopted by the Board of County Commissioners is to “Encourage Economic Growth.” To that end, this chapter serves as the framework for crafting a healthy, sustainable and diverse economic base for all of Sarasota County. Accomplishing this initiative is not limited to this chapter. Economic development, like the thread that binds a complex tapestry together, is woven throughout this Comprehensive Plan.

The purpose of the Economic Development chapter is to provide a framework for supporting and accommodating projected economic development activities while serving the public's interest and enhancing the quality of life. Economic development is the driving force for a healthy community and, with a sustainable plan, it will guide a community into the future. A key role of this chapter is to guide the county's growth and infrastructure in a way that supports economic development. This includes public works, conservation, education and workforce development, affordable housing and investment incentives.

Sarasota County's economy has been dependent on tourism and construction. These industries have been the backbone of Sarasota's economy until the Great Recession, which was reflected in an unemployment rate that was relatively low. As a result of its economy being dominated by construction, tourism and service-based industries, the county was more sensitive to the economic downturn and experienced higher rates of unemployment than the state and the nation. According to official estimates from the Bureau of Labor Statistics, at its worst, the unemployment rate in Sarasota County reached nearly 12%. However, census estimates, which are self-reported by the respondents, indicated unemployment was as high as 14%. Since it began in 2010, the recovery period has been marked by a consistent decline in the unemployment rate. As a result, the county is now on par with state and national rates but has yet to return to pre-recession levels. (See Volume 2, page V2-ECO-12, Annual Average Unemployment Rate Graph).

During the Great Recession, the greatest number of jobs lost in Sarasota County was in the construction industry. More than half of the construction jobs available in 2006 were eliminated by 2010, a loss of more than 9,000 jobs. The Administrative and Waste Services sector (jobs based on routine support activities for the day-to-day operations of other organizations such as clerical and janitorial services) also experienced significant employment loss of more than 5,000 jobs about 40%. Nearly 7,000 jobs were lost in the manufacturing and retail trade sectors. Not all sectors experienced job losses during the recession; Educational Services and Arts, Entertainment and Recreation, while both small in total employment, gained jobs during the recession and the recovery period. Health Care and Social Assistance, the largest industry in Sarasota County, also experienced growth during these periods.

It is this dependence on tourism and retirement that made Sarasota so vulnerable to the Great Recession. While we have these struggles, a strong, decisive and long-term economic development plan will ensure that we have the resolve to endure future economic downturns with more flexibility.

Since 2010, all industries, except Information Services and Finance and Insurance, have experienced job growth. The Administrative and Waste Services industry had the greatest increase in employment, a gain of almost 3,800 jobs, while Accommodation and Food Services, Retail Trade and Construction also experienced significant gains. In total, the county has added more than 20,000 jobs since 2010 but remains about 5,800 short of its peak in 2006 (Bureau of Labor Statistics, QCEW Annual Averages). (See, change in number of jobs by Industry during the Great Recession and Recovery Sarasota County, Volume 2: Data and Analysis).

Health care and social assistance, retail trade and accommodation and food services, together account for approximately half of all jobs in Sarasota County. These industries have experienced high growth rates since 2010. However, the growing dominance of these lower-waged industries contributes to the relatively low mean earnings of Sarasota County's workforce compared to Florida and the U.S.

For this reason, it is essential that the Comprehensive Plan focuses on transforming Sarasota County's economy, to include attracting Targeted Industries as defined by the state of Florida

and/or Enterprise Florida, so that it is more diverse and sustainable. The manufacturing industry experienced the highest growth rate between 2010 and 2014, at 47%. Growth in this industry is key in the county's goal to diversify its economic base so that it is less vulnerable to the impacts of another economic downturn, while providing more high-wage jobs. Attracting and training a highly skilled technical workforce is critical to ensure Targeted Industries Sarasota County continue to grow.

Agriculture, natural resources, and related industries remain a significant force in the economy of Florida in terms of total economic impacts and job creation, and it is important to recognize their economic contributions for informed public policy. Consumer demand for and interest in locally grown foods has significantly increased in recent years both nationally and in FL. A 2006 study found that only 0.7% of the \$797 million Sarasota County residents were spending every year on food was purchased directly from a local farmer. A shift of just 10% in this direction would add \$80 million a year to the local economy, potentially creating thousands of new green jobs. Based on results of a survey of Florida consumer purchasing perceptions of local foods by UF/IFAS opportunities for an increased local food economy were identified that promote the following strategies: encourage producers to sell local food at grocery stores; promote local food information; train producers to enhance their communication; encourage collaboration among producers; increase public awareness of local agriculture. It will take long-term resolve to compete aggressively to grow in the innovation economy in a national and global marketplace and to diversify the workforce. The emergence of this innovation economy is reflected in the businesses that are located here now.

The administrative and waste services sector is the fourth largest industry in Sarasota County and also experienced the second highest growth rate, 46%, just behind Manufacturing. Transportation/warehousing is a relatively small industry in Sarasota County (only 1% of the total 2014 employment) but grew by 29% during the four-year period. Recent gains in the Construction industry helped to push its growth rate to 28%, and this sector now accounts for 8% of all employment. It is also important not to lose sight of those industries that highlight the county's unique identity, such as arts, entertainment and recreation, which includes our cultural attractions and sports tourism. (See, Volume 2: Data and Analysis, page V2-ECO-17, Employment Growth Bubble Chart)

This chapter's principles are designed to promote a strong innovative and entrepreneurial climate with the ability to rapidly start and expand businesses with a skilled, well-educated and appropriately credentialed workforce. It is imperative that Sarasota County support efforts to develop a highly-skilled and well-trained workforce to meet the needs of employers.

With more than 90% of its residents aged 25 and older with a high school diploma and nearly one out of every three adults with a Bachelor's degree, Sarasota County's population is considered well educated (U.S. Census Bureau, ACS 2013 1-year estimates). Excellent schools, colleges and technical institutions provide the needed flexibility for a changing world-wide economy and the continued educational achievement of its residents.

The K-12 education system in Sarasota is first-class. Based on measures of student performance in 2014, the Florida Department of Education (FLDOE) designated Sarasota County an "A" district; one of only five in Florida that has maintained a grade of "A" since 2004. Additionally, 2014 district evaluations indicate the Sarasota school district received the second-highest score of all districts in Florida, behind only St. John's County (Florida Department of Education).

The county's primary and secondary educational needs are met by a variety of school-choice options, both public and private. Public school choices (also consisting of tuition-free charter and magnet schools) include a nationally recognized school for gifted students, a military academy and schools with specialized curricula based on the arts, physical activity/health, Montessori and other emphases. More than 10% of students aged 5 to 19 are enrolled in the 35 private schools in Sarasota County which include a diversity of religious and non-sectarian curricula.

Multiple college and technical education facilities exist to serve Sarasota County's adult population. The county is home to New College of Florida, Ringling College of Art and Design, Suncoast Technical College, several private colleges and adult continuing education facilities, and local campuses of the University of South Florida and the State College of Florida.

As part of its efforts to address workforce-development needs, Sarasota County should support practices that encourage the development of a talent pool that is trained, younger, inclusive and diverse. This includes addressing Sarasota County's aging population, education and skills for the younger working age population and income levels.

The amenities which attract so many seasonal residents also draw retirees to relocate to the county. Consistently recognized as one of the best places in the country to retire, Sarasota County is home to a large share of residents aged 65 and over, who make up nearly one-third of its full-time population. Projections indicate this could grow to almost 40% by 2030. While the aging of the population is a national trend, it is accentuated in Sarasota County due to the influx of retirees from other areas. This creates unique challenges in regards to mobility and transportation, housing design and affordability, as well as the design of communities and neighborhoods. (For more detailed information about population trends in Sarasota County, see the Introduction section of the Comprehensive Plan; for more details on Housing Statistics, see Volume 2: Data and Analysis, Housing Chapter).

Workforce trends that are being addressed in this element and others include; protecting the economy from an aging workforce, encouraging students to graduate on time and enter the local workforce, retraining adults for a changing economy, provide training or work-from-home options for parents who leave the workforce to care for children or parents, and encourage those in K-12 to attain certificates or degrees in sectors that will meet the diversification of the future economy, attracting diverse high-wage jobs, and ensuring that there is attainable housing within the county to accommodate the workforce.

All of these challenges reflect the county's historic dependence on the retirement, tourism and agriculture industries, and we should continue to support the competitive nature and expansion of these industries. However, the negative consequences of this dependence were experienced by citizens disproportionately impacted by the great recession relative to the state and nation. Changing this unsustainable economy will take long-term, persistent resolve and require bold action as envisioned by the goals, objectives and policies. As these issues are addressed through decisive actions and long-term resolve, Sarasota County will be positioned to transform its economy so that it is more diverse and sustainable.

**ECONOMY  
GOAL 1**

Diversify and grow the economic base of Sarasota County.

**ECON OBJ 1.1**

**Grow and attract Targeted Industries with jobs paying above the Metropolitan Statistical Area's median wages. (as reported by Enterprise Florida).**

**ECON POLICY 1.1.1**

Support business retention and expansion efforts that target high-growth companies.

**ECON POLICY 1.1.2**

Monitor and respond to the critical needs of Targeted Industries, defined as industries by the Sarasota County Commission as having high-growth potential and high paying jobs.

**ECON POLICY 1.1.3**

Support business attraction efforts with responsive business support services and competitive incentives.

**ECON POLICY 1.1.4**

Support the implementation of land use and zoning regulations that encourage the attraction, retention and expansion of business that diversify the economic base.

**ECON OBJ 1.2**

**Establish and preserve sustainable resources for programs that diversify the economic base.**

**ECON POLICY 1.2.1**

Support development and redevelopment that diversifies our economic base by establishing strategies in the goals, objectives and policies of the Future Land Use Chapter.

**ECON POLICY 1.2.2**

Maintain dedicated funding for Board approved Economic Development Business Plan, Strategic Plan, or equivalent documents, utilizing occupational license tax receipts, shared per capita contributions, grants and private sector matching contributions.

**ECON OBJ 1.3****Support the retention and expansion of small and local businesses.****ECON POLICY 1.3.1**

Provide a liaison to small businesses to address their regulatory concerns.

**ECON POLICY 1.3.2**

Sponsor local support organizations that improve the capacity and ability of small businesses, disadvantaged businesses and businesses within distressed or redeveloping communities to participate fully in Sarasota County's economic activities.

**ECON POLICY 1.3.3**

Advocate for resources that address needs, issues and concerns for businesses that otherwise do not qualify for incentives that are reserved for businesses identified as belonging to one of the Targeted Industries.

**ECON POLICY 1.3.4**

Monitor and advocate for the elimination of internal processes and regulatory policies that are unreasonable barriers to economic growth, duplicative in nature or otherwise adversely impact small businesses disproportionately.

**ECONOMY  
GOAL 2**

Partner in a community-wide effort focused on attracting, developing and retaining 21st-century workforce to support Targeted Industries.

**ECON OBJ 2.1**

**Endorse efforts to develop highly skilled and globally-competitive workforce to meet the needs of employers in Sarasota County.**

**ECON POLICY 2.1.1**

Champion the development of education curricula, training facilities and programs that increase appropriately credentialed employees.

**ECON POLICY 2.1.2**

Encourage the clustering or co-locating of high schools, vocational schools and colleges or universities near employment centers, such as healthcare facilities, biotech, and green technology facilities, to better connect students to potential employment opportunities.

**ECON POLICY 2.1.3**

Promote the expansion of educational offerings and other strategies to retain graduates and support Target Industries' education and training requirements.

**ECON OBJ 2.2**

**Support practices that encourage the attraction and development of a workforce that is younger, inclusive and diverse.**

**ECON POLICY 2.2.1**

Support the implementation of regulations that focus on the development of diverse housing options, multi-modal transportation and enhanced social amenities.

**ECON POLICY 2.2.2**

Advocate for the elimination of regulations that prohibit the development of diverse housing options, multi-modal transportation and enhanced social amenities.

**ECON POLICY 2.2.3**

Expand housing options that support the local workforce by planning development near employment and transportation centers.

**ECON POLICY 2.2.4**

Focus on competing for millennials by supporting urban and neighborhood infill development and redevelopment.

**ECON POLICY 2.2.5**

Engage major employers and institutions of higher education to provide leadership in meeting the needs of chronic unemployed and underemployed residents.

**ECON POLICY 2.2.6**

Promote policies and activities that support the quality of life of our targeted workforce.

**ECON POLICY 2.2.7**

Promote arts and culture into the social and economic fabric of the county.

**ECONOMY  
GOAL 3**

Foster a business climate that can compete globally for business growth.

**ECON OBJ 3.1**

**Support land use policies and practices that enhance the county's ability to compete globally for business attraction, retention and expansion.**

**ECON POLICY 3.1.1**

Support inclusion of surplus lands for commercial needs as they relate to the county's ability to compete globally for business attraction, retention and expansion.

**ECON POLICY 3.1.2**

Advocate for the elimination of land use and zoning regulations that prohibit the county's ability to compete globally for business attraction, retention and expansion.

**ECON OBJ 3.2**

**Maintain a competitive business cost structure.**

**ECON POLICY 3.2.1**

Develop and maintain a fair, timely and predictable regulatory environment.

**ECON POLICY 3.2.2**

Encourage and support appropriate regional collaboration to advance mutual economic goals.

**ECON POLICY 3.2.3**

Maintain competitive incentives to attract and retain diverse employers.

**ECON POLICY 3.2.4**

Promote the use and protection of major employment centers.

**ECON POLICY 3.2.5**

Assure the costs of doing business in Sarasota County for Targeted Industries are competitive with peer communities.

**ECON POLICY 3.2.6**

Provide quick responsive services to Targeted Industries seeking to come to or expand in Sarasota County.

**ECONOMY  
GOAL 4**

**ECON OBJ 4.1**

Promote and support the development of innovation and entrepreneurship ecosystem.

**Promote and support elements of a healthy innovation economy.**

**ECON POLICY 4.1.1**

Promote and support mentoring networks.

**ECON POLICY 4.1.2**

Promote and support co-work spaces, incubators accelerators and accessible capital funds.

**ECON POLICY 4.1.3**

Support a strong network of entrepreneur support organizations.

**ECON POLICY 4.1.4**

Support up-to-date infrastructure and adaptive reuse of buildings.

**ECON POLICY 4.1.5**

Support entrepreneur leaders and the entrepreneur ecosystem.

**ECON POLICY 4.1.6**

Support access to the innovation assets of the Florida High-Tech Corridor.

**ECON POLICY 4.1.7**

Support initiatives that seek to attract and assist entrepreneurs in industries that help diversify our economic base.

**ECON POLICY 4.1.8**

Encourage large, established companies to support early stage companies.

**ECONOMY  
GOAL 5****ECON OBJ 5.1**

Develop and support the infrastructure and municipal services needed for Targeted Industries to succeed.

**Encourage and protect land and buildings for targeted businesses.**

**ECON POLICY 5.1.1**

Develop quality infrastructure that connects places designed to retain talented people who have the flexibility to work from any location.

**ECON POLICY 5.1.2**

Support policies that enhance public infrastructure, including amenities that facilitate the diversification of our economic base.

**ECON OBJ 5.2**

**Support transportation infrastructure, particularly roads, public transit and air transportation needed to support Targeted Industries.**

**ECON POLICY 5.2.1**

Anticipate and meet the expanding mobility needs of residents, businesses and visitors.

**ECON POLICY 5.2.2**

Promote economic opportunities through the utilization of the Sarasota-Bradenton International Airport and strengthen its role in Sarasota County's economic development plan.

**ECON POLICY 5.2.3**

Support public transportation initiatives that will provide enhanced mobility connection between the workforce and employers.

**ECON OBJ 5.3**

**Invest in sustainable, affordable utility sources (communications, power, water, wastewater) to meet the needs of increasing population and employment bases.**

**ECON POLICY 5.3.1**

Where financially feasible, align the capital improvements budget with the economic development priorities of the Comprehensive Plan.

**ECONOMY  
GOAL 6**

Promote and support new narratives at the state, national and international levels about Sarasota County that broadens its retirement tourism reputation to include to include its emerging innovation economy strengths.

**ECON OBJ 6.1**

**Develop and support initiative that leverage tourism resources and strengths to promote Sarasota County's diversifying business assets.**

**ECON POLICY 6.1.1**

Utilize marketing and public relations to share the emergence of our innovation economy regionally, at the state level, and nationally. Policies that enhance public infrastructure, including amenities that facilitate the diversification of our economic base.

**ECONOMY  
GOAL 7**

Maintain the competitiveness of Sarasota's international legacy of economic development strengths of tourism, retirement and agriculture.

**ECON OBJ 7.1**

**Enhance Sarasota's draw as a premier national and international tourist destination and retirement community by strengthening and diversifying the arts and entertainment offerings, enhancing natural resources and expanding the availability of events and venues.**

**ECON POLICY 7.1.1**

Develop and support initiatives that leverage tourism resources and strengths to promote Sarasota County's business assets.

**ECON POLICY 7.1.2**

Support and encourage sports tourism, cultural tourism eco-tourism and agri-tourism.

**ECON POLICY 7.1.3**

Preserve and enhance economic opportunities for agricultural enterprises and support the development of a sustainable local food system by encouraging all sectors of the local food economy, including production, processing, distribution, consumption and waste recovery.



# ELEMENT 6

## PUBLIC UTILITIES

CHAPTER 12 – WATERSHED MANAGEMENT

CHAPTER 13 – SOLID WASTE



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## THE PUBLIC UTILITIES ELEMENT

Utilities can be considered as the basic building blocks of urban living. They are essential to quality of life, livability, and to cost-effective growth. The purpose of the Public Utilities Element is to serve as a guide to Sarasota County in providing the necessary facilities and services to meet the demands generated by growth, and to ensure that the services provided by Sarasota County are convenient, reliable, cost-effective, safe, and environmentally sustainable.

The Public Utilities Element consists of chapters addressing the subjects of stormwater and surface water management, potable water, natural groundwater and aquifer recharge, sanitary sewer, and solid waste and recycling services. The chapters provide goals, objectives, and policies designed to provide for the identification and correction of deficiencies, the management and protection of existing facilities and resources, planning for the expansion of existing systems or the design of new systems to satisfy future demand. Some of the topics addressed in the Element's goals, objectives, and policies include; wastewater collection, treatment, and reuse; utility consolidation, protection of natural groundwater recharge areas, natural drainage features, and surface water bodies; Basin Master Plans/floodplain management; water quality/pollution control and solid waste collection.

As an essential community building block, this element works in concert with many elements of the Comprehensive Plan, to ensure that the county will have adequate utilities to serve both existing development and future growth. The provision of utilities is closely tied to the urban form of growth. The type of utilities, where we provide the utilities, and the timing of the provision of utilities is impacted by and impacts by the majority of development in the county, with the exception of more rural areas.

Stormwater and surface water management not only protect the environment, but also aid in shaping where, and the type of, growth seen in particular areas of the county. The conservation and identification of water resources will impact how county growth will affect the natural environment. County capital improvement projects such as roadways usually

require close coordination with both private and public utilities and, therefore, coordination among parties must be part of the planning process. The sanitary sewer and reuse water section addresses centralized wastewater treatment plants, onsite sewage treatment and disposal systems; and addresses issues related to the proper treatment and disposal, and the use of alternative supplies to reduce our impact on potable water resources. To ensure that potable water supplies are available to serve existing and future development, the county adopted policies related to potable water supply, the development and operation of sustainable potable water facilities, continued development of a centralized regional potable water supply system, and policies that encourage water conservation and groundwater conservation. To protect human health and the environment, it is essential that the county responsibly manages the solid waste generated by residents and visitors to the area, educates the public, focuses on recycling, reclaims materials, and increases awareness about litter prevention. The provision of adequate public facilities has a huge impact on the economy, as many companies look for locations that have adequate public facilities and compare the cost of those services when making investment decisions.



## SYNERGY of PUBLIC UTILITIES

The topics within the Public Utilities Element are closely connected to goals, objectives, and policies in other areas of the Comprehensive Plan. By understanding that these relationships exist, the county can maximize resources, understand potential results and leverage funding opportunities to benefit the county. The following Synergy table indicates how this Element connects to, and is interrelated with, the other Elements of the Comprehensive Plan.

	<b>MOBILITY</b> Stormwater conveyance systems and utility lines are often constructed in road rights-of-way, following linear and networked distribution paths. Roads are designed with stormwater considerations of removing water from roadways and managing vehicle related pollutants.
	<b>ENVIRONMENTAL SYSTEMS</b> Management of stormwater, surface water and water pumped from wells can impact water and habitat quality in local waterbodies. Proper solid waste management affects resource use and reuse, as well as litter and waste in natural areas.
	<b>IMPLEMENTATION</b> Infrastructure to serve the community is better coordinated and more cost effective when planned and designed together because of the distribution network of services and limited access in right-of-ways through which most properties are served.
	<b>LAND USE</b> Pace and location of future growth of residential and commercial properties will significantly affect the extent of utilities infrastructure and services that will need to be developed. Similarly, capacity limits of water systems and landfill capacity will influence the amount and pace of growth that can be accommodated locally.
	<b>QUALITY OF LIFE</b> Public amenities require services from utilities. Stormwater and water quality projects can be designed as an attractive feature at various public amenities. Like transportation corridors, public property at places such as parks are often the location of coordinated public improvements, creating opportunity for partnerships and need for agreements.
	<b>HEALTH</b> Public health is a primary concern and reason for quality, well-planned utility infrastructure, including reduction of standing water to limit mosquito breeding, clean water and effective removal of waste.
	<b>SUSTAINABILITY</b> Conservation of water resources and reduction of waste generation are key to the sustainability of utilities services into the future. Through more efficient building techniques, education efforts and behavior change, as well as development of local green jobs related to water and waste management, the costs associated with utilities can be reduced and the impact on the local and regional environment and social vulnerabilities can be reduced, while supporting the local economy.

CHAPTER  
**12**

## **CORE PRINCIPLES WATERSHED MANAGEMENT**

The Core Principles for the Watershed Management Chapter of the Comprehensive Plan focus on conserving resources for future generations, and improving the overall quality of life in Sarasota County.

Build, maintain, operate, and improve facilities and systems in a financially responsible manner.

Plan for future growth, coordinate with regional and municipal partners to improve system reliability, reduce flooding, provide continuous service.

Integrate watershed restoration principles, operate waste management programs and manage the consumption of resources in a manner that safeguards the environment and mitigates for our ecological footprint to the greatest extent practicable.

Conduct public outreach, and education efforts on programs that increase public awareness, promote conservation, and adhere to the core principles needed to enhance community character, and operate efficiently.

# INTRODUCTION

## PURPOSE AND INTENT OF THE WATERSHED MANAGEMENT CHAPTER

The Watershed Management Chapter was created in response to the Sarasota Board of County Commissioners' Strategic Initiative to create integrated and sustainable water and resource based management programs; and is divided into the following sections to address the state statutes governing the preparation of Comprehensive Plans:

Surface Water and Flood Protection Sub-Chapter – objectives and policies that provide direction for the development, operation, and maintenance of the stormwater management facilities including the following:

1. Implement Watershed Management Plans, to address existing deficiencies and prioritize future needs.
2. Maintain existing stormwater management systems.
3. Meet the requirements of the National Pollutant Discharge Elimination System (NPDES) permit to reduce the discharge of pollutants while protecting the natural and beneficial functions of the watershed.
4. Establish level of service standards to ensure that facility capacity will be available prior to the issuance of development permits.

Sanitary Sewer and Reuse Water Sub-Chapter – objectives and policies describe the various aspects of the development and operation of sanitary sewer facilities including the following:

1. Continuing the development of a centralized regional wastewater collection system.
2. Maximizing the use of existing facilities and discouraging inefficient and costly urban sprawl.
3. Safeguarding the environment through the enforcement of regulations relating to the operation of wastewater treatment plants, biosolids spreading activities, and the installation and repair of onsite wastewater treatment and disposal systems.
4. Establishing level of service requirements that ensure the coordination of new development with the provision of sanitary sewer facilities.

Potable Water Sub-Chapter – objectives and policies describe the various aspects of the development and operation of potable water facilities including the following activities:

1. Continuing to develop a centralized regional potable water supply, treatment, and distribution system.
2. Developing programs that encourage water conservation.
3. Protecting the potable water supply through implementation of the Wellhead Protection Ordinance.
4. Establishing level of service standards to ensure the adequacy of potable water supplies to serve existing and future development.

The Public Utilities Element within Volume 2: Data and Analysis, contains the data and analysis that support the goals, objectives and policies of this Element.

# SURFACE WATER MANAGEMENT AND FLOOD PROTECTION

## SUB-CHAPTER

Stormwater and Surface Water policies focus on efforts to provide control of water quantity, enhance water quality, and effectively manage flooding.

# SURFACE WATER MANAGEMENT and FLOOD PROTECTION

## SUB-CHAPTER INTRODUCTION

Past drainage activities consisted primarily of attempts to open wetlands to human occupation and activity. These activities usually consisted of removal or control of surface waters. Early Sarasota settlers established drainage districts and constructed drainage canal networks to reclaim the land for the production of agricultural goods or for the construction of homes. Over the years, drainage of the land affected the hydrology of the area resulting in changes in the peak flow characteristics of runoff, changes in runoff volume, changes in water quality, and changes in the appearance of water bodies and adjacent lands. The hydrologic changes resulting from drainage of the land ultimately created the need for modern storm and surface water management practices.

Modernization of stormwater and surface water practices began in the 1960s within Sarasota County. Numerous studies were conducted; eventually stormwater management regulations were adopted at County, State and Federal levels; then, in November 1989, Sarasota County created the Stormwater Environmental Utility (SEU). Today, the SEU is responsible for the funding, planning, development, and maintenance of the County's storm and surface water management facilities, as well as the permitting of stormwater facilities within private developments.

This section covers the following subjects related to; storm and surface water management, flood protection, water quality, legislation, planning studies, stormwater maintenance, erosion, sediment control, level of service standards and stormwater regulation.

### INVENTORY

Protection and restoration of natural systems is the foundation of Sarasota County's watershed management program. Natural systems protection and restoration programs include:

- The Lands Management Program that oversees the protection of environmentally sensitive lands through acquisition. This program provides for restoration of these lands as well as long-term management.

- The Regional Permitting, Mitigation, and Restoration program acquires and restores lands to mitigate for the watershed impacts associated with County roadway and other infrastructure projects.
- The County is responsible for administering Land Development Regulations for private development proposals.

## SUMMARY

Sarasota County Surface Water Management & Flood Protection vision is a collection of adopted principles and policies used to protect, conserve, and enhance the health of our watersheds and natural systems, address flooding concerns, manage risk, minimize flood loss, and protect the natural and beneficial functions of the county's floodplain. Core stormwater objectives are to operate, repair and maintain drainage facilities, regulate the construction of new improvements or buildings to safeguard people and property from the impact of flooding, and to develop ways to reduce pollutants, sediment, and nutrient levels in stormwater runoff prior to discharge to our creeks, bays, estuaries, or the Gulf of Mexico. Through its watershed management plans, Sarasota County is developing ways to beneficially reuse stormwater runoff for irrigation, potable supply, and aquifer recharge, in an effort to restore our natural waterways by reducing fresh water volumes.

Sarasota County implements watershed and groundwater monitoring programs that affect the community's flood insurance rating, builds new and retrofits old stormwater control and flood protection systems, responds to citizen inquiries, and operates a Basin Master Planning program to make certain adopted level of service standards are achieved before issuing permits for new development. The county collects and administers public information about the hazards of flooding, promotes education and outreach programs about pollution prevention and the utilization of best management practices, and applies adaptive strategies to sea level rise when reviewing designs. The county's watershed management plans and basin studies contain additional information and program details.

## EXAMPLES

FEMA flood map program, drainage ditch and conveyance system maintenance and repair, hydraulic modeling and the regulation of stormwater systems.

## BACKGROUND

In 1989 the county determined that the present system of stormwater management practices was not adequate to meet all of the problems associated with stormwater. To this end, in an effort to provide control of water quantity, enhance water quality, and effectively manage flooding, a Stormwater Environmental Utility was established. Developed parcels of property are assessed a user fee based upon that property's contribution to stormwater runoff. The Basin Master Planning Program was initiated by the county in 1991 when the Board of County Commissioners authorized the preparation of detailed basin master plans for Phillippi Creek and Hudson Bayou. Basin Master Plans identify problematic flooding and improvements needed to the county drainage systems to meet the adopted level-of-service standards within the basin.

In 1991, Sarasota County began the preparation of a Storm Water Quality Management Program to meet the requirements for a National Pollutant Discharge Elimination System (NPDES) Municipal Separate Stormwater Sewer System (MS4) permit for stormwater discharge into the waters of the United States. The basic objective of the permitting program requirements is to reduce the impact of urban development on water quality to the "maximum extent practical". The county along with several co-permittees (Cities of Sarasota, Venice, and North Port, Town of Longboat Key, and Florida Department of Transportation District One) are covered under the MS4 Permit.

Sarasota County's floodplain and watershed management program has also benefited from the Environmentally Sensitive Lands Protection Program (ESLPP). The ESLPP has protected thousands of acres, a significant portion consisting of natural floodplain areas thereby preventing future homes from being placed within the floodplain. The Basin Master Plans and the Storm Water Quality Management Program provide extensive information on the stormwater and surface water characteristics in the county. The plans also provide recommendations as to county facilities that should be constructed, as well as, recommending management standards that need to be met by the private sector in conjunction with new construction and the expansion of existing activities.

**WATER  
GOAL 1**

Sarasota County shall provide programs which prevent and mitigate the losses, cost, and human suffering caused by flooding; protect natural and beneficial functions of the floodplain; protect water quality by preventing further degradation of the water resources; enhance water quality where appropriate; enhance, protect and conserve the hydrologic and ecological functions of natural systems including estuaries, the Gulf of Mexico, freshwater and groundwater systems; and ensure safe, efficient, economical, and sustainable water supplies that provides customers the appropriate water quality for the intended use.

**WATER  
OBJ 1.1**

**Address the maintenance of existing facility capacity, and ensure the adequacy of facilities to meet future needs.**

**WATER POLICY 1.1.1**

The county shall continue to operate a Stormwater Environmental Utility (SEU) to provide for monitoring, maintenance, and improvement of the county's stormwater management system. The Utility shall manage the county's stormwater system to minimize pollutants, flooding, and sedimentation wherever possible. The Utility shall continue cooperation with the municipalities, other appropriate governmental agencies, and public and/or private utilities, which will implement Watershed Management Plans. Replacement and correction of existing facility deficiencies as well as providing for future facility requirements shall be identified and prioritized for inclusion in the County's Capital Improvement Program (CIP).

**WATER POLICY 1.1.2**

The county and private developments shall monitor and maintain stormwater management and conveyance facilities to ensure that the stormwater management systems are adequately maintained and functioning in compliance with design and permit requirements.

**WATER POLICY 1.1.3**

The county shall continue to fund the continuous maintenance of watershed maps and models for each drainage basin in the County through the Basin Master Planning Program to provide a basis of review for new development and other watershed alteration proposals as well as assure that stormwater management systems are developed to attain the adopted level of service. Each detailed master plan shall be developed, in accordance with the Basin Master Plan Schedule, as a Sarasota County inter-department effort to ensure consideration of natural drainage functions. Basin master plans shall be developed in cooperation with the municipalities and adjacent Counties to address stormwater quality and quantity problems in basins crossing more than one political boundary. Each plan shall be designed to protect downstream and estuarine water from degradation by stormwater runoff. Each basin plan shall define the level of service and a cost-effective capital improvements program shall be developed. As each basin plan is completed, the comprehensive plan, including the Capital Improvements Plan, shall be amended to incorporate and reflect the stormwater management system improvements identified in the basin plan.

**WATER POLICY 1.1.4**

As part of the basin master planning program, the county shall identify: 1) the extent of the existing 100-year floodplain; 2) all drainage facilities which fall below adopted level of service standards; 3) costs associated with improving such facilities to meet minimum drainage level of service standards; and 3) funding sources for those improvements. Where the improvements of drainage facilities are not feasible or desirable, alternative methods may be employed including, but not limited to, off-line reservoirs, parks designed for flooding, and floodways. If the completion of improvements to provide the adopted minimum level of service standards for existing development or existing roadways would result in unacceptable adverse economic or social impacts to specific areas, a level of service less than the adopted minimum may be accepted for the specific area.

**WATER POLICY 1.1.5**

The county shall pursue providing regional stormwater management systems, including those that could take the place of site specific attenuation facilities. These regional systems should be developed by the county and, when appropriate, funded by development in lieu of construction of onsite, private attenuation facilities. Privately owned water quality treatment facilities should be located and maintained onsite to promote source control of pollutants before they enter the County stormwater system.

**WATER POLICY 1.1.6**

As the county develops stormwater management facilities, all system improvements shall be developed with consideration for aesthetics and the possibility of incorporation into the county park system.

**WATER POLICY 1.1.7**

The County shall support creation, implementation, and update of Watershed Management Plans, that includes holistic management practices, quantitative water quality readings, and protect the health of surface waters.

**WATER  
OBJ 1.2**

**Protect the functions of natural groundwater recharge areas and natural drainage features by providing for the maintenance of existing, and where feasible the restoration of the pre-development, water budgets to historical watercourses (as identified by the original United States General Land Office Township Plats from the Mid to Late 1800's).**

**WATER POLICY 1.2.1**

The county shall implement its Watershed Management Plan consistent with the National Pollutant Discharge Elimination System (NPDES) permit issued to the county by FDEP. The county's Stormwater Program shall provide for management and control of stormwater runoff to reduce pollution at the source and discharge of pollutants into receiving waters from the County's stormwater system to the maximum extent possible.

**WATER POLICY 1.2.2**

The county shall require that the treatment of stormwater discharge meet standards which will ensure that there will not be adverse impacts on the quality of natural surface waters.

**WATER  
OBJ 1.3**

**Ensure that development and redevelopment provides for adequate stormwater management.**

**WATER POLICY 1.3.1**

No permit shall be issued for new development which will result in an increase in demand upon deficient stormwater facilities prior to the completion of improvements needed to bring the facility up to adopted level of service standards.

### WATER POLICY 1.3.2

#### Stormwater Level of Service:

1. Stormwater Quality: no discharge from any stormwater facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in County Ordinances, Federal Laws and State Statutes. Water quality levels of service shall be set consistent with the protection of public health, safety and welfare and natural resources functions and values.

To protect water quality and maintain stormwater quality level of service standards:

- a. The county shall implement Watershed Management Plans consistent with the federal NPDES requirements.
- b. New and existing industrial activities (as defined in the National Pollutant Discharge Elimination System regulations for stormwater) shall develop and implement a Storm Water Pollution Prevention Plan (SW3P) for such activity.
- c. No discharge from any stormwater facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in County Ordinances, Federal Laws and State Statutes. To meet this requirement:
  - i) All stormwater management systems for new development and re-development shall include features to minimize pollution from oil, suspended solids, and other objectionable materials. Such features shall be designed to treat the runoff resulting from the first one (1") inch of rainfall. Stormwater systems shall include additional measures designed to reduce floating and suspended solids to a minimum. Higher design criteria for water treatment shall apply if such criteria are necessary to meet and maintain the level of service or to protect water bodies (such as potable surface waters or Outstanding Florida Waters) which require higher levels of protection. The higher design criteria shall be based on a treatment system that treats 1.5 times the volume required for the selected treatment system or equivalent.

- ii) New development and re-development shall provide mitigation measures and best management practices to control pollutants specific to the pollutant characteristics of the proposed land use consisting of Best Management Practices shown to be effective in controlling the specific pollutants characteristic of the type of new development.
- iii) All development shall meet and be consistent with requirements in the Basin Master Plans.
- iv) Mitigation measures and best management practices relating to drainage shall be used during construction activities to ensure that water quality is not degraded during the land clearing and construction of development. No cutting, clearing, grading or filling shall be accomplished on any site under development unless appropriate devices have been installed to minimize pollution from objectionable materials, to control erosion, and to remove sediment from surface water runoff. Appropriate techniques shall also be utilized to stabilize and revegetate disturbed areas as soon as possible.
- d. Best management practices shall be encouraged for intensive agricultural land use practices that negatively impact water quality.
- e. The county's Basin Master Plans shall include an evaluation of pollutant loading.

2. Stormwater Quantity: Stormwater management systems shall provide for adequate control of stormwater runoff. The Stormwater Quantity Level of Service shall be:

#### STORMWATER QUANTITY LEVEL OF SERVICE AND DESIGN CRITERIA

Florida Reference (buildings, roads and sites)	Level of Service (flood intervals in years)
<b>I. BUILDINGS</b>	
A. Emergency shelters and essential services	>100
B. Habitable	100
C. Employment/Service Centers	100
<b>II. ROAD ACCESS:</b> roads shall be passable during flooding. Roadway flooding <6" depth at the outside edge of pavement is considered passable.	
A. Evacuation	>100
B. Arterials	100
C. Collectors	25
D. Neighborhood	10
<b>III. SITES:</b> flooding refers to standing water in agricultural land, developed open or green space (yards and parking lots etc.) and undeveloped lands designated for future development. This does not include areas incorporated into the stormwater or Basin Master Plan as flow ways, floodplain, or flood storage areas.	
A. Urban (>1 unit/acre)	5
B. Rural	2

**IV.** The water quantity level of service can be adjusted to allow for greater amounts of flooding of roads and sites if the flooding is provided for in a Basin Master Plan or as part of a stormwater management system design and does not adversely impact public health and safety, natural resources or property. The level of service for existing development and for improvements to existing roadways may be adjusted based on existing conditions such as adjacent topography, and economic and social impacts.

2. The requirements to maintain stormwater quantity level of service standards are stated below:
  - a. New developments shall be designed to maintain the water quantity level of service standard and to minimize adverse stormwater impacts. Stormwater runoff shall not be diverted or discharged in such a way as to cause an adverse increase in off-site flood stages or have an adverse impact upon natural system values and functions. Stormwater management plan designs shall provide for the attenuation/retention of stormwater from the site. Water released from the site shall be in such a manner as to ensure that no adverse increases in off-site flood stages will result for up to and including a 100-year, 24-hour storm. The County shall pursue opportunities for off-site public or private regional stormwater attenuation/retention facilities to be used to accomplish stormwater attenuation requirements.
  - b. Until drainage improvements are made to upgrade the level of service, developments in basins identified through Basin Master Plans as not meeting the Level of Service shall limit the rate of runoff after development to the drainage system capacity by limiting the 100-Year, 24-Hour post-development runoff rates to the apportioned downstream flow capacities which do not cause flooding of residential structures.
  - c. Best management practices shall be encouraged for intensive agricultural land use practices which substantially increase runoff rates.
  - d. All new development and stormwater management systems shall meet and be consistent with the requirements in the Basin Master Plans, and Watershed Management Plans.
  - e. Sarasota County shall provide design standards for Low impact development (LID) measures to mitigate the effect of impervious surfaces and stormwater pollutants on increased runoff volumes. LID design measures may include, but are not limited to, bio-retention, detention with biofiltration, pervious pavement systems, green roofs, rainwater/stormwater harvesting, etc.

**WATER POLICY 1.3.3**

Consistent with the National Pollutant Discharge Elimination System (NPDES) permit, the county's Watershed Management Plan shall establish water quality design criteria for each drainage basin. In establishing these criteria, the county shall consider recommendations from the Sarasota Bay and Charlotte Harbor National Estuary Programs and the drainage basin pollutant load reduction goals to be established by the Southwest Florida Water Management District, and the State of Florida.

**WATER POLICY 1.3.4**

The county shall work with the Southwest Florida Water Management District (SWFWMD) in an effort to coordinate approaches to planning and permitting of stormwater management systems and shall specifically request SWFWMD comment on a volume based approach to regulating stormwater management in addition to the common peak discharge rate approach.

**WATER POLICY 1.3.5**

Development shall provide for easy maintenance of outfalls for discharge of drainage.

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# **SANITARY SEWER AND REUSE WATER**

## **SUB-CHAPTER**

Sanitary Sewer and Reuse Water policies focus on centralized regional wastewater collection and treatment systems that are safe, clean, efficient, economical, and operate in an environmentally sound, sustainable manner.

# SANITARY SEWER and REUSE WATER

## SUB-CHAPTER INTRODUCTION

### SUMMARY

Sarasota County Sanitary Sewer and Reuse Water policies focus on centralized regional wastewater collection and treatment systems that are safe, clean, efficient, economical, and operate in an environmentally sound, sustainable manner. Core service objectives include maintaining and operating adequate collection and treatment facilities, addressing deficiencies, managing the reuse supply as a resource, expanding the wastewater and reuse systems concurrent with urban development, protecting natural systems, defining levels of service, and using conservation strategies to manage resources. Policies acknowledge the importance of maintaining adequate infrastructure as an economic driver for the community and ensuring that adequate resources are available before issuing permits for new development.

### EXAMPLES

Maintaining continuous wastewater services, meet regulatory standards, build, maintain, operate, and improve wastewater and reuse water infrastructure. Produce, store, and deliver reuse water to residential, commercial, recreational, and agricultural customers throughout Sarasota County.

### BACKGROUND

Planning studies from the late 1960's and into the 1980's outlined the fragmented nature of wastewater treatment within unincorporated Sarasota County, which was a mixture of small private treatment plants, onsite sewage treatment and disposal systems (septic systems), and several different franchised utilities. By 1991 there were 116 (WWTP) wastewater treatment plants operating within Sarasota County. In 1987 with the support from several community organizations, city, county and other government agency's the Board of County Commissioners' passed Resolution No. 87-157 which set forth new policy's for a centralized wastewater utility system. The resolution recognized that development of such a system would require the regionalization of wastewater treatment plants, the acquisition of privately owned systems, and the development of methods to recycle and reuse treated wastewater as an alternative supply to conserve potable water resources.

The Public Utilities Element Volume 2 Data and Analysis provides additional details on the series of steps Sarasota County took to consolidate the numerous independent wastewater treatment plants and onsite sewage treatment and disposal systems.

There are four major themes, which the Board of County Commissioners adopted into policy over the years:

1. The county should continue to consolidate wastewater systems into a regional system consisting of county owned plants, and contracted capacity with the City of Sarasota and the City of Venice. The latest major consolidation decision was to decommission the Siesta Key Wastewater Plant instead of rebuilding the facility.
2. The level of treatment by county owned plants would be the minimum treatment level required for producing reclaimed water to offset potable water and groundwater use.
3. Providing reclaimed water for irrigation will be the primary means of effluent disposal. The county will continue with its reuse program, even though that may not be the most economical means of effluent disposal.
4. The county would take the lead in developing long term, regional solutions for the disposal of biosolids in a manner that will beneficially use the product. To combat the issues surrounding land spreading of biosolids<sup>72</sup>.

The Wastewater Management Plan identifies the most economical and efficient alternative for regionalization and details capital improvements program to accomplish that consolidation. While the plan incorporates all known changes due to growth, the Phillippi Creek Septic System Replacement Program, and the county's 2050 Resource Management Area Plan, the Management Plan will be periodically reviewed and updated for changes in growth patterns.

**WATER  
GOAL 2**

Sanitary sewer service shall be provided to Sarasota County residents through the continual evolution of a centralized regional wastewater collection and treatment system, and shall be provided in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development.

**WATER  
OBJ 2.1**

**Continue to correct existing wastewater facility deficiencies, and coordinate the acquisition, extension, and construction of, or increase in the capacity of, facilities to meet future needs.**

**WATER POLICY 2.1.1**

Maintain an inventory of all wastewater treatment plants, both public and private, to include the following: entity having operational responsibility; current rated plant capacity; and existing treatment status (number and type of hookups).

**WATER POLICY 2.1.2**

The Utilities Department shall continue to identify existing Sarasota County Utilities System facility deficiencies, as well as address implementation activities for establishing priorities for replacement and correction of existing facility deficiencies. This shall be an ongoing effort for the continual setting of capital improvement priorities. Efforts to correct these deficiencies shall be made on the basis of maximizing the use of existing facilities as well as economic feasibility under the Utilities Department's preventive maintenance practices.

**WATER POLICY 2.1.3**

Consistent with the requirements in the Capital Improvements Plan, projects needed to correct existing deficiencies within the Sarasota County Utilities System shall be given priority in the formulation and implementation of the annual work schedules or programs of the Sarasota County Utilities Department.

#### **WATER POLICY 2.1.4**

The county shall continue implementation of the Franchise Acquisition, Consolidation, Implementation Plan – Wastewater Collection, Treatment, and Reuse Master Plan Wastewater Management Plan, which provides an engineered master plan for providing wastewater service to the unincorporated areas of Sarasota County concurrent with urban development and land use planning.

#### **WATER POLICY 2.1.5**

The Wastewater Management Plan shall be updated as acquisition and consolidation efforts warrant and continuing engineering activities progress.

#### **WATER POLICY 2.1.6**

The County shall continue its on-going planning and engineering activities for providing central wastewater systems or alternative on-site systems to critical areas in the Urban Service Area currently served by on-site wastewater treatment and disposal systems.

#### **WATER POLICY 2.1.7**

The County shall prohibit the installation of on-site wastewater treatment and disposal systems in the areas designated Urban Service Area and Barrier Island on the Future Land Use Map Series, unless the installation and use shall not adversely affect the quality of groundwater or surface water or adversely affect the natural function of floodplains as required by the provisions of the County Land Development Regulations and the Florida Administrative Code, regulating design, construction, installation, utilization, operation, maintenance and repair of individual on-site wastewater treatment and disposal systems, as amended; and any more stringent regulations applicable. Further, the County shall require that all buildings served by on-site wastewater treatment and disposal systems, except approved on-site greywater systems, connect to a publicly-owned or investor-owned sewerage system within one year of notification by the county that such a system is available as defined in Florida Statutes. The County shall establish procedures for the notification of sewer availability.

**WATER POLICY 2.1.8**

As the county consolidates wastewater treatment plants, all facilities shall be developed with consideration for aesthetics and the possibility of incorporation into the County park system.

**WATER  
OBJ 2.2**

**Maximize the use of existing and available central wastewater facilities and new facilities when they are constructed, and discourage urban sprawl.**

**WATER POLICY 2.2.1**

The county shall continue to require new development to connect to central wastewater systems consistent with the requirements contained in the Land Development Regulations based on the size of the development and distance to the existing system, the available capacity in the system, and the utility's rules allowing connection to the system.

**WATER  
OBJ 2.3**

**Continue to explore and use alternative and supplemental water resources to conserve and replace the use of traditional potable water supplies.**

**WATER POLICY 2.3.1**

The county shall continue implementation of the reuse policies in the Wastewater Management Plan in order to reduce the demand on potable water supplies and withdrawals from ground water aquifers.

**WATER POLICY 2.3.2**

The county shall reclaim treated wastewater for irrigation purposes as its primary method of disposal for treated wastewater. The use of deep well injection or surface water discharge shall be used only when opportunities to use reclaimed water for irrigation is not available.

**WATER  
OBJ 2.4**

**Protect the functions of natural ground water recharge areas, natural drainage features, and surface water bodies.**

**WATER POLICY 2.4.1**

The wastewater treatment plant inspection and compliance monitoring program shall continue. All wastewater treatment plants shall be monitored as outlined in the DEP Specific Operating Agreement. All costs for monitoring shall be equal to the appropriate inspection charge.

**WATER POLICY 2.4.2**

The county shall continue to provide a program to ensure that septage and biosolids are received and disposed of in an environmentally sound manner.

**WATER POLICY 2.4.3**

All biosolids disposal sites and facilities shall be authorized, specifically identified, monitored, and routinely inspected for compliance with State and County regulations.

**WATER POLICY 2.4.4**

Sarasota County regulations for the disposal and use of septage and biosolids shall provide for their efficient and beneficial use and prevent adverse environmental impacts. Land spreading and disposal of biosolids shall be allowed only in areas that will not adversely impact groundwater resources and watersheds that drain into surface water supplies (which are used to meet potable water supply needs), recharge areas of a public water system and/or Outstanding Florida Waters. The land spreading of septage shall be prohibited within the County.

**WATER  
OBJ 2.5**

**Ensure that the issuance of development permits shall be conditioned upon adequate sanitary sewer service capacity.**

**WATER POLICY 2.5.1**

No construction permit shall be issued for new development which will result in an increase in demand upon deficient wastewater treatment facilities prior to the completion of improvements needed to bring the facility up to adopted level of service standards, unless provided for by existing State and County laws.

**WATER POLICY 2.5.2**

Issuance of development orders for any site proposing to utilize an onsite wastewater treatment and disposal system shall be contingent upon demonstration of compliance with applicable federal, State and local permit requirements. Soil surveys shall be required for onsite wastewater treatment and disposal system permits. No individual onsite systems shall be permitted where soil conditions indicate that the system would not function without degrading water quality or where land alterations necessary to accommodate the system would interfere with drainage or floodplain functions.

**WATER POLICY 2.5.3**

Sanitary Sewer Level of Service:

1. Minimum average daily flow to be treated from domestic units shall be 200 gallons per Equivalent Dwelling Unit per day; and
2. Wastewater effluent shall meet standards defined by state law, permit requirements of the Florida Department of Environmental Protection, and County Ordinance when discharged to groundwater or surface water in the County.

# POTABLE WATER

## SUB-CHAPTER

Potable Water policies focus on maintaining sustainable water supplies, addressing deficiencies, protecting wellheads and natural recharge areas, defining levels of service, and acknowledging the importance of potable water as an economic driver for the community.

# POTABLE WATER

## SUB-CHAPTER INTRODUCTION

### SUMMARY

Sarasota County Potable Water Resource policies encourage planning for future water supplies, conservation strategies, resource protection, and cost effective, safe, and reliable potable water service, built upon regional partnerships. Core potable water service objectives include maintaining sustainable water supplies, addressing deficiencies, protecting wellheads and natural recharge areas, defining levels of service, acknowledging the importance of potable water as an economic driver for the community while ensuring that adequate supplies and infrastructure are available before issuing permits for new development.

### EXAMPLES

Maintaining continuous water service, meet regulatory water quality standards, build, maintain, operate, and improve water infrastructure, maintain water pressure and fire flow capabilities, control loss, repair leaks, enforce the backflow prevention program, and provide continuous system monitoring.

### BACKGROUND

The Sarasota County Utilities System's service area covers most of the urbanized area of unincorporated Sarasota County. The southernmost portion of the urbanized area lies within the service area of the Englewood Water District. The City of Sarasota, the City of North Port, the City of Venice, and the Englewood Water District own and operate independent water systems that provide service within their jurisdictional boundaries. The Town of Longboat Key purchases its water from Manatee County.

Due to the regional nature of water supplies, such as Manatee County and the Peace River Authority, and the benefits of having a diversity of sources, a number of interconnections among the public supply systems have been constructed. The county is interconnected with the Cities of Venice, North Port and Sarasota, and Englewood Water District. The county has Emergency Bulk Water Supply Agreements with the Cities of Venice and Sarasota in the event anything should happen to their water supplies. The county is connected to the City of North Port, Charlotte and DeSoto Counties through the Peace River pipeline. The pipeline typically

conveys flows from the Peace River Plant to the Carlton Plant, but is designed to reverse flow direction if needed. The county is also connected to Manatee County through three water supply connections. This level of interconnection to systems throughout the county and region significantly strengthens the ability of public water suppliers to respond to emergencies or other interruptions in supplies such as extreme droughts or hurricanes.

## WATER CONSERVATION

Sarasota County, in cooperation with SWFWMD and the FDEP, has long been an advocate of water conservation. In 1993, the County dedicated a full time person to Outreach and Resident Education about the need to conserve precious water resources. The campaign has been very successful reducing per capita water use from approximately 150 gallons per person per day. In 1995, the county's utility system customers used approximately 90 gallons of drinking water per person per day, by 2005 the number was 86, and in 2014 it was 78 gallons per person per day (gpcd). Starting in 2013 the county adopted the Southwest Florida Water Management District uniform methodology for calculating per capita consumption, which lowered the county's overall rate. Sarasota County Utilities have utilized a number of methods to promote conservation including:

- Inverted Rate Structure – Sarasota County Utilities and Englewood Water District use a tiered structure of increasing rates with increasing volume of water used. Initially implemented in November 1991, the county rate system has evolved over time to one of the most aggressive tiered rate systems in the state. Both EWD and the County will continue to utilize this effective conservation tool.
- Use of Low-Flow Plumbing Fixtures – Ordinance No. 94-001 requires low-flow plumbing fixtures (toilets, showerheads, faucets) in all new development. Public Education and Outreach programs since 1995 have promoted the installation of low- flow toilets, showerheads and faucet aerators for homeowners in existing homes through the use of financial incentives, showerhead exchanges, and giveaways.
- Use of Automatic Shut-Off Devices for Irrigation Systems – Ordinance 94-001 required automatic shutoff devices in all newly constructed irrigation systems. Ordinance No. 96-021 requires them in all systems and requires that the devices must be operational at all times.

- Water-Efficient Landscaping Regulations – Ordinance No. 2001- 081, as amended discourages the connection of an automatic irrigation system to the potable water supply in new development and limits areas of turf and annual flowers to 50% or less of the irrigated area within new construction. Low volume micro-irrigation is required for plant beds and no grass can be planted in strips narrower than four feet.
- Golf Course Ordinance – Ordinance No. 2003-069 ensures the development, operation and maintenance of new golf courses protects and conserves natural resources and the environment. The ordinance requires that they protect water resources, employ best management practices to control stormwater pollution, and implement an integrated pest management plan. Included in the ordinance is a golf course technical manual.
- Promotion of Reclaimed Water – As discussed in the sanitary sewer section of this chapter, reclaiming treated wastewater for irrigation is the primary means of wastewater disposal for Sarasota County Utilities and Englewood Water District. This practice also offsets the amount of potable and groundwater that would be used for irrigation water.
- Watering Restrictions – Sarasota County initially implemented once a week watering restrictions on May 1, 2000. Even through severe rainy seasons, the county has remained committed to the once a week watering restrictions to help residents develop drought tolerant landscapes. Watering less frequently, but more deeply, creates a deep root system that will be able to survive the severe droughts that come naturally to this area.
- Outreach and Education – Sarasota County remains dedicated to outreach and education of residents of the need to conserve precious water resources. Most of the county's hands-on water conservation takes place through the UF/IFAS Extension and Sustainability Service, e.g. Horticulture – Commercial and Residential Conservation Programs.

Conservation programs, watering restrictions and building codes apply to the entire unincorporated area of the county including franchise and EWD service areas. Several education and outreach programs are cooperative efforts, between the county, the Cities and SWFWMD. Other intergovernmental coordination is outlined in Chapter 15 of the Sarasota County Comprehensive Plan. All potable water supply projects must be permitted through SWFWMD so constant coordination is vital to the success of the projects. In addition, SWFWMD is a supporter of several county and regional water supply projects, such as the Peace River Plant through their Cooperative Funding Program.

**WATER  
GOAL 3**

Potable water service shall be provided to Sarasota County residents through the continual evolution of a centralized regional supply, treatment, and distribution system, and shall be provided in a safe, reliable, economical, sustainable and environmentally sound manner, concurrent with urban development.

**WATER  
OBJ 3.1**

**Continue to correct existing potable water facility deficiencies, and coordinate the acquisition, expansion, and construction of facilities to meet future needs.**

**WATER POLICY 3.1.1**

Sarasota County Utilities shall maintain up to date inventories indicating the available capacity and present demand for potable water facilities in the Sarasota County Utilities System service area.

**WATER POLICY 3.1.2**

Sarasota County Utilities shall continue to identify existing Sarasota County Utilities System facility deficiencies, as well as address implementation activities for establishing priorities for replacement and correction of existing facility deficiencies. This shall be an ongoing effort for the continual setting of capital improvement priorities. Efforts to correct these deficiencies shall be made on the basis of maximizing the use of existing facilities as well as economic feasibility under the Sarasota County Utilities preventive maintenance practices.

**WATER POLICY 3.1.3**

Consistent with the requirements in the Capital Improvements Plan, projects needed to correct existing deficiencies within the Sarasota County Utilities System shall be given priority in the formulation and implementation of the annual work schedules or programs of Sarasota County Utilities.

**WATER POLICY 3.1.4**

Potable water master plans and modeling of the Sarasota County Utilities System shall be updated as continued engineering and construction activities progress.

**WATER POLICY 3.1.5**

Continue to extend water lines to those portions of unincorporated Sarasota County developed with private wells utilizing the County's Line Extension Policy through the Sarasota County Utilities Capital Improvement Program and utilizing other mechanisms such as Municipal Service Benefit Unit non-ad valorem assessments.

**WATER POLICY 3.1.6**

Sarasota County will continue to explore sustainable alternative water supply resources in cooperation with State, regional and local agencies and other local governments. County water supply planning will be coordinated with the Southwest Florida Water Management District's Regional Water Supply Plan. Additional water supply sources will need to be identified and developed to supplement existing sources. The Sarasota County 10-year Water Supply Facilities Work Plan, dated December 2015, prepared by Carollo Engineers, P.C. is hereby adopted into the Comprehensive Plan by reference as the 10-Year Water Supply Facilities Work Plan.

**WATER POLICY 3.1.7**

As the County consolidates and develops potable water facilities, all facilities shall be developed with consideration for aesthetics and the possibility of incorporation into the County park system.

**WATER  
OBJ 3.2**

**Maximize the use of existing and available central potable water facilities and new facilities when they are constructed, and discourage urban sprawl.**

**WATER POLICY 3.2.1**

Until such time as the Sarasota County Utilities System can expand its distribution system to provide centralized potable water service, individually owned platted lots of record located within the designated Urban Service Area may be provided potable water with a private well provided all other legislative and regulatory requirements are met.

#### **WATER POLICY 3.2.2**

The county shall mandate hookup to a centralized potable water system, where available, in accordance with State and County laws.

#### **WATER POLICY 3.2.3**

The county shall continue to require new development to connect to central water systems consistent with the requirements contained in the Land Development Regulations, based on the size of the development and distance to the existing system, if the capacity is available in the system and the Utility's rules allow connection to the system.

### **WATER OBJ 3.3**

#### **Continue to implement programs to conserve potable water resources.**

#### **WATER POLICY 3.3.1**

Sarasota County shall continue its efforts to implement water conservation programs, including such initiatives as the existing inverted water rate structure, low flow toilet rebates and shower-head exchange and outreach educational programs. Water conservation programs shall operate in cooperation with the Southwest Florida Water Management District, and other appropriate entities, both public and private.

#### **WATER POLICY 3.3.2**

The county will continue to abide by the Southwest Florida Water Management District's (SWFWMD) emergency water shortage plan, and when necessary, the county may implement more restrictive water conservation measures, as may be required to protect and maintain the utility system.

#### **WATER POLICY 3.3.3.**

The county will continue, in partnership with the Southwest Florida Water Management District (SWFWMD) to ensure through a variety of educational and enforcement activities, the proper abandonment of unused water wells. SWFWMD Quality of Water Improvement Program (QWIP) incentive funding will be utilized to the greatest extent possible to realize the goal of measurable aquifer water quality improvement.

**WATER POLICY 3.3.4**

New development shall prioritize meeting irrigation needs through (1) demand management strategies, (2) reclaimed water, if available, (3) rain water or stormwater, and finally, (4) community ground water wells.

**WATER  
OBJ 3.4****Protect the functions of natural groundwater recharge areas and natural drainage features.****WATER POLICY 3.4.1**

Sarasota County will protect its potable water supply system, contributing recharge areas, and related open space benefits through implementation of its Wellhead Protection Ordinance which shall identify inappropriate land uses and facilities including, but not limited to, underground fuel storage tanks, landfills, hazardous materials storage, and certain commercial and industrial uses. The County's Wellhead Protection Ordinance will be amended, as needed, for consistency with the Florida Department of Environmental Protection's rule governing wellhead protection adopted in May 1995. The protection effort may include requests to the Southwest Florida Water Management District for cooperative funding or technical assistance to further identify zones of protection and cones of influence around individual wellheads or wellfields.

**WATER POLICY 3.4.2**

Usage and maintenance of potable water resources on the T. Mabry Carlton, Jr. Memorial Reserve shall be in accordance with County policy and the monitoring requirements contained in the Southwest Florida Water Management District Water Use Permit for the wellfield.

**WATER  
OBJ 3.5**

**Ensure that the issuance of development permits shall be conditioned upon adequate potable water capacity.**

**WATER POLICY 3.5.1**

No permit shall be issued for new development which will result in an increase in demand upon deficient central potable water facilities prior to the completion of improvements needed to bring the facility up to adopted level of service standards, unless provided for by existing State and County laws.

**WATER POLICY 3.5.2**

The Florida Department of Health in Sarasota County shall enforce potable water quality standards in accordance with the Federal Safe Drinking Water Act, Florida Statutes, "Florida Safe Drinking Water Act", and the Florida Administrative Code, and as prescribed by the U.S. Environmental Protection Agency. However, the County may adopt more stringent standards if it deems necessary.

**WATER POLICY 3.5.3**

Issuance of development orders will be contingent upon demonstration of compliance with applicable federal, State, and local permit requirements for on-site potable water systems.

**WATER POLICY 3.5.4**

Potable Water Level of Service:

1. System capacity shall be based on 250 gallons per Equivalent Dwelling Unit per day based on peak flow plus the maintenance of minimum fire flow standards.
2. Minimum potable water quality shall be as defined by the U.S. Environmental Protection Agency, except where the State, or County may impose stricter standards.

**WATER  
OBJ 3.6**

**Continue to explore regional water supply initiatives through the implementation of the Joint Planning Agreement with the City of Venice.**

**WATER POLICY 3.6.1**

The county will evaluate regional water supply sources, interconnections and joint storage facility locations.

CHAPTER  
**13**

## CORE PRINCIPLES SOLID WASTE

The Core Principles for the Solid Waste Chapter of the Comprehensive Plan focus on conserving resources for future generations, and improving the overall quality of life in Sarasota County.

Reduce the toxicity and volume of waste going into the landfill as well as extend the life of the landfill, protect surface water and groundwater, and control long term monitoring costs.

Identify opportunities to expand and diversify our economic base by marketing recyclables, reclaiming materials, and reducing operating costs with the collocation of facilities and industries.

Increase awareness, enhance community character, and improve quality of life for visitors and residents.

Protect our natural resources through litter prevention and abatement, various waste collection drives, and volunteer programs.

# INTRODUCTION

## PURPOSE AND INTENT OF THE SOLID WASTE CHAPTER

### SUMMARY

Recognizing waste as a valuable resource, the Sarasota County Solid Waste program collects, processes and disposes of different types of waste with a focus on recycling, waste reduction and sustainability. Our goal is to reduce the toxicity and volume of waste going into the landfill as well as extend the life of the landfill, protect surface water and groundwater, and control long term monitoring costs.

Sarasota County's solid waste program identifies opportunities to expand and diversify our economic base by marketing recyclables, reclaiming materials, and reducing operating costs with the collocation of facilities and industries. Sarasota County strives to provide exceptional services that are convenient, reliable, cost-effective, safe, and environmentally sustainable. County public outreach programs and education efforts increase awareness, enhance community character, improve quality of life for visitors and residents, and protect our natural resources through litter prevention and abatement, waste reduction and recycling education efforts, various waste collection drives, and volunteer programs.

### EXAMPLES

Solid waste collection, yard waste, used oil, tires, white goods, electronics, hazardous waste collection, Landfill Gas to Energy project, and Keep Sarasota County Beautiful public outreach program.

### BACKGROUND

Historically, disposal of solid waste was accomplished by burying refuse at numerous sanitary landfill sites around the county. In 1970, Sarasota County opened the Bee Ridge Landfill and over the next several years older landfill sites in the county closed down. The county eventually purchased and assumed operation of the Venice Landfill from a private owner. The Venice Landfill was officially closed in 1985 and later converted into the Jackson Road Transfer Station so that refuse collected from the Venice, North Port and Englewood areas could be transferred to the Bee Ridge Landfill. Between 1985 and 1998 the Bee Ridge Landfill was the

only permitted sanitary landfill in the county. It closed in 1998 with the opening of the new Central County Solid Waste Disposal Complex at 4000 Knights Trail in Nokomis. This landfill was designed to have a projected lifespan of 40 years. Sarasota County's mandatory recycling and diversion program has assisted in conserving airspace to extend the life of the landfill. With the current diversion and recycling rate, Phase II has approximately 10.6 years to reach maximum airspace capacity. Additional space is available in yet to be developed cells in Phases III and IV. Today the Sarasota County Solid Waste Division operates the Central County Solid Waste Disposal Complex, the closed Bee Ridge Landfill which is now a park, and the Jackson Road Recycling Transfer Station.

**SOLID WASTE  
GOAL 1**

Sarasota County shall ensure that a dependable, environmentally safe means to dispose of solid waste is available for all residences and businesses.

**WASTE  
OBJ 1.1**

**Address potential facility deficiencies and provide for future system demands.**

**WASTE POLICY 1.1.1**

The county shall continue to rely upon municipal and franchise solid waste collection systems with the county providing for the operation of solid waste disposal facilities to meet the needs of all incorporated and unincorporated areas of the County.

**WASTE POLICY 1.1.2**

The county shall process all solid waste for disposal as required under applicable permits, rules, and regulations for all solid waste disposal facilities.

**WASTE POLICY 1.1.3**

As the county develops solid waste facilities, all facilities shall be developed with consideration for aesthetics and the possibility of incorporation into the County park system.

**WASTE POLICY 1.1.4**

Ensure that the issuance of development permits shall be conditioned upon adequate solid waste capacity.

**WASTE  
OBJ 1.2**

**Maximize landfill capacity and promote the reuse of resources by continuing to meet or exceed State recycling goals and other mandates related to solid waste reduction.**

**WASTE POLICY 1.2.1**

The county shall administer a mandatory recycling program, including curbside or centralized container pickup for residential and commercial users in the unincorporated area.

**WASTE POLICY 1.2.2**

The county shall ensure, to the maximum extent possible, through public education and collection services, that yard waste is separated from the solid waste stream.

**WASTE POLICY 1.2.3**

The Solid Waste Department shall monitor the content of solid waste being delivered to the County landfill in order to detect violations of the recycling ordinance and to evaluate and propose adjustments to the recycling program.

**WASTE POLICY 1.2.4**

The county shall continue to require that all new development, not involved in public or private way pickup or the curbside recycling program, set aside areas for separation and storage of solid waste and recyclable materials.

**WASTE POLICY 1.2.5**

The county shall activate an Ad-Hoc Committee at the direction of the Board of County Commissioners to investigate and recommend long term, appropriate technologies for solid waste management.

**WASTE POLICY 1.2.6**

The county shall evaluate and employ appropriate technologies to divert and recycle yard waste. Examples include mulching and composting materials.

**WASTE POLICY 1.2.7**

The county shall provide a public education and promotion program whose goal is to inform residents of the opportunity to recycle, encourage source separation of recyclable materials, and promote the benefits of reducing, reusing, recycling, and composting materials.

**WASTE POLICY 1.2.8**

The county shall continue to seek grants to achieve the short and long term goals such as education and innovative technology of the Solid Waste Unit.

**WASTE POLICY 1.2.9**

The county shall develop guidelines and policies for the procurement of products made with recycled materials. Purchasing sustainable products and technology while advocating the removal of excess packaging.

**WASTE  
OBJ 1.3****Protect the functions of natural groundwater recharge areas and natural drainage features.****WASTE POLICY 1.3.1**

The Central County Solid Waste Disposal Complex shall minimize, to the greatest extent possible, potential environmental impacts consistent with the adopted stipulations contained within Ordinance No. 90-54 as amended.

**WASTE POLICY 1.3.2**

All known public landfills and hazardous waste sites which may pose a threat to public health as determined by the Board of County Commissioners shall undergo inspection and monitoring procedures as directed by the appropriate regulatory agency, to ensure there are no public health hazards.

**WASTE POLICY 1.3.3**

The county shall support Federal and State legislation aimed at reducing the toxicity of the solid waste stream.

**WASTE POLICY 1.3.4**

The county shall continue to seek mechanisms for the diversion of hazardous waste and route collected waste to a Federal or State permitted treatment, storage, and disposal facility to prevent disposal in the county's sanitary landfill, wastewater treatment facilities, groundwater, and stormwater systems.

#### **WASTE POLICY 1.3.5**

The disposal of hazardous waste generated by commercial entities shall remain the responsibility of said entities. The county shall assess and verify that such proper handling, storage, transportation, and disposal of hazardous waste by commercial entities occurs. The Florida Department of Health and the Florida Department of Environmental Protection shall regulate and be responsible for the proper handling, storage, transportation, and disposal of biomedical waste.

#### **WASTE POLICY 1.3.6**

The location of any new collection and/or storage areas for hazardous and acutely hazardous materials in commercial or industrial uses shall be prohibited within the 100 year floodplain of any in flowing watercourse within the watershed of an existing public potable surface water supply, or within 200 feet of the Florida Department of Environmental Protection jurisdictional line associated with any such in flowing watercourse, whichever is greatest. "Hazardous" and "acutely hazardous" materials shall be as defined and listed in the Florida Administrative Code and Florida Statutes.



# ELEMENT 7

## IMPLEMENTATION

CHAPTER 14 – CAPITAL IMPROVEMENTS

CHAPTER 15 – INTERGOVERNMENTAL COORDINATION



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# THE IMPLEMENTATION ELEMENT

The Comprehensive Plan embodies the aspirations of the community. The Elements and related chapters work in concert to establish the vision for the future, and serve as framework within which decision makers will work making decisions relating to growth management-related policies, regulations, master plans, agreements, and capital improvements as Sarasota County moves forward.

The two chapters in this element, Capital Improvements and Intergovernmental Coordination, work in concert to support turning vision into reality. The ability to identify projects and their needs, fund the projects, and time the projects to meet the demands generated by the areas growth, and to remain sustainable, result in successful implementation. Coordination with other local, state, regional, or federal organizations is important to get to this implementation phase, including identification of potential funding sources and project timing. Through coordination with these groups many aspects of the Comprehensive Plan do reach the implementation phase and, as a result, benefit our current and future residents and visitors.

The purpose of the Capital Improvements Chapter is to tie the capital improvements needs identified in the other chapters to the county's budgeting and development review processes. This chapter and its related programs establish a framework that:

- Identifies the capital improvements necessary to serve existing and future development consistent with established level-of-service (LOS) standards;
- Establishes a prioritization system to aid in determining which capital improvements are funded to satisfy the LOS;
- Provides guidance on the funding of projects;
- Identifies potential mechanisms to assure the provision of required capital improvements;
- Ties land development decisions to the availability of capital facilities and improvements;
- Outlines implementation programs.

The County Capital Improvements Program (CIP) lists a 5-year schedule of the capital improvements required to maintain LOS standards for various facility types that are impacted by growth and changing conditions as well as the resources required to repair/replace obsolete or worn out facilities. The CIP lists the county, State, Federal, and private resources required to provide the programmed facilities. It is reviewed on an annual basis by county staff and Administration, and modified, by the County Commission as necessary, in order to maintain a 5-year schedule of capital improvements.

Intergovernmental coordination is the coordination between two or more governmental entities on one or more issues. These entities can be local governments (county and municipal), local school boards, State agencies, regional agencies, federal agencies, and independent special districts. The chapter is a mechanism for establishing overarching tenets for cooperation between Sarasota County and other governmental agencies to ensure the smooth and efficient operation of the county.

The chapters in the Implementation Element show the synergy inherent in the Comprehensive Plan by identifying and funding an array of projects and programs that ensure the infrastructure and services are available to serve our growing and changing population. Moreover, these chapters ensure that through cooperation with other governmental agencies these projects, program and other initiatives are done expeditiously, safely, sustainably and in a manner that benefits the county, municipalities, neighboring counties and the region.

The Capital Improvements chapter touches on every chapter in the Sarasota County Comprehensive Plan. It is intended to support the entire Comprehensive Plan, provide guidance to officials who make decisions about infrastructure and capital planning, based on growth, and outline the revenue and expenditure requirements of such decisions.

Similarly, the Intergovernmental Coordination chapter is not intended for use as an independent document and should always be considered as part of the entire Comprehensive Plan. Because of the overall nature of intergovernmental coordination, each element/chapter addresses, in some manner, coordination between Sarasota County and the various agencies that most directly affect that particular element and/or chapter or issue. Therefore, it is essential that the Intergovernmental Coordination chapter be viewed as part of the whole.



# SYNERGY of IMPLEMENTATION

The topics within the Implementation Element are closely connected to goals, objectives, and policies in other areas of the Comprehensive Plan. By recognizing these relationships, the county can maximize resources, understand potential results and leverage funding opportunities. The following Synergy table indicates how this Element connects to, and is interrelated with, other Elements of the Comprehensive Plan.



## ENVIRONMENTAL SYSTEMS

Protection or enhancement of our environmental systems often requires major levels of intergovernmental coordination. Examples of coordination include working with state and federal wildlife authorities to develop and implement programs for the protection of the West Indian Manatee or the Florida Scrub Jay.



## ECONOMIC DEVELOPMENT

The capital improvements identified to maintain levels of service and to support growth are important to economic development. Cooperation across governmental boundaries and with regional, state and national players often influences where and when businesses locate in an area.



## PUBLIC UTILITIES

Potable water, sanitary sewer, stormwater, and solid waste projects necessary to meet the demands of growth, and to maintain established level-of-service standards are identified in the Capital Improvements Chapter. Other major infrastructure systems may require coordination with other governmental agencies. For example, Sarasota County coordinates with regional partners as part of the Peace River-Manasota Regional Water Supply Authority for the provision of water resources.



## LAND USE

Land uses just do not end at governmental borders and it is imperative that local governments work together to ensure that development is sustainable and does not create negative impacts upon neighboring communities. The Intergovernmental Coordination Chapter outlines methods of cooperation and dispute resolution to guide compatible growth across borders.



## QUALITY OF LIFE

Intergovernmental Coordination can be necessary for projects that cross jurisdictional boundaries, require coordination with regional state or national agencies, or which are tied together in other unique ways.



## MOBILITY

The transportation projects that allow us to move around the county and maintain levels-of-service are identified within the Capital Improvements chapter. The Intergovernmental Coordination chapter supports the necessary coordination required to address mobility issues on a regional, or higher, scale. This type of coordination helps eliminate redundancies and better identify efficiencies and cost savings to make projects better for the community.

CHAPTER

# 14

## CORE PRINCIPLES CAPITAL IMPROVEMENTS

The Core Principles for the Capital Improvements Chapter of the Comprehensive Plan focus on utilizing the County's Comprehensive Plan and other adopted Plans as guides for development and implementation of capital projects.

Compliance with Federal and State mandates.

Collaboration and development partnerships within the organization, other governmental agencies, private business and not-for-profits to leverage public resources in order to implement the most cost effective and highest quality capital projects.

Promotion of sound fiscal planning across the spectrum of capital disciplines by using various funding sources in a manner that leverages resources to minimize costs to the customer and citizens and allows the county to meet its infrastructure needs in a timely manner.

Establish a reasonable multi-year plan which helps ensure the demand for public facilities construction is met with the ability to pay for such services.

# INTRODUCTION

## PURPOSE AND INTENT OF THE CAPITAL IMPROVEMENTS CHAPTER

The purpose/intent of the Capital Improvements Chapter is to tie the implementing goals, objectives, and policies of the Comprehensive Plan as a whole with the (funded) capital improvements needed to support them. In order to accomplish this, the following are key messages within the chapter:

- a strategy must exist which ensures that the infrastructure requirements of the Comprehensive Plan are met;
- the Capital Improvements Chapter must identify the means by which to fund these requirements;
- annual updates to the Capital Improvements chapter should demonstrate financial feasibility through programmed expenditures and revenues in relation to required capital improvements needed for maintaining and enhancing existing and improved Levels of Service for publicly provided facilities;
- the county must provide established Levels of Service for facility (types) required for inclusion in the Comprehensive Plan (e.g., transportation, sanitary sewer, potable water, solid waste, stormwater, parks and recreation, public transit, public schools, natural resources, and libraries); and
- if adopted Levels of Service are not maintained during implementation of the Comprehensive Plan, then the local government must deny additional development permits or for public schools may deny construction plans or may require additional steps to limit additional development.

## CAPITAL IMPROVEMENTS PROGRAM

The mechanism for addressing the short range goals, identified in the Capital Improvement Chapter CIC of the Comprehensive Plan is through implementation of the projects contained in the County's Five Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements is revised annually and adopted by the Board of County Commissioners. The document addresses the facility types required by the Level of Service provisions of Florida Statutes, as well as additional facility types.

The Capital Improvement Projects is updated annually to reflect a rolling five-year schedule of capital improvements by incorporating the previous year as part of the prior funding and by replacing the last fiscal year with a future fifth year. Consistent with the adoption of the CIP new projects are added to the Capital Improvement Project list during each annual update, and adjustments may be made in the funding or timing of projects already in the Capital Improvement Project list, thus permitting continual adjustment to changing conditions and circumstances.

The most recent adopted Capital Improvement Project list of the CIP is shown in the Five-Year Schedule of Capital Improvement Components of the Comprehensive Plan by facility type. Regulatory Level of Service (LOS) standards for those optional and required public facilities, and their associated costs, are shown at the bottom of the Five-Year Schedule of Capital Improvement Components of the Comprehensive Plan.

The Facilities with Unfunded Capital Improvements Needed to Achieve and Maintain Adopted Levels of Service table provides an opportunity to identify future capital project needs. The projects listed in this table are derived from long range facility plans, but the table does not include all the projects that will be needed, as a result of planning programs still in progress. The timing of some programs may also be contingent upon or interdependent with the prioritization and timing of other programs.

TABLE 14-1: FIVE YEAR SCHEDULE CAPITAL IMPROVEMENT COMPONENTS

**FY16-FY20 CAPITAL IMPROVEMENT PROGRAM APPROPRIATION PLAN**

Projects	Prior Funding	FY2016	FY2017	FY2018	FY2019	FY2020	CIP Total (7)
Library	5,998,407	800,000	-	800,000	-	800,000	8,398,407
Natural Resources	53,843,601	2,011,136	2,011,136	2,011,136	2,011,136	2,011,136	63,899,281
Parks and Recreation (1)	87,823,189	4,439,416	1,399,416	3,579,416	1,399,416	2,199,416	100,840,269
Potable Water (4)	7,720,490	17,280,000	8,100,000	1,850,000	4,250,000	5,250,000	44,450,490
Reuse Water	4,524,210	12,670,000	250,000	250,000	-	-	17,694,210
Solid Waste (2)	10,381,279	870,000	-	630,000	950,000	-	12,831,279
Stormwater	19,708,324	742,000	-	-	-	-	20,450,324
Traffic Circulation (3)	303,890,983	23,096,563	17,659,513	16,224,513	14,230,000	13,150,000	388,251,572
Transit Services	19,107,925	9,385,557	3,050,000	3,050,000	3,050,000	3,525,000	41,168,482
Wastewater (5)	28,299,755	21,350,000	4,220,000	6,250,000	2,250,000	250,000	62,619,755
<b>TOTAL PROJECT COST (6)</b>	<b>541,298,163</b>	<b>92,644,672</b>	<b>36,690,065</b>	<b>34,645,065</b>	<b>28,140,552</b>	<b>27,185,552</b>	<b>760,604,069</b>

NOTE:

- (1) Designed to maintain a minimum of 7 acres per 1,000 population Park LOS.
- (2) Development costs associated with construction of new landfill; also Bee Ridge Landfill closeout capital expenditures 6.8 lbs. per capita LOS.
- (3) Costs necessary to achieve LOS "C peak hour" plus other commitments.
- (4) Development costs associated with development of Phase I and Phase II of County wide Water System; LOS of 250 gallons per Equivalent Dwelling Unit (EDU) per day.
- (5) Development costs associated with development of a countywide Sanitary Sewer System; LOS of 200 gallons per Equivalent Dwelling Unit (EDU) per day.
- (6) This table is a table of appropriations. Actual expenditures for each project may not coincide with the appropriation. Please see the individual project sheet for the anticipated expenditure schedules for capital projects.
- (7) Total includes prior funding.

All projects in all facility types are consistent with their respective chapters of the Comprehensive Plan.

**CIC GOAL 1**

To provide and maintain, in a timely and efficient manner, adequate public facilities for both existing and future populations, consistent with available and projected future financial resources.

**CIC OBJ 1.1****CAPITAL IMPROVEMENT PROGRAM**

**Construction of those Capital Improvements necessary to correct deficiencies in existing public facilities, to serve sustainable projected future growth, and to replace obsolete and worn out facilities, in accordance with an adopted Capital Improvements Program.**

**CIC POLICY 1.1.1**

The Capital Improvements Chapter will include those facility types per Florida Statutes.

**CIC POLICY 1.1.2**

The Capital Improvements Chapter will include capital improvements for newly acquired or constructed assets, improvements to, or expansions of existing assets with over five year life expectancy which are non-recurring nature. Capital projects help implement the Comprehensive Plan.

**CIC POLICY 1.1.3**

The Capital Improvements Chapter is a component of the County Capital Improvements Program, including the facility types identified in Policy 1.1.1, and other facility types necessary for the public health, safety, and welfare of the community.

**CIC POLICY 1.1.4**

The County will include projects identified in the other relevant Comprehensive Plan Chapters in a Five-Year Schedule of Capital Improvements, which Schedule shall be updated on an annual basis.

**CIC POLICY 1.1.5**

Proposed expenditure of public funds that subsidize or enable land development in Coastal High Hazard Areas shall be limited to those projects identified in the Environment Chapter.

**CIC OBJ 1.2**

**DEVELOPMENT ORDERS/BUILDING PERMITS**

**Issue development orders and building permits aligned with the availability of those public facility types meeting local concurrency standards and the maintenance of adopted Level of Service (LOS) standards.**

**CIC POLICY 1.2.1**

The availability of public facilities will be determined and measured for the required public facility types using the Level of Service (LOS) Policies contained in the Chapters of the Comprehensive Plan.

**CIC POLICY 1.2.2**

The County's Concurrency Management System will require that all development orders and permits are to be evaluated for concurrency consistent with the adopted levels of service identified in Policy 1.2.1. If the adopted LOS standards are not maintained, unless as otherwise having met the mitigation requirements permitted by Florida Statutes, then the County may deny additional development permits or may require additional steps to limit additional development.

**CIC POLICY 1.2.3**

The following sanitary sewer, solid waste, stormwater management and potable water facilities including potable water supply, standards shall be met to satisfy concurrency requirements:

1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities, services including potable water supply are in place and available to serve the new development; or
2. At the time the development order or permit is issued, the necessary facilities, services including potable water supply are guaranteed in an enforceable development agreement or an agreement or development order issued, pursuant to Florida Statutes, to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
3. At the time of the issuance of a certificate of occupancy or its functional equivalent the necessary facilities, services and supply shall be in place and available to serve the new development.
4. If the proposed service provider is other than the Sarasota County utility system, an applicant must submit documentation from the service provider that must demonstrate that the project is within the provider's service area, that the provider has the capacity to serve the project, and that the facilities and services will be in place and available to serve the new development. If the capacity is contingent upon a planned facility expansion, the applicant must demonstrate that the capacity will be available by submitting documentation detailing the facility expansion.

**CIC POLICY 1.2.4**

The following parks and recreation facilities standards shall be met to satisfy concurrency requirements:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under construction; or
2. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services; or
3. A development order or permit is issued based on the condition that the necessary facilities or services have been included in the current adopted Sarasota County Capital Improvement Program, provided that:  
The estimated date of commencement of actual construction and the estimated date of project completion is contained in the Capital Improvement Program; and
4. The necessary parks and recreation facilities or the provision of services are guaranteed in an enforceable development agreement for the development under consideration, where an enforceable development agreement may include, but is not limited to, development agreements, or an agreement or development order pursuant to Florida Statutes, to be in place and available to serve the new development at the time of issuance of a certificate of occupancy or its equivalent.

## CIC OBJ 1.3

### FAIR SHARE COSTS

**Ensure that future development pays a fair share of the costs of capital facility capacity, consistent with Florida Statutes, needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.**

#### CIC POLICY 1.3.1

Implement the Mobility Fee System, to ensure that new development pays its fair share of multimodal capital facility capacity needed to address the demand for such facilities as generated by new development.

#### CIC POLICY 1.3.2

Continue the implementation of the Park Impact Fee System, to ensure that new development pays a fair share of the costs of park capital facility capacity needed to address the demand for such facilities generated by new development.

#### CIC POLICY 1.3.3

Continue the implementation of the Water and Wastewater Capacity Fee Systems, to ensure that new development pays a fair share of the costs of the water and wastewater capital facility capacity needed to address the demand for such facilities generated by new development.

#### CIC POLICY 1.3.4

Continue the implementation of the Emergency Medical Service Impact Fee System to ensure that new development pays a fair share of the costs of the emergency medical service capital facility capacity needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.5**

Continue the implementation of the Fire and Rescue Impact Fee System, to ensure that new development pays a fair share of the costs of new facilities for fire protection services needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.6**

Continue the implementation of the Library Impact Fee System, to ensure that new development pays a fair share of the costs of library facility capacity needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.7**

Continue the implementation of the Educational System Impact Fee System, to ensure that new development pays a fair share of the costs of new educational system projects needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.8**

Continue the implementation of the Law Enforcement Impact Fee System, to ensure that new development pays a fair share of the costs of law enforcement facility capacity needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.9**

Continue the implementation of the Justice Impact Fee System, to ensure that new development pays a fair share of the costs of justice facility capacity needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.10**

Continue the implementation of the General Government Impact Fee System, to ensure that new development pays a fair share of the costs of general government facility capacity needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.11**

Continue to investigate the feasibility of implementing impact fees, or similar mechanisms, for additional public facility types to ensure that new development pays its share of the costs of the capital facilities capacity needed to address the demand for such facilities generated by new development.

**CIC POLICY 1.3.12**

Continue to encourage the participation of the County's municipal governments in the Countywide road, park, library, justice and general government impact fee systems as well as any new impact fees which may be adopted in the future.

**CIC OBJ 1.4**

**MANAGEMENT OF FISCAL RESOURCES**

**Fiscal resources will be managed in order to ensure that capital improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five Year Schedule of Capital Improvements.**

**CIC POLICY 1.4.1**

A five year Capital Improvements Program is adopted at the same time as an Annual Operating Budget. The Capital Budget shall include those projects necessary to maintain the adopted level of service standards as referenced in the various elements of the Comprehensive Plan.

#### CIC POLICY 1.4.2

As part of the budget process identified in CIC Policy 1.4.1, the Capital Budget/Capital Improvements Program shall include a schedule for allocating revenues received from the infrastructure surtax. The schedule shall be developed for a five year time frame, at a minimum, or through the end of the program, and shall be updated on an annual basis. The schedule shall include:

- specific projects which will relieve existing infrastructure deficiencies, consistent with those infrastructure types contained in the infrastructure surtax ordinances; and
- the allocation of a minimum of fifty percent of the proceeds received from the surtax to funding necessary road and bridge improvements, unless modified by a unanimous vote of the Board of County Commissioners.

#### CIC POLICY 1.4.3

Capital improvements proposed to be added to the Five-Year Schedule of Capital Improvement Components of the Comprehensive Plan will be evaluated with project selection criteria that consider, but are not limited to, the following factors:

- the relationship to relevant Chapters of the Comprehensive Plan;
- the elimination of public hazards;
- the elimination or mitigation of existing deficiencies;
- the impact on the annual operating and capital budgets;
- location in relation to the “Future Land Use Map”;
- the accommodation of new development and redevelopment facility demands;
- the financial feasibility of the proposed project; and
- the relationship of the improvement to the plans of Federal, State, and local agencies and the Southwest Florida Water Management District.

**CIC POLICY 1.4.4**

The debt service implications of the Five Year Schedule of Capital Improvements will be evaluated as part of the Monitoring and Evaluation of the Capital Improvements Chapter on an annual basis.

**CIC POLICY 1.4.5**

The renewal and replacement of public facilities will be addressed in the Five Year Schedule of Capital Improvements.

**CIC POLICY 1.4.6**

The County will address the provision of the availability of public facilities to serve developments where the development orders (D.O.'s) were issued prior to the adoption of the Comprehensive Plan.

## CIC OBJ 1.5

### PUBLIC SCHOOL FACILITIES

**Ensure that future needs are addressed consistent with the adopted level of service standards for public schools.**

#### CIC POLICY 1.5.1

Consistent with the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, school concurrency requirements shall be effective for all applications for construction plans (final subdivision or site plans). School concurrency under these LOS standards shall be as follows, however, within designated concurrency service areas for identified backlogged facilities, interim standards shall apply. The interim level of service standard within these designated areas shall apply over the period covered by the 10-year schedule of improvements as shown in the following table. (*The School District is currently reviewing these standards and they may be amended in the future*):

#### DISTRICT-WIDE

Type of School	Adopted Level of Service
Special Purpose	100% of total program capacity (including relocatables)

#### BY STUDENT ATTENDANCE

Type of School	Adopted Level of Service
Elementary Schools	Initial: 115% of permanent program capacity
	By 2012: elementary schools, with the exception of backlogged facilities, will achieve a level of service standard of 105% of permanent program capacity.
	By 2017: all elementary schools will achieve a level of service standard of 105% of permanent program capacity.
Middle Schools	Initial: 100% of permanent program capacity
	By 2012: middle schools, with the exception of backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity.
	By 2017: all middle schools will achieve a level of service standard of 100% of permanent program capacity.
High Schools	Initial: 105% of permanent program capacity
	By 2012: high schools will achieve a level of service standard of 100% of permanent program capacity.

*(Revised)*

#### CIC POLICY 1.5.2

Ensure future development pays its fair share of the costs of capital facility capacity needed to accommodate new development and, where applicable, assist in maintaining adopted level of service standards, via impact fees, mobility fees, and other legally available and appropriate methods in development conditions.

#### CIC POLICY 1.5.3

Sarasota County hereby incorporates by reference the Sarasota School District Five Year Capital Facilities Plan, that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities based upon identified improvements over the short-term and long-term planning periods, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

An annual update if the Five Year Capital Facilities Plan by the School Board will ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the planning period.

#### CIC POLICY 1.5.4

Sarasota County will update its Capital Improvements Schedule on an annual basis to incorporate by reference the upcoming Sarasota School District Five Year Capital Facilities Plan. Sarasota County and the Sarasota County School Board will coordinate during updates or amendments to the Sarasota County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

#### CIC POLICY 1.5.5

Sarasota County adopts the Data and Analysis for Public School Facilities as the 10-year long term schedule of improvements for the purpose of correcting existing deficiencies and setting priorities for addressing backlogged facilities within the designated concurrency service areas. The long term schedule includes capital improvements and revenues sufficient to meet the anticipated demands for backlogged facilities within the 10-year period. The long term schedule improves interim levels of service for backlogged facilities and ensures the district-wide standards, as established in CIC Policy 1.5.1 achieved by the specified dates. The long-term schedule will be updated, by December 1<sup>st</sup> of each year, in conjunction with the annual update to the Five Year Capital Facilities Plan.

#### CIC POLICY 1.5.6

Sarasota County's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

1. implementation of a financially feasible Five Year Capital Facilities Plan to ensure level of service standards are achieved and maintained;
2. implementation of interim level of service standards within designated concurrency service areas with identified backlogged facilities in conjunction with a long-term (10-year) schedule of improvements to correct deficiencies and improve level of service to the district-wide standards;
3. identification of adequate sites for funded and planned schools; and
4. the expansion of revenues for school construction from updated impact fees.

## CIC OBJ 1.6

### JOINT PLANNING AGREEMENTS

**Ensure the coordinated and efficient provision of infrastructure as set forth in the Joint Planning Agreement with the City of Venice.**

#### CIC POLICY 1.6.1

Within the Joint Planning Areas set forth in Future Land Use Chapter, the County will enforce its own comprehensive plan policies, land development regulations and methodologies to assess the impacts on the public facilities for which it is financially responsible. In addition, the application will be provided to the City of Venice which will conduct a concurrency review based on its comprehensive plan policies, land development regulations and methodologies to address impacts to public facilities which are its financial responsibility. Any concurrency approval by the County must incorporate the results of the review.

#### CIC POLICY 1.6.2

Within the Joint Planning Areas as designated in the Future Land Use Chapter, the County will cooperate with the City of Venice to endeavor to achieve parity in the location of public facilities and services. The County will investigate possible system interconnections, co-location of facilities and joint financing and construction of regional infrastructure with the City of Venice.

#### CIC POLICY 1.6.3

Any development authorized by the County within a City of Venice enclave shall be conditioned upon a requirement that development shall connect to City utilities as they become available.

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CHAPTER

# 15

## CORE PRINCIPLES INTERGOVERNMENTAL COORDINATION

The Core Principles for the Intergovernmental Coordination Chapter of the Comprehensive Plan focus on cooperation and coordination of governmental activities in order to increase effectiveness, efficiency and responsiveness of government.

Communication and coordination of decisions and actions between the County, local municipalities, and State and Federal agencies;

Collaboration in the delivery of public services and infrastructure in order to eliminate duplication;

Uniformity in defining Level of Service (LOS) to reduce uncertainties in infrastructure planning and development; and

Coordination of local, regional and state comprehensive plans in order to achieve Plan consistency and to more effectively manage growth and development.

# INTRODUCTION

## PURPOSE AND INTENT OF THE INTERGOVERNMENTAL COORDINATION CHAPTER

The purpose of the Intergovernmental Coordination chapter is to identify, analyze and establish principles and guidelines, as reflected in the goals, objectives and policies, to promote coordination and cooperation with the Sarasota County School Board, municipalities and adjacent local governments, as well as federal, regional and state entities.

It is the intent of the Community Planning Act and this chapter to encourage and ensure the cooperation between and among municipalities and counties and to encourage coordination of planning activities of local government with the planning activities of regional agencies and state government. This section also exists to identify and resolve any incompatibilities which may be proposed by actions of other governmental agencies in adjacent counties, the Tampa Bay metropolitan area, and the state.

## COORDINATION WITH MUNICIPALITIES AND ADJACENT COUNTIES (Previous page 11-16)

Sarasota County coordinates with, the Cities of Sarasota, Venice, North Port and the Town of Longboat Key on a myriad of issues. Part of this coordination is achieved through Interlocal Agreements by which the county provides services within municipal corporate limits. The State-mandated Interlocal Service-Delivery Report of December 23, 2003 required the identification of all interlocal agreements to which the County and the municipalities were party regarding the provision of education, sanitary sewer, public safety, solid waste, drainage, potable water, parks and recreation and transportation. Interlocal agreements were to be examined for duplication and deficits.

In addition to Interlocal Agreements, other effective networks of coordination with the municipalities are used, such as the exchange of demographic and housing data and the transmittal of development proposals to a municipality for its review when the proposal is located within three miles of the county/municipal boundary. The Board of County Commissioners meets with municipal jurisdictions to discuss issues of mutual interest having potential impact to the county.

In May 1988, the administrators of Sarasota County and the City of Sarasota presented to their respective governing bodies a program of action to enhance cooperation and consolidation efforts between the county and the city in 12 areas of mutual concern. These areas of concern were: Parks/Recreation, Stormwater, Public Works, Purchasing, Contractual Services, Community Development/Housing, Geographical Information Services, Fire and Ambulance, Employee Training and Benefits, and Impact Fees. Since 1988, all 12 areas have benefited from either consolidation or increased cooperation.

Sarasota County coordinates with adjacent counties to its borders, on various issues. The networks of coordination among the counties are useful and effective and include contractual arrangements, interlocal agreements, and both formal and informal procedures. Examples of this cooperation include:

- Bi-county Englewood Area Planning Advisory Board;
- Coordination of the review of development proposals within three miles of County border;
- Peace River/Manasota Regional Water Supply Authority;
- Charlotte Harbor National Estuary program; and
- University Boulevard maintenance agreement with Manatee County

## CHAPTER COORDINATION

While some of the new policies of The Sarasota County Comprehensive Plan may be implemented by Sarasota County government acting independently, others require intergovernmental coordination. Policies that require intergovernmental coordination to implement are identified and described in the following text and table by chapter. Sarasota County is not within any area of Critical State Concern as expressed in Chapter 380.05 F.S.

### HISTORIC PRESERVATION

The Historic Preservation Chapter of The Sarasota County Comprehensive Plan states that historic resources must be identified and evaluated if they are to be protected. Further, those which are judged significant deserve private and public consideration and effort to ensure their preservation. This would include:

- Registration on the Florida Master Site File;
- Nomination for inclusion on the National Register of Historic Places;
- Continued its coordination with the Florida Department of State Division of Historical Resources for funding for comprehensive surveys, the listing of sites on the Florida Master Site File and the nomination of sites to the National Register (HIST Policies 1.1.1, 1.1.2, 1.1.4, 1.3.4 and 1.4.3); and
- Establish, maintain, and strengthen preservation partnerships with municipal agencies and local institutions (HIST Policy 1.4.4)

The Sarasota County History Center will have the primary responsibility for coordinating these efforts.

### ENVIRONMENT

The Environment Plan of The Sarasota County Comprehensive Plan includes numerous policies that will require additional coordination efforts. ENV Policy 4.7.1 requires the County to work with the State Department of Environmental Protection in developing and adopting a beach and inlet management and monitoring program.

The county will need to continue to coordinate with the federal and State wildlife agencies regarding development impacts on protected species. ENV Policies 2.1.5, 2.1.6 and 2.1.7 relate to the County's Manatee Protection Plan (MPP) and Boat Facility Siting Plan (BFSP).

Provisions of the MPP require direct coordination and oversight by these agencies, particularly when variances are sought. ENV Policies 4.6.3, 4.6.4 and 4.6.5 require coordination with the Army Corps of Engineers, the Florida Department of Environmental Protection (FDEP) and , Southwest Florida Water Management District (SWFWMD) when reviewing marina applications. ENV Policy 4.4.8 addresses development procedures under the auspices of a Federal Incidental Take Permit and the Habitat Conservation Plan for the Florida scrub-jay (*Aphelocoma coerulescens*) through the United States Fish and Wildlife Service (USFWS). Depending on which municipalities participate, the HCP could require local intergovernmental coordination. Finally, ENV Policies 2.1.1 and 2.1.2 speaks to ongoing coordination with State and federal agencies all protected species.

ENV Goal 4 requires the County to protect and enhance the quality of estuarine environment throughout Sarasota County and Objective 2.1 requires the County to protect the quality and quantity of all jurisdictional waters. This can only be accomplished with the assistance of the Sarasota Bay Estuary Program, Charlotte Harbor National Estuary Program, Department of Environmental Protection SWFWMD, Myakka River Management Coordinating Council, Florida Department of Transportation (FDOT), the cities of Venice, Sarasota, and North Port, and the Town of Longboat Key. As a requirement of the DEP Total Maximum Daily Load Program, the State will be establishing stakeholder groups to review the strategy to improve waters designated as impaired.

Coordination with various agencies will be needed to address impacts on native habitats and wetlands or in the course of conducting habitat restoration projects. ENV Policy 1.2.3 will require coordination with the Army Corps of Engineers, the FDEP and SWFWMD when utilizing the county's regulatory authority to restore damaged wetlands to their natural state. ENV Policy 4.5.1. The county will need to coordinate closely with the Army Corps of Engineers in the development and implementation of spoil island restoration projects. Under Policies ENV 1.3.6 and ENV 1.3.8 the county will need to coordinate with the FDEP and/or SWFWMD regarding the implementation of the UMAM state mitigation methodology. Finally, ENV Policy 1.3.9 addresses compliance with the 1996 Mangrove Trimming Act and requires continued coordination with FDEP and/or SWFWMD.

ENV Objective 4.4 and its corresponding Policy, 4.4.1 reinforces Sarasota County's commitment to regional environmental issues by advocating the participation of the county in intergovernmental processes and scientific modeling of Charlotte Harbor which is designated as a Resource Planning and Management Area. Coastal Policy 1.6.1 coordinates research and planning efforts between county departments, the regional planning agency, and other appropriate agencies in order to update the County's Comprehensive Emergency Management Plan by developing a post-disaster plan addressing long-term repair and redevelopment activities. Also, Coastal Policy 1.3.9 calls for coordination of development review with the Sarasota County School Board to provide that new school facilities and facility expansions be designed to provide hurricane shelter.

The county and the City of Sarasota have an Interlocal Agreement for the location of air monitoring stations within the City. Multi-jurisdictional studies to determine long term impacts and trends of automobile pollution on air quality is advocated in ENV Policy 3.1.2 of the Environment Plan.

Sarasota's bays, the Myakka River watershed, the Braden River watershed and the Charlotte Harbor Study Area are the focus of several policies of the Environment Plan which necessitate intergovernmental coordination. ENV Policy 4.5.6 calls for the support of efforts and consideration of recommendations from intergovernmental organizations concerning Sarasota's bays, the Myakka River watershed and the Braden River watershed. Many entities are involved with this effort including Sarasota and Manatee Counties, the Myakka River Management Coordinating Council, SARABASIS, SWFWMD, and the FDEP. ENV Policy 3.2.2 states that Sarasota County will cooperate with other governmental entities to protect water resources, while ENV Policy 3.2.3 states that the county shall work with the SWFWMD to identify and protect from depletion and contamination those aquifers that feed Warm Mineral Springs, and Little Salt Spring. ENV Policy 3.2.3 also the county will work with the State to secure matching funding for the acquisition of Warm Mineral Springs and Little Salt Spring. The County's Utilities Department has the primary responsibility for ensuring this coordination, however, Natural Resources will continue to coordinate with the City regarding this issue.

## PARKS, PRESERVES AND RECREATION

The Sarasota County Comprehensive Plan's Parks and Recreation chapter contains several policies that necessitate additional coordination efforts. Parks Policy 1.1.4 calls for coordination among the county and its municipalities as it relates to the calculation of the recreation level of service (LOS) for concurrency purposes relating to county-owned parks. Parks Policy 1.1.8 continues the coordination between the county and the Sheriff's Department to improve security at park and recreation sites. Parks Policies 1.4.2 and 1.5.1 calls for fiscally sustainable standardized legal agreement with local recreation-oriented groups for their use of facilities and the consolidation of county/Municipal parks and recreation services to avoid overlap and duplication of effort. Finally, Parks Objective 1.5 and Policies 1.5.1 through 1.5.3 discuss coordination, maintenance, and improvement with other county boards and agencies, the county's municipalities, the region, the State, public and private schools, non-profit agencies, churches, and the private sector in the development and provision of parks and recreational facilities. Sarasota County Parks and Recreation will establish and maintain partnerships to coordinate interlocal agreements and capital improvements.

Currently, Sarasota County has several interlocal agreements with the School Board that provide the public with access to recreational amenities at several school sites, listed within the agreement. This agreement provides soccer fields and associated facilities at Tatum Ridge Elementary School for joint use by each signatory. The agreement specifies that the School Board design and construct the facilities on School Board property, the county is to maintain the facilities and reimburse the School Board for the construction cost, and that both parties to the agreement have access to the finished facilities at specified non-conflicting times. These arrangements allow for optimizing athletic amenity use while minimizing construction and operating expenses. The coordination of recreation amenities on school sites is one strategy to provide targeted response to growth.

## WATERSHED MANAGEMENT | POTABLE WATER

Water Policy 3.3.1 of The Sarasota County Comprehensive Plan's Watershed Management, Potable Water Sub-Chapter, requires the county to continue its water conservation programs in cooperation with the Southwest Florida Water Management District, the Manasota Basin Board, and other appropriate agencies, while Water Policy 3.3.2 discusses the County's

adherence with Southwest Florida Water Management District emergency water shortage plan and the ability to enact more restrictive measures when appropriate. Water Policy 3.3.3 continues with mandating the role between the County and the Southwest Florida Water Management District relating to a variety of educational and enforcement activities.

The county must also coordinate with the Cities of Sarasota and Venice, Manatee County, the Englewood Water District, and the county's independent water franchises for maintenance of potable water level of service standards. The County must also coordinate its Comprehensive Plan water supply plans with the Southwest Florida Water Management District's Regional Water Supply plan.

### **SANITARY SEWER**

Sarasota County's sanitary sewer needs are met through connection with county-owned facilities, franchise or privately owned wastewater treatment facilities, or the construction of on-site sewage treatment and disposal systems. Sarasota County must coordinate with these franchised or privately owned systems for maintenance of level of service standards. The county shall coordinate with the Department of Environmental Protection and wastewater facility owners for the compliance of state regulations and county ordinances for the operation of wastewater treatment facilities. The county shall coordinate with the Department of Health for the compliance of state regulations and county ordinances for the operation of septic tanks. The county shall pursue a good working relationship with the cities of Sarasota, Venice, and North Port to share resources especially during storm events.

### **SOLID WASTE**

The only permitted sanitary landfill within Sarasota County is the county operated Central County Sanitary Landfill. The Cities of Sarasota, Venice, and North Port utilize the county landfill for their solid waste disposal needs. The unincorporated areas of the County are serviced by one franchised collectors. The County must coordinate with its collectors as well as the Cities of Sarasota, Venice, and North Port in the maintenance of level of service standards for solid waste collection and disposal. However, Waste Policy 1.3.2 requires the county to assess and verify that hazardous waste produced by commercial entities is handled, stored, and transported consistent with State regulations. Further, the

policy mandates that the Florida Department of Health and the Florida Department of Environmental Protection shall regulate and be responsible for the handling, storage, and transportation of biomedical waste. The Solid Waste Business Unit will have the primary responsibility for ensuring these coordinated efforts.

## TRANSPORTATION CIRCULATION

TRAN Objective 1.5 and its policy cluster in the Transportation Circulation Sub-Chapter in the Mobility Element of The Sarasota County Comprehensive Plan state that all traffic circulation plans and programs shall be coordinated with the plans and programs of the State, the region, the local Metropolitan Planning Organization, and other local jurisdictions. This will require coordination with the Cities of Sarasota, Venice, North Port, and, the Town of Longboat Key; Manatee, DeSoto, and Charlotte Counties; the Sarasota Manatee Metropolitan Planning Organization; the Southwest Florida Regional Planning Council; and the Florida Department of Transportation. TRAN Policy 1.4.9 requires a periodic review of the Multi-Modal Transportation System to ensure consistency with the State Comprehensive Plan, the Strategic Regional Policy Plan, and the Metropolitan Planning Organization's Long Range Transportation Plan in furtherance of coordinated intermodal management of the region's surface and water transportation system.

## PUBLIC TRANSIT

TRAN Policy 2.1.8 requires the coordination of transit service improvements with the future needs of seaports, airports, and other related public transportation facilities consistent with the protection and conservation of natural resources. TRAN Policy 3.1.1 of The Sarasota County Comprehensive Plan's Transportation Plan calls for the coordination of transit services with adjacent communities and other modes of public transportation in cooperation with the Sarasota Manatee Metropolitan Planning Organization. Also, TRAB Policy 3.1.6 of the Plan advocates the coordination of construction on the roadways utilized by the transit system to minimize adverse impacts on transit passengers. TRAN Policy 3.3.2 speaks to the issue of pursuing an adequate and stable funding source for public transit with consideration for the programs of other transit providers, the Florida Department of Transportation, and the Sarasota-Manatee Metropolitan Planning Organization. The Sarasota County Area Transit System (SCAT) will have the primary responsibility of ensuring these coordinated efforts.

Recent coordination efforts include Manatee and Sarasota County's U.S. 41 corridor bus transit service with additional opportunities being considered for the future.

## AVIATION, PORT AND RAIL

The Aviation, Port and Rail Sub-Chapter within the Mobility Element contains several policies which will require intergovernmental coordination of Aviation efforts. TRAN Policies 4.1.1, 4.1.2, and 4.1.3 call for retaining the Sarasota-Bradenton International Airport and designating the Venice Airport as a reliever facility for the Sarasota-Bradenton International Airport, as well as requiring development and expansion of these facilities to protect and conserve natural resources. Furthering these policies is TRAN Objective 6.1 and its related policy cluster which call for coordination between planned improvements at the Sarasota-Bradenton International Airport and The Sarasota County Comprehensive Plan's Future Land Use Chapter and the Environment Chapter. To the extent possible, the County will coordinate these planned improvements with the U.S. Army Corps of Engineers, Federal Aviation Administration, Metropolitan Planning Organization, military services, or approved resource planning and management plans. This will require coordination with the appropriate local, regional, and State entities.

## HOUSING

HOU Policy 1.5.11 of The Sarasota County Comprehensive Plan's Housing Chapter requires continued participation in the Community Development Block Grant- Entitlement Communities Program, with HOU Policy 1.1.10 calling for the county to continue to take maximum advantage of regional coordination through integrated strategies to address affordable housing issues in the area. The county is also continuing to take maximum advantage of federal and State incentive and funding programs including State Housing Initiatives Partnership (SHIP), in order to create maximum housing opportunities.

## FUTURE LAND USE

The impacts of development proposed in local government comprehensive plans upon development in the county's municipalities, adjacent counties, the region, and the State must be addressed through intergovernmental coordination mechanisms. As previously noted, Sarasota County sends copies of development proposals such as rezone and special exception petitions to neighboring jurisdictions for their comment.

The Braden River watershed, a portion of which is located in Sarasota County, drains into the Evers Reservoir which provides drinking water for the City of Bradenton in Manatee County. In order to maintain viability of the reservoir, Sarasota County forwards all development applications that impact the watershed to the City of Bradenton for its review and comment.

**ICE GOAL 1**

Provide accessible, effective, and frequent intergovernmental coordination opportunities to identify and implement compatible goals, objectives, and policies regarding development activities and service provision between the County; its municipalities; adjacent governments; and regional, State, and federal government entities.

**ICE OBJ 1.1****INTERGOVERNMENTAL COORDINATION**

**Maintain the establishment of a formal process for intergovernmental coordination between the County, its municipalities, and other units of local government.**

**ICE POLICY 1.1.1**

Maintain the formation of a Council of Governments with the governing bodies of the Cities of Sarasota, Venice, and North Port; the Town of Longboat Key; and the Sarasota County School Board, the Sarasota-Manatee International Airport Authority and the Sarasota County Public Hospital District, as a forum for discussion of issues of mutual concern, interest and benefit.

**ICE POLICY 1.1.2**

Encourage interaction of the governing bodies of Manatee, Charlotte, and DeSoto Counties and related municipalities and Special Districts with Sarasota County.

**ICE POLICY 1.1.3**

Establish procedures to identify and implement joint planning areas, municipal incorporation, annexations and joint infrastructure service areas as directed by the Board of County Commissioners.

**ICE POLICY 1.1.4**

Recognize, coordinate and review University Campus Master Plans and School Board Educational Facility Plans prepared pursuant to Florida Statutes.

**ICE POLICY 1.1.5**

Seek out regional partnerships to address regional issues and to strengthen the county's position Statewide in major issues and topics.

**ICE OBJ 1.2****COMPREHENSIVE PLAN COORDINATION**

**Maintain the implementation of procedures which will ensure that the County's Comprehensive Plan is coordinated with the comprehensive plans of the municipalities; adjacent counties; the School Board of Sarasota County; the Sarasota Manatee Metropolitan Planning Organization; the Southwest Florida Regional Planning Council; and the State of Florida.**

**ICE POLICY 1.2.1**

Maintain a Comprehensive Planning Committee with representation from the professional staffs of the County; the Cities of Sarasota, Venice, and North Port; the Town of Longboat Key; the School Board of Sarasota County; and the Sarasota Manatee Metropolitan Planning Organization.

**ICE POLICY 1.2.2**

Invite and encourage participation from Manatee, Charlotte, and DeSoto Counties and the Southwest Florida Regional Planning Council on the Comprehensive Planning Committee.

**ICE POLICY 1.2.3**

Maintain review procedures for the review of comprehensive plans and comprehensive plan amendments of municipalities, adjacent counties, and the School Board of Sarasota County.

**ICE POLICY 1.2.4**

Participate in the update of the Southwest Florida Strategic Regional Planning Council's Strategic Regional Policy Plan.

**ICE POLICY 1.2.5**

Encourage and support the participation of staff, elected and appointed officials in local and regional organizations which serve to promote intergovernmental coordination.

**ICE POLICY 1.2.6**

Bi-annual meeting of the Planning Commission and Local Planning Agencies of the municipalities to discuss topics and issues of mutual interest.

**ICE POLICY 1.2.7**

The Goals, Objectives and Policies of the Sarasota County Comprehensive Plan shall be consistent with both the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan and the State of Florida's Comprehensive Plan.

**ICE OBJ 1.3**

**COMPREHENSIVE PLAN IMPLEMENTATION**

**Ensure that the impacts resulting from the implementation of the County's Comprehensive Plan upon development in municipalities, adjacent counties, region, and the State are addressed through intergovernmental coordination mechanisms.**

**ICE POLICY 1.3.1**

Maintain procedures for the timely transmittal of County rezoning and special exception petitions and other development applications, which are pertinent to the School Board, adjacent municipalities and adjacent counties, for their review and comment.

**ICE POLICY 1.3.2**

Maintain procedures to review and provide comment on development proposals in or by adjacent municipalities and counties which impact Sarasota County.

**ICE POLICY 1.3.3**

Establish annexation review procedures to resolve conflicts, such as land use compatibility and level of service consistency, between the county and adjacent governments.

**ICE POLICY 1.3.4**

Maintain procedures to achieve coordination with adjacent municipalities; local authorities and special districts; adjacent counties; regional authorities and districts; State agencies; federal agencies; and private entities, as appropriate, for the effective implementation of the Goals, Objectives, and Policies contained within the other Plan sections of The Sarasota County Comprehensive Plan which identify specific intergovernmental coordination efforts.

**ICE POLICY 1.3.5**

Encourage cooperation and coordination between the County, the county's municipalities, interested citizens groups and advisory boards, and private organizations, regarding mutually beneficial endeavors.

**ICE POLICY 1.3.6**

To ensure coordination of the County's Comprehensive Plan with the Southwest Florida Water Management District's (SWFWMD) Regional Water Supply Plan.

**ICE POLICY 1.3.7**

Coordination with SWFWMD and update its 10-Year Water Supply Facilities Work Plan once every five years, or within eighteen months after an update to the Regional Water Supply Plan is approved by the District.

**ICE OBJ 1.4**

**MITIGATION OF AREA-WIDE IMPACTS**

**Maintain a review mechanism to evaluate and provide means for mitigation of developments having area wide impact consistent with the intent of the Development of Regional Impact process.**

**ICE POLICY 1.4.1**

Execute, with the concurrence of all parties, Memoranda of Understanding between the county and the Southwest Florida Regional Planning Council for review assistance on regional issues resulting from proposed Development of Regional Impact in concert with Sarasota County's Development of Regional Impact certification program.

**ICE POLICY 1.4.2**

Seek to employ the Southwest Florida Regional Planning Council to resolve incompatible issues between the County and adjacent jurisdictions through the process of informal mediation in concert with Sarasota County's proposed Development of Regional Impact certification program.

**ICE OBJ 1.5**

**LEVEL OF SERVICE STANDARDS**

**Coordinate with the responsible local, regional, and State authorities, and private utility companies, as appropriate, in the establishment of level of service standards for public facilities. Upon adoption of the County and adjacent government's comprehensive plans, initiate further coordination efforts, if necessary, to ensure consistency between adopted level of service standards.**

**ICE POLICY 1.5.1**

Continue to explore the consolidation of appropriate public services with the county's municipalities as one means of maintaining consistent standards and avoiding duplication of services.

**ICE POLICY 1.5.2**

Seek to employ the Southwest Florida Regional Planning Council for informal mediation if incompatibilities regarding the establishment of level of service standards cannot be resolved by the affected government entities.

**ICE POLICY 1.5.3**

Adopt, with the concurrence of all parties, Interlocal Agreements and Memoranda of Understanding between Sarasota County and other affected units of government, where appropriate, regarding the establishment of coordinated and compatible level of service standards. When appropriate and agreed to by all parties, the Interlocal Agreements and Memoranda of Understanding shall specify the process or methodology to be used for allocating public facility capacity and/or maintaining the level of service standard(s) subject to the Interlocal Agreement or Memoranda of Understanding.

**ICE OBJ 1.6****DREDGE SPOIL DISPOSAL SITES**

**Ensure that coordination is addressed through intergovernmental coordination mechanisms during the designation of new dredge spoil disposal sites among the county's municipalities, adjacent counties, the Region, and the State.**

**ICE POLICY 1.6.1**

The county shall cooperate with the public, appropriate local governments, West Coast Inland Navigation District (WCIND) and State and Federal agencies in the provision or identification of, and the resolution of conflicts relating to, new dredge spoil disposal sites.

**ICE POLICY 1.6.2**

Conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site shall be mediated through the Southwest Florida Regional Planning Council's informal mediation process consistent with Florida Statutes, when agreed to by all affected parties.

## ICE OBJ 1.7

### PUBLIC EDUCATION FACILITIES

**Sarasota County shall maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.**

#### ICE POLICY 1.7.1

On an on-going basis Sarasota County shall establish new and review the existing coordination mechanisms that will evaluate and address in its Comprehensive Plan and programs. The county shall evaluate their effects on the comprehensive plans developed for adjacent local governments, the School Board, and other units of local government providing services, but not having regulatory authority over the use of land, and the State. These effects, if any, shall be addressed by an annual county-wide forum, joint meetings, or other types of forums with other agencies. Assistance for this effort shall be requested from regional and State agencies, as needed.

#### ICE POLICY 1.7.2

On an annual basis, the School Board will provide Sarasota County with information from their Five-Year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the county, each year, a general education facilities report. The educational facilities report shall contain information detailing (a) existing facilities and their locations and projected needs, and (b) capacity of each school, current enrollment and committed or reserved capacity. The report shall also contain the School Board's five and ten year capital improvement plan, including planned facilities with funding representing the district's unmet needs.

### ICE POLICY 1.7.3

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Sarasota County, the Sarasota County Board of County Commissioners, the Sarasota County School Board, and the Town of Longboat Key, City of Sarasota, City of Venice, and City of North Port shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of Sarasota County, the annual educational facilities report, Five-Year Capital Facilities Plan and Five-Year School Plant Survey of the Sarasota County School Board.
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d. Use of a unified data base including population (forecasts of student population), land use and facilities.
- e. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

## ICE OBJ 1.8

### JOINT PLANNING AREA AGREEMENTS

**To implement the intergovernmental coordination and review provisions of the adopted Joint Planning Agreement/Interlocal Service Boundary Agreement with the City of Venice.**

#### ICE POLICY 1.8.1

The county has established Joint Planning Areas, as depicted in Future Land Use Map 7-5 (Future Land Use Map Series) with the City of Venice, to establish the means and process by which future annexations and planning activities will be accomplished.

#### ICE POLICY 1.8.2

Pursuant to the Joint Planning Agreement, the City of Venice will not annex any lands other than those designated as Potential Annexation Areas on Future Land Use Map 7-5 during the term of the Joint Planning Agreement. Potential Annexation Areas consist of land likely to be developed for urban purposes under the term of the Joint Planning Agreement and which are therefore appropriate for annexation by the City of Venice. Notwithstanding this provision, the county agrees that the City of Venice may annex enclaves, as defined in Florida Statutes, in existence on the date of the Joint Planning Agreement.

#### ICE POLICY 1.8.3

The City of Venice and the county agree that the City shall provide notice to the County within twenty (20) days of receipt of any petition to annex properties within the Joint Planning Agreement and include a report confirming consistency of the City's planned service delivery with the terms of the Joint Planning Agreement.

#### ICE POLICY 1.8.4

Development within the Potential Annexation Areas as shown on Map 7-5 (Future Land Use Map Series) and referenced in the Joint Planning Agreement (JPA) with the City of Venice shall be consistent with the JPA, as may be amended.

#### ICE POLICY 1.8.5

The City of Venice has agreed to enforce any lawful conditions imposed by the county in conjunction with the issuance of land use and development permits within an annexation area unless and until such conditions are modified, changed and/or deleted through the City's comprehensive plan and land development regulations. The county will serve a consultative role to provide assistance in enforcement action if requested by the City of Venice.

#### ICE POLICY 1.8.6

The City of Venice and county agree that the impacts of certain development, referred to as Developments of Extra-jurisdictional Impacts in the Joint Planning Agreement, in close proximity to the municipal boundaries of the City, whether within the City limits or in the unincorporated area of the county, require close coordination between the county and the City of Venice in order to assure the orderly and efficient provision of public facilities and services and compatibility of land uses.

#### ICE POLICY 1.8.7

Within the Joint Planning Agreement, "Development of Extra-jurisdictional Impact" shall mean any development within the Joint Planning Area that either results in the creation of more than twenty-five (25) dwelling units or 25,000 square feet of non-residential building area or the consumption of five percent (5%) of the remaining, available capacity of an affected roadway.

#### ICE POLICY 1.8.8

The county will give the City Planning Director of the City of Venice, or designee, written notice of the following matters or applications that relate to Developments of Extra-jurisdictional Impacts located within the unincorporated area of the County depicted on Map 7-5.

- a. Comprehensive Plan Amendments;
- b. Rezonings; or
- c. Special Exceptions.

## ICE GOAL 2

Promote the awareness and involvement of the citizens of Sarasota County in the comprehensive planning and implementation process.

### ICE OBJ 2.1

#### PUBLIC PARTICIPATION

**Continue to advocate public participation in the comprehensive planning process.**

#### ICE POLICY 2.1.1

Sarasota County will maintain procedures to provide for the disseminating of proposals and alternatives for public inspection; opportunities for written comments; public hearings; open discussions; communication programs and information services; and the notification of real property owners for the adoption of the Comprehensive Plan, amendments to the Comprehensive Plan, and Comprehensive Plan Evaluation and Appraisal Reports, and other planning implementation efforts subject to the provisions of Florida Statutes, where applicable.

#### ICE POLICY 2.1.2

Sarasota County will continue to encourage public awareness of the Comprehensive Plan by providing for public education programs designed to promote a widespread understanding of the Plan's purpose, intent and how citizens can be involved in the planning process and in all aspects of County government.

#### ICE POLICY 2.1.3

The county shall establish procedures to identify and implement joint planning areas, municipal incorporation, and joint infrastructure service areas as directed by the Board of County Commissioners.

# **PLAN DEFINITIONS**

## DEFINED TERMS (New)

For the purposes of these regulations, the following words and terms have the meanings specified therein.

Reference to Florida Statutes shall be construed to be a reference to the most recent enactment of such statute, and shall include any amendments as may be adopted.

## CHAPTER 1: ENVIRONMENT

### ALTERATION:

Alteration of native habitat is defined as any human-related activity that degrades the integrity, and adversely affects the function and value, of a native habitat either permanently or temporarily. These activities include but are not limited to filling; excavating; constructing; removing, trimming, mowing and herbiciding of vegetation; and any man-made material change above, on, or below the ground." This definition excludes historic alteration occurring prior to the European settlement of Florida.

### AQUIFER:

A subsurface, water-bearing layer of rock or unconsolidated material that will yield water in a usable quantity to a well or spring.

### AREAS SUBJECT TO COASTAL FLOODING:

See hurricane vulnerability zone.

### BEACH:

The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves due to frequent storms. "Beach", as used in the coastal management element

requirements, is limited to oceanic and estuarine shorelines.

### BEST MANAGEMENT PRACTICES:

Methods or combination of methods designed to reduce or prevent nonpoint source pollution to levels compatible with water quality goals. In addition, this includes conservation management guidelines contained in the latest edition of the Natural Resources Conservation Service's National Conservation Planning Manual.

### CARRYING CAPACITY:

Pertains to the level of use that can be accommodated and continued without irreversible impairment of natural resources productivity, the ecosystem, and the quality of air, land, and water resources.

### COASTAL AREA:

The area that incorporates the barrier islands, bay front mainland, gulf and bay waters, and all other areas affected by tidal waters including mangrove swamps and tidal marshes. The coastal areas include all areas below and including the + five foot NGVD contour line.

### COASTAL OR SHORE PROTECTION

#### STRUCTURES (ARMORING):

Manmade structures designed to either

prevent erosion of the upland property or protect upland structures from the effects of coastal wave and current action. These include certain rigid coastal structures such as geotextile bags or tubes, seawalls, revetments, bulkheads, or similar structures.

**CONSERVATION:**

Shall be defined as the wise use of native habitats other than those required to be preserved. Conservation areas often consist of native habitat that has been set aside to fulfill open space requirements rather than specific management guidelines. Native habitat shall be used whenever possible to fulfill open space requirements. Limited clearing may be allowed to accommodate nature trails, picnic areas and other passive recreational facilities if prior approval is obtained from the County. Otherwise, no removal of trees or understory plants shall be allowed unless authorized under a County-approved resource management plan. No filling, excavating or storing materials shall be allowed. Conservation areas should be designated on recorded plats and referenced in any deed restrictions.

**CORRIDOR:**

An area of land or water connecting two or more habitats across the landscape.

**DEVELOPMENT ORDER:**

Any action granting, denying, or granting with conditions, an application for a development permit.

**DEVELOPMENT PROPOSAL:**

Any building permit, zoning permit, preliminary subdivision plan, subdivision or other plat approval, site and development plan approval, rezoning, certification, special exception, variance, environmental permit or any other official action of Sarasota County or any other state or local government commission, board, agency, department or official having the effect of permitting development of land located within this geographic area subject to the provisions of this ordinance. Development shall include all activities set forth in Section 380.04, Florida Statutes.

**DRAINAGE BASIN:**

The area defined by topographic boundaries that contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

**DUNE:**

A mound, bluff, or ridge of loose sediment, usually sand-sized sediment, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with native vegetation and is

subject to fluctuations in configuration and location. Often the dunes of Sarasota County are low-lying with little noticeable variation in elevation. The native vegetation of a dune can often be displaced by non-native invasive/nuisance plant species. Undeveloped areas of a dune dominated by non-native species remain a dune.

**ESTUARY:**

A semi enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. "Estuaries" include bays, embayments, lagoons, sounds and tidal streams.

**FRAGMENTATION:**

The splitting of natural habitats, plants, and wildlife populations into smaller more isolated units caused by habitat loss or isolation (e.g. barriers preventing movement).

**INTEGRATED PEST MANAGEMENT:**

To control a pest or disease that is significantly damaging to a host plant or animal with the least amount of the least toxic agents or chemicals which are labeled to be specifically effective on a target pest or disease.

**MARINE HABITAT:**

Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

**MINERAL RESOURCES:**

Rock or mineral material that has been or may be profitable to extract or produce as demonstrated by actual mining and use of the material by industry.

**NATIVE HABITATS:**

Shall be defined as those areas of Sarasota County described in the Habitat Inventory and Analysis section.

**NATURAL RESOURCES:**

Air, land, water, minerals, flora, fauna and other elements found in nature.

**NON-POINT SOURCE POLLUTION:**

Means diffuse pollution sources without a single point of origin or introduced into a receiving stream not from a specific outlet. The pollutants are generally carried off the land by stormwater runoff.

**NUISANCE:**

A species that threatens native species' abundance or diversity or the stability of an ecosystem process by its aggressive growth habit.

**POINT SOURCE POLLUTION:**

Any source of water or air pollution that constitutes a discernible, confined, and discrete conveyance.

**POLLUTION:**

The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, or manmade or man induced alteration of the chemical, physical, biological, or radiological integrity of air or water in quantities or at levels that are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property including outdoor recreation.

**PRESERVATION:**

Shall be defined as the perpetual maintenance of habitats in their existing (or restored) native condition. Certain habitats, identified in the Principles for Evaluating Development Proposals in Native Habitats section, shall be preserved due to their intrinsic environmental values and functions. Preserves are afforded the

highest degree of protection within Sarasota County. No removal of trees or understory plants shall be allowed unless authorized under a County-approved resource management plan. No filling, excavating, or storing materials shall be allowed.

Preserve areas should be established outside individual development lot boundaries and designated as preserve areas on recorded plats. Provisions for protecting the preserve area also should be referenced in deed restrictions to notify future property owners of these responsibilities. Where protected habitats exist within a parcel or an existing development lot, the habitat and applicable buffers shall be designated as Preserve Areas on County-approved development plans.

**PUBLIC ACCESS:**

The ability of the public to physically reach, enter, or use recreation sites including waterways, beaches, and shores.

**RESOURCE MANAGEMENT PLAN:**

Means a written document that addresses the manner in which the values and functions of native habitats designated as preservation or conservation areas within developments or on public lands will be maintained in perpetuity, and identifies the entity responsible for maintaining these habitats.

**RIVER AREA:**

That corridor of land beneath and surrounding the Myakka River from river mile 7.5 to river mile 41.5, together with a corridor including the maximum upland extent of wetlands vegetation as determined by the Department of Environmental Protection pursuant to Chapter 403, Florida Statutes, and Chapters 62-3 and 62-312, Florida Administrative Code.

**SEDIMENT:**

Material that has been transported and deposited by wind, water, ice, or gravity.

**SUSTAINABILITY:** a framework for decision-making that considers long-term and cumulative consequences of decisions.

**SUSTAINABILITY:**

Satisfying our present needs without compromising the ability of future generations to meet their needs (Resolution No. 2002-119).

**WETLANDS:**

Shall be defined as those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as

hydric or alluvial or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, sloughs, marshes, wet prairies, bayheads, bogs, cypress domes and strands, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The methodology for delineation of the landward extent of wetlands is described in Chapter 62-340, F.A.C.

**WILDLIFE CORRIDOR:**

Vegetated or structural features that link wildlife habitat and act as interconnecting routes to facilitate dispersal of plants and animals between habitats (agricultural lands, natural areas, sloughs/waterways, fauna passages) and across the landscape mosaic.

## CHAPTER 2: PARKS, PRESERVES AND RECREATION

### AGE-FRIENDLY:

An age-friendly community optimizes social and physical environments that enable people to live active, safe and meaningful lives and to contribute across the life course. The intent of an age-friendly community is to consider age-inclusiveness in all programmatic and policy plans.

### DEVELOPABLE PARK LAND:

Land that can be developed into active recreation facilities (e.g., athletic fields, playgrounds, pickleball courts, dog parks).

### ECOLOGICALLY BENIGN:

A term used to describe activities within natural areas that have a net effect that is neutral or positive.

### ECO-TOURISM:

Responsible travel to natural areas that conserves the environment and improves the well-being of local people.

### GREEN BUILDING:

The resource efficient design, construction and operation of buildings by employing environmentally sensible construction practices, systems and materials (Resolution 2005-048).

### GREENWAY:

A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and with populated areas (definition from Ch. 260 Florida Statutes).

### LINEAR PARK:

A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and with populated areas; facilitates dispersal of plants and animals between habitats. The definition is similar to the Florida Statute definition for Greenway.

*NOTE: The Linear Park classification was chosen to avoid any confusion that might be caused by using the term "Greenway." The term "Greenway" is used in the County's 2050 Land Use Plan and has a different*

*definition from the State of Florida's definition, that is used above.*

**MEGA-PLAYGROUND:**

A recreation area 15,000 ft<sup>2</sup> or larger, with play equipment that can accommodate a wide range of user abilities, ages and opportunities.

**OPEN RECREATION SPACE:**

Undeveloped park lands suitable for passive recreation or conservation uses.

**PARK:**

Any property used for a public park including, but not limited to, recreation facilities, sports facilities, beaches, trails and natural areas.

**PLAYGROUND:**

A recreation area with play equipment ranging in size and user capacity.

**PRIVATE RECREATION SITES:**

Sites owned by private, commercial, or non-profit entities available to the public for purposes of recreational uses.

**PUBLIC ACCESS:**

The ability of the public to physically reach, enter, or use water or land based recreation sites including beaches, islands, bays, bayous, rivers, streams, creeks, lagoons and other publicly owned or controlled upland areas.

**PUBLIC RECREATION SITES:**

Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

**RECREATION:**

Activities promoting and stimulating the social, physical, and emotional well-being of individuals and their communities through a wide variety of quality programming, services, facilities, parks, natural areas, and open recreation space.

**RECREATIONAL AMENITY:**

A component of a recreation site used by the public such as a trail, tennis court, athletic field, playground, or swimming pool.

**RECREATION FACILITY:**

A location containing a collection of recreational amenities used by the public for recreation.

**REGIONAL PARK:**

Large, resource-based parks or sports complexes, which serve a county, multi-county, or multi-city area across political jurisdictions. Location is dependent upon the availability of large, high or unique quality natural resources capable of being developed and used for outdoor recreation. Regional parks have a large service area attracting residents and visitors within a 30-

60 minute or greater drive time. Examples include beaches, boat ramps, large athletic complexes, regional trails and natural areas with unique amenities.

**RESIDENT POPULATION:**

According to Census guidelines (and followed by BEBR, our State Data Center), resident population includes persons at their usual place of residence. Usual residence is defined as the place where a person lives and sleeps most of the time. This place is not necessarily the same as a person's voting residence or legal residence. Resident status is self-reported by the survey respondent at the time of the decennial census. Each decennial census is the benchmark for the interim annual resident population estimates produced by BEBR.

**RESOURCE-BASED:**

Recreational opportunities supplied by nature – the County's natural resources.

**SEASONAL POPULATION:**

The seasonal population can include temporary residents, such as tourists, snowbirds or migrant workers. There are no official or government sources of seasonal population estimates. The definition and calculation of an estimated seasonal population can vary by organization,

geography, and data need and availability. (For example, Sarasota County Planning Services views seasonal population from a housing and residential land use perspective, and therefore, calculates the seasonal population based on the number of housing units identified by the Census Bureau as being for seasonal or occasional use).

**SPORTS TOURISM:**

Specific travel beyond one's usual environment for either observation or involvement in competitive sport where sport is the prime reason for travel.

**SUSTAINABILITY:**

Satisfying our present needs without compromising the ability of future generations to meet their needs (Resolution No. 2002-119). Parks add to the social, economic and environmental sustainability of communities by providing appropriately located open space for recreation, exercise and socializing; athletic fields and facilities for active recreation and sports tournaments; and natural areas containing wildlife habitat, water features and opportunities for respite and renewal. For the operation, management, and development of parks, sustainability may incorporate many forms, including waste reduction and recycling, use of

## CHAPTER 3: HISTORIC PRESERVATION

alternate water resources for irrigation and flushing, use and promotion of alternative transportation methods (e.g., installation of bicycle racks and Electric Vehicle charging stations), use of Low-Impact Development (LID) techniques (e.g., bio-swales and pervious pavement), Leadership in Energy and Environmental Design (LEED) or other equivalent “Green Building” certification, sustainable resource management practices, the promotion and use of solar and other renewable energy sources, use of water and power efficiency techniques (e.g., drip irrigation for landscaping, dual flush toilets, and energy conserving lighting), sustainability education, and use of Florida-friendly principles in landscaping.

### URBAN GREENSPACE:

Parcels of undeveloped land suitable for some recreational activities while preserving natural areas, cultural / historic features, and scenic vistas.

### WATER ACCESS:

Park lands that provide the public with shoreline access to the County's bays, bayous, creeks, rivers, streams, lagoons, lakes, ponds, and the Gulf of Mexico.

### ARCHAEOLOGICAL SITE:

A location that has yielded or may yield information on history or prehistory. An archaeological site contains physical remains of the past. An archaeological site may be found within archaeological zones, historic sites, or historic districts.

### BUILDING:

A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packinghouse, or similar structure. Buildings may refer to a historically or architecturally related complex, such as a house or jail, or a barn.

### CULTURAL RESOURCES SURVEY:

A scientific investigation designed to locate and examine Historic Resources. The results of such an investigation is compiled into a written report that contains the following at a minimum: project description, archival research, description of the research design, description of archaeological fieldwork activities, description of historical fieldwork activities, results and conclusions, Florida Master Site File forms for all resources identified and a. Florida Master Site File Survey Log Sheet.

### FLORIDA MASTER SITE FILE (FMSF):

A listing of Historic Resources maintained by the Florida Department of State,

Division of Historical Resources, Bureau of Archaeological Research.

**HISTORICAL COLLECTION OR ARCHIVES:**

A repository of materials related to the history and culture of a locality, including the records of individuals, organizations, and institutions of Sarasota County. The records include, but are not limited to, artifacts, photographs, manuscripts, maps and government documents.

**HISTORIC DISTRICT:**

A grouping of two or more buildings, structures, sites, objects or other real or personal property.

**HISTORIC RESOURCE:**

Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value.

**HISTORIC SITE:**

A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history or prehistory.

**INTEGRITY:**

The authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the resources historic or prehistoric period.

**SARASOTA LOCAL REGISTER OF HISTORIC PLACES:**

A listing of buildings, structures, objects, sites and districts that have been designated as historically important in Sarasota County.

**MITIGATION:**

A process designed to preserve, reclaim and compensate for the adverse impact of an activity on a historic resource, by the systematic removal of the prehistoric, historic, or architectural data in order to acquire the fundamental information necessary for understanding the property within its proper historic context.

**NATIONAL HISTORIC LANDMARK:**

Authorized in 1935 and implemented in 1960, a federal program that identifies sites and buildings of national significance.

**NATIONAL REGISTER OF HISTORIC PLACES:**

The official listing of culturally significant buildings, structures, objects, sites, and districts in the United States maintained by the U.S. Department of Interior.

**OBJECT:**

A material thing of functional, aesthetic, cultural, historical, or scientific value that may be by nature or design, movable, yet related to a specific setting or environment.

**PRESERVATION:**

The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic properties.

**RECONSTRUCTION:**

The process of reproducing by new construction the exact form and detail of a demolished building, structure, or object as it appeared at a certain point in time.

**REHABILITATION:**

The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

**RESTORATION:**

The process of accurately recovering the form and details of a resource and its setting

as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**SIGNIFICANCE:**

The value of a district, site, building, structure, or object to contribute to our knowledge of an area's history or prehistory.

**SITE:**

The location of a significant event, activity, building, structure or archaeological resource.

**STRUCTURE:**

Anything constructed or erected inclusive of its surrounding property, the use of which requires, directly or indirectly, a permanent location on or in the ground, including without limitation buildings, garages, fences, gazebos, signs, walls, monuments, bridges and fountains.

**NO GLOSSARY FOR CHAPTER 4: PUBLIC SCHOOLS****NO GLOSSARY FOR CHAPTER 5: LIBRARIES AND GOVERNMENT FACILITIES**

## CHAPTER 6: COASTAL DISASTER MANAGEMENT

### CLEARANCE TIME:

The time necessary to safely evacuate vulnerable residents and visitors to a “point of safety” within the region based on a specific hazard, behavioral assumptions and evacuation scenario. Usually used with a specific or implied clarifying term (i.e. in-county clearance time).

### CLEARANCE TIME, IN-COUNTY:

The time required from the point an evacuation order is given until the last evacuee can either leave the evacuation zone or arrive at safe shelter within the county. This does not include those evacuees leaving the county, on their own.

### CLEARANCE TIME, OUT-OF-COUNTY:

The time necessary to safely evacuate vulnerable residents and visitors to a “point of safety” within the county based on a specific hazard, behavioral assumptions and evacuation scenario. Calculated from the point an evacuation order is given to the point in time when the last vehicle assigned an external destination exits the county.

### CLEARANCE TIME, TO-SHELTER:

The time necessary to safely evacuate vulnerable residents and visitors to a “point of safety” within the county based on a specific hazard, behavioral assumptions and

evacuation scenario. Calculated from the point in time when the evacuation order is given to the point in time when the last vehicle reaches a point of safety within the county. This scenario assumes there is sufficient shelter (friend, relative, public shelter, hotel/motel) capacity within the county.

### EVACUATION ROUTES:

Routes designated by County civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

### EVACUATION TIME:

A general term used to refer to: 1) the mobilization time; 2) The time it takes an individual to evacuate once ordered; 3) queuing or delay time; and 4) any pre-landfall hazards time, if appropriate.

### EVACUATION TIME TO SHELTER:

A general term used to refer to: 1) clearance time to shelter plus; 2) the time it takes an individual to evacuate once ordered; and 3) pre-landfall hazards time.

**FRAGMENTATION:**

The splitting of natural habitats, plants, and wildlife populations into smaller more isolated units caused by habitat loss or isolation (e.g. barriers preventing movement).

**HURRICANE EVACUATION PLAN:**

An operational plan developed by an Emergency Management Agency to safely warn and evacuate the hurricane population-at-risk including special needs populations, reduce county clearance times, provide for shelter and mass care during the event and re-entry when conditions are deemed safe to return.

**HURRICANE EVACUATION ROUTE:**

An evacuation route identified for use specifically for hurricane hazards.

**HURRICANE SHELTER:**

A structure designated by the Sarasota County Department of Emergency Management as a place of safe refuge during a storm or hurricane.

**HURRICANE SHELTER SPACE:**

Hurricane Shelter Space is at a minimum, an area of twenty square feet per person located within a hurricane shelter. Source: 9J-2.0256, F.A.C.

**HURRICANE VULNERABILITY ZONE:**

The areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100 year storm or Category 3 storm event.

**SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) BASIN DATA:**

The bathymetric and terrestrial digital elevation models produced from the LIDAR data, utilized in the SLOSH model.

## CHAPTER 7: FUTURE LAND USE

### AFFORDABLE HOUSING:

Housing, regardless of tenure, which meets the “Affordability” definition for a household with an income of 80 percent or less of the AMI.

### CAPITAL IMPROVEMENT COORDINATION:

The coordination of urban land uses with the availability of facilities and services is required by the Growth Management Act of 1986. This requirement is addressed by the level of service standards established in the Sarasota County Comprehensive Plan through policies and the Five Year Schedule of Capital Improvements (CIP). Tables in that chapter provide specific information on capital improvement revenues and expenditures. Capital improvement needs beyond five years are identified in the Capital Improvements Chapter in Table 10-4. The improvements listed in the table are derived from long-range facility plans. Each year, the Capital Improvements Plan is amended to include an updated Five Year Schedule of Capital Improvements, which is contained in Chapter 10: Capital Improvements Plan.

### COMMERCIAL CENTERS:

The inventory and analysis of commercial centers was updated, based in part, upon on the Functional Classification of

Commercial Centers contained within the Future Land Use Guiding Principles. The Functional Classification of Commercial Centers serves as a categorization of the varying intensities of development anticipated from small Neighborhood Centers up to a Regional Center. Not all Commercial Centers are appropriate for the maximum allowable acreage listed in the Functional Classification of Commercial Centers. Factors to be considered include, but are not limited to, market analysis, land use compatibility, environmental constraints and limited infrastructure.

### COMMERCIAL HIGHWAY INTERCHANGES:

Areas near interchanges where commercial uses will be permitted continue to be designated Commercial Highway Interchange (CHI) on the Future Land Use Map.

### COMMUNITY DEVELOPMENT DISTRICT (CDD):

An independent special district established under Florida law to finance and manage the provision of community infrastructure and services. A CDD may impose taxes and assessments and issue bonds.

### CONSERVATION EASEMENT:

A public property right acquired by gift or purchase of development rights for the purpose of conserving an amenity or

function (water recharge, recreational access) while preserving in perpetuity the owner's prescriptive right(s) to the land for agriculture, residential or non-consumptive use. Construction and operation of Linear Facilities and public utilities, including the Englewood Water District's Consumptive Use Permit are uses which shall be allowed on property which is subject to a Conservation Easement. A Conservation Easement may or may not convey public access.

#### COUNTY PLANNING PROGRAMS:

Two County Planning Programs continue to be used to augment the general land use designations and policies of the Future Land Use Plan: Critical Area Planning and Neighborhood Planning. A third program, Strategic Planning, is designed to develop plans using an approach that is not "business as usual" but reflects a whole-systems strategy to development and embodies the Board's strategic initiatives. Each of the planning programs utilizes strong citizen, stakeholder, and government agencies participation and collaboration.

#### DEVELOPED AREA:

The total land area within the perimeter boundaries of Neighborhoods.

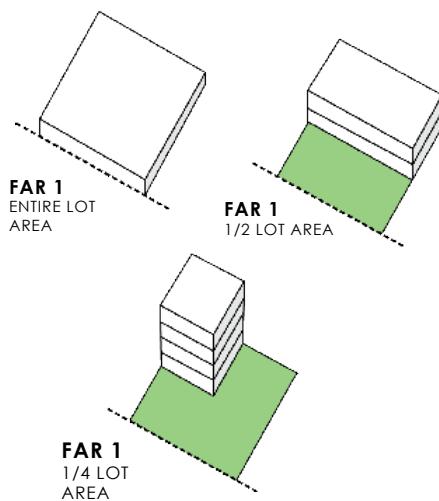
#### DEVELOPMENT CAPACITY:

An analysis of the residential development potential in 2005 indicates a remaining capacity of 24,397 dwelling units within the existing Urban Service Area. This represents approximately 105 percent of the 10 year demand to 2015 which is forecasted to be 23,306 dwelling units. Several options are viable. The 2050 Plan is the primary source of future potential housing. When a Master Development Plan is approved, the units created will increase Sarasota County's potential supply and will be considered part of the Urban Service Area supply. Within the Urban Service Area, changes made along S.R. 776 Corridor should result in much larger areas of office/multi-family residential development. The County anticipates a minor change to the Urban Service Area in this location in order to provide for this opportunity. Redevelopment of existing Commercial Centers will provide opportunities for creating additional housing. Currently, there has not been sufficient redevelopment to quantify the impact it can have on the housing supply. However, over time, the intent is that the increase in redevelopment will be substantial enough to track and document to include in the capacity analysis. In addition, the Affordable Housing Overlay will provide

the opportunity to realize increased densities adjacent to the Urban Service Area where affordable housing provisions are implemented. Any capacity generated from the Affordable Housing Overlay will be counted as development capacity within the Urban Service Area. These are all viable options to providing urban capacity.

#### FLOOR AREA RATIO (FAR):

Floor Area Ratio (FAR), is a term for the ratio of a building's total floor area (Gross Floor Area) to the size of the land upon which it is built. The floor area ratio is used in zoning to limit the amount of construction in a certain area (excluding parking structures). For example, if the zoning ordinance permits construction on a parcel at a 1.0 FAR (see the example below), then the total area of all floors in all buildings constructed on the parcel must be no more than the area of the parcel itself.



#### FORKED CREEK GREENWAY:

For the purposes of Policy 3.1.8, the Forked Creek Greenway includes the on-site Forked Creek main branch, any associated mesic hammocks and pine flatwoods that connect the ecological system, any connected wetlands and the County's required wetland buffers.

#### FUTURE URBAN AREA:

The geographic area within unincorporated Sarasota County that is designated as the Future Urban Service Area on the Sarasota County 2020 Future Land Use Map.

#### GREENWAY RMA:

A resource management area overlay designed to designate a network of riverine systems, floodplains, Native Habitats, storm surge areas and uplands as priority resources for Sarasota County in order to implement programs which are designed to protect these lands in perpetuity.

#### JOINT USE DEVELOPMENT:

A development that, through the use of an agreement, provides for the shared use of facilities, land, utilities, or other common amenities among two or more parties occupying the site.

**LEGAL LOT OF RECORD:**

A lot that is part of a documented subdivision, the of which has been recorded in the Office of the Clerk of the Circuit Court, or a lot or parcel of land described by metes and bounds, the description of which has been recorded in the Office of the Clerk of the Circuit Court, consistent with and in compliance with Land Development Regulations in effect at the time of said recording.

**LIGHT OFFICE AREAS:**

The Light Office designation was added to the Future Land Use Map in 1996 to recognize existing areas of small scale office uses and to provide additional areas where such uses could be developed. This designation allows for the conversion of existing residential structures for office uses or the redevelopment with new office structures. Such small scale office uses in some areas, serve well as transitional uses between residential areas and major and minor arterials and provides a stabilizing buffer between heavily traveled roadways and the remaining residential area. Proposed Light office designations are evaluated on a case by case basis through the Comprehensive Plan Amendment process.

**LINEAR FACILITIES:**

The legal definition of Linear Facilities is set forth in Section 704.06(11), Florida Statutes, and includes electric, telecommunication and other transmission and distribution lines.

**LOW-INTENSITY AGRICULTURE:**

Agriculture uses that are generally compatible with residential uses. Intensive agricultural uses frequently involve noise, odors, dust, chemical spraying and other activities generally incompatible with residential uses.

**MAJOR EMPLOYMENT CENTERS:**

Major Employment Centers (MEC) are designated on the Future Land Use Map to provide locations for employment and economic development opportunities. The uses typically found in MEC include light industrial, manufacturing, warehousing and offices uses, and combinations of those uses. Although accessory and incidental commercial uses are permitted, MEC areas are not intended to be commercial in nature or to substitute for commercial designations on the Future Land Use Map. Similarly, residential development, which is permitted when part of a mixed-use developments, is also intended to be accessory in nature. Existing ILW zoned properties (as of January 1, 2012) are allowed a broader range of commercial uses up to a maximum free-

standing size of 15,000 square feet per building. Free standing retail commercial buildings larger than 15,000 square feet may be approved on such ILW zoned properties by Special Exception provided that the additional commercial square footage is accessory and incidental to the MEC within which it is located. Limited amounts of residential development are also permitted to facilitate access between home and place of work. (2011-02-A, Ord. No. 2012-030, August 29, 2012)

**NONCONFORMING LOT OF RECORD:**

A lot that was lawfully created and met the zoning regulations, if any, at the time the lot was created and that does not meet the current regulations for the district, and is (1) part of a subdivision recorded in the office of the Clerk of the Circuit Court of Sarasota County, or (2) described by metes and bounds. The description of a lot of record shall have been recorded on or before November 11, 1975. A portion of a nonconforming lot of record does not have any development rights.

**OFFICE/MULTI-FAMILY RESIDENTIAL:**

The Future Land Use Map continues to recognize existing areas of office and multi-family residential uses as well as areas where such uses can be developed. Properties within the Office/Multi-Family

Residential designation continue to be eligible for rezoning for office, professional and institutional uses, and medium and high density residential uses.

**REDEVELOPMENT:**

The County recognizes the importance of fostering redevelopment efforts as a means of capitalizing on existing infrastructure and underutilized properties, improving our neighborhoods, as well as expanding the County's tax base. The Economic Development Resource Management Area, adopted as part of the Sarasota 2050 Plan, emphasizes the importance of redevelopment in its objectives and policies. Since 1997, the County has completed several studies that promoted revitalization and redevelopment activity. Revitalization plans were completed for the Englewood Town Center and the Osprey and Nokomis Villages. Neighborhood Plans for Siesta Key, South Venice, Pinecraft, and North Sarasota addressed revitalization in addition to neighborhood enhancement recommendations. Other County programs that focus on redevelopment include the Brownfield Program, established in 2002, the collaboration with the City of Sarasota on the Enterprise Zone and the establishment of the Community Redevelopment Area with Tax Increment Finance in Englewood in 1999.

**RESIDENTIAL USES:**

Three levels of residential use areas continue to be portrayed on the 2003 Future Land Use Map: Urban, Semi-Rural and Rural. Within the Urban Area, there are four levels of residential densities: Low Density Residential, Moderate Density Residential, Medium Density Residential and High Density Residential. Medium and high density residential development are also permitted by policy in Commercial Centers and Corridors, Planned Commerce Developments within Major Employment Centers and within designated Town and Village Centers within the Urban Area. Up to 25 dwelling units per acre are also permitted within Commercial Centers (excluding Neighborhood Commercial Centers), provided alternative housing types, including variety in form and price range are included. In contrast to these urban densities, the maximum density in the Semi-Rural Area was set at one dwelling unit per two acres. In the Rural Area the maximum density was one dwelling unit per five acres. Where the affordable housing provisions set forth in Policy 3.1.7., and illustrated on Figure 9-4 can be met, densities within the Semi-Rural and Rural areas can range between 2 and 5 dwelling units per acre.

## CHAPTER 8: RMA - SARASOTA 2050

### ACCESSORY UNIT:

A housing unit not greater than 600 square feet sharing utility connections and a lot with a principal building. It may or may not be a separate building.

### AFFORDABLE HOUSING UNIT:

For the purpose of calculating density in the VOS RMA, affordable housing is defined as a housing unit available for sale or rent that is affordable to a household earning 80% or less of the median household income for Sarasota County, as defined by HUD published data for a family of four.

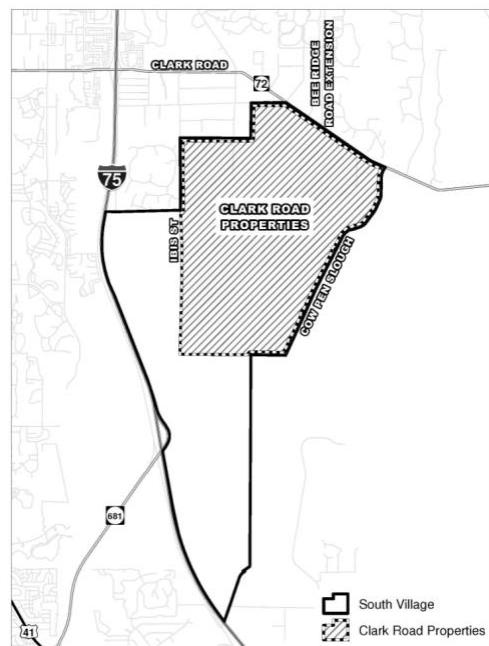
### BUFFER:

An area reserved or designed to separate potentially incompatible land uses.

### CLARK ROAD PROPERTIES:

The portion of the properties designated Village Land Use on Figure 9-7: RMA-3 Village/Open Space RMA Land Use Map which lie south of Clark Road, west of the centerline of Cow Pen Slough, east of the west section line of Sections 17, 20, 29 and 32. Township 37 South, Range 19 East (which is otherwise generally referred to as east of this Street), and north of the south line of Township 37 South, Range 19 East (which is generally referred to as the south boundary line of the properties generally referred to as

the LT Ranch and Indiantown Dairy).



### COMMUNITY DEVELOPMENT DISTRICT (CDD):

An independent special district established under Florida law to finance and manage the provision of community infrastructure and services. A CDD may impose taxes and assessments and issue bonds.

### CONSERVATION EASEMENT:

Conservation Easement or Restrictive Covenant. A covenant restricting the use of property for the purpose of conserving or preserving qualities and functions (such as Native Habitat, open space, water recharge, or recreational access), to record notice of the restrictions, and to assure compliance with the provisions of this chapter and other applicable

regulations. A Conservation Easement may or may not convey public access.

#### CONSERVATION SUBDIVISION:

A residential development where fifty percent or more of the developable land area is designated as undivided, permanent Open Space connected to the regional Open Space and/or Greenway RMA, thereby permanently protecting agriculturally, environmentally or historically significant areas with the parcel. The remaining developable land is subdivided into buildable lots.

#### COUNTRYSIDE LINE:

That line identified on the Comprehensive Plan 'Figure RMA-3 Village/Open Space RMA Land Use Map' generally located along the eastern edge of those lands identified and depicted as Village Land Use.

#### DENSITY CREDIT:

The amount of dwelling units assigned to a parcel after the application of all applicable Density Incentives; not related to how many dwelling units may be developed on that parcel.

#### DENSITY INCENTIVE:

An increase in currently approved density provided by the applicable Sarasota County

zoning district to a developer or landowner as an incentive to achieve a community objective.

#### DEVELOPED AREA:

For the Village/Open Space RMA, Conservation Subdivisions, and the Urban/Suburban Settlement Area, that land area exclusive of Open Space identified and depicted on a Master Development Plan approved pursuant to Sarasota 2050 RMA Policy.

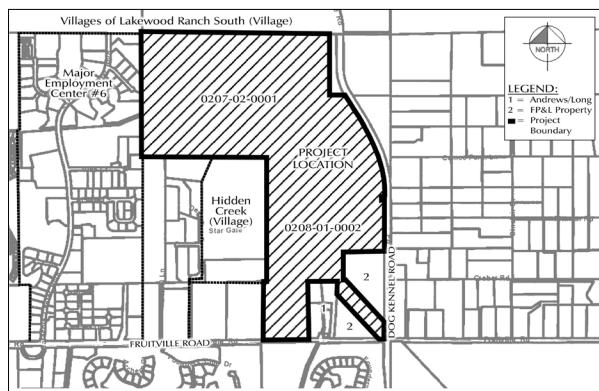
#### FISCAL NEUTRALITY/FISCALLY NEUTRAL:

New development within the Village/Open Space RMA and Urban/Suburban Settlement Area is required to pay the full costs of all public facilities and services that are necessary to support the development and that are required to meet or exceed the level of service standards adopted by the County. This requirement includes the initial construction of all infrastructure including schools as well as on-going costs of maintenance. The terms Fiscal Neutrality and Fiscally Neutral are synonymous.

#### FRUITVILLE ROAD PROPERTIES:

The portion of the properties designated for Village Land Use on Figure 9-7; RMA-3; Village/Open Space RMA Land Use Map, consisting of approximately 450 acres,

identified by Parcel Identification Numbers 0207-02-0001 and 0208-01-0002, bounded on the south by Fruitville Road; on the west by a portion of Major Employment Center # 6 and Hidden Creek (Village); bounded on the east by FP&L Properties and Dog Kennel Road; bounded on the north by the Villages of Lakewood Ranch South (Village); excluding the FP&L utility substation and owned properties and Andrews/Long Property; and located in Sections 15 and 22, Township 36, Range 19E.



#### FUTURE URBAN:

The geographic area within unincorporated Sarasota County that is designated as the Future Urban Service Area on the Sarasota County 2020 Future Land Use Map.

#### GREENBELT:

A permanent Buffer as required in Policy VOS5.1 surrounding the Developed Area of Villages and Hamlets.

#### GROSS DEVELOPABLE ACRE:

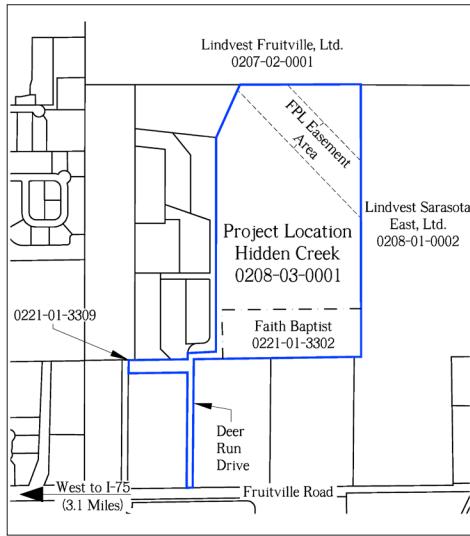
For the Village/Open Space RMA, the total number of acres within the boundary of a development excluding wetlands and excluding Open Space external to the development.

#### HAMLET:

A future land use designation within the Village/Open Space RMA that consists of rural homes clustered around a crossroads or small civic or commercial area (e.g., a church or Neighborhood store) and surrounded by a large expanse of protected Open Space.

#### HIDDEN CREEK:

The portion of the properties designated for Village Land Use on Figure 9-7; RMA-3; Village/Open Space RMA Land Use Map, consisting of approximately  $89.53\pm$  acres, identified by Parcel Identification Numbers 0208-03-0001, 0221-01-3302, and a portion of 0221-01-3309, generally bounded on the south by Fruitville Road; on the west by Deer Run Road; on the north by the other Village/Open Space RMA designated lands on the east by other Village/Open Space RMA designated lands; and located in Sections 15 and 22, Township 36, Range 19E.



#### LOW-INTENSITY AGRICULTURE:

Agriculture uses that are generally compatible with residential uses. Intensive agricultural uses frequently involve noise, odors, dust, chemical spraying and other activities generally incompatible with residential uses.

#### MIXED-USE:

The combination of either commercial or office uses and residential uses within a single building of two or more stories, wherein the first floor uses are non-residential.

#### MIXED-USE CENTERS:

Concentrations of non-residential and higher density residential land uses, with borders defined on the Resource Management Area Map.

#### MULTI-MODAL TRANSPORTATION SYSTEM:

A network of transportation infrastructure that supports multiple modes of travel, including vehicles, transit, walking, and biking.

#### MYAKKA RIVER AREA:

That corridor of land beneath and surrounding the Myakka River from river mile 7.5 to river mile 41.5, contained in Part III, Chapter 258, Florida Statutes, together with a corridor of land including the maximum upland extent of wetlands vegetation as determined by the Department of Environmental Protection pursuant to Chapter 403, Florida Statutes, and Chapters 62-3 and 62-312, Florida Administrative Code.

#### MYAKKA RIVER SYSTEM:

As described in Section 2.0 "Resource Description and Assessment" and illustrated in Figure 2-1 "The Myakka River" as contained in The Myakka Wild and Scenic River Management Plan, adopted May 1990, as amended, pursuant to Section 258.501, Florida Statutes.

#### MYAKKA RIVER WILD AND SCENIC BUFFER ZONE:

An upland Buffer that extends 220 feet on each side of the Myakka River wild and scenic designated river area (from river mile

7.5 to river mile 41.5), contained in Part III, Chapter 258, Florida Statutes, measured from the landward edge of the river area.

**NATIVE HABITAT:**

Those areas of Sarasota County described in the Habitat Inventory and Analysis section of the Sarasota County Comprehensive Plan's Environmental Chapter.

**NEIGHBORHOOD:**

Neighborhoods are characterized by mix of residential housing and Neighborhood services that include schools, parks, Neighborhood shopping and churches.

**NEIGHBORHOOD CENTER:**

The public focal point of a Neighborhood, which may be a combination of parks, schools, public type facilities such as churches or community centers and may include small-scale Neighborhood Oriented Commercial Uses.

**NEIGHBORHOOD ORIENTED COMMERCIAL USES:**

Retail or office land uses that serve the daily needs of residents of the Neighborhood in which it is located.

**NET RESIDENTIAL ACRE:**

For the Village/Open Space RMA, the number of acres within the boundary of a development excluding areas devoted to Open Space, stormwater retention areas, wetlands, Recreational Space, parks and non-residential development.

**OPEN SPACE:**

For the Village/Open Space RMA, Conservation Subdivisions, and the Urban/Suburban Settlement Area, that land area exclusive of Developed Area identified and depicted on a Master Development Plan approved pursuant to Sarasota 2050 RMA Policy.

**PUBLIC/CIVIC:**

A class of land uses that includes government service centers, public parks and Recreational Space, educational institutions, libraries, museums, and religious institutions.

**RECEIVING ZONE:**

A designated area that is approved to receive development rights under the Transfer of Development Rights (TDR) system.

**RECREATIONAL SPACE:**

For the Village/Open Space RMA and the Urban/Suburban Settlement Area, lands within the Developed Area of a Village

or Hamlet that are required to meet the recreational needs of residents.

eligible for transfer to a Receiving Zone under the Transfer of Development Rights (TDR) system.

#### REDEVELOPMENT CORRIDOR:

Non-residential parcels fronting three roadways within the Urban Service Area: 1) US 41 from the southern border of the City of Sarasota to Jacaranda Boulevard, 2) Bee Ridge Road from US 41 to Interstate 75, and 3) Clark Road from US 41 to Interstate 75.

#### SETTLEMENT AREA:

See Urban/Suburban Settlement Area.

#### SETTLEMENT:

See Urban/Suburban Settlement.

#### TRANSFER OF DEVELOPMENT RIGHTS:

The program that facilitates the moving of development rights from one area (Sending Zone) to another area (Receiving Zone).

#### URBAN SERVICE AREA:

The area within the Urban Service Area Boundary where the County has planned, or is in the process of planning, for the facilities needed to support development including roads, sewage collection and water transmission lines, stormwater management facilities, schools and public libraries.

#### SARASOTA 2050 STRUCTURE GRAPHIC:

An illustration of the long-term vision of the County's development and resource protection ideals of the Resource Management Areas (Figure RMA-2).

#### URBAN/SUBURBAN SETTLEMENT:

A future land use designation within the Urban/Suburban Settlement Area that consists of Neighborhoods connected to the existing Urban Service Area, and to one another, and surrounded by a large expanse of Open Space.

#### SENDING ZONE:

A designated area from which development rights are severed from the land and made

**URBAN/SUBURBAN SETTLEMENT AREA:**

Land within the westernmost portion of the Future Urban Area, adjacent to the Urban Service Area that, is eligible for development as Urban/Suburban Settlement.

**URBAN SPRAWL:**

a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

**VILLAGE:**

A future land use designation within the Village/Open Space RMA that consists of a collection of Neighborhoods around a Village Center, and surrounded by a large expanse of protected Open Space.

**VILLAGE AREA:**

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure RMA-3 Village/Open Space RMA Land Use Map'.

**VILLAGE AREA, NORTH:**

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure

RMA-3 Village/Open Space RMA Land Use Map' north of Fruitville Road.

**VILLAGE AREA, CENTRAL:**

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure RMA-3 Village/Open Space RMA Land Use Map' south of Fruitville Road and north of Clark Road (a.k.a. State Road 72).

**VILLAGE AREA, SOUTH:**

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure RMA-1 Village/Open Space RMA Land Use Map' south of Clark Road (a.k.a. State Road 72).

**VILLAGE CENTER:**

A concentration of development within a Village that includes residential, retail, office, and civic uses (including a park and/or school).

## CHAPTER 9: HOUSING

### AFFORDABLE HOUSING:

Housing, regardless of tenure, which meets the “Affordability” definition for a household with an income of 80 percent or less of the AMI.

### AFFORDABILITY:

Relative percentage of household income spent for rent or mortgage costs. Housing is generally considered to be “affordable” if it costs no more than 30 percent of household income. This includes utilities for rentals, and any other required charges. This includes taxes and insurance with the mortgages, and any other required fees.

### AREA MEDIAN INCOME (AMI):

For a specific geographic entity, median income is the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. The median income is determined annually by the U.S. Department of Housing and Urban Development (HUD).

### COMMUNITY HOUSING:

Housing, regardless of tenure, which meets the “Affordability” definition for a household with an income of 120 percent or less of the AMI.

### COST BURDENED:

Households spending more than 30 percent of income for rent or mortgage costs are considered to be “cost-burdened.” See also Affordability.

### EMERGENCY RENTAL ASSISTANCE:

Emergency housing- Designed to assist individuals with immediate temporary shelter/housing, with the goal of moving into transitional and/or permanent housing.

### HOME:

The HOME Investment Partnership Program. The HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. Sarasota County and the City of Sarasota have an Interlocal Agreement to jointly receive and administer HOME funds. Eligible uses include building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

### HOUSING FUND:

The Housing and Community Development Fund receives revenues, dedications or contributions of funds, lands or services for the creation, purchase, preservation, or rehabilitation of Community Housing

dwelling units. The Housing and Community Development Fund is administered by the Board of County Commissioners.

**INCOME:**

The sum of receipts from the following for an individual, family, or household: wages or salaries; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; social security or railroad retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other sources.

**INCOME CATEGORIES:**

Extremely Low: Households with gross income at or below 30 percent of the AMI.  
Very Low Income: Households with annual gross income at or below 50 percent of the AMI.

Low Income: Households with annual gross incomes at or below 80 percent of the AMI.

Moderate Income: Households with annual gross incomes at or below 100 percent of the AMI.

**LONG-TERM RENTAL SUPPORT:**

Long-term, community-based rental housing that has supportive services. This type of supportive housing enables special

needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. There is no definite length of stay.

**MARKET RATE HOUSING:**

Housing that is rented or sold at current market value. There is no discount or subsidy for the housing.

**OHCD:**

The Office of Housing and Community Development (OHCD) was established by Sarasota County and the City of Sarasota in 1995 and is responsible for administering federal and state grants received by both Sarasota County and the City of Sarasota. Grants administered by OHCD include: the Sarasota County Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG) and the State Housing Initiatives Partnership Program (SHIP). OHCD administers programs throughout Sarasota County, including the municipalities with the exception of the

Town of Longboat Key, which participates in the Manatee County program.

**SPECIAL NEEDS HOUSING:**

Housing for persons with an income of 100 percent or less of the AMI and who because of social, economic, or health related circumstances have greater difficulty acquiring or maintaining housing. These individuals may include: persons with developmental disabilities; persons with mental illness or chemical dependency; persons with AIDS or HIV disease; youth; students; single parent families; public assistance recipients; migrant and seasonal farm workers; refugees and entrants; the elderly; and disabled adults.

**SHIP:**

State Housing Initiatives Partnership Program. SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.

**SUSTAINABLE HOUSING:**

Housing that is designed to reduce the overall environmental impact during and after construction in such a way that can meet the needs of the present without

compromising the ability of future generations to meet their needs.

**TRANSITIONAL HOUSING:**

Supportive housing and services for special needs population to facilitate movement to independent living.

**TRANSITIONAL HOUSING:**

Housing that is located within a ¼ mile to accessible public transit.

**WORKFORCE HOUSING:**

Housing, regardless of tenure, which meets the “Affordability” definition for a household with an income of 140\* percent or less of the AMI and receives little or no assistance. Often refers to housing for workers essential to the local economy such as firefighters, teachers, police officers, and nurses. (\*based on Florida Statutes 380.0651 standards; Sarasota County’s median purchase price exceeds the statewide median purchase price of a single-family existing home.)

## CHAPTER 10: TRANSPORTATION

### COMPLETE STREETS:

Complete Streets is a design approach that requires streets to be planned and designed to enable safe, convenient travel with access for users of all ages and abilities regardless of their mode of transportation.

### FREEWAYS/EXPRESSWAYS:

Are controlled access facilities with grade separated intersections providing for interregional and/or interstate travel at high operating speeds. Typically, expressways accommodate high volumes of traffic.

### LOCAL ROADS:

Generally provide access to abutting properties. Local roads possess relatively low traffic volumes, operating speeds and trip lengths and minimal through traffic movements. When high traffic volumes compromise a local road's ability to accommodate pedestrian and bicycle traffic, the road should be considered for designation as a significant local road.

### MAJOR ARTERIALS:

Facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties. Major arterials generally serve major centers of activity in urban areas and have the highest traffic volume corridors.

### MINOR ARTERIALS:

Provide somewhat shorter trip lengths than major arterials and generally interconnect with and augment major arterial routes at moderate operating speeds, and allowing somewhat greater access to adjacent properties than major arterials.

### MAJOR COLLECTORS:

Collect and distribute significant amounts of traffic between arterials, minor collectors and local roads at moderate to low operating speeds. Major collectors provide for more accessibility to adjacent properties than arterials.

### MINOR COLLECTORS:

Collect and distribute moderate amounts of traffic between arterials, major collectors and local roads at relatively low operating speeds with greater accessibility than major collectors.

### MOBILITY CORRIDORS:

New two lane and four lane roads and the widening of existing roads from two to four lanes and two to four lanes. Mobility corridors will be designed in accordance with Complete Street concepts that will include a mixture of sidewalks, multi-use paths, trails, bicycle lanes, transit stops and vehicular travel lanes.

**MULTIMODAL CORRIDORS:**

Multimodal Corridors will also be designed in accordance with Complete Street concepts, but will not include any additional vehicular travel lanes. Multimodal improvements will include a mixture of bicycle lanes, bicycle racks, sidewalks, multi-use paths, trails, transit stops, transit pullout bays, transit vehicles, vehicular turn lanes and roundabouts.

**SIGNIFICANT LOCAL ROADS:**

Are local roads that provide a limited mobility function. They serve the accessibility role of local roads but have traffic characteristics and a collection/distribution function of low volume collector roads. Typically, the roadways are residential subdivision streets that are characterized by higher volumes than local roads. Traffic volumes are high enough that traffic calming, traffic abatement, or additional or enhanced pedestrian and bicycle amenities may be needed to ensure the road can serve its local road function.

**URBAN COLLECTOR:**

Are those roads located inside the urbanized or the urban area, while Rural Collector roads are those roads located outside the urbanized or urban area.

**QUALITY OF SERVICE (QOS):**

A traveler based perception of how well a service or facility is operating.

**NO GLOSSARY FOR CHAPTER 11:****ECONOMIC DEVELOPMENT****NO GLOSSARY FOR CHAPTER 12:****WATERSHED MANAGEMENT****NO GLOSSARY FOR CHAPTER 13:****SOLID WASTE**

## CHAPTER 14: CAPITAL IMPROVEMENTS

### ADVALOREM TAXES:

A tax levied by a local government against the assessed valuation of real or personal property. The amount of tax is determined by multiplying the taxable value of the property times the millage rate.

### APPROPRIATION :

A legal authorization granted by the Board of County Commissioners to make expenditures and to incur obligations for specific purposes. Appropriations are made for fixed amounts of operating funds and are granted for a one-year period.

### BUDGET :

A plan of financial operation that provides an estimate of proposed expenditures for a given period and the proposed means of financing those expenditures. The budget, once adopted, is the legal authorization to expend County funds during the identified fiscal year. The budget may be amended during the fiscal year by the Board of County Commissioners and/or County Administrator but only within the limitations specified by State Statutes and/or administrative rules and regulations.

### CAPITAL EXPENDITURE:

The use of funds for the acquisition of land or improvements thereto; purchase

or construction of buildings or major improvements thereto; purchase or improvements to items other than buildings such as roads, bridges, sidewalks and fences, etc.

### CAPITAL IMPROVEMENT BUDGET :

Includes budgets for purchase of land or land improvements thereto; purchase or construction of buildings or major improvements thereto; purchase or construction of improvements to items other than buildings such as roads, bridges, sidewalks and fences, etc.

### CAPITAL IMPROVEMENT PROGRAM (CIP):

A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from the long-term work program. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

### CAPITAL OUTLAY:

Expenditures relating to the purchase of equipment, land and other fixed assets.

### CAPITAL PROJECT:

Major construction, acquisition, or

renovation activities which add value to a government's physical assets or significantly increase their useful life. Also called capital improvements.

**CAPITAL PROJECT FUND:**

A fund used to record expenditures for capital projects that are not funded by enterprise operations.

**ELECTRIC FRANCHISE FEES:**

A rental fee paid to the County for use of rights-of-way. This fee, enacted in 1977 and then renewed in 1997 for 30 years, is 5.9% of FPL's billed revenues, less certain adjustments.

**EXPENDITURE :**

Decreases in net financial resources. Expenditures include operating expenses, capital outlays and debt service payments that require current or future use of current assets. In GovMax, expenditures are stated for a particular fiscal year.

**EXPENDITURE CATEGORY:**

A basis for distinguishing types of expenditures. The major categories used by Sarasota County are personal services, non-personal services, operating capital, transfers to operating funds, transfers to debt fund, and transfers to capital funds.

**FISCAL YEAR:**

A 12-month period of time to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operations. In Florida, the fiscal year for all local governments extends from October 1 to September 30.

**HALF CENT SALES TAX:**

The half-cent sales tax is collected by the State and distributed to local governments based on taxable sales within their counties. All cities and the County government share the proceeds based on a population formula.

**IMPACT FEES:**

A fee imposed on new development in an amount based upon the average additional facility demand attributable to new development and the average cost of providing the facility capacity needed to accommodate the additional demand generated. Sarasota County collects impact fees to fund roads, libraries, parks and recreation, public safety facilities, judicial facilities and general government facilities.

**INFRASTRUCTURE SURTAX:**

This is the Local Option Sales Tax (Infrastructure Surtax) program, which allows counties to levy a one-cent

discretionary surcharge on all transactions subject to taxation under Florida Statutes, Section 212.054. However, the maximum amount subject to this tax is limited to \$5,000 per transaction. Sarasota County adopted the additional one-cent sales tax for a ten year period, which was passed by a majority vote of the residents on June 26, 1989. It became effective in September 1989. The local option sales tax may be used only for capital improvements. The citizens of Sarasota County voted in November 1997 to approve the continuation of the one-cent sales tax levy for an additional ten years and then again in November 2007 for the continuation of an additional 15 years, commencing on December 31, 2024.

#### MOTOR FUEL TAXES:

Total County motor fuel (or gas) taxes of 15 cents per gallon are levied under statutory authority of the State:

- The Constitutional Gas Tax, which is a 2-cent tax imposed by the State and distributed to county governments.
- The County Gas Tax, which is a 1-cent tax imposed by the State and distributed to county governments.
- The Voted Gas Tax, which is a 1-cent tax that County voters approved by

referendum in March 1988.

- The Local Option Gas Tax, which is a 6-cent tax imposed by Sarasota County Ordinance.
- An additional Local Option Motor Fuel Tax (ELMS), which is a 5-cent tax imposed by Sarasota County Ordinance in January 2001.

The Constitutional, County, Voted, and 6 Cent Local Option taxes will be used in the Transportation Trust Fund for operations and maintenance. The additional Five Cent Local Option gas tax will fund capital transportation projects.

#### STATE SHARED REVENUES:

Revenues collected by the State and proportionately shared with counties and/or municipalities on the basis of specific formulas. Such revenues include Intangible Personal Property Taxes, Insurance Agents County Licenses, Mobile Home Licenses, Alcoholic Beverage Licenses and Local Government Half-Cent Sales Tax.

#### USER FEES:

A charge to a customer for a service that is provided.

#### NO GLOSSARY FOR CHAPTER 15: INTERGOVERNMENTAL COORDINATION