

ORDINANCE NO. 2001-076

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, PROVIDING FOR THE AMENDMENT (NO. RMA-1) OF THE SARASOTA COUNTY COMPREHENSIVE PLAN AS ADOPTED BY SARASOTA COUNTY ORDINANCE NO. 89-18, AS AMENDED; PROVIDING FOR FINDINGS; PROVIDING FOR DEFINITIONS; AMENDING THE FUTURE LAND USE CHAPTER BY ADDING THE SARASOTA 2050 RESOURCE MANAGEMENT AREA (RMA) SYSTEM HAVING COUNTYWIDE APPLICATION; AMENDING OTHER PROVISIONS OF THE COMPREHENSIVE PLAN AS REQUIRED TO IMPLEMENT THE RMA SYSTEM COUNTYWIDE, INCLUDING GOALS, OBJECTIVES, POLICIES AND OTHER PRIMARY COMPONENTS, AS WELL AS GUIDING PRINCIPLES AND SUPPORT MATERIAL; PROVIDING FOR INTERPRETATION; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners hereby makes the following findings:

(a) Pursuant to Article VIII, Section 1(g) of the Constitution of the State of Florida, the Sarasota County Home Rule Charter, and the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, as amended, (the Act), Sarasota County is authorized and required to adopt a comprehensive plan.

(b) Sarasota County Ordinance No. 76-51, as amended, and as codified in Section 94-61 of the Sarasota County Code, designated the Sarasota County Planning Commission as the Local Planning Agency and provided for the preparation and recommendation of a comprehensive plan and amendments thereto by the Sarasota County Planning Commission and the adoption of a comprehensive plan and amendments thereto by the Board of County Commissioners in accordance with the provisions of the Act.

(c) The Sarasota County Planning Commission held a public hearing with due public notice on October 3, October 10, November 8, November 14, November 27, and November 29, 2001, for an amendment (RMA-1) of the Future Land Use Chapter of *Apoxsee: The Sarasota County Comprehensive Plan*, adopted by Sarasota County Ordinance No. 89-18, as amended, and transmitted its recommendation for approval of comprehensive plan amendment (RMA-1) on November 30, 2001 to the Board of County Commissioners of Sarasota County.

(d) The Board of County Commissioners of Sarasota County held a duly advertised transmittal stage

public hearing on January 29, January 30, January 31, February 4, and February 15, 2002, to receive public comment on the proposed amendment to *Apoxsee: The Sarasota County Comprehensive Plan*.

(e) On February 15, 2002, the Board of County Commissioners of Sarasota County approved the transmittal of the proposed amendment (RMA-1) to state, regional and local agencies for review and comment.

(f) Said proposed amendment as approved for transmittal by the Board of County Commissioners of Sarasota County, together with supporting documentation, was transmitted to the Florida Department of Community Affairs, the Florida Department of Environmental Protection, the Florida Department of Transportation, the Southwest Florida Regional Planning Council, the Southwest Florida Water Management District, and any other entity of local government or governmental agency in the State of Florida that had filed with the Board of County Commissioners a request for copies of all proposed comprehensive plans or elements or portions thereof, for review and comment in accordance with the provisions of the Act and Rule 9J-11.006, F.A.C.

(g) The Florida Department of Community Affairs reviewed the proposed plan amendment (RMA-1) for consistency with Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code, and raised objections, recommendations, or comments.

(h) The Board of County Commissioners of Sarasota County held a duly advertised adoption stage public hearing on June 24, June 25, July 1, and July 10, 2002, to receive public comment on the proposed amendment to *Apoxsee: The Sarasota County Comprehensive Plan*.

Section 2. Definitions. For the purpose of this Ordinance, the following definitions shall apply:

(a) "Act" means the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, as amended.

(b) *Apoxsee: The Sarasota County Comprehensive Plan* means the document adopted by the Board of County Commissioners and filed with the Clerk of said Board pursuant to Sarasota County Ordinance No. 89-18, as amended.

(c) "Board" means the Board of County Commissioners of Sarasota County, Florida.

Section 3. Adoption of Amendment RMA-1 to *Apoxsee: The Sarasota County Comprehensive Plan*. The Board of County Commissioners of Sarasota County hereby adopts Amendment RMA-1 to *Apoxsee: The Sarasota County Comprehensive Plan* pursuant to and in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes; the amendment in its entirety to read as provided in Exhibit "A" attached hereto and made a part thereof.

Section 4. Interpretation.

(a) The language and provisions of this ordinance and *Apoxsee: The Sarasota County Comprehensive Plan* shall be construed in pari materia with Chapter 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code.

(b) Except where specifically indicated to the contrary, where any provision of this Ordinance refers to or incorporates another provision, ordinance, statute, code, regulation, or other authority, it refers to the most current version of the other provision, ordinance, statute, code, regulation, or other authority, including any subsequent amendments thereto or renumbering thereof.

Section 5. Effect on Other Ordinances. Where this Ordinance conflicts with another County ordinance, the provisions of this ordinance shall prevail to the extent of such conflict except as otherwise provided herein.

Section 6. Severability. It is declared to be the intent of the Board that if any provision of this Ordinance is for any reason finally held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions.

Section 7. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 10th day of July 2002.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

By: \_\_\_\_\_

Nora Patterson  
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of the  
Circuit Court and Ex-Official Clerk  
of the Board of County Commissioners

of Sarasota County, Florida

By: \_\_\_\_\_  
Deputy Clerk

**Exhibit A**

**Of**

**The Board of County Commissioners of Sarasota County**

**Ordinance No. 2001-076**

**Adopted July 10, 2002**

**SARASOTA 2050**

**RESOURCE MANAGEMENT AREA (RMA) SYSTEM  
COMPREHENSIVE PLAN AMENDMENT RMA-1**

**GOAL, OBJECTIVES AND POLICIES**

# Sarasota 2050 Resource Management Area (RMA) System

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# SARASOTA COUNTY RESOURCE MANAGEMENT AREAS

## GOAL, OBJECTIVES AND POLICIES

*The Sarasota County Resource Management Area (RMA) Goal, Objectives and Policies are designed as a supplement to the Future Land Use Chapter of APOXSEE. 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 Ordinance 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.*

**Goal:** 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.

**Objective RMA 1: To create an incentive-based structure that will enhance the livability of Sarasota County and preserve its natural, cultural, and physical resources.**

### **Policy RMA1.1 Resource Management Area Ideals (RMA Ideals)**

The Resource Management Area Map, depicted in Figure 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.

### **Policy RMA1.2 Sarasota 2050 Structure Graphic**

The concepts that demonstrate the ideals of the Resource Management Areas are illustrated in Figure 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.

### **Policy RMA1.3 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 Ordinance, 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 APOXSEE, the Sarasota 2050 Resource Management Area Goal, Objectives and Policies shall take precedence. The other Goals, Objectives and Policies of APOXSEE 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.

*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.*

**Objective US1: To protect and enhance Neighborhoods and historic communities through the establishment of a Neighborhood Planning Program.**

**Policy US1.1 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.

**Policy US1.2 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.

**Policy US1.3 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, by July 10, 2003, 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.

**Policy US1.4 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.

**Policy US1.5 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.

**Objective US2: To ensure that sufficient resources are available to support and sustain existing and future Neighborhoods.**

**Policy US2.1 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.

**Policy US2.2 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.

**Policy US2.3 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 Ordinance, 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.

**Policy US2.4 Neighborhood Assistance**

The County shall evaluate by July 10, 2003, 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.

**Policy US2.5 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.

**Objective US3: To encourage infill development within the Urban Service Area.**

**Policy US3.1 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.

**Objective US4: 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.**

**Policy US4.1 Incentives for Development Within Urban/Suburban Settlement Areas**

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. This Settlement Area is established to allow development of a maximum of 4000 dwelling units provided that such development conforms to the principles established in Policy US4.2. Future Land Use Chapter Policies 2.3.1 and 3.1.6 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. 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.

#### **Policy US4.2 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 ¼ 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.

**Policy US4.3 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 Ordinance 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 Ordinance 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 Future Land Use Policy 2.3.1. The amendments to the Zoning Ordinance 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 Ordinance 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 Ordinance 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.

## **Objective US5: To strengthen intergovernmental planning efforts.**

### **Policy US5.1 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.

**Policy US5.2 County / Municipal Coordination Process**

The coordination of growth management programs and plans shall, at a minimum, include:

- Regular coordination meetings at least annually with representatives from all the planning agencies/departments within Sarasota County, including the School Board, for the purpose of identifying multi-jurisdictional projects and coordinating their implementation, e.g., Fruitville Corridor, Enterprise Zone;
- Developing planning teams which include planners from other jurisdictions for projects that have impacts on adjacent jurisdictions, e.g., municipal parks and trails projects, downtown development projects;
- Holding joint City/County Commission meetings so as to ensure the setting/scheduling/establishing of joint priorities; and
- Continuing the exchange of information on rezone and special exception petitions and comprehensive plan amendments that are adjacent to other jurisdictions.

**Objective US6: To provide Open Space and ecological linkages that complement and expand recreational and ecological resources.**

**Policy US6.1 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 Priority Protection (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.

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**Economic Development Resource Management Area**

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*The Economic Development RMA as depicted in Figure RMA-1, Resource Management Area Map, functions as an overlay for the economic resources within*

*the Urban Service Area and provides a framework for economic development activities. This RMA includes Redevelopment Corridors and Mixed-Use Centers and identifies programs that are designed to promote economic development.*

## **Objective ED1: To sustain a diverse and stable economic base.**

### **Policy ED1.1 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 Ordinance 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 Ordinance 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.

### **Policy ED1.2 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.

**Objective ED2: To redevelop, revitalize, and refill the County’s Redevelopment Corridors and Mixed Use Centers.**

**Policy ED2.1 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.

**Policy ED2.2 Connected, Multi-Modal Transportation System**

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.

**Policy ED2.3 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. The amendments to the Zoning Ordinance 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 Ordinance 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.

**Policy ED2.4 Land Development Regulations**

The County shall evaluate and make the necessary amendments to the Zoning Ordinance 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 Ordinance 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 Ordinance 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.

### **Policy ED2.5 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/subarea analysis; and
- Multi-modal analysis.

When appropriate, the County, in consultation with local governments and the Florida Department of Community Affairs, may adopt additional or alternative level of service standards in accordance with Section 163.3180, Florida Statutes.

### **Policy ED2.6 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.

*The Rural Heritage/Estate RMA as depicted in Figure 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.*

**Objective RHE1: 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.**

**Policy RHE1.1 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.

**Policy RHE1.2 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. 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.

**Policy RHE1.3 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.

**Policy RHE.1.4 Incentives for Agricultural Uses**

The County shall adopt amendments to the Zoning Ordinance 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. The amendments to the Zoning Ordinance 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 Ordinance 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.

**Policy RHE1.5 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.

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**Village/Open Space Resource Management Area**

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*The Village/Open Space RMA is a land use overlay as depicted in Figure 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.*

**Objective VOS1: 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.**

**Policy VOS1.1 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.

**Policy VOS1.2 Village/Open Space RMA: Development Framework**

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, TDR4, and the associated policies.

As an incentive to provide affordable housing, 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.

**Policy VOS1.2.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 ¼ 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) show 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/Retail/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	Maximum Land Area
Residential	25%	50%
Commercial/Retail/Office	30%	60%
Public/Civic	10%	Not Applicable
Public Parks	5%	Not Applicable

***Optional Town Center***

The Village/Open Space RMA can support one Town Center, which may be located at the I-75/Central Sarasota Parkway interchange when built. At this location, the Village Center required in this policy may be met through an optional Town Center. The Town Center is a strong core of higher density residential, employment and commercial uses, which shall be interconnected and accessible by pedestrians to surrounding Villages and shall be designed to encourage and accommodate regional transit. The quantity of non-residential development permitted in the Town Center will

be related to the demand for community commercial, office, civic and government use development within the Village/Open Space RMA. The Village within which the Town Center is located shall not exceed the maximum size of 3000 acres of Developed Area or the maximum density of 5 dwelling units per Gross Developable Acre. 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.

Maximum Size: Determined by Master Development Plan Process (Described in policies VOS 2.4 and VOS 2.5)

**Residential**

Minimum Density: 6 du/Gross Developable Acre  
 Maximum Density: 25 du/Gross Developable Acre

**Non-residential**

**Commercial/Retail**

Maximum Size: 425,000 gross leasable square feet  
 Minimum Size: 150,000 gross leasable square feet

**Office/Light Industrial**

Maximum Size: 425,000 gross leasable square feet  
 Minimum Size: 150,000 gross leasable square feet

Town Center Land Use Mix:	Minimum Land Area	Maximum Land Area
Developed Land		
Residential	25%	45%
Commercial/Retail	20%	40%
Office/Light Industrial	20%	40%
Public/Civic	10%	Not Applicable
Public Parks	5%	Not Applicable

**Policy VOS1.2.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/Retail/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. The Public/Civic focal points of adjacent Hamlets shall be located at least 4000 feet apart. The Board of County Commissioners may allow Greenway RMA land within a Hamlet Master Development Plan to satisfy all or part of the Open Space requirement provided that any density rights for transfer to Receiving Zones outside the Hamlet Master Development Plan are extinguished. Figure VOS-2 shows an Example Hamlet Concept.

**Policy VOS1.3 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 ¼ 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.

### **Policy VOS1.4 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 ¼-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 median family income 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, density bonuses and inclusionary requirements in the Land Development Regulations and Zoning Ordinance;
- 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.

#### **Policy VOS1.5 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.

#### **Policy VOS1.6 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.

**Objective VOS2: To provide a development review process that facilitates the efficient review and approval of projects that qualify as Village/Open Space RMA Projects.**

**Policy VOS2.1 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. 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.
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. To limit the maximum amount of urban development that may be approved, Village development shall not be approved through the rezoning and master development plan process if such approval would cause the potential dwelling unit capacity for urban development within the unincorporated County to exceed 150 percent of the forecasted housing demand for the subsequent 20-year period. Within the existing Urban Service Area Boundary, potential dwelling unit capacity for urban development shall include the estimated dwelling unit capacity of vacant tracts, the number of unconstructed units approved in Developments of Regional Impact and rezonings for multi-phase developments and the number of vacant lots within single-family residential subdivisions. Outside the Urban Service Area Boundary, potential dwelling unit capacity shall include the actual number of new dwelling units approved

within a Village or Settlement by a Master Development Plan that remain to be constructed.

Housing demand shall be calculated by the County and shall consider the medium range population projections of the University of Florida's Bureau of Economic and Business Research for Sarasota County, projected growth in the Municipalities and residential building permit activity in the Municipalities and unincorporated County.

An update of the actual number of new dwelling units within a Village approved through this rezoning process that remain to be constructed shall be included as potential capacity in Future Land Use Policy 2.3.1.

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. Only one Village Master Development Plan may initially be approved on land designated for Village land use located south of Clark Road. In addition, until such time as the interchange at I-75 and Central Sarasota Parkway is fully funded and a Notice to Proceed has been issued for construction of the interchange project the maximum number of dwelling units that may be initially constructed within the Village Master Development Plan shall not exceed the maximum that could be authorized under the Comprehensive Plan as of July 1, 2002, on land included within the Master Development Plan. The South Village Area is designated as rural on the Comprehensive Plan's Future Land Use Map as of July 1, 2002. Rural designated lands have a maximum density of one unit per five acres. 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 Central Sarasota Parkway. Additional Village development may be approved no sooner than 15 years after the initial Village Master Development Plan is approved.
  6. Central Village Area. Only one Village Master Development Plan may initially be approved on land designated for Village Land Use located between Fruitville Road and Clark Road. Additional Village development may be approved no sooner than 15 years after the initial Village Master Development Plan is approved.
  7. North Village Area. Only one Village Master Development Plan may initially be approved on land designated for Village Land Use located north of Fruitville Road.
- (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. 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.

#### **Policy VOS2.2 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 APOXSEE 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

In the event the County's current annual growth rate exceeds by 20% the County's annual average growth rate calculated over the past ten years, the monitoring and reports shall be performed annually until the County's annual growth rate drops below the 20% threshold. The Board of County

Commissioners may take actions to deal with the annual growth rate, including, but not limited to, deferring the approval of new development.

### **Policy VOS2.3 Land Development Regulations**

The County shall adopt amendments to the Zoning Ordinance 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 Ordinance 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 amendments to the Zoning Ordinance 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 Ordinance 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 Ordinance 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 Town 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.

### **Policy VOS2.4 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 and Procedure for Monitoring Fiscal Neutrality
  - 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 and Procedure for Monitoring Fiscal Neutrality
  - Permanent Conservation Easements for Open Space and Greenway RMA areas

An update of the actual number of new dwelling units within a Village approved through this rezoning process that remain to be constructed shall be included as potential capacity in Future Land Use Policy 2.3.1.

### **Policy VOS2.5 Master Development Plan Requirements**

The County shall adopt amendments to the Zoning Ordinance 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. The amendments to the Zoning Ordinance 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 Ordinance 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. 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 APOXSEE

- Location of each Neighborhood, Neighborhood Center, Hamlet, Village, and Village or Town 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.

### **Policy VOS2.6 Master Development Plan Options**

The County may prepare and/or process the necessary rezoning or Master Development Plan for Villages or Hamlets that involve multiple owners. 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.

### **Policy VOS2.7 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.

**Policy VOS2.8 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.

**Policy VOS2.9 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. Landowners, developers, or Community Development Districts shall demonstrate Fiscal Neutrality as part of the master development plan approval process, and for each phase of each Village or Hamlet, 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. 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. Notwithstanding the provisions of Article VII, Chapter 94 of the Sarasota County Code pertaining to Concurrency Management 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.), public transit, schools, water supply and delivery, sewage transmission and treatment, solid waste, storm and surface water management, law enforcement, fire and emergency management, courts, jails,

administrative facilities, libraries, parks and recreation, and public hospitals. As an example, the Fiscal Neutrality analysis for transportation facilities will estimate the trip generation, trip lengths, internal trip capture, and average off-site road improvement costs that are applicable to the specific development project. 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, the Fiscal Neutrality plans submitted as part of applications for development approval, and for each phase of each Village or Hamlet, be reviewed and certified by independent advisors retained by Sarasota County at the expense of the landowner, developer or Community Development District 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.

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. If necessary, additional amendments will be made to APOXSEE and to any ordinances that implement the principles of Fiscal Neutrality to ensure the enforceability thereof. No new development in the Village or Hamlet form shall be approved outside the Urban Services Area Boundary until and unless the Board of County Commissioners adopts the amendments to APOXSEE and any ordinances that implement the principles of Fiscal Neutrality.

### **Policy VOS2.10 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.

**Objective VOS3: To ensure that adequate public facilities and services are available to serve development within the Villages/Open Space RMA.**

**Policy VOS3.1 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.

**Policy VOS3.2 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 10-4 of the Capital Improvement Chapter by this reference.

**Policy VOS3.3 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.

**Policy VOS3.4 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.

### **Policy VOS3.5 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.

### **Policy VOS3.6 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.

### **Policy VOS3.7 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.

### **Policy VOS3.8 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.

**Objective VOS4: 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.**

**Policy VOS4.1 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.

**Policy VOS4.2 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.

#### **Policy VOS4.3 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, 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.

#### **Policy VOS4.4 Incentives for Agricultural Uses**

The County shall amend its Zoning Ordinance 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. The amendments to the Zoning Ordinance 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 Ordinance 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.

**Objective VOS5: 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.**

**Policy VOS5.1 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. 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; or
- municipalities.

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.

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.

#### **Policy VOS5.2 Protect 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. The County shall amend the Zoning Ordinance 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 visible from Clark Road/SR 72. The amendments to the Zoning Ordinance 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 Ordinance 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.

#### **Policy VOS5.3 Policy Constrained Roadways**

All arterial, collector and local roads starting ½ 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.

**Policy VOS 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.

**Policy VOS 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.

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**Greenway Resource Management Area**

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*The Greenway RMA is defined as a resource overlay as depicted in Figure 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.*

**Objective GS1: 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 Figure RMA-1, Resource Management Area Map.**

**Policy GS1.1 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);
- 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 Buffer Zone;

- Named creeks and flow-ways, wetlands connected to those creeks and flow-ways, and an additional 500-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 Priority Protection (ESLPP) list lands; and
- High Ecological Value (HEV) lands.

The graphic representation of these areas, as depicted in Figure 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.

### **Policy GS1.2 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.

### **Policy GS1.3 Land Acquisition**

The County shall continue to permanently protect lands within the Greenway RMA through the County's Environmentally Sensitive Lands Priority Protection (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.

### **Policy GS1.4 Natural Resource Protection**

The County shall continue to protect natural resources through the implementation of the Environment Chapter and Future Land Use Chapter of APOXSEE 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.

**Policy GS1.5 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.

**Policy GS1.6 Environmental 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.

**Objective GS2: To protect, preserve and restore the core conservation area of the County.**

**Policy GS2.1 Incentives for Preservation of the Greenway RMA**

Incentives to preserve the lands within the Greenway RMA are established as detailed in Objectives TDR1, TDR2, and TDR4. 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.

**Policy GS2.2 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 Ordinance.

**Policy GS2.3 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.

**Policy GS2.4 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.

**Policy GS2.5 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.

**Objective GS3: To protect Buffer lands adjacent to major conservation areas to minimize development impacts and increase the functional value of the conservation lands.**

### **Policy GS3.1 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 VOS-4: Examples of Greenway RMA Edge Treatment.

### **Policy GS3.2 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, TDR2, and TDR4. 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.

## **Objective GS4: To provide public access to conservation areas where appropriate and feasible.**

### **Policy GS4.1 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.

## **Objective GS5: To provide ecological connections between the Greenway RMA and Public Resource Lands within the Urban/Suburban RMA.**

### **Policy GS5.1 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

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## Agricultural Reserve Resource Management Area

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Park.

*The Agricultural Reserve RMA as depicted in Figure 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.*

**Objective AR1: To maintain the economic viability of agricultural production and uses within the Agricultural Reserve RMA.**

### **Policy AR1.1 Agricultural Economic Development**

The County shall amend its Zoning Ordinance 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. The amendments to the Zoning Ordinance 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 Ordinance 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.

### **Policy AR1.2 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.

**Policy AR1.3 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.

**Policy AR1.4 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.

**Policy AR1.5 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.

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**Transfer of Development Rights Program (Density Incentives Program)**

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*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.*

**Objective TDR1: 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.**

**Policy TDR1.1 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.

**Policy TDR1.2 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 for the Transfer of Development Rights shall be established through the adoption of the required Master Development Plan. These Sending Zones are established 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.

**Policy TDR1.3 Density Assignment for Sending Zones**

The County shall adopt amendments to the Zoning Ordinance 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 amendments to the Zoning Ordinance 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 Ordinance 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 following rankings will be used, in combination with the special considerations enumerated below, to determine Density Credits.

**DENSITY ASSIGNMENT RANKINGS**

	Greenway RMA	Village/Open Space RMA
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 Rangeland, Improved Pasture, Citrus and Row Crops, Nursery Operations, Silviculture	5	5
Existing Low-Intensity Agriculture	5	5
New Low-Intensity Agriculture	5	5
New Agriculture that Uses Best Management Practices	N/A	5
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

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.

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.

**Policy TDR1.4 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.

**Policy TDR1.5 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.

**Policy TDR1.6 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.

#### **Policy TDR1.7 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.

#### **Policy TDR1.8 Purchase of Development Rights**

The County shall adopt amendments to the Zoning Ordinance 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 amendments to the Zoning Ordinance 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 Ordinance 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 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.

## **Objective TDR2: To create a Density Transfer Program for the development of Conservation Subdivisions.**

### **Policy TDR2.1 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 APOXSEE, that are protected in the Greenway RMA and Village/Open Space RMA.

### **Policy TDR2.2 Zoning Ordinance/Land Development Regulations**

The County shall amend the Zoning Ordinance 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 Ordinance 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 Ordinance 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 Ordinance and the Land Development Regulations will establish general baseline regulations for Conservation Subdivisions, based on the following guidelines:

- no minimum required size of development;
- 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 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.

### **Objective TDR3: To create economic incentives for Agriculture.**

#### **Policy TDR3.1 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

<i>Facility</i>	<i>Facility Type</i>	<i>Facility Location</i>
Bee Ridge Road	Add 4 lanes	I-75 to ½ mile east of I-75
Bee Ridge Road	Add 2 lanes	½ mile east of I-75 to Bee Ridge Extension
Central Sarasota Parkway Extension	Construct 4 lanes	I-75 to North-South Roadway B
Clark Road	Add 4 lanes	I-75 to ½ miles east of I-75
Clark Road	Add 2 lanes	½ mile east of I-75 to ½ mile east of Bee Ridge Extension
East-West Roadway A	Construct 4 lanes	Bee Ridge Road to ½ mile east of Bee Ridge Road
East-West Roadway A	Construct 2 lanes	4-lane section to North-South Roadway B
East-West Roadway B	Construct 2 lanes	North-South Roadway B to Verna Road
Fruitville Road	Add 4 lanes	I-75 to ½ miles east of I-75
Fruitville Road	Add 2 lanes	½ mile east of I-75 to ½ mile east of Lorraine Road
North-South Roadway A	Construct 2 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 East-West Roadway B to Fruitville Road to East-West Roadway A to SR 72 to North-South Roadway A
University Parkway Extension (Manatee County)	Construct 2 lanes	½ mile east of Lorraine Road to North-South Roadway B

## Table RMA-2 Transfer of Development Rights (TDR) Sending and Receiving Zones

<b>Sending Zones</b>	<b>Allowable Receiving Zones</b>
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: Developed Area Economic Development RMA Urban/Suburban Settlement Area
Open Space Within Village or Hamlet Land Use	Village Developed Area Economic Development RMA
Developed Area within Approved Master Development Plan for a	Village/Open Space RMA: Developed Area

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**RMA Definitions**

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***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.

***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 (Native Habitat, Open Space) 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. 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.

***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 Village/Open Space RMA, the total land area inside the required Greenbelt. For Urban/Suburban Settlement Area, the total land area within the perimeter boundaries of Neighborhoods. For Conservation Subdivisions, total land area of platted lots, roads, and infrastructure outside the preserved Open Space.

### ***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.

### ***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.

### ***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 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, undeveloped land outside of Developed Areas. In addition, within land designated for Village land use located north of Fruitville Road, lakes of 50 acres or more in size are also considered Open Space, when at least 25 percent of the shoreline is a public edge, and public access is allowed that is at least equivalent to the access provided to private landowners around the lake.

### ***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.

### ***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.

### ***Resource Management Area (RMA)***

Geographic area where voluntary alternative development forms are available to landowners. The RMAs function as an overlay to the adopted Future Land Use Map and do not affect the existing rights of property owners to develop their property as permitted under the Future Land Use Map, the Zoning Ordinance or the Land Development Regulations of Sarasota County.

### ***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).

### ***Sending Zone***

A designated area from which development rights are severed from the land and made eligible for transfer to a Receiving Zone under the Transfer of Development Rights (TDR) system.

### ***Settlement Area***

See Urban/Suburban Settlement Area.

***Settlement***

See Urban/Suburban Settlement.

***Town Center***

A strong core of higher density residential, employment, light industrial, retail, and commercial uses within a Village.

***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.

***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.

***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***

The legal definition of Urban Sprawl is set forth in Rule 9-J5.003(134), Florida Administrative Code.

***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 Center***

A concentration of development within a Village that includes residential, retail, office, and civic uses (including a park and/or school).