

# Future Land Use Plan

## Goal 1

*It shall be the Goal of Sarasota County to achieve a high-quality living environment through a wise distribution of compatible land use patterns, to preserve, protect and restore the integrity of the natural environment and historic resources of the County, and to meet the social and economic needs of Sarasota County residents.*

### Objective 1.1

To protect environmentally sensitive lands, conserve natural resources and maintain open space.

#### *Policy 1.1.1.*

All development proposals must conform to the appropriate portions of the Environment Chapter's Primary Components and Guiding Principles before such proposals can be considered to be consistent with the Future Land Use Plan.

#### *Policy 1.1.2.*

All development within the Coastal High Hazard Areas shall be consistent with the appropriate Goals, Objectives and Policies of the Environment Chapter.

#### *Policy 1.1.3.*

Development proposals within the watershed of an existing public potable surface water supply shall provide reasonable assurance, prior to the approval of such development, that the development will not degrade the quality of such water supply for potable use. In the development and application of necessary regulations and mitigation measures to protect public potable surface water supplies, Sarasota County shall coordinate with jurisdictions whose public potable surface water supplies could be affected.

#### *Policy 1.1.4.*

Development proposals within the 100-year floodplain of the Myakka River shall provide reasonable assurance, prior to the approval of such development, that the development will not degrade the water quality and floodplain functions and values of the Myakka River.

### Objective 1.2

To acquire and protect Public Resource Lands.

#### *Policy 1.2.1.*

Sarasota County shall attempt to coordinate efforts to acquire public lands for conservation, preservation, and open space.

#### *Policy 1.2.2.*

Provide for the adequate buffering of Public Resource Lands from potentially incompatible adjacent land uses.

#### *Policy 1.2.3.*

Permit normal management practices associated with native habitats such as controlled burning within Public Resource Lands.

### Objective 1.3

To protect historic architectural and archeological resources.

#### *Policy 1.3.1.*

All development and redevelopment shall be consistent with the Primary Components of the Historic Preservation Chapter.

**Objective 1.4**

To ensure that unique development opportunities and constraints are assessed through detailed planning of Critical Areas of Concern.

**Policy 1.4.1.**

Critical Areas of Concern requiring further planning shall include but not be limited to Activity Centers, Commercial Corridors, blighted, declining or transitional neighborhoods, I-75, I-75 interchanges, I-75 connector roads and other arterials included in the Primary Components of the Traffic Circulation Chapter, the Barrier Islands, Major Employment Centers, Major Employment Centers/Interstate Regional Office Parks, designated Future Urban areas, large tracts of land under common ownership, Englewood or other areas determined appropriate by the Board of County Commissioners.

**Policy 1.4.2.**

A Critical Area Planning Study Program shall be established and implemented by the County with priorities established for County initiated plans through a five-year program reviewed and updated annually by the Board of County Commissioners. Private sector initiated plans may be prepared if authorized by the Board of County Commissioners.

**Policy 1.4.3.**

The Sector Plan Program shall be updated and implemented to determine the appropriate allocation and distribution of land uses and associated impacts in Critical Areas of Concern.

**Policy 1.4.4.**

The Corridor Plan Program shall be developed and implemented to provide urban design criteria, address traffic circulation and access and future land use and impact assessment for arterial roadways.

**Policy 1.4.5.**

The Commercial Corridor Plan Program shall be developed and implemented for designated segments of arterial roadways consistent with Policies 1.8.4. and 1.8.5.

**Policy 1.4.6.**

The Community and Neighborhood Revitalization and Redevelopment Plan Program shall be developed and implemented to establish a framework for future land use patterns, infrastructure needs, and housing rehabilitation.

**Policy 1.4.7.**

Until such time as the guidelines for the various Critical Area Studies identified in Policies 1.4.3., 1.4.4. and 1.4.6. above are established and implemented, these studies shall be processed under the guidelines of Ordinance No. 84-57, as amended.

**Objective 1.5**

To protect established residential neighborhoods and to promote the development of compatible land use patterns.

**Policy 1.5.1.**

Land uses which are potentially incompatible either due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, site design or other suitable means.

**Policy 1.5.2.**

Where the application of such measures as identified in Policy 1.5.1. cannot mitigate the incompatibility between proposed and existing land uses, the proposed use shall be discouraged.

**Policy 1.5.3.**

In established residential areas, land uses shall be discouraged if non-residential traffic is generated on local streets in amounts that would adversely affect traffic flow, traffic control and public safety.

**Policy 1.5.4.**

Signage controls shall be evaluated and implemented through the Sarasota County Zoning Ordinance and the Critical Area Planning Study Program.

***Policy 1.5.5.***

Urban design strategies shall be encouraged to functionally and aesthetically integrate existing and future land uses within Critical Areas of Concern, improve land use compatibility, enhance neighborhood and community identity, promote highway beautification as well as provide noise abatement, light and air pollution control within heavy traffic areas. Urban design programs shall be implemented as part of the Critical Area Planning Study Program or other studies authorized by the Board of County Commissioners.

***Policy 1.5.6.***

Protect existing neighborhoods from the encroachment of undesirable or incompatible uses.

**Objective 1.6**

To establish areas which provide for the appropriate distribution of land uses.

***Policy 1.6.1.***

The primary function of the Urban area, including the Urban Enclave, as designated on the "Future Land Use Plan Map" shall be to contain urban sprawl, to economically provide for public facilities and services, and to provide for the efficient use of land while providing for the retention of adequate levels of open space consistent with the character of Sarasota County.

***Policy 1.6.2.***

The primary functions of the Semi-Rural area, as designated on the "Future Land Use Plan Map", shall be to provide for residential development at an intensity that serves as a transition between urban and rural land uses, to protect native habitats and maintain open space, and to allow for the continuation of existing agricultural uses.

***Policy 1.6.3.***

The primary functions of the Rural area, as designated on the "Future Land Use Plan Map", shall be to preserve agricultural lands, maintain open space, and protect native habitats.

***Policy 1.6.4.***

Barrier Islands are designated on the "Future Land Use Plan Map" to recognize existing land use patterns and to provide a basis for hurricane evacuation planning and disaster mitigation efforts. The intensity of future development on the Barrier Islands of Sarasota County shall not exceed that allowed by existing zoning.

***Policy 1.6.5.***

The primary functions of the Future Urban areas, as designated on the "Future Land Use Plan Map", shall be to designate sufficient land areas to meet the projected residential needs of Sarasota County beyond the year 2000. When appropriate portions of the Future Urban areas on the "Future Land Use Plan Map" are designated as Urban during updates of the Future Land Use Plan, development must be based upon the assurance that the level of service specified in the Comprehensive Plan for public facilities and services is available.

**Objective 1.7**

To ensure that sufficient residential acreage is reserved to effectively manage and direct the projected population growth upon which Apoxsee is based.

***Policy 1.7.1.***

Residential development with an overall density greater than one dwelling unit per acre shall be confined to the Urban areas, including the Urban Enclave, as designated on the "Future Land Use Plan Map".

*Policy 1.7.2.*

The Urban Area Residential Checklist and Urban Area Residential Density Matrix contained in the Guiding Principles shall be used to guide, in part, the determination of residential densities in the following situations:

- during the review of a rezoning petition initiated by a property owner or his agent;
- during the review of a Development of Regional Impact (DRI), pursuant to Chapter 380, Florida Statutes; and
- during the preparation of Critical Area Study Plans.

*Policy 1.7.3.*

Residential development in the Urban areas, including the Urban Enclave, shall be most concentrated adjacent to Activity Centers, Major Employment Centers, Major Employment Centers/Interstate Regional Office Parks, Commercial Corridors and arterials, as designated on the "Future Land Use Plan Map". The level of concentration (density) shall be guided in part by the use of the Urban Area Residential Checklist and Urban Area Residential Density Matrix contained in the Guiding Principles.

*Policy 1.7.4.*

Residential development in the Semi-Rural area shall have a maximum density of one dwelling unit per two acres.

*Policy 1.7.5.*

Residential development in the Rural area shall have a maximum density of one dwelling unit per five acres.

*Policy 1.7.6.*

Residential development in the Future Urban area shall have a maximum density of the underlying land use area, i.e., Semi-Rural or Rural, until such time as it is designated and included in the Urban area.

*Policy 1.7.7.*

Encourage the reduction of density and intensity on the Barrier Islands, including the vacation of platted lots-of-record, while protecting private property rights through the use of Transfer of Development Rights and the establishment of a Barrier Island Sending Zone.

*Policy 1.7.8.*

Residential development within the adopted Coastal High Hazard Area shall conform to the following:

- In the event that a residential structure located within the adopted Coastal High Hazard Area is voluntarily destroyed, or destroyed by natural forces, the redevelopment of said property must conform to the underlying zoning;
- The provisions of this Policy shall not be construed as restricting the rebuilding of a single family residence on an existing lot-of-record, provided that such property meets all requirements pertaining to construction in the Coastal High Hazard Area; and
- In the event that natural forces render a property located in the Coastal High Hazard Area unbuildable, or reduce the development potential of a property as allowed by the prior acreage and the underlying zone district, utilization of the Transfer of Development Rights concept will be encouraged. Development Rights, in such cases, shall be determined based upon pre-disaster conditions.

## **Objective 1.8**

To ensure that sufficient acreage for commercial, office and professional uses is reserved at appropriate locations to meet the needs of the projected population upon which Apoxsee is based.

### *Policy 1.8.1.*

The development of Commercial Activity Centers located in the Urban areas, as designated on the "Future Land Use Plan Map" shall be guided by the Functional Classification of Activity Centers contained in the Guiding Principles. No Activity Centers shall be located in the designated Urban Enclave.

### *Policy 1.8.2.*

Until such time as the Sarasota County Zoning Code has been amended to include zoning districts consistent with the Functional Classification of Activity Centers contained in the Guiding Principles, Table 66 shall be used to determine suitable land uses in designated Activity Centers.

### *Policy 1.8.3.*

Commercial uses at Interstate interchanges shall be limited to those interchange quadrants to the west or south of I-75, as designated on the "Future Land Use Plan Map" and designed to meet the needs of the traveling public.

### *Policy 1.8.4.*

The development of commercial, office, community facility and multi-family residential uses in Commercial Corridors, as designated on the "Future Land Use Plan Map", may be permitted. Until such time as Critical Area Study Plans are adopted for Commercial Corridors, a case by case examination for compatibility between land uses and consistency with the Primary Components of the Comprehensive Plan shall guide land use decisions within the corridor areas.

### *Policy 1.8.5.*

Critical Area Study Plans shall be developed for Commercial Corridors. The primary intent of these studies will be:

- to define the boundaries of the corridor area;
- to adopt standards for development and redevelopment within the corridor area including, but not limited to, unified access controls, signage and landscaping standards, and minimum parcel sizes for land uses;
- to identify potential land use compatibility conflicts and practical mitigation measures to reduce or eliminate identified conflicts;
- to examine level of service opportunities and constraints for potential land use changes and development within the corridor areas; and
- to achieve other such planning objectives as the Board of County Commissioners may direct.

### *Policy 1.8.6*

All commercial development located outside of Commercial Enclaves pursuant to Policy 1.8.9., shall be consistent with the appropriate Sector or Corridor Plan adopted for the subject area and shall be limited to those areas designated as Commercial Activity Centers, Commercial Corridors, Commercial Interchanges, or Future Commercial on the "Future Land Use Plan Map".

### *Policy 1.8.7.*

In the Semi-Rural area, convenience-oriented commercial uses which serve the daily needs of nearby residents may be permitted only on collector roads provided that such uses are located on a maximum parcel size of two acres and that no other commercial uses are located within a two mile radius.

### *Policy 1.8.8.*

The rezoning of additional lands on the Barrier Islands for commercial or office uses shall be prohibited.

***Policy 1.8.9.***

Commercial Enclaves are recognized in order to vest existing commercial/office zoning and developments which lie outside of Activity Centers, Commercial Corridors, Commercial Interchange areas and Future Commercial areas. These Commercial Enclaves shall not be expanded beyond their existing zone district boundaries and zoning changes to other commercial or office categories shall be prohibited.

***Policy 1.8.10.***

The rezoning of land within the Future Activity Center designations to commercial uses shall only be considered at such time as the Future Urban areas within which they are located are determined to be, by amendment to this Plan, included in the designated Urban area.

**Objective 1.9**

To ensure that sufficient acreage for Major Employment Center uses and Interstate Regional Office Parks is reserved at appropriate locations to meet the economic and employment needs of the projected population upon which Apoxsee is based.

***Policy 1.9.1.***

Major Employment Centers and Major Employment Centers/Interstate Regional Office Parks shall be limited to those areas so designated on the "Future Land Use Plan Map."

***Policy 1.9.2.***

All development activity occurring within Major Employment Centers or Major Employment Centers/Interstate Regional Office Parks, as designated on the "Future Land Use Plan Map", shall be consistent with the appropriate Critical Area Plan adopted for the subject area.

***Policy 1.9.3.***

The development of planned office parks and high technology research and development centers serving regional and national markets shall be encouraged within the Major Employment Center/Interstate Regional Office Park designations on the "Future Land Use Plan Map", provided however that the timing, location and specific siting requirements of such development adjacent to I-75 shall be subject to the provisions of the I-75 Corridor Study Plan and further Critical Area Planning Studies.

***Policy 1.9.4.***

The coordinated development of industrial, commercial, service and government uses within a park-like setting shall be encouraged in designated Major Employment Centers. Class A quality type development shall be encouraged in designated Major Employment Centers, particularly along I-75.

***Policy 1.9.5.***

A zoning district shall be developed to implement the Interstate Regional Office Park development concept. This zoning district, when adopted, shall only be applied to Major Employment Center/Interstate Regional Office Park designations on the "Future Land Use Plan Map" which are located along the I-75 Corridor. Additionally, the Major Employment Center concept shall be further defined through the update of the County's Zoning Ordinance.

***Policy 1.9.6.***

Industrial Enclaves are recognized in order to vest existing industrial zoning and development which lie outside of Major Employment Centers. These Industrial Enclaves shall not be expanded beyond their existing zone district boundaries and zoning changes to other industrial categories shall be prohibited.

**Objective 1.10**

To provide for the development of community facilities to meet the needs of the projected population upon which Apoxsee is based.

***Policy 1.10.1.***

Development of institutional, governmental, transportation, recreational, cultural, communication and utility facilities shall generally be limited to the Urban area, as designated on the "Future Land Use Plan Map". The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located. Community facility uses are encouraged to locate along collector or arterial roadways, when possible.

***Policy 1.10.2.***

The provisions of Policy 1.10.1. notwithstanding, it may be deemed to be in the best interest of public health, safety and welfare to provide community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, the provisions of Policy 1.5.1. will be applied.

***Policy 1.10.3.***

The development of institutional, governmental, transportation, recreational, cultural, communication and utility facilities shall be permitted in the Rural or Semi-Rural areas, as designated on the "Future Land Use Plan Map", only when such development provides regional services, or is incompatible with urban uses or serves the existing needs of the immediate area in which it is located.

**Objective 1.11**

To preserve and protect agricultural lands.

***Policy 1.11.1.***

Within the Rural area, as designated on the "Future Land Use Plan Map", the approval of residential development shall acknowledge that the preservation of agricultural lands is a primary function of the Rural area, and that land management activities associated with agricultural uses may be incompatible with residential development. However, such management activities are considered to be an essential element of the preservation of successful operations on agricultural lands and the continuation of such activities shall take precedence.

***Policy 1.11.2.***

Within the Semi-Rural area, as designated on the "Future Land Use Plan Map", the continuation of existing agricultural uses shall be allowed and shall not be deemed incompatible with existing or subsequent adjacent or nearby residential uses. However, the expansion of such agricultural uses shall utilize appropriate techniques for furthering compatibility with existing residential uses.

**Objective 1.12**

To ensure that adequate public facilities are available concurrent with the impact of development.

***Policy 1.12.1.***

The approval of all development orders shall be subject to the availability of adequate levels of service for roads, potable water, sanitary sewer, solid waste, drainage and parks, as defined by the level of service standards contained in the Capital Improvements Chapter.