

MEC Land Use Study

Attachment A

Future Land Use Policy 3.4.9

- be in proximity to the labor supply.

FLU Policy 3.4.6.

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

FLU Policy 3.4.7.

Lands designated Major Employment Center are intended to further and advance Sarasota County's Economic Development. IR (Industrial and Research) is the preferred implementing district for all rezoning within Major Employment Center designated areas.

FLU Policy 3.4.8.

Increased residential density to create Affordable Housing may be approved by the Board of County Commissioners, pursuant to Policy 3.1.8., within Major Employment Center designated areas.

FLU Policy 3.4.9.

Conduct a study to determine the future demand for Major Employment Center land uses. At a minimum, the study shall address:

- furtherance of the County's Economic Development Plan;
- employment trends;
- acreage needs to accommodate employment; and
- underutilized MEC parcels.

The study shall include the potential locations of additional lands for MEC designation and shall be based upon the following criteria:

- proximity to major thoroughfares;
- availability or feasibility to provide urban services and supporting infrastructure;
- proximity to existing housing or opportunities to designate adjacent areas for workforce housing;
- public transit system strategies to link jobs to proximate housing;
- compatibility with adjacent land uses and environmental systems; and

- other Future Land designations that could accommodate employment uses due to the changing nature of employment.

FLU Objective 3.5. Public and Civic Uses

Provide guidelines for the development of public and civic uses.

FLU Policy 3.5.1.

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

FLU Policy 3.5.2.

The provisions of Policy 3.5.1 notwithstanding, it may be deemed to be in the best interest of public health, safety and welfare to provide public and civic uses in locations that are potentially incompatible with adjacent land uses. In such cases, the provisions of Policy 1.2.1. will be applied.

FLU Policy 3.5.3.

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 Map, only when such development provides regional services, or is incompatible with urban uses or serves the existing needs of the immediate area in which it is located.

FLU Policy 3.5.4.

Public and civic uses are encouraged in the Urban Service Area.

FLU Policy 3.5.5.

Increased residential density to create Affordable Housing may be approved by the Board of County Commissioners, pursuant to Policy 3.1.8., within Major Government Use designated areas.