

SEPTEMBER 2007




Sarasota County

Major Employment Center Land Use Study

PREPARED FOR
Sarasota County, FL

ERA

EDAW | AECOM

CONTENTS

CONTENTS	1
1.0 EXECUTIVE SUMMARY	4
PROJECT OVERVIEW	4
COUNTY PROFILE	4
VISION + GOALS	6
MAJOR RECOMMENDATIONS	6
2.0 MAJOR RECOMMENDATIONS	9
LAND USE POLICY	9
ECONOMIC DEVELOPMENT POLICY	10
INDUSTRIAL PRESERVATION POLICY	12
MIXED USE POLICY	14
REDEVELOPMENT AND LAND USE INTENSITY POLICY	15
Table: Permitted Office + Industrial Development for DRIs within existing MECs	16
3.0 ACTION PLAN	20
OVERARCHING FRAMEWORK	20
MEC SPECIFIC ACTIONS	23
MEC Zone A – Lakewood Ranch/ University Parkway (North)	23
MEC Zone B – Sarasota Center (North)	26
MEC Zone C – Cattlemen Road/I-75 Corridor	28
MEC Zone D – US 301/Northgate Industrial Park (North)	34
MEC Zone E – Clark Road + McIntosh Road	37
MEC Zone F – South County MECs (South)	39
New MECs	45
IMPLEMENTATION MATRIX	45
Economic Incentives - Infrastructure Programs	45
Economic Incentives - Tax Refunds and Credits	46
Other Economic Incentives	48
Land Use Reforms - Decrease Regulatory Burdens	48
MEC Specific Approaches	53
MEC Action Plan	54
4.0 MEC CAPACITY ANALYSIS	56
DESCRIPTION OF MECS	56
SUPPLY / DEMAND ANALYSIS	56
KEY FINDINGS	57
5.0 APPENDICES	I

A.1 2007 ZONING MAPS OF MECS	ii
A.2 MECS AND THE COUNTY’S ECONOMIC DEVELOPMENT STRATEGIC PLAN	ii
ECONOMIC DEVELOPMENT STRATEGIES	ii
A.3 REVIEW OF PROPOSED EAR LAND USE AMENDMENTS	ii
EAR REQUESTS IN THE VICINITY OF MEC 6A AND 6B	ii
EAR REQUESTS IN THE VICINITY OF MEC 8	ii
EAR REQUESTS IN THE VICINITY OF LAUREL ROAD	iii
A.4 TABLE OF CONSTRAINED ROADWAYS NEAR MECS	ii
MEC CONSTRAINED ROADWAYS	ii