

ATTACHMENT 3
ADOPTED ORDINANCE No. 2014-009
COMPREHENSIVE PLAN AMENDMENT No. 2013-H



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

May 22, 2014

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Deborah Diakatos: Recording Secretary, Board Records

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2014-009, which was filed in this office on May 22, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/mrh

Enclosures

ORDINANCE NO. 2014-009

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA; PROVIDING FOR COMPREHENSIVE PLAN AMENDMENT NO. 2013-H AMENDING THE ENVIRONMENT POLICY IN CHAPTER 2 AND THE SARASOTA 2050 RESOURCE MANAGEMENT AREA (RMA) POLICY IN CHAPTER 9 OF THE COMPREHENSIVE PLAN AS ADOPTED BY SECTION 94-61 OF THE SARASOTA COUNTY CODE; AND AMENDING OTHER SUCH PORTIONS OF THE PLAN AND OTHER SUPPORTIVE MATERIAL, AS DEEMED NECESSARY, IN ORDER TO MAINTAIN INTERNAL CONSISTENCY; PROVIDING FOR FINDINGS; PROVIDING FOR APPLICABILITY; 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 Community Planning 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 has adopted the Sarasota County Comprehensive Plan in Section 94-61 of the County Code.

(c) Chapter 94, Article III, of the Sarasota County Code designates the Sarasota County Planning Commission as the Local Planning Agency and provides 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.

(d) The Sarasota County Planning Commission, acting as the Local Planning Agency for Sarasota County, held a duly advertised public hearing on January 16, 2014 and recommended approval of proposed Comprehensive Plan Amendment No. 2013-H, and recommended approval of the amendment to the Board of County Commissioners of Sarasota County.

(e) The Board of County Commissioners of Sarasota County held a duly advertised public hearing on March 18, 2014 to receive public comment on the proposed amendment to The Sarasota County Comprehensive Plan.

BOARD RECORDS
FILED FOR THE RECORD
2014 MAY 22 AM 8:54
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FLORIDA

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(f) Following the public hearing, the Board of County Commissioners of Sarasota County approved the transmittal of the proposed Amendment No. 2013-H to state, regional and local agencies for review and comment.

(g) Said proposed amendment as approved for transmittal by the Board of County Commissioners of Sarasota County, together with supporting documentation, was transmitted to the Division of Community Planning and the various agencies and governments as appropriate for review and comment in accordance with the provisions of the Act.

(h) The Division of Community Planning reviewed the proposed plan Amendment No. 2013-H for consistency with Chapter 163, Florida Statutes.

(i) The Board of County Commissioners of Sarasota County held a duly advertised adoption public hearing on May 21, 2014, to receive public comment on the proposed amendment to The Sarasota County Comprehensive Plan.

Section 2. Adoption of Amendment No. 2013-H to The Sarasota County Comprehensive Plan. The Board of County Commissioners of Sarasota County hereby adopts Amendment No. 2013-H to The Sarasota County Comprehensive Plan pursuant to and in compliance with the Community Planning Act, Chapter 163, Part II, Florida Statutes.

(a) Amendment No. 2013-H amends the Sarasota Comprehensive Plan Environment Policy in Chapter 2 and the Sarasota 2050 Resource Management Area (RMA) Policy in Chapter 9 of the Comprehensive Plan related to: protection of publicly-owned environmentally sensitive lands, affordable housing, land use mix, modification processes, urbanism/form based standards, Village size, open space/greenbelt/greenways, the maximum number of dwelling units allowed within the Settlement Area, roadway character, definitions, and other standards for Settlement Areas, Villages, and Hamlets; and other such portions of the plan and other supportive material as deemed necessary in order to maintain internal consistency.

(b) The amendment in its entirety is provided in Exhibit "A" attached hereto and made a part thereof.

(c) Comprehensive Plan Amendment No. 2013-H would not increase allowable density or intensity and therefore has been adopted by the affirmative vote of at least three Commissioners.

Section 3. Interpretation.

(a) In the event of any inconsistency between the provisions of the amendment provided for herein and other provisions of The Sarasota County Comprehensive Plan, the provisions of this amendment shall supersede and control over any other such inconsistent provision.

(b) The language and provisions of this ordinance and The Sarasota County Comprehensive Plan shall be construed in pari materia with Chapter 163, Part II, Florida Statutes.

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(d) 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 4. Effect on Other Ordinances and Regulations. 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 5. 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 6. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by the Division of Community Planning or the Administration Commission finding the amendment is "in compliance" as defined in Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Division of Community Planning, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Planning, Plan Processing Team.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, THIS 21st DAY OF MAY 2014.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

By: [Signature]

Chair

ATTEST:

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

By: [Signature]

Deputy Clerk

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Proposed new language is represented with underline: 'New Language'

Proposed language being removed is represented with strikethrough: '~~Old Language~~'

(* * *) – Denotes non-applicable language omitted.

Comprehensive Plan

Chapter 2 Environment

* * *

ENV Policy 4.5.21.

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

* * *

Comprehensive Plan

Chapter 9 Future Land Use

* * *

Policy FLU 3.1.10. Settlement Area Overlay

An update of the actual number of new dwelling units approved within the Settlement Area Overlay that remain to be constructed shall be included as potential capacity in the analysis referenced in Future Land Use Policy 2.3.1. ~~The actual number of new dwelling units approved on-site shall count toward the maximum 4,000 dwelling units allowed within the Settlement Area designated in the Sarasota 2050 Comprehensive Plan Amendment RMA 1, after it becomes effective.~~ The master development plan shall include at a minimum the following information:

* * *

Comprehensive Plan

Chapter 9 Sarasota 2050 Resource Management Area System

* * *

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 US2.4 Neighborhood Assistance

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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 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. The location of Settlement Area is depicted on Figure RMA-4. 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. ~~In the event that some of the Settlement Area lands are approved for development in a form other than as Settlements, those dwelling units shall not be included in determining if the 4,000 dwelling unit limitation has been exceeded.~~ Future Land Use Chapter Policies 2.3.1 and 3.1.10 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: ...

* * *

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 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.~~

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Policy VOS1.2a - 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) shows cross-sections for an example Neighborhood within a Village.

Maximum Size:	3000 acres of Developed Area	
Minimum Size:	1000 acres of Developed Area* if not adjacent to Urban Service Area Boundary (USB). Areas separated from the USB by I-75 are not considered adjacent to the USB.	
Minimum Open Space outside the Developed Area:	Equal to or greater than the Developed Area	
Residential		
Minimum Density within Developed Area:	3 du/Gross Developable Acre	
Target Density:	6 du/Net Residential Acre	
Maximum Density within Developed Area:	5 du/Gross Developable Acre or 6 du/Gross Developable Acre if the additional units are Affordable Housing Units	
Village Center		
Village Center Maximum Size:	100 acres	
Non-Residential		
Commercial/Office		
Maximum Size:	300,000 gross leasable square feet	
Minimum Size:	50,000 gross leasable square feet	
Village Center Land Use Mix: Developed Land	Minimum Land Area	Maximum Land Area
Residential	25% 15%	50% 65%

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Commercial/ Office	30% <u>25%</u>	60% <u>75%</u>
Public/Civic	10% <u>5%</u>	Not Applicable
Public Parks Space	5%	Not Applicable

* Projects may be less than 1,000 acres of Developed Area, if said project adheres to the requirements found in Policy VOS2.1(a)1, Developed Area Minimum Size.

* * *

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.

(TABLE NOT SHOWN)

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 VOS 2.1 – Timing and Phasing of Development

The Village and Hamlet future land use designations represent long-term compatible land uses for the areas within the Village/Open Space RMA and only become effective through the rezoning and master development plan process. Specific timing and phasing of Village development is regulated as follows:

(a) Village Approval Process.

1. Development of Regional Impact (DRI) Review. The minimum size requirement for Village development that is not adjacent to the Urban Service Area Boundary requires each development to undergo review as a DRI, except as otherwise provided under Policy VOS2.1(d). For Village development that is adjacent to the Urban Service Area Boundary and does not meet the DRI thresholds, the project shall be reviewed and approved as one phase.

a) Developed Area Minimum Size. The first rezone and Master Development Plan for each of the North, Central, and South Village Areas as designated on Figure RMA-3, shall be of sufficient size to be deemed a Development of Regional Impact (DRI) under the standards of Section 380.06 of the Florida Statutes as they existed on January 1, 2014, and shall include the identification of:

i. an elementary school site;

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- ii. a mobility network that provides balanced options (i.e., bicycle, pedestrian, vehicles) with interconnectivity between the Village neighborhoods, the Village Center, and future connection points with the remaining portion of the area designated Village land use and adjacent properties that are not part of the first rezone;
- iii. the location and size of the Village Center, and amount of residential and non-residential uses proposed within the Village Center;
- iv. the location, size and layout of all open spaces, parks and recreation areas.

b) All rezone and Master Development Plan approvals subsequent to the approval of the first Village within each of the North, Central, and South Village Areas shall adhere to the submittal requirements identified in Policy VOS2.5, and shall be designed and developed to coordinate land uses, including non-residential, infrastructure and environmental systems with the first Village Master Development Plan and other subsequent Village Master Development Plans. The Master Development Plan shall also indicate how roadway, bicycle and pedestrian connections to adjacent neighborhoods, other facilities in the area, and other areas designated Village land use will be accomplished within the Village. The first Village Master Development Plan shall not be subject to any additional conditions or modifications as a result of approvals pursuant to this subsection, except through the rezoning process.

c) The above provisions of this Policy VOS2.1(a) are not intended to release Village applications subsequent to the approval of the first Village Master Development Plan from any requirements set forth for a Village, except for minimum size required.

* * *

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~~ Village Centers, Village and Hamlet development. The general design guidelines will include, at a minimum, architectural standards, street design, transit friendly design requirements, landscaping, lighting, access and circulation, parking, lot

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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 VOS2.5 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:

(Third bullet point)

- Location of each Neighborhood, Neighborhood Center, Hamlet, Village, and Village or ~~Town~~ Center where applicable

* * *

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 as one project. Compliance with the ownership disclosure requirements of Section 3.9(a)-(c) of the Sarasota County Charter shall be required in connection with any such County effort.

The County may process the necessary rezoning or Master Development Plan for additional Village development within each of the North, Central, and South Village Areas subsequent to the first Village approval within each Village Area, and said additional Village development may be considered as related to the initial Village, for planning purposes only.

* * *

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

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uses Best Management Practices, golf courses that use Best Management Practices, regional stormwater facilities, lakes, public parks, and wetlands mitigation. Open Space lands located within 500 feet of the Rural Heritage/Estate RMA shall not include golf courses, public parks, potable water storage facilities, regional stormwater facilities, or new agricultural uses other than Low-Intensity Agriculture. The intent of this policy is to avoid the conversion of significant Native Habitat.

* * *

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.~~

* * *

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;
- municipalities; or
- Manatee County Boundary abutting the North Village only.

The Board of County Commissioners may authorize other exceptions to the requirement for a Greenbelt or to the minimum 500-foot width under the following conditions:

1. Where the development proposed adjacent to the Rural Heritage/Estate RMA has the same density and form as the existing adjacent development. Examples of the

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- types of development conditions that may be considered for approval by the Board of County Commissioners are shown in Figure VOS-3: Examples of Minimum Buffer Requirements.
2. Where the existing adjacent homeowners within the Rural Heritage/Estate RMA have demonstrably anticipated more intense adjacent development through an instrument recorded in public land records.
 3. Where existing uses within or adjacent to the Rural Heritage/Estate RMA achieve the intended purpose of the Greenbelt in perpetuity, such as existing Buffers within the Rural Heritage/Estate RMA and existing utility corridors adjacent to the Rural Heritage/Estate RMA.
 4. Where adjacent Village/Open Space RMA designated property is ~~undeveloped and under separate ownership, and where such property may be~~ appropriate for future Village development under 2050 Regulations, ~~but could not be individually developed due to minimum Village size requirements.~~ Where this exception is requested shall include the following:
 - a. A note will be added to the Master Development Plan indicating that the Greenbelt buffer will be relocated on the adjacent property if that property is ~~added to the approved~~ to be considered a future part of the Village, with the details of the area included in the Neighborhood Plan for the area in question;
 - b. Future connection points for the development shall be indicated on the Master Development Plan (at the rezone stage) and on the individual neighborhood plans (at the Neighborhood Plan stage); and
 - c. Housing types similar in scale to what could be constructed in Rural Heritage/Estate RMA shall be constructed in the event that the adjacent property is not developed in Village form. The range of potential housing types will be established at the Master Development Plan stage for the area in question and will be adopted in the form of a development order condition.
 5. Where adjacent Village/Open Space RMA designated property is under separate ownership, and where such property may not be appropriate for future Village development because it is not of sufficient size for a future Neighborhood or contains uses which are Rural Heritage/Estate RMA in nature. Where this exception is requested, such adjacent Village/Open Space RMA designated property may be treated as Rural Heritage/Estate RMA for the purpose of allowing the Board of County Commissioners to consider an exception to the requirements for a Greenbelt as provided by, and consistent with, the conditions described in items 1, 2, or 3, above.
 6. Where a Village Center is approved to be located adjacent to the Greenbelt, the width of the Greenbelt between the Village Center and the adjacent roadway located at an outer edge of a Village Developed Area may be reduced. The approved width of the reduced Greenbelt will be directly related to the amount of landscape buffer required. Wider Greenbelts will require less landscape plantings and opacity. Narrower Greenbelts will require more landscape plantings and opacity.

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However, if the Village Center edge adjacent to the subject roadway displays a superior visual and pedestrian environment based on uses, building orientation, form and connectivity, no landscape buffering is required except as required by street landscape buffers.

Any reduced Greenbelt configuration shall:

- Protect the Greenway systems, including wildlife corridors; and
- Avoid adverse impacts to adjacent publically owned environmentally sensitive lands.

This policy does not include reducing the Greenbelt width located in Developed Areas other than between the Village Center and adjacent roadway located at an outer edge of a Village Developed Area.

Where appropriate, within the Open Space that is designated as Greenbelt in a Village or Hamlet Master Plan, the Board of County Commissioners may also allow the following active uses adjacent to the Developed Area of the Village or Hamlet: golf courses using best management practices, regional stormwater facilities and public parks. Where such uses are allowed, the width of the Greenbelt shall be expanded to include these active uses as well as a minimum 500-foot wide section of Greenbelt located outside these active uses.

* * *

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 east of the Countryside Line. 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 east of the Countryside Line. ~~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 GS3

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

* * *

Policy GS3.2 Incentives for Preservation of Buffer Lands

* * *

Policy GS3.3 Incentives for Preservation of Lands of High Ecological Value in Villages

Greenway RMA lands that are contiguous to a particular Village Area that are Lands of High Ecological Value (HEV) as depicted on Figure 2-10 of the Comprehensive Plan may be counted

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toward the Open Space requirement for a proposed Village Master Development Plan within that particular Village Area. The HEV Lands to be counted as Open Space need not be contiguous to the lands for the Village but shall support the environmental goals of this Plan by preserving environmental features, connections, or functions. Utilization of HEV Lands as Open Space shall not alter the right to transfer development rights from such HEV Lands to Receiving Zones within the proposed Village; provided, however, any development rights that may be available for transfer to Receiving Zones outside the proposed Village from the HEV Lands so utilized shall be extinguished.

Policy GS3.4 Incentives for Hamlet Development

The Board of County Commissioners may allow Greenway RMA land within a Hamlet Master Development Plan to be identified as Open Space provided that any density rights for transfer to Receiving Zones outside the Hamlet Master Development Plan are extinguished.

Policy GS3.5 Greenway Buffers as Open Space for Villages.

The alternative Greenway buffer configurations that provide equivalent or greater net ecological benefit allowable by Policy GS1.1, which may include reconfigured Greenway buffers, ecologically enhanced Greenway buffers, and any portion of the Greenway buffer where the existing condition is improved pasture or agricultural lands not containing native habitat, may be counted toward the Open Space requirement for a proposed Village Master Development Plan.

* * *

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 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

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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.~~

* * *

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:

* * *

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.~~

* * *

02014-009

ORDINANCE NO. 2014-009

EXHIBIT A

RMA Definitions

* * *

Countryside Line

That line identified on the Comprehensive Plan 'Figure RMA-3 Village/Open Space RMA Land Use Map' generally located along the eastern edge of those lands identified and depicted as Village Land Use.

* * *

Developed Area

~~For Village/Open Space RMA, the total land area inside the required Greenbelt that is not otherwise permitted to count as Open Space. 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.~~

For the Village/Open Space RMA, Conservation Subdivisions, and the Urban/Suburban Settlement Area, that land area exclusive of Open Space identified and depicted on a Master Development Plan approved pursuant to Sarasota 2050 RMA Policy.

* * *

Open Space

~~For the Village/Open Space RMA, Conservation Subdivisions, and the Urban/Suburban Settlement Area, undeveloped land that is 1) located outside of Developed Area, or 2) within land designated for Village land use located north of Fruitville Road, lakes of 50 acres or more in size within the Village 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.~~ that land area exclusive of Developed Area identified and depicted on a Master Development Plan approved pursuant to Sarasota 2050 RMA Policy.

* * *

Town Center

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

* * *

Village Area

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure RMA-3 Village/Open Space RMA Land Use Map'.

Village Area, North

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure RMA-3 Village/Open Space RMA Land Use Map' north of Fruitville Road.

Village Area, Central

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure RMA-3 Village/Open Space RMA Land Use Map' south of Fruitville Road and north of Clark Road (aka State Road 72).

Village Area, South

That area depicted as 'Village Land Use' on Comprehensive Plan Chapter 9 'Figure RMA-1 Village/Open Space RMA Land Use Map' south of Clark Road (aka State Road 72).

* * *