

Sarasota 2050 Plan

Overview and Background

***This presentation provides a
basic overview and
informational background
for the 2050 Plan.***

Sarasota 2050 Plan – Overview and Background

Overall, the 2050 Plan seeks...

**...to improve the quality of life
for the community through a
unique growth management framework that
allows for continued growth and economic
development while preserving
environmentally sensitive lands and open space
within a fiscally neutral approach.**

Sarasota 2050 Plan – Overview and Background

Generally the 2050 Plan seeks...

...continued growth & economic development based on three main tenets:

Open Space

Balance between community and environment

New Urbanism

Walkable, livable, comfortable

Fiscal Neutrality

New development pays for itself



Sarasota 2050 Plan – Overview and Background

All the main tenets must be considered with continued growth...

- **Open Space**: Implements an inter-connected system that conserves natural habitats and preserves agricultural/ranch lands.
- **New Urbanism**: Implements a unique form of development that is compact, walk-able, inter-connected, and has a variety of housing types and a mix of uses.
- **Fiscal Neutrality**: Implements development that does not add financial burden to existing residents.

Sarasota 2050 Plan – Overview and Background

Important 2050 Plan acronyms...

➤ **USAB**: Urban Service Area Boundary

A line depicted on the Future Land Use Map where the County has planned, or is in the process of planning, for the infrastructure and services (roads, schools, utilities, etc.) needed to support development.

➤ **RMA**: Resource Management Area

Geographic areas (6) 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.

Sarasota 2050 Plan – Overview and Background

Implementing the three main tenets...

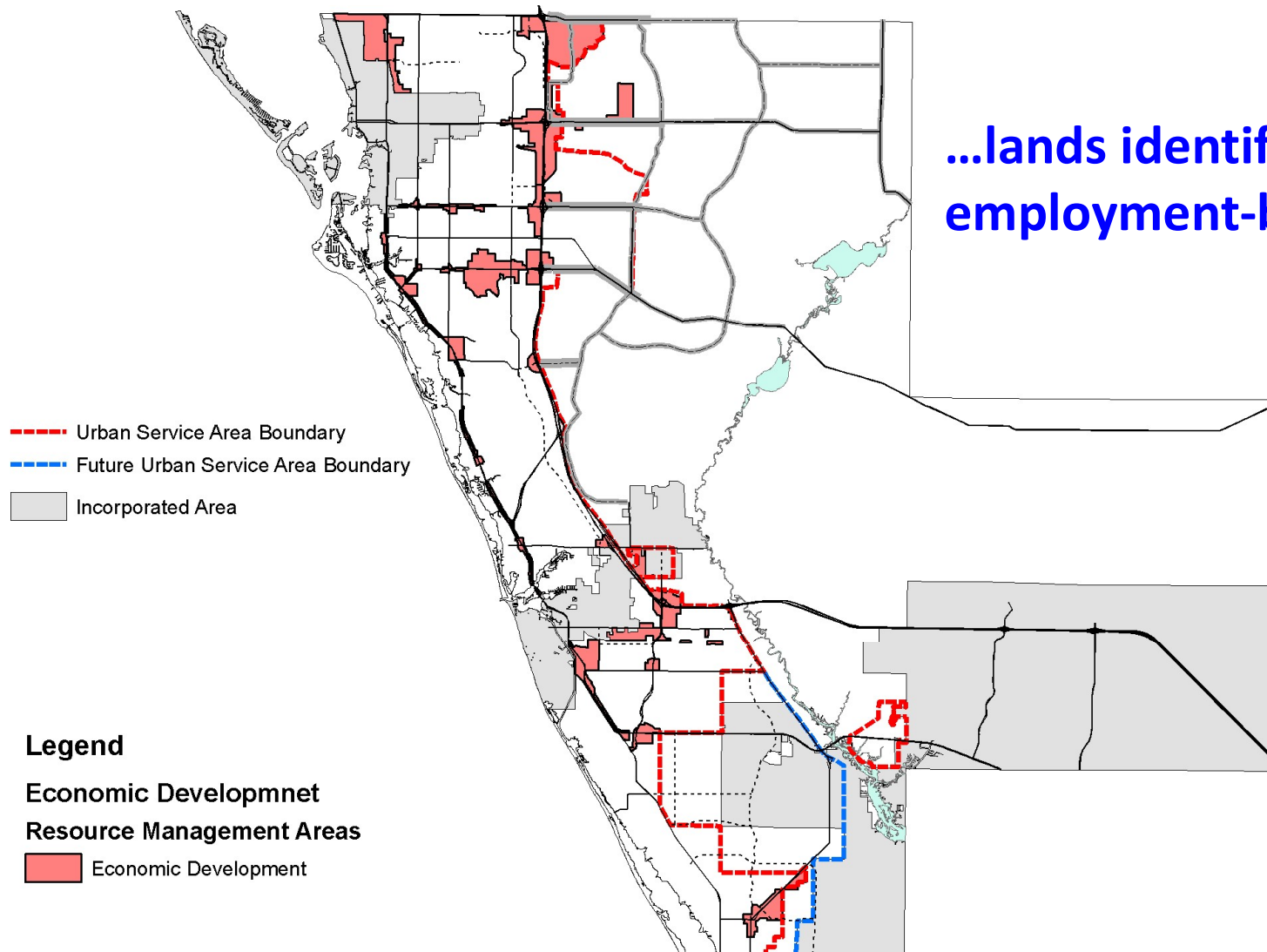
...required the establishment of six unique sets of RMA policies:

- Economic Development
- Urban / Suburban
- Village / Open Space
- Rural Heritage / Estate
- Agricultural Reserve
- Greenway

Sarasota 2050 Plan – Overview and Background

The Economic Development RMA are...

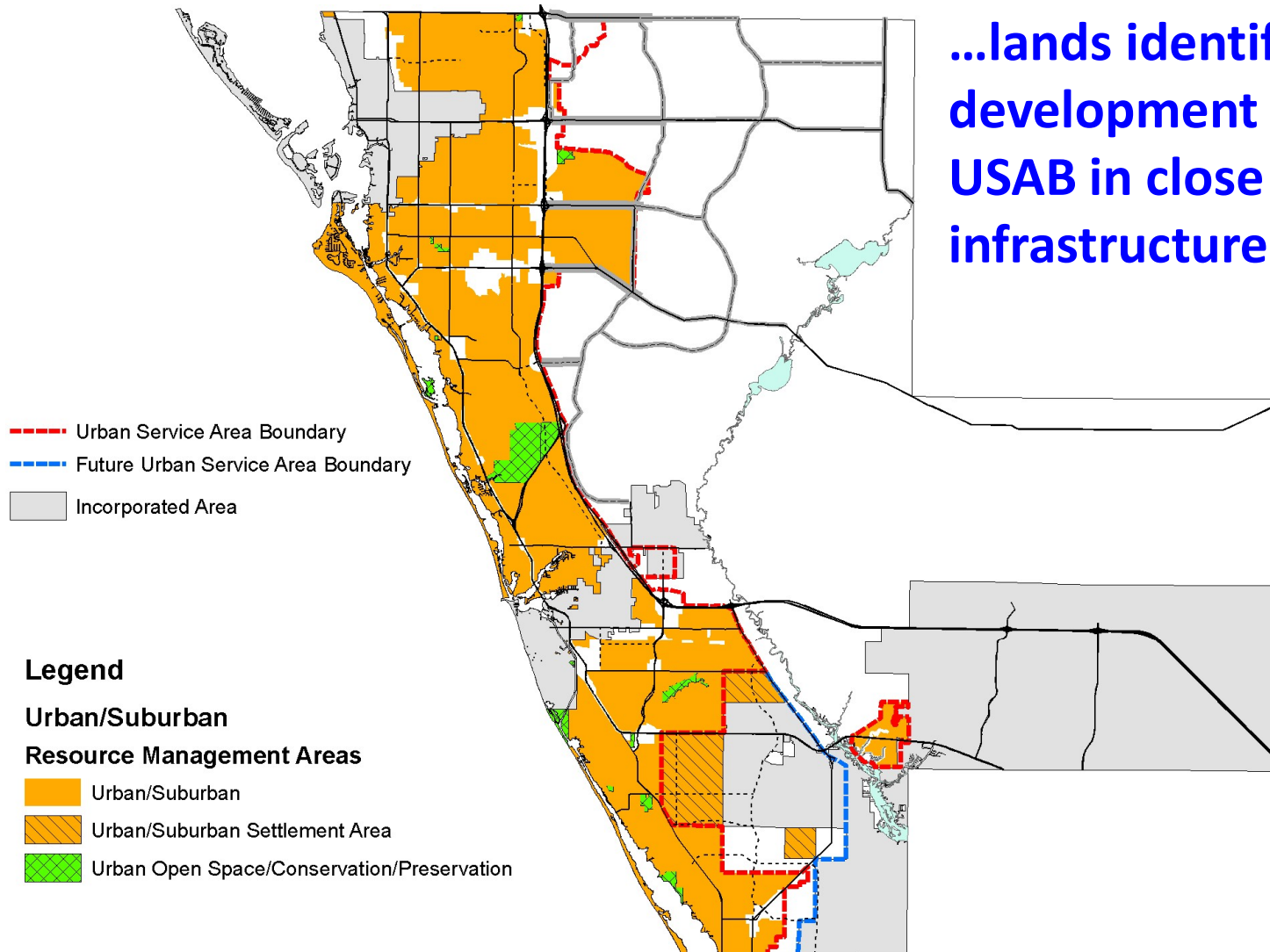
...lands identified for
employment-based uses.



Sarasota 2050 Plan – Overview and Background

The Urban/Suburban RMA are...

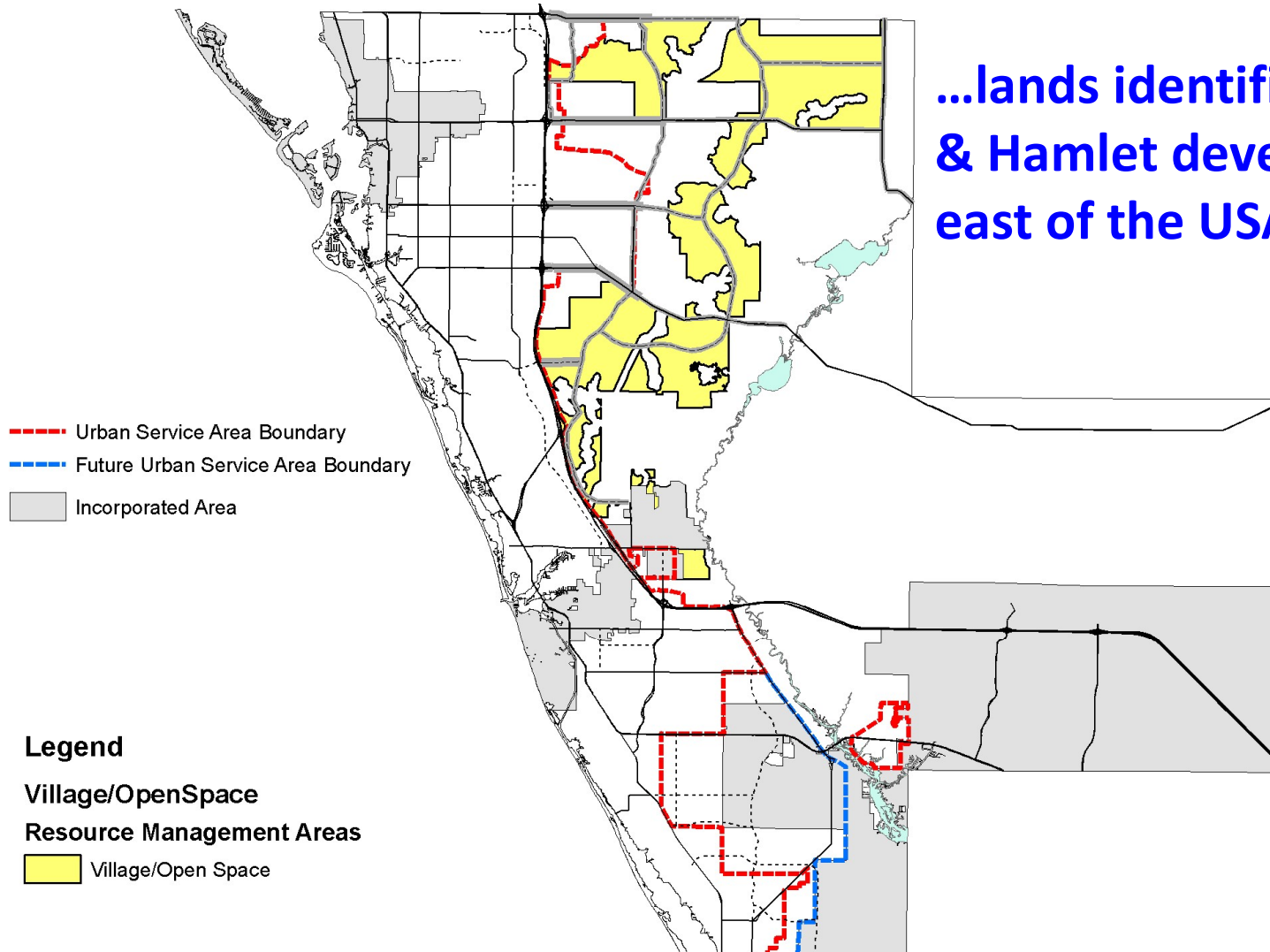
...lands identified for development west of the USAB in close proximity to infrastructure and services.



Sarasota 2050 Plan – Overview and Background

The Village/Open Space RMA are...

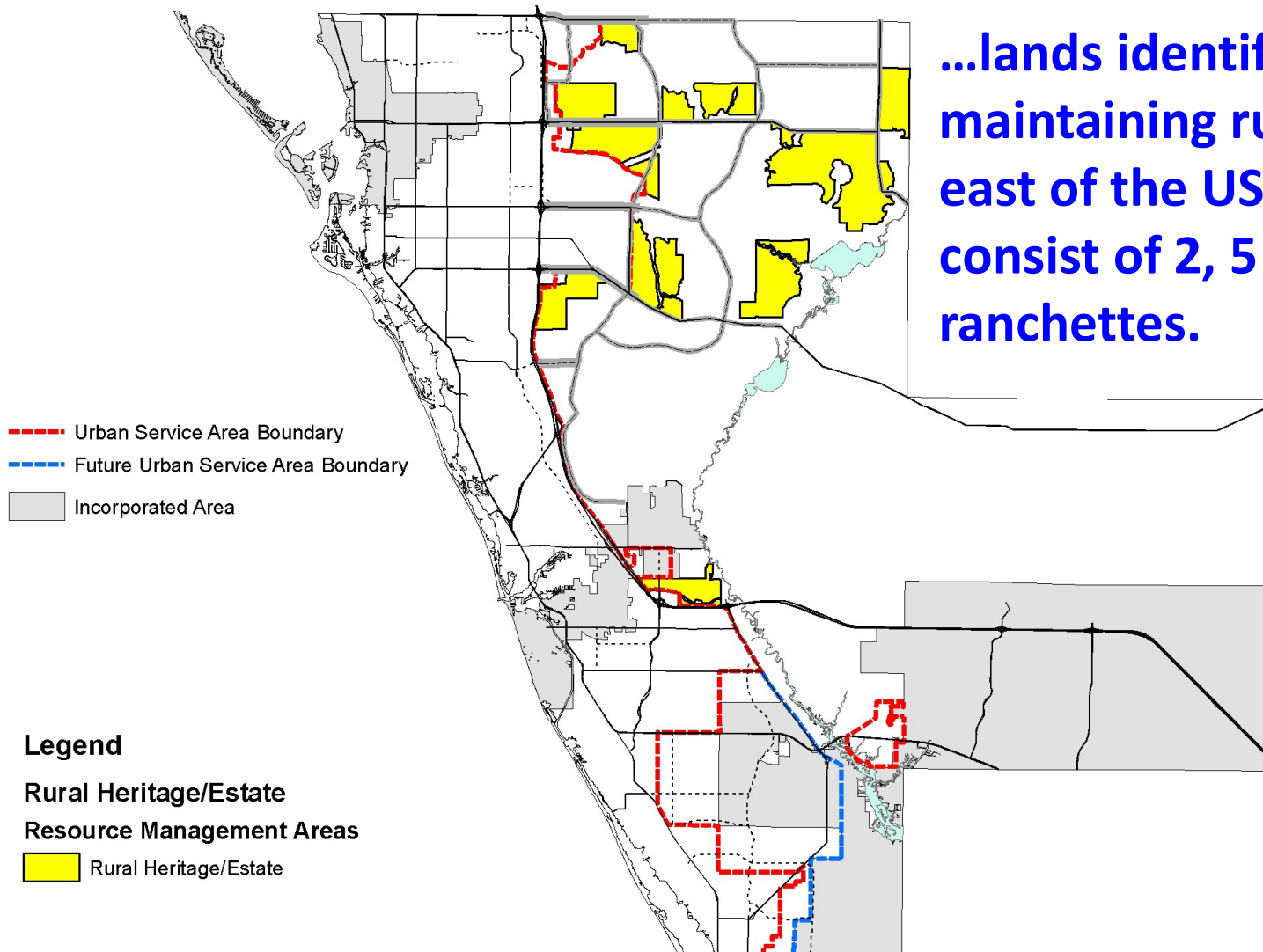
...lands identified for Village & Hamlet development east of the USAB.



Sarasota 2050 Plan – Overview and Background

The Rural Heritage/Estate RMA are...

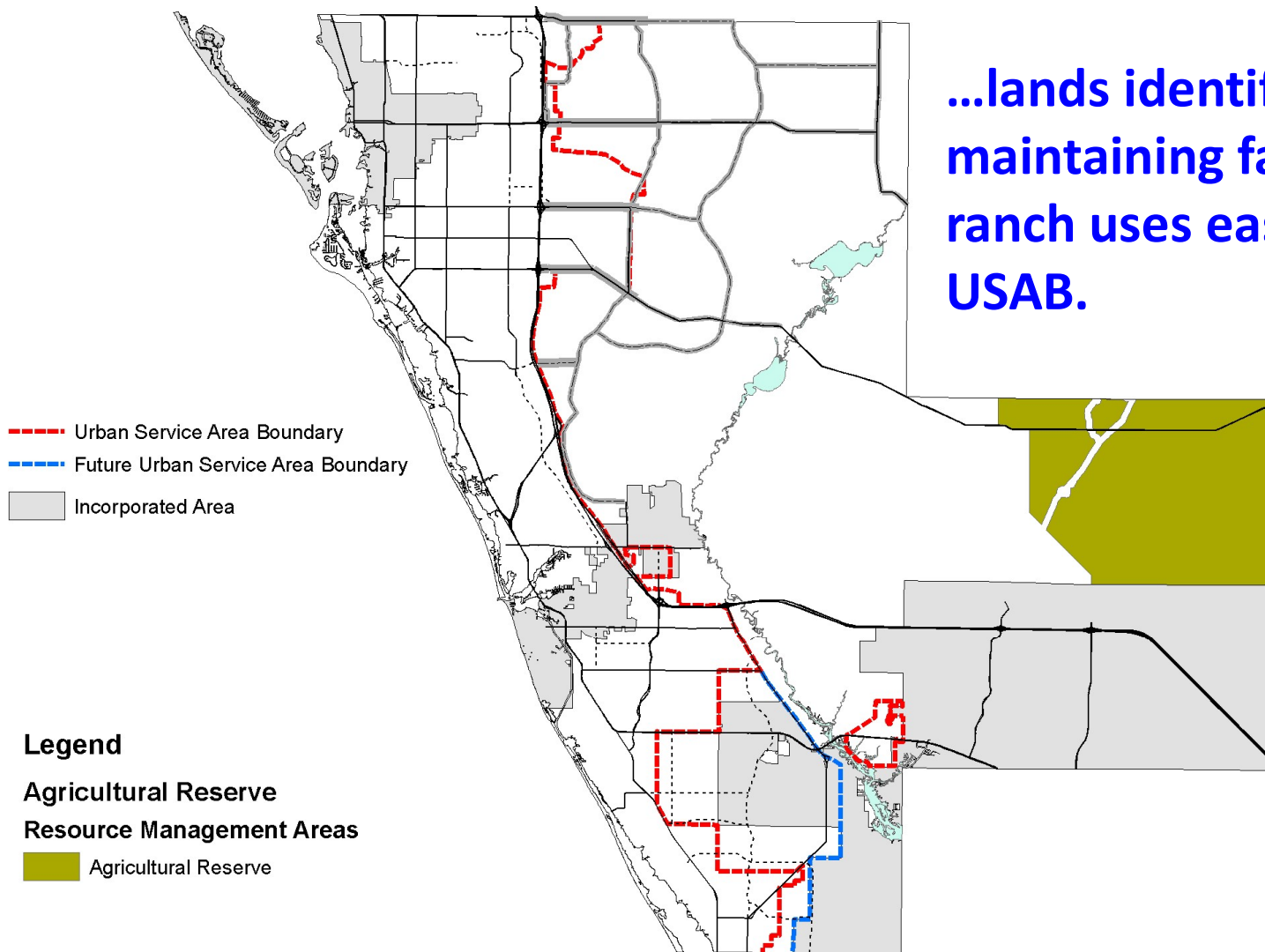
...lands identified for maintaining rural uses east of the USAB that consist of 2, 5 and 10+ acre ranchettes.



Sarasota 2050 Plan – Overview and Background

The Agricultural Reserve RMA are...

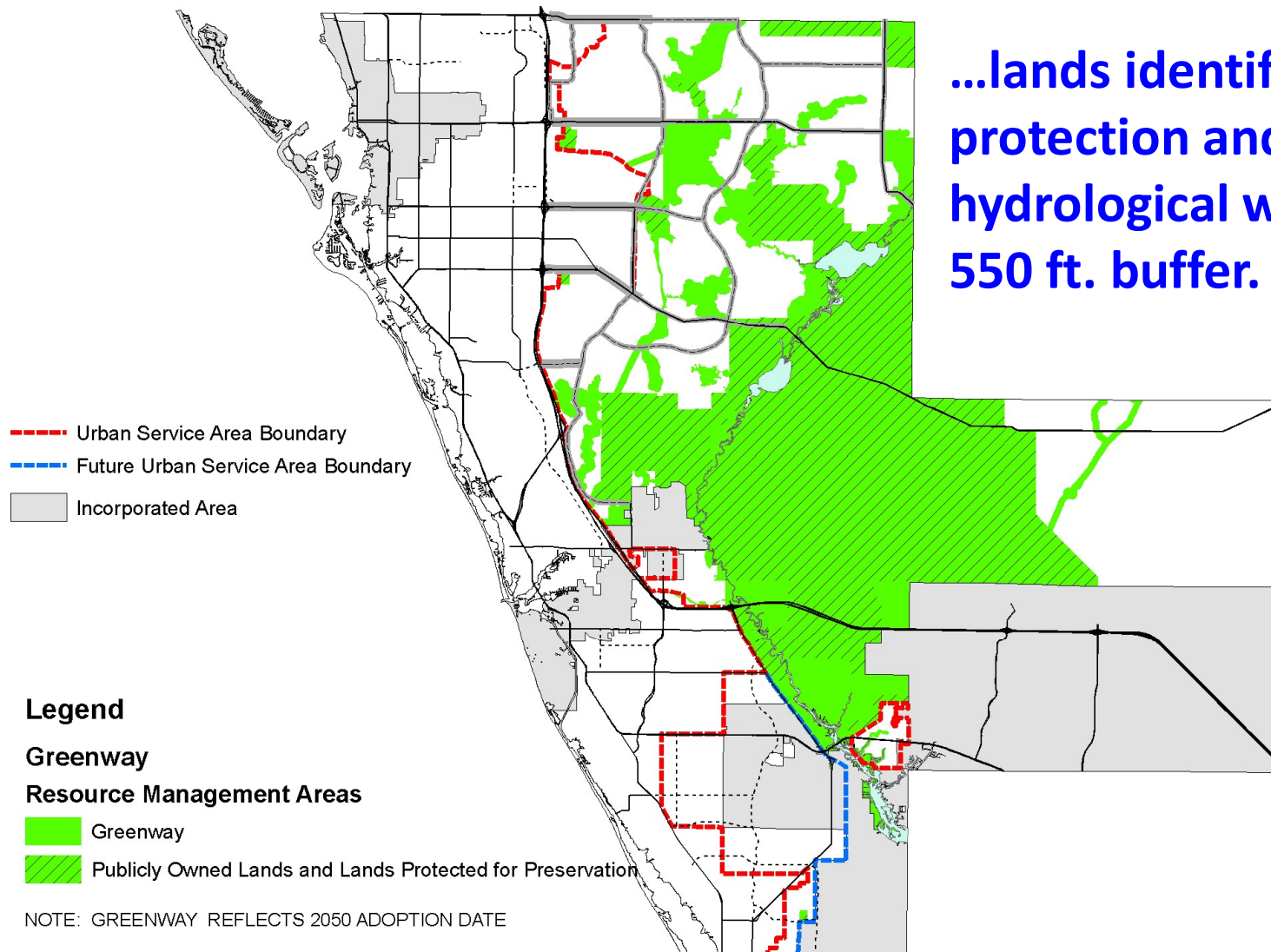
...lands identified for maintaining farming and ranch uses east of the USAB.



Sarasota 2050 Plan – Overview and Background

The Greenway RMA are...

...lands identified for protection and along hydrological ways with a 550 ft. buffer.



Sarasota 2050 Plan – Overview and Background

The 2050 Plan uses the following...

...land use development forms for each RMA:

- Planned Economic Development (PED)
- Settlement Area Planned Development (SAPD)
- Village Planned Development (VPD)
- Hamlet Planned Development (HPD)
- Conservation Subdivision (CS)
- Open Space

Sarasota 2050 Plan – Overview and Background

Why did the 2050 Plan come about?

The result of an extensive public process:

- Controlling growth in the County dates back to the 1960's when the I-75 alignment was established.
- Dynamics of growth during the early to mid 1990's created pressure on the established USAB.
- County adopted FLU Policy 4.1.7 in 1996 calling for the preparation of a **50-year plan** for those areas east of the USAB.

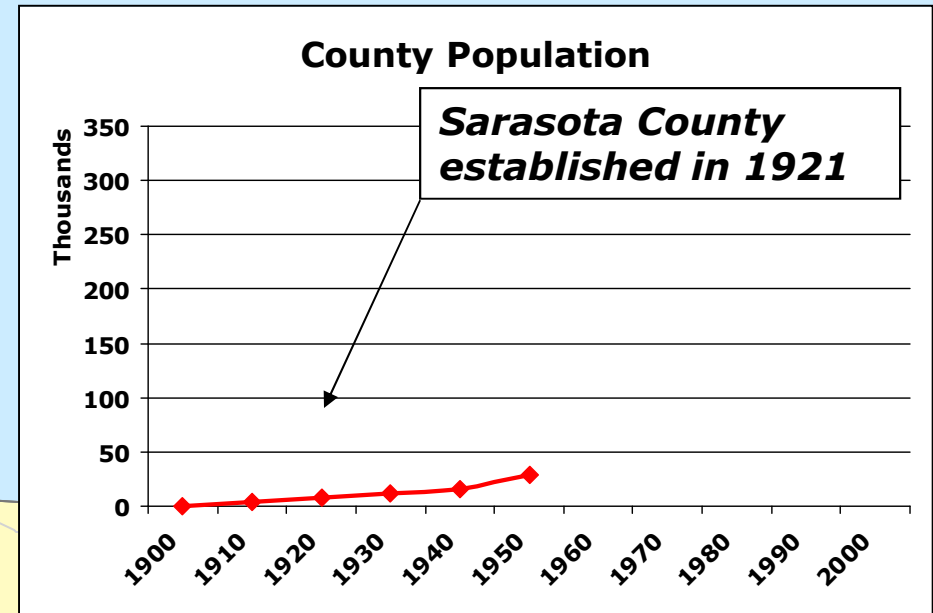
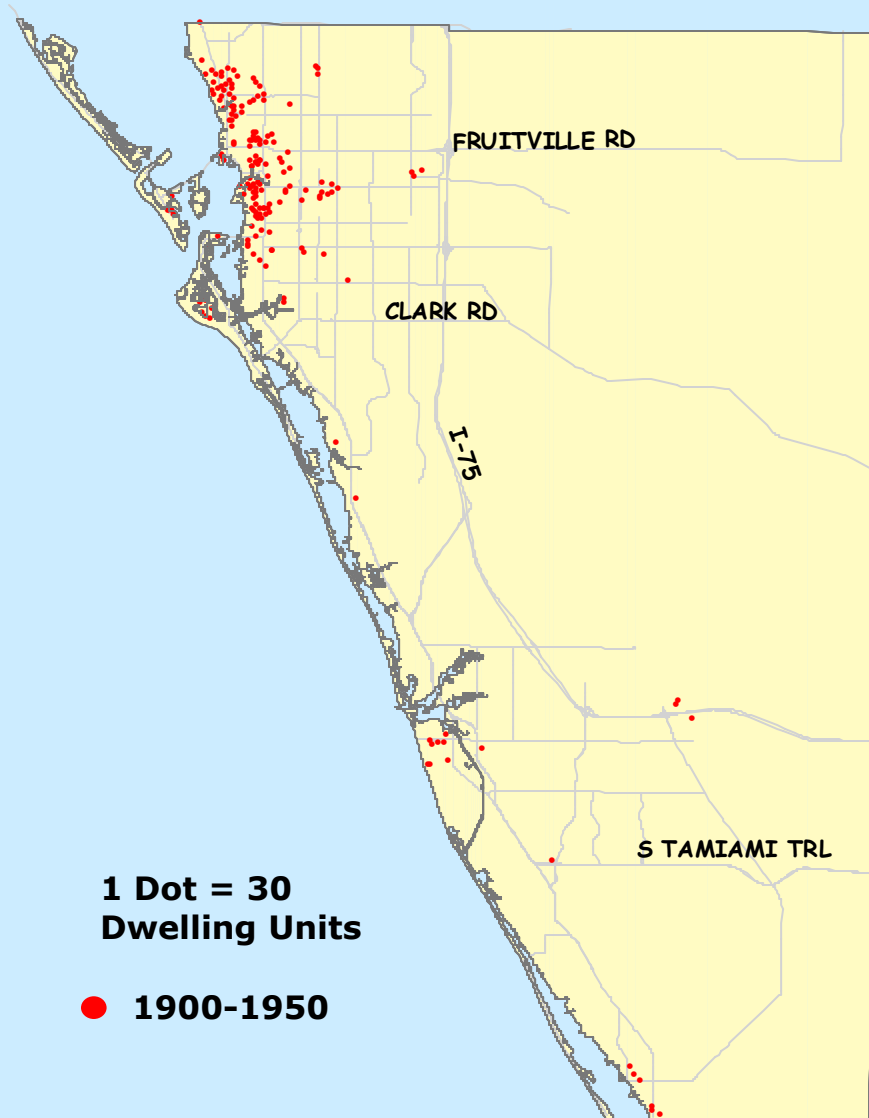
Sarasota 2050 Plan – Overview and Background

Some basic historical information...

...to better understand the County and Community's perspectives, we will answer these questions:

1. What was the County experiencing in terms of **population growth** leading into when the 2050 Plan evolved?
2. What were the **expectations** for the County heading into the **next 50 years** subsequent to the year 2000?
3. How would the County deal with the **growing housing demand** and avoid the negative impacts that it might bring to the local environment?
4. Were there **other positives** that could be pursued?

Sarasota 2050 Plan – Overview and Background



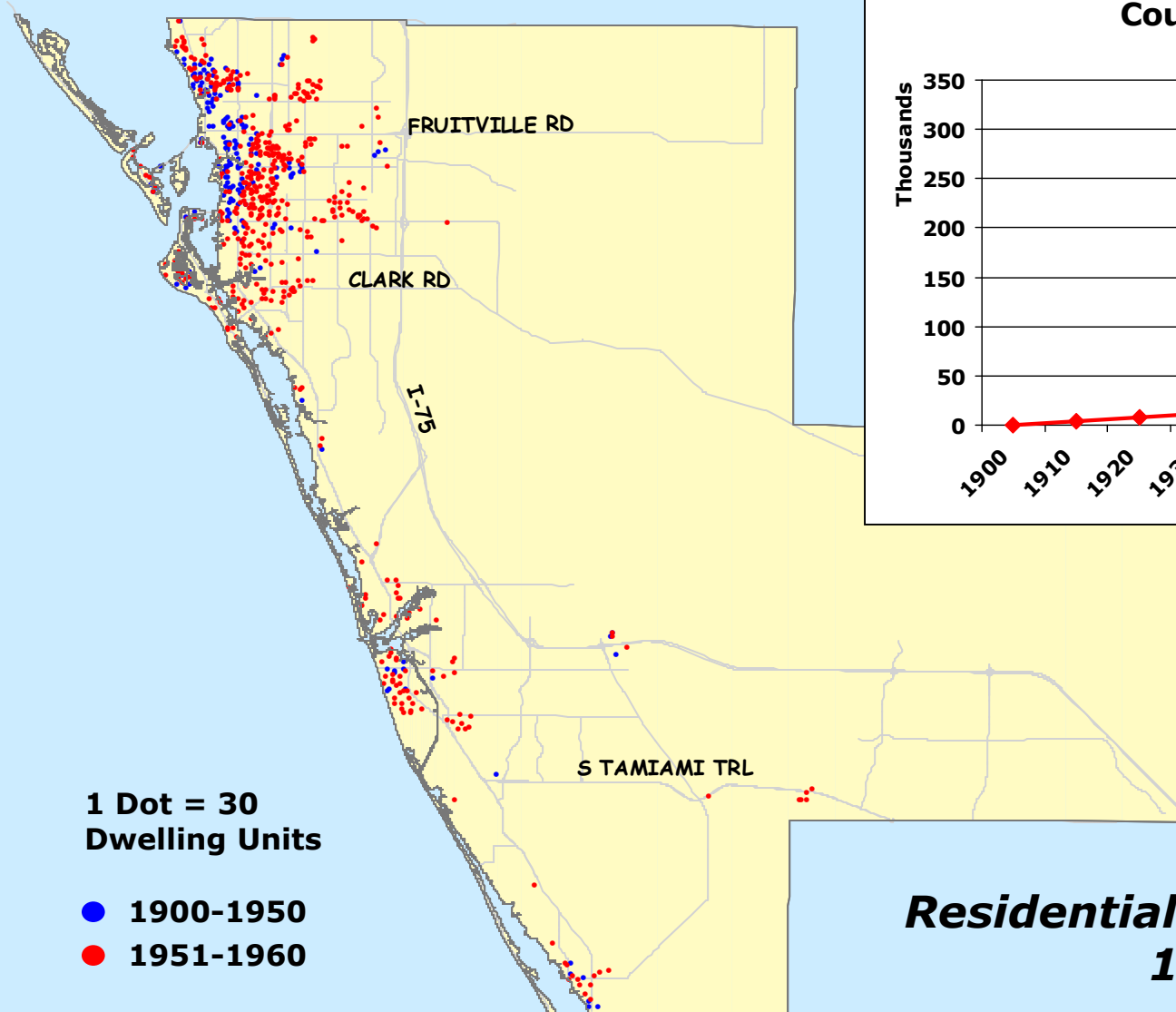
1950 Population

Unincorporated: 9,204

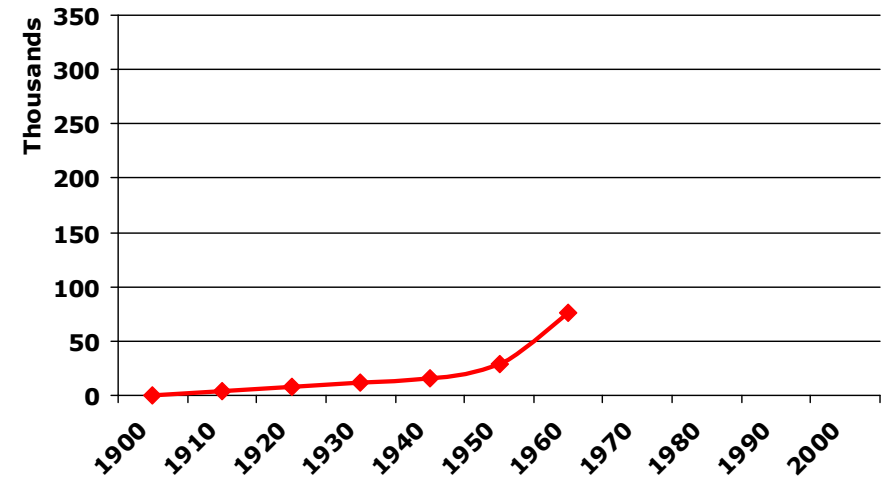
Total County: 28,827

Residential Development 1950

Sarasota 2050 Plan – Overview and Background



County Population



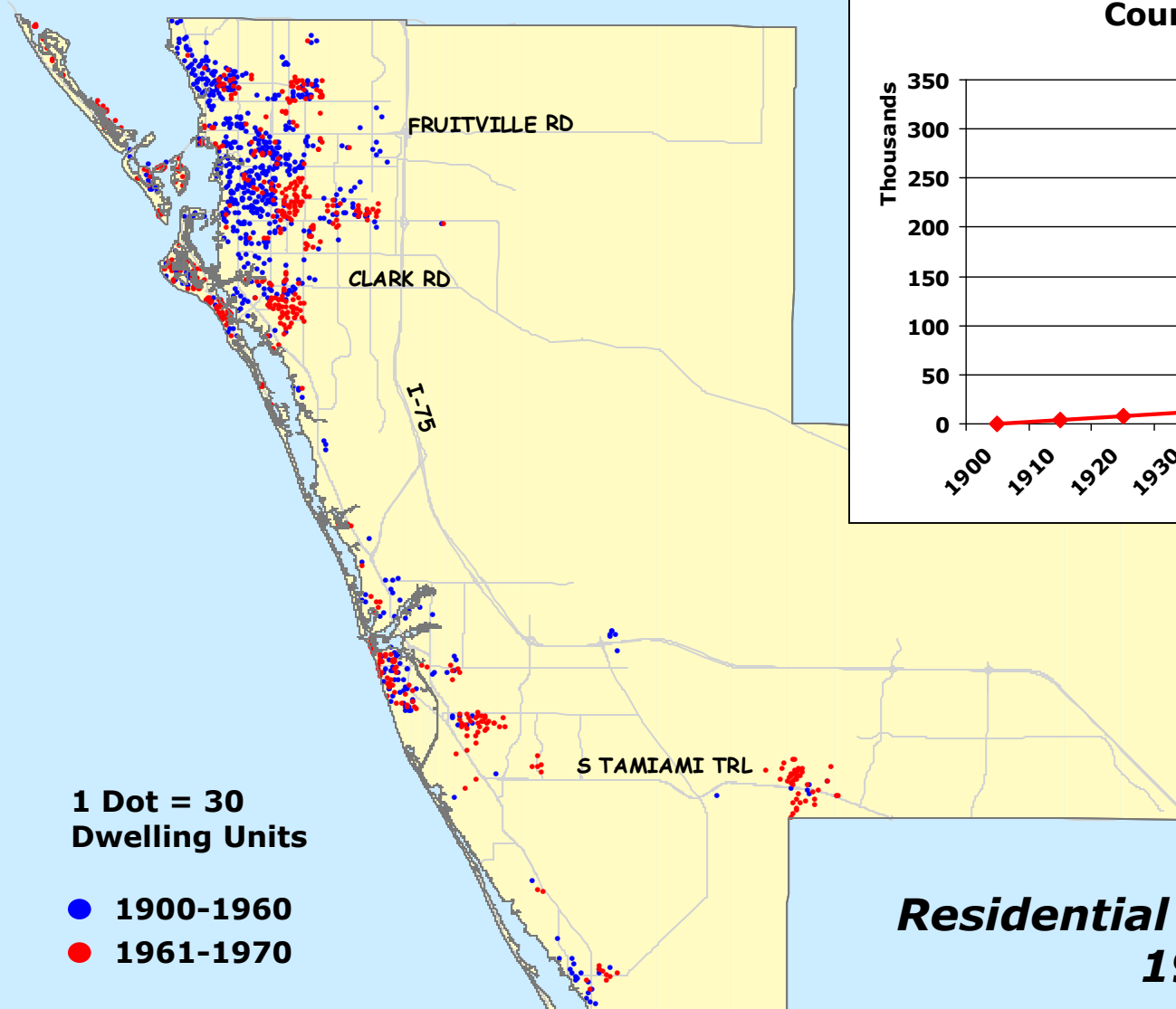
1960 Population

Unincorporated: 38,695

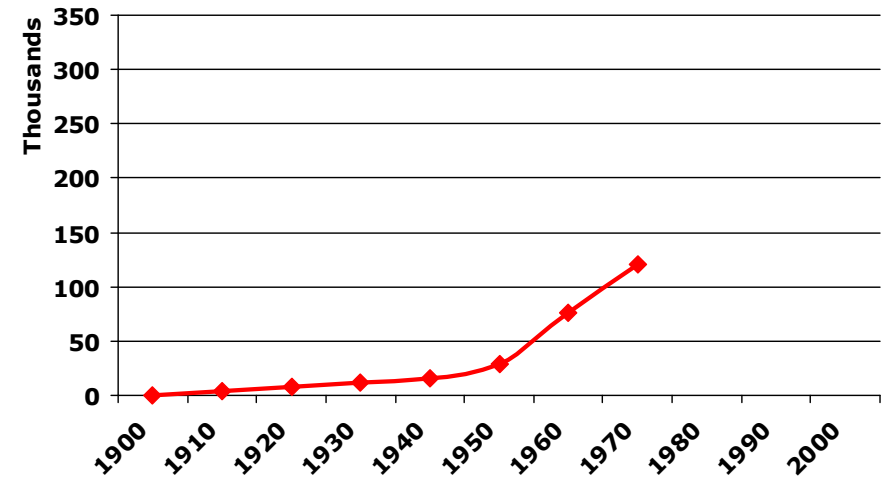
Total County: 76,558

***Residential Development
1960***

Sarasota 2050 Plan – Overview and Background



County Population



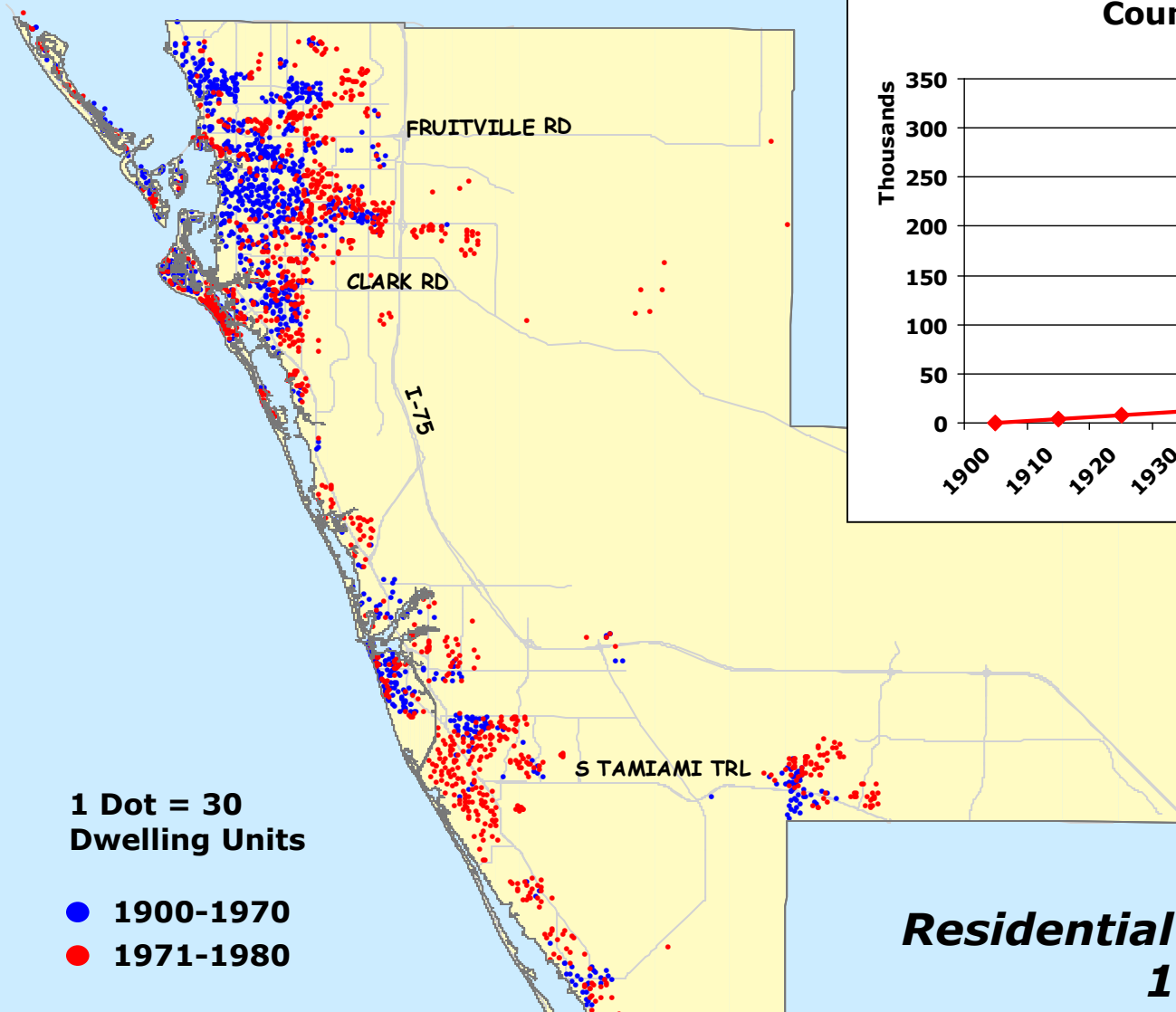
1970 Population

Unincorporated: 69,831

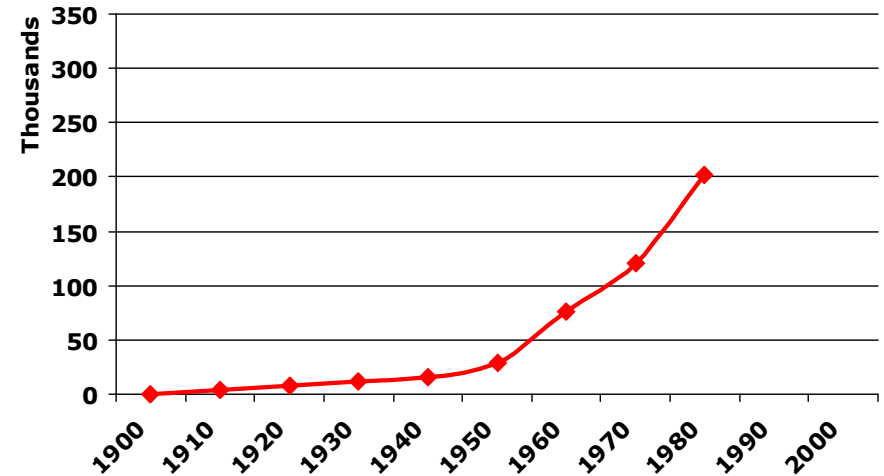
Total County: 120,413

***Residential Development
1970***

Sarasota 2050 Plan – Overview and Background



County Population



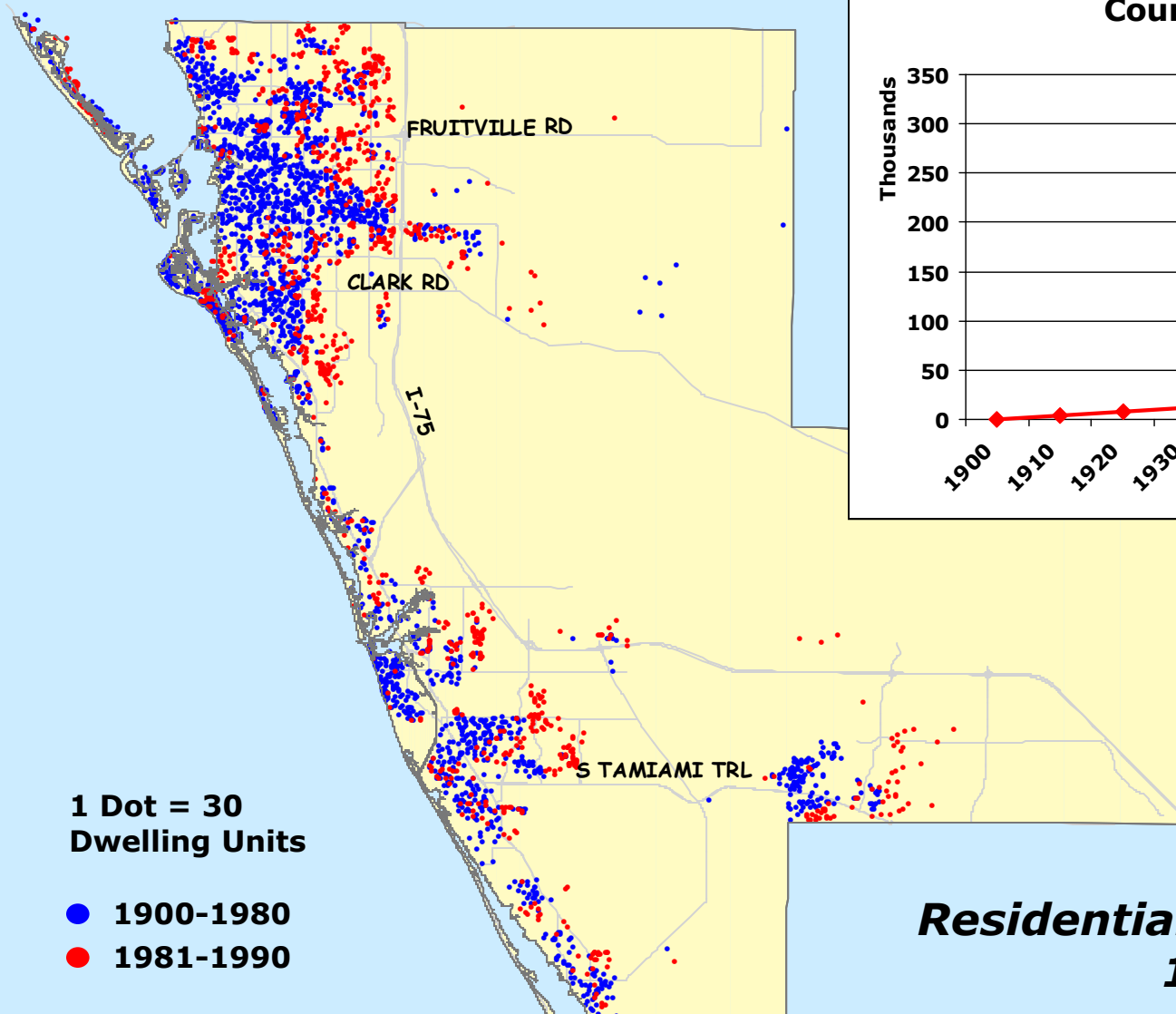
1980 Population

Unincorporated: 132,642

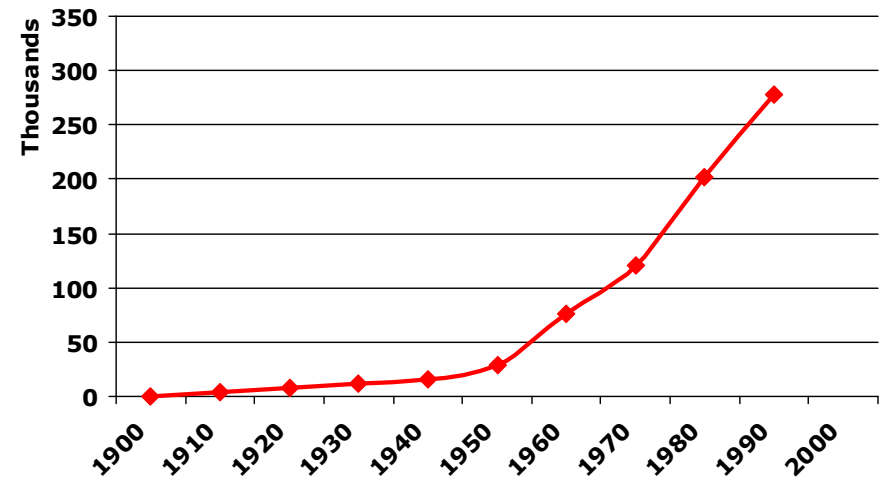
Total County: 202,251

***Residential Development
1980***

Sarasota 2050 Plan – Overview and Background



County Population



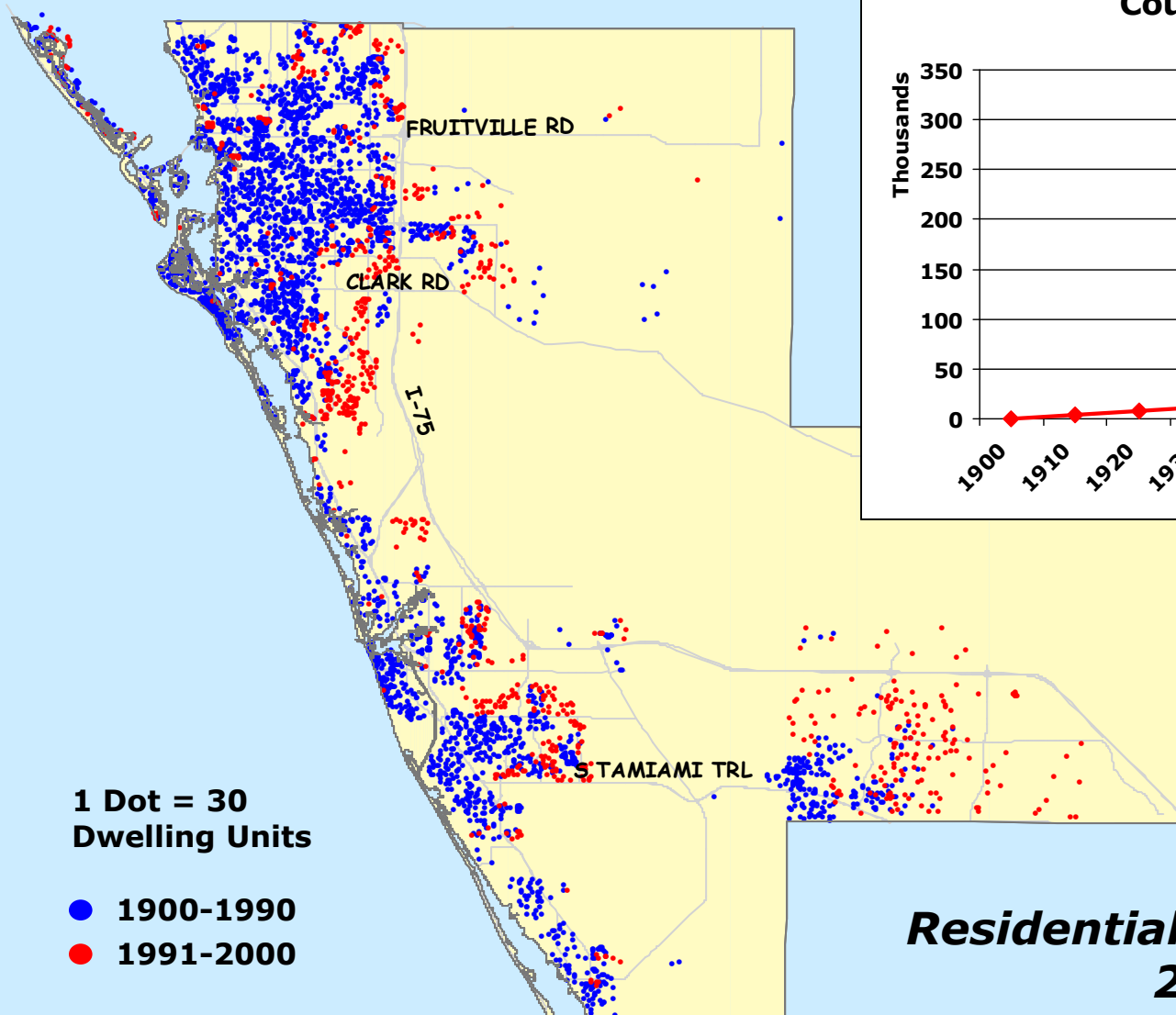
1990 Population

Unincorporated: 194,527

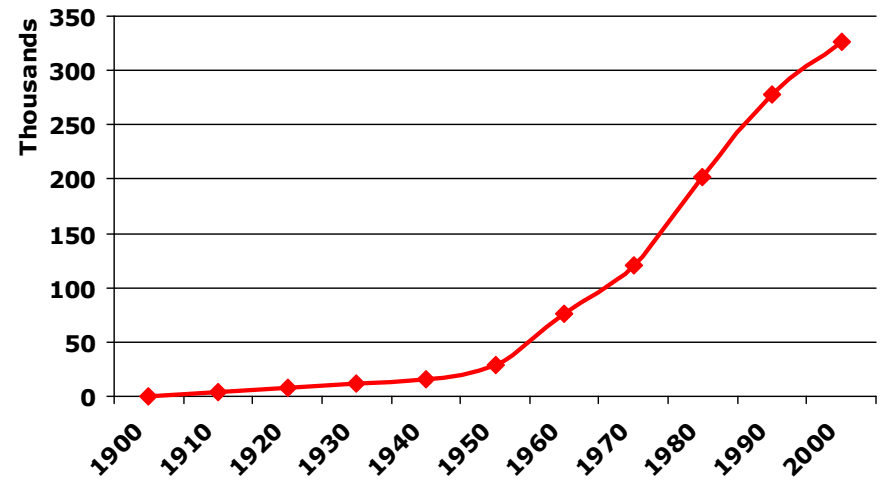
Total County: 277,776

***Residential Development
1990***

Sarasota 2050 Plan – Overview and Background



County Population



2000 Population

Unincorporated: 227,669

Total County: 325,957

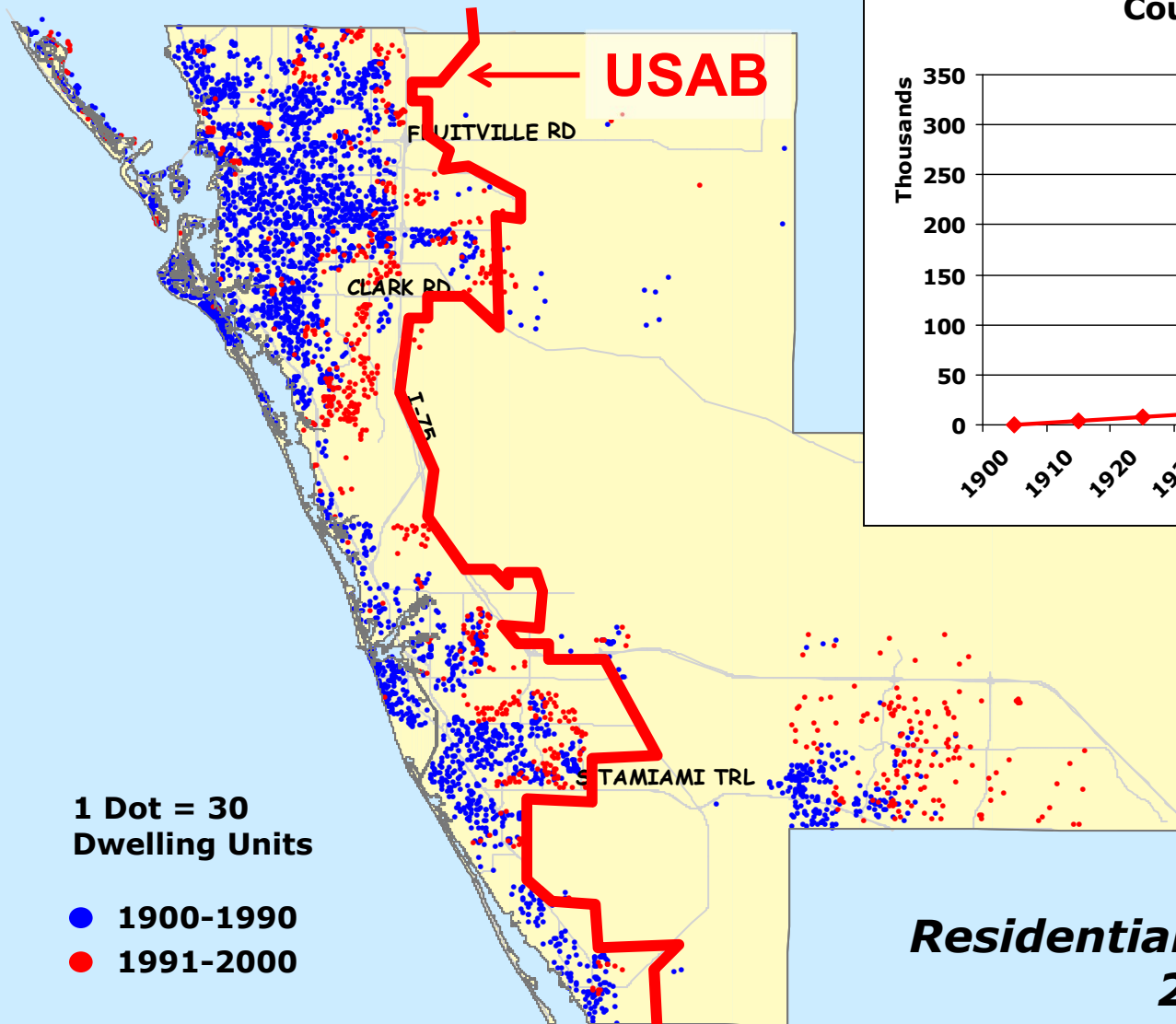
2005 Population Estimates

Unincorporated: 250,150

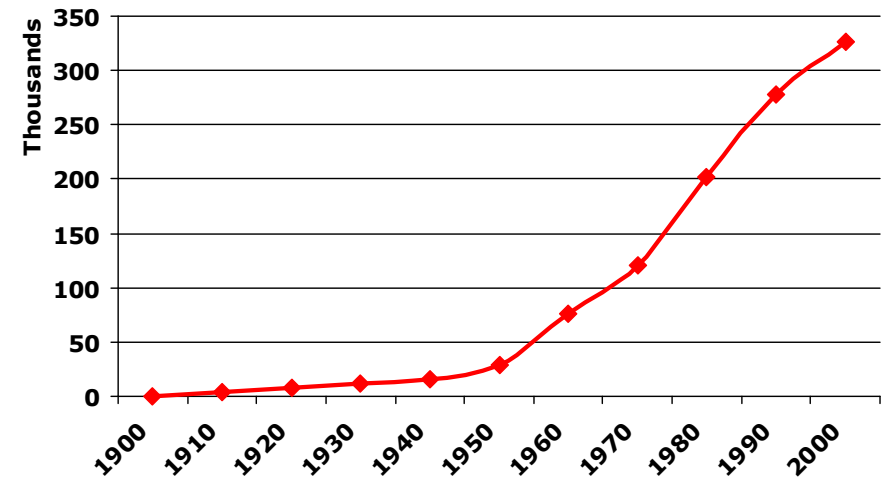
Total County: 367,867

Residential Development 2000

Sarasota 2050 Plan – Overview and Background



County Population



2000 Population

Unincorporated: 227,669

Total County: 325,957

2005 Population Estimates

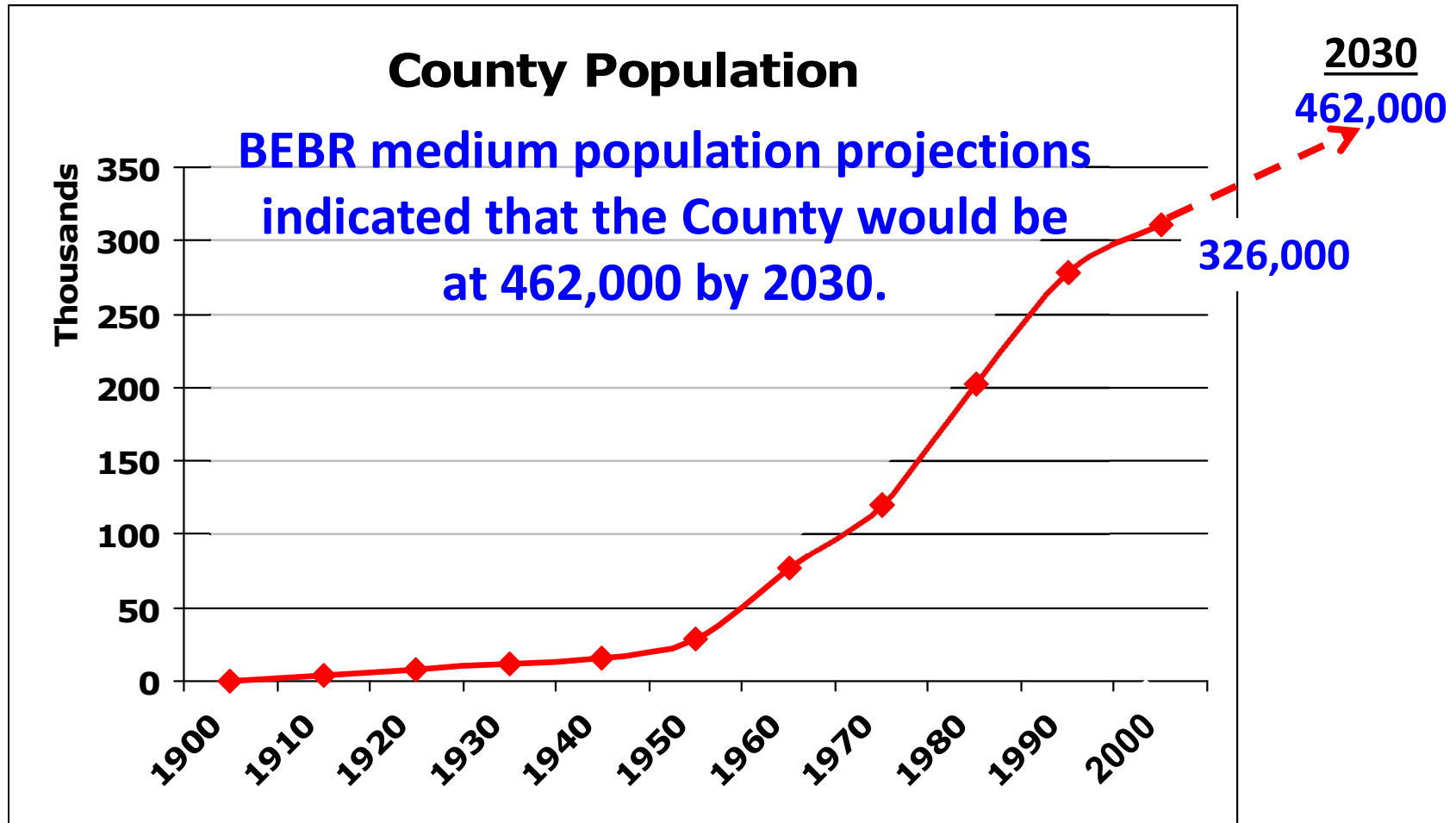
Unincorporated: 250,150

Total County: 367,867

Residential Development 2000

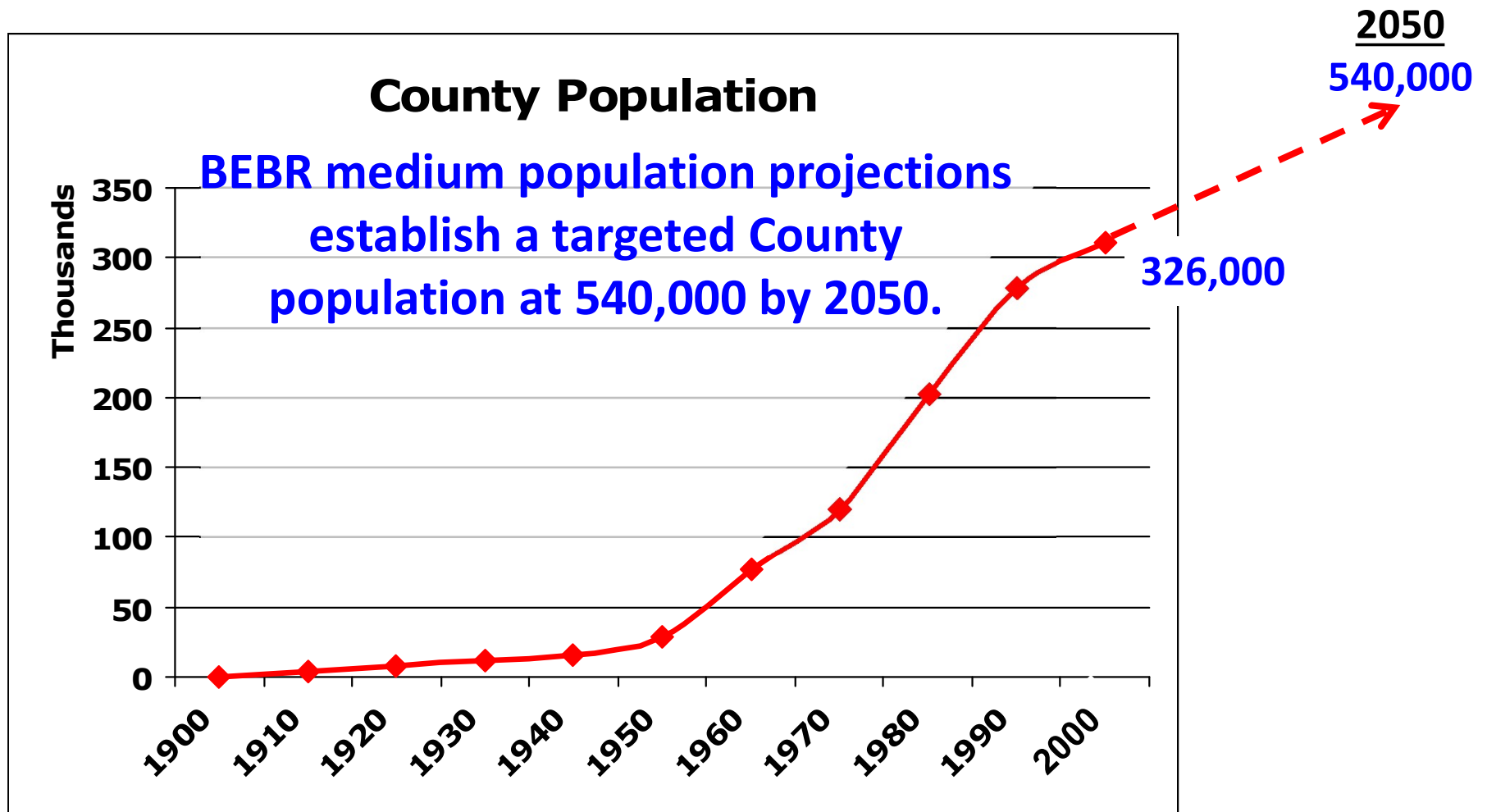
Sarasota 2050 Plan – Overview and Background

Population growth projections then...



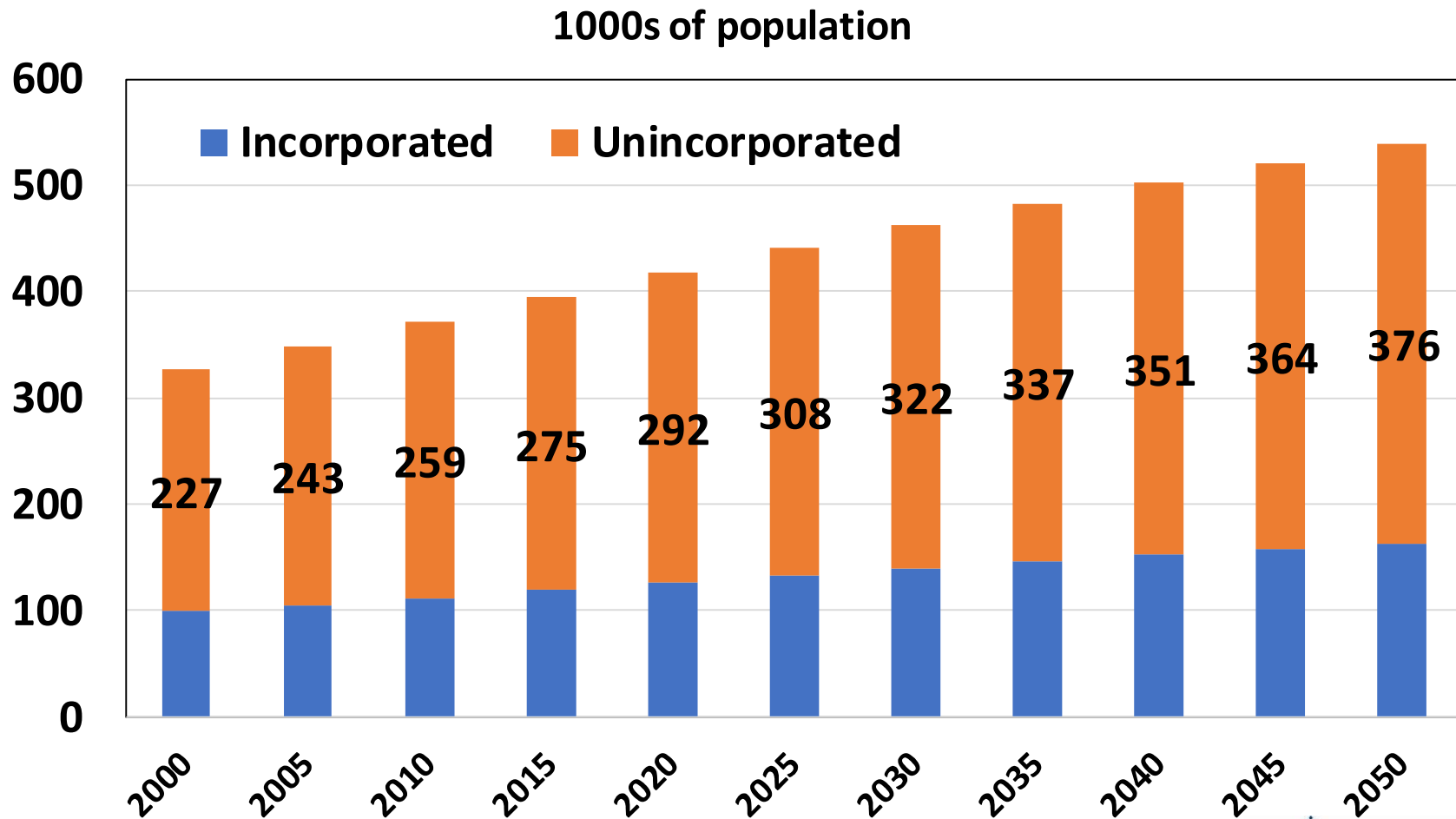
Sarasota 2050 Plan – Overview and Background

Population growth extrapolated...



Sarasota 2050 Plan – Overview and Background

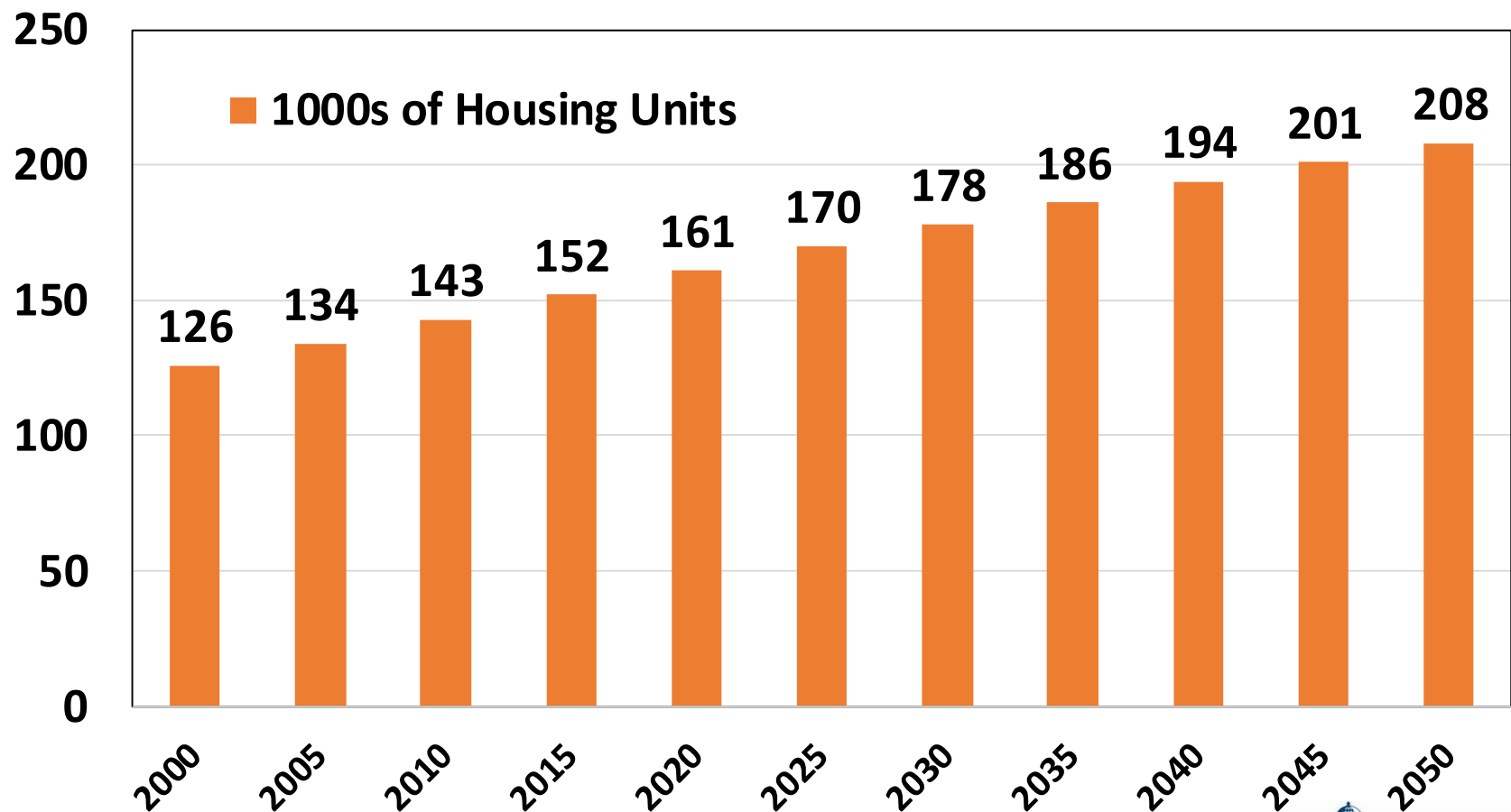
Unincorporated County population target is 376,500...



Sarasota 2050 Plan – Overview and Background

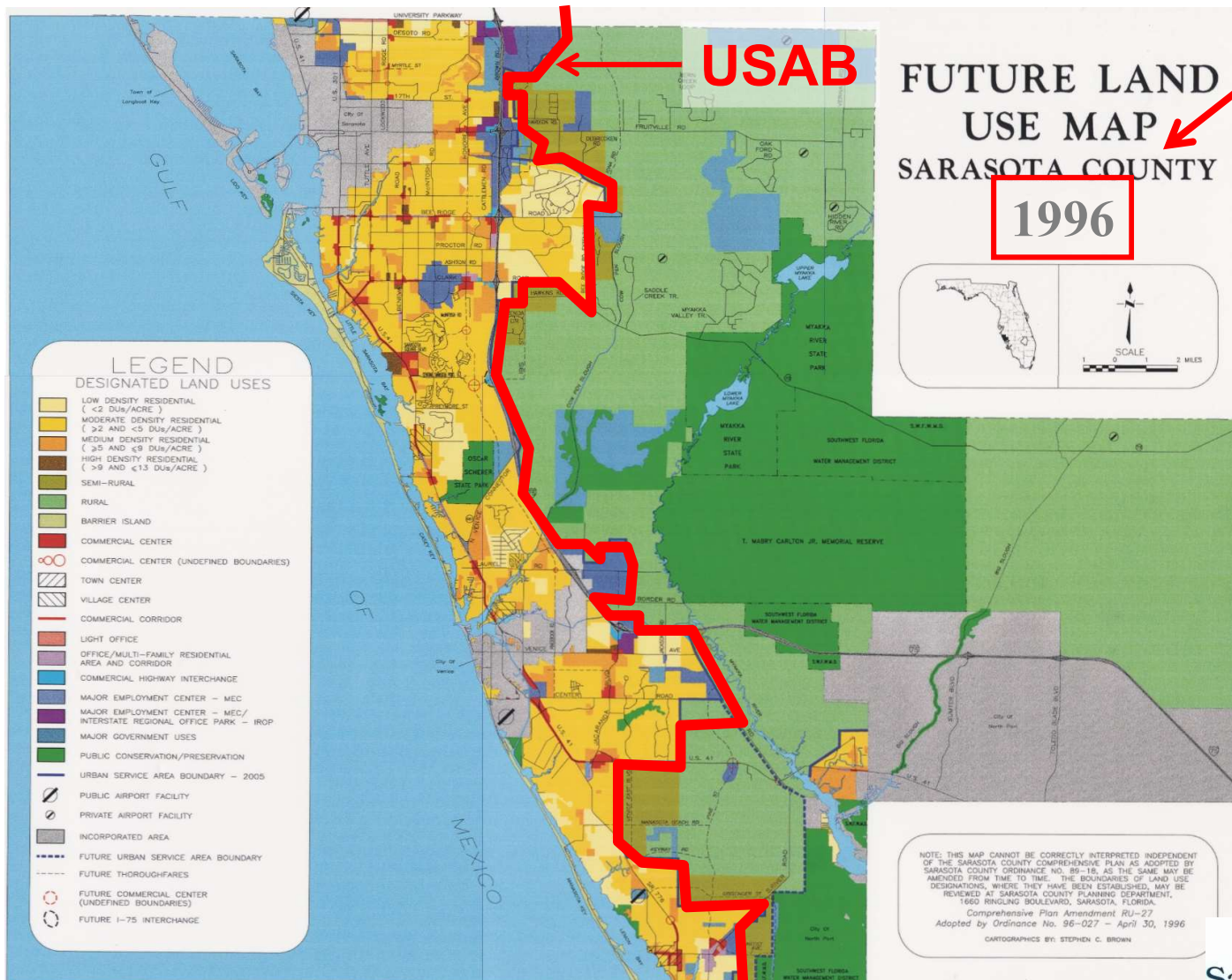
Housing demand for County targeted population projection of 376,500...

Unincorporated Housing Unit Demand



Sarasota 2050 Plan – Overview and Background

Existing Comprehensive Plan then...



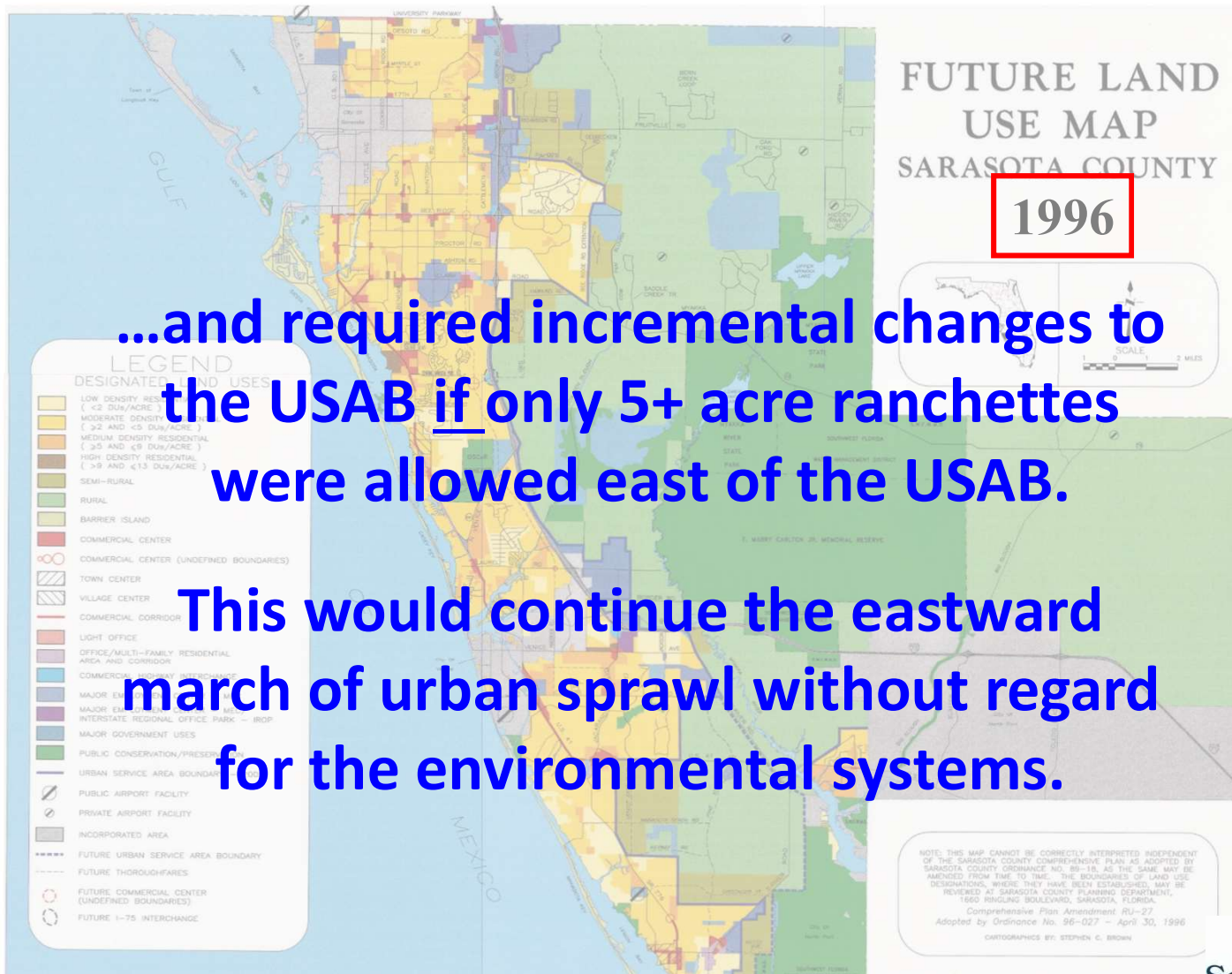
Sarasota 2050 Plan – Overview and Background

This 1996 Comprehensive Plan ...



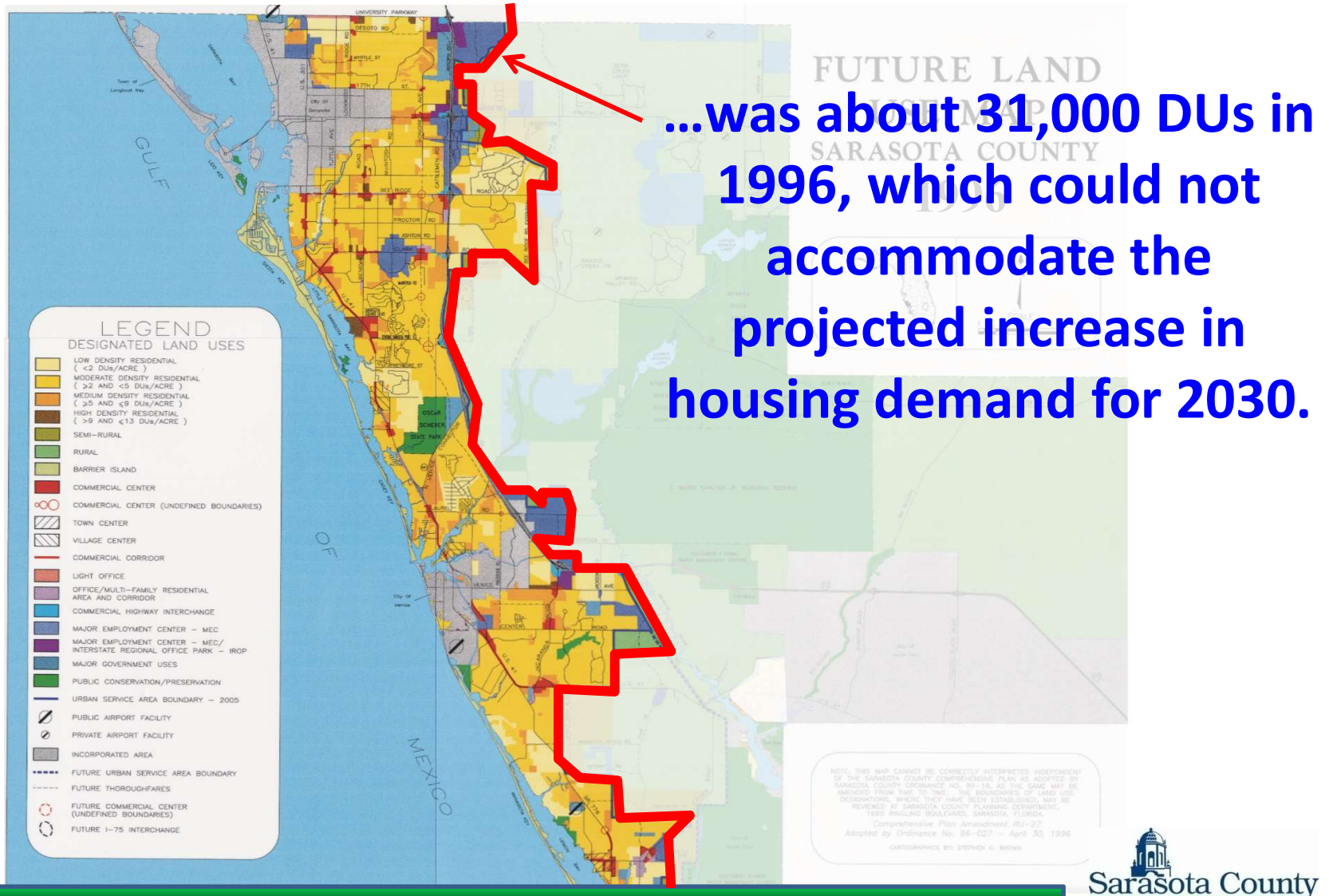
Sarasota 2050 Plan – Overview and Background

Nor could it accommodate projections...



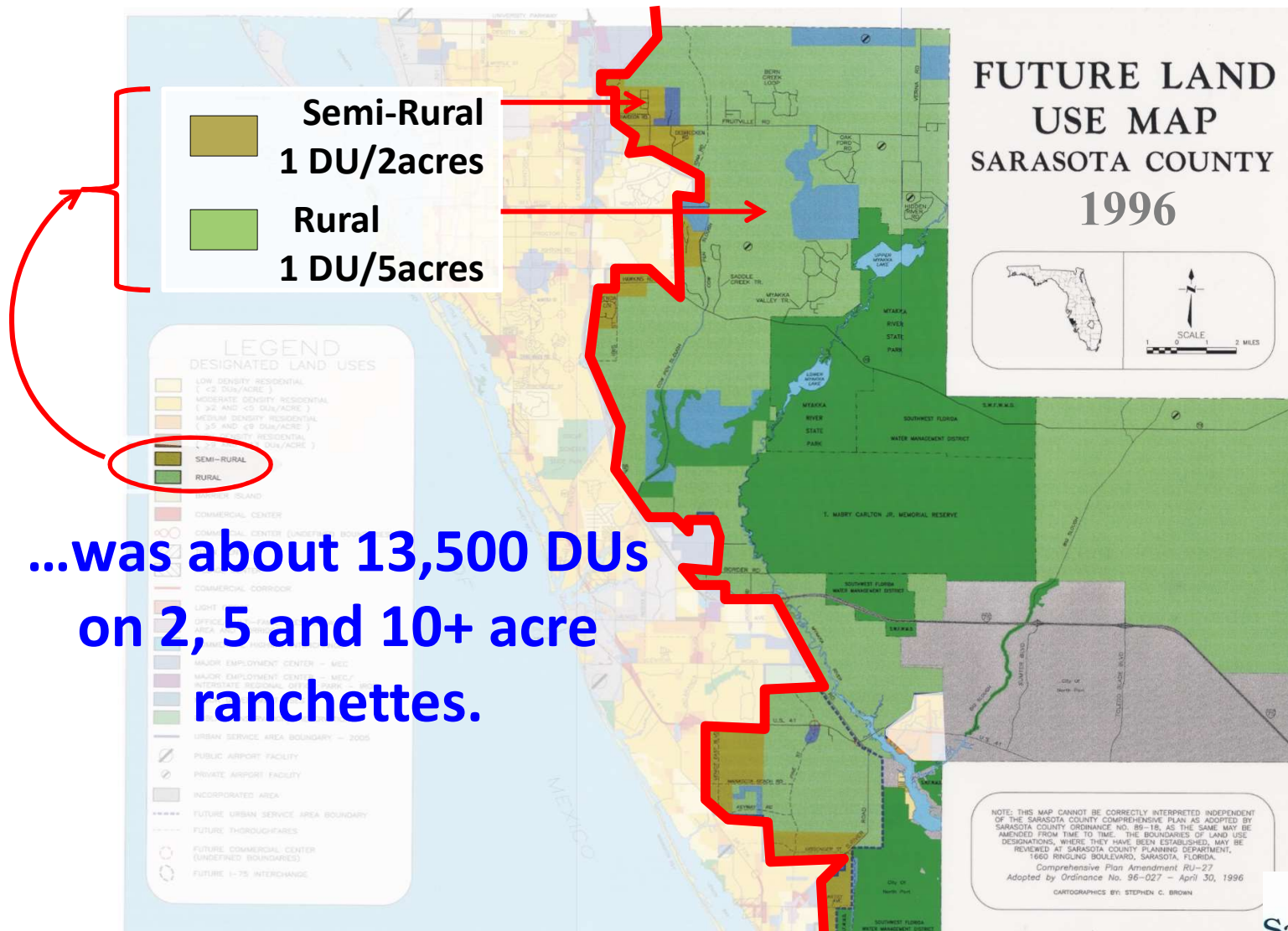
Sarasota 2050 Plan – Overview and Background

Housing potential west of the USAB...



Sarasota 2050 Plan – Overview and Background

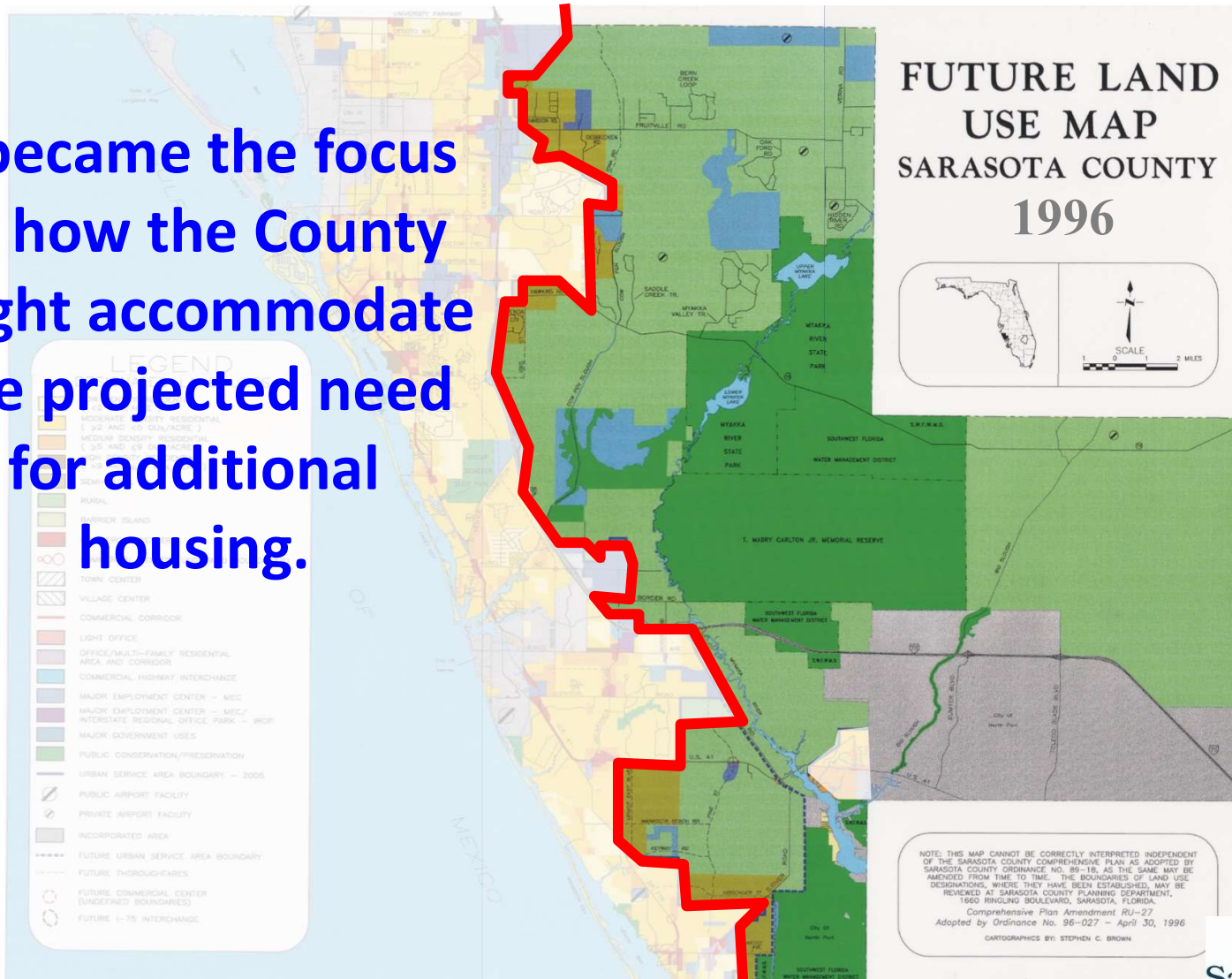
Housing potential east of the USAB...



Sarasota 2050 Plan – Overview and Background

Housing potential east of the USAB...

...became the focus of how the County might accommodate the projected need for additional housing.

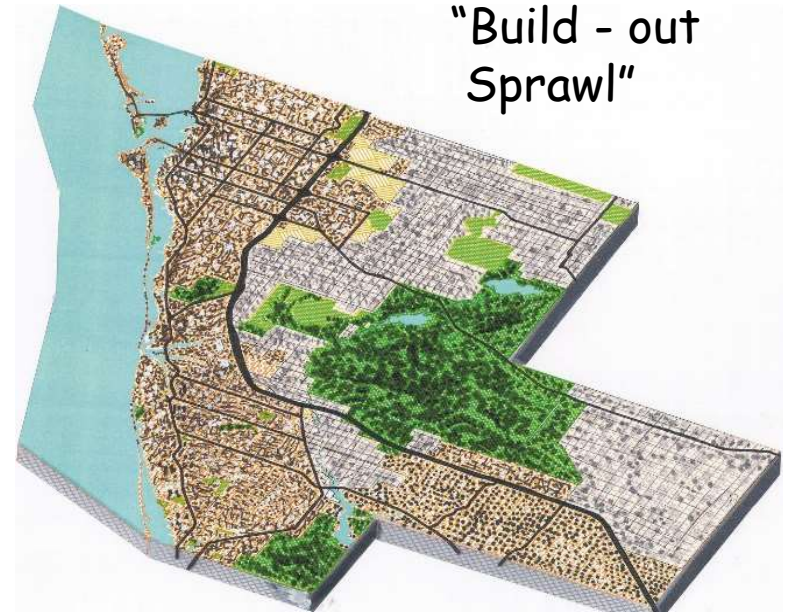


Sarasota 2050 Plan – Overview and Background

What form would the future bring...



Existing Conditions
In 1996



"Build - out
Sprawl"



A "New
Alternative"

Sarasota 2050 Plan – Overview and Background

Could housing development occur...

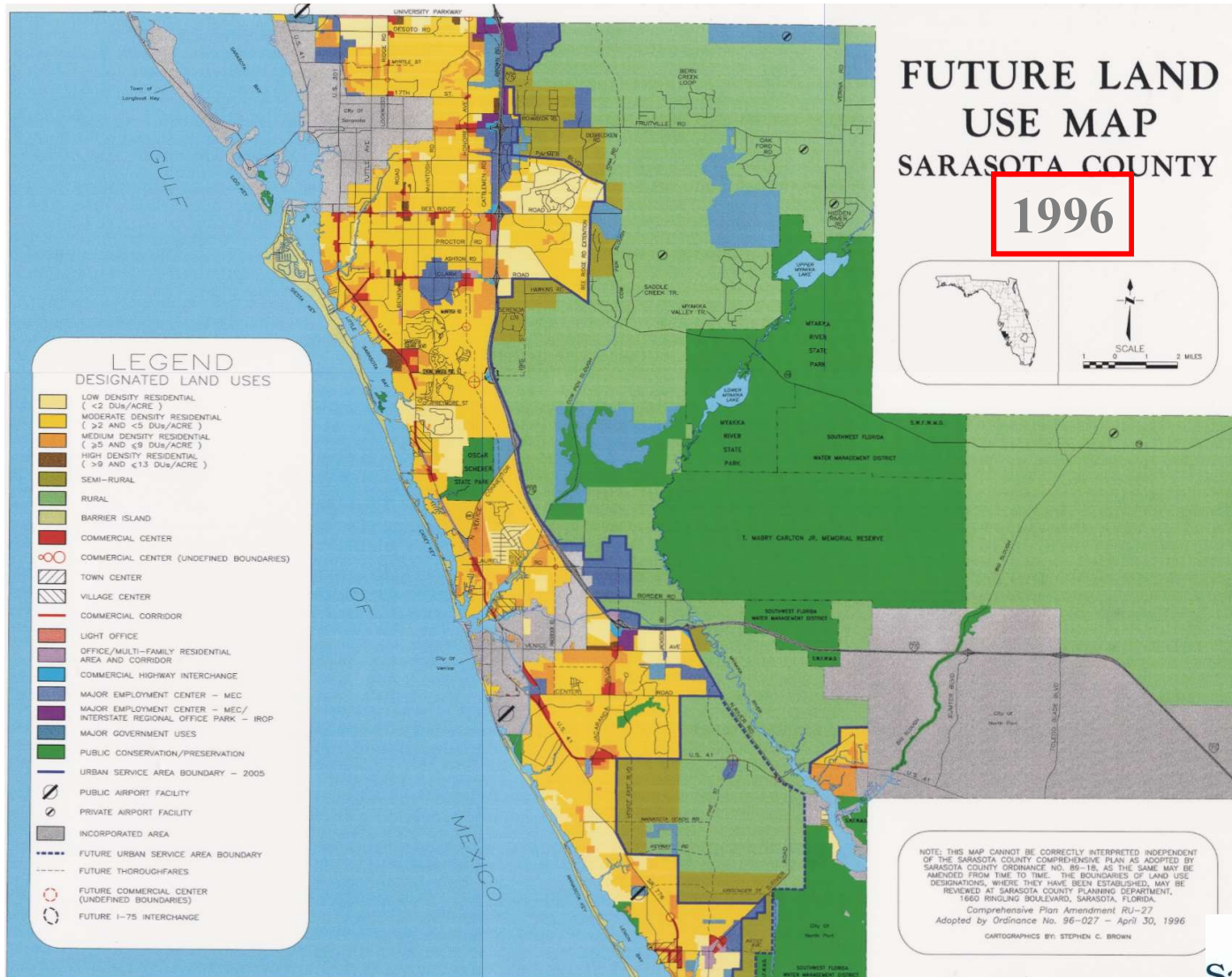
**...within the context
of the interconnected
environmental system
that existed east of
the USAB?**

A network of riverine systems, floodplains, natural habitats, storm surge areas, and uplands that provide connectivity in an environmentally sound open space system related to the urban form.

Open Space Network Map 1995-2002

Sarasota 2050 Plan – Overview and Background

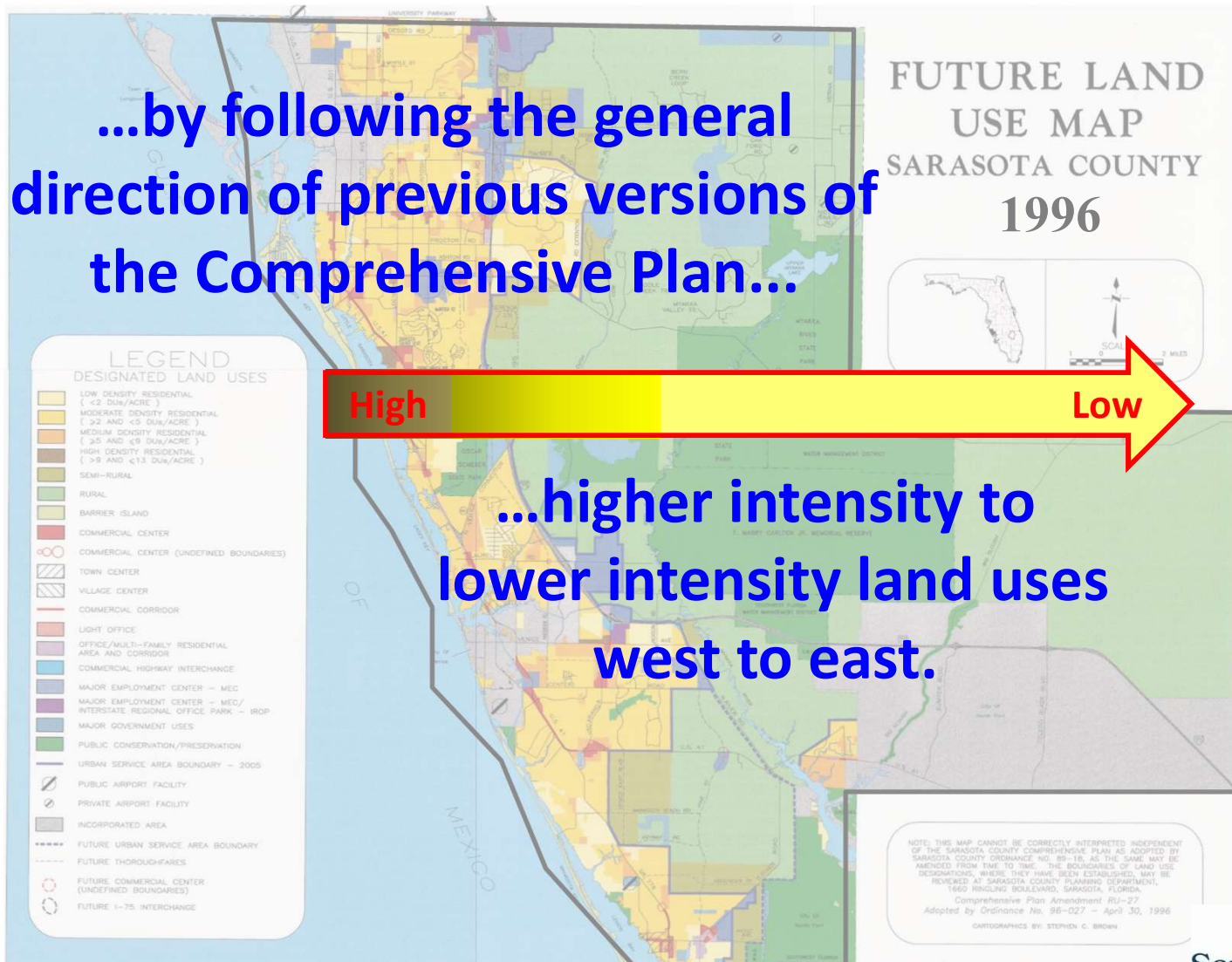
The existing Comprehensive Plan...



Sarasota 2050 Plan – Overview and Background

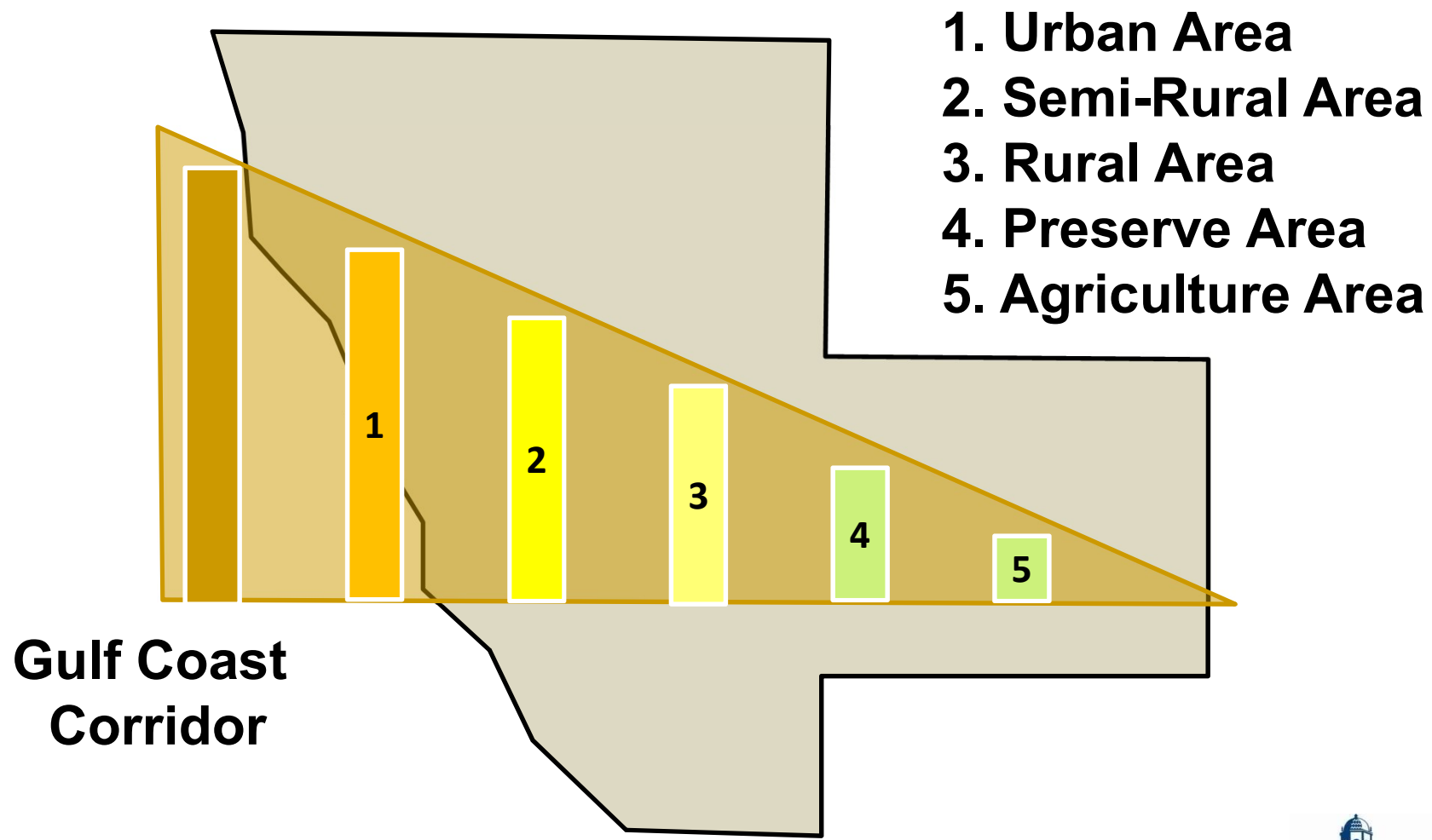
Adhered to the land use transect...

...by following the general direction of previous versions of the Comprehensive Plan...



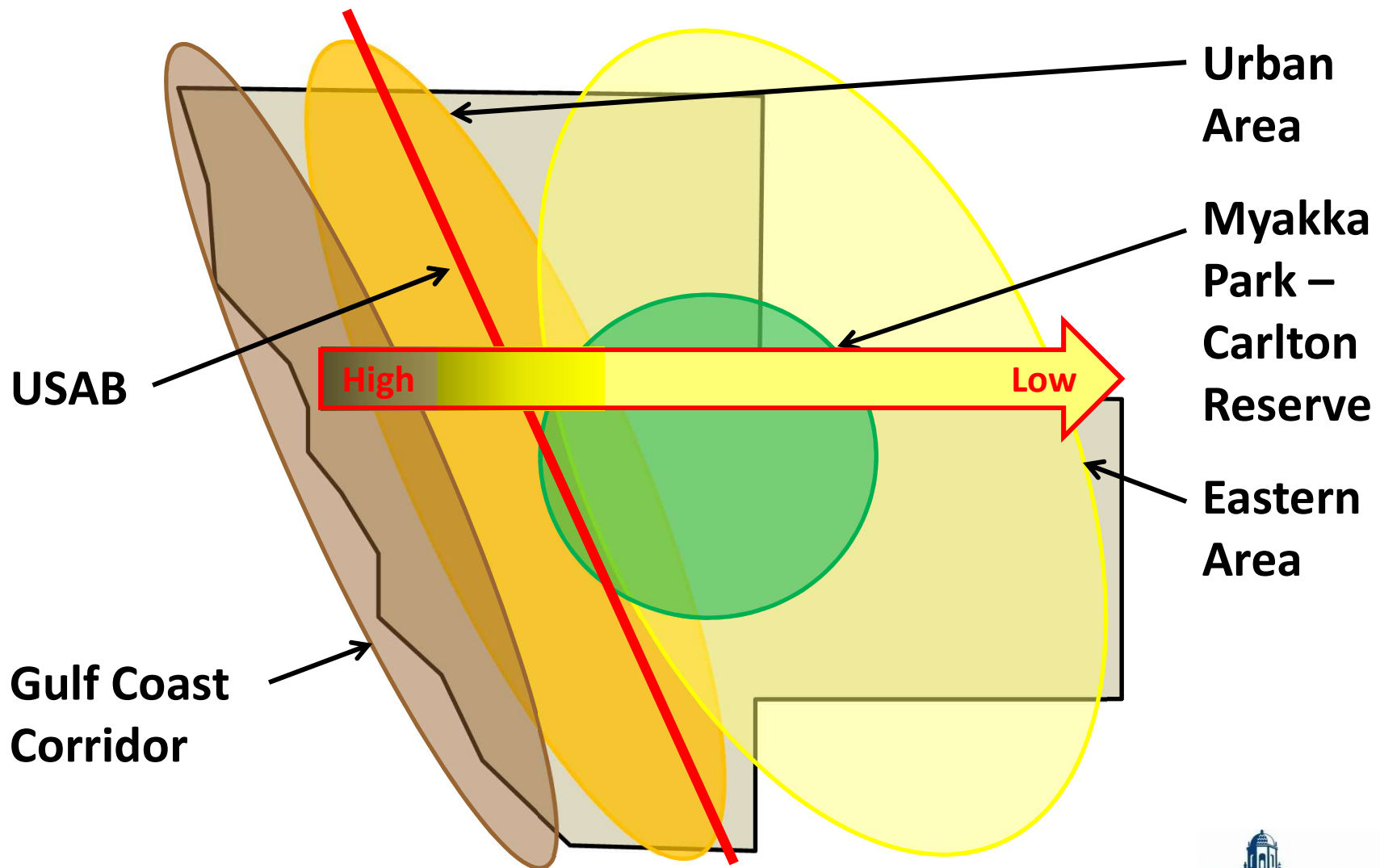
Sarasota 2050 Plan – Overview and Background

The land use intensity transect...



Sarasota 2050 Plan – Overview and Background

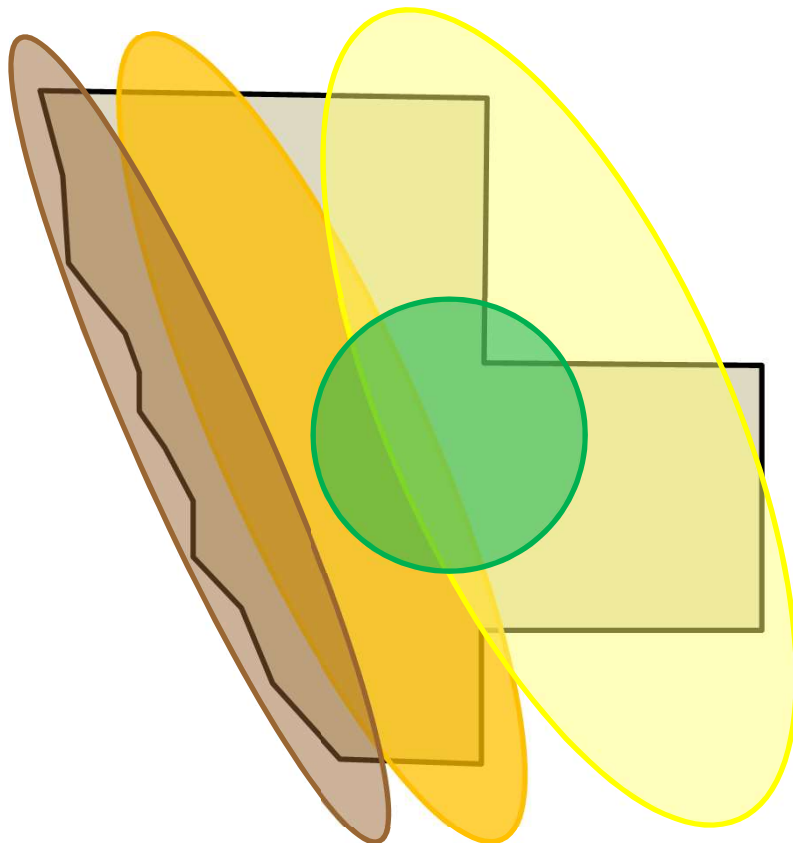
Conceptually represented here...



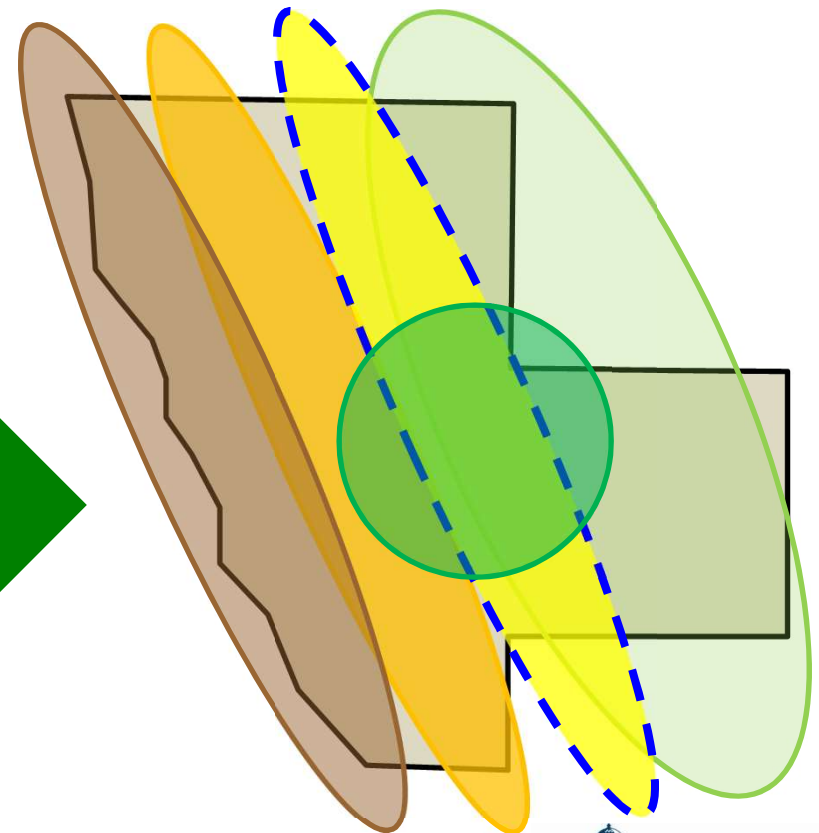
Sarasota 2050 Plan – Overview and Background

Could the County introduce a new land use transect east of I-75?

1996 Plan

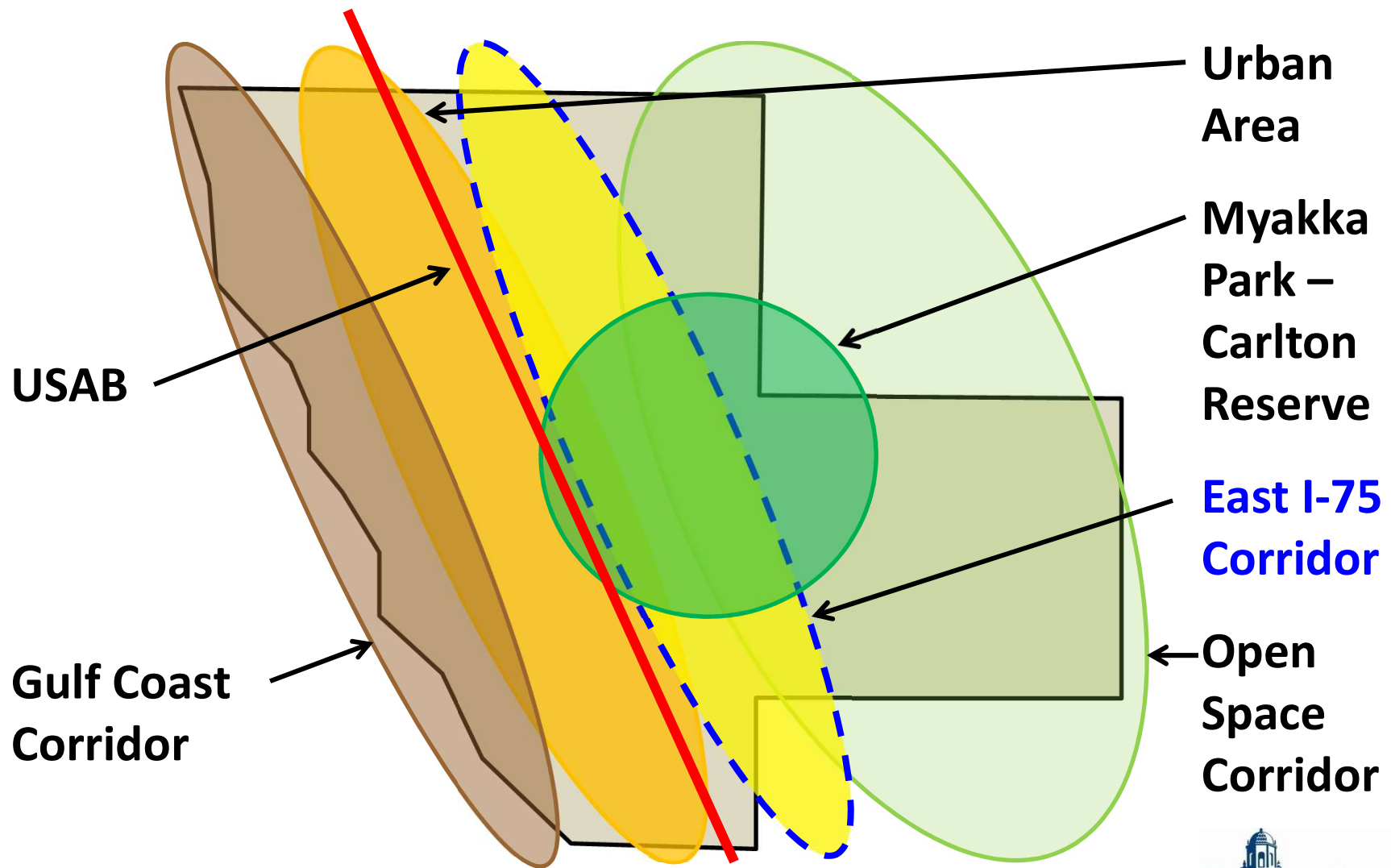


East I-75 Urban Corridor



Sarasota 2050 Plan – Overview and Background

Can this concept meet growth demand?



Sarasota 2050 Plan – Overview and Background

Can this concept assist with...

...implementing the ‘Directions for the Future’ goals?

- Strengthening of existing communities;
- Varied land uses with diverse ages/incomes/family size;
- Preserved environmental systems (avoid floodplains);
- Avoiding urban sprawl;
- Reduced automobile trips;
- Efficiency of infrastructure with central utilities;
- Conservation of water and energy;
- Allocation of development costs appropriately;
- Rural character/agricultural preservation;
- Balancing jobs with housing.

Sarasota 2050 Plan – Overview and Background

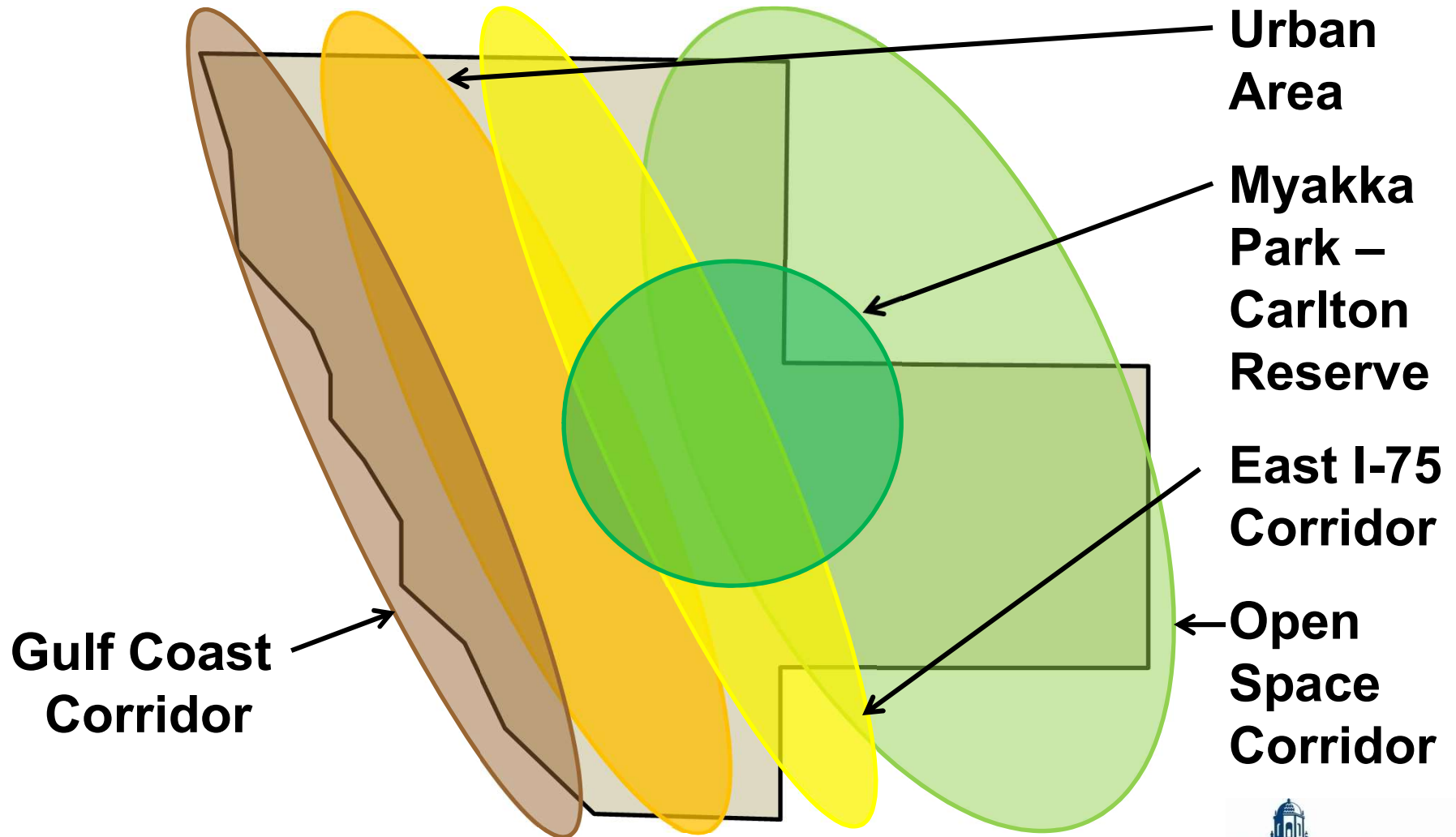
How does this concept translate into a vision for Sarasota County?

The concept was mapped and analyzed to determine if it would help address the projected growth while maintaining or improving the environmental character that existed east of the USAB:

1. What is the housing capacity potential for this concept?
2. What other goals would this concept assist with implementing?

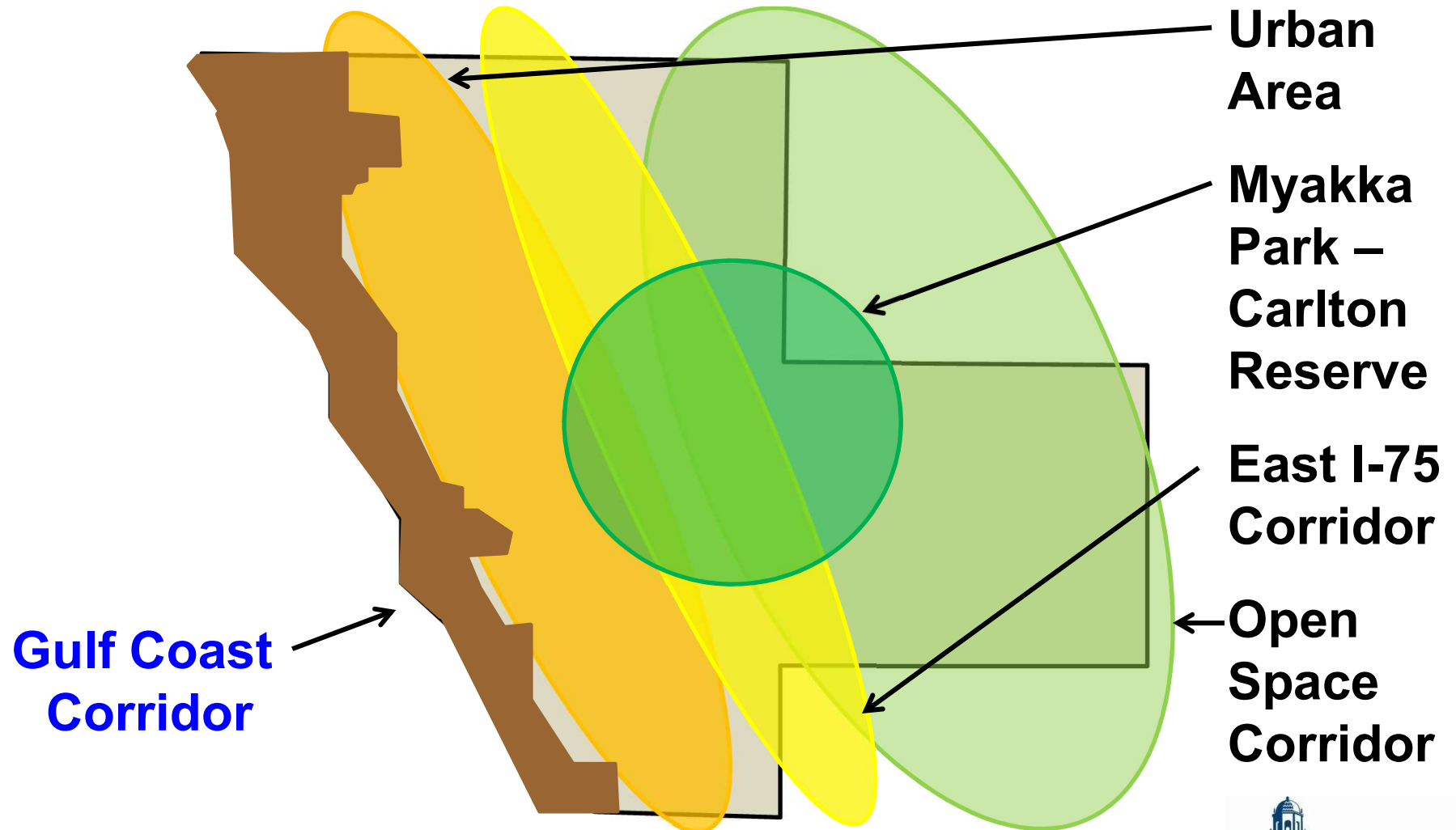
Sarasota 2050 Plan – Overview and Background

Applying East I-75 Corridor concept...



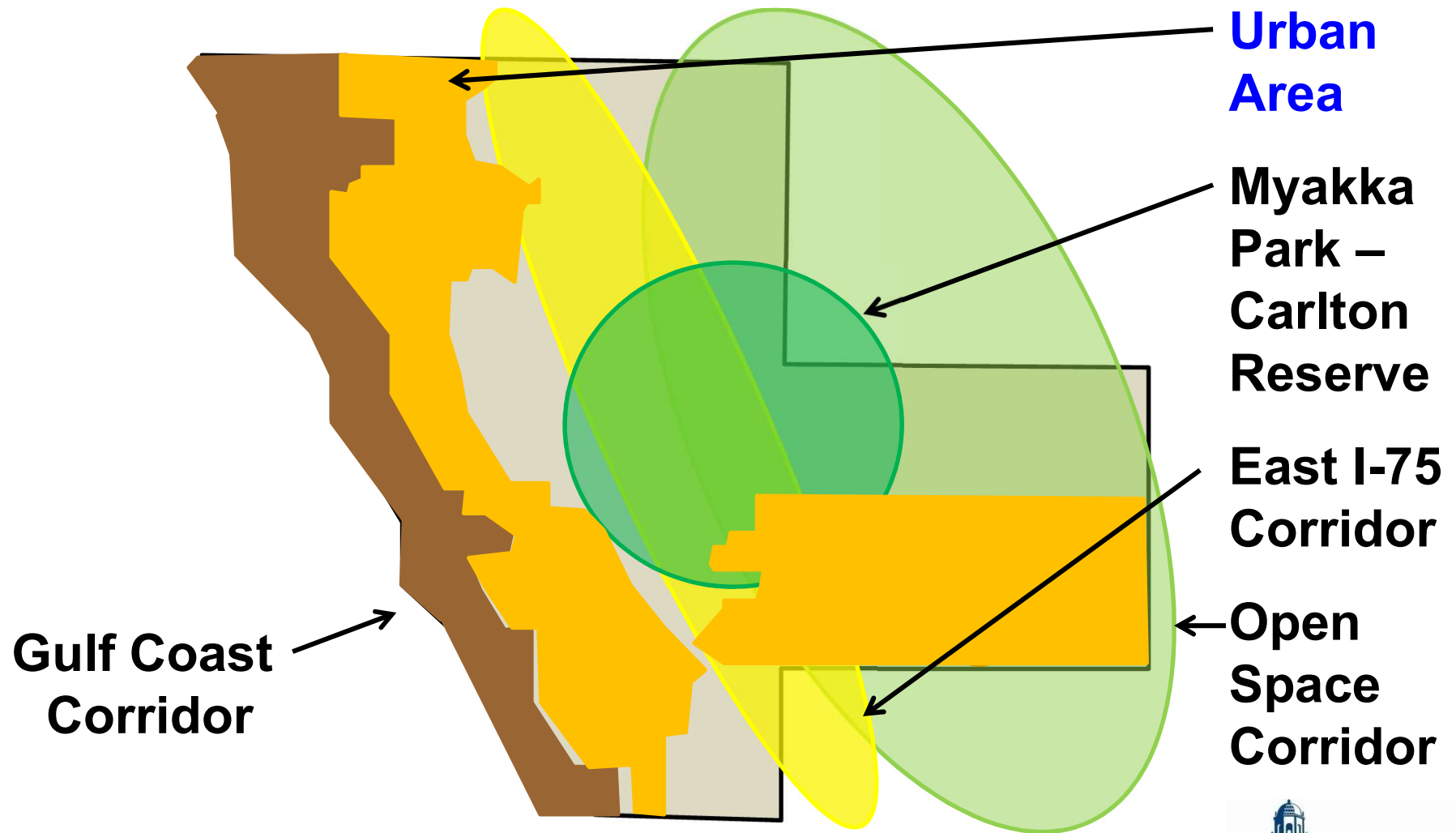
Sarasota 2050 Plan – Overview and Background

To the Gulf Coast...



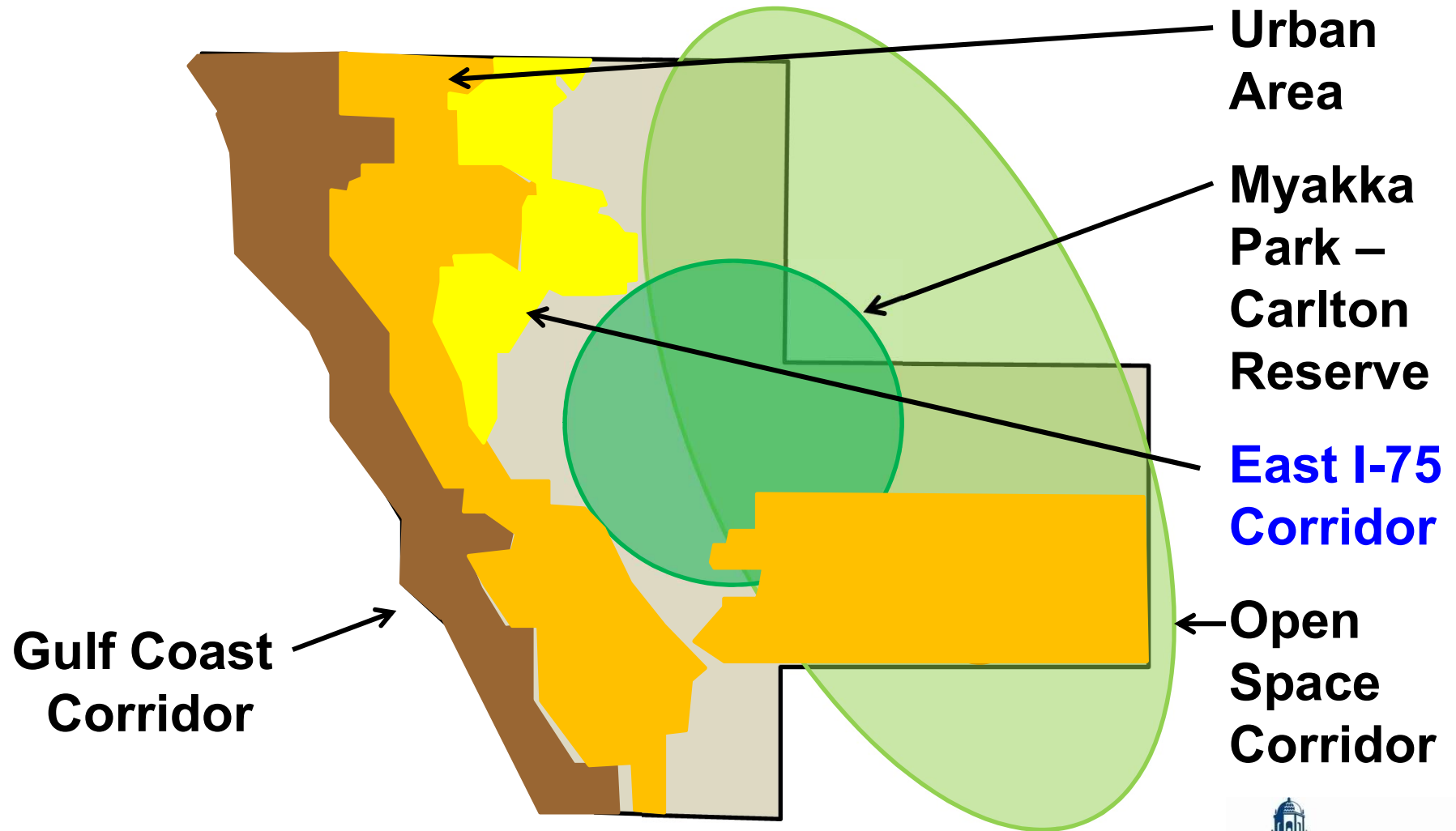
Sarasota 2050 Plan – Overview and Background

To the Urban Area...



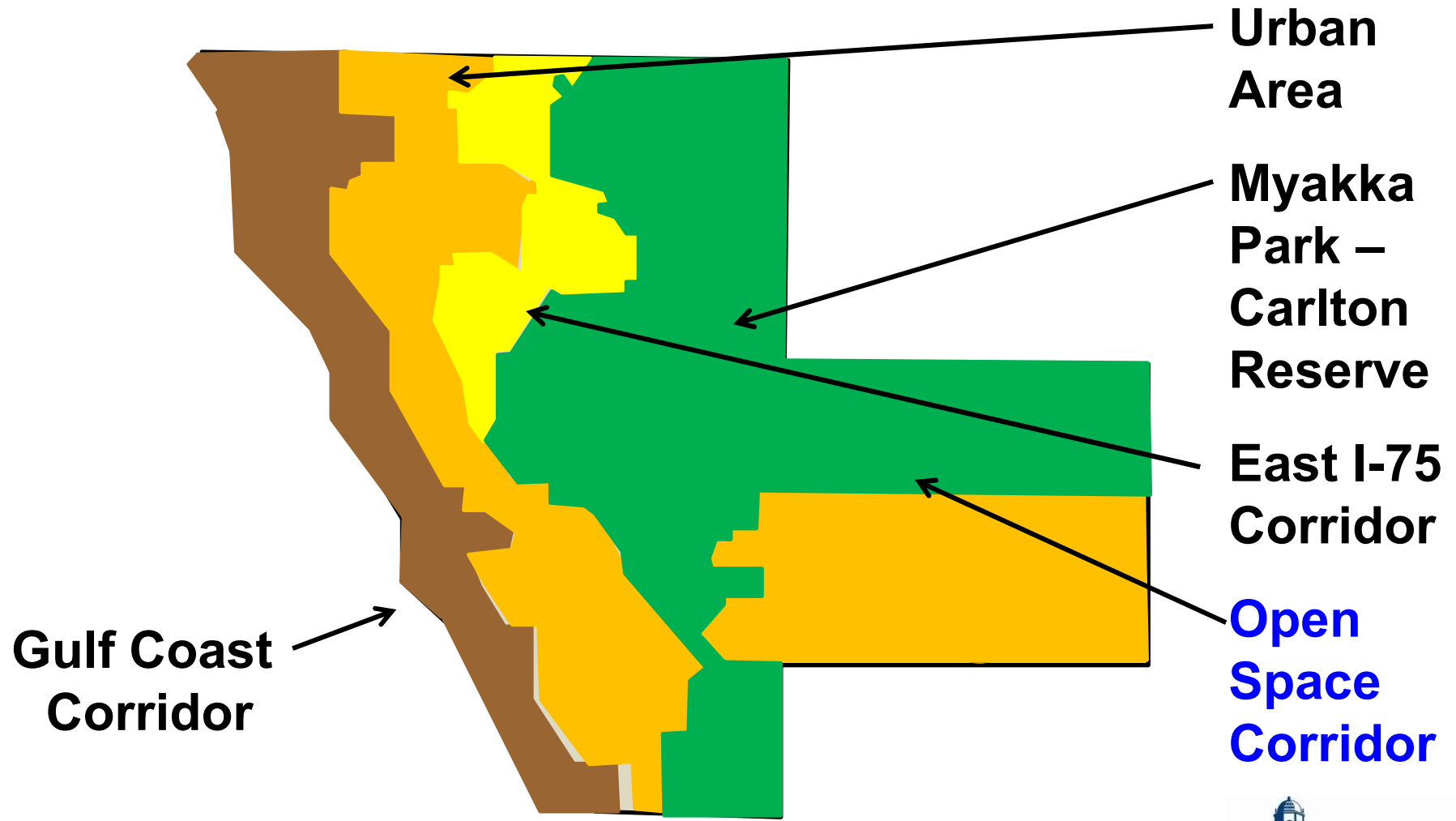
Sarasota 2050 Plan – Overview and Background

To the East I-75 Corridor...



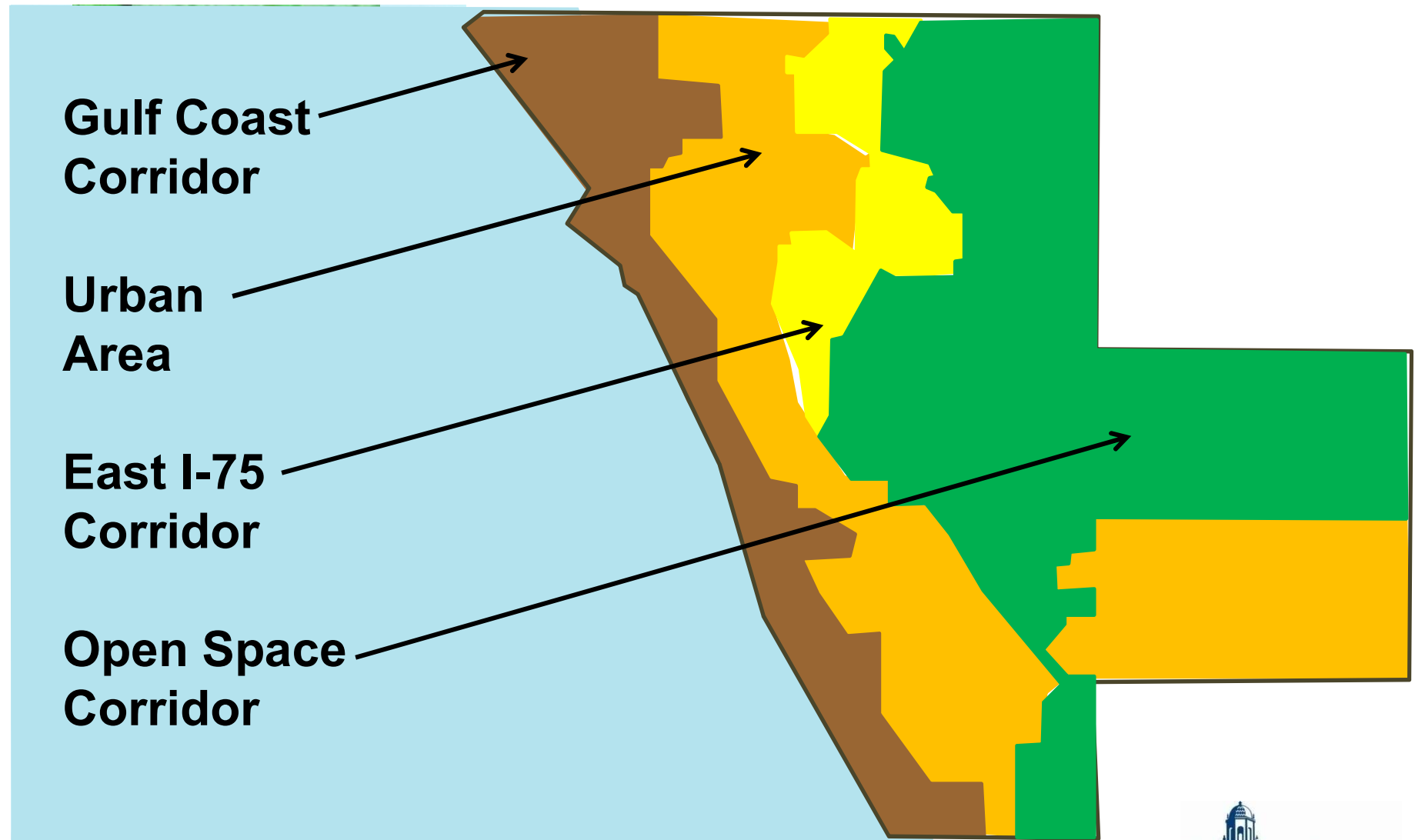
Sarasota 2050 Plan – Overview and Background

To the Open Space corridor...



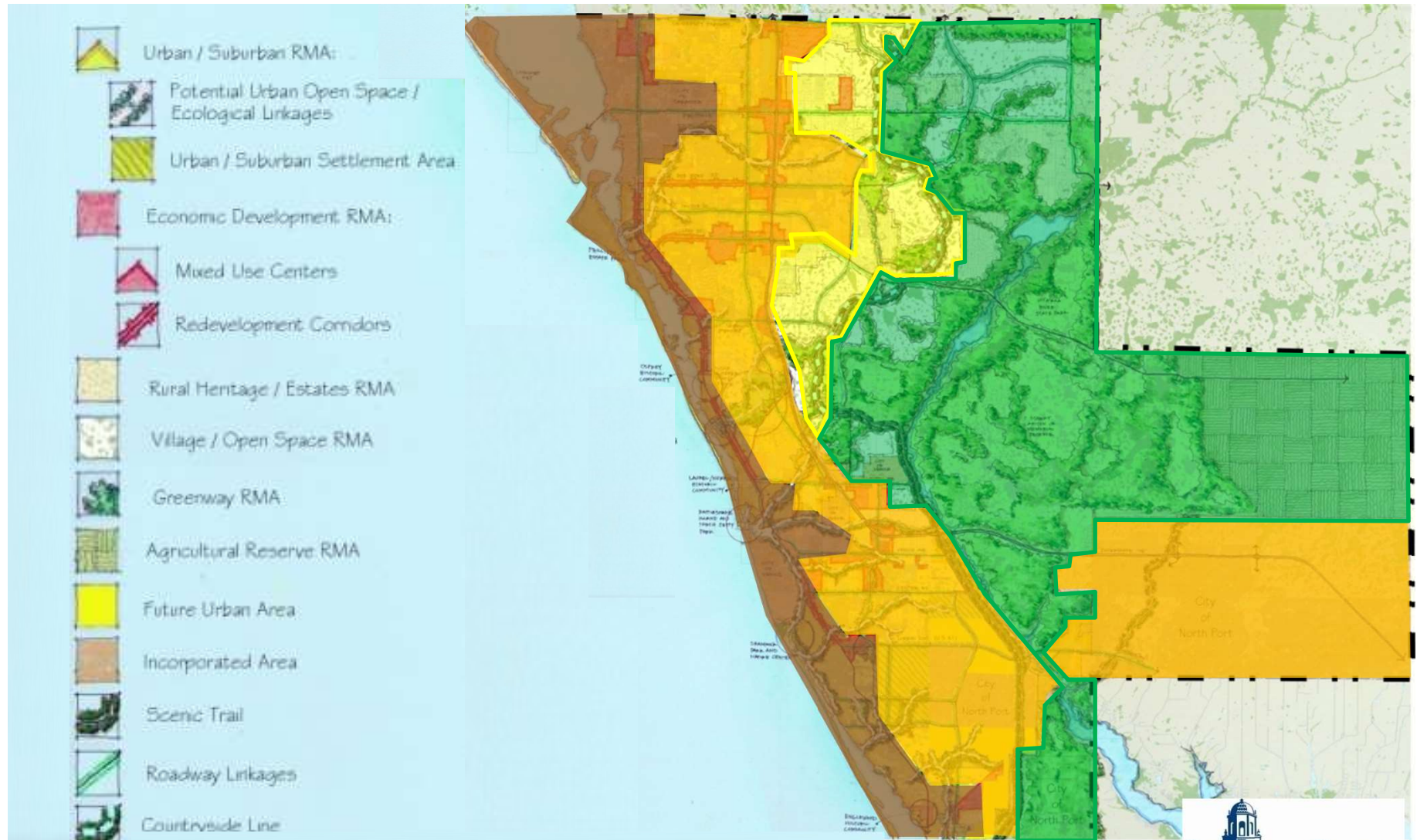
Sarasota 2050 Plan – Overview and Background

Provides a full view of the County...



Sarasota 2050 Plan – Overview and Background

Which leads to the development of...

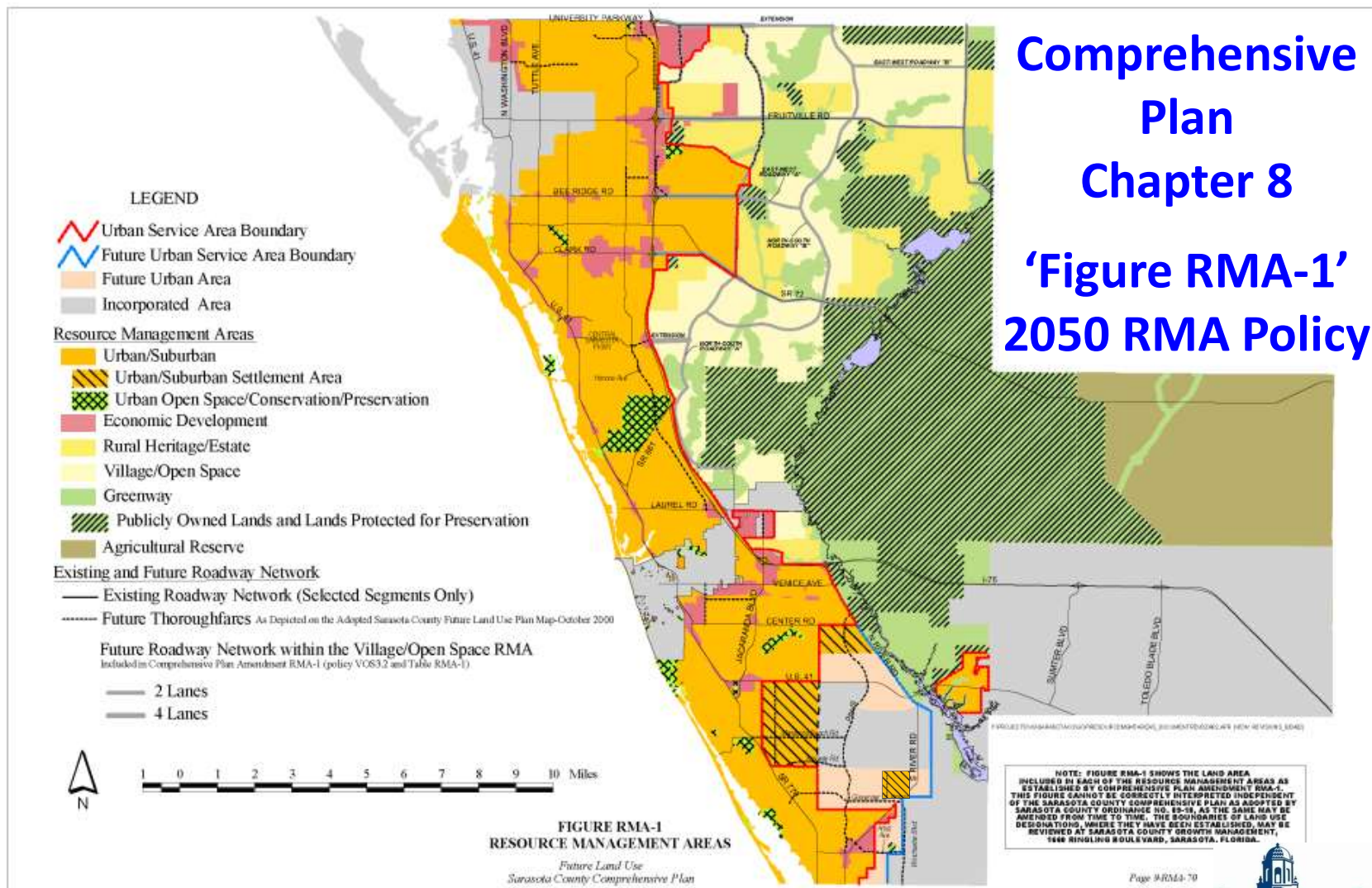


The vision for the 2050 Plan and...



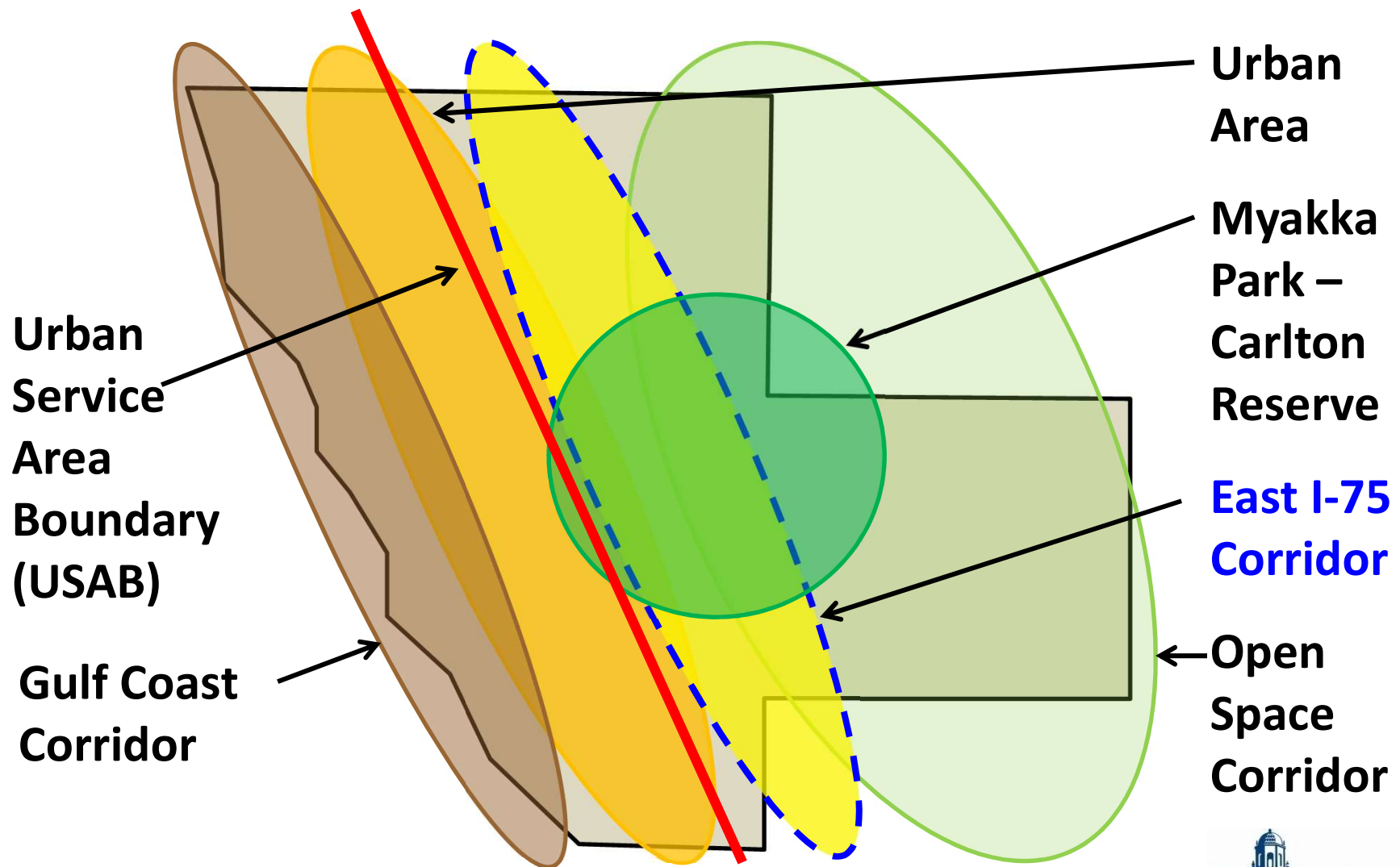
Sarasota 2050 Plan – Overview and Background

The Resource Management Area map...



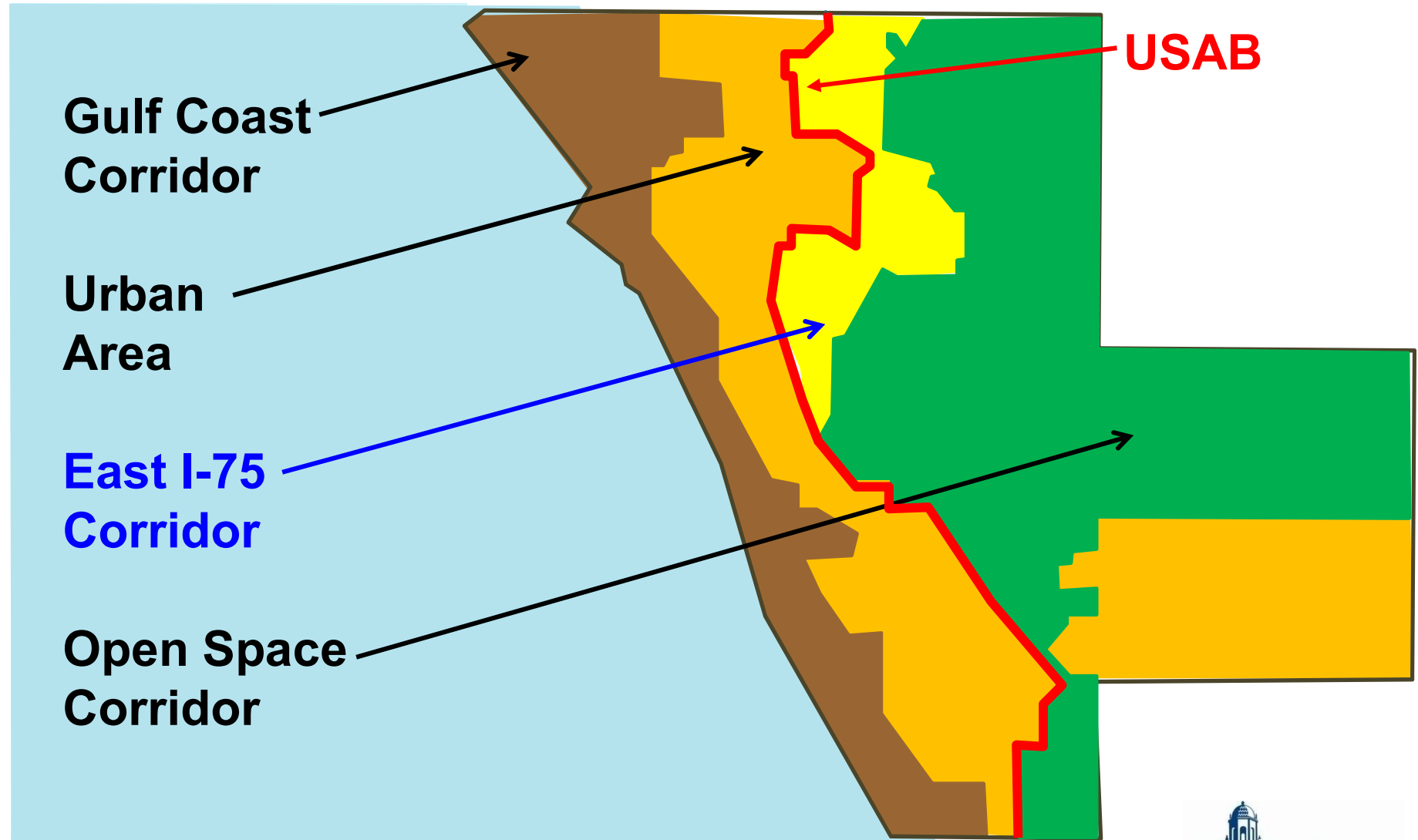
Sarasota 2050 Plan – Overview and Background

Focusing on the East I-75 Corridor...



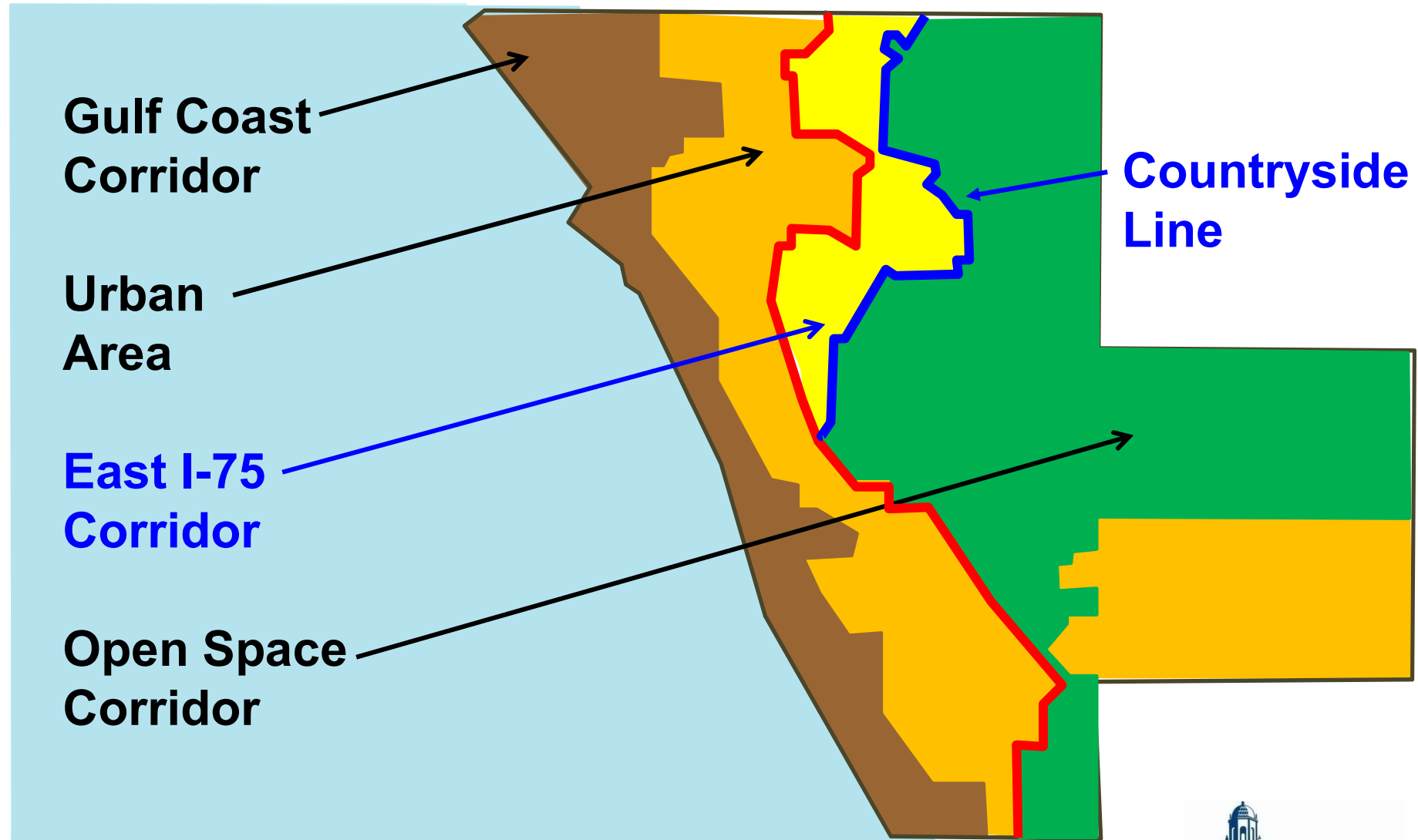
Sarasota 2050 Plan – Overview and Background

Defined by the USAB on the west...



Sarasota 2050 Plan – Overview and Background

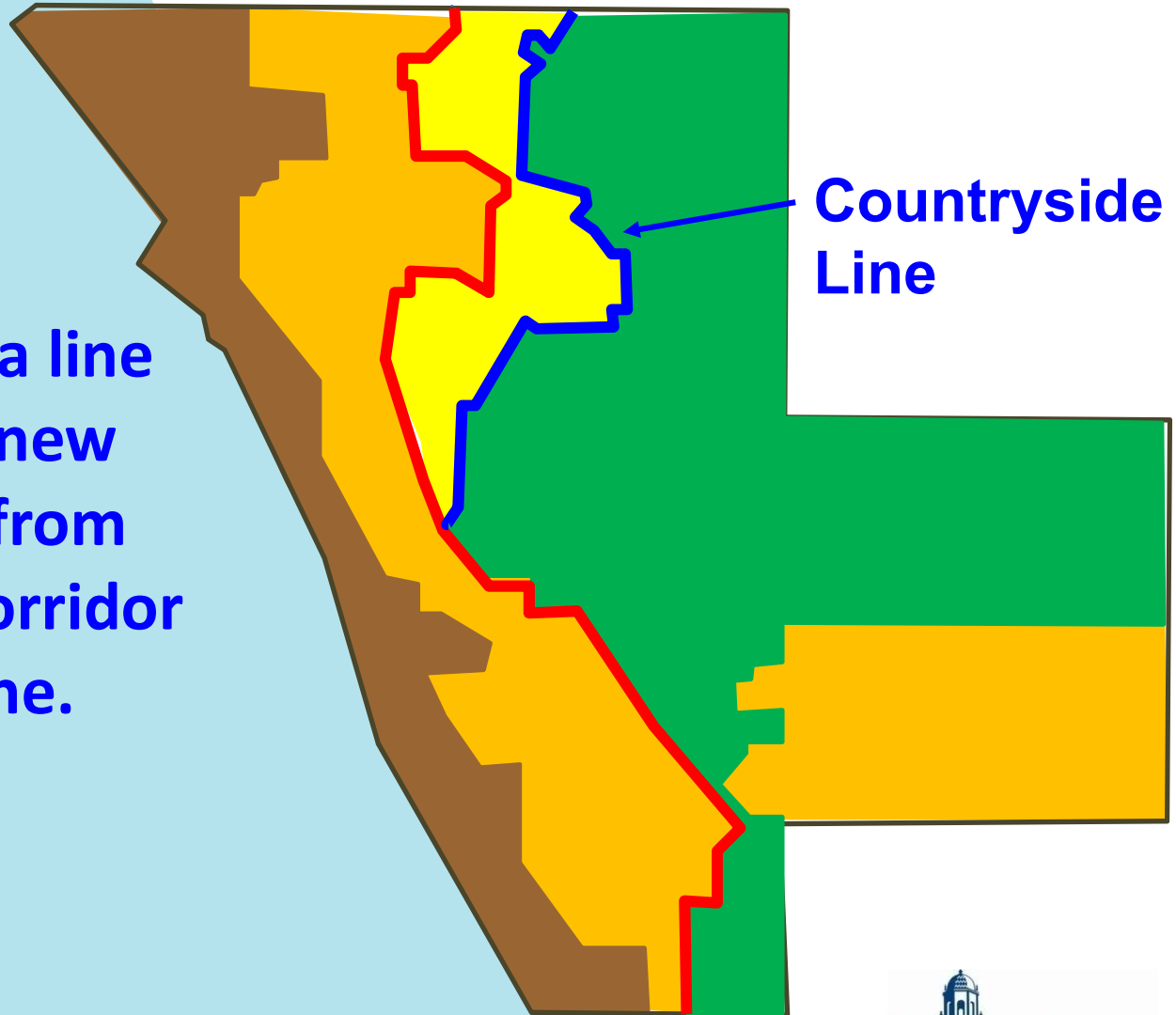
And the Countryside Line on the east...



Sarasota 2050 Plan – Overview and Background

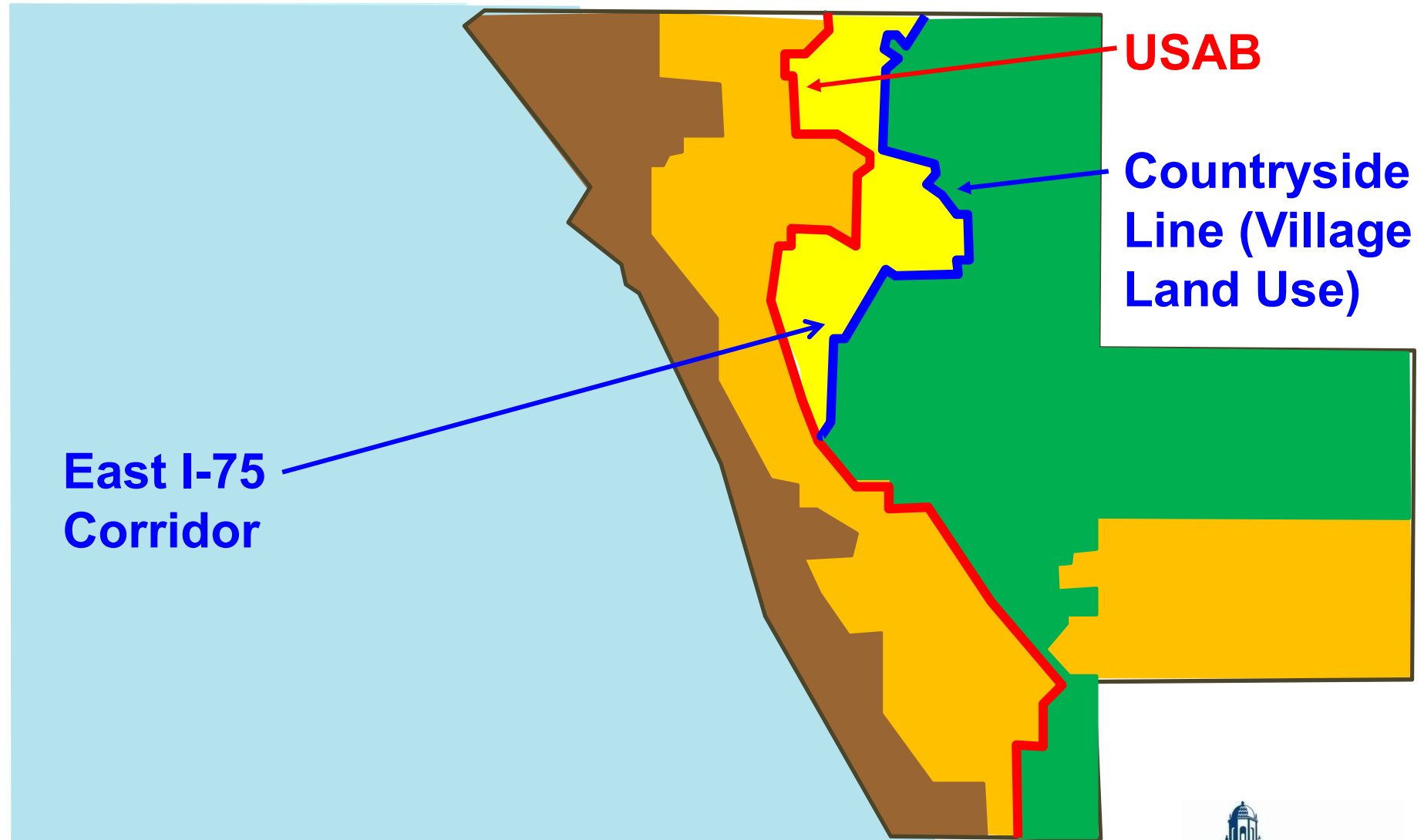
The Countryside Line was...

...established as a line separating the new urban corridor from the open space corridor east of that line.



Sarasota 2050 Plan – Overview and Background

These lines define the I-75 Corridor...



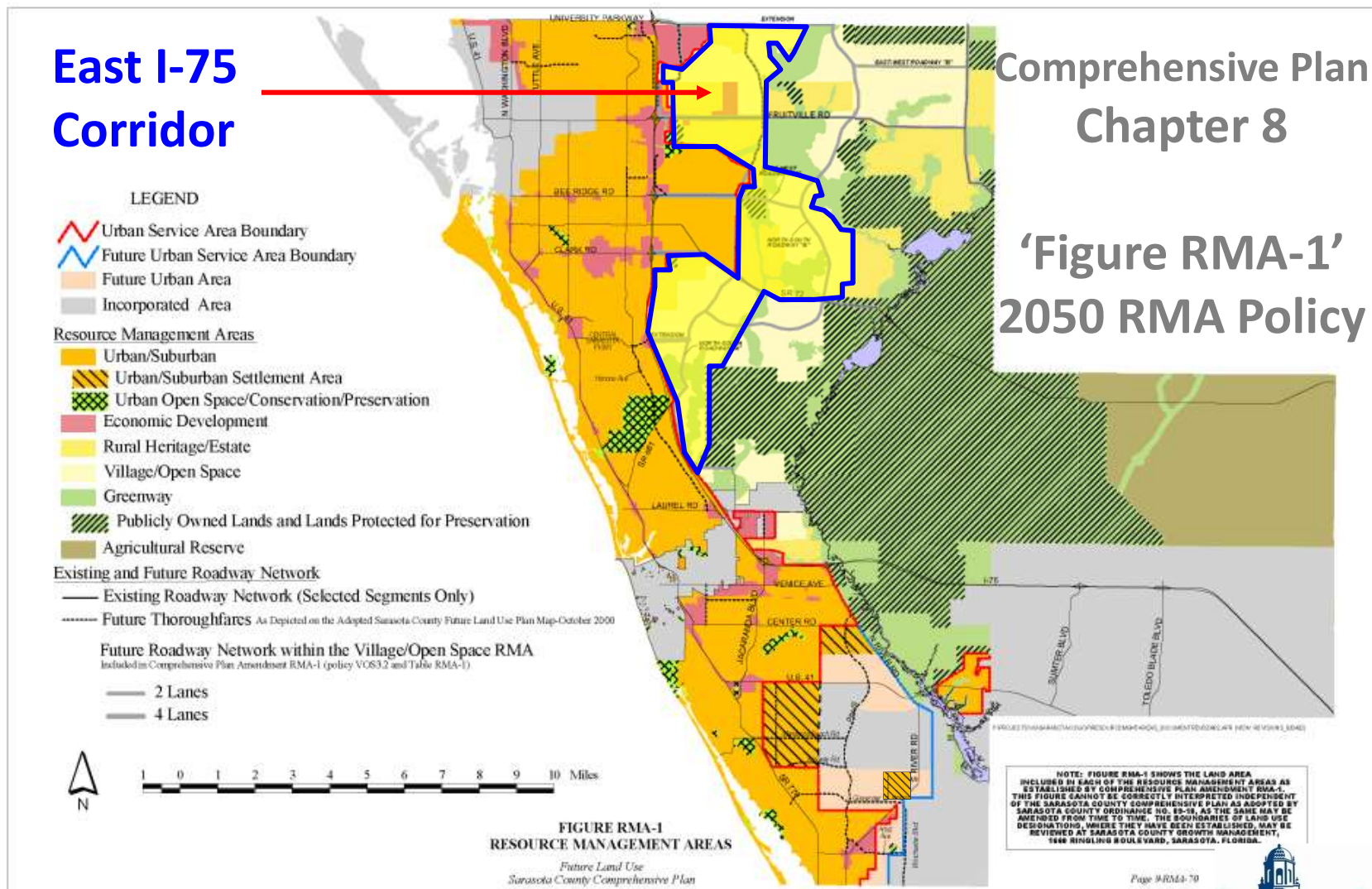
Sarasota 2050 Plan – Overview and Background

Depicted here on Figure RMA-1...

**East I-75
Corridor**

Comprehensive Plan
Chapter 8

‘Figure RMA-1’
2050 RMA Policy

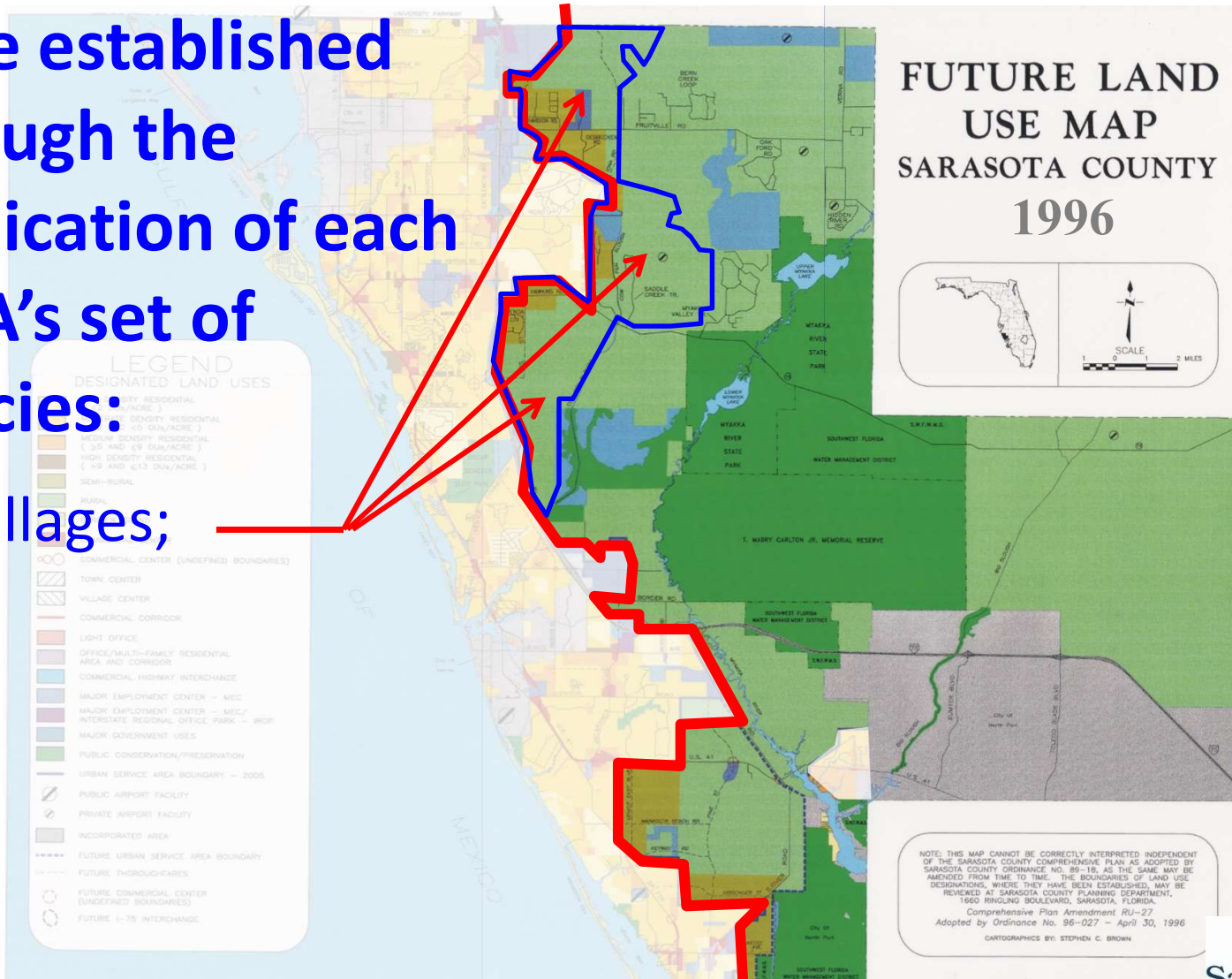


Sarasota 2050 Plan – Overview and Background

Residential forms east of the USAB...

...are established through the application of each RMA's set of policies:

➤ Villages;

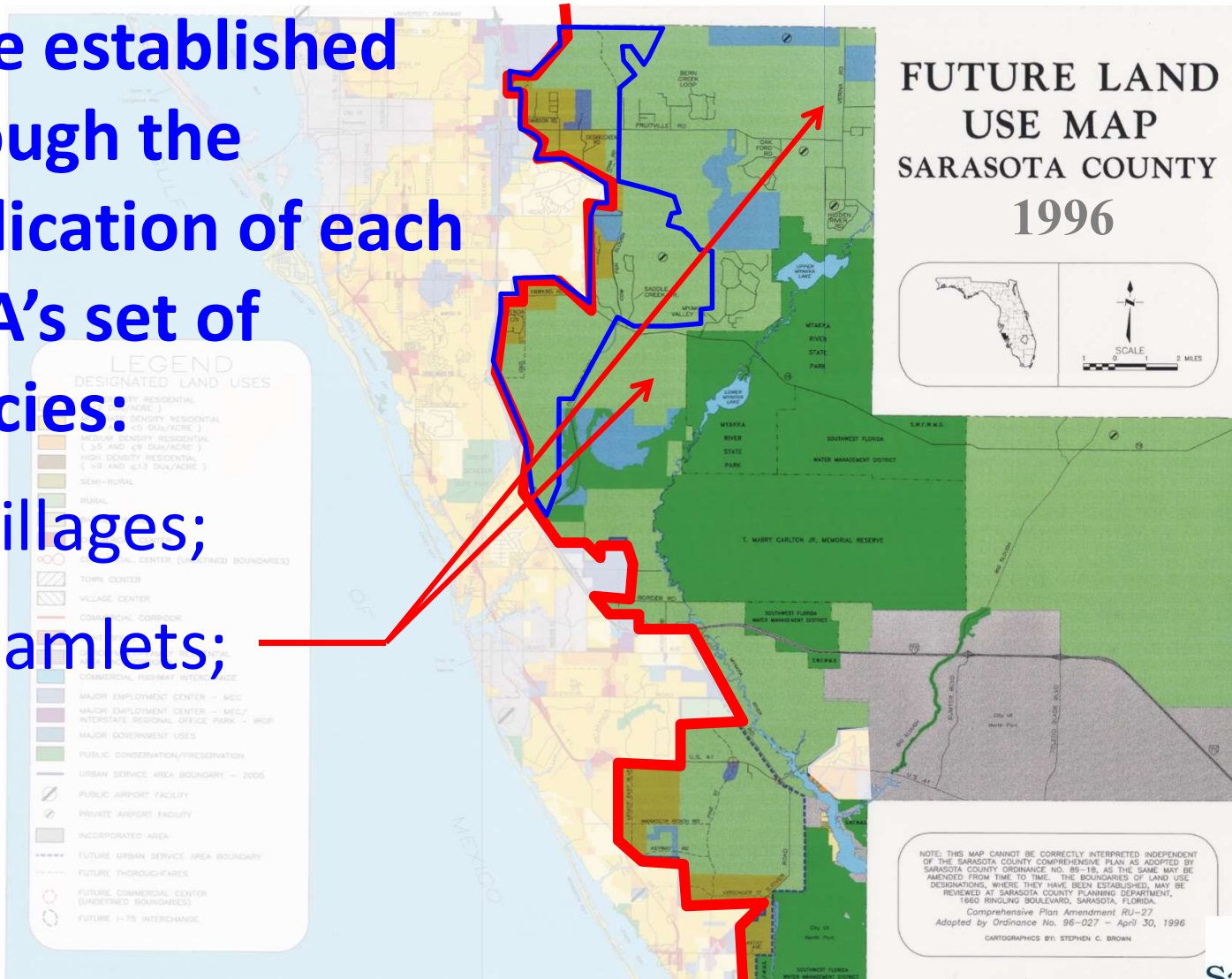


Sarasota 2050 Plan – Overview and Background

Residential forms east of the USAB...

...are established through the application of each RMA's set of policies:

- Villages;
- Hamlets;

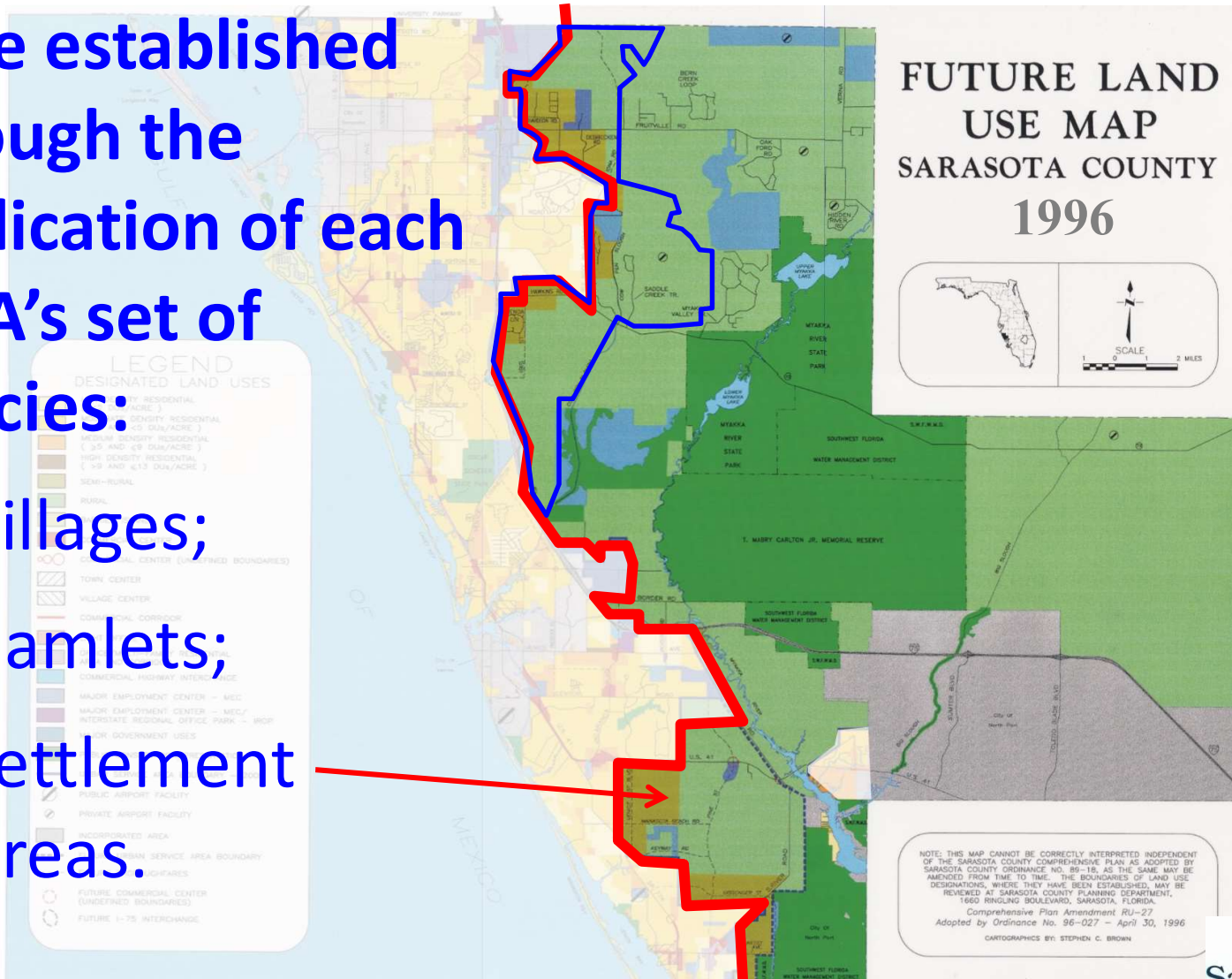


Sarasota 2050 Plan – Overview and Background

Residential forms east of the USAB...

...are established through the application of each RMA's set of policies:

- Villages;
- Hamlets;
- Settlement Areas.

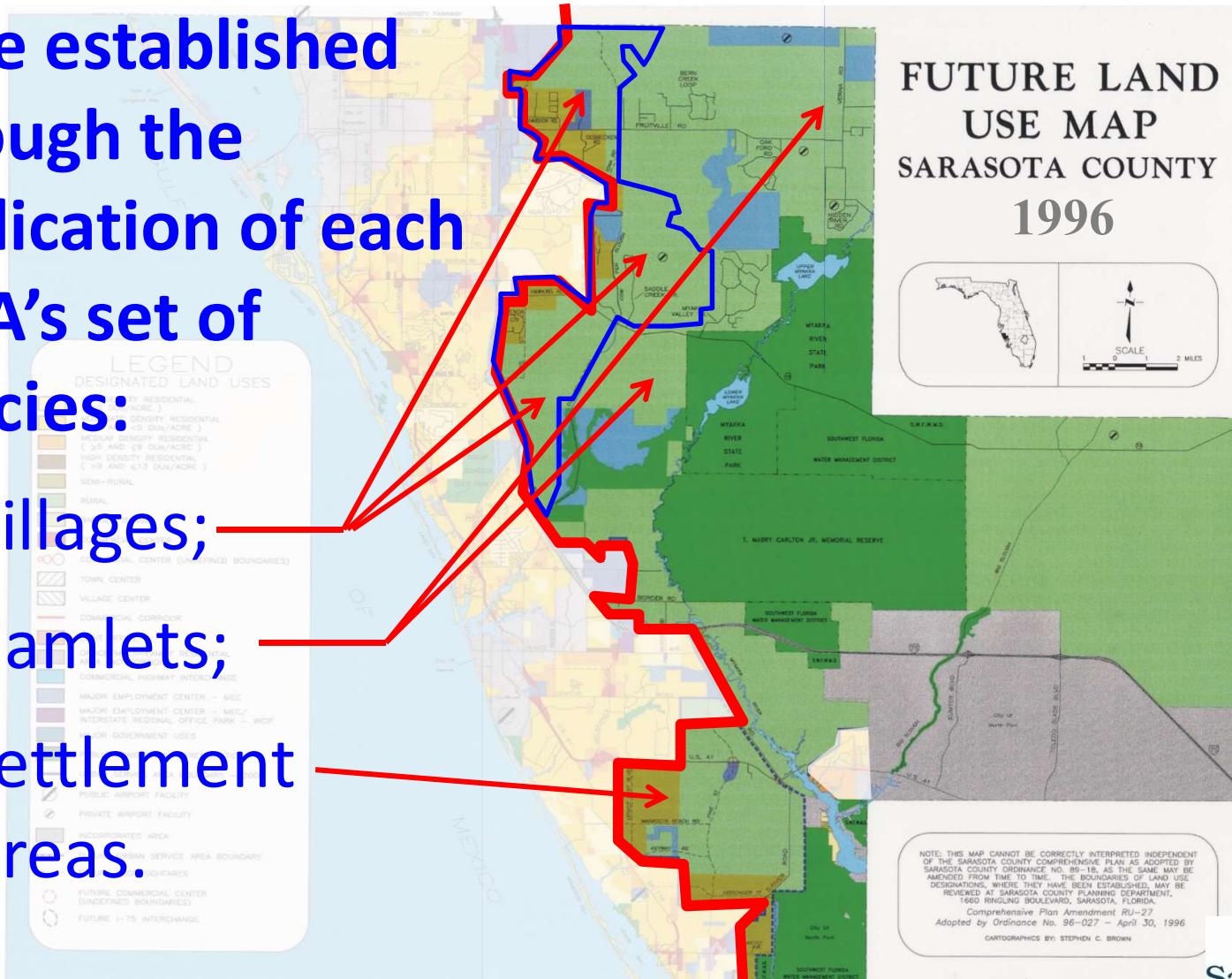


Sarasota 2050 Plan – Overview and Background

Residential forms east of the USAB...

...are established through the application of each RMA's set of policies:

- Villages;
- Hamlets;
- Settlement Areas.



Sarasota 2050 Plan – Overview and Background

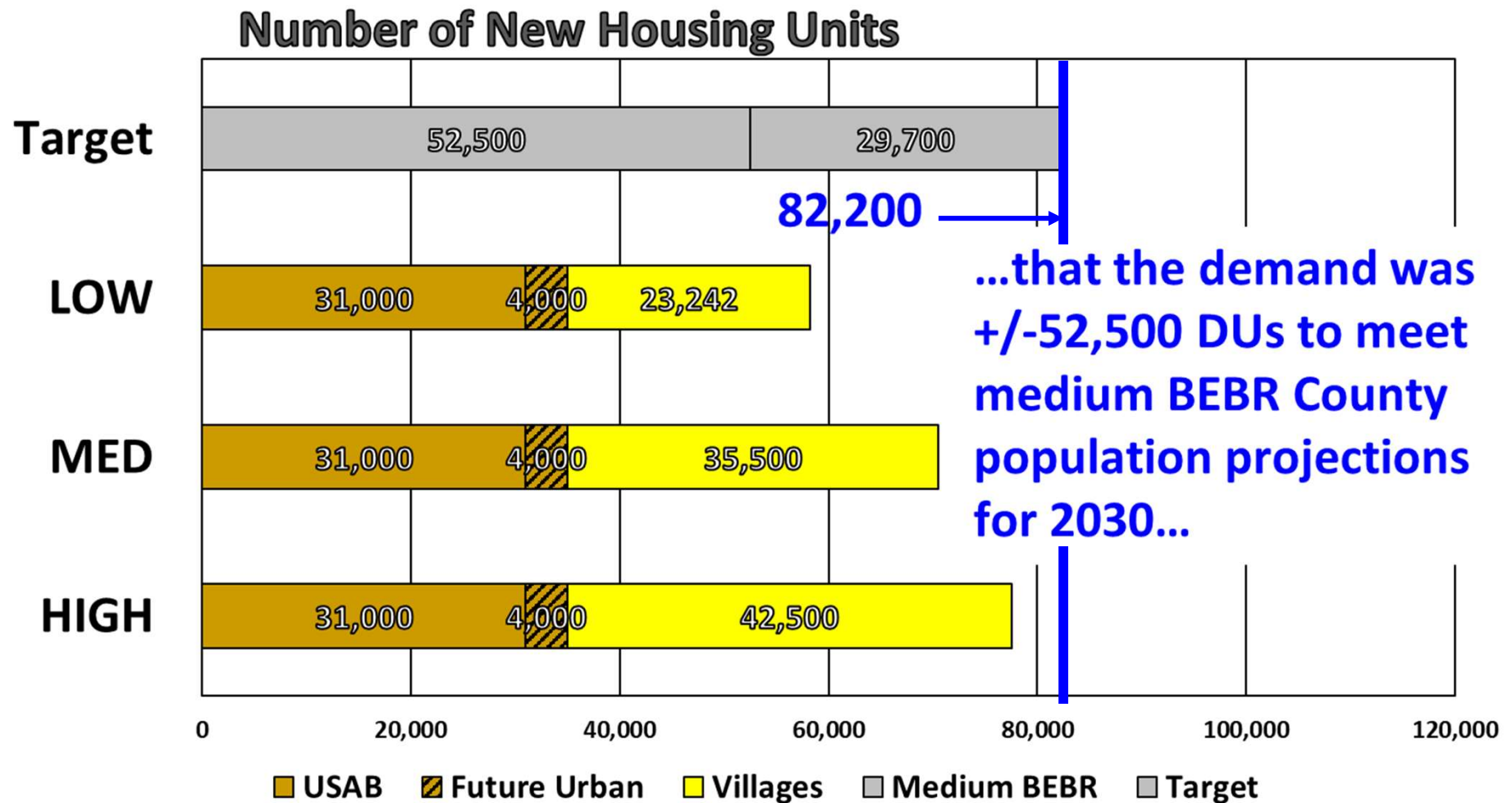
This East I-75 Corridor concept...


...was then analyzed with 3 Village density scenarios of projected growth from low to high:

1. Could the housing capacity west of the USAB be increased?
2. Could the housing capacity within the “Future Urban Service Area” be increased?
3. How do the above variables change the overall picture for each of the 3 housing capacity scenarios?

Sarasota 2050 Plan – Overview and Background

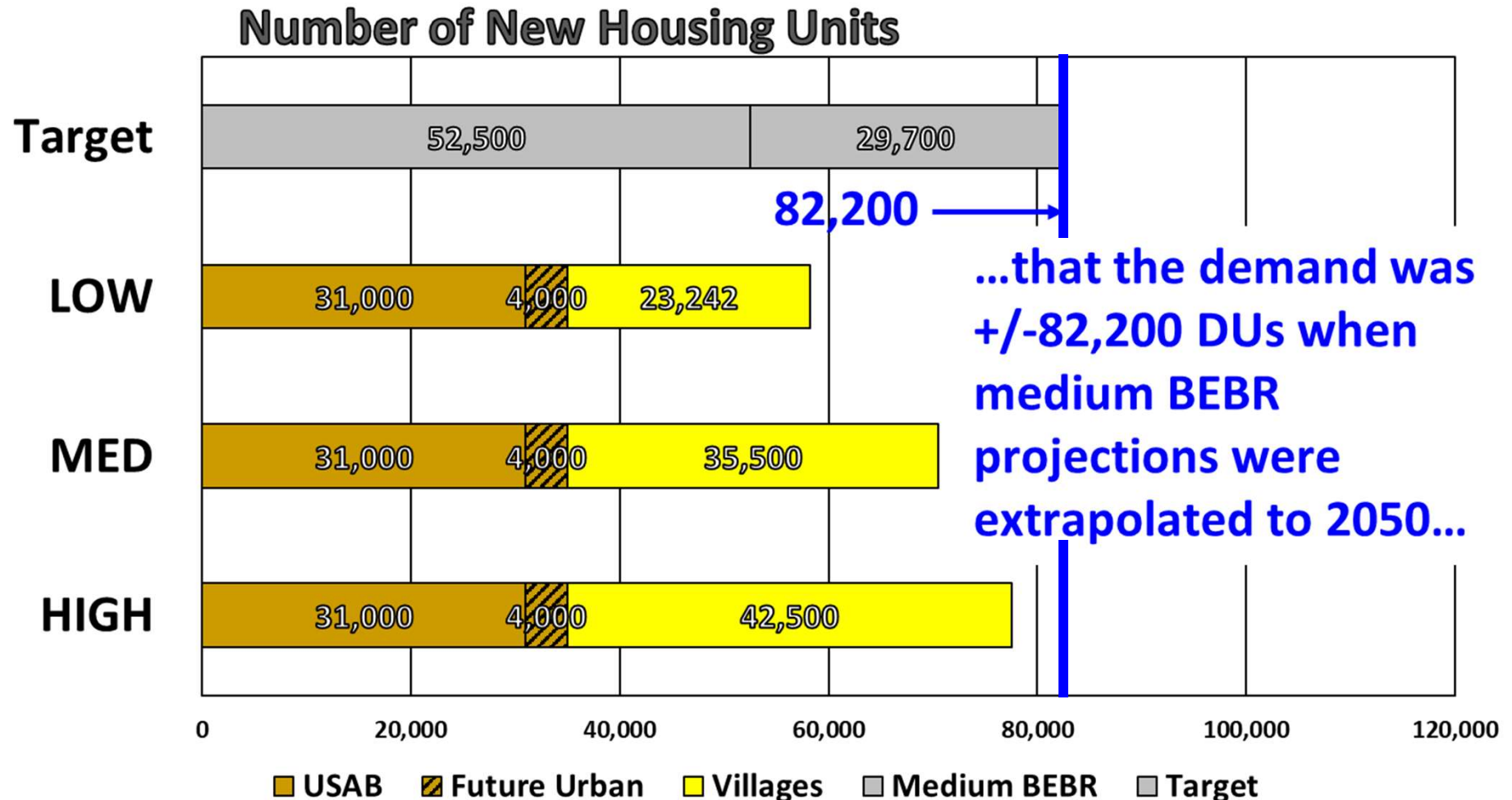
Housing capacity analysis indicated...



 = Possible 2050 Plan scenarios west of Countryside Line

Sarasota 2050 Plan – Overview and Background

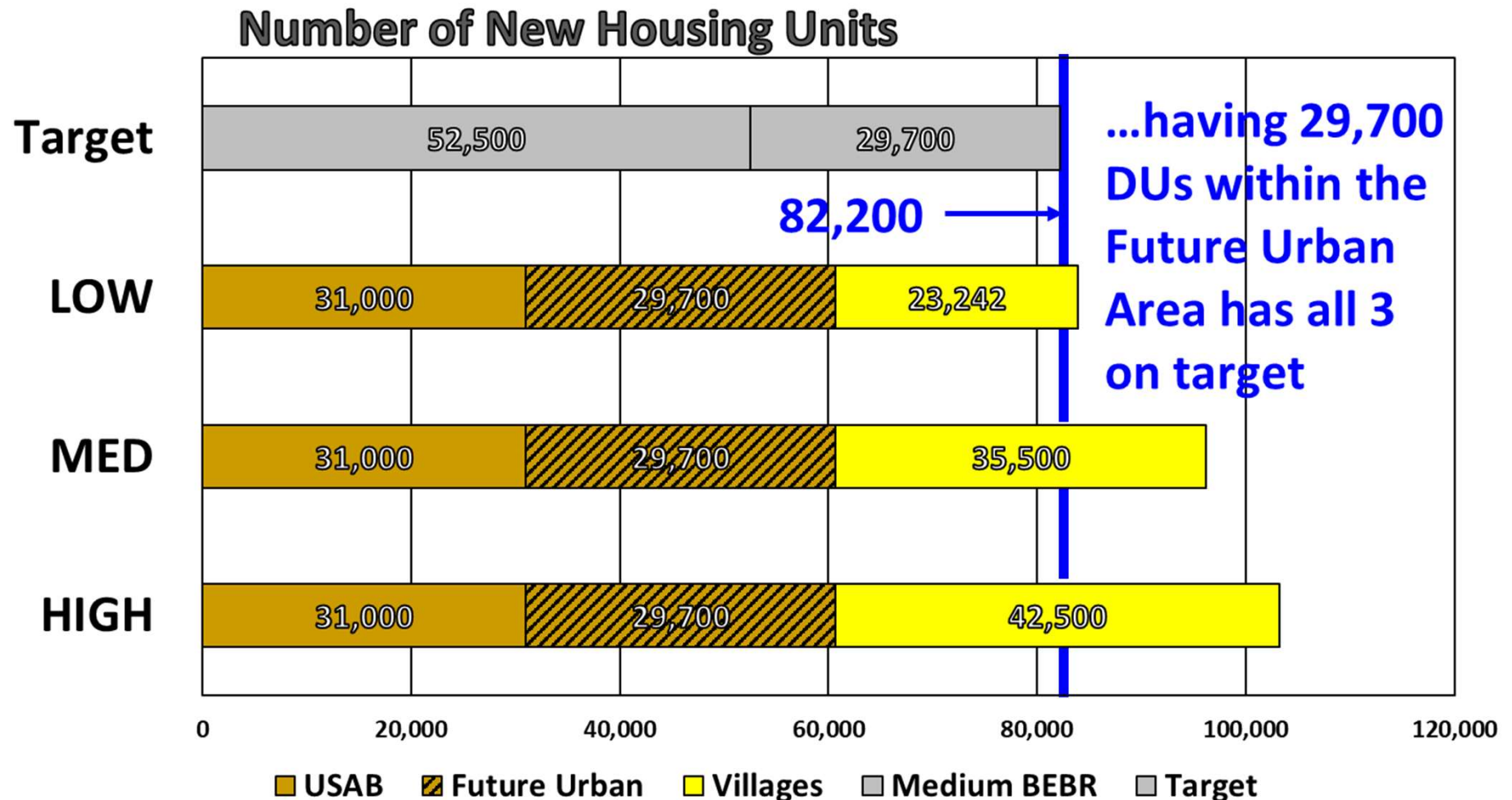
The analysis also indicated...



 = Possible 2050 Plan scenarios west of Countryside Line

Sarasota 2050 Plan – Overview and Background

Further analysis indicates...



 = Possible 2050 Plan scenarios west of Countryside Line

Sarasota 2050 Plan – Overview and Background

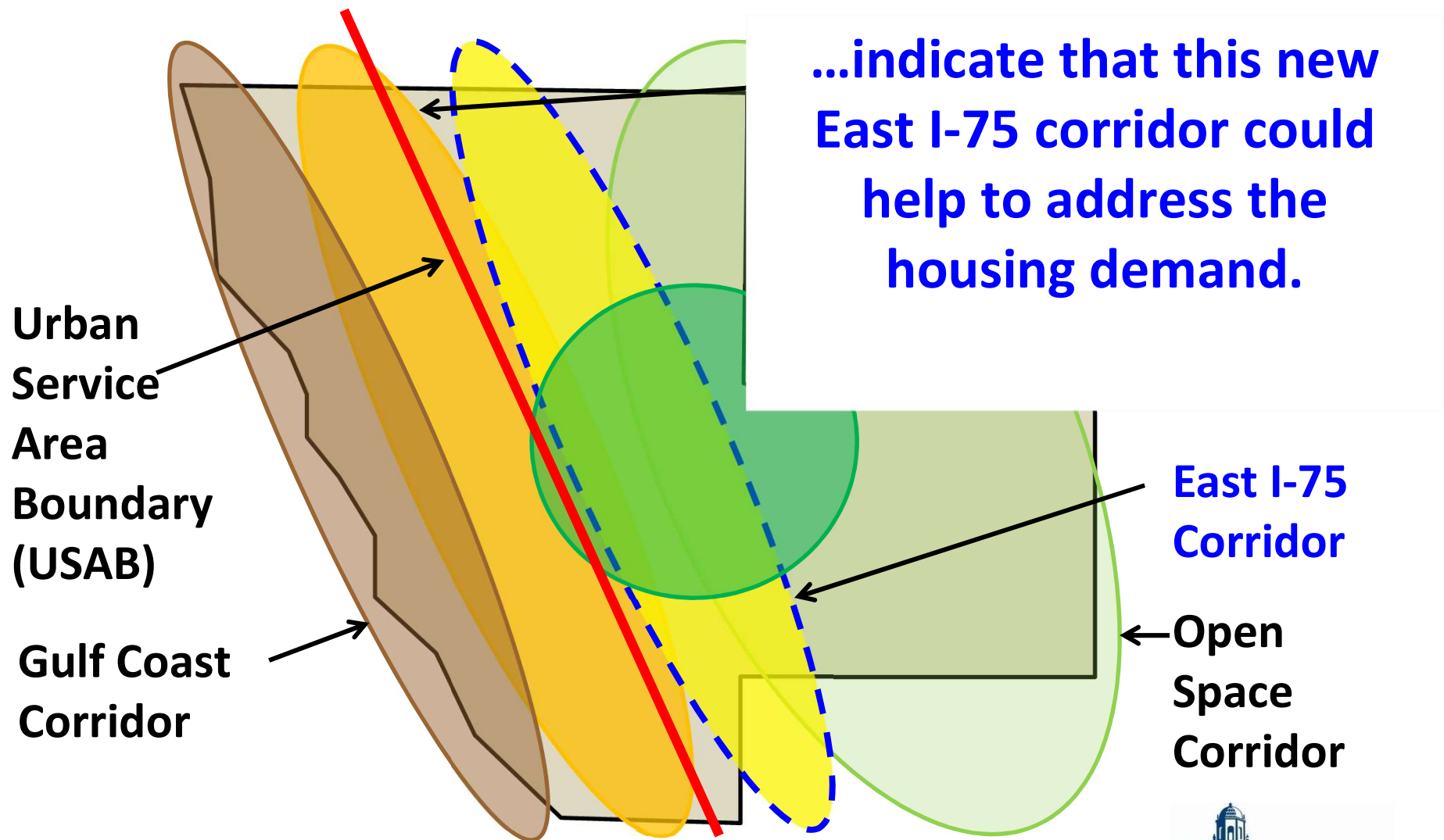
So this East I-75 Corridor concept...

...was capable of working for all 3 of the 2050 Plan scenarios if adjustments could also be made to the other housing capacity source areas:

1. The housing capacity west of the USAB might be able to be increased 30%;
2. The housing capacity within the “Future Urban Service Area” might be increased to 19,000 DUs based on the area's acreage (capped at 4,000);
3. Alternative combinations of above adjustments.

Sarasota 2050 Plan – Overview and Background

Therefore housing capacity scenarios...

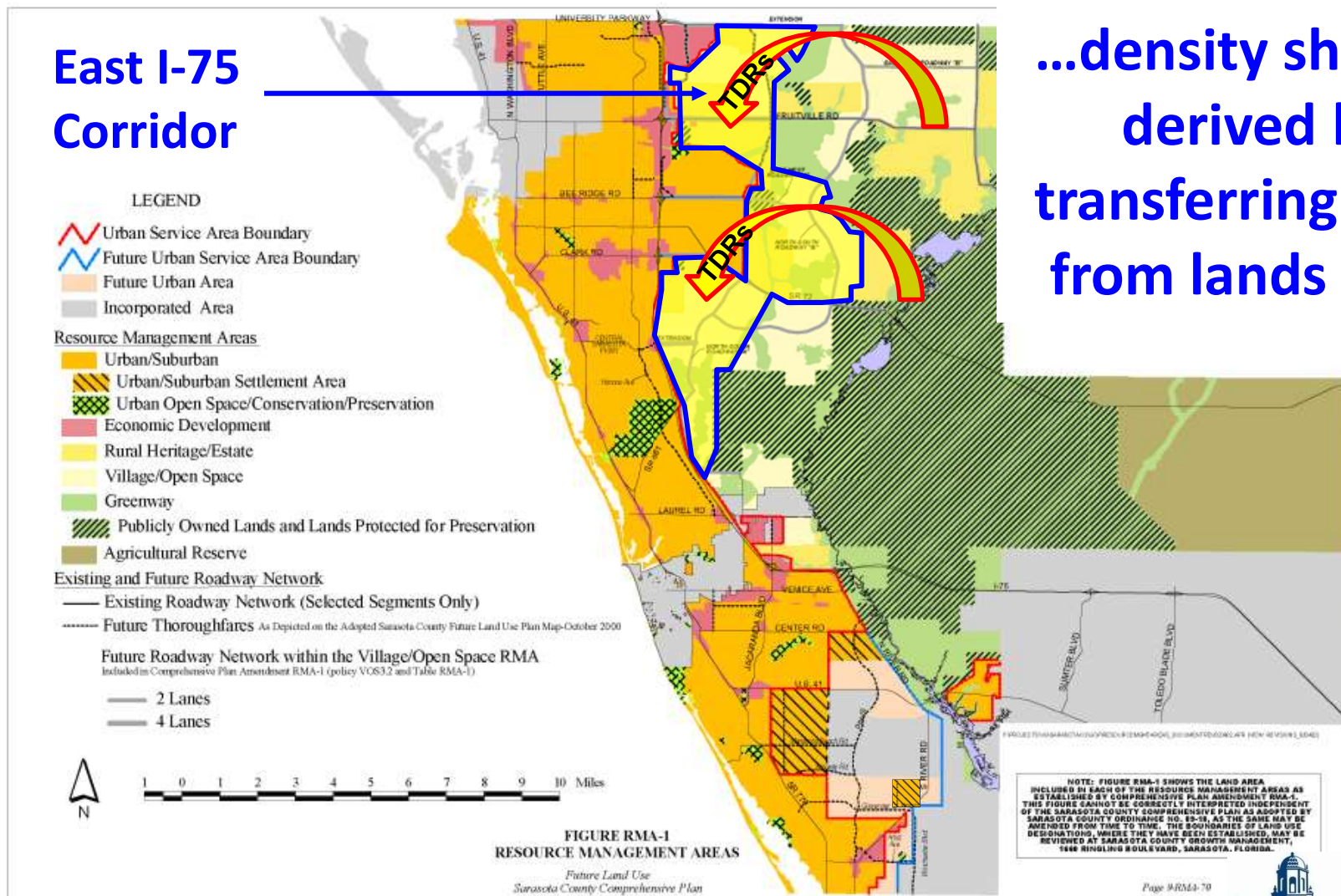


Sarasota 2050 Plan – Overview and Background

Density rights shifted for Open Space...

East I-75
Corridor

...density shall be
derived by
transferring units
from lands east.



Sarasota 2050 Plan – Overview and Background

It is also important to recognize...

...that the 2050 Plan was established as an optional form of development being made available:

- It relies on voluntary implementation through the incentives built into regulations.
- If not pursuing a 2050 Plan, to increase density east of the USAB, an alternative for a land owner is to apply for a Conservation Subdivision overlay.

Sarasota 2050 Plan – Overview and Background

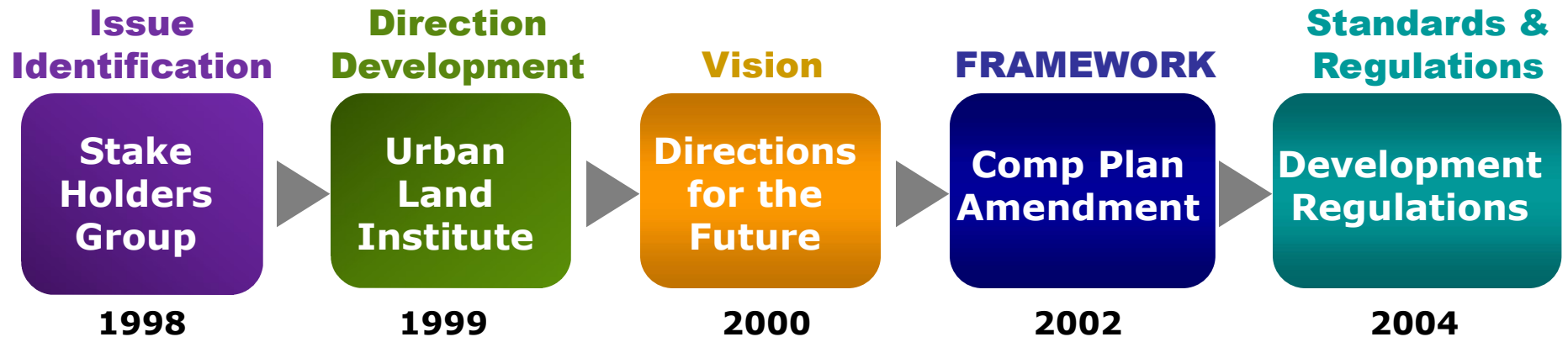
How did the new concept come about?

Resulted from an extensive public process:

- In the mid 1990's a comprehensive public discussion began on how to deal with the community's growth rate and anticipated residential expansion.
- Essential to the discussion as the limits on residential development were becoming acute due to the USAB and development pressure was increasing on those eastern lands.
- The following slides summarize that public process.

Sarasota 2050 Plan – Overview and Background

From inception to regulation...



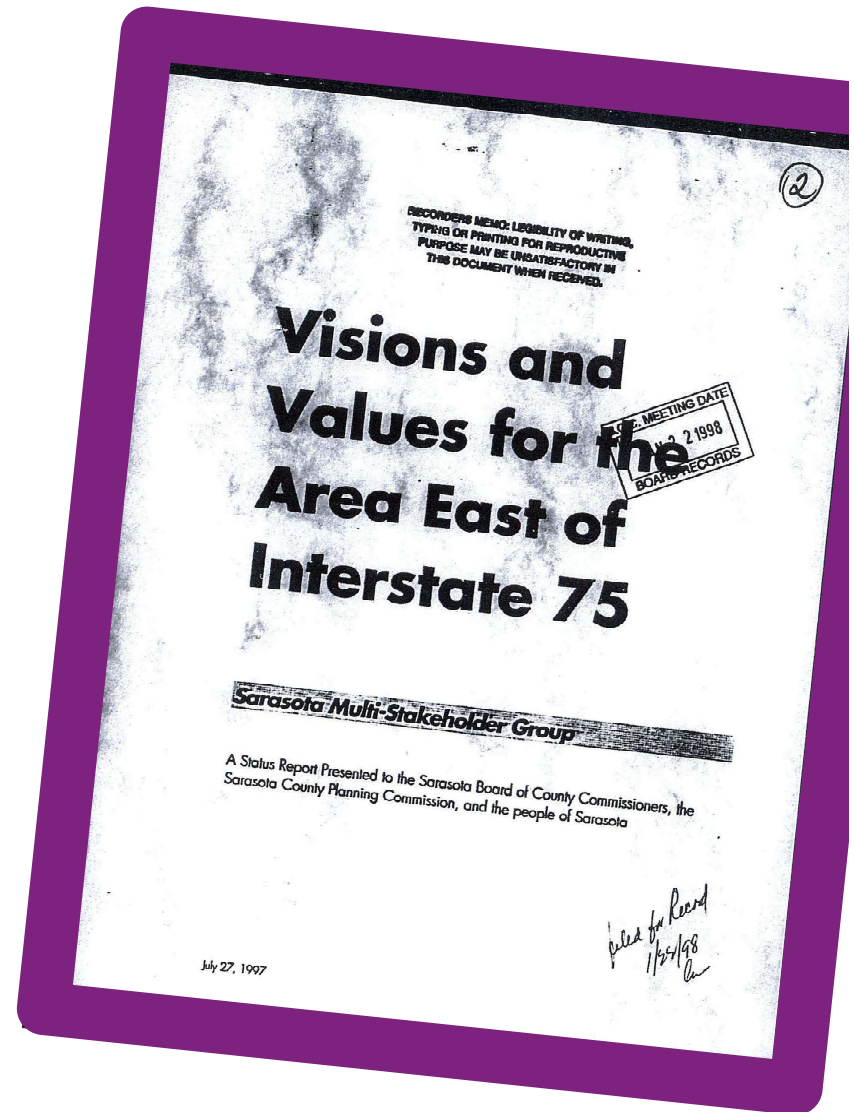
- **1998** – Multi-Stakeholders Group (MSG) formed in 1995 to pursue direction for those lands east of the Urban Service Area Boundary, putting forth diverse recommendations.
- **1999** – The Urban Land Institute (ULI) issues an advisory report on future County growth, after working with the diverse interest groups that were a part of the MSG.
- **2000** – County adopts “Directions for the Future” pursuant to the ULI report, forming the foundation for the Resource Management Area (RMA) approach to managing growth.
- **2002** – Sarasota 2050 Plan adopted as a policy component of the Sarasota County Comprehensive Plan.
- **2004** – Regulations for implementation of the Sarasota 2050 Plan adopted.

Sarasota 2050 Plan – Background

Issue Identification...

The Multi Stakeholder Group (MSG) recommended goals for:

- Rural Lifestyles and Land Use
- Natural & Cultural Values
- Collaborative Planning
- Development & Infrastructure



Sarasota 2050 Plan – Overview and Background

The MSG started from...

...the interconnected
environmental systems.

Open Space

A network of riverine systems, floodplains, natural habitats, storm surge areas, and uplands that provide connectivity in an environmentally sound open space system related to the urban form.

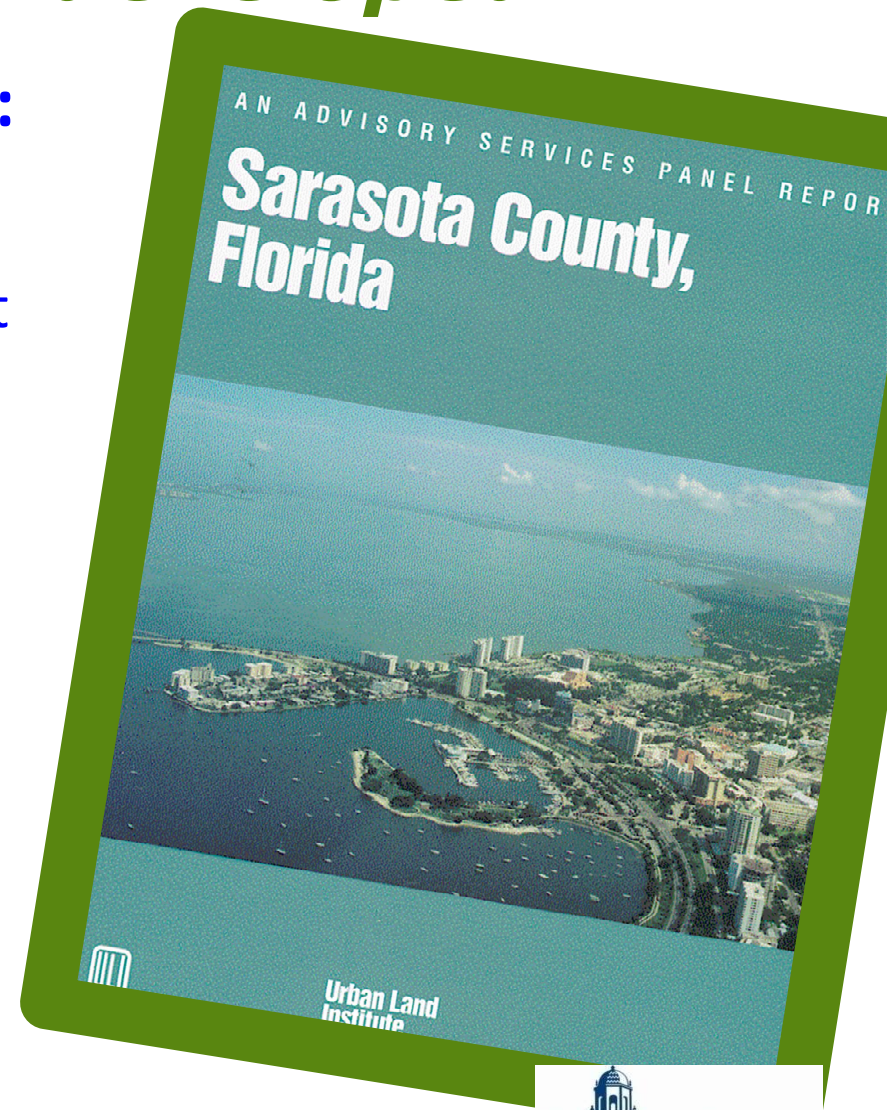
Open Space Network Map 1995-2002

Sarasota 2050 Plan – Overview and Background

Further direction was developed...

...in 1999 by ULI's advisory panel:

- Population projections and market forces;
- Existing growth management strategies;
- Infrastructure planning and fiscal sustainability;
- Potential growth management strategies.

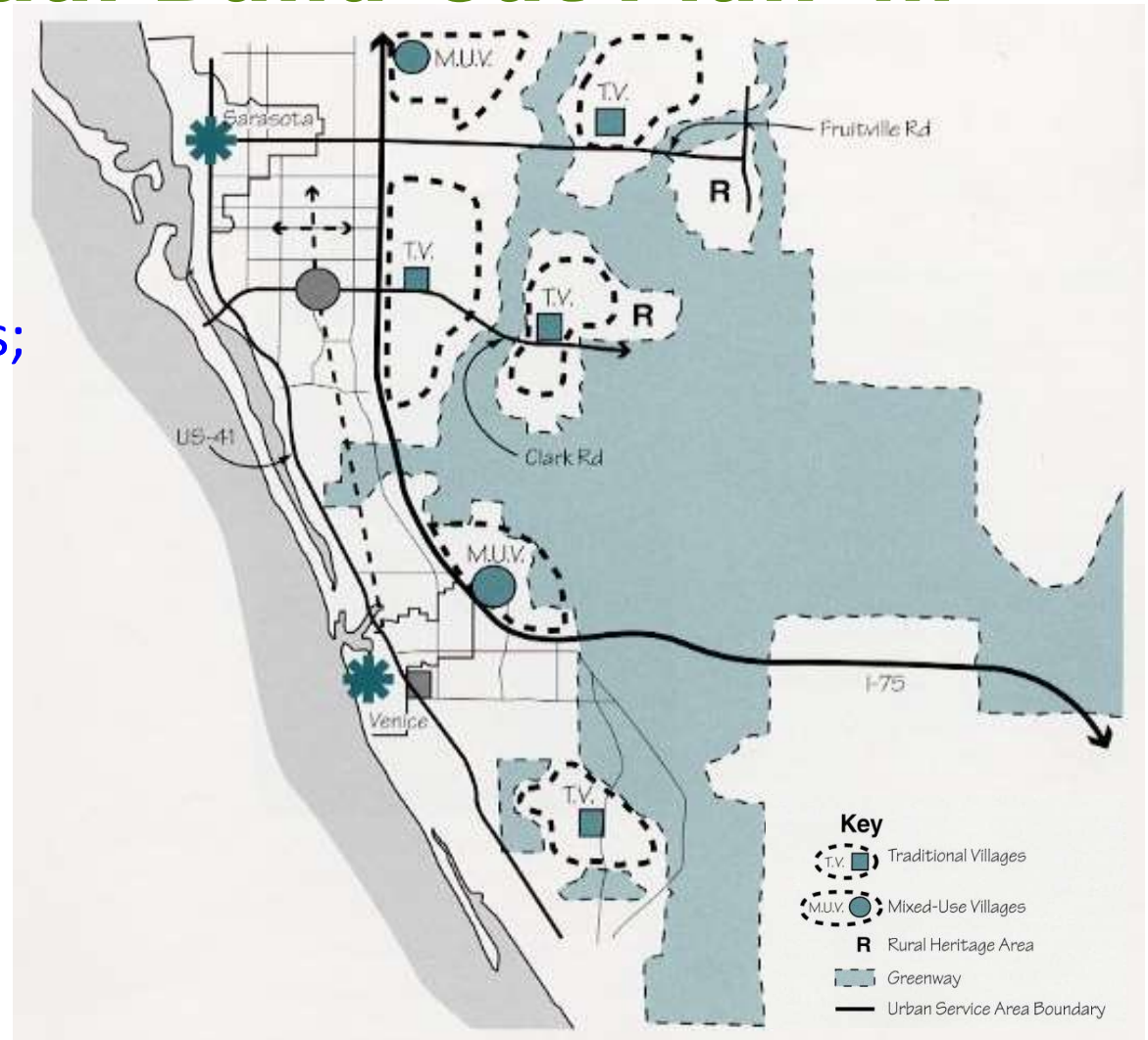


Sarasota 2050 Plan – Overview and Background

ULI's "Conceptual Build-out Plan"...

ULI's report included:

- Development principles;
- Build out vision;
- Urban enhancement;
- East of I-75



Sarasota 2050 Plan – Overview and Background

An Action Plan is adopted...

...in 2000 by the County for an
I.D.E.A.L. future:

Intelligent
Design,
Effective
Action, and
Leadership

This leads the way for the
“Directions for the Future”



Sarasota 2050 Plan – Overview and Background

2050 RMA goals are established by...

...the 'Directions for the Future' document:

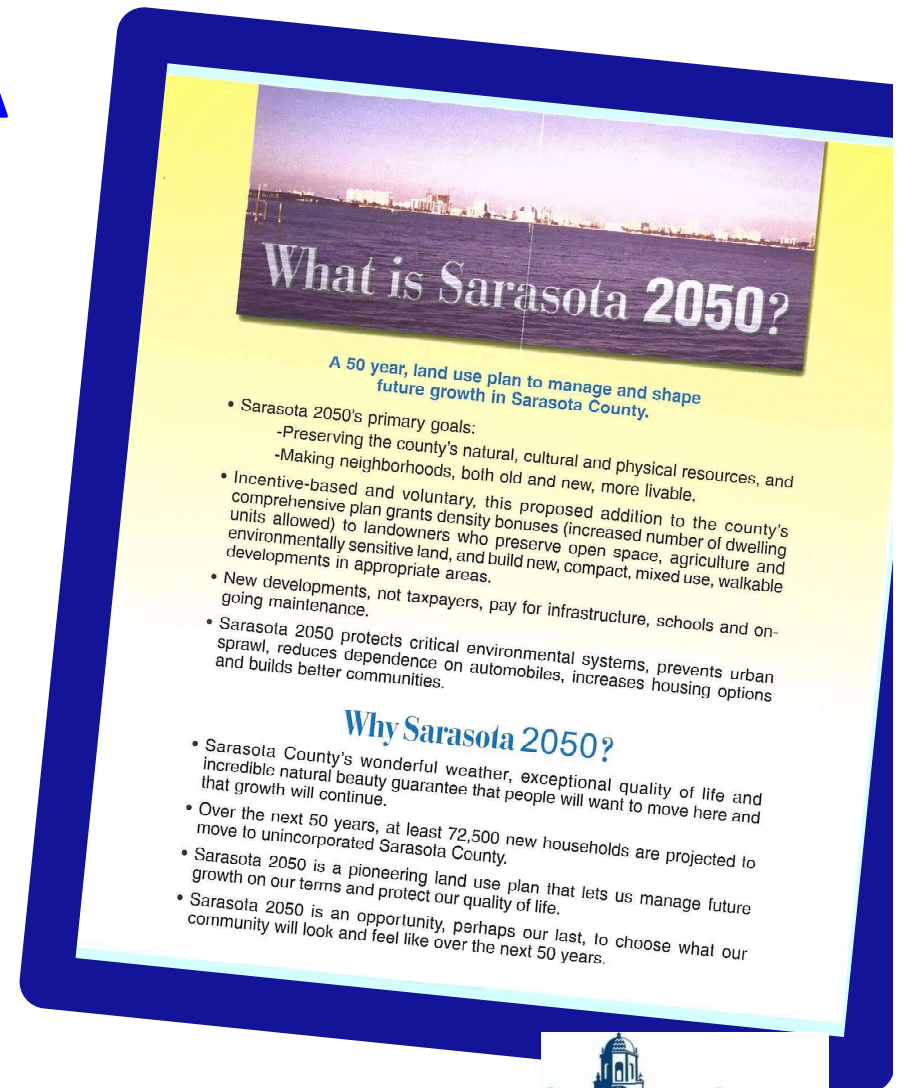
- Strengthening of existing communities;
- Varied land uses with diverse ages/incomes/family size;
- Preserved environmental systems (avoid floodplains);
- Avoiding urban sprawl;
- Reduced automobile trips;
- Efficiency of infrastructure with central utilities;
- Conservation of water and energy;
- Allocation of development costs appropriately;
- Rural character/agricultural preservation;
- Balancing jobs with housing.

Sarasota 2050 Plan – Overview and Background

The 2050 Plan is adopted...

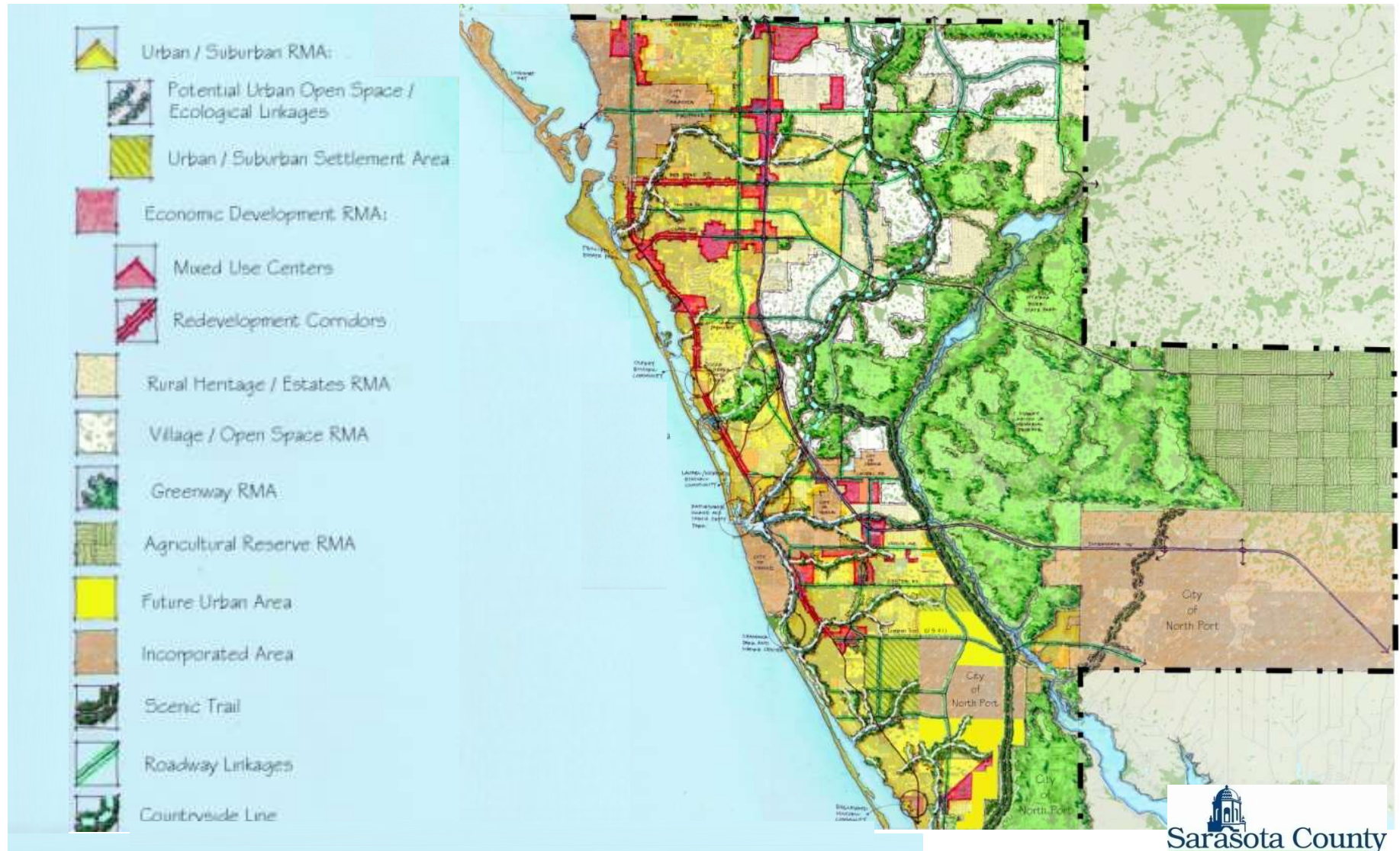
...in 2002 which creates the RMA system intended to:

- Enhance livability;
- Preserve natural, cultural, and physical resources;
- Address development within 6 unique resource areas.



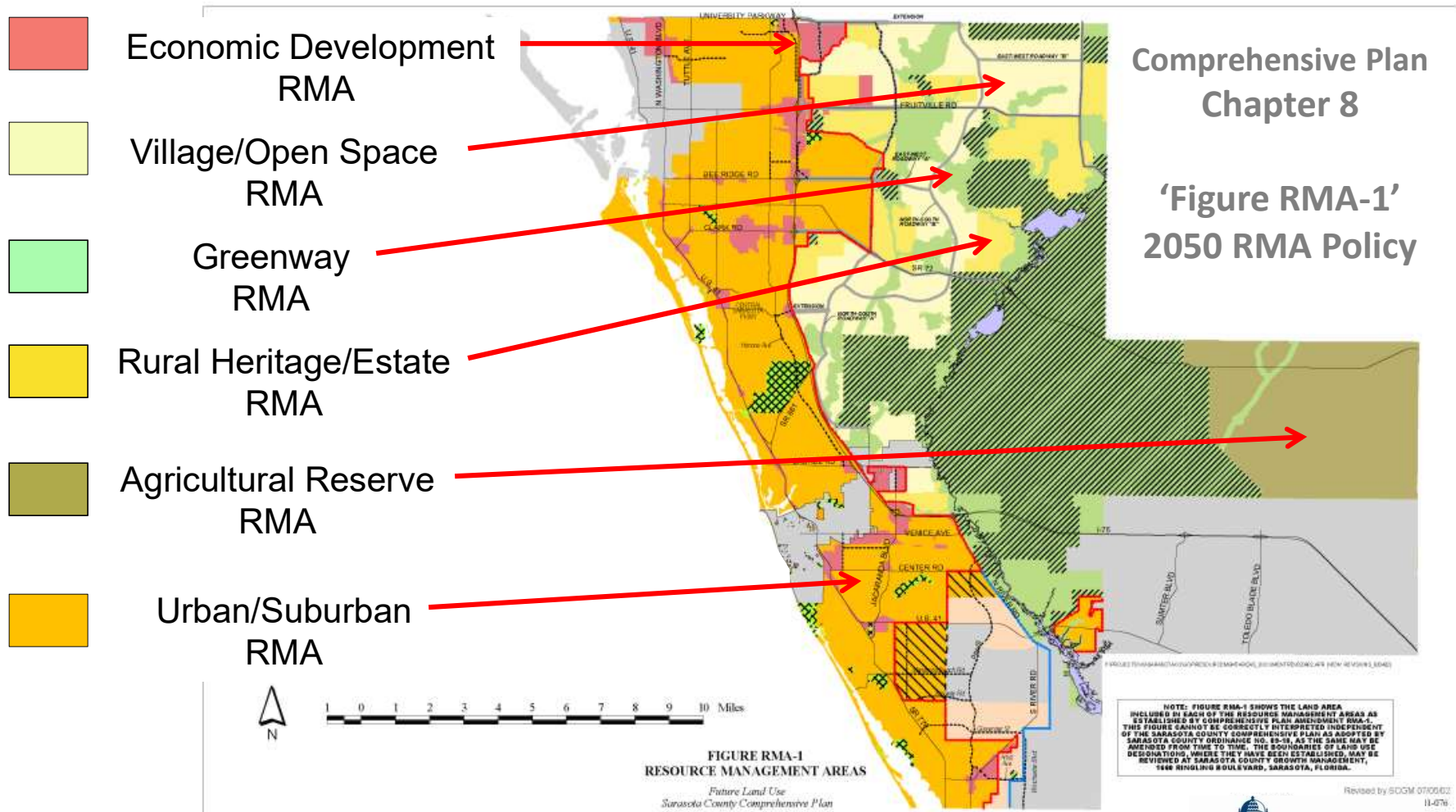
Sarasota 2050 Plan – Overview and Background

The 2050 Plan vision is established...



Sarasota 2050 Plan – Overview and Background

The 2050 RMA framework mapped...



Sarasota 2050 Plan – Overview and Background

2050 Regulations are adopted...

...in 2004 establishing the zoning districts:

- Planned Economic Development (PED);
- Settlement Area Planned Development (SAPD);
- Village Planned Development (VPD);
- Hamlet Planned Development (HPD).



Sarasota 2050 Plan

Overview and Background

***Thank you for your
interest in learning more
about the overview and
background for the
2050 Plan!***