



FUTURE LAND USE

PLANNING FOR FUTURE LAND USES IN SARASOTA COUNTY, FLORIDA

LAST UPDATED AUGUST | 2014

QUICK FACTS

THE MODERATE DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY IS THE 3RD LARGEST AREA WITHIN THE URBAN SERVICE BOUNDARY.

3rd

THE FUTURE LAND USE CHAPTER WITHIN THE COMPREHENSIVE PLAN CONTAINS PROVISIONS TO DISCOURAGE SUB-URBAN SPRAWL.

THE URBAN SERVICE BOUNDARY DELINEATES WHERE URBAN LEVEL AND RURAL LEVEL DEVELOPMENT SHOULD OCCUR IN SARASOTA COUNTY.

THERE IS A FUTURE LAND USE MAP SERIES WHICH FURTHER DELINEATES SPECIFIC PLANNING AREAS NOT EASILY SHOWN ON THE FUTURE LAND USE MAP.

HAVE AN IDEA FOR A CUTSHEET? LET US KNOW! EMAIL: PLANNER@SCGOV.NET

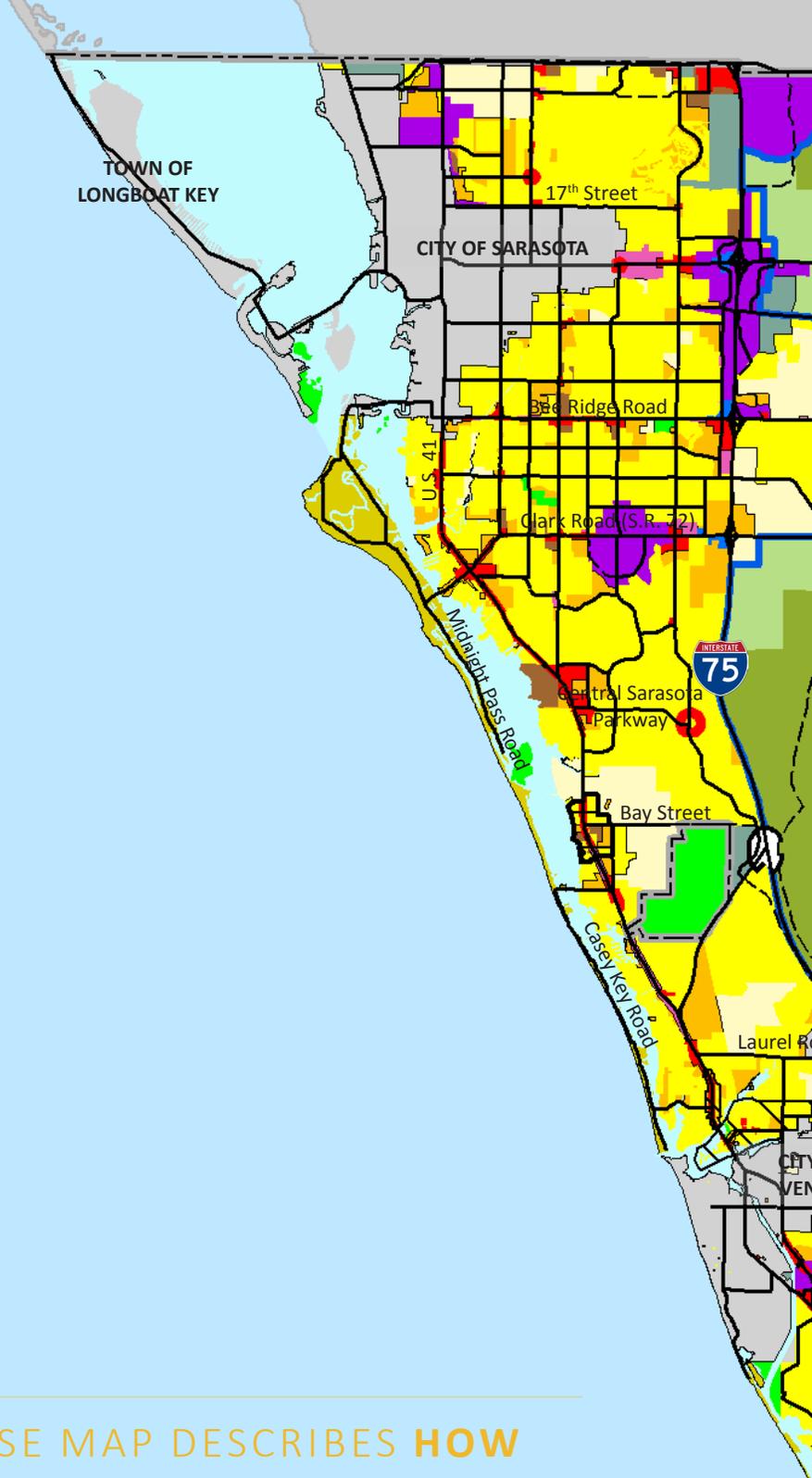
WHAT IS FUTURE LAND USE?

The Sarasota County Future Land Use Plan is a guide to the physical development of the County. It describes how and where to build, rebuild or which areas to preserve; delivering the Community vision for the unincorporated area of Sarasota County. The County's Comprehensive Plan houses the Future Land Use Map and Chapter which includes both text and a series of maps, collectively providing guidance for land use decisions and direction for investments in community infrastructure. The Future Land Use Chapter includes goals, objectives and policies (GOPs) that are to be applied to produce the desired outcomes, and the FLUM illustrates their spatial application.

By law, all land use regulations and capital improvements must be consistent with the Future Land Use Map. The FLUM classifies all land within the unincorporated area of the county into general types of land use categories, (i.e., low density residential, medium density residential, commercial center, office, and major employment). The FLUM is color coded with each color assigned to a specific category. These categories are called "Future Land Use Designations." Future Land Use Designations are supported and governed by the GOPs which describe their intended purpose and define allowable densities and intensities of development.

The Future Land Use Designations are primarily implemented through the county's zoning ordinance with each color coded designation having a corresponding set of allowable zoning districts. The corresponding zoning districts identify more specifically the types of uses that are permitted in each zoning district, (e.g., single family home, apartment, hotel, convenience store, restaurant, church, bank, veterinary clinic), and include standards relating to the specific uses, such as, the size of building lots, and the size, height, and placement of structures on those lots.

"THE SARASOTA COUNTY FUTURE LAND USE PLAN IS A GUIDE TO THE PHYSICAL DEVELOPMENT OF THE COUNTY."



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THE FUTURE LAND USE MAP DESCRIBES **HOW AND WHERE TO BUILD, REBUILD OR WHICH AREAS TO PRESERVE**; DELIVERING THE COMMUNITY VISION FOR THE UNINCORPORATED AREA OF SARASOTA COUNTY.

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University Parkway

Fruitville Road

MANATEE COUNTY

MYAKKA RIVER
STATE PARK

Clark Road (S.R. 72)

T. MABRY CARLTON JR.
MEMORIAL RESERVE

DESOTO
COUNTY



CITY OF
NORTH PORT

S.W.F.W.M.D.

U.S. 41

CITY OF
NORTH PORT

CHARLOTTE COUNTY

MYAKKA STATE
FOREST

Manasota Key Road

FUTURE LAND USE DESIGNATIONS

There are 17 color-coded Future Land Use Designations on the Future Land Use Map (FLUM). The FLUM includes overlays (or demarcations) for items such as town and village centers, settlement areas, and the identification of the urban service area boundary. The designations provide for a mix of land use types in logical locations to protect the character of existing neighborhoods and provide employment, shopping, recreational and cultural uses close to residents. These designations are also intended to make the most efficient use of infrastructure by guiding uses to locations best suited to serve them, and where they best support the community's long-term goals. The 17 Future Land Use Designations and overlay areas in Sarasota County are described below.

 **LOW DENSITY RESIDENTIAL**
Less than two dwelling units per acre; recognizes established low density subdivisions within the Urban Service Area, and land located within areas of special flood hazard with existing low density development or existing zoning.
Implementing Zoning Districts: RSF-1; RE-1; RE-2; RE-3; OUC; PUD; GU

 **MODERATE DENSITY RESIDENTIAL**
Recognizes existing development between two and less than five dwelling units per acre. The moderate density designation also applies to all vacant residential parcels within the Urban Service Areas that have no special characteristics to qualify them for high density or restrict them to a low density.
Implementing Zoning Districts: RSF-1; RSF-2; RSF-3; RSF-4; RMH; RE-3; OUC; PUD; GU

 **MEDIUM DENSITY RESIDENTIAL**
Recognizes existing development between five and nine dwelling units per acre. Properties with this designation could be rezoned to residential single family and residential multi-family districts. The designation also applies to vacant parcels within the urban service areas that are located close to non-residential development and have frontage on collector or arterial roads.
Implementing Zoning Districts: RSF-4; RMF-1; RMF-2; RMH; OUC; PUD; GU

 **HIGH DENSITY RESIDENTIAL**
Recognizes residential development of nine dwelling units per acre. This designation also identifies locations along major arterials and close to existing, intensive non-residential developments where additional housing of up to 13 dwelling units per acre should be constructed. The designation would make such parcels appropriate for rezoning to residential multi-family districts.
Implementing Zoning Districts: RMF-2; RMF-3; OUC; PUD; GU

 **BARRIER ISLAND**
Recognized as a unique land use category. Development on the barrier islands is of special concern due to problems associated with the hurricane evacuation, potential for storm damage and the sensitive nature of coastal habitats. The barrier islands are represented on the Future Land Use Map as a homogeneous land use classification to underscore these special considerations. Existing development on Manasota Key, Casey Key and Siesta Key is recognized; however, intensity and density of future development may not exceed that allowed by existing zoning.
Implementing Zoning Districts: Those currently existing on the property.

 **SEMI – RURAL AREA**
Provides for residential development at an intensity that serves as a transition between urban and rural uses; protects native habitats and maintains open space; and allows for the continuation of agricultural uses. Residential densities in a semi-rural area are typically limited to a maximum of one dwelling unit per two acres.
Implementing Zoning Districts: RE-1; OUC; PUD; GU

 **RURAL AREA**
Preserves agricultural lands, maintains open spaces and protects native habitats. Residential densities in the rural area are typically limited to a maximum of one dwelling unit per five acres.
Implementing Zoning Districts: OUE; OUR; OUA; OUC; OUM; PUD; GU

 **COMMERCIAL CORRIDOR**
Recognizes areas of historic commercial zoning along major roadways, such as U.S. 41, Bee Ridge Road and Clark Road. While commercial centers are the preferred form of commercial development, in some cases, development within commercial corridors provides more opportunities for owner-occupied buildings than are generally available in commercial centers. They also, provide locations for businesses whose uses are inappropriate for shopping centers, such as automobile dealerships. Additional development within commercial corridors may be permitted on a case-by-case basis through the rezoning process.
Implementing Zoning Districts: CN; CG; CI; CM; OPI; RSF-4*; RMF-1*; RMF-2*; RMF-3*; MP; GU; PED

** The residential zoning districts are permissible in commercial corridors, but are not primary complementary uses.*



COMMERCIAL CENTER

Commercial Centers are categorized into five levels of commercial development by role and function, and are defined by the center size, trade area, and the supporting population base. These centers are (in increasing order of size): Neighborhood, Village I, Village II, Community and Regional.

Neighborhood Centers: Provide the daily convenience goods and other incidental commercial and service uses of the immediately surrounding area.

Implementing Zoning Districts: CN; CM; OPI; MP; GU; RSF-4*; RMF-1*; RMF-2*; RMF-3*

Village Centers: Provide the weekly shopping needs (i.e., grocery store, small general merchandise store) for multiple neighborhoods. The two village center types are defined in terms of size and intensity.

Implementing Zoning Districts: CN; CG; CM; OPI; MP; GU; PED; RSF-4*; RMF-1*; RMF-2*; RMF-3*

Community Centers: Provide greater and a more specialized variety of goods and services than village commercial centers. This type of center may consist of one or two anchor stores, specialty stores, and the kind of stores found in a village commercial center. Community commercial centers require a larger market area and are located at the intersection of major roadways and highways that serve the region.

Implementing Zoning Districts: CN; CG; CI; CM; OPI; MP; GU; PED; RSF-4*; RMF-1*; RMF-2*; RMF-3*

** The residential zoning districts are permissible in commercial corridors, but are not primary complementary uses.*



COMMERCIAL HIGHWAY INTERCHANGE

Designated on properties near interchanges for commercial uses that serve tourists and travelers, (gas stations, motels, restaurants and gift shops). Development at these interchanges should occur in a cohesive manner to ensure that traffic flow will not be impeded, that visual buffers will be adequate, and that development will remain compact.

Implementing Zoning Districts: CHI; CM; MP; GU



MAJOR EMPLOYMENT CENTER (MEC)

Intended to provide locations for employment and economic development opportunities. Typical uses include: light industrial; manufacturing; warehousing and offices; and/or combinations of these uses. Commercial activities are allowed as a supporting use, but are generally limited to the sale of merchandise produced, manufactured or distributed within the center, and the internal retail and service needs of employees and customers. Limited amounts of residential development are also permitted to facilitate access between home and place of work.

Implementing Zoning Districts: CM; PCD; IR; ILW; MP; GU; PED



LIGHT OFFICE

Recognizes existing areas of small scale offices, and identifies additional areas where such offices could be developed. The conversion of existing residential structures for office uses or the redevelopment of properties with new office structures may also be allowed. These areas can serve as transitions between residential areas and major roadways.

Implementing Zoning Districts: CM; OPI/PD; MP; GU



OFFICE/MULTI-FAMILY RESIDENTIAL

Recognizes existing areas of office and multi-family residential uses, and identifies additional areas where such uses would be appropriate. These areas are along major roadways where parcels are deep enough to accommodate development and may be integrated into existing neighborhoods or provide a transition between existing residential neighborhoods and major roadways. Typical uses allowed include office, multi-family residential, public and civic uses, and combinations of these uses.

Implementing Zoning Districts: CM; OPI; RSF-4; RMF-1; RMF-2; RMF-3; MP; GU



MAJOR GOVERNMENT USE

Applies to those lands where national, state, or local government activities are conducted or where governments hold titles to such lands. Properties currently designated major government use include the Sarasota International Airport, Buchan Airport, Sarasota County Landfill, the Celery Fields Regional Stormwater Facility, Sarasota County Annex (R.L. Anderson Building), and the Englewood Community Hospital.

Implemented through a variety of zoning districts determined on a case by case basis.



PUBLIC CONSERVATION/PRESERVATION

Typically used on properties acquired and maintained primarily for environmental protection and that may be dedicated for public open space or outdoor recreation.

Implemented through a variety of zoning districts determined on a case by case basis.



INCORPORATED AREA

Denotes the incorporated cities in Sarasota County (Sarasota, Venice, North Port, Longboat Key). These cities have their own adopted comprehensive plans to guide the growth of each community.

Implementing Zoning District. Not Applicable. The incorporated areas are governed by their own zoning districts.



WATER

Identifies major waterbodies within, or adjacent to, Sarasota County including the Gulf of Mexico, Sarasota Bay, Little Sarasota Bay, and the Myakka River.
Implementing Zoning Districts: Implementing Zoning District.
Not Applicable.



FUTURE FULL ACCESS INTERCHANGE

Recognizes locations where it is anticipated that an I-75 interchange will be developed in the future.



URBAN SERVICE AREA BOUNDARY

Growth boundary established in the Future Land Use Chapter of the Comprehensive Plan. Generally, development to the west of the line is recognized as urban scaled development, while land to the east of the line is considered to be rural.



FUTURE URBAN SERVICE AREA BOUNDARY

Boundary line that indicates an area between the cities of North Port and Venice, and the community of Englewood where future urban level development is expected when appropriate infrastructure and facilities become available to support that level of development.



FUTURE THOROUGHFARES

Recognizes certain future roadways that are expected to be built to expand the existing transportation network and provide connectivity as the county grows.



COMMERCIAL CENTER UNDEFINED BOUNDARIES

Recognizes areas where future commercial development is expected to occur, with no specific or defined boundary.



ENGLEWOOD TOWN CENTER

Indicates the location of the Revitalization District (CRA) for the South County community of Englewood.



NOKOMIS VILLAGE CENTER

Indicates the Special Planning Overlay for the community of Nokomis.



OSPREY VILLAGE CENTER

Indicates the Special Planning Overlay for the community of Osprey.



SETTLEMENT AREA OVERLAY

Overlay that allows a limited form of development in a manner intended to avoid urban sprawl.

“FUTURE LAND USE DESIGNATIONS ARE SUPPORTED THROUGH THE **GOALS, OBJECTIVES AND POLICIES** THAT DEFINE THE ALLOWABLE DENSITIES AND INTENSITIES WITHIN EACH DESIGNATION.”

PREPARED BY
SARASOTA COUNTY
PLANNING AND DEVELOPMENT
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