



Ordinance Impact Statement

Instructions: Resolution No. 93 - 231 requires that impact statements accompany all proposed new ordinances unless deemed exempt by the Board of County Commissioners. The Ordinance Impact Statement (OIS) must be prepared by the submitting department, with assistance from internal and / or external financial professionals if necessary.

Ordinance Title : 2014-090

Citation : RZ 14-15 Lakepark Estates

Originating Department : Planning and Development Services

BCC Date :Dec 10, 2014

Department Representative : Mark Loveridge

Department Director : Thomas Polk

Reason for Exemption (if applicable)

- Ordinance is required by State or Federal law / statute or regulation
- Ordinance is temporary
- Economic impact of ordinance is inconsequential
- Ordinance is for a rezoning that does not change the zoning district
- Ordinance is being amended and previous impact statement remains valid
- Exempted by Board for other reasons

Explain other reason for exemption, if applicable

Impact on the Local Economy

Briefly summarize the impacts on:

- Employment, wages, cost of living, etc., for residents of Sarasota County.

N/A

- Regulatory costs, taxes, compliance costs, etc., for businesses and property owners / renters in Sarasota County. If applicable, identify specific companies or industries that may be affected by the proposed ordinance.

N/A

Impact on the County Budget

Estimate the anticipated revenues, costs and FTE requirements associated with implementation of the proposed ordinance.

N/A

Regulatory Compliance

Completed Comprehensive Plan consistency review by Planning & Development Services
(Required for ordinances that adopt or amend development regulations)

Does this ordinance support or conflict with any existing law/statutes/regulations at the local, State or Federal level that should be taken into account when considering this ordinance?

Policy VOS1.2 Village/Open Space RMA: Development Framework: The preferred development pattern within the Village/Open Space RMA designated on Figure RMA-1 shall be in the form of Villages and Hamlets as illustrated in Figure VOS-1: Example of Village Concept and Figure VOS-2: Example of Hamlet Concept, and in the locations as depicted on Figure RMA-3, Village/Open Space RMA Land Use Map. The boundaries of the Greenway RMA have been delineated using County-wide mapping techniques which shall be adjusted to reflect more detailed on-site information obtained during the master planning process including the actual field verification of each Greenway component as defined in Policy GS1.1. The purpose of such adjustment is to provide interpretive relief by allowing minor adjustments to the Greenway boundary. When such adjustments occur adjacent to a Village or Hamlet land use and are based upon the demonstration that certain property does not meet the requirements of the Greenway, then the future land use designation shall be construed to be the same designation as the adjacent use. When such adjustments occur based on the demonstration that certain properties in the Village/Open Space RMA meet the requirements of the Greenway, then the resource overlay designation shall be construed to be Greenway RMA. The approval of a Master Development Plan, in accordance with Policies VOS2.3 and VOS2.4, shall be required prior to the commencement of any specific Village or Hamlet development. Development densities greater than the underlying Rural or Semi-Rural densities may only be achieved through the Transfer of Development Rights in accordance with Objective TDR1, TDR2, and the associated policies: except as otherwise provided in Policy VOS2.1(d).

As an incentive to provide affordable housing, the maximum residential density of the Village may be increased to 6 du/Gross Developable Acre, provided that 100% of the additional dwelling units allowed by the density increase are Affordable Housing Units.

Policy VOS1.2.a. 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	15%	65%
Commercial/ Office	25%	75%
Public/Civic	5%	Not Applicable
Public Space	5%	Not Applicable

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.

Preferred Size: 50 to 150 dwelling units

Maximum Size: 400 dwelling units

Minimum Size: Determined by Master

Development Plan

Process

Minimum Density within Developed

Area: .4 du/gross acres of Developed Area

Maximum Density within Developed

Area: 1 du/gross acres of Developed Area

Minimum Open Space outside the

Developed Area: Equal to or greater than 1.5 times acreage of Developed Area

Commercial/ Office:

Maximum Size: 10,000 gross leasable square feet

Minimum Size: Not Applicable

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. Figure VOS-2 shows an Example Hamlet Concept.

Policy VOS1.3 Village/Open Space RMA Philosophy: Neighborhoods form the basic building block for development within the Village/Open Space RMA and are characterized by a mix of residential housing types that are distributed on a connected street system and the majority of housing is within a walking distance or ¼ mile radius of a Neighborhood Center. Neighborhood Centers have a Public/Civic focal point which may be a combination of parks, schools, public type facilities such as churches or community centers and may include small-scale Neighborhood Oriented Commercial Uses that are no greater than 20,000 square feet of gross floor area and internally designed to specifically serve the needs of that Neighborhood.

Policy VOS1.4 Village/Open Space RMA Principles: Developments within the Village/Open Space RMA shall exhibit all of the following characteristics to qualify as a Receiving Zone under Density Incentives Program outlined in Objective TDR1:

- Villages and Hamlets shall include a design in which the majority of housing is within a walking distance or ¼-mile radius of a Village or Neighborhood Center, with the higher densities closer to the Center;
- As a part of the Open Space requirements for development within the Village/Open Space RMA, each Village or Hamlet will be required to establish a Greenbelt as described in Policy VOS5.1;
- Villages and Hamlets shall include a range of housing types that supports a broad range of family sizes and incomes. Villages shall include housing for families with incomes below the median family income for Sarasota County, with a goal that at least 15% of the housing will be available for families with incomes below the median family income for Sarasota County using techniques, including but not limited to, density bonuses and inclusionary requirements in the Land Development Regulations and Zoning Ordinance;
- Villages and Hamlets shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and which are built with design speeds that are appropriate for Neighborhoods;
- Villages and Hamlets shall provide both Open Space and Recreational Space. Open Space outside Developed Areas is required to support the environmental goals of this Plan by preserving important environmental features, connections and functions on site. In addition to minimum Open Space outside Developed Areas, internal Recreational Spaces are required that meet the recreational needs of the community, excluding golf courses, reinforce the design of the development by providing a variety of Recreational Space amenities that serve a range of interests and distribute Recreational Space amenities throughout the development. Golf courses developed using best management practices may be developed as part of an approved Master Development Plan and shall qualify as Open Space. To avoid conversion of Native Habitat, the review of the Master Development Plan shall place high priority on the preservation of Native

Habitat. Golf courses shall not qualify as Recreational Space, and shall not qualify for any Density Credits in the Density Incentives program. Within Hamlets, golf courses shall only be approved by special exception. The standards for Recreational Space, will be established as provided in Policy VOS2.3; and

- Villages and Hamlets shall be Fiscally Neutral to the County residents outside the Villages and Hamlets.

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. 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:

- Site Analysis of natural features consistent with the natural system classification in The Sarasota County Comprehensive Plan
- Location of each Neighborhood, Neighborhood Center, Hamlet, Village, and Village Center where applicable
- Block layout; street classification; and Recreational Space and landscaping plans
- Location of Greenway RMA Open Space, and Recreational Space to be preserved
- Land Use Mix
- Density and intensity of land uses proposed
- Circulation routes for auto, transit (where applicable), pedestrian and bicycle modes
- Infrastructure Analysis on-site and off-site (e.g., water supply, sewer, stormwater, transportation, and schools)
- Preliminary Design Criteria
- Location of proposed Sending and/or Receiving Zones for Density Incentives Program

(2) Standards for Review

All development shall conform to the Village/Open Space RMA Philosophies and Principles as enumerated in Policies VOS1.3 and VOS1.4 and demonstrate the following:

- That the development complies with all applicable County environmental preservation regulations, provided, however, that the development shall also separately comply with applicable federal and state environmental preservation regulations.
- That the location of the developed areas on the site:
 - Respects existing adjacent development patterns;
 - Permits the most density and intensity in areas that are most proximate to existing urban development; and
 - Respects existing natural and environmental features on the site.

- That the location of the Greenway and Open Space areas on the site:
 - Provides the greatest level of connectivity for the Greenway RMA; and
 - Are located to protect roadway viewsheds where applicable.
- That the integrity of the mixed-use district is not compromised by allowing extensive single-uses. The land use mix shall be phased to provide an adequate mix of non-residential uses to serve residential development within each development phase or sub-phase.
- That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed. This review will seek to coordinate with the local municipalities.
- That the location of Sending and Receiving Zones is designed to further reinforce the goals and intent of Village and Hamlet development including preserving and creating a fully connected Greenway RMA, preserving important roadway corridor viewsheds, preserving areas with environmental significance, and creating Village development form in close proximity to the Urban Service Area Boundary.

(3) Compliance with Subsequent Regulations

The Master Development Plan shall not be construed, in and of itself, as an agreement on the part of Sarasota County to exempt future development approvals or permits from Land Development Regulations in effect at the time of issuance. Subsequent development approvals or permits shall comply with the regulations in effect at the time the development approval or permit is submitted for review and approval by Sarasota County, provided, however, that a Master Development Plan may expressly grant a specific exemption as an integral component of the negotiated development agreement.

Policy VOS3.8 Central Water and Wastewater:

1. Village developments require central water, wastewater and irrigation services. The Village development shall provide, through the Master Development Plan, the infrastructure for the water, wastewater and irrigation systems for the development. These systems shall connect to County regional facilities. However, in circumstances where connecting to County regional wastewater or irrigation facilities is not feasible on an initial basis, as determined by the County, an interim utilities plan may be submitted as part of the Master Development Plan that guarantees connection to County regional facilities. In evaluating an interim utilities plan, the County shall consider:

- environmental impacts;
- the length of time the interim utilities plan will be in effect and the date connection with County regional systems will occur; and
- the County's growth management considerations.

All central water, wastewater and irrigation facilities and related permits shall be owned by the County, or by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

2. Hamlet developments require central water service, and may require central wastewater and irrigation water services depending on location, soil conditions, proximity to existing central services, and other related criteria. The criteria for determining when central wastewater services or central irrigation water services are required shall be specified in the Land Development Regulations developed in accordance with Policy VOS 2.3. These criteria shall consider environmental impacts and the County's growth management considerations. Any on-site facilities will require approval by the Board of County Commissioners. The design and construction of all

facilities requires approval, inspection, and acceptance by the County. All central facilities, and all permits for central facilities, shall be owned by the County, or by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

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: ...

Policy VOS 5.4 Lighting: All outdoor lighting within the Village/Open Space RMA shall be shielded to minimize the effect on the Greenway RMA and on development within the adjacent Rural Heritage/Estate RMA.

Policy TDR1.1 Density Incentives Program Intent: The Density Incentives Program establishes the Transfer of Development Rights framework for implementing the Resource Management Area System by defining incentive options for property owners to direct development away from rural and environmentally significant areas in order to preserve the rural character and landscape of Sarasota County, to preserve agriculture as a viable economic activity, and to create an integrated system of Open Space, parkland, greenways and trails throughout the County.

