

# Florida Association of Realtors

Smart Growth Seminar – Looking at  
the Big Picture

# Smart Community Building - a Strategic Perspective



The Great Law of the Iroquois Nation says: "In our every deliberation, we must consider the impact of our discussions on the next seven generations"

# Our Job is To Build Community – Not Just Plan

- Creating a Sense of Place
  - Sense of Human Scale
  - Sense of Belonging and Being Valued
  - Sense of Heritage (Natural and Historic)
  - Sense of Ownership (Citizen Responsibility in a Democracy)
  - Sense of Our Role as to the Future (not just planning – but impact)

**LEGEND**

- - - - - Urban Service Area Boundary
- - - - - Future Urban Service Area Boundary
- Future Urban Area
- Incorporated Area

**Resource Management Areas**

- Urban/Suburban
- Urban/Suburban Settlement Area
- Urban Open Space/Conservation/Preservation
- Economic Development
- Rural Heritage/Estate
- Village/Open Space
- Greenway
- Publicly Owned Lands and Lands Protected for Preservation
- Agricultural Reserve

**Existing and Future Roadway Network**

- Existing Roadway Network (Selected Segments Only)
- Future Thoroughfares As Depicted on the Adopted Sarasota County Future Land Use Plan Map-October 2000

**Future Roadway Network within the Village/Open Space RMA**

Included in Comprehensive Plan Amendment RMA-1 (policy VOS3.2 and table RMA-1)

- 2 lanes
- 4 Lanes

NOTE: SETTLEMENT AREA OVERLAY (ONE 1/4" = 200'-012) RMA-1

**FIGURE RMA-1  
AS AMENDED  
RESOURCE MANAGEMENT AREAS**

*Future Land Use  
Sarasota County Comprehensive Plan*



N:\PROJECT\GMA\2005\ALIGNMENT\RMA-14.dwg (RMA-121.MXD)

NOTE: FIGURE RMA-1 SHOWS THE LAND AREA INCLUDED IN EACH OF THE RESOURCE MANAGEMENT AREAS AS ESTABLISHED BY COMPREHENSIVE PLAN AMENDMENT RMA-1. THIS FIGURE CANNOT BE CORRECTLY INTERPRETED INDEPENDENT OF THE SARASOTA COUNTY COMPREHENSIVE PLAN AS ADOPTED BY SARASOTA COUNTY ORDINANCE NO. 89-18, AS THE SAME MAY BE AMENDED FROM TIME TO TIME. THE BOUNDARIES OF LAND USE DESIGNATIONS, WHERE THEY HAVE BEEN ESTABLISHED, MAY BE REVIEWED AT SARASOTA COUNTY PLANNING SERVICES, 1660 RINGLING BOULEVARD, SARASOTA, FLORIDA.

# Smart Growth Balanced Scorecard

Human Services	Water Resources Management	Neighborhood Preservation	Growth Management	Mobility	Fiscal Sustainability	Economic Development
<b>CUSTOMER PERSPECTIVE</b>						
Enhance Community Health		Safeguard the Environment		Preserve & Enhance Neighborhoods		Promote Economic Opportunity
<b>FINANCIAL PERSPECTIVE</b>						
Utilize Resources Effectively		Diversify Revenue Sources		Grow & Diversify Tax Base		Control Operating Expenditures & Capital Costs
<b>INTERNAL PROCESS PERSPECTIVE</b>						
Promote Community Involvement			Increase Organizational Capacity & Productivity			Deliver Competitive Services
<b>LEARNING &amp; GROWTH PERSPECTIVE</b>						
Develop Proficient Workforce			Educate for Future Needs			Create a Positive Work Environment

# Smart Growth – Not Just About Land Use Planning

- BCC – Strategic Initiatives
- High Performance Buildings – 2 LEAD Gold
- Greening Fleet/Mass Transit
- Environmentally Preferred Procurement Code → Policies
- Integrated Pest Management
- 2050 Growth Management Plan
- Ecological Footprint Analysis
- Economic Development Opportunities – focus on Emergent Industries
  - Alternative Energy, Bio-mimicry, NanoTechnology, BioGenetics