



ULDC CHAPTER 6 – NATURAL RESOURCES

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CHAPTER 6

NATURAL RESOURCES

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Regulations

Article I

In General

Section 6.1.1. Purpose

Through the enforcement of regulations in this Chapter, and the Context-Sensitive Site design requirements per Chapter 4 of this ULDC, these regulations aim to balance conservation and urban development by allowing for appropriate growth while safeguarding cultural resources and environmentally sensitive land, species, and habitats.

Delineate open space areas as outlined below:

- a. Create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats and opportunities and methods for preserving and restoring native habitats.
- b. Create connected and integrated open space within the development to the maximum extent practicable based on the context-sensitive site design standards and priorities below:
 1. Protect listed species.
 2. Create and/or enhance connectivity.
 3. Protect native habitat.
 4. Restore native habitat.

Define development areas in such a way as to preserve the function, purpose, and integrity of the natural features of the land, the on-site natural resources, and the environmental systems to the maximum extent practicable.

Provide for a minimum preservation of 15 to 25% of onsite non-invasive trees.

Align streets and trails to avoid or at least minimize adverse impacts on designated open spaces. The streets and trails shall provide external and internal connectivity, and the street layout of subsequent phases shall be coordinated with the street system of previous phases.

Lots, tracts, and building placement should be drawn as the final step in the design process.

Article I

In General

Clearer applicability statement;

Review types specified;

Renames tree protection fund and expands allowable uses of revenues:

- Acquisition of environmentally sensitive land and land for sustainability projects; Planting trees in public places Tree education, planting, and conservation programs.

Article II

Archeological & Historic Preservation

(Formerly Chapter 58 ULDC).

Logical order eliminated unnecessary wordiness and incorporated tables.

Separated archeological sites and historic buildings.

Clarified CRAS is always required for listed sites; provided for some staff latitude to require on contiguous sites.

Limited historic building regulation to city-owned buildings

Article III

Conservation Restricted Overlay Zone

(Formerly Chapter 9 ULDC).

Manatee Protection Regulations moved to Endangered and Threatened Species Protection

Logical order eliminated unnecessary wordiness and unenforceable language.

Working on a new map figure as the area was never properly mapped and based on the mean high-water line; changed to be based on the waterway and contiguous wetlands

Removed South Myakkahatchee Creek/Myakka River subarea is covered by Wetland Protection Regs.

Article IV

Endangered & Threatened Species Protection Regulations

New article; no existing comprehensive species protection regulations before. However, the limited Manatee Protection regulations in the current ULDC were not consistent with the Sarasota County county-wide manatee protection plan.

Designed to avoid repetition of federal/state permitting requirements and codification of administrative processes.

Development will be defined elsewhere (definitions in Appendix) and will include land clearing and underbrush clearing.

Article V

Flood Damage Prevention Regulations

(Formerly Chapter 17 ULDC).

FEMA Model Flood Ordinance

Only format and renumbering.

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Article VI

Myakka River Protection Zone Regulations

(Formerly Chapter 57 ULDC).

Logical order; eliminated unnecessary wordiness;

Eliminated internally inconsistent provisions;

Eliminated agricultural exemption language – state law applies;

Approached with allowable use and activities in each zone rather than wordy and inconsistent prohibitions;

Clarified non-water-dependent accessory structure setbacks (100-feet) as there were no limitations

Article VII

Tree Protection Regulations

(Formerly Chapter 45 ULDC).

Logical order; eliminated unnecessary wordiness; provided clearer tables and diagrams;

Eliminated internally inconsistent provisions;

Eliminated agricultural exemption language – state law applies;

Included option for Environmental Mitigation fee \$8000 on SFR lots instead of full tree survey.

Article VIII

Wetland Protection Regulations

(Formerly Chapter 49 ULDC).

Logical order eliminated unnecessary wordiness and incorporated tables.

Added more detailed development approval requirements

Added differential buffer requirements for wetland classes.

Added more detailed erosion and sediment control requirements and erosion and sediment control plan requirements

Added Exemptions section.



QUESTIONS AND COMMENTS