



# **Old Miakka Neighborhood Plan**

## **A Community-Based Neighborhood Planning Partnership**

Old Miakka Neighborhood  
Sarasota County, Florida





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## Acknowledgements

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Old Miakka Community  
 Martha McNeal, Mel Kline, & Bob Hahn-FPL  
 Rod Krebs

#### Mobility

A decision of Public Works that provides for the mobility needs of the people of the county and the region.

#### UF Co-Op Extension

Provides research-based educational information and training to people about management of agriculture, horticulture, natural resources, family and consumer functions, youth development and community sustainability.

#### NEST

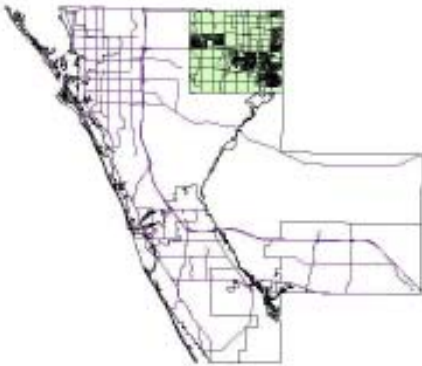
The Neighborhood Environmental Stewardship Team or NEST is a volunteer organization that was created as a partnership with Sarasota County to raise community awareness of native habitats.

#### Water Resources

Works with the community on several projects and information including water quality, watersheds, pollution prevention, water conservation, storm drain marking program, and the wastewater treatment process.

# Introduction

## Old Miakka Neighborhood



## What This Neighborhood Plan Means to Old Miakka

Old Miakka is not only an area of rich history but one of rural character and integrity. Of all things material, great and small, the residents' love of the land and pastoral admiration is what they hold closest to their hearts. As development continues to grow east of Sarasota County's Urban Service Boundary, the neighborhood has begun to feel growing pains, generating significant concern about the community's future.

This plan lays out a methodology that seeks to preserve the rural character the community holds so dear. The fundamental good that is in this plan is not within any of its policies, recommendations, or maps. It rests in the demonstrated commitment to the betterment of the Old Miakka community.

## Mission

Although the mission of the Neighborhood Planning process is set forth in the Comprehensive Plan, the definition is not described in detail. It is important to elaborate on this vague language and include what a plan *should* be and *should* contain. A Neighborhood Plan should not be generally cast as a mundane exercise in community involvement and collaboration but rather as a vision of the very people who make that community what it actually is. A neighborhood cannot, and sometimes does not, exist without the people who fill the sidewalks, community buildings, and minds of their neighbors. It is increasingly important to realize that this plan *is* significant and represents a continuous work in progress where successes should be built upon, deficiencies corrected, and usefulness extended to other communities that look and function like Old Miakka.

The purposes of the Old Miakka Plan are to:

- Research and analyze a set of planning issues and concerns to identify needs or assets to be addressed by the plan.
- List public and/or community programs or projects for the future along with the priorities and timing.
- Produce a plan that is compatible with adjacent communities and the vision of the **Comprehensive Plan**.
- Produce a plan that is clear and understandable to the general public, to decision-makers and to private investors.

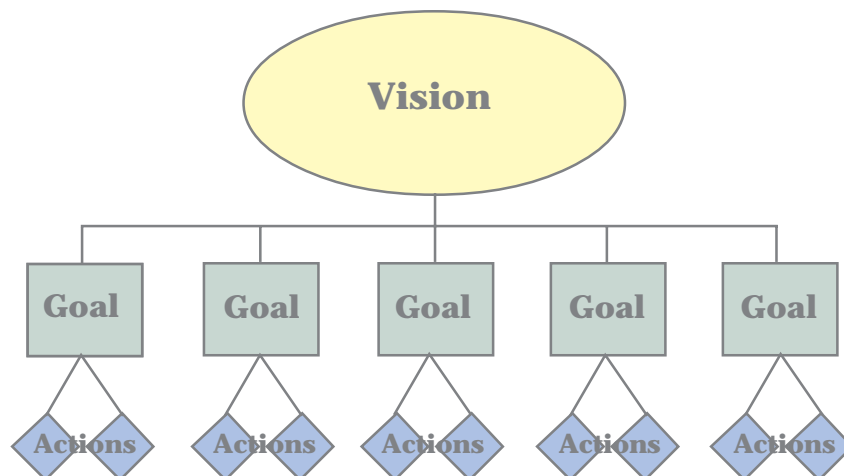
## Plan Organization

This plan is organized into three parts: Vision, Goals, and Action Charts. The Vision statement illustrates where the plan is leading us and guides the adoption and future implementation of the plan. Following the Vision are the plan Goals, which are more defined statements radiating from the Vision. More detail appears in the Action Charts, which lay out projects to achieve the vision and goals.

A color Concept Plan Map illustrating the major thematic elements of the Plan is included. There are additional maps and pictures scattered throughout the plan to illustrate the derivatives of visions and goals.

### Comprehensive Plan

The Comprehensive Plan is an official public document adopted by the Board of County Commissioners to guide decision making related to the physical development of the county.





# Background

## The Process

Neighborhoods are traditionally chosen as recipients of Neighborhood Plans based on a set of criteria including income, education, health, safety and code violations. Lately Neighborhood Services has focused on neighborhoods to identify assets and opportunities for partnerships and community initiated projects. Old Miakka's selection to receive a plan, however, was initiated primarily by provisions in the **Sarasota 2050 Plan**. The receipt of the Notice to Proceed from the Board was given, prompting Neighborhood Services to choose the neighborhood as the next target for planning and improvements. Sarasota County's Comprehensive Plan also clearly outlines this initiative:

**Objective Rural Heritage Estate (RHE)1: To protect the existing rural character of the areas outside of the Urban Service Boundary and the established large lot development within Rural Heritage Estate/RMA.**

### **Policy RHE1.1 Preservation of Historic Rural Character**

*The County shall prepare a Neighborhood Plan to designate the Rural Historic District in Old Miakka to be completed within two years from Notice to Proceed from the Board of County*

*Commissioners including, but not limited to, an evaluation of each of the following components and proposed strategies to preserve the historic rural character of the area:*

- *Land Use*
- *Transportation*
- *Public and Private Facilities*
- *Protection of Rural Character*

*The Neighborhood Plans shall include processes and components as described in **Policy US1.2 and US1.3**. The Board of County Commissioners may provide assistance, when requested, to those communities within the Rural Heritage/Estate RMA to preserve their historic rural character.*

### **Sarasota 2050 Plan**

An incentive-based overlay plan to act as a supplement to the Future Land Use chapter in the Comprehensive Plan.

### **Policy US1.2 & US1.3**

Policies US1.2 and US1.3, respectively, establish the Neighborhood Planning Process and outline the components to be included in the plans.

A kick-off meeting took place on March 18, 2006 with several representatives from various departments of Sarasota County Government attending.

Monthly community planning meetings began to identify local issues that concerned the community. The major identified issues include:

- Explore a multipurpose trail for the area. While acknowledging that they are a rural community, the residents also want a place where they can walk, ride bikes, or even ride horses locally. Currently, residents either conduct these activities on their own property, the roadside, or by paying to enter Myakka River State Park.
- Restore native plants to the area. The residents feel it is important to educate the area on native vs. invasive species of plants and have several goals in mind to achieve a more 'natural' rural landscape. They are also interested in creating **Canopy Roads** and encouraging roadside wildflower plantings.
- Limit commercial sites to specifically designated areas. The neighborhood currently enjoys conducting a farmer's market at the Old Miakka School House. There is also a resident who is interested in restoring and operating a historic grocery store on Myakka Road.
- Encourage 4-H clubs to generate youth interest in the area by utilizing the existing rural resources in the community.
- Mitigate stormwater runoff and increase drainage opportunities in the region. Several residents have raised concerns about habitual flooding on their properties and expressed unease about the possibility of future developments contributing further to this problem.
- Calm local traffic on Fruitville and Myakka Roads. Residents are concerned about the speeds at which vehicles currently travel these roads and are worried what repercussions future development will have on this issue.

These issues were refined and put into charts of "Wants" and "Do Not Wants" (see Appendix A) and cross-department staff met to pinpoint means to address these issues and what business centers are best suited to manage each project. The neighborhood also formed three **subcommittees** of Multipurpose Trail, Native Plants, and 4-H Facilitation.

As the meetings continued, the community heard from representatives of Florida Power & Light, Kirk Bagley-Environmental Services, and Clarke Davis and Kwamena Sankah-Transportation and Mobility. Many of these meetings not only acted as question and answer sessions but as actual educational discussions between department specialists and residents.

### Canopy Roads

A Canopy Road (see below) is a county-owned and maintained street where preservation and maintenance of oaks and other species will maintain their historic, aesthetic, economic, cultural and environmental value.



*Designated canopy road west of the School House on Wilson Road.*

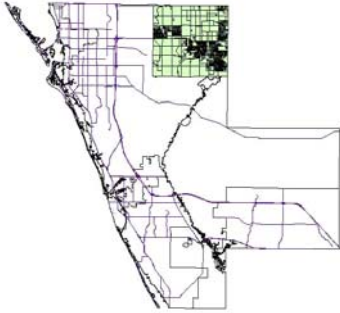
### Subcommittees

Subcommittees act as branches of the larger group that plan for and target specific issues or initiatives identified in the Neighborhood Planning Process.

## Study Area/Boundaries

Old Miakka's boundaries are simple yet expansive, to include all potential interested parties in the creation of the plan. They are bounded to the north and east by Manatee County, to the south by Myakka Valley Ranches and the Myakka River State Park, and to the west by Dog Kennel Road. (see below as well as a map in Appendix B)

### Sarasota County

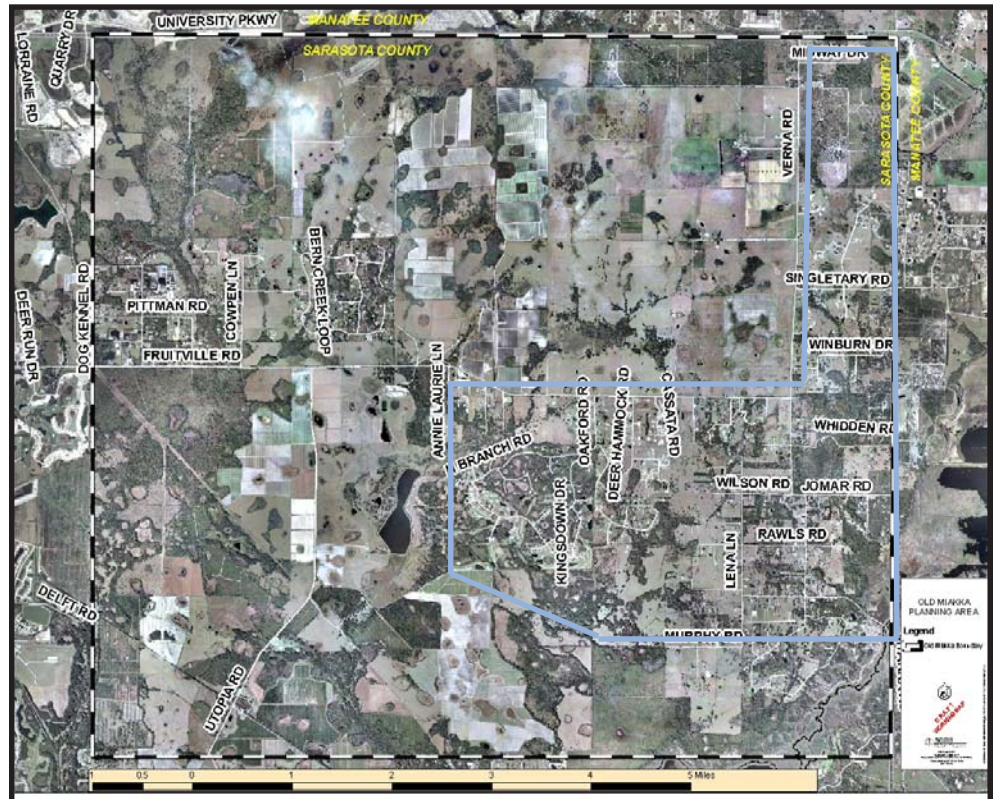


### Myakka Watershed

The Myakka River Watershed (see below-right) runs in a southerly direction through Manatee, Sarasota and Charlotte counties, where it empties into northwestern Charlotte Harbor at Hog Island. The basin is approximately 600 square miles in area.



*Old Myakka United Methodist Church on Myakka Road*



The greater community spans approximately 57 square miles or 36,590 acres and lies in the large **Myakka River Watershed**. The western edge of the community is approximately 5.8 miles from the city of Sarasota and occupies the northeastern corner of Sarasota County. The land is primarily agricultural and is used for both crop and animal production but is quickly becoming scattered with residential developments. Residents also acknowledge a core area of historical and cultural significance east of Verna Road in addition to an area south of Fruitville Road, as noted in blue in the map above. Outside of this core area is an area of concern to the north and west of Fruitville and Verna Roads.





## Area History

Old Miakka is particularly rich in local history. With historical records dating further back than many areas of Sarasota County, and the county itself, the area not only prides itself on its impressive history but also its ability to continue to preserve it.

The area was first inhabited by Native Americans, particularly Seminoles. This population was driven out when European settlers began populating the area. Surveyors were sent out to examine and assess the lands and identify resources that could be used for potential Florida settlements. Among them in 1849, was John M. Irwin who led a survey crew into the Old Miakka area, and observed stating that “It is only third rate quality and good only for its fine timber and being a good range for cattle and hogs.” (Williams, 20.)

Cattle freely roamed the thousands of acres in Old Miakka confined only by their branding. This arrangement was not only tolerated but embraced by the ranchers, primarily because the Miakka area was described as “surrounded by the finest grazing lands in the State, known as the Miakka bottoms.” (Williams, 28.)

This does not mean that development was not occurring in the community. In February 1914, the Miakka District No. 13 voted to take advantage of recent legislation to building “a school house that would be an ornament and credit to the community and merge some of the smaller schools into this one.” (Williams, 32.) The school was completed in September of the same year and remained in operation until the mid-1940s. Fortunately, the school house still remains today and acts as a meeting place for community meetings, events, and activities, remaining the ‘ornament’ it was envisioned to be. Although restoration is a continuous need, a jewel has been preserved through various efforts and emerges as a significant asset to the community.

Sarasota County was established in 1921 receiving a majority of the Myakka River Valley Region, a tremendous loss to Manatee County. Old Miakka continued to concentrate its efforts and attention on agriculture and remained a quiet ranching community that appreciated seclusion from urban areas and development.

Today Miakka is a quaint community containing ten historic structures: a church, a general store, and eight rural residences. There is a strong sense of place here, a rural identity linking humans and land. The density of land use in the area must be meticulously mindful of such characteristics and avoid being at odds with the rural context of the community and realize the strain that land use puts on the area’s natural resources-most importantly water.

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*“surrounded by the finest grazing lands in the State, known as the Miakka bottoms.”*

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### Populations

According to the 1897 General Directory, populations in the Sarasota County area were as follows:

Osprey	15
Venice	16
Fruitville	22
<b>Miakka</b>	<b>44</b>
Englewood	52
Sarasota	93

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*The Tatum-Rawls House at the Crowley Museum and Nature Center  
(crowleymuseumnaturectr.org)*

## Land Use

Land Use in Sarasota County is categorized in two ways. There is the Comprehensive Plan (previously called APOXEE) which is an official public document adopted by the Board of County Commissioners to guide decision making related to the physical development of the county. Also, there is the 2050 Plan which was adopted as an incentive-based overlay plan to act as a supplement to the Future Land Use chapter in the Comprehensive Plan. It is important to note that if a conflict arises between the two, the “2050 Resource Management Area Goals, Objectives and Policies take precedence.”

### Major Gov’t Uses

Any land owned by a government agency for their use.

### Urban Service Area

The area within the Urban Service Area Boundary where the County has planned for facilities needed to support development.

Old Miakka’s existing land use in the Comprehensive Plan falls primarily into the Rural designation. There are various other parcels (see Appendix C) that fall into either Public Conservation/ Preservation (Myakka River State Park) or **Major Government Uses**. As far as the 2050 Plan is concerned, Old Miakka is literally and figuratively “in the middle of things” by being designated as one of the areas to target controlled growth (RMA-3). Outside the **Urban Service Area**, the Sarasota 2050 Plan provides incentives intended to allow urban level densities but prevent urban sprawl by encouraging the development of compact, mixed-use, pedestrian friendly Villages, Hamlets and Settlement areas within a system of large areas of permanent open space. Old Miakka and its surroundings are considered prime targets for sprawling development and the 2050 Plan is the county’s response to proactively plan for development *before* it happens. The Resource Management Areas (or RMA’s) that Old Miakka falls into are:

- RMA-1
  - o Rural Heritage/Estates
    - § Where the maximum gross density is one dwelling unit per five acres
  - o Greenway
    - § A resource overlay designed to designate a network of riverine systems, flood plains, native habitats, storm surge areas, and uplands as priority resources for the county to implement programs designed to protect these lands in perpetuity.
  - o Publicly Owned Lands and Lands Protected for Preservation
    - § Areas of high ecological value that are managed to preserve the native habitats even though the areas may be open to the public or utilized for public purposes.

and

- RMA-3
  - o Village
    - § A collection of neighborhoods designed so that

a majority of the housing units are within a walking distance or one-quarter mile radius of a **Neighborhood Center**.

- o Hamlet
  - § Collections of rural homes and lots clustered together around crossroads that may include small-scale commercial, civic buildings or shared amenities.

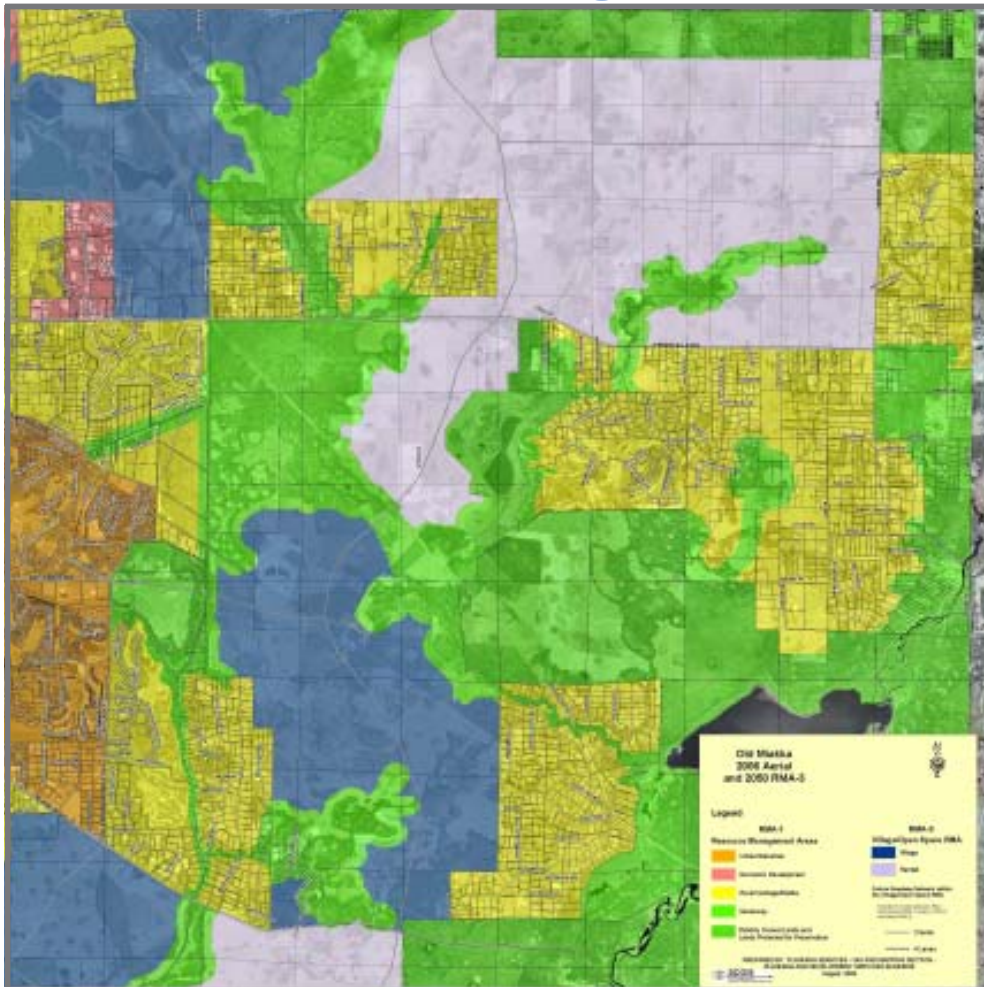
As depicted on both the land use map and the pie chart (below-right), the uses that cover the most land area are Hamlet, Greenway, and Rural Heritage/Estate covering 28%, 23%, and 22% of the land respectively. Following those are Publicly Owned Lands/Lands Protected for Preservation (19%) and Village (8%).

The 2050 Plan provides for the preservation of rural character in several different ways including buffers, the Dark Sky Initiative, native landscaping provisions and the Old Miakka Neighborhood Plan itself.

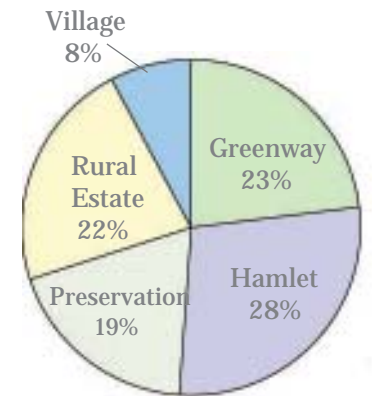
### Neighborhood Center

The public focal point of a neighborhood, which may be a combination of parks, schools, or public type facilities such as churches or community centers.

### Old Miakka 2050 Resource Management Areas (RMAs)



### Use Distribution



## Concept Plan

The Concept Plan Map is intended to illustrate and summarize the major elements of the Old Miakka Neighborhood Plan. It reflects major land use, land development regulation overlays and physical features of the Plan.

Rural character preservation is the neighborhood's primary focus. Development concerns and activities preserving and enhancing the natural features are also a large component. All uses in the area should take advantage of and enhance Old Miakka's natural and rural assets. It is also important to realize that while Old Miakka is in fact rural and wishes to stay that way, continued development is pushing them up on a priority list for increased urban services.

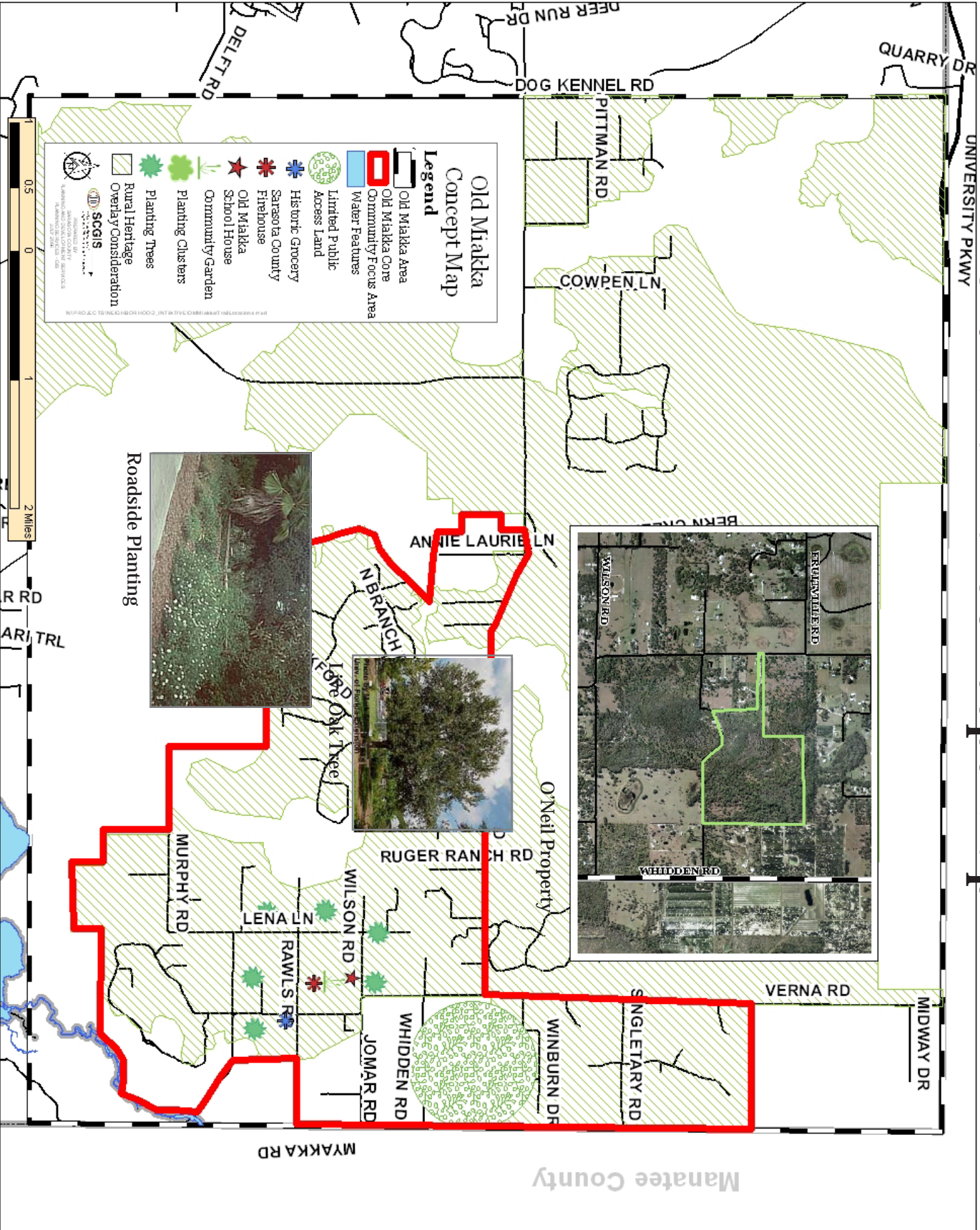
The plan's most dominant feature is the Rural Heritage Overlay District. This zoning overlay incorporates several elements including restrictions on outdoor lighting and commercial recreation facilities, and landscaping provisions. These zoning changes are targeted specifically at development that is not utilizing the 2050 provisions for Villages and Hamlets. The overlay district actually aspires to emulate the provisions for these elements that the 2050 Plan includes. The plan also incorporates a stormwater element requiring all new development to utilize the model formulated from the Upper Myakka Watershed Study. Dependant upon what the study reveals other projects or regulations could be implemented in the area.

Along with land use, this plan also addresses the community's visions and concerns with several physical elements. Many of these elements deal with either nature or historic preservation. A few of the natural features the neighborhood would like to take advantage of are the land recently purchased by Sarasota County (referred to as the O'Neil Property) and the opportunity to enhance roadways and road safety by incorporating roadside plantings into the area.

Besides the above activities, the community would also like to draw attention to and better utilize the historic assets they possess. They are interested in local historical designations for both the Old Miakka School House and the Grocery Store on Myakka Road allowing limited commercial uses on both properties. They are also interested in acquiring the Firestation 19 firehouse (currently located on Rawls Road) when the County relocates operations to a proposed site at the east end of Fruitville Road.

Although this Concept Plan seems small in scope, there are community intentions to continuously renew these programs, ideas, and concepts to retain the vision and reality of a naturally rural Old Miakka. This plan sets the stage for a great neighborhood strategy that can only be maintained through persistent involvement by those who call Old Miakka home.

# Old Miakka Concept Map



Manatee County



# Old Miakka Neighborhood Plan



## A Vision of Old Miakka in the Future

*I would rather sit on a pumpkin  
and have it all to myself than be  
crowded on a velvet cushion.*

Henry David Thoreau

A neighborhood or place is a legacy that we leave for the future. Each generation makes its own contribution. This Old Miakka Neighborhood Plan is today's attempt to define and refine the community's legacy to the neighborhood. Their dream of how the neighborhood should be and could be for the next generation is present in this plan. Such a plan is a statement of confidence, optimism and belief in themselves, a statement that community members can make a difference and make their neighborhood a better place.

The vision sets forth the aspirations of this planning effort. In the future, the vision will be used when the plan is amended or interpreted to ensure the values it embodies are not lost. The vision statement is written in the present tense, as if the community were speaking of Old Miakka today.

### We Envision Old Miakka as a rural community...

When visiting Old Miakka, or as you review this plan, it is obvious that Old Miakka residents visualize the community remaining the same yesterday, today and forever. Historically, the community was rural and dominated by agricultural uses. Today, that still holds true but the main concern is preserving this character well into the future.

### that is minimally affected by new development...

It is an unmistakable fact that Sarasota County's population is growing. While the county is planning for growth and how to best control it, there are further concerns in Old Miakka that this "controlled growth" has generated. It is important to recognize these issues as they emerge, identify their cause, and plan further to mitigate their influence on the existing human and natural environments.

### building on its assets...

Because Old Miakka is a rural community, there are many assets to take advantage of. There is a large 4-H participant population in the area, the agricultural character lends itself to such things as



*Old Miakka residents at a  
Community Planning Meeting*



*Old Miakka Fall Festival*



*Development off Fruitville  
Road*

## Community Gardens

Community Gardens are collaborative green spaces where residents share in both the maintenance and rewards of growing their own food. There are currently four recognized gardens in Sarasota County.

**community gardens** and agricultural educational opportunities, and the rural landscape is ideal for certain recreational purposes. By focusing on these aspects of the community,



*Bayou Oaks Community Garden*

Old Miakka will indefinitely continue to be rural and agricultural, but will not lack active opportunities to participate in these areas.

## 4-H Numbers

Within a 10-mile radius of the Old Miakka School House, there are six community 4-H Clubs that are active for local children. The number of youths (5-18 year olds) enrolled in these clubs represents approximately 30 percent of all of the 4-H youth enrolled in the entire county.

## while preserving its history...

As mentioned earlier in the plan, Old Miakka is rich with history. Although they currently have many historic elements in their community, this does not mean there is not more work to be done. The residents have already held various fundraisers and events to raise money to restore the Old Miakka School House. As discussions continue with residents, other funding sources and projects are being identified and proposed for application.

## and environment.

Environment has *always* been an important element of Old Miakka. Before settlers even inhabited the land, the natural environment thrived in multitude bringing newcomers to the conclusion that there was nothing to be done with this land but to leave it be and let cattle graze the expanse. As new uses and development encroach into Old Miakka's organic environment, it is important to give voice to the silent but ever-present cohort: nature. From **native plantings** and canopy roads to simple educational programs, Old Miakka's residents realize how important the environment is to them and want to spread their love and respect to their neighbors.

## Florida Native Plant

Species understood as indigenous, occurring in natural associations in habitats that existed prior to significant human impacts and alterations of the landscape.



*Grazing pasture off Fruitville Road.*

## Functional Goals

### Goal 1: Rural Character Preservation

#### Further:

Rural character preservation has a lot to do with new development concerns. Old Miakka prides itself on its historically relevant rural heritage. The residents are particularly troubled that new developments entering the neighborhood will not harmonize with the natural, agricultural, and rural surroundings. It is important to them to retain this quality in order to preserve the actual neighborhood.



#	Proposals for Action	Timing			Possible Implementing Agency	Cost*
		Adopt with Plan	Next 2 Years	Next 3 to 10 Years		
1.1	Establish Rural Heritage Overlay District		X		Zoning, Long Range Planning, Neighborhood Services	Staff Time

\* Costs represent the funds requested from the Neighborhood Initiative dollars.

### 1.1: Establish Rural Heritage Overlay District

This zoning overlay would include several aspects both outlined in the objectives of this plan and in the “Wants and Do Not Wants” chart the community created. The district would apply only to development that was not taking advantage of the 2050 Plan’s provisions for Villages and Hamlets. These variables include:

- More stringent restrictions on outdoor lighting mirroring 2050’s Dark Sky Initiative;
- A native plant provision for landscaping in new developments again borrowing regulations from 2050; and
- Exclusion of commercial golf courses, tennis courts, and paintball facilities.



Construction site off Fruitville Road

The community believes this is necessary to catch those developments that are not taking advantage of the 2050 provisions.

## Goal 2: Mitigate Developmental Impacts

### Further:

New development is a huge issue for Old Miakka residents. This is partly addressed by the 2050 Plan’s action steps to mitigate a free-for-all of sprawling developments in the RMA designations for Villages, Hamlets, and Greenways. It is important to keep in mind that Old Miakka is a rural neighborhood. The residents are proud of the community’s lack of urban environment and embrace anything that preserves its rural character. However, remaining rural in nature has the drawback of being out of the County’s Urban Service Area which means less county maintenance. It seems as though Old Miakka is reaching the precarious position of wishing to stay rural yet feeling a need for more urban services due to increased development.

One example in particular is the area’s drainage issue. Old Miakka is nestled in the middle of a **watershed**. In fact, it basically *is* a watershed and there will always be standing water that is the design of such a geological feature. However, the residents have seen an increase in water and flooding and claim that it stems from the increase of impervious surfaces and erosive construction sites due to a swell in new development in the area. The size of the neighborhood itself presents an obstacle to mitigate the drainage problem

### Watershed

A region of land where water from rain or melting snow drains downhill into a body of water, such as a river, lake, dam, estuary, wetland, sea or ocean. The watershed includes both the streams and rivers that convey the water as well as the land surfaces from which water drains into those channels.

effectively for everyone. Therefore, innovative solutions are necessary for this area and this issue. It is important to keep Old Miakka in mind when new and inventive programs arise.

#	Proposals for Action	Timing			Possible Implementing Agency	Cost
		Adopt with Plan	Next 2 Years	Next 3 to 10 Years		
2.1	Require all future developments to utilize the Upper Myakka Watershed Study and to follow the recommended actions and procedures that are adopted	X			Environmental Services, Water Resources	Staff Time
2.2	Partner with NEST and other business centers to create natural traffic calming methods		X	X	NEST, Transportation Planning, Extension Service, Old Miakka Community	Staff & Community Time
2.3	Further restrict outdoor lighting for new developments (Zoning Overlay)		X		Zoning Neighborhood Services	Staff Time



*Automobile accident on Fruitville Road east of Dog Kennel Road.*

### **2.1: Require all future developments to utilize the Upper Myakka Watershed Study and to follow the recommended procedures and actions that are adopted**

The largest verbalized issue from the residents was stormwater and drainage. The Upper Myakka Watershed Study will shed a light on exactly what the geologic limitations the area has and how to best coordinate development. The Upper Myakka River model and study should be completed by Summer 2007. Once the final report has been completed and adopted by the Board of County Commissioners, Stormwater planning could then consider the possibility of either starting an alternatives analysis study to address identified Level Of Service deficiencies, starting a critical capacity analysis to restrict offsite discharges from future developments to address identified flood risks, or establish Capital Improvement Project design and construction project(s) to address flooding concerns from the final report. By requiring new developments to use the model and adhere to the recommendations, actual confidence could be reinforced that the developments' layout and infrastructure are appropriate for the area.



*When illustrating offensive outdoor lighting several large churches, such as this one off of Fruitville Road, serve as great examples.*

### **2.2: Partner with NEST and other business centers to create natural traffic calming methods**

The neighborhood has significant concerns about the traffic on their local roads, particularly Fruitville and Myakka. Speed on these roads has not only generated concerns but also accidents and fatalities. The neighborhood is not interested in the installation of new traffic lights, speed tables or signs. Research shows that by incorporating roadside plantings, the road appears, psychologically, more narrow. This non-engineering traffic calming method has proven to slow down speeds by up to five miles per hour.

**2.3: Further restrict outdoor lighting for new developments (Zoning Overlay)**

The 2050 Plan sets more stringent guidelines for lighting in new developments for Hamlet and Village areas (see Appendix D). The community would like to capture any other development or structure that may be in one of the 2050 areas but will not be taking advantage of the overlay’s density incentives (such as a large church or recreation building). Therefore, the provision for lighting in the overlay will directly mirror the 2050 Plan’s lighting restrictions.

**Goal 3: Identify projects that Expand Rural and Agricultural Opportunities**

**Further:**

Although Old Miakka is proud of its agricultural integrity, it is difficult to actually get *involved* in the character unless you own or operate some kind of farm or land for these purposes. It is important to create opportunities for all residents, young and old, new and established, so the community can continue to harbor this tradition. Not only does Old Miakka have the physical resources necessary to create these prospective programs and activities but it also has the local knowledge which many times can be much more important.



*Old Miakka residents at the Fall Festival*

#	Proposals for Action	Timing			Possible Implementing Agency	Cost
		Adopt with Plan	Next 2 Years	Next 3 to 10 Years		
3-1	Re-open O'Neil Property with limited public use	X			Environmental Services Neighborhood Services	\$30,000
3-2	Donation of Rawls Road Firehouse facility (Firestation 19) to community			X	Emergency Operations	TBD
3-3	Creation of a Community Garden on School House property	X			Keep Sarasota County Beautiful, Co-Op Extension Service, Old Miakka Community	\$7,000

**3.1: Re-Open O’Neil Property with limited public use**

The O’Neil Property was recently acquired by Sarasota County and has been incorporated into the Environmentally Sensitive Land Protection Program (ESLPP) in the Conceptual Plan for Public Access to Natural Areas (see Appendix E). Prior to the county’s acquisition of this land, several Old Miakka residents used it as a recreational walking space utilizing the existing cattle paths. Although this property was not originally slated for public access for quite time, the community has expressed interest in expediting the process. Pursuant to a land management plan and coordination with Environmental Services, Old Miakka residents wish to once again use this property for **limited public use** and, in the future, link it to prospective trails in the area. Along with this linkage, the community would also like to see a trail system instituted into the neighborhood ending at a public entrance for the Myakka River State Park. This could either be achieved by a connection of greenway systems or be incorporated into the Trails Master Plan.



*Signage at Bayou Oaks Community Garden*

### Limited Public Use

Limited public use sites consist of nature trails, limited parking and possibly seasonal use only.



*Old Miakka Firestation 19 on Rawls Road*



*Community Garden in Bayou Oaks Neighborhood*



*Old Miakka residents at the Old Miakka Fall Festival*

### 3.2: Donation of Rawls Road Firehouse facility (Firestation 19) to community

The services provided by Old Miakka Firehouse 19 on Rawls Road will be transferred to a new facility at the east end of Fruitville Road. Although this future construction is not slated for several years, the community is interested in using the remaining structure on Rawls Road as a community building to conduct meetings, events, and neighborhood activities. Coordination with Emergency Operations has been initiated and plans would progress as the move nears.

### 3.3: Creation of a Community Garden on School House property

Although Community Gardens are usually reserved for urban residents who may not have adequate land to garden and raise their own crops the residents of Old Miakka believe this would be a great opportunity to enhance community collaboration through responsibility sharing and social networking. It is also an opportunity to share local agricultural knowledge by acting as an easily accessible outdoor lab that younger 4-H groups and other organizations could utilize.

## Goal 4: Provide and Promote Facilities, Programs, and Public Events that Reinforce the Historic Integrity of Old Miakka.

### Further:

Just as strong as the rural heritage is the historic splendor that is Old Miakka. Not only can they boast Native American burial mounds, The Crowley Museum, historic architecture, and the legacy of great landowners and ranchers, but they have also managed to preserve a lot of that integrity including the Old School House which has the potential to once again serve as the focal point of the community. It is important that this heritage is embraced and embellished so that it may be preserved for future generations. However, most of the responsibility for these programs and events lies in the hands of the residents. Fostering these activities requires ownership, compassion, and dedication. Although the county plans on being a close partner, citizen involvement will be the key to this goal's success.

#	Proposals for Action	Timing			Possible Implementing Agency	Cost
		Adopt with Plan	Next 2 Years	Next 3 to 10 Years		
4.1	Apply for matching grants both from the State of Florida's Office of Cultural and Historical Programs and through the Neighborhood Grant Program		X		History Center Neighborhood Services Old Miakka Community	TBD
4.2	Commence the process for a publicly initiated Special Exception to allow School House to continue to conduct a Farmers' Market		X		History Center, Zoning Neighborhood Services, Old Miakka Community	\$15,000

**4.1: Apply for matching grants both from the State of Florida’s Office of Cultural and Historical Programs and through the Neighborhood Grant Program**

Through coordination with the History Center and Neighborhood Services, funding is easily identified and could be applied for through both a matching grants program and the county’s Neighborhood Grant Program. Both of these grant programs require matching funds from the neighborhood in either cash, in-kind donations or volunteer hours for restoration projects that would enhance and preserve common or publicly owned properties.

**4.2: Commence the process for a publicly initiated Special Exception to allow School House to continue to conduct a Farmers Market**

This property must acquire a local historic designation to take advantage of provisions in the Zoning Code for **Special Exception Uses** (Section 4.10.1 c 2 & 3, See Appendix F). Although the School House has been famously designated nationally, it does not have a local designation. By possessing a national designation, the local designation process becomes quite simple. When all tasks are met, the community members will be able to legally conduct their Farmers Market even if a majority of the products sold are not produced on the School House property. Although the neighborhood does not wish to allow commercial uses throughout the community, they would like to make an exception for the School House and possibly the Old Grocery Store on Myakka Road.



*Old Grocery Store on Myakka Road*

**Special Exception**

A special exception is a use that would not be appropriate generally or without restriction throughout a zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare.

**Invasive Species**

Any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem, and whose introduction does or is likely to cause economic or environmental harm or harm to human health.

**Goal 5: Create Opportunities Conducive to Native Landscape Implementation and Education**

**Further:**

Old Miakka residents are significantly interested in implementing and creating educational opportunities for the emergence of native plantings and the removal of **invasive species**. They realize the benefits of such activities and have been meeting as a subcommittee group for several months. Starting small with roadside plantings and educational pamphlets, the community hopes to one day create an attraction of native plant gardens so that they may start a ‘Tour of

Gardens” program like the one that exists in the city of Sarasota. By establishing the attitudes of these initiatives, the community members have a greater chance to make the area more pleasurable and restore some of its natural settings.

#	Proposals for Action	Timing			Possible Implementing Agency	Cost
		Adopt with Plan	Next 2 Years	Next 3 to 10 Years		
5.1	Plan community invasive removals		X	X	NEST, Neighborhood Services, Old Miakka Community	TBD
5.2	Creation of a Roadside Planting Initiative Pilot Project	X			NEST, Urban Forestry, Neighborhood Services, Old Miakka Community	\$10,000
5.3	Requirement of new developments to use Native Plant Landscaping Standards (Zoning Overlay)		X		Cooperative Extension Service Zoning	Staff Time



*Brazilian Peppers are among the invasive species slated for removal*



*Example of roadside planting practices*

### 5.1: Plan community invasive removal events

The County already participates in programs like this through Keep Sarasota County Beautiful. The Old Miakka Community would like to mirror those events using volunteers in the community to target specific areas of public or publicly seen properties that are in need of invasive plant removal. This could be easily achieved by partnering with the Neighborhood Environmental Stewardship Teams (NEST) and applying for Neighborhood Grants to pay for the removal of invasive plant waste.

### 5.2: Creation of a Roadside Planting Initiative Pilot Project

The neighborhood is interested in roadside plantings. This interest stems from a desire to reinstate nature and native plants throughout the community and also to serve as a natural traffic calming method as mentioned earlier in the plan. They would like to start this project by receiving funds from Neighborhood Initiative dollars to plant trees and other native vegetation along roadsides to create canopy roads and reinstate the natural beauty of the area. This landscape plan needs to pass both Florida Yards and Neighborhoods standards and those currently present concerning plantings in county rights of way. After several meetings with Urban Forestry, three roadways were identified as good candidates for the pilot project: the east section of Wilson Road, Lena Lane, and Hancock Road. The community’s subcommittee would choose one and coordination would continue between county staff and residents. Ideally, planting these trees would initiate a community event showcasing the procedures and importance of proper tree planting and maintenance. If successful, the community would like to continue this program by applying for funds through the Neighborhood Grant Program and spread their efforts throughout the rest of the community.

### **5.3: Requirement of new developments to use Native Plant Landscaping Standards (Zoning Overlay)**

This idea would be incorporated into the Zoning Overlay and require Florida native plants to dominate the landscaping plans of new developments not utilizing the 2050 Plan overlay. This effort is similar to the restriction on outdoor lighting and the requirements for these developments would directly mirror those of 2050. Not only would this support the Plan's goal to retain a natural rural character but it would also mitigate overwatering that can often occur in residential areas. After the initial stabilization period where newly planted vegetation must be irrigated, native plants become much more hardy and self sufficient than plants native to Florida's climate and soils. These requirements would include any landscaping at the entrances/exits of developments and anything in clear sight view of the Fruitville Road corridor.



*Florida native plant landscaping*

## **Appendix A**



## OLD MIAKKA WANTS

TOPIC	ACTION REQUIRED	RESPONSIBLE CO. BUSINESS CENTER/UNIT *	KEY PLAYERS	UPDATE
Multi-purpose trail - horses, bikes, pedestrians	-Establish a sub-committee -Identify a community group to adopt the corridor	Bike/ Trail/Ped. Coordinator	Rod Krebs (Indian Creek) Jim Turner (Hi-Hat)	Subcommittee has been formed and the group met with Terry Gilbert on September 28 <sup>th</sup> . A new interest has risen regarding the O'Neil Property. Staff is communicating.
Wild life corridor where possible maintained by community &/or prisoners	-Establish a sub-committee -Identify a community group to adopt the corridor	Env. Services NEST-Rob Wright		Wildlife corridor has been meshed with the multipurpose trail and time and effort has been transferred as well This may possibly be connected to the O'Neil Property as well with a 'Friends of' group being established.
Change mowing schedule to allow the wild flower blooms.	Encourage planting of wildflowers Coordinate with road and bridges	Gary Downing Rob Wright (NEST)		Rob Wright from NEST has expressed interest in helping to coordinate mowing schedules for proposed planting sites
Dark Sky Initiative – lighting appropriately to protect the dark skies	Critical Area Plan (CAP) OR Zoning Overlay	Long Range Planning Current Planning		Literature was distributed about existing Dark Sky Ordinance in Code—issue needs to be re-identified as critical or non-critical by neighborhood Have heard reports of churches now turning their lights off at night. Waiting to confirm.
Renovate Old Grocery Store – limit to the only commercial, exclude fuel	Critical Area Plan (CAP) OR Zoning Overlay	Long Range Planning Current Planning	Long Range Planning History Center -Dave Baber -Lorrie Muldowney -Dan Hughes Zoning: Laurie Chapman	Mark Finehout has begun the historic designation process for the old grocery. If designated Zoning Code 4.10.1 c 2&3 expands special exception uses for designated resources.
Allow agricultural use subdivision	"Right to Farm" (Title XLVI, 823.14, Florida Statutes) Continued Notice of Proximity Education (Notice to Buyer) (ex. Belaire, Oakford, Deerhammock)			Title XLVI, 823.14, FS states the Right to Farm Act which says that as long as properties follow certain guidelines they have a right to conduct agricultural activities

\*Neighborhood Services has been facilitating the discussions on each topic and will continue to do so until a final report.

<b>TOPIC</b>	<b>ACTION REQUIRED</b>	<b>RESPONSIBLE CO. BUSINESS CENTER/UNIT</b>	<b>KEY PLAYERS</b>	<b>UPDATE</b>
Allow 4-H uses in conservation portions of Hamlets	Sub-committee Show on plans during Rezone (already in 2050)	4-H	Co-op Extension (4-H)	A subcommittee has been formed and conversations are being held with one of the developers (Rod Krebs) and Keith Wilson from the Co-op Extension. 4-H uses are also being explored on other properties such as plots for the "Clovers" division to grow and care for vegetables.
Preservation of wild life, encourage ground cover.	Fire arms info and/or sanctuary Sub-Committee	Sheriff's Office		Has been combined with Native Plants subcommittee.
Encourage re-planting of native plants on lots (look at old aerials – out-reach – educate neighbors	Sub-committee	Co-op Extension - Anne Marie Post		Native Plants Subcommittee has been formed and Rob Wright from NEST spoke with the members on September 28th.
Encourage native plants along chain link fences	Sub-committee	Co-op Anne Marie Post NEST Rob Wright		There has been preliminary plans started to plant both native trees and landscaping on the strip of Verna Rd south of Fruitville. Interest has also been expressed to landscaped the triangle amidst Myakka and Wilson Roads.
Encourage canopy trees	Sub-committee	Co-op Anne Marie Post NEST-Rob Wright		See above.
Allow farmers market (co-op) at School House	Same as the store Temporary Use Permit or Special Exemption	Zoning- Mary Beth Humphreys History Center Dave Baber		The same can be said of the School House as that for the Old Grocery Store. The School House is designated nationally but it needs to be designated locally as well to apply for a Special Exception (SE).
Allow individual – temporary farm stands – no permanent structures	Already permitted  5-3-1 F Zoning Code	Zoning		Zoning code already permits this as long as a majority percentage is grown on the land it's sold on
Legalize guest houses	Legal now if not rented out Renting doubles the density which would require a rezone			Literature has been presented to the residents about what the Code says regarding guest houses

TOPIC	ACTION REQUIRED	RESPONSIBLE CO. BUSINESS CENTER/UNIT	KEY PLAYERS	UPDATE
10-acre lot split – go back to the way it was before)	Critical Area Plan (CAP) Comp Plan Amendment	Long Range Planning		Discussion with neighborhood needed.
Quality Roads – LOS on all roads	Staff to attend meeting to discuss	Transportation Ops		Carolyn Eastwood has spoken to the community in March '06. Clarke Davis and Kwamena Sankah attended the September 18 <sup>th</sup> Community Planning Meeting and explained the future Fruitville projects and fielded questions about speed, flooding, and construction.
<b>NEW</b>				
Mitigate Stormwater and Drainage Issues	Critical Capacity Ordinance	Environmental Services-Theresa Connor, Robert Bresciani		A Critical Capacity Ordinance could be created for Old Miakka after the Miakka Basin Plan is completed. The basin plan is scheduled to go before the BCC in December.
Construction of a Community Garden near the School House	Coordinate with Keep Sarasota Beautiful and Co-op Extension	Co-Op Extension Keep Sarasota County Beautiful		Cost estimates are being shared/projected and the garden is in its early planning stages.


**OLD MIAKKA – DO NOT WANT**

TOPIC	ACTION REQUIRED	RESPONSIBLE CO. BUSINESS CENTER/UNIT	KEY PLAYERS	UPDATE
No motorized vehicles on multi-use trail	Not currently allowed	Bike/Pedestrian Trails.		
No commercial paint ball facilities	Critical Area Plan (CAP) or Zoning Overlay	Long Range Planning		No report thus far.
No commercial tennis courts <i>(define commercial)</i>	Critical Area Plan (CAP) or Zoning Overlay	Long Range Planning		No report thus far.
No commercial golf courses	Critical Area Plan (CAP) or Zoning Overlay	Long Range Planning		No report thus far.
No subdivisions with deed restrictions that exclude agricultural uses	Legal Question	Legal		Gary Oldehoff was contacted regarding if this would even be an issue—could deed restrictions exclude agricultural uses? No, they cannot according to Florida’s Right to Farm Act.
Do no regulate fences	Zoning Code does not regulate now	Zoning		Literature was presented illustrating that the Code does not currently regulate fences.
No more high density overlays – no bonuses for density – HOLD THE LINE!	Comprehensive Plan Amendment Conservation Easement	Long Range Planning		Discussion with neighborhood.

## **Appendix B**



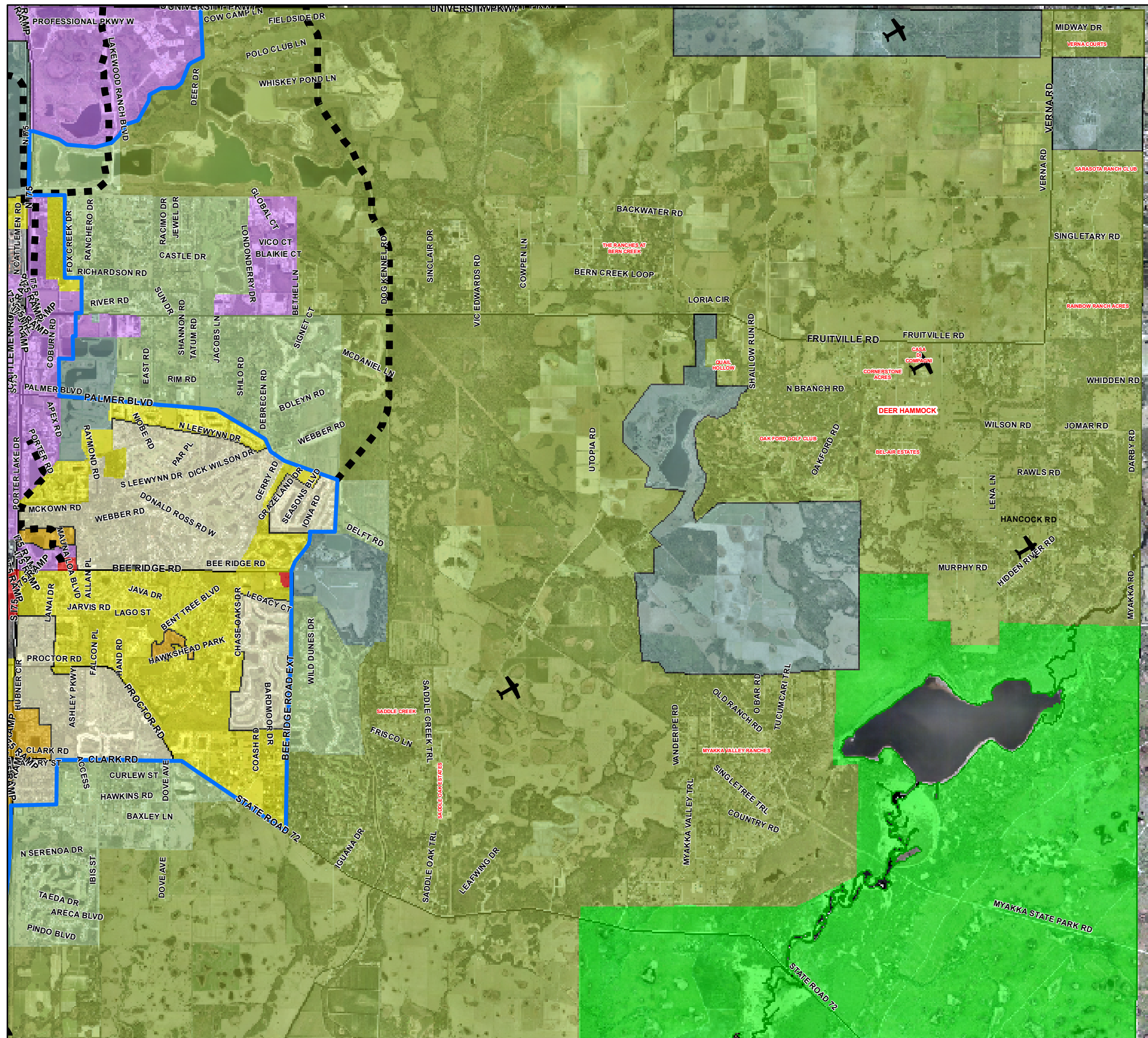
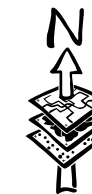
**OLD MIAKKA  
PROPOSED  
TRAIL LOCATIONS**

**Legend**  
 Old Miakka Boundary

  
**DRAFT  
WORKING MAP**  
  
SCGIS  
Sarasota County Geographic Information Services  
PLANNING AND DEVELOPMENT SERVICES  
PLANNING SERVICES - GIS  
JULY 2016  
IN PART COLLECTED FROM OR FROM: MDT/STATE OF FLORIDA/MIAMI/FLORIDA STATE ROAD

## **Appendix C**

# Old Miakka 2006 Aerial Future Land Use Overlay



## Legend

- LOW DENSITY RESIDENTIAL ( <2 DUs/ACRES )
- MODERATE DENSITY RESIDENTIAL ( >2 AND <5 DUs/ACRE )
- MEDIUM DENSITY RESIDENTIAL ( >5 AND <9 DUs/ACRE )
- SEMI-RURAL
- RURAL
- COMMERCIAL CENTER
- MAJOR EMPLOYMENT CENTER - MEC
- MAJOR GOVERNMENT USES
- PUBLIC CONSERVATION/PRESERVATION

## URBAN SERVICE AREA

- URBAN SERVICE AREA BOUNDARY
- FUTURE THOROUGHFARES
- PRIVATE





## **Appendix D**

c. *Outdoor Lighting.* Outdoor lighting and design requirements shall be applied as per Section 7.5, Sarasota County Zoning Ordinance, Outdoor Lighting. Areas designated Village/Hamlet or Settlement land use are located in rural portions of the County. In order to reduce sky glow in these areas, the following table delineates lighting requirements for Village, Hamlet, and Settlement Area development. Total outdoor light output shall not exceed the limits in Table 5. Seasonal decorations, permitted between Thanksgiving and 15 January, are not counted toward these limits; lighting used for external illumination of signs is counted, while lighting used for internal illumination of signs is not counted.

Table 5. Maximum Outdoor Lighting Standards  
(Lumens per net Acre)

TABLE INSET:

	Single-Family and Duplex Areas		Commercial, Office, and Apartment Areas		
	Unshielded Fixtures Only	Maximum Lumens (Fully Shielded + Unshielded. LPS + nonLPS)	NonLow Pressure Sodium (LPS)	Unshielded Fixtures	Maximum Lumens (Fully Shielded + Unshielded, LPS + nonLPS)
VPD-RES	1,000 lm	10,000 lm	5,000 lm	4,000 lm	50,000 lm
VPD-NC	5,000 lm	10,000 lm	10,000 lm	10,000 lm	100,000 lm
VPD-VC	5,000 lm	20,000 lm	20,000 lm	10,000 lm	200,000 lm
VPD-OS	1,000 lm	10,000 lm	1,250 lm	1,000 lm	25,000 lm
TC-RES	1,000 lm	10,000 lm	5,000 lm	4,000 lm	50,000 lm
TC	5,000 lm	20,000 lm	20,000 lm	10,000 lm	200,000 lm
HPD-RES	1,000 lm	10,000 lm	5,000 lm	4,000 lm	50,000 lm
HPD-FP	5,000 lm	10,000 lm	10,000 lm	10,000 lm	100,000 lm
HPD-OS	1,000 lm	10,000 lm	1,250 lm	1,000 lm	25,000 lm

## **Appendix E**

## DRAFT

### **Old Miakka (O'Neil)**

The 129-acre Old Miakka (O'Neil) ESLPP Priority Site is located in northeastern Sarasota County along the east Sarasota-Manatee county line. It is part of an expanding wildlife corridor with The Crowley Museum and Nature Center and Myakka River State Park just due south. Its location provides connectivity of green space with both the Crowley property and the State Park.

Reason(s): connection to other nearby green space

- 129 acres
- Rural
- Northeastern county property at east Sarasota-Manatee county line
- Adjacent to The Crowley Museum and Nature Center and Myakka River State Park
- Land Management levels: 1 (basic)
- Public Use Level: III (limited public use)
- Assets:
  - Rosemary scrub
  - Oak hammock
  - Freshwater wetlands
  - Uplands
- Fauna:
  - Florida scrub-jay
  - Gopher tortoise
  - Eastern indigo snake
  - Sherman's fox squirrel
  - Wood stork
- Flora:
  - Slash pine
  - Oak (laurel oak and sand live oak)
  - Saw palmetto
  - Cabbage palm
- Needs:
  - Annual monitoring
  - Management plan
- Current Uses:
  - Walking
  - Cattle grazing

#### Recommended nature-based recreation at Old Miakka:

Walking  
Birding

#### Recommended infrastructure at Old Miakka:

nature trails  
1 five-space parking lot (with adequate handicap parking)  
1 entrance sign  
perimeter fencing  
entrance gate with walk-thru

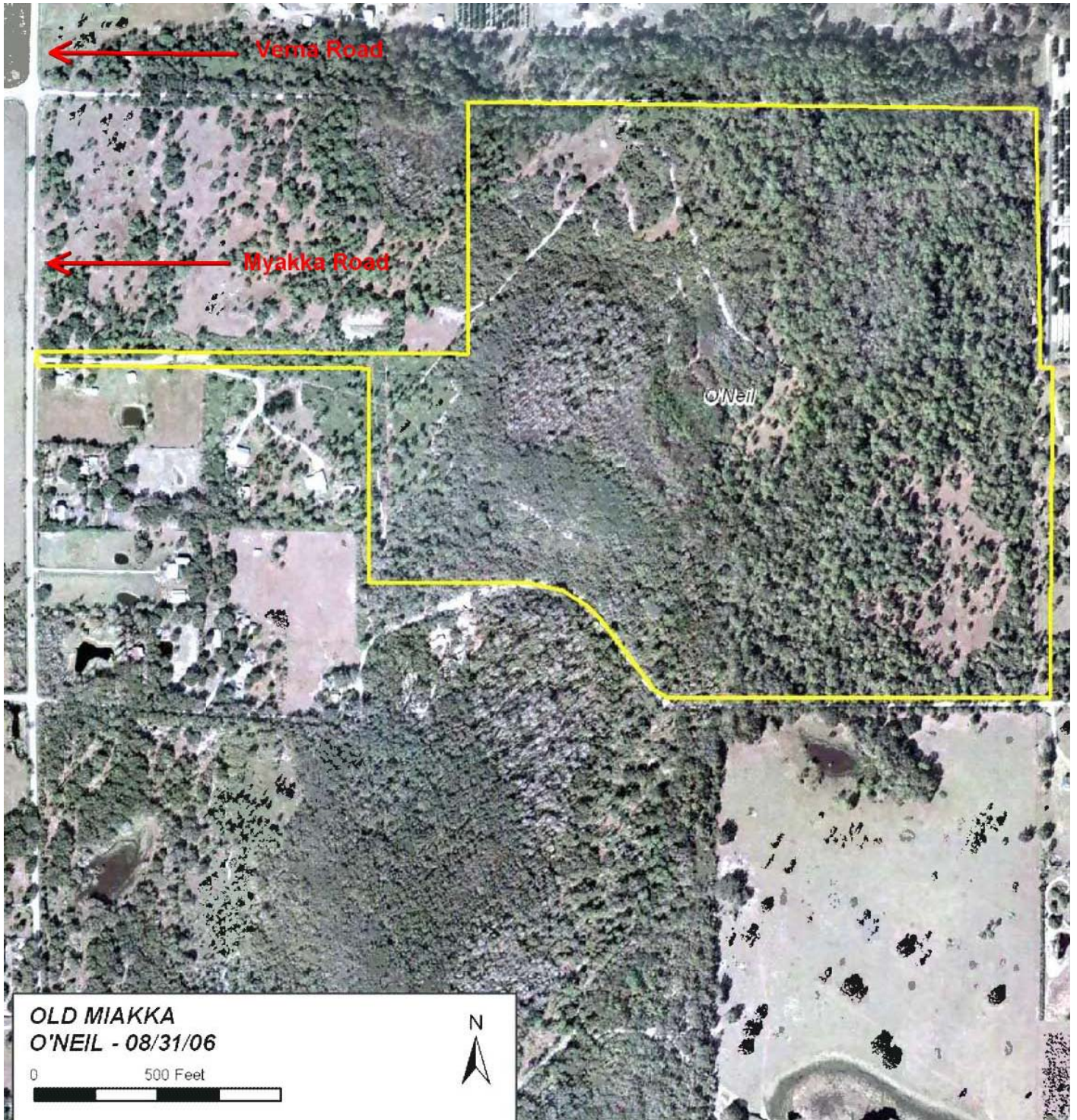
#### Suggested rules for public access of Old Miakka:

Park hours: 7:00 a.m. – 8:00 p.m. (April – October)  
7:00 a.m. – 6:00 p.m. (November – March)

Suitable for walking and birding  
No sales or solicitation  
No glass containers  
No open fires or barbecues  
No camping

**DRAFT**

- No motorized vehicles beyond parking lot
- No dumping or littering
- No removal or destruction of property or natural resources (other than fish)
- No pets



## **Works Cited**

Williams, Dr. J. Raymond. *A Historic Resources Survey of Old Miakka and Selected Portions of the Myakka River, Sarasota County, Florida*. University of South Florida Department of Anthropology Tampa, Florida. October 1989