



Form-Based Code

Public Participation Event

Thursday, May 28, 2015

From 6:30pm - 8:30pm: Feedback Session & Open House Forum

Located at **Bobby Jones Golf Course**

Mattison's Grille on the Green

1000 Circus Blvd.

Sarasota, FL 34232

For additional information please email
Briana.Dobbs@sarasotagov.com

City of Sarasota

Urban Design Studio (UDS)

111 S. Orange Avenue Suite 100 A

Sarasota, FL 34236 Phone: 941-365-2200 ext. 3650

Website: <http://www.sarasotagov.org/UrbanDesignStudio.cfm>



Who we Are - UDS



City of Sarasota Contract Employees



Located in Federal Building 111 S. Orange Avenue



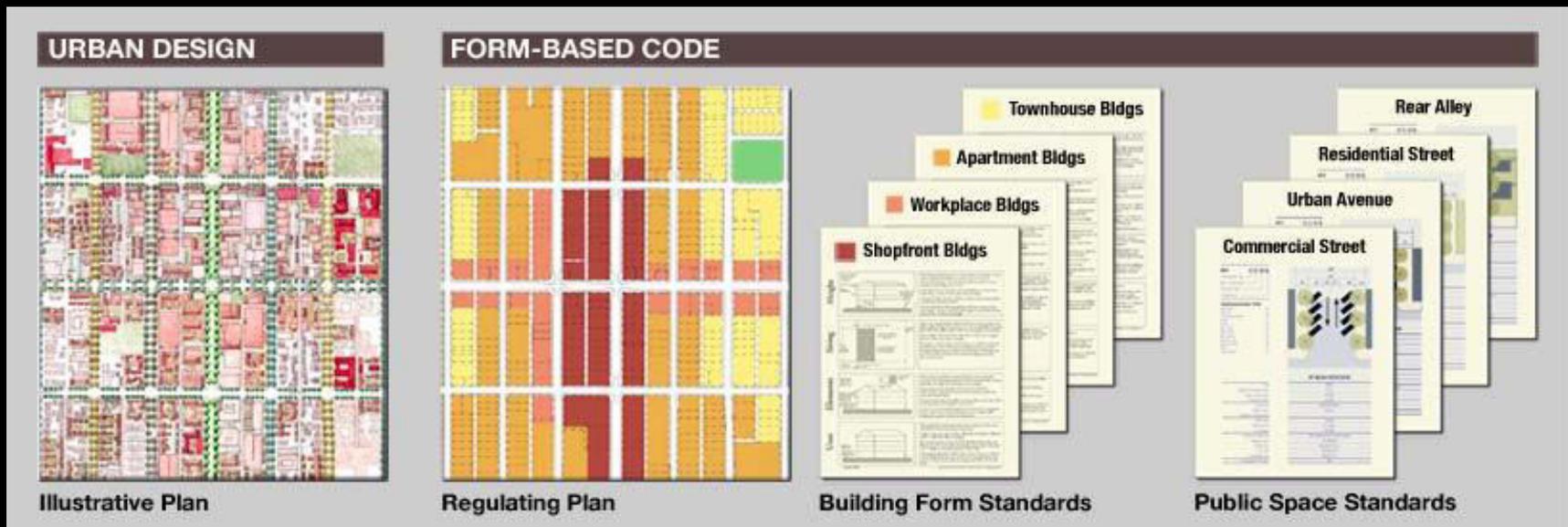
- Our Contract
- **Revise Zoning Code**
- Work with staff to revise and incorporate **Engineering & Design Criteria Manual (EDCM)** Sections.
- Make **recommendations** for revisions to the **Comprehensive Plan** for Implementation.
- **Resource** to the City Manager for limited spatial design recommendations **for City Projects**.

Existing Documents Fragmented & Focused on individual lot increment – text heavy and lack sufficient graphics and cohesion.



What is A Form-Based Code?

It is a type of Zoning Code that promotes predictable development patterns, by regulating the form of buildings and how they shape streets and public spaces.



Form-based Codes

- Encourage a mix of land uses, often reducing the need to travel extensively as part of one's daily routine.
- Promotes a mix of housing types.
- Consensus based public outreach and participation.
- Tailors the requirements for local context and topography.
- Emphasizes site design & building form, which will last many years beyond use and density which change over time.
- Address the design of the public realm & the importance the streetscape, parking and the interface of buildings have in creating a "sense of place."
- Provides information that is clear, concise and graphically illustrated.

Creating a sense of Place – the importance of the public realm.



Downtown has an early version of a Form-Based Code.

Local Example - City of Bradenton New FBC



BRADENTON
FORM-BASED CODE



Process

Spring/Summer 2015:

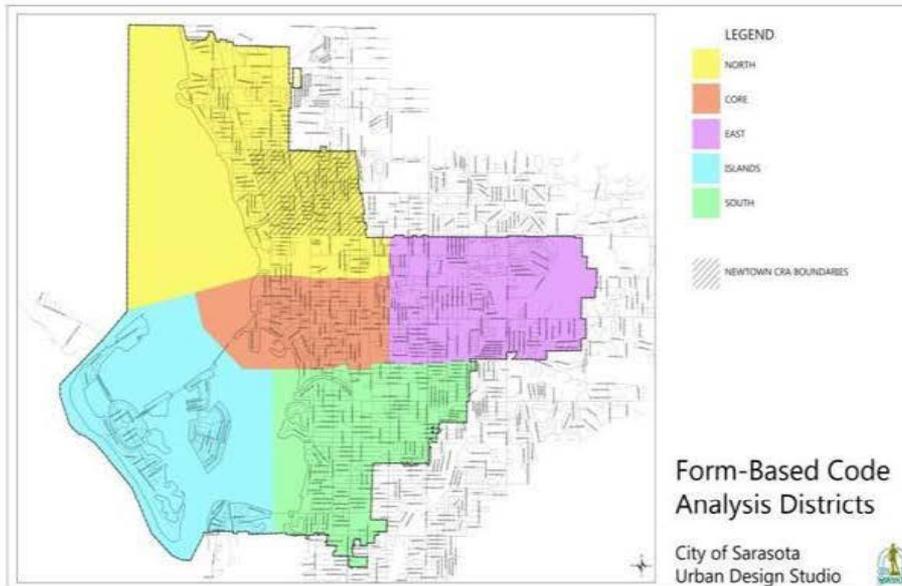
- Walking Audits
- Group Feedback Sessions

Summer/Fall 2015:

- Code Writing

Winter/ Spring 2016

- Public Feedback & Review
- Adoption Hearings

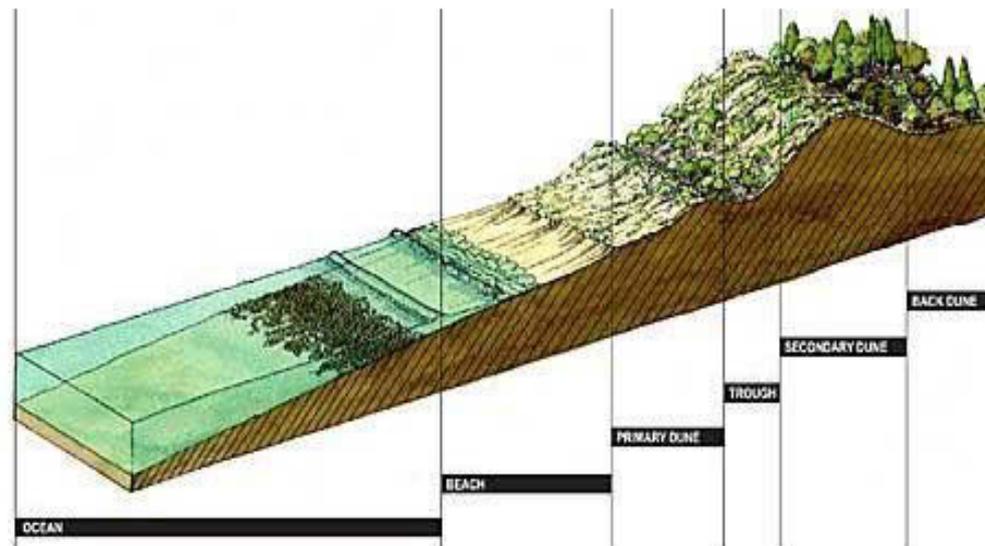


Today's Session

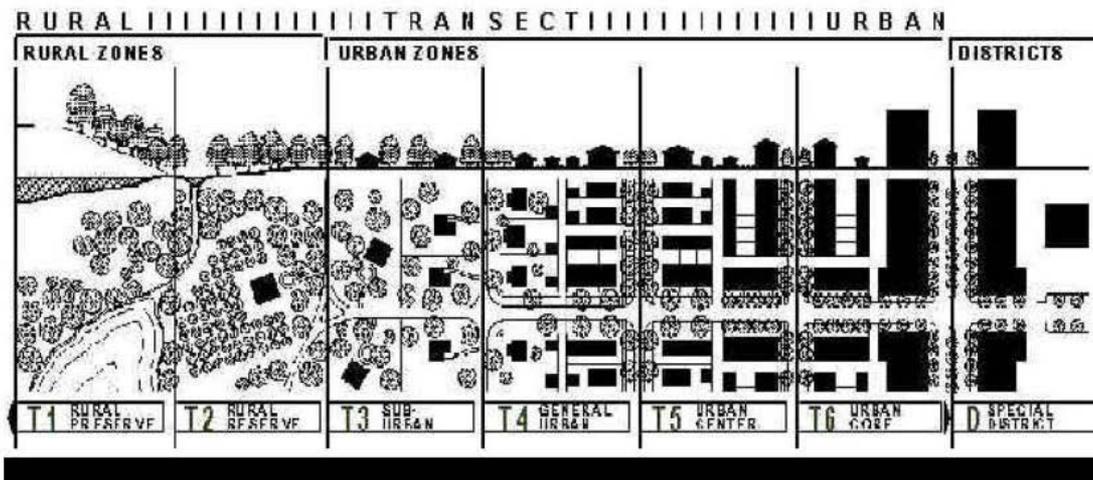
- 1st Phase of City-wide Public Participation & Outreach.
- Introduce the conceptual new zones, conduct a preliminary mapping exercise.
- Discuss Infrastructure, multi-modal transportation, safety and quality of life issues for today's stakeholders & future generations.

What is the Transect?

A transect or geographical cross-section of nature was first conceived near the end of the 18th century. Originally it was used to map and analyze different ecological environments that showed different characteristics through different zones, such as ocean shores, dunes, wetlands, plains, and uplands or mountains.



Human beings also live in different places such as metropolitan areas, cities, suburbs, towns and farms. The Form-based Code Transects apply the principle of the natural transect to describe a range of environments that can be arranged from the most natural to the most urban as illustrated in the diagram below.



Develop concepts with the Community using spatial design illustrations, maps and diagrams to implement plans.



Sample Block Illustrations



Sample
Infill



Existing
Building



Water Tower Park

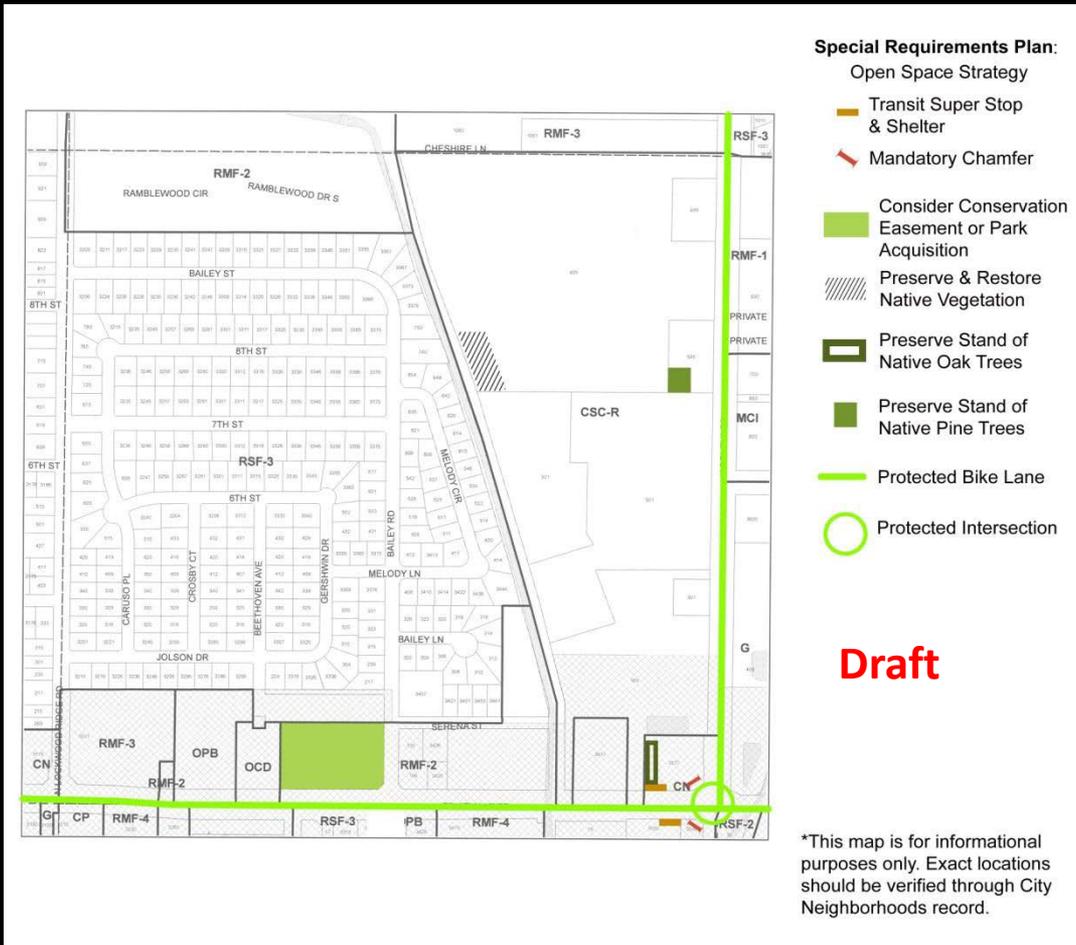
Sample Park Interface



Were able to help neighborhood seek \$850,000 Grant Dollars for Light Imprint Design



Sample Special Requirements Plan



New Districts & Public Outreach



Include multi-modal transportation



Bicycle users, a spectrum



sidewalk
woonerf

sidewalk
slowest streets with guardian
curb-protected cycle track

sidewalk
slow streets (sharrow)
curb-protected cycle track
cycle track

sidewalk
slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, fearfully

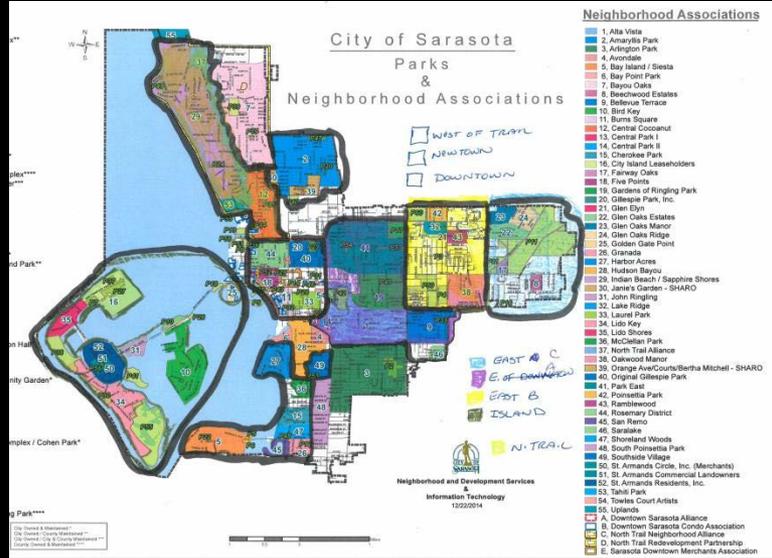
sidewalk
slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, fearfully

slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, confidently

slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, confidently
highway lane or shoulder, tour de france

City Engineer – Ongoing Bicycle & Mobility Master Plans

Process



Neighborhood Associations	FBC Group	Participation Events	T Zone Map	Calibrated Zoning Ma
James Garden	Newtown Catalyst Plan		2014	
Orange Ave/Courts/Bertha Mitchell	Newtown Catalyst Plan		2014	
Original Gillespie Park	Newtown Catalyst Plan		2014	
Poinsettia Park	Newtown Catalyst Plan		2014	
Amaryllis Park	Newtown Catalyst Plan		2014	
Arlington Park	Southside Catalyst Plan		2014	yes
Hudson Bayou	W. of Trail A	January	yes	yes
South Poinsettia Park	W. of Trail A	January	yes	yes
Bay Point Park	W. of Trail A	January	yes	yes
Avondale	W. of Trail A	January	yes	yes
Bayou Oaks	WTP Catalyst Plan	February	yes	yes
Bird Key	Island Catalyst Plan	March		
City Island Leaseholders	Island Catalyst Plan	March		
Golden Gate Point	Island Catalyst Plan	March		
John Ringling	Island Catalyst Plan	March		
Lido Key	Island Catalyst Plan	March		
Lido Shores	Island Catalyst Plan	March		
St. Armands Circle, Inc. Merchants	Island Catalyst Plan	March		
St. Armands Commercial Landowners	Island Catalyst Plan	March		
St. Armands Residents, Inc.	Island Catalyst Plan	March		
Cherokee Park	W. of Trail B	April		
Granada	W. of Trail B	April		
Harbor Acres	W. of Trail B	April		
McClellan Park	W. of Trail B	April		
San Remo	W. of Trail B	April		
Shoreland Woods	W. of Trail B	April		
Southside Village	W. of Trail B	April		
Bay Island/Siesta	W. of Trail B	April		



WALKING AUDIT
CITY OF SARASOTA
URBAN DESIGN STUDIO
SATURDAY FEB. 22, 2014
8:30 a.m. – 12:30 p.m.

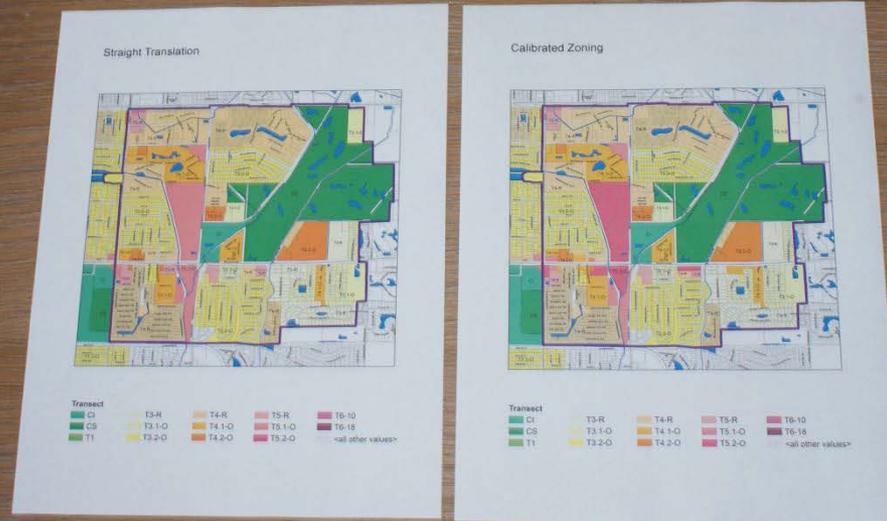


Beechwood Estates	East C	May		
Fairway Oaks	East C	May		
Glen Oaks Estates	East C	May		
Glen Oaks Manor	East C	May		
Glen Oaks Ridge	East C	May		
Alta Vista	East A	June		
Bellevue Terrace	East A	June		
Central Park I	East A	June		
Central Park II	East A	June		
Gardens of Ringling Park	East A	June		
Lake Elyn	East B	June		
Lake Ridge	East B	June		
Oakwood Manor	East B	June		
Park East	East B	June		
Ramblewood	East B	June		
Saratola	East B	June		
Central Coconut	N. Trail	July		
IBSSA	N. Trail	July		
Tahiti Park	N. Trail	July		
North Trail Neighborhood Alliance	N. Trail	July		
North Trail Redevelopment Partnership	N. Trail	July		
Burns Square	Downtown	August		
Five Points	Downtown	August		
Gillespie Park, Inc.	Downtown	August		
Laurel Park	Downtown	August		
Rosemary District	Downtown	August		
Towles Court Artists	Downtown	August		
Downtown Sarasota Alliance	Downtown	August		
Downtown Sarasota Condo Association	Downtown	August		
Sarasota Downtown Merchants Association	Downtown	August		

Group Sessions

- Engage a larger group within the area (postcards are mailed to all property owners).
- Discuss both neighborhood & citywide issues.
- Public information on coding process, schedule & participation opportunities.
- Early feedback loop on preliminary mapping.

Tonight's Packets



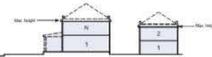
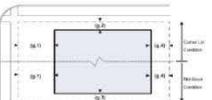
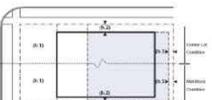
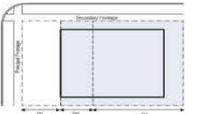
Mapping Feedback

- Packets Provided with:
- Current Land Use & Zoning Maps
- Draft Maps to look at potential new zone
- Cards of the New Zones & Metrics
- Feedback Cards & Staff to assist

T3-R

TABLE 15A. FORM-BASED CODE GRAPHICS - T3-R

Sarasota

T3	
(See Table 1)	
BUILDING HEIGHT	
<ol style="list-style-type: none"> 1. Building height shall be measured to the main or roof deck as specified on Table 8. 2. For calculation purposes, one story is up to 14 ft. 3. First story height and upper story height shall be a minimum of 9 ft. 4. Height shall be measured to the eave or roof deck as specified on Table 8. 5. Minimum residential finished floor height 2 ft. 	
	
SETBACKS - PRINCIPAL BLDG.	
<ol style="list-style-type: none"> 1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table. 	
	
SETBACKS - OUTBUILDING	
<ol style="list-style-type: none"> 1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown. 	
	
PARKING PLACEMENT	
<ol style="list-style-type: none"> 1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 15B). 2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 15B). Side- or rear-entry garages may be allowed in the first or second Layer by Waiver. 3. Trash containers shall be stored within the third Layer. 	
	
I. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
K. BUILDING HEIGHT (See Table 8)	
Principal Building	2 stories max.
Outbuilding	2 stories max.
L. LOT OCCUPATION (See Table 14)	
Lot Width	100 ft. min.
Lot Coverage	30% max.
G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Principal	30 ft. min.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	8 ft. min.
(g.4) Rear Setback	15 ft. min. *
Frontage Outbuild	none
H. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback	30 ft. min. + 8ft. setback
(h.2) Side Setback	3 ft. min. on E. or corner
(h.3) Rear Setback	4 ft. min. *
J. PRIVATE FRONTAGES (See Table 7)	
Fence & Fence	permitted
Stoop	not permitted
Shopfront & Awning / Marquee	not permitted
Gallery	not permitted
Arcade	not permitted
Refer to Summary Table 14	
PARKING PROVISIONS (See Table 10 & 11)	
* or 15 feet from center line of alley	
"ft" stands for any Stories above Rosee show, up to the maximum. Refer to metrics for exact minimums and maximums.	



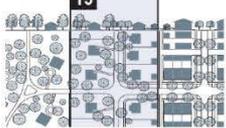
DRAFT

T3.1-O

TABLE 15A. FORM-BASED CODE GRAPHICS - T3.1-O

Sarasota

T3



(See Table 1)

I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

A. BUILDING HEIGHT (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

F. LOT OCCUPATION (See Table 14)

Lot Width	50 ft. min.
Lot Coverage	35% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g-1) Front Setback Principal	20 ft. min., 30 ft. max.
(g-2) Front Setback Secondary	12 ft. min.
(g-3) Side Setback	8 ft. min.
(g-4) Rear Setback	15 ft. min.*
Frontage Bulbout	40% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h-1) Front Setback	20 ft. min. + bldg. setback
(h-2) Side Setback	3 ft. min. or 6 ft. at corner
(h-3) Rear Setback	4 ft. min.*

J. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	not permitted
Shopfront & Awning Marquis	not permitted
Gallery	not permitted

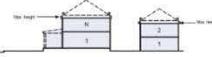
Refer to Summary Table 14

PARKING PROVISIONS
(See Table 10 & 11)

* or 15 feet from center line of alley right away or easement.
H stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

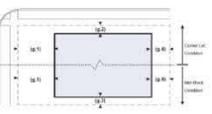
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof level as specified on Table 8.
5. Minimum residential finished floor height 2 ft.



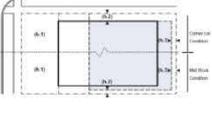
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



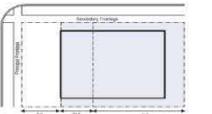
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Adjustment.
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.

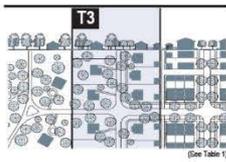



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T3.2-O

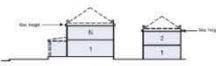
TABLE 15A. FORM-BASED CODE GRAPHICS - T3.2-O

Sarasota



BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3.6 ft.



I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

K. BUILDING HEIGHT (See Table 8)

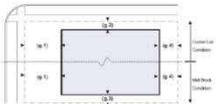
Principal Building	2 stories max.
Outbuilding	2 stories max.

F. LOT OCCUPATION (See Table 14)

Lot High	30 ft. min.
Lot Coverage	35% max.

SETBACKS - PRINCIPAL BLDG.

1. The Footings and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Frontages shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Footings of the Outbuilding shall be distanced from the Lot lines as shown.



G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g) 10 Front Setback Principal	15 ft. min., 25 ft. max.
(g) 20 Front Setback Secondary	12 ft. min.
(g) 30 Side Setback	6 ft. min.
(g) 40 Rear Setback	15 ft. min. *
Frontage Outbuild	40% min. at setback

H. SETBACKS - OUTBUILDING (See Table 14h)

(h) 10 Front Setback	20 ft. min. + bldg. setback
(h) 20 Side Setback	3 ft. min. or 6 ft. at corner
(h) 30 Rear Setback	4 ft. min. *

J. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	not permitted
Shophop & Awning Marquee	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PROVISIONS (See Table 10 & 11)

* or 15 feet from center line of alley right away or easement.
 *N/A stands for any details above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17a). Side- or rear-entry garages may be allowed in the first or second Layer by Adjustment.
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17a).
3. Trash containers shall be stored within the third Layer.

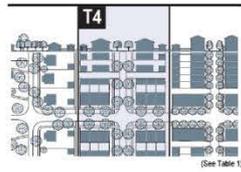


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T4-R Mostly Attached

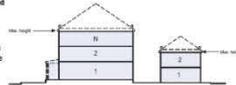
TABLE 15B. FORM-BASED CODE GRAPHICS - T4-R

Sarasota



T4

- BUILDING HEIGHT**
1. Building height shall be measured in number of stories, excluding Attics and raised basements.
 2. For calculation purposes, one story is up to 10 ft.
 3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 8 ft.
 4. Height shall be measured to the eave or roof deck as specified on Table 8.
 5. Minimum residential finished first floor height 3 ft.



I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

K. BUILDING HEIGHT (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

F. LOT OCCUPATION (See Table 14)

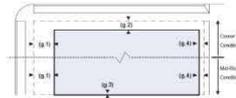
Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width Attached	20 ft. min.
Lot Coverage Attached	75% max.

G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Primary	6 ft. min., 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 18 ft. max.
(g.3) Side Setback Detached	4 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	0 ft. min.*
Frontage Buildout Primary	80% min. at setback
Frontage Buildout Secondary	50% min.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

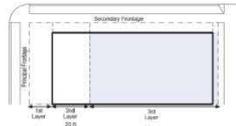


H. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min.*

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



J. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquee	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS
(See Table 10 & 11)

* or 15 feet from center line of alley right away or easement.
"ft" stands for any stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

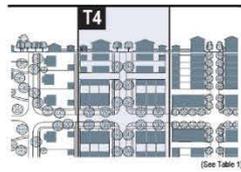


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T4-R Mostly Detached

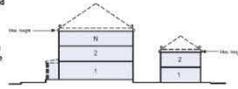
TABLE 15B. FORM-BASED CODE GRAPHICS - T4-R

Sarasota



T4

- BUILDING HEIGHT**
1. Building height shall be measured in number of stories, excluding Attics and raised basements.
 2. For calculation purposes, one story is up to 14 ft.
 3. First story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
 4. Height shall be measured to the eave or roof deck as specified on Table 6.
 5. Minimum residential finished first floor height 3 ft.



l. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING HEIGHT (See Table 6)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14)

Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width Attached	20 ft. min.
Lot Coverage Attached	75% max.

g. SETBACKS - PRINCIPAL BLDG. (See Table 14g)

(g.1) Front Setback Primary	6 ft. min., 10 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 10 ft. max.
(g.3) Side Setback Detached	4 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	4 ft. min.*
Frontage Buildout Primary	80% min. at setback
Frontage Buildout Secondary	50% min.

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min.*

j. PRIVATE FRONTAGES (See Table 7)

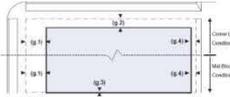
Porch & Fence	permitted
Sleep	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS
(See Table 10 & 11)

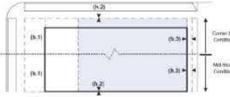
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



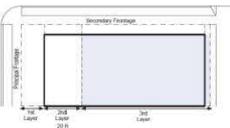
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17f).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17f).
3. Trash containers shall be stored within the third Layer.



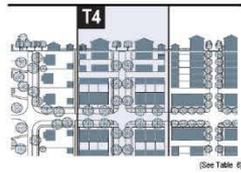
DRAFT

* or 15 feet from center line of alley right away or easement.
"N" stands for any stories above those shown, up to the maximum.
Refer to metric for exact minimums and maximums.

T4.1-O

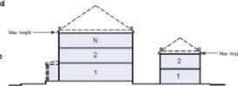
TABLE 15B. FORM-BASED CODE GRAPHICS - T4.1-O

Sarasota



BUILDING HEIGHT PRE-BONUS

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 8 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished floor height 3 ft.



i. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use

k. BUILDING HEIGHT (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

l. LOT OCCUPATION (See Table 14)

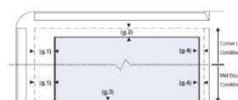
Lot Width (Detached)	30 ft. min.
Lot Coverage (Detached)	50% max.
Lot Width (Attached)	18 ft. min.
Lot Coverage (Attached)	75% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Primary	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 20 ft. max.
(g.3) Side Setback Detached	5 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	3 ft. min. *
Frontage Buildout	60% min. at setback

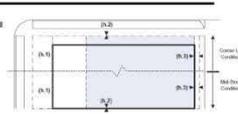
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



h. SETBACKS - OUTBUILDING (See Table 14h)

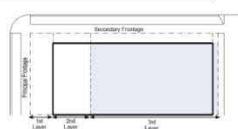
(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	5 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *

j. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Shop	permitted
Shopfront & Awning Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third layer.



PARKING PROVISIONS

(See Table 10 & 11)

* or 15 feet from center line of alley right away or easement.
 "N" stands for any Stories above Base shown, up to the maximum.
 Refer to metrics for exact minimums and maximums.

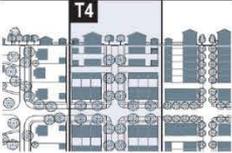
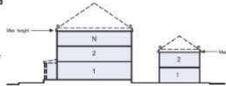
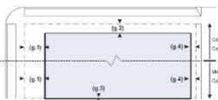


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T4.2-O

TABLE 15B. FORM-BASED CODE GRAPHICS - T4.2-O

Sarasota

T4													
 <p>(See Table 1)</p>													
<p>I. BUILDING FUNCTION (See Table 10 & Table 12)</p> <table border="1"> <tr> <td>Residential</td> <td>limited use</td> </tr> <tr> <td>Lodging</td> <td>limited use</td> </tr> <tr> <td>Office</td> <td>limited use</td> </tr> <tr> <td>Retail</td> <td>limited use</td> </tr> </table>		Residential	limited use	Lodging	limited use	Office	limited use	Retail	limited use				
Residential	limited use												
Lodging	limited use												
Office	limited use												
Retail	limited use												
<p>k. BUILDING HEIGHT (See Table 8)</p> <table border="1"> <tr> <td>Principal Building</td> <td>4 stories max.</td> </tr> <tr> <td>Outbuilding</td> <td>2 stories max.</td> </tr> </table>		Principal Building	4 stories max.	Outbuilding	2 stories max.								
Principal Building	4 stories max.												
Outbuilding	2 stories max.												
<p>f. LOT OCCUPATION (See Table 14)</p> <table border="1"> <tr> <td>Lot Width Detached</td> <td>30 ft. min.</td> </tr> <tr> <td>Lot Coverage Detached</td> <td>50% max.</td> </tr> <tr> <td>Lot Width Attached</td> <td>16 ft. min.</td> </tr> <tr> <td>Lot Coverage Attached</td> <td>75% max.</td> </tr> </table>		Lot Width Detached	30 ft. min.	Lot Coverage Detached	50% max.	Lot Width Attached	16 ft. min.	Lot Coverage Attached	75% max.				
Lot Width Detached	30 ft. min.												
Lot Coverage Detached	50% max.												
Lot Width Attached	16 ft. min.												
Lot Coverage Attached	75% max.												
<p>g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)</p> <table border="1"> <tr> <td>(g.1) Front Setback Primary</td> <td>5 ft. min., 15 ft. max.</td> </tr> <tr> <td>(g.2) Front Setback Secondary</td> <td>5 ft. min., 15 ft. max.</td> </tr> <tr> <td>(g.3) Side Setback Detached</td> <td>5 ft. min.</td> </tr> <tr> <td>(g.3) Side Setback Attached</td> <td>3 ft. min.</td> </tr> <tr> <td>(g.4) Rear Setback</td> <td>3 ft. min. *</td> </tr> <tr> <td>Frontage Bulldoer</td> <td>60% min. at setback</td> </tr> </table>		(g.1) Front Setback Primary	5 ft. min., 15 ft. max.	(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.	(g.3) Side Setback Detached	5 ft. min.	(g.3) Side Setback Attached	3 ft. min.	(g.4) Rear Setback	3 ft. min. *	Frontage Bulldoer	60% min. at setback
(g.1) Front Setback Primary	5 ft. min., 15 ft. max.												
(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.												
(g.3) Side Setback Detached	5 ft. min.												
(g.3) Side Setback Attached	3 ft. min.												
(g.4) Rear Setback	3 ft. min. *												
Frontage Bulldoer	60% min. at setback												
<p>h. SETBACKS - OUTBUILDING (See Table 14h)</p> <table border="1"> <tr> <td>(h.1) Front Setback</td> <td>20 ft. min. + bldg. setback</td> </tr> <tr> <td>(h.2) Side Setback</td> <td>0 ft. min. or 3 ft. at corner</td> </tr> <tr> <td>(h.3) Rear Setback</td> <td>3 ft. min. *</td> </tr> </table>		(h.1) Front Setback	20 ft. min. + bldg. setback	(h.2) Side Setback	0 ft. min. or 3 ft. at corner	(h.3) Rear Setback	3 ft. min. *						
(h.1) Front Setback	20 ft. min. + bldg. setback												
(h.2) Side Setback	0 ft. min. or 3 ft. at corner												
(h.3) Rear Setback	3 ft. min. *												
<p>j. PRIVATE FRONTAGES (See Table 7)</p> <table border="1"> <tr> <td>Porch & Fence</td> <td>permitted</td> </tr> <tr> <td>Stoop</td> <td>permitted</td> </tr> <tr> <td>Shopfront & Awning/ Marquis</td> <td>permitted</td> </tr> <tr> <td>Gallery</td> <td>not permitted</td> </tr> <tr> <td>Arcade</td> <td>not permitted</td> </tr> </table> <p>Refer to Summary Table 14</p>		Porch & Fence	permitted	Stoop	permitted	Shopfront & Awning/ Marquis	permitted	Gallery	not permitted	Arcade	not permitted		
Porch & Fence	permitted												
Stoop	permitted												
Shopfront & Awning/ Marquis	permitted												
Gallery	not permitted												
Arcade	not permitted												
<p>PARKING PROVISIONS (See Table 10 & 11)</p> <p>* or 15 feet from center line of alley right away or easement. "N" stands for any stories above those shown, up to the maximum. Refer to notes for exact minimums and maximums.</p>													
<p>BUILDING HEIGHT</p> <ol style="list-style-type: none"> Building height shall be measured in number of stories, excluding Attics and raised basements. For calculation purposes, one story is up to 14 ft. First story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft. Height shall be measured to the eave or roof deck as specified on Table 8. Minimum residential finished first floor height 3 ft. 													
<p>SETBACKS - PRINCIPAL BLDG.</p> <ol style="list-style-type: none"> The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. Facades shall be built along the Principal Frontage to the minimum specified width in the table. 													
<p>SETBACKS - OUTBUILDING</p> <ol style="list-style-type: none"> The Elevations of the Outbuilding shall be distanced from the Lot lines as shown. 													
<p>PARKING PLACEMENT</p> <ol style="list-style-type: none"> Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d). Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Trash containers shall be stored within the third Layer. 													

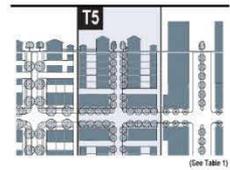


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T5.1-O

TABLE 15C. FORM-BASED CODE GRAPHICS - T5.1-O

Sarasota



BUILDING HEIGHT

- Building height shall be measured in number of stories, excluding above and raised basements.
- For calculation purposes, one story is up to 14 ft.
- First story height shall be a minimum of 12 ft and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
- Height shall be measured to the eave or roof deck as specified on Table 3.
- Minimum residential finished first floor height 3 ft.



1. BUILDING FUNCTION (See Table 10.8 & Table 13)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

2. LOT OCCUPATION (See Table 14)

Principal Building	3 stories max.
Outbuilding	2 stories max.
Lot Width	N/A
Lot Coverage	85% max.

3. SETBACKS - PRINCIPAL BUILDING (See Table 14)

(a-1) Front Setback Principal	0 ft min., 10 ft max. (Along Tenthon Trail, Table 14b) (Along east of 30' - 8 ft min., 10 ft max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)
(a-2) Front Setback Secondary	0 ft min., 10 ft max.
(a-3) Side Setback	0 ft min., 24 ft max.
(a-4) Rear Setback	3 ft min. *
Frontage Buildout	85% min. at setback

4. SETBACKS - OUTBUILDING (See Table 14)

(b-1) Front Setback	40 ft max. from rear prop.
(b-2) Side Setback	0 ft min. or 2 ft. at corner
(b-3) Rear Setback	3 ft max. *

5. PRIVATE FRONTAGES (See Table 3)

Front & Fence	not permitted
Store	permitted
Shopfront & Awning Marquis	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

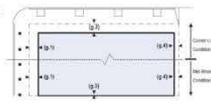
PARKING PROVISIONS

(See Table 10.8.11)

* or 15 feet from center line of alley right away or easement.
"N" stands for any stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

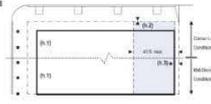
SETBACKS - PRINCIPAL BLDG.

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



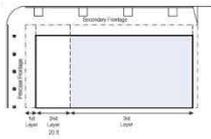
SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17.6).
- Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17.6).
- Truck containers shall be stored within the third Layer.

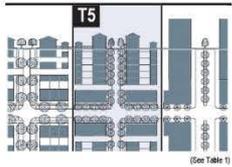


DRAFT

T5.2-O

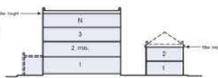
TABLE 15C. FORM-BASED CODE GRAPHICS - T5.2-O

Sarasota



BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding floors and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 12 ft. and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 5.
5. Minimum residential finished first floor height 9 ft.



l. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

m. BUILDING HEIGHT (See Table 6)

Principal Building	5 stories max.
Outbuilding	2 stories max.

n. LOT OCCUPATION (See Table 14)

Lot Width	N/A
Lot Coverage	85% max.

o. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

1) Front Setback Principal

- 0 ft. min., 10 ft. max. (Along Tamiami Trail, Tattler, Frigate east of 307, 8 ft. min., 10 ft. max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)

2) Front Setback Secondary

- 0 ft. min., 10 ft. max.

3) Side Setback

- 0 ft. min., 24 ft. max.

4) Rear Setback

- 5 ft. min.*

Frontage Bulb-out

- 85% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

1) Front Setback Principal

- 40 ft. max. from rear prop.

2) Side Setback

- 0 ft. min. or 2 ft. at corner

3) Rear Setback

- 3 ft. max.*

j. PRIVATE FRONTAGES (See Table 7)

Porch & Fence

- not permitted

Slope

- permitted

Shopfront & Awning Marquis

- permitted

Gallery

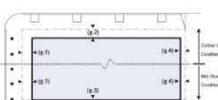
- permitted

Arcade

- not permitted

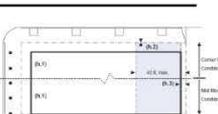
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



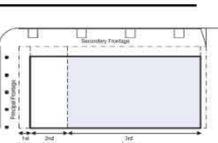
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17f).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17f).
3. Trash containers shall be stored within the third Layer.



* or 15 feet from center line of alley right away or adjacent.

"N" stands for any Stories above those shown, up to the maximum.

Refer to metrics for exact minimums and maximums.



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May Walking Audits



Walking Audits

- Outreach to neighborhood leadership early in process.
- Help to develop communication plans for increased participation in the code process.
- Identify Neighborhood Issues.
- Compare maps with existing conditions.
- Supplement Maps with local history.

Beechwood Estates



Neighborhood Aerials

Fairway Oaks



Glen Oaks Estates



Glen Oaks Manor



Glen Elyn



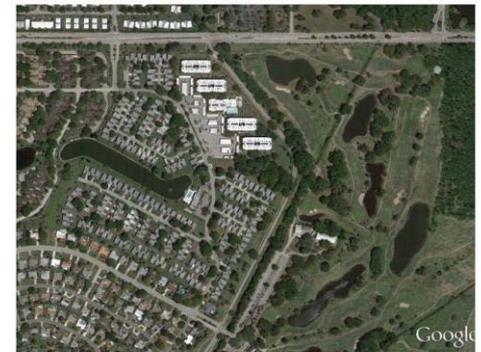
Oakwood Manor



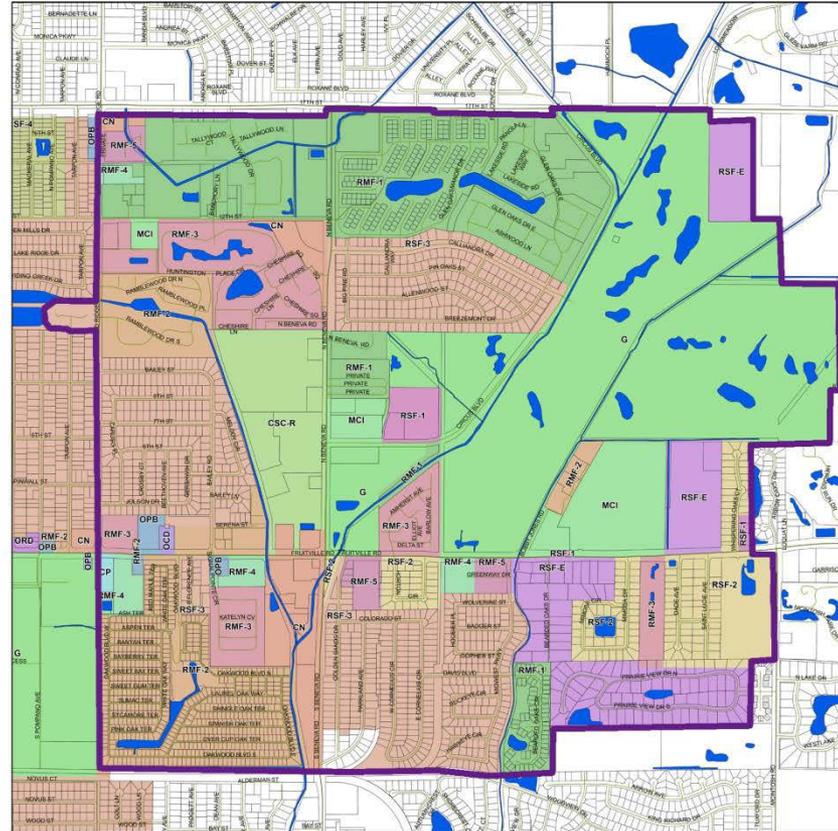
Ramblewood



Glen Oaks Ridge



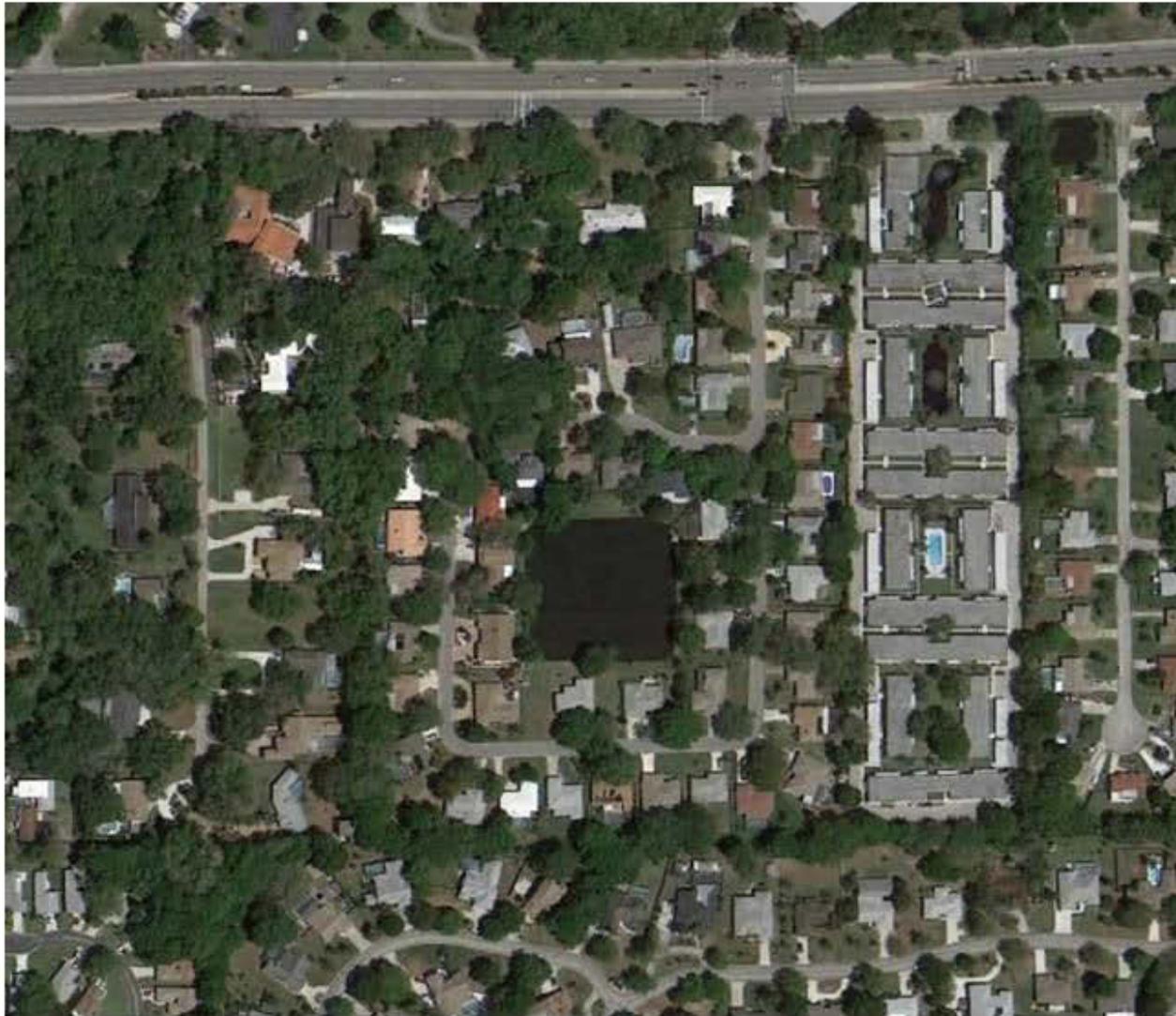
Current Zoning



CODE

 CBN	 CRT	 DTE	 NONE	 POS	 RSF-2
 CG	 CSC	 DTN	 NT	 RMF-1	 RSF-3
 CGD	 CSC-C	 G	 OCD	 RMF-2	 RSF-4
 CI	 CSC-N	 I	 OND	 RMF-3	 RSF-E
 CN	 CSC-R	 ICD	 OP	 RMF-4	 RSM-9
 CND	 CT	 IGD	 OPB	 RMF-5	 RTD-9
 CP	 DTB	 ILW	 OPB-1	 RMF-R	 SMH
 CRD	 DTC	 MCI	 ORD	 RSF-1	 WFR

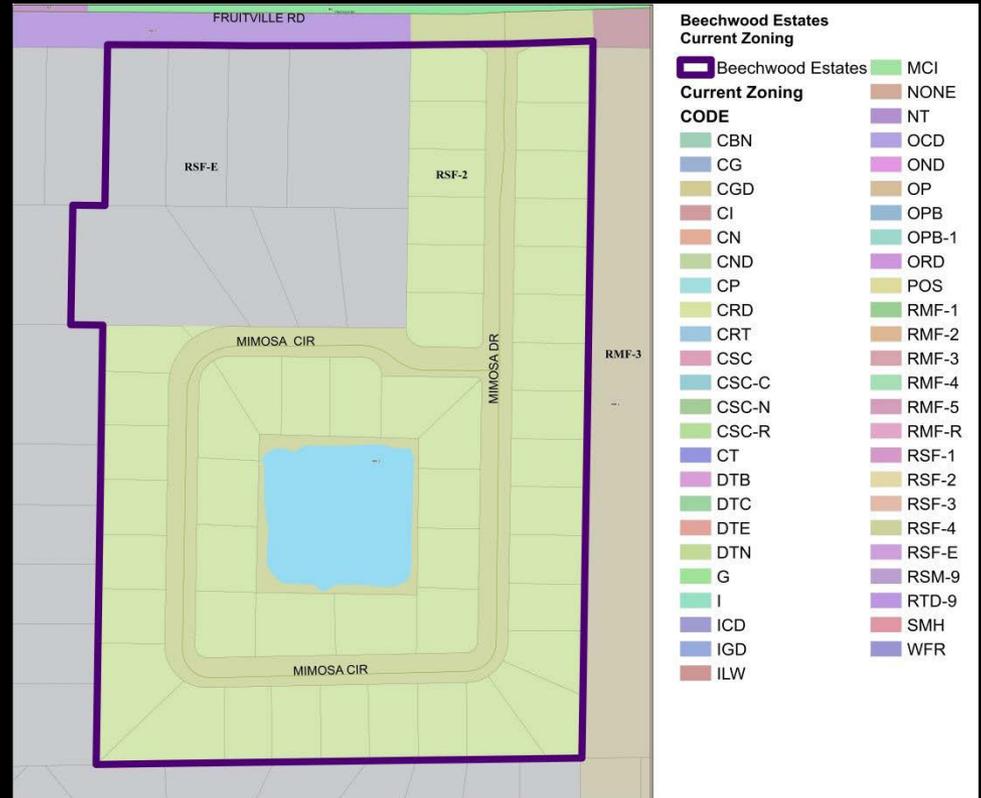
Beechwood Estates



Beechwood Estates

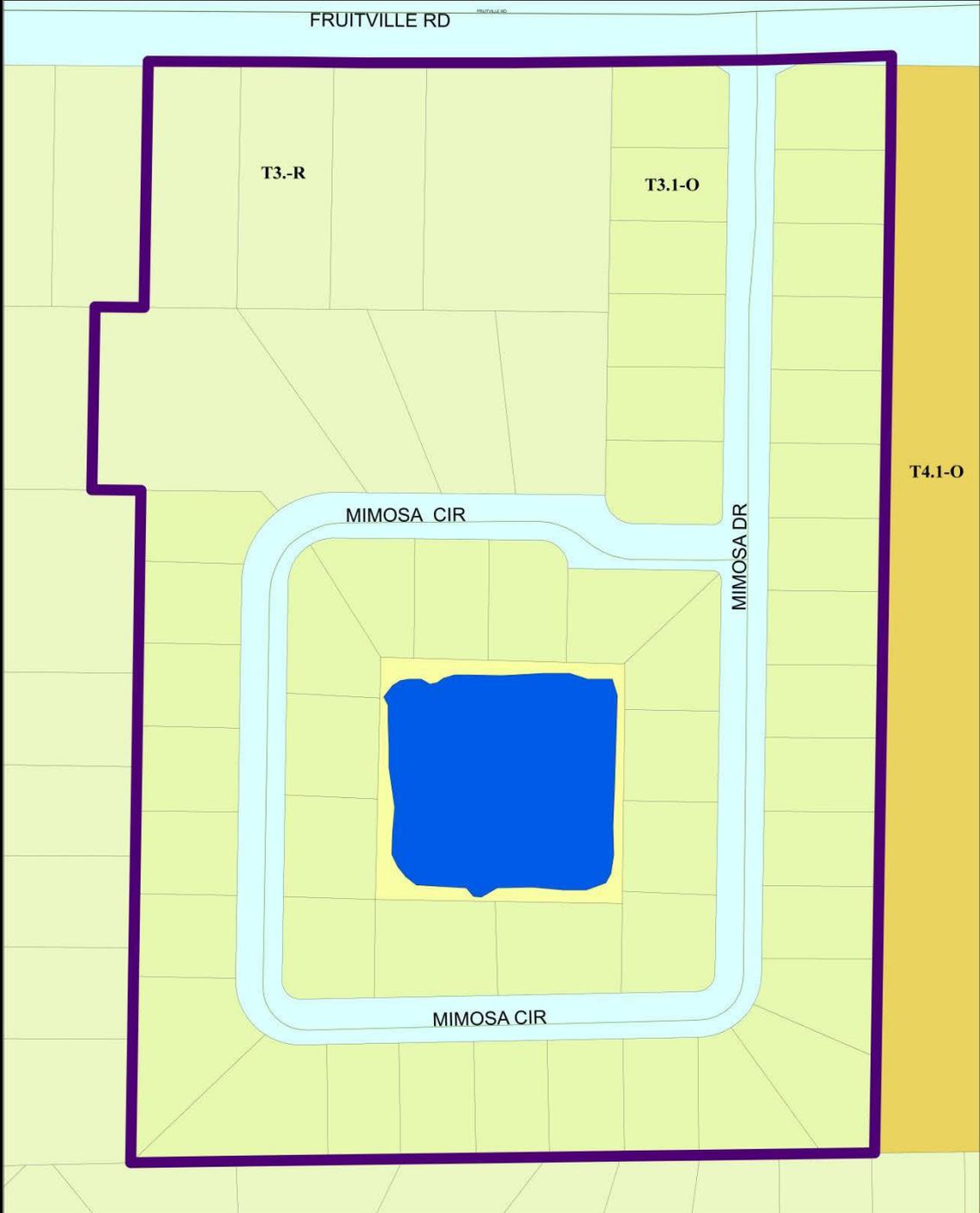


Reviewed existing maps & data



Tree Inventory – map & in field.

Existing Zoning



**Beechwood Estates
Straight Translation**

- Beechwood Estates
- Straight Translation**
- <all other values>

Transect

- CI
- CS
- T1
- T3-R
- T3.1-O
- T3.2-O
- T4-R
- T4.1-O
- T4.2-O
- T5-R
- T5.1-O
- T5.2-O
- T6-10
- T6-18

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FRUITVILLE RD

Beechwood Estates Calibrated Zoning

 Beechwood Estates

 <all other values>

Transect

 CI

 CS

 T1

 T3-R

 T3.1-O

 T3.2-O

 T4-R

 T4.1-O

 T4.2-O

 T5-R

 T5.1-O

 T5.2-O

 T6-10

 T6-18

T4.1-O

T3.2-O

T3-R

MIMOSA CIR

T3.1-O

MIMOSA DR

MIMOSA CIR

DRAFT

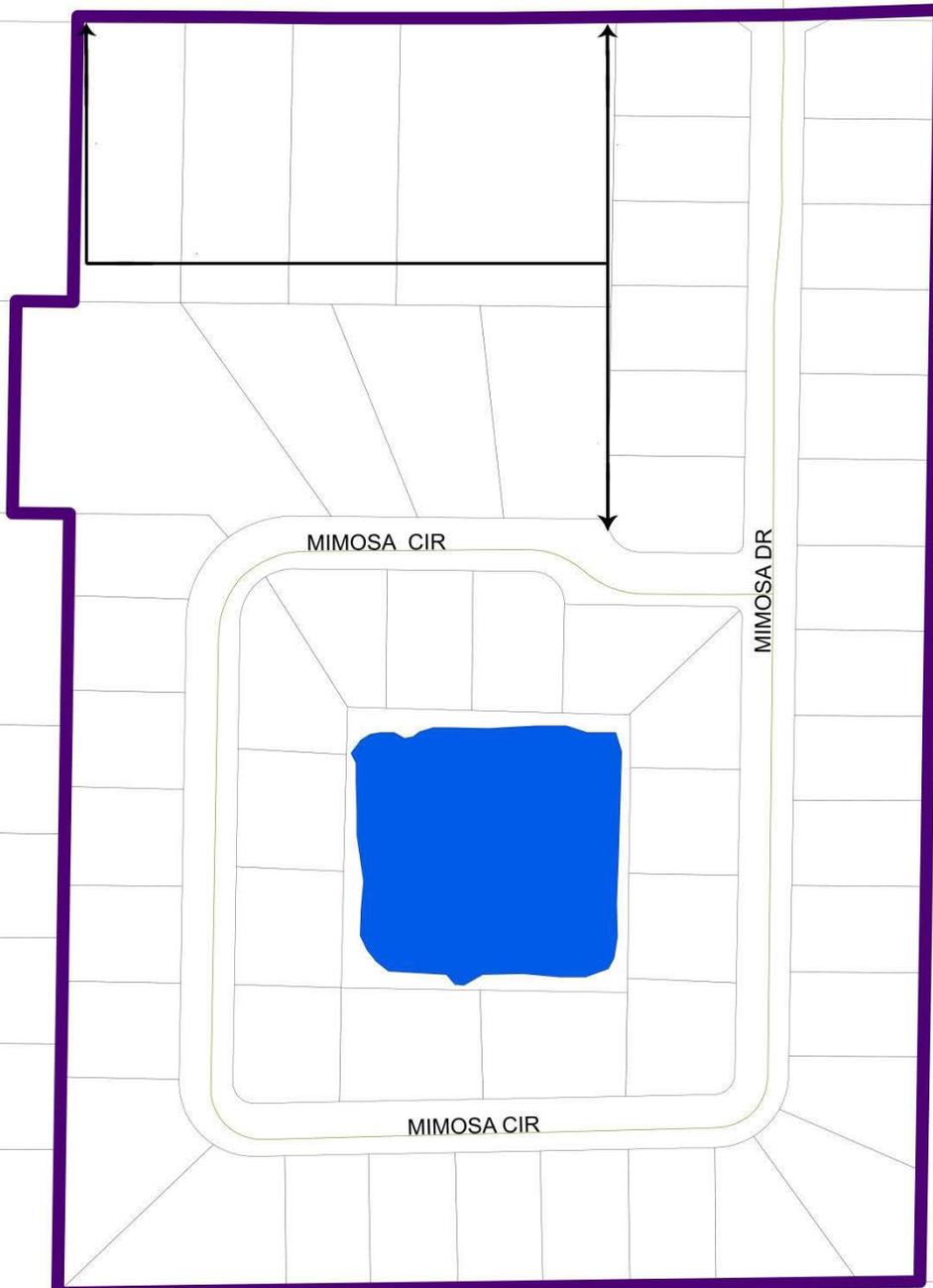
FRUITVILLE RD

Beechwood Estates Special Requirements Plan

 Beechwood Estates

 Existing Street to be
Designated Primary

 Add Rear Service Lane

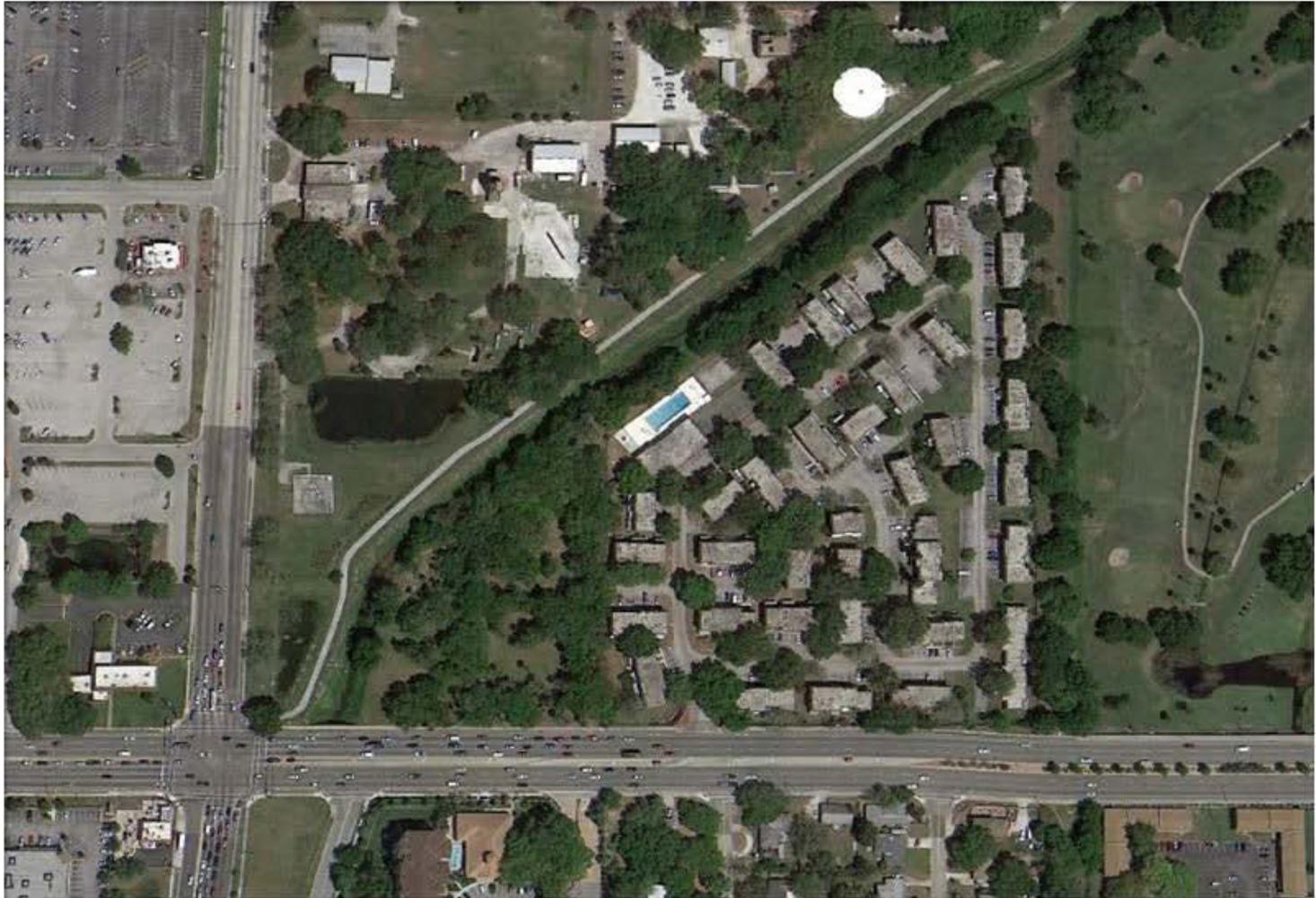


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* Individuals are only responsible for segment of service lane on personal property.

* This map is for informational purposes only. Exact location of service lanes should be verified through City Neighborhoods records.

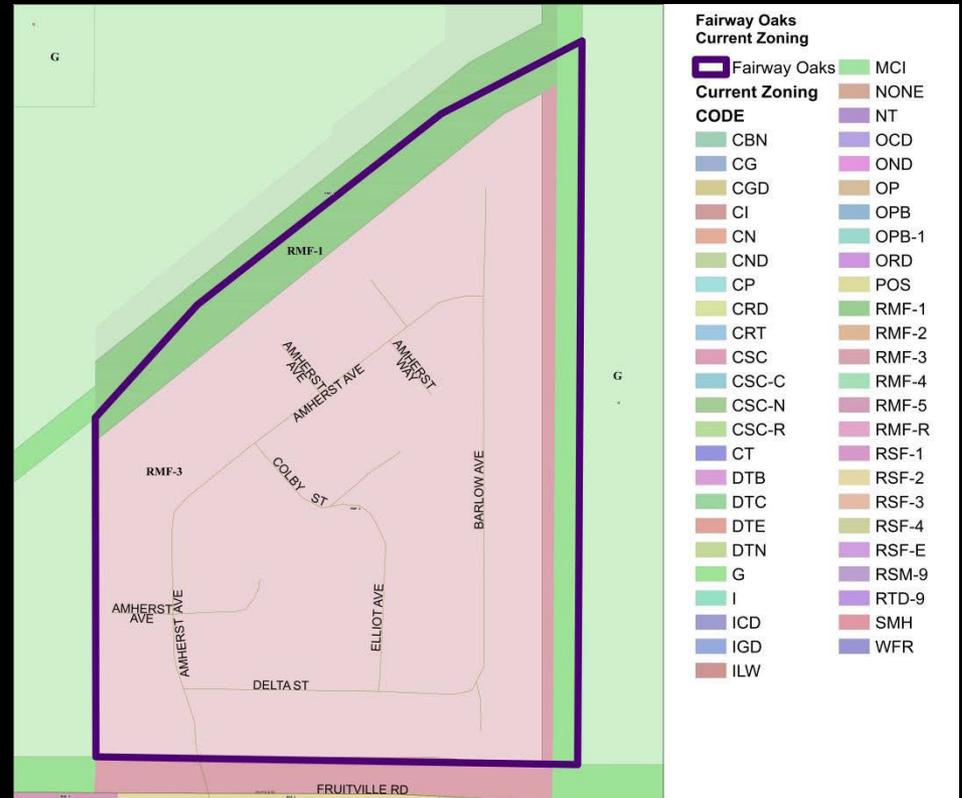
Fairway Oaks



Fairway Oaks



Reviewed Existing Maps & Zoning





**Fairway Oaks
Straight Translation**

 Fairway Oaks

Straight Translation

 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

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Fairway Oaks Special Requirements Plan

-  Fairway Oaks
-  Existing Street to be Designated Primary
-  Proposed Bridge Connecting Barlow Ave to Circus Blvd.
-  Insert New Street Connecting Proposed Bridge to Fruitville



DRAFT

* This map is for informational purposes only. Exact locations should be verified through City Neighborhoods records.

Talk about options – Neighborhood Feedback

park drive 4



Start Slow

Test some Low Impact Connections



(c) 2009 Kari K. Roberts

Allows Neighborhoods Opportunities to test improved connectivity before planning larger improvements.



Informal



Sample – More
Formalized Circulation
Improvement

Many Neighborhood Scale Options



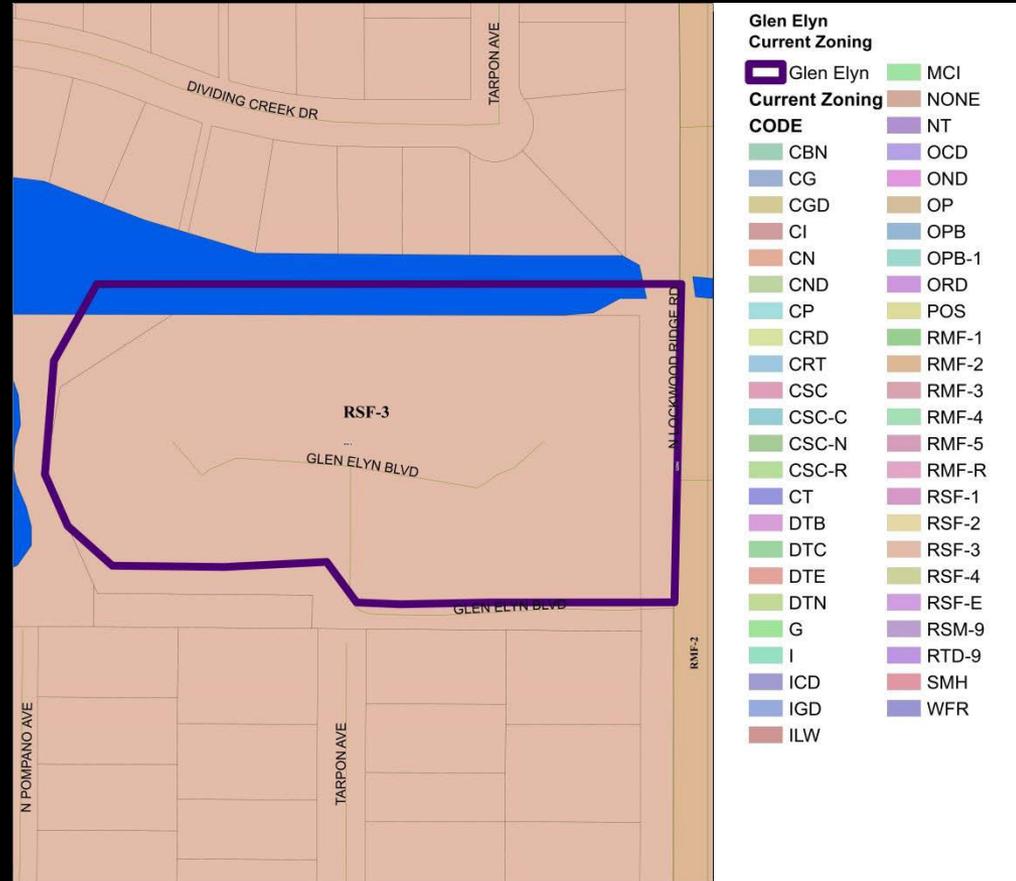
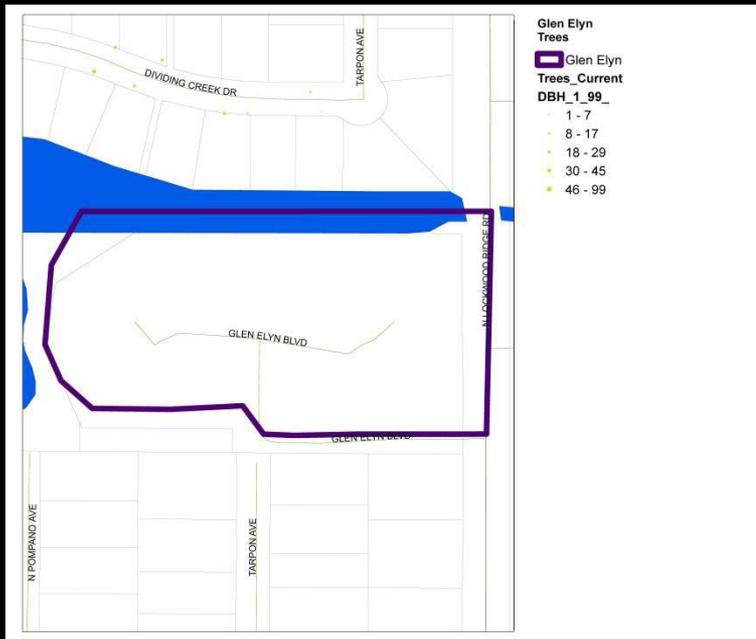
Glen Elyn



Glen Elyn



Reviewed Existing Maps & Zoning





Glen Elyn
Straight Translation

 Glen Elyn

Straight Translation

 <all other values>

Transect

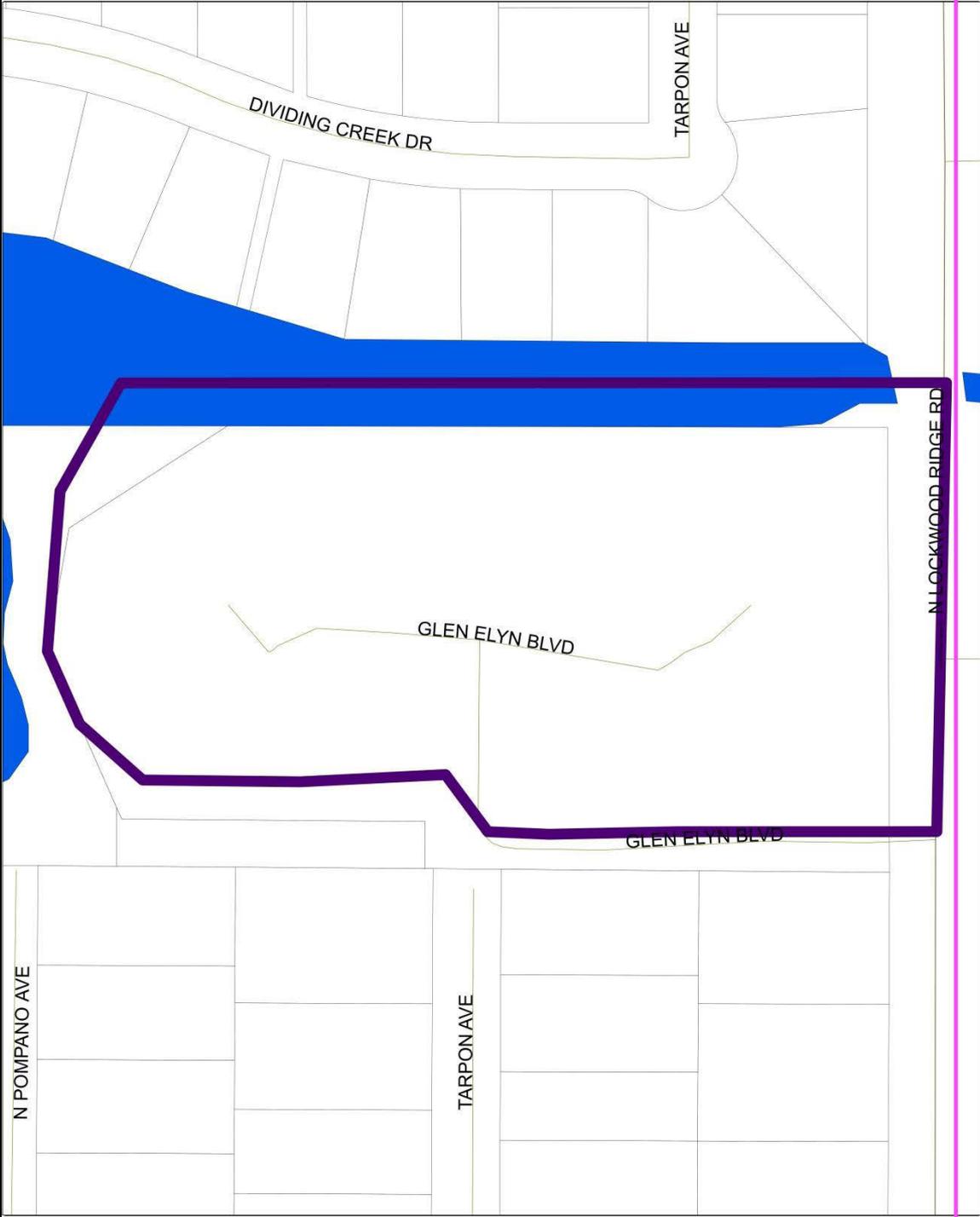
-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT

**Glen Elyn
Special Requirements Plan**

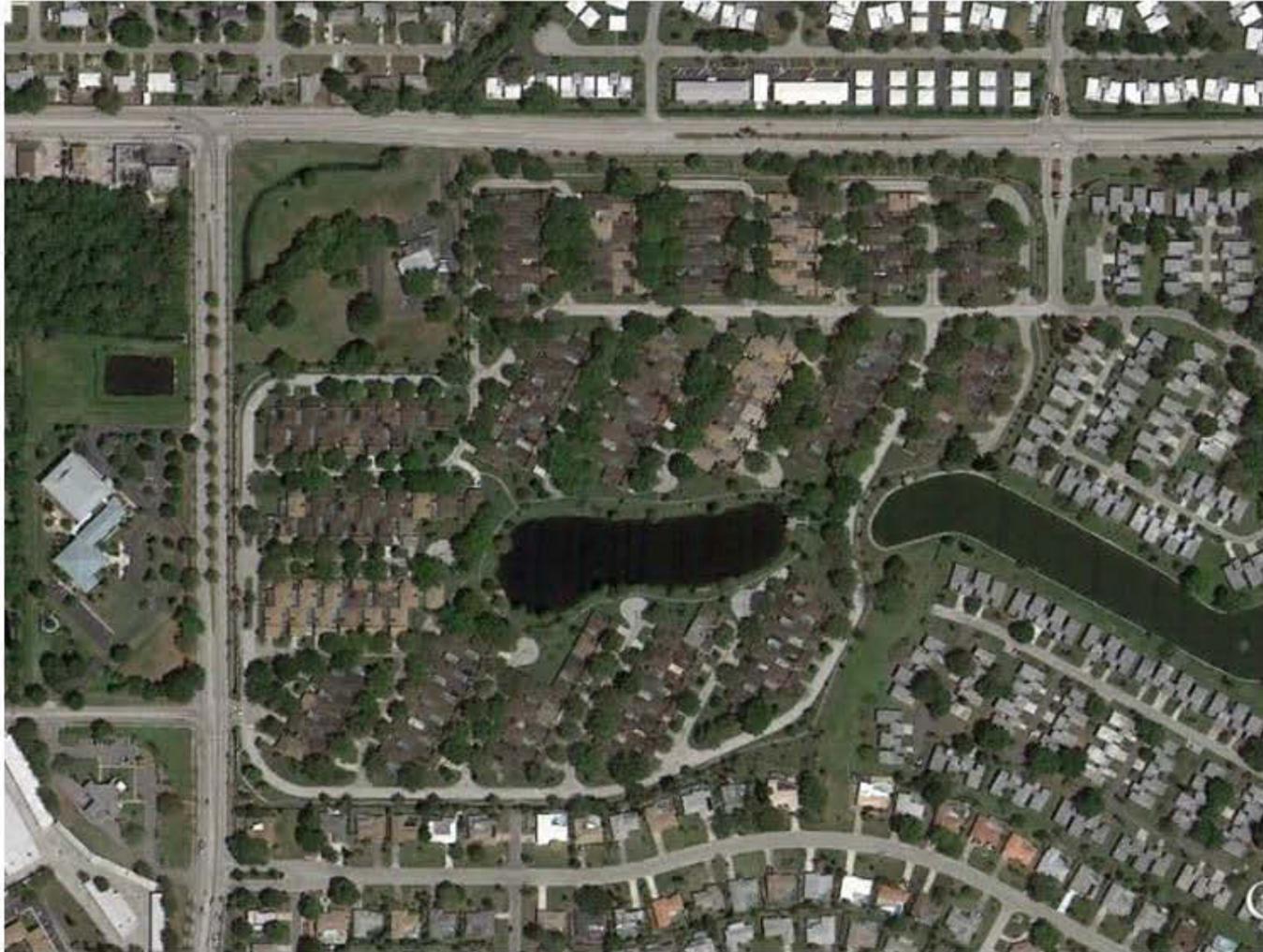
 Glen Elyn

 Existing Street to be
Designated Primary



DRAFT

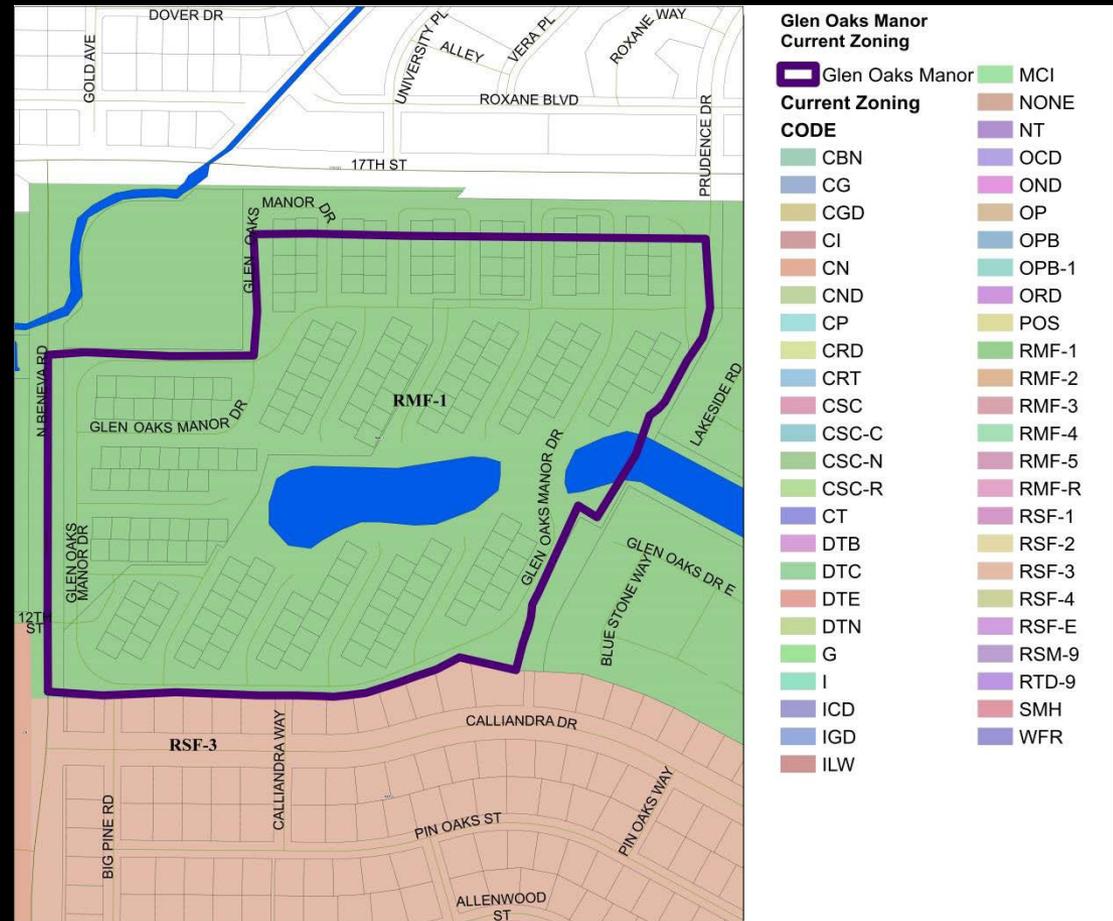
Glen Oaks Manor



Glen Oaks Manor



Reviewed Existing Maps & Zoning



**Glen Oaks Manor
Straight Translation**

 **Glen Oaks Manor
Straight Translation**

 <all other values>

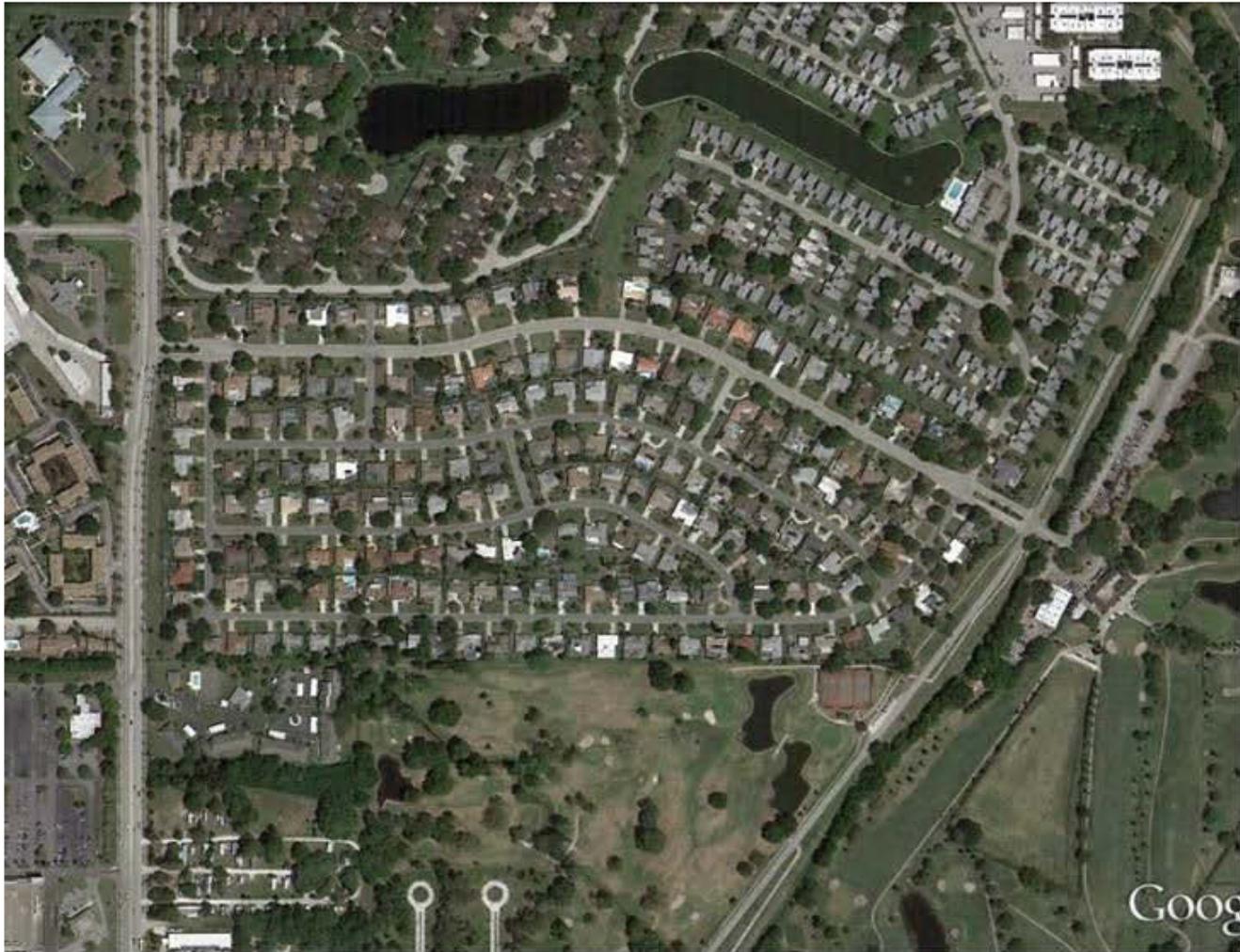
Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18



DRAFT

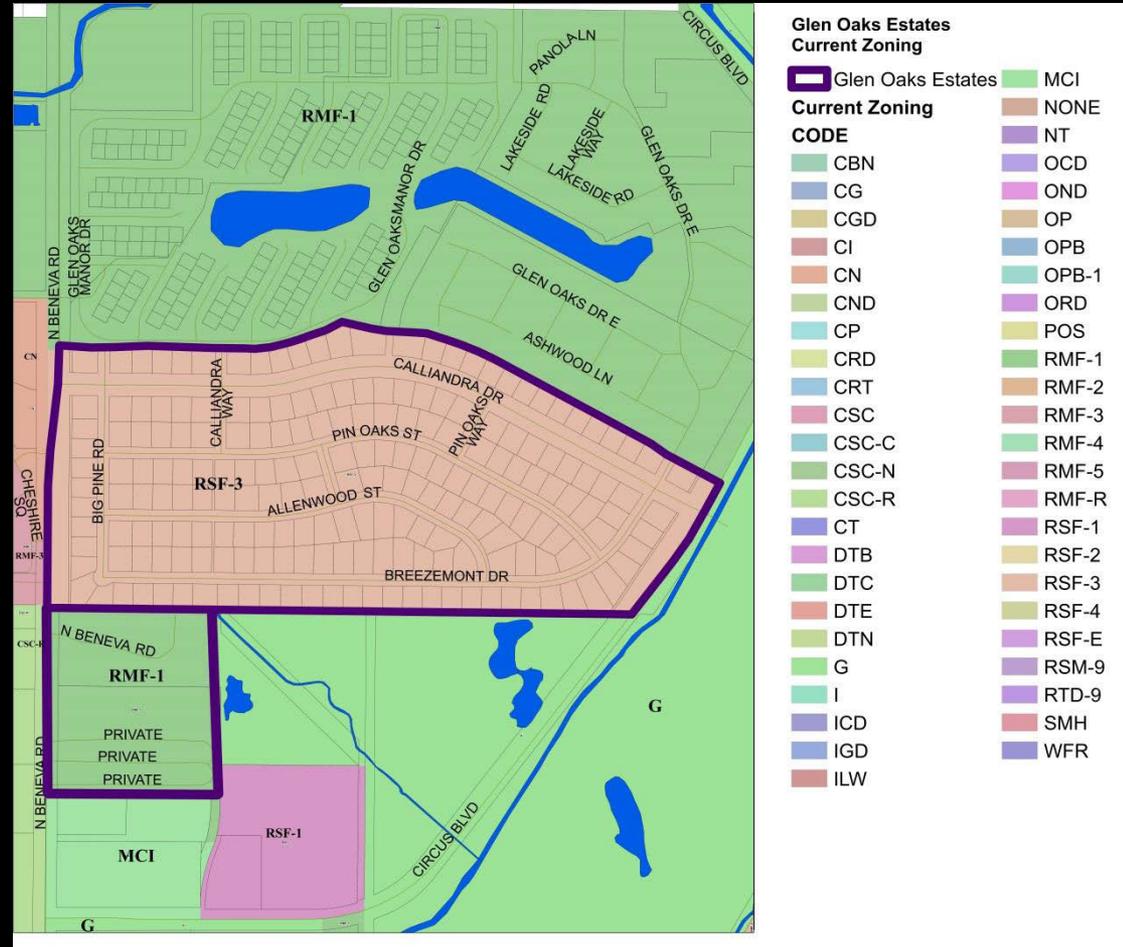
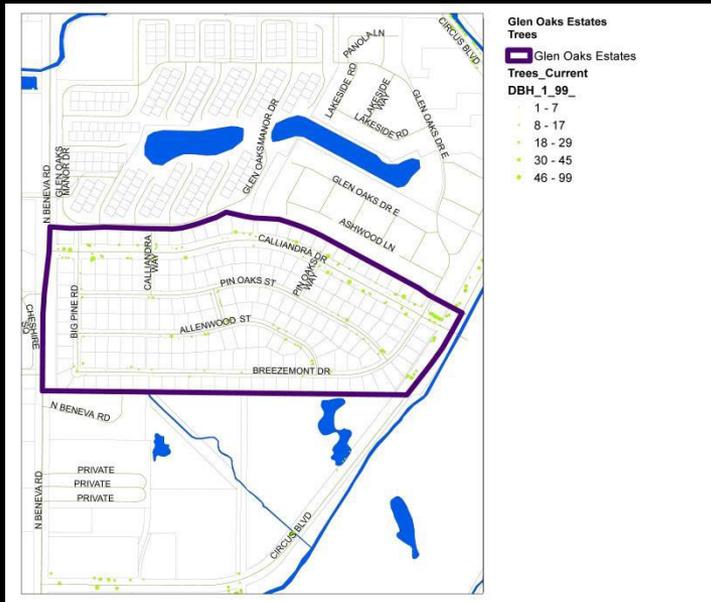
Glen Oaks Estates



Glen Oaks Estates



Reviewed Existing Maps & Zoning





**Glen Oaks Estates
Straight Translation**

 Glen Oaks Estates
Straight Translation

 <all other values>

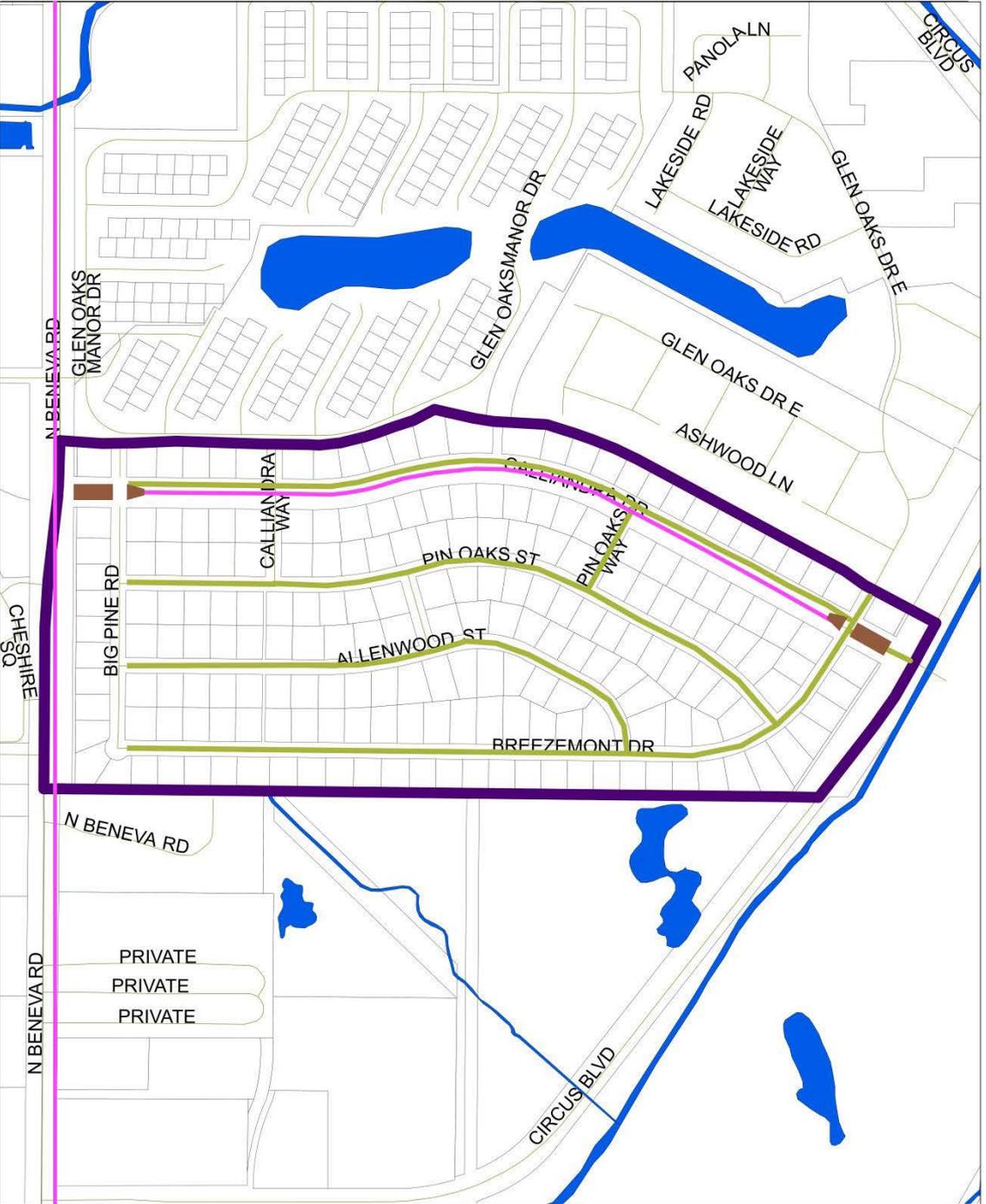
Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT

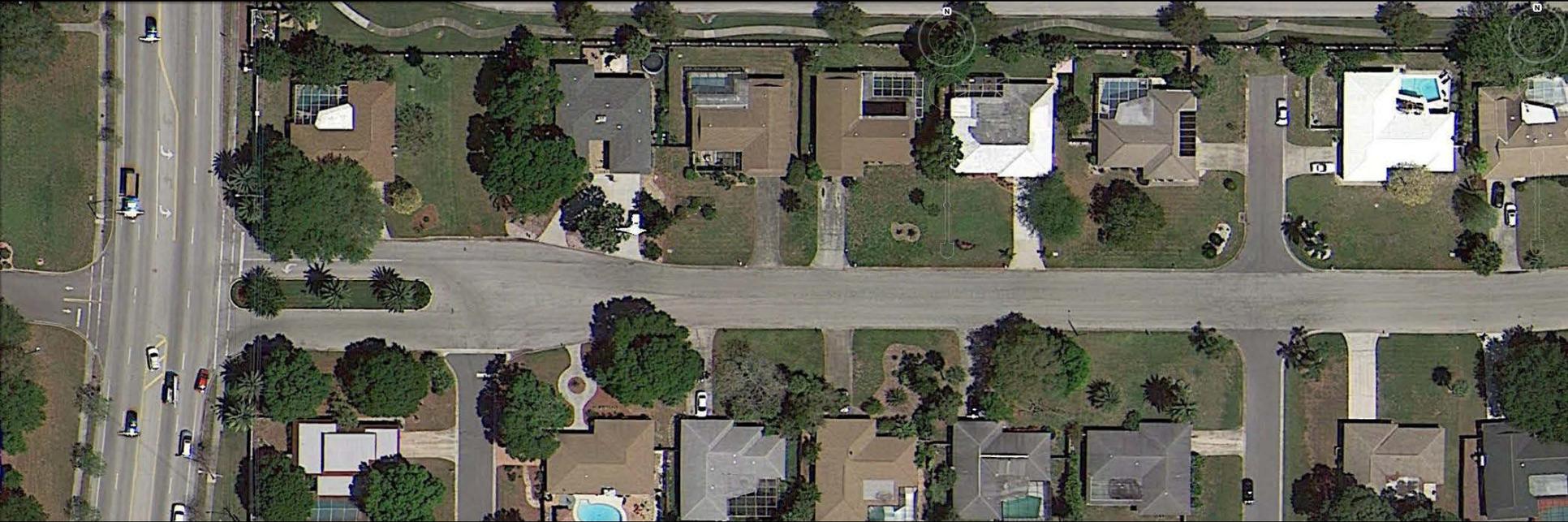
Glen Oaks Estates Special Requirements Plan

-  Glen Oaks Estates
-  Existing Streets to be Designated Primary
-  Tree Planting (Priority on Calliandra Dr)
-  Gateway Plaze, Traffic Calming



DRAFT

Existing Conditions- Entrance on Calliandra

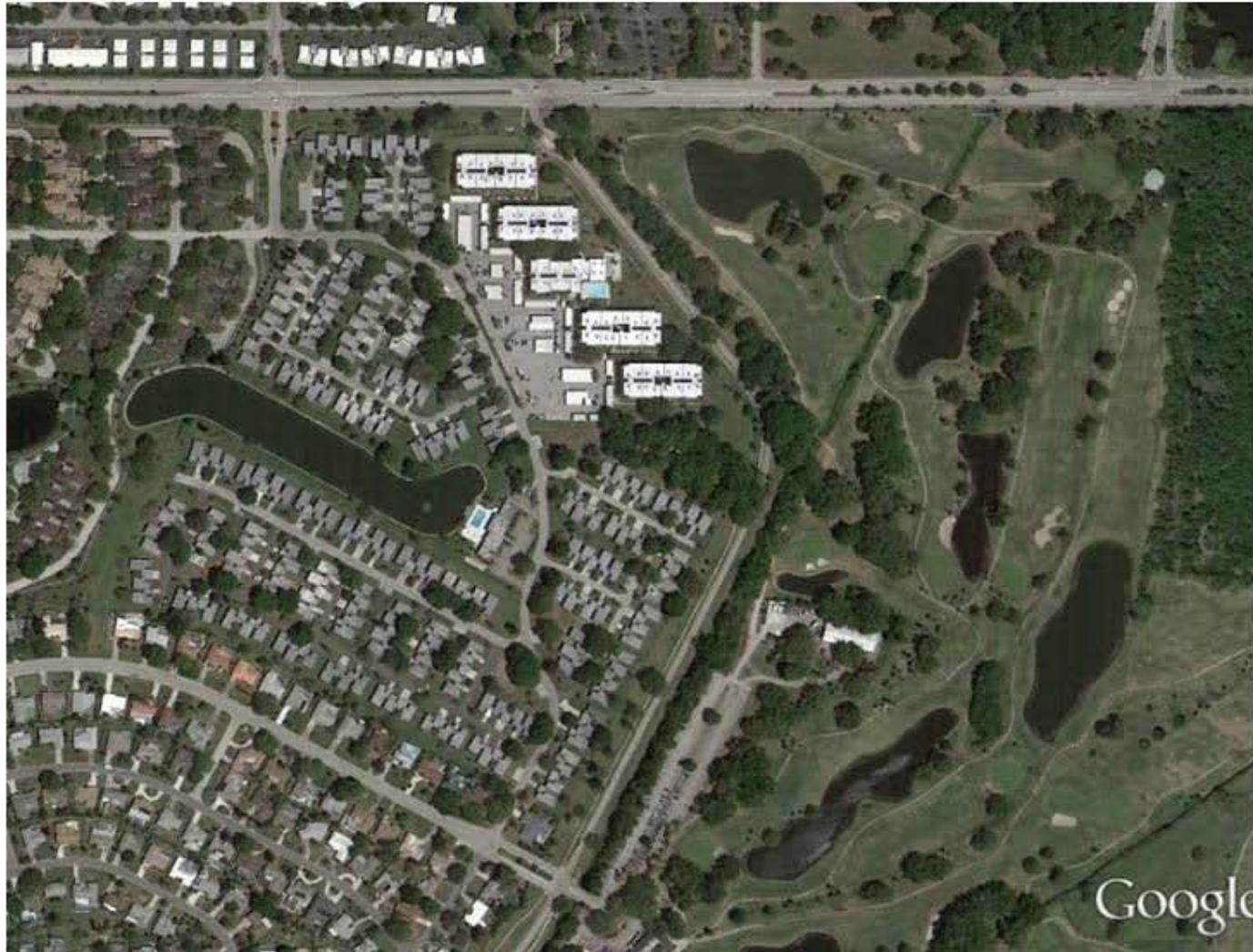


Traffic Calming Sample - Entrance on Calliandra





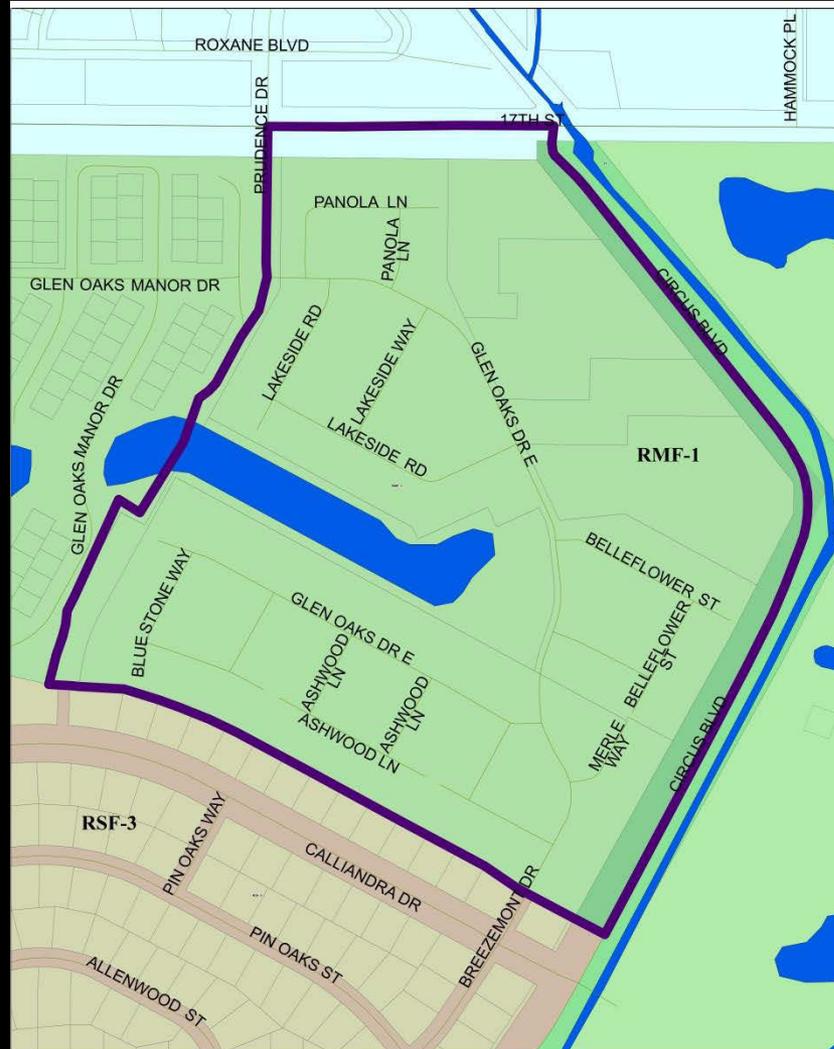
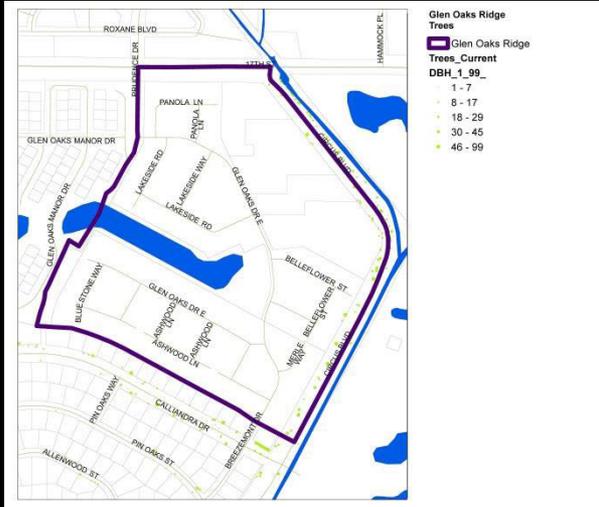
Glen Oaks Ridge

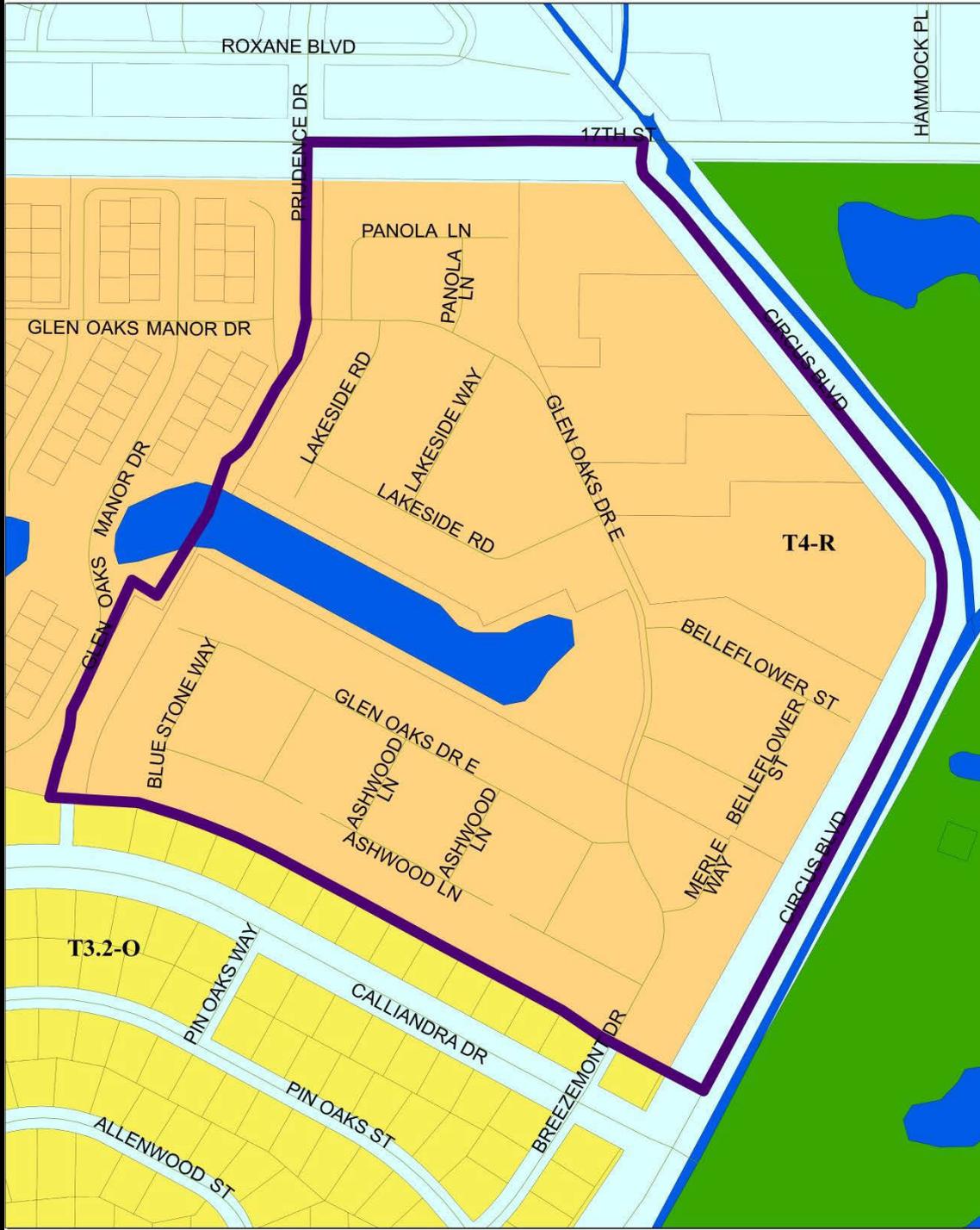


Glen Oaks Ridge



Glen Oaks Ridge Mapping Studies





**Glen Oaks Ridge
Straight Translation**

 Glen Oaks Ridge
Straight Translation

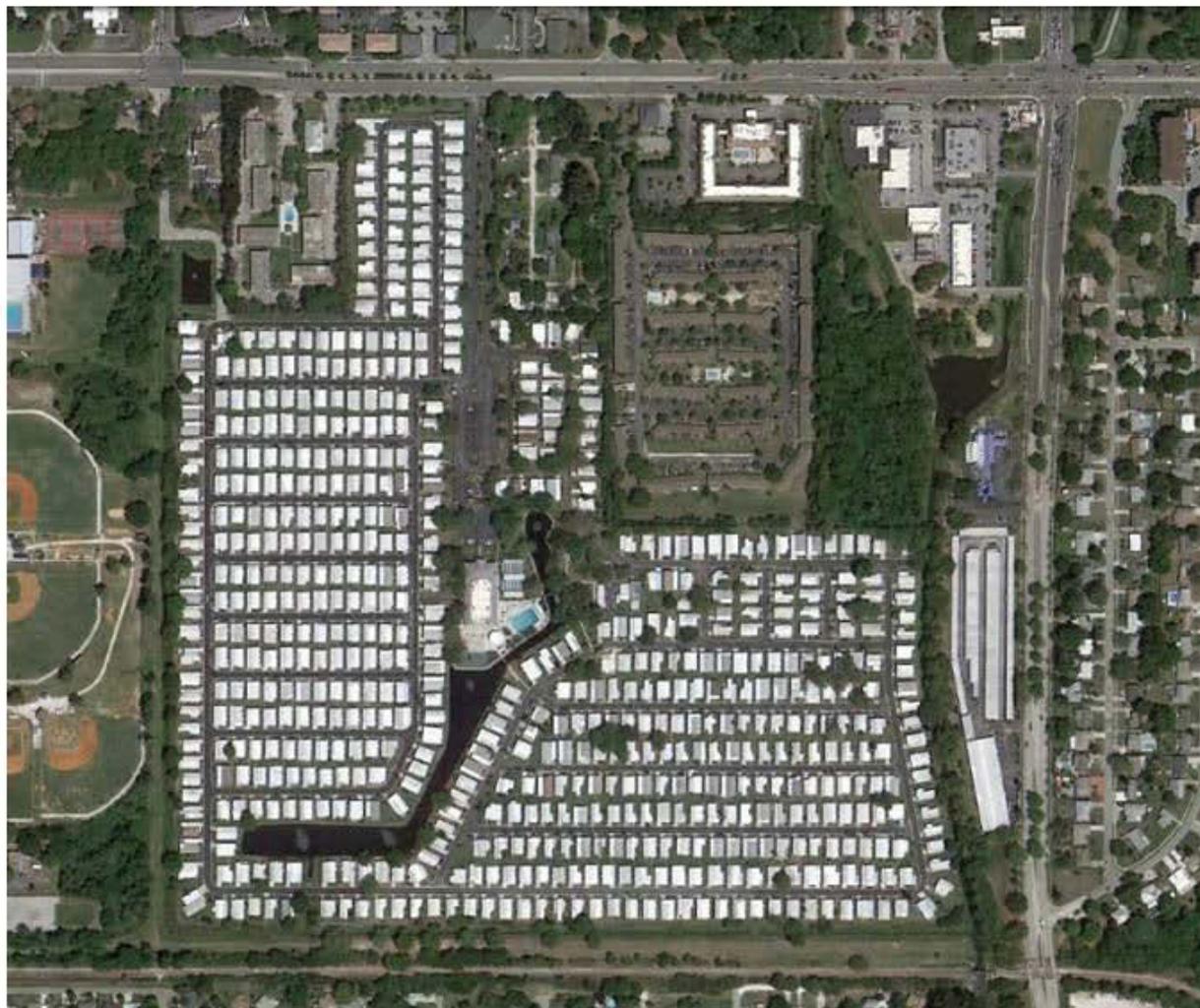
 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT

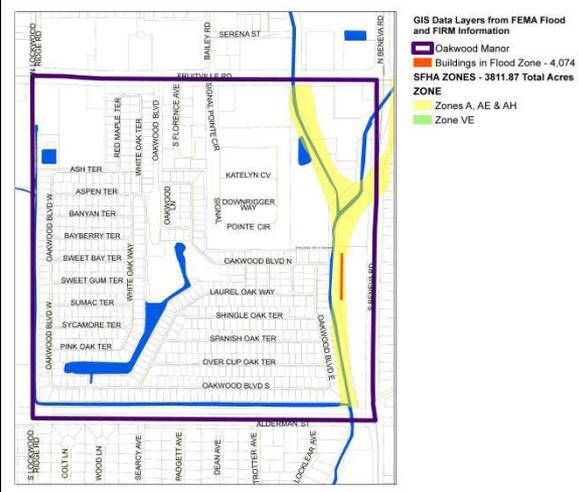
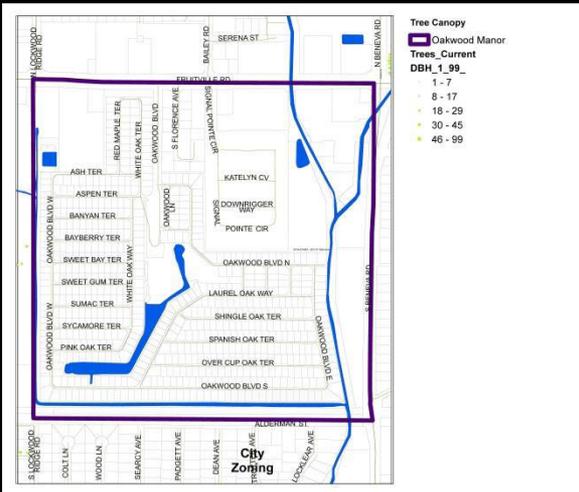
Oakwood Manor



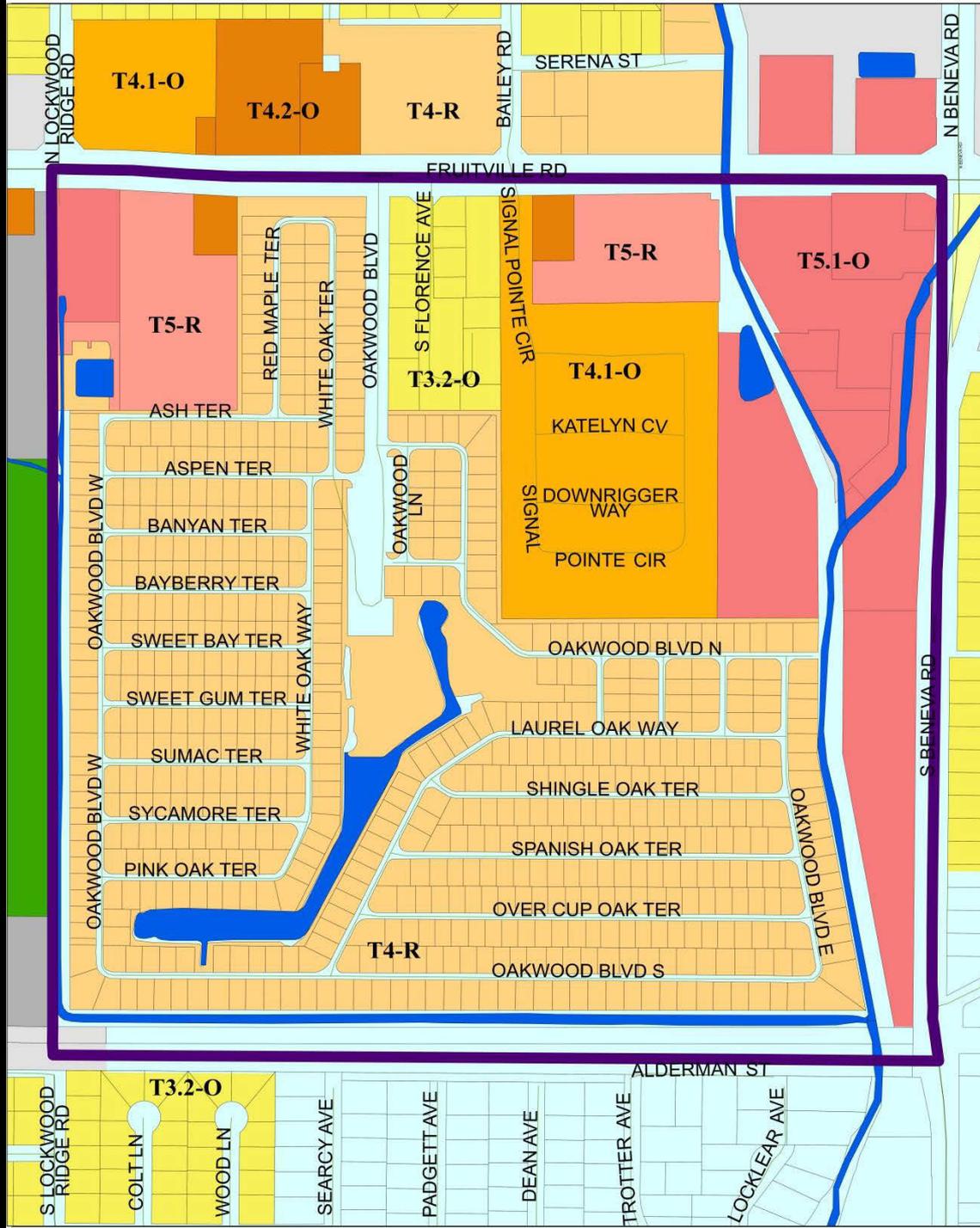
Oakwood Manor



Reviewed Existing Maps & Zoning



- Oakwood Manor Current Zoning**
- Current Zoning CODE**
- CBN
 - CG
 - CGD
 - CI
 - CN
 - CND
 - CP
 - CRD
 - CRT
 - CSC
 - CSC-C
 - CSC-N
 - CSC-R
 - CT
 - DTB
 - DTC
 - DTE
 - DTN
 - G
 - I
 - ICD
 - IGD
 - ILW
 - MCI
 - NONE
 - NT
 - OCD
 - OND
 - OP
 - OPB
 - OPB-1
 - ORD
 - POS
 - RMF-1
 - RMF-2
 - RMF-3
 - RMF-4
 - RMF-5
 - RMF-R
 - RSF-1
 - RSF-2
 - RSF-3
 - RSF-4
 - RSF-E
 - RSM-9
 - RTD-9
 - SMH
 - WFR



**Oakwood Manor
Straight Translation**

 Oakwood Manor
Straight Translation

 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT

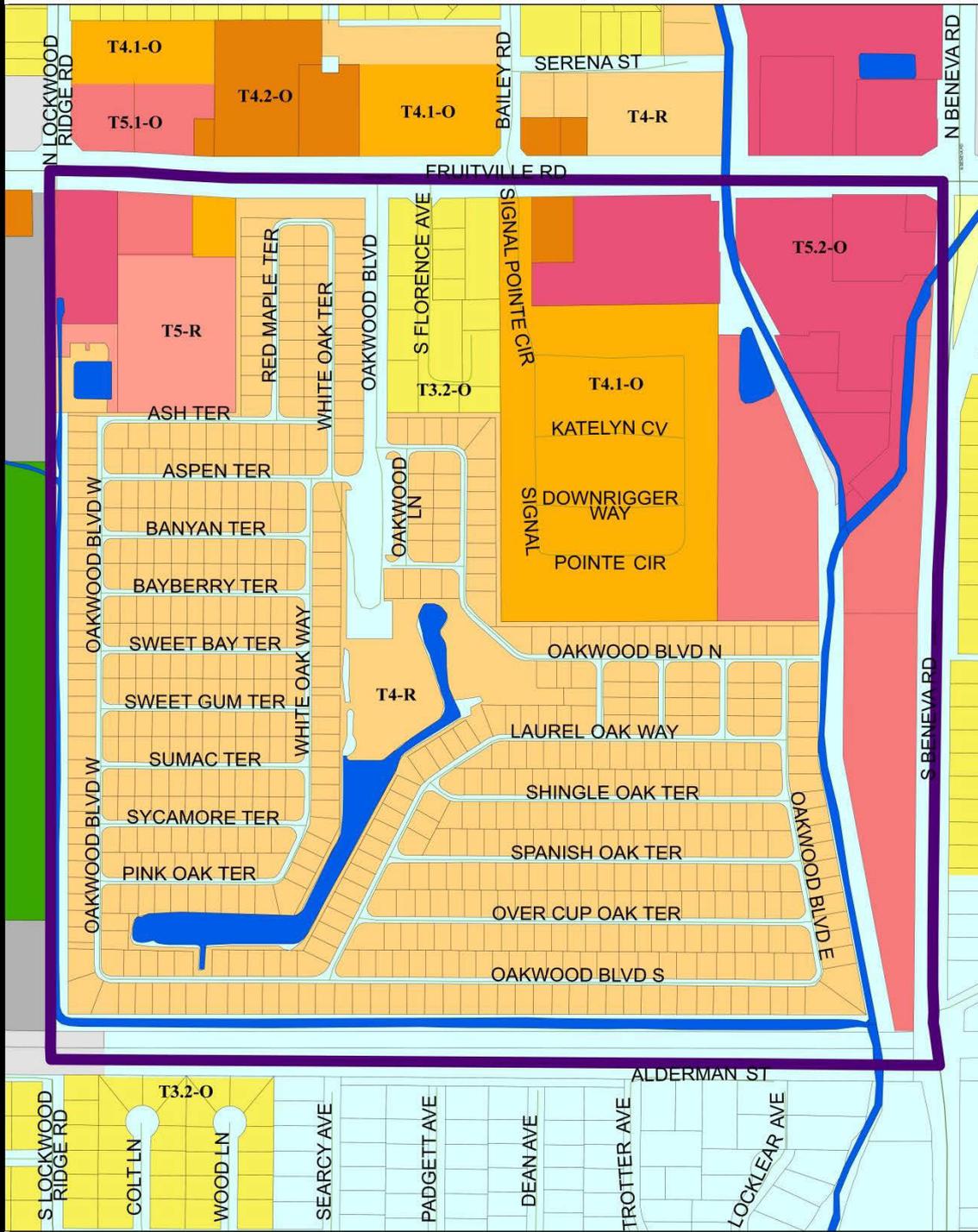
Oakwood Manor Calibrated Zoning

 Oakwood Manor

 <all other values>

Transect

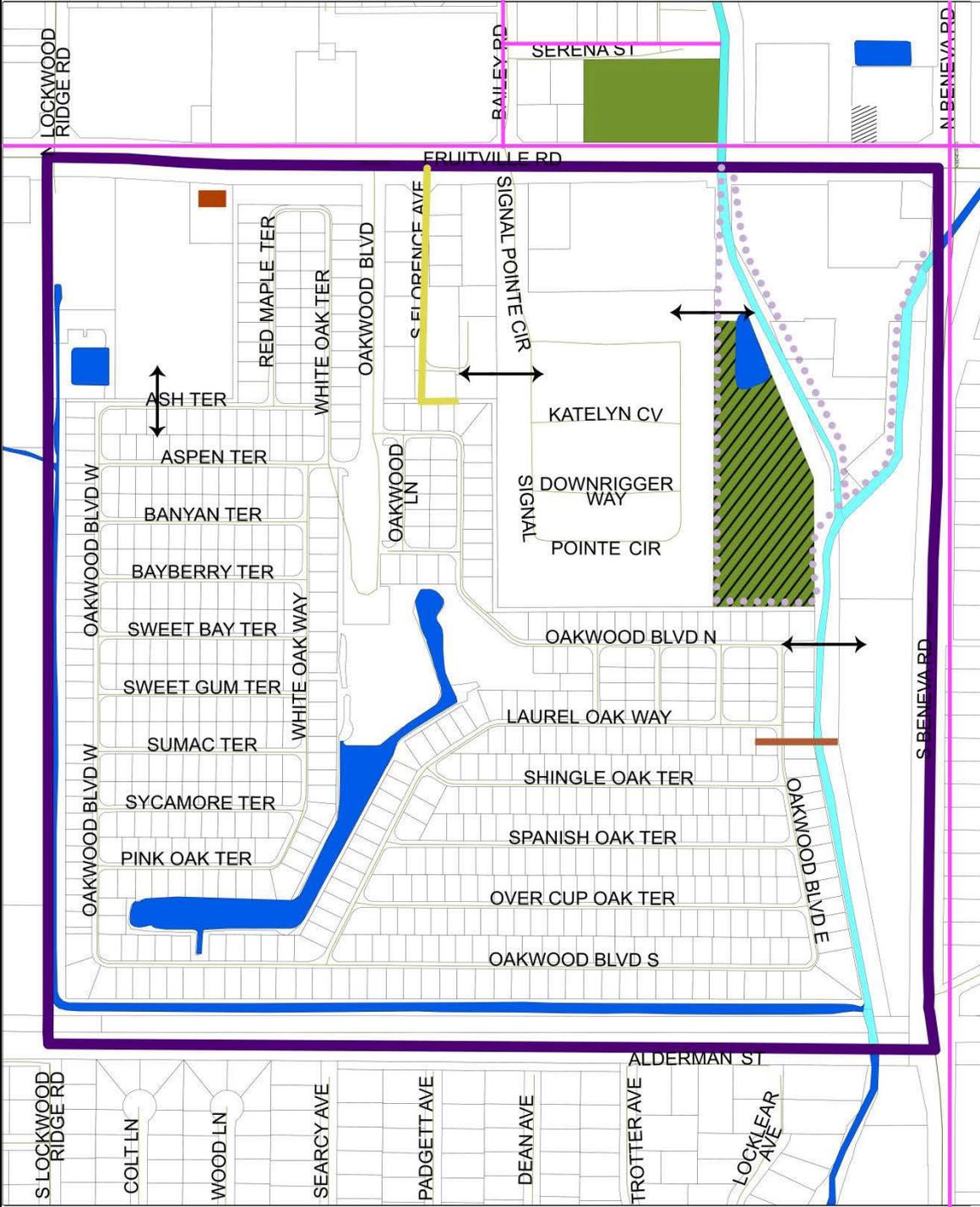
-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18



DRAFT

Oakwood Manor Special Requirements Plan

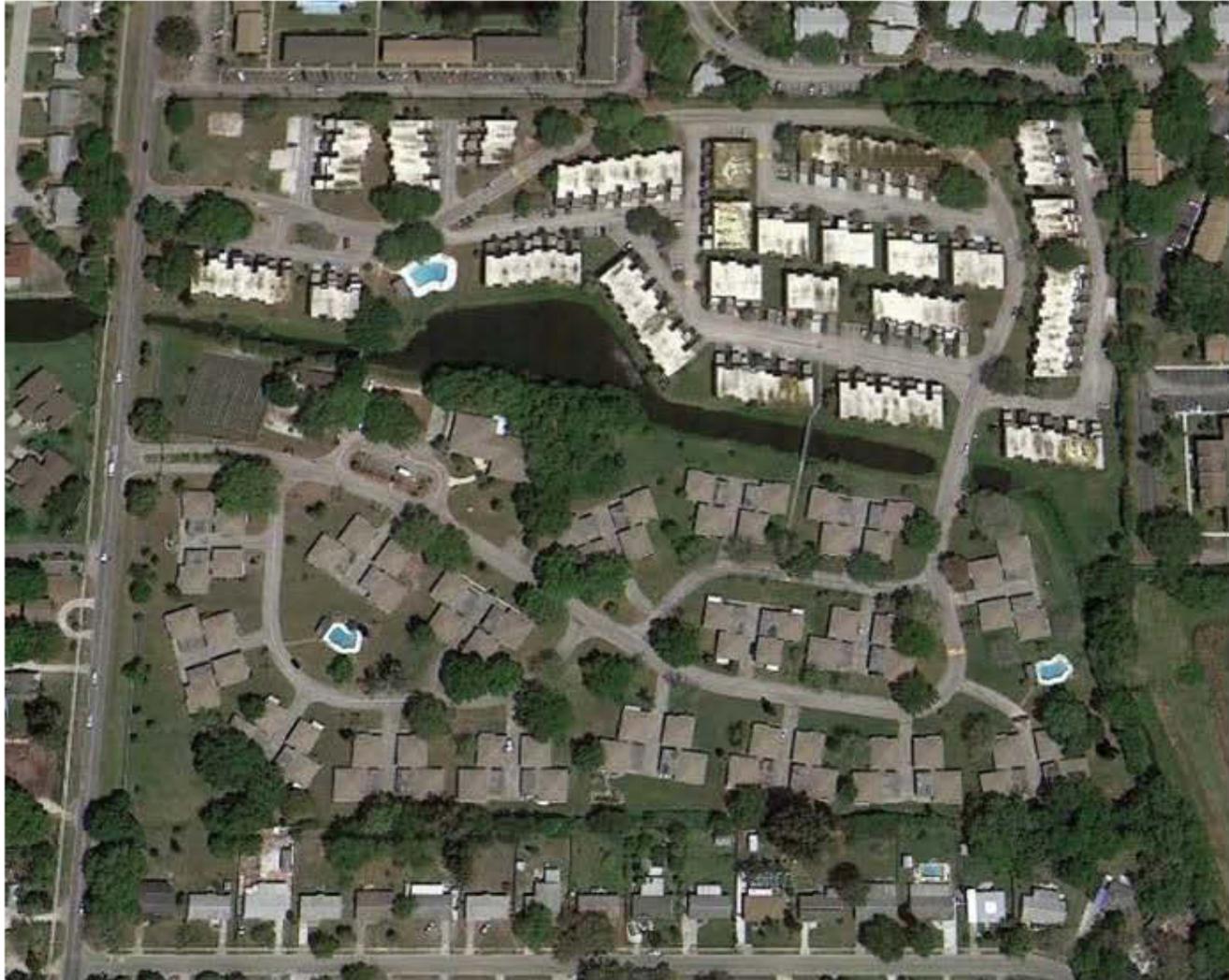
-  Oakwood Manor
-  Add Connectivity
-  Light Imprint Design (L.I.D)
-  Consider Conservation Easement or Park Acquisition to Preserve Native Oak Trees
-  Existing Streets to be Designated Primary
-  Pedestrian/ Bike Path & Restroom
-  Stormwater
-  Consider Park Acquisition or Conservation Easement to Preserve Pine Oak Forest.
-  Consider Park Acquisition or Conservation Easement to Preserve Oak Hammock
-  Provide Stub-out and Build Bridge
-  Stream/ Canal Restoration



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*This map is for informational purposes only. Exact locations should be verified through City Neighborhoods records.

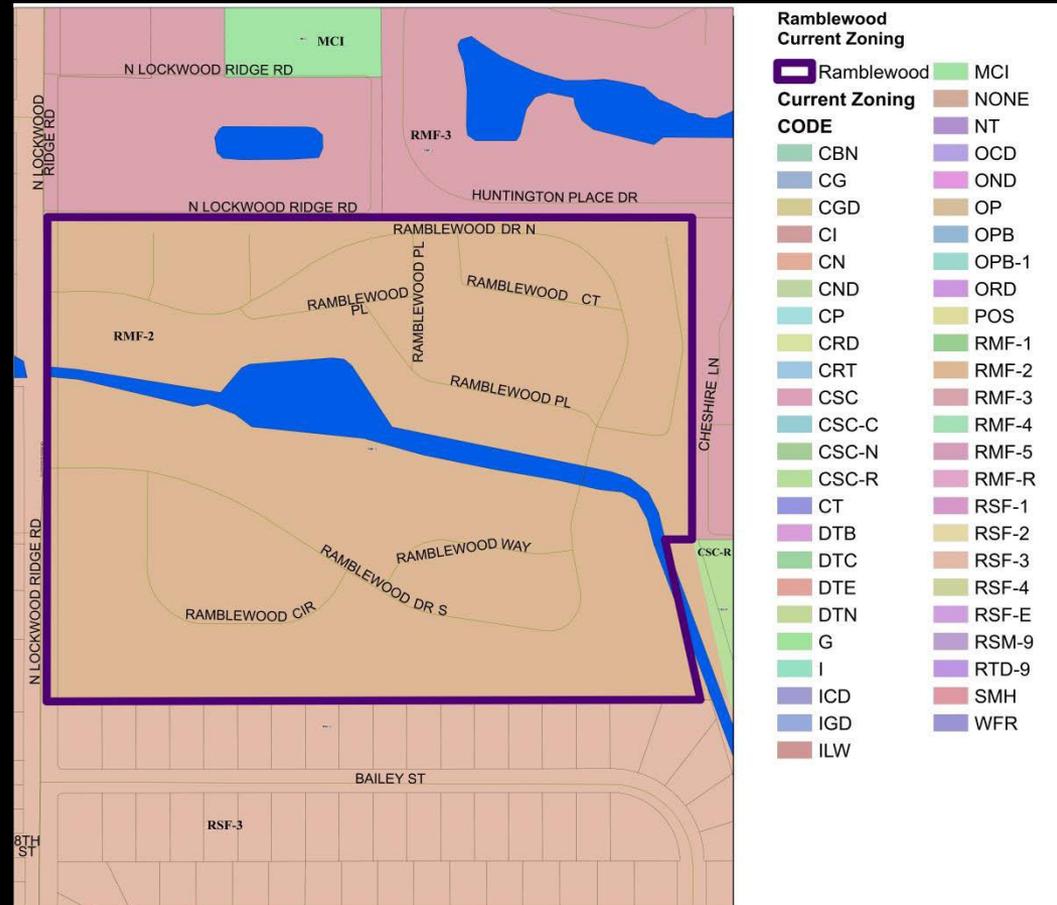
Ramblewood



Ramblewood



Reviewed Existing Maps & Zoning





**Ramblewood
Straight Translation**

 Ramblewood

Straight Translation

 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

Ramblewood Special Requirements Plan

 Ramblewood

 Existing Streets to be
Designated Primary



DRAFT

Issues

- Traffic & Circulation
- Stormwater
- Connectivity
- Parkland & Recreational Opportunities
- Compatibility/Infill
- Neighborhood Infrastructure Reinvestment
- Sprawl Repair

what is sprawl?

- disconnected street pattern and superblocks
- segregated uses
- segregated housing types
- low density
- roadways designed with drivers as the most important user
- buildings that float in parking rather than shape streets and squares
- transit service is poor/infrequent/uncomfortable

Existing Beneva & Fruitville



Connection Between Centers



High Number of Vehicle Miles Traveled Caused by lack of Connectivity



Close to Center but lack connectivity



Car Dependency



Examine Improved Connection



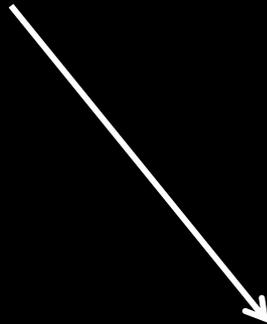
beneva and fruitville – sample trip reduction



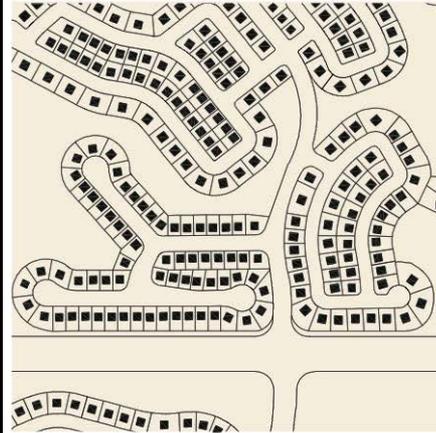
what is sprawl repair?

- **stitch the web of streets (grid) together**
- **mix uses**
- **create a diversity of housing types in the same neighborhood**
- **increase density to support amenities and transit**
- **roadways designed with pedestrians, cyclists, and transit users in mind**
- **buildings have shallow front setbacks and shape streets and squares rather than hide behind parking lots**
- **transit service is comfortable, frequent, and dignified**

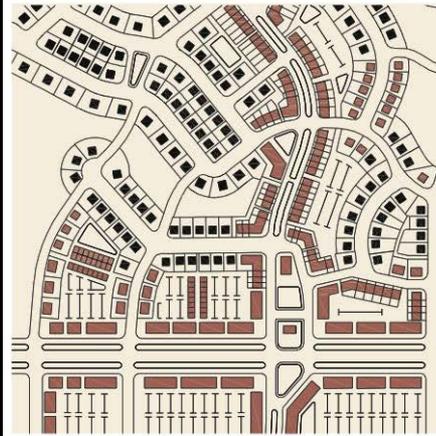
stitch the
web of
streets
(grid)
together



TRANSFORMATION INTO A NEIGHBORHOOD CENTER



4-22. Existing single-family subdivision enclave



4-23. Subdivision repaired into a neighborhood center

Figure 4-22 shows the existing condition of a portion of the residential enclave and figure 4-23 is its proposed transformation into a diverse and balanced neighborhood, which will become the center for other suburban enclaves adjacent to the subdivision. The existing structures are shown in black, the new infill in red.

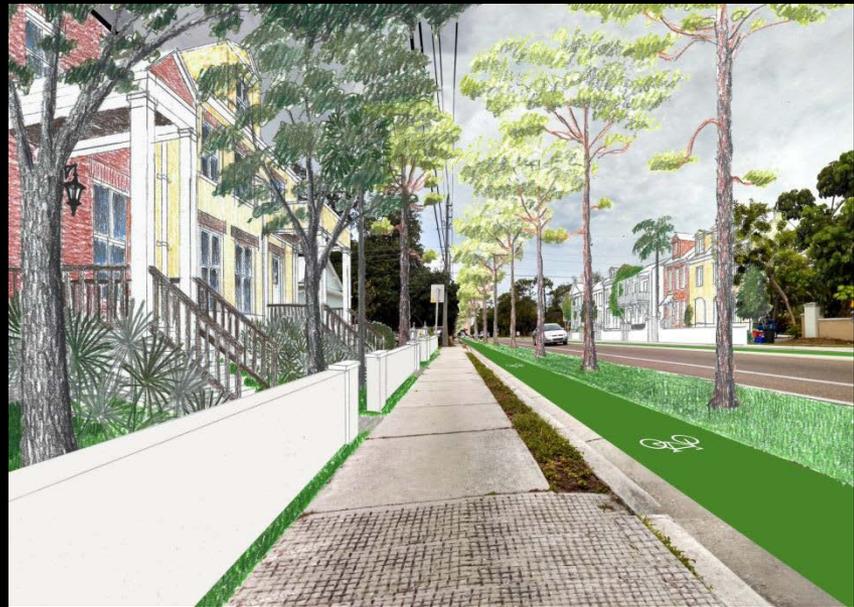
Existing buildings

Increasing density significantly, combined with other actions at the larger regional context, is required to make transit viable for this area. Houses that are removed are replaced with denser building types such as townhouses, live-work units, and those that will accommodate apartments or offices above shops. The precise location and number of these infill buildings will depend on the local market projections for both the residential and commercial uses. The intention of this repair is not only to transform the development into a neighborhood, but also to provide amenities and create a center for the surrounding developments.

Proposed buildings

Existing buildings

mix of uses & a diversity of housing types in the same neighborhood



increase density
to support
amenities &
transit



roadways
designed with
pedestrians,
cyclists, and
transit users in
mind



shallow front setbacks that shape streets and squares rather than parking lots in front



Biltmore Town Center

The Following Graphics are Conceptual Samples. The intent is to begin community discussions, and receive input to aid us in our work.

They are meant to illustrate a sample of sprawl repair for two existing shopping centers.

Existing
Shopping Center





**Context
Sensitive
Roadway Design**

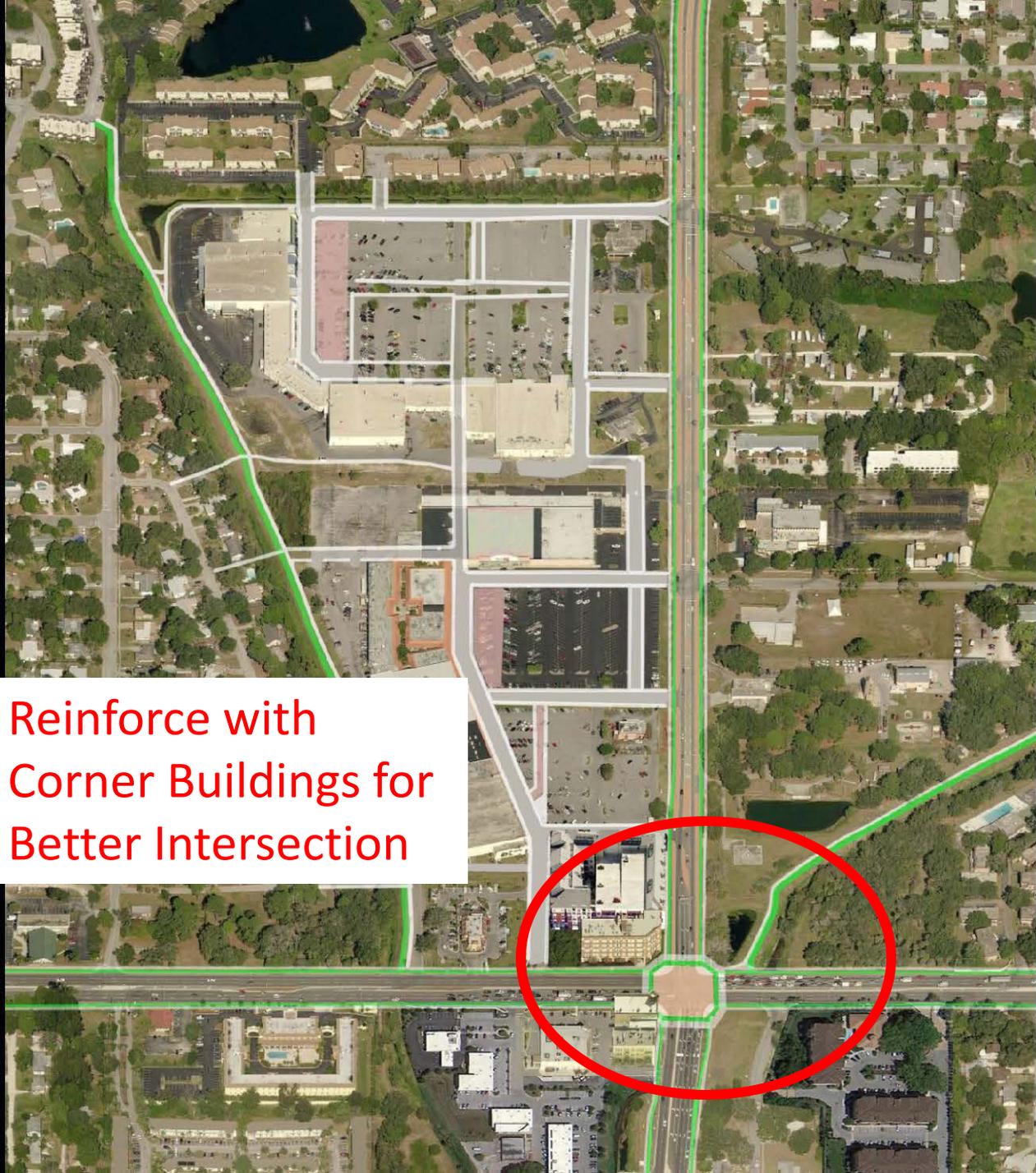
Connectivity &
Internal Street
Network



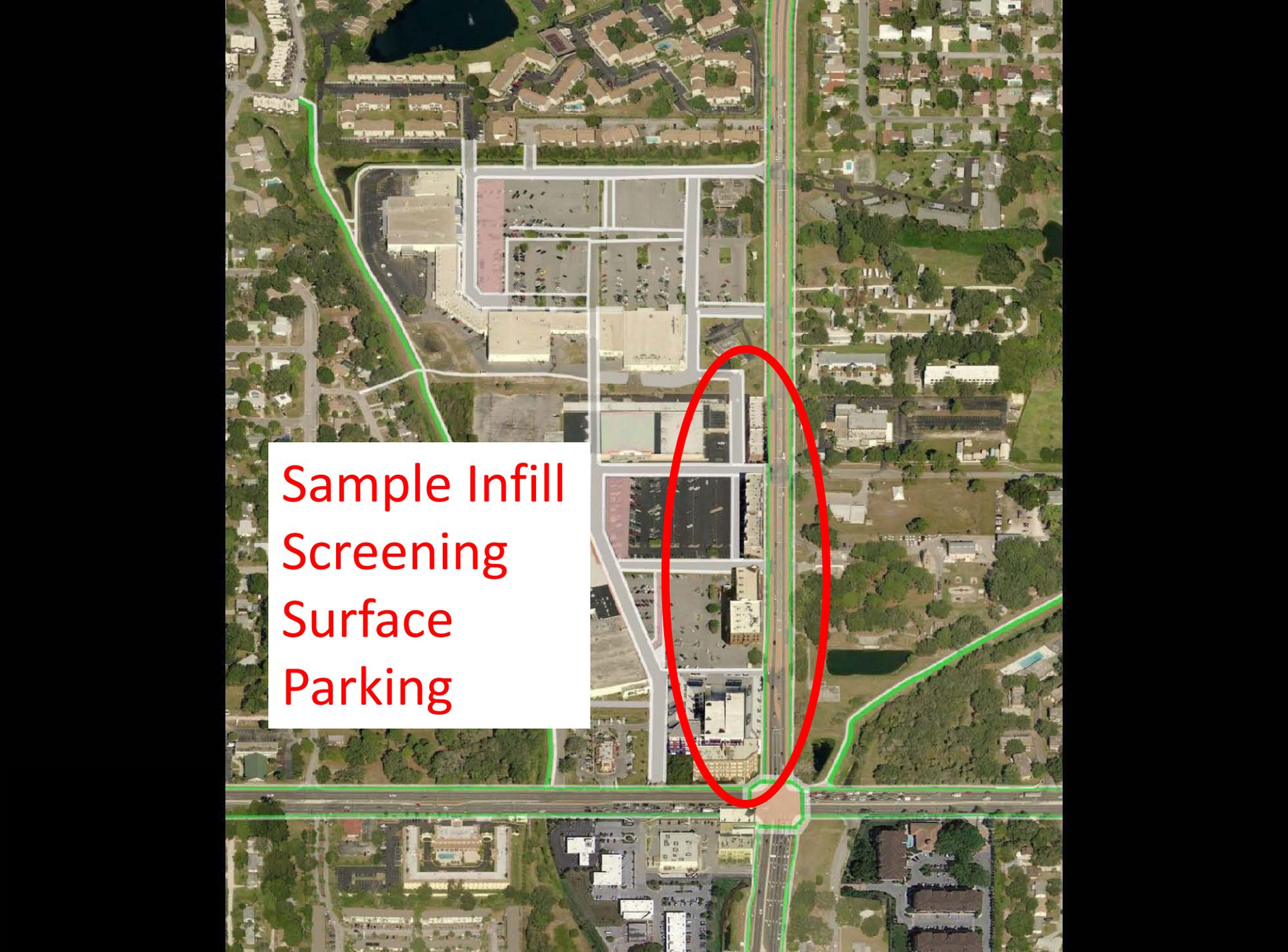
**Neighborhood
Connections**

**Establish
Internal Street &
Block Network**



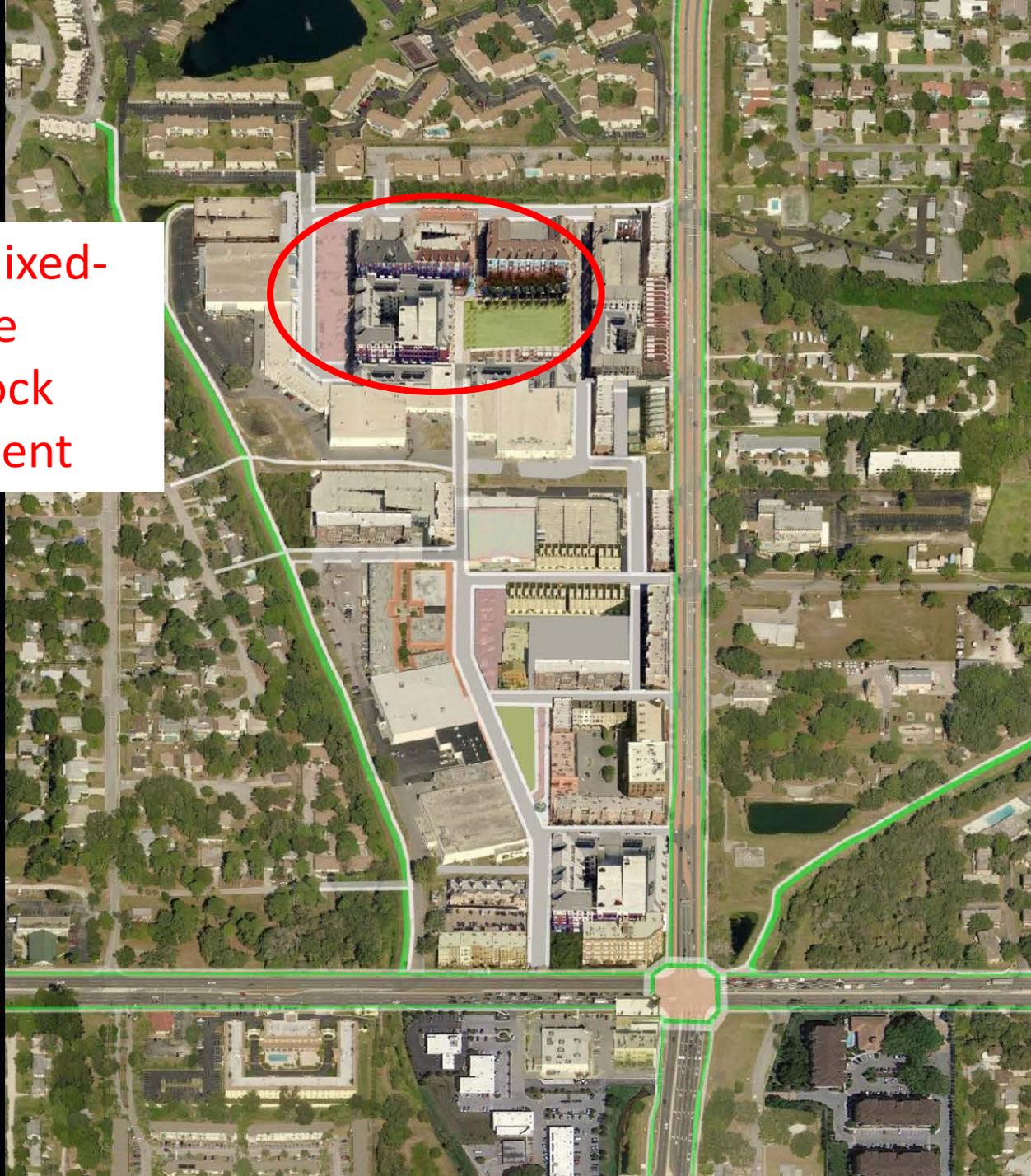


Reinforce with
Corner Buildings for
Better Intersection

An aerial photograph of a commercial development site. A red oval highlights a specific area in the center-right of the image, which appears to be a parking lot or a surface area. Green lines outline the boundaries of the development site. The surrounding area includes residential neighborhoods, trees, and a road. A white text box is overlaid on the left side of the image.

Sample Infill
Screening
Surface
Parking

Flexible Mixed-Use Village Center Block Development

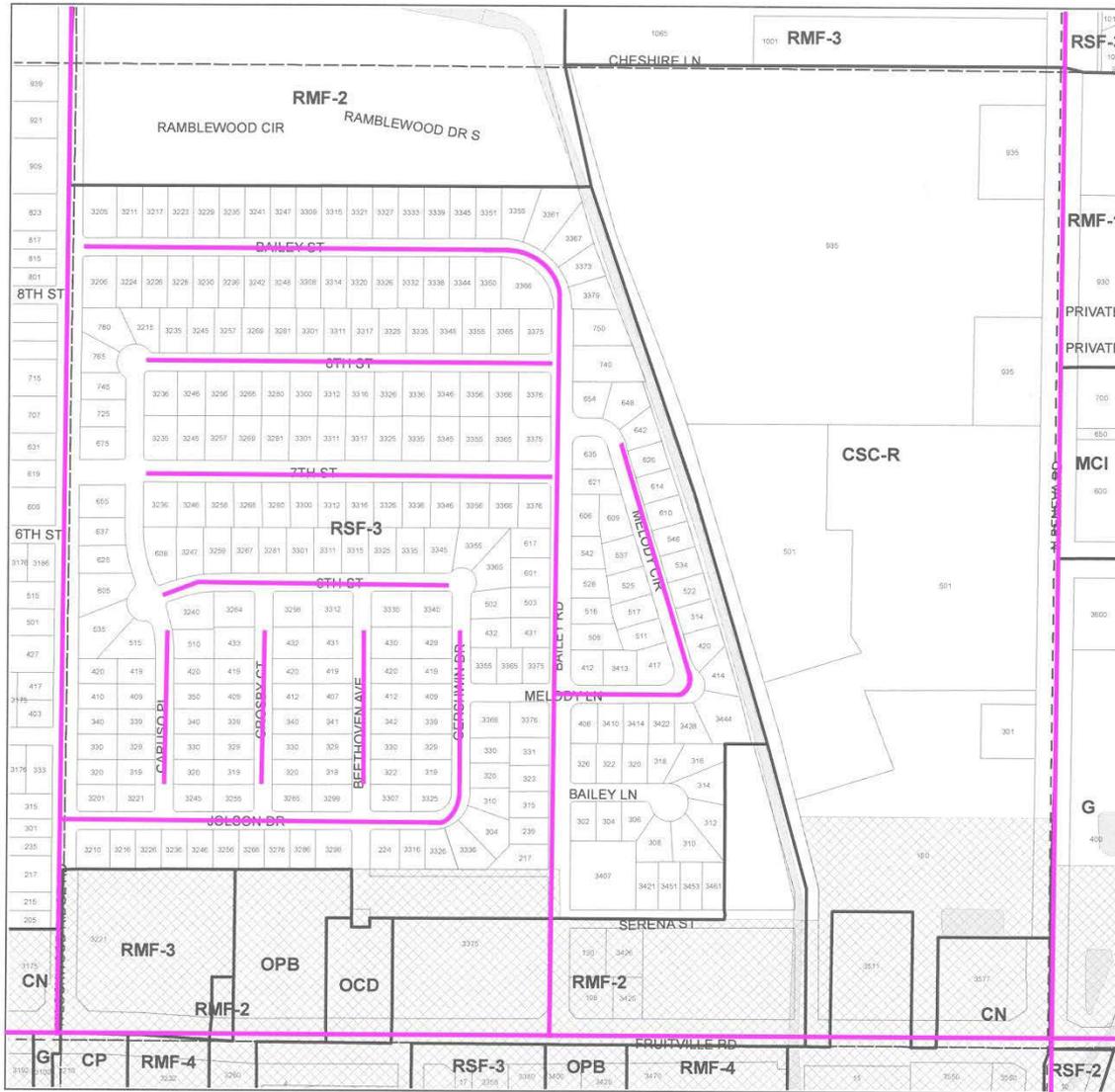


Village
Centers
Sample Block
Build Out

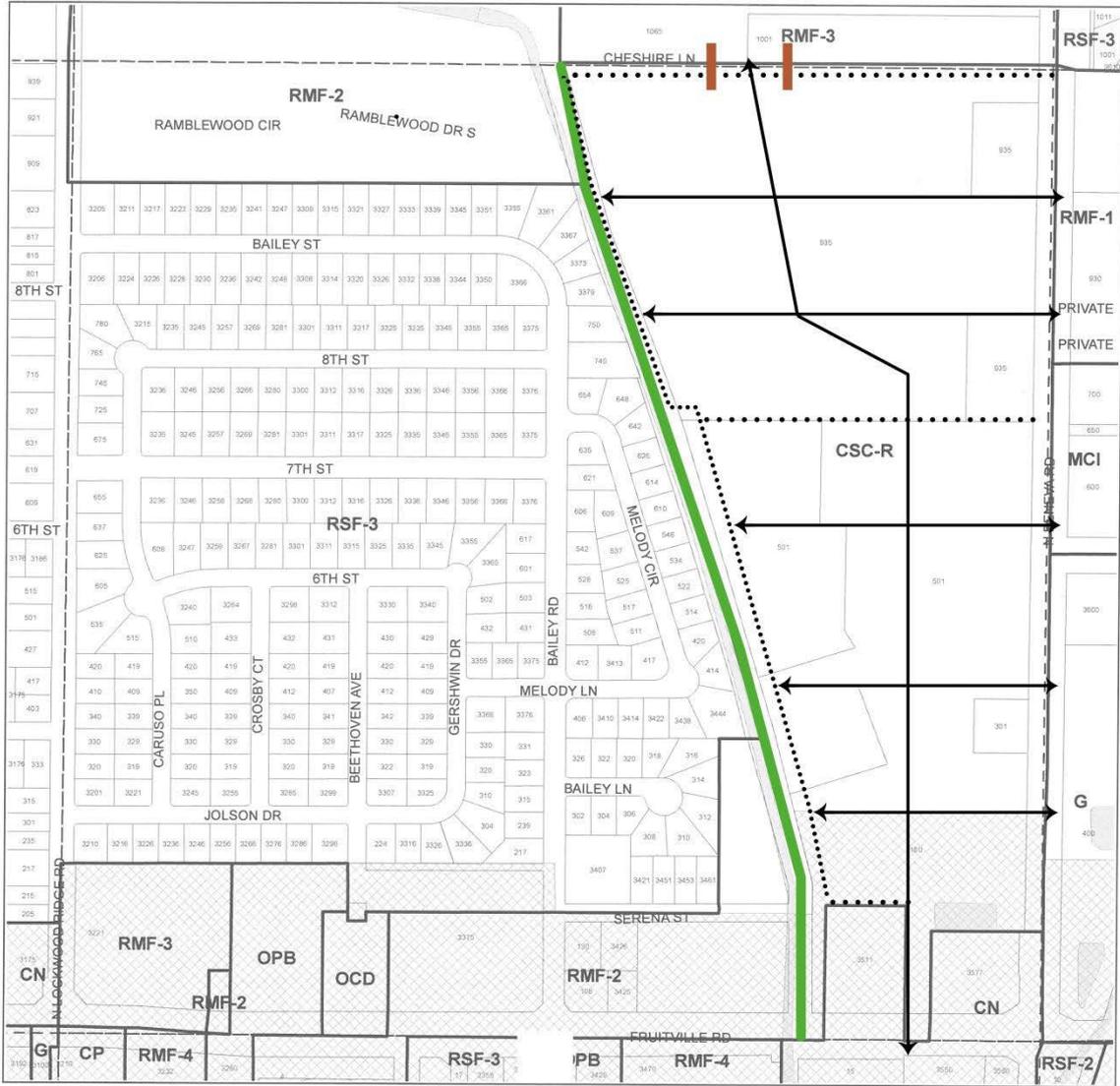


Special Requirements Plan Regulating Plan A

Existing Street to be
Designated Primary



Special Requirements Plan:
Internal and External Connectivity



- ↕ Insert 1 New North/ South Street
- ↔ Insert a Minimum of 3 East/ West Streets
- Insert a Minimum of 3 East/ West Alleys
- Insert North/ South Alley Along Western Parcel Boundary
- █ Create Stub-outs to Allow for Future Connectivity to Parcels to the North
- █ Cycle Track & Walking Path Along Western Parcel Boundary

* This map is for informational purposes only. Exact locations should be verified through City Neighborhoods records.

Special Requirements Plan:

Open Space Strategy

 Transit Super Stop & Shelter

 Mandatory Chamfer

 Consider Conservation Easement or Park Acquisition

 Preserve & Restore Native Vegetation

 Preserve Stand of Native Oak Trees

 Preserve Stand of Native Pine Trees

 Protected Bike Lane

 Protected Intersection



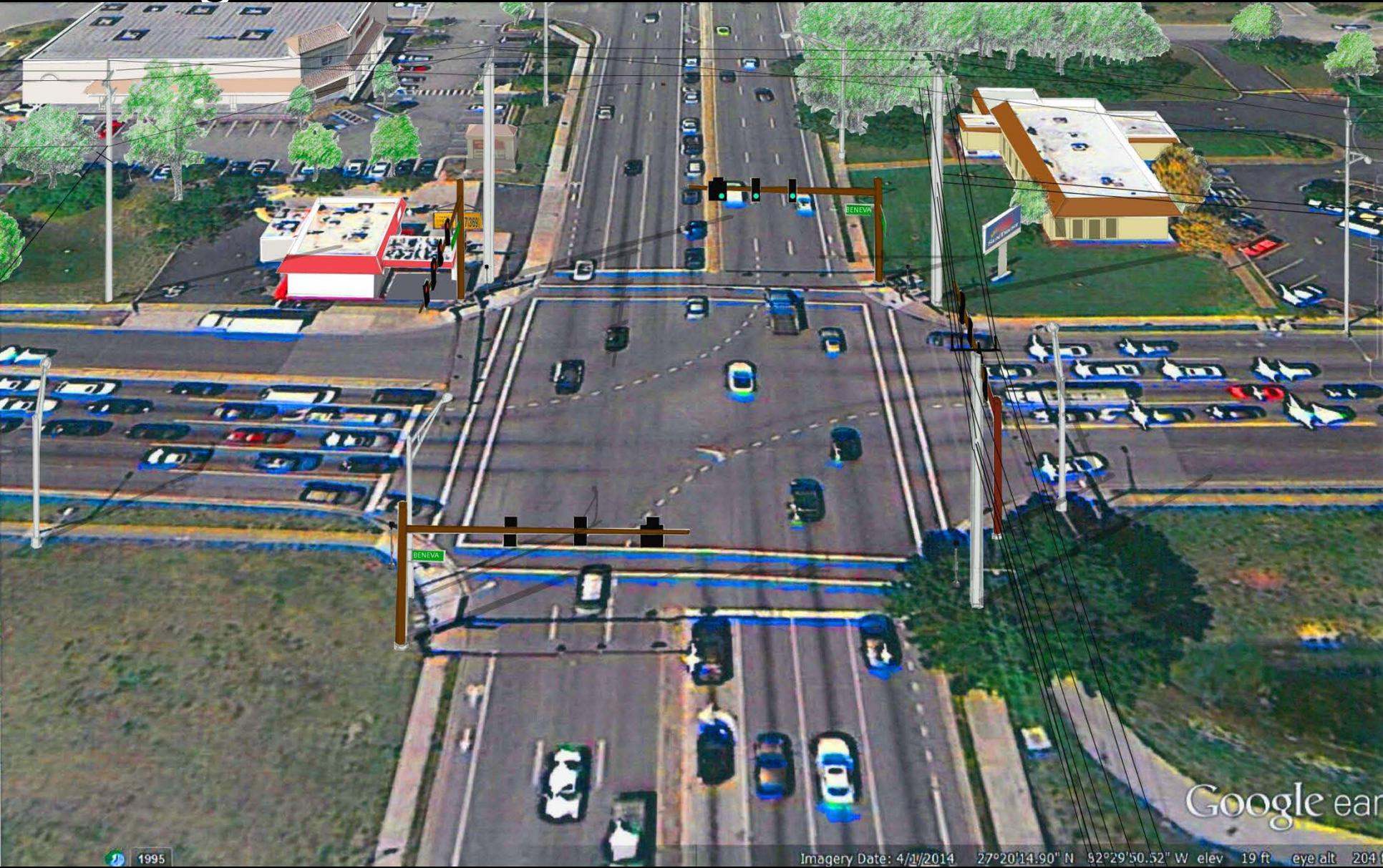
DRAFT

*This map is for informational purposes only. Exact locations should be verified through City Neighborhoods record.

The Following Graphics are Conceptual Samples. The intent is to begin community discussions, and receive input to aid us in our work.

They are meant to illustrate the conversion of an auto dominated roadway to a more complete street public realm with connectivity, and zone districts that reinforce the edges and transitions into the neighborhood.

Existing Beneva & Fruitville

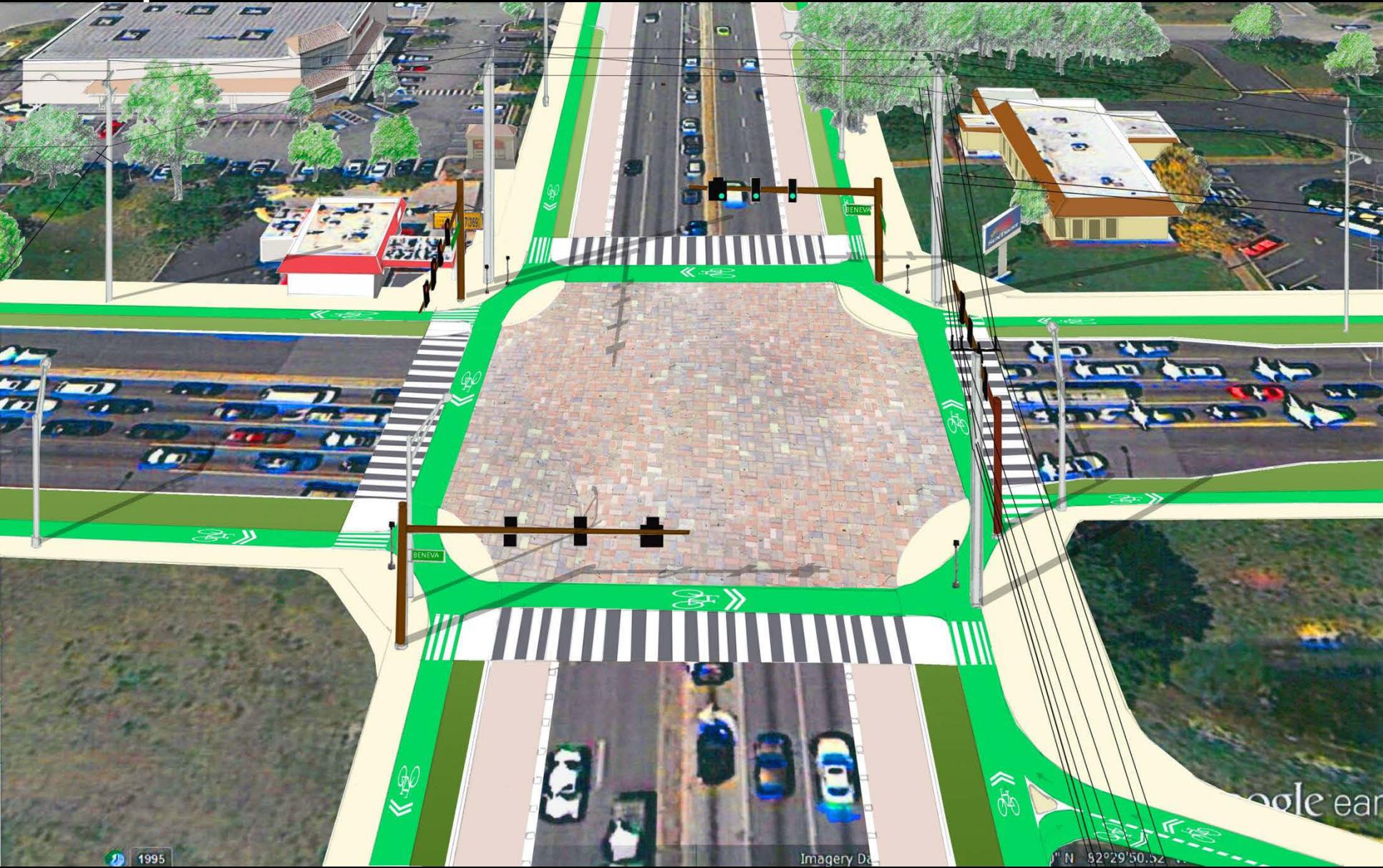


Google earth

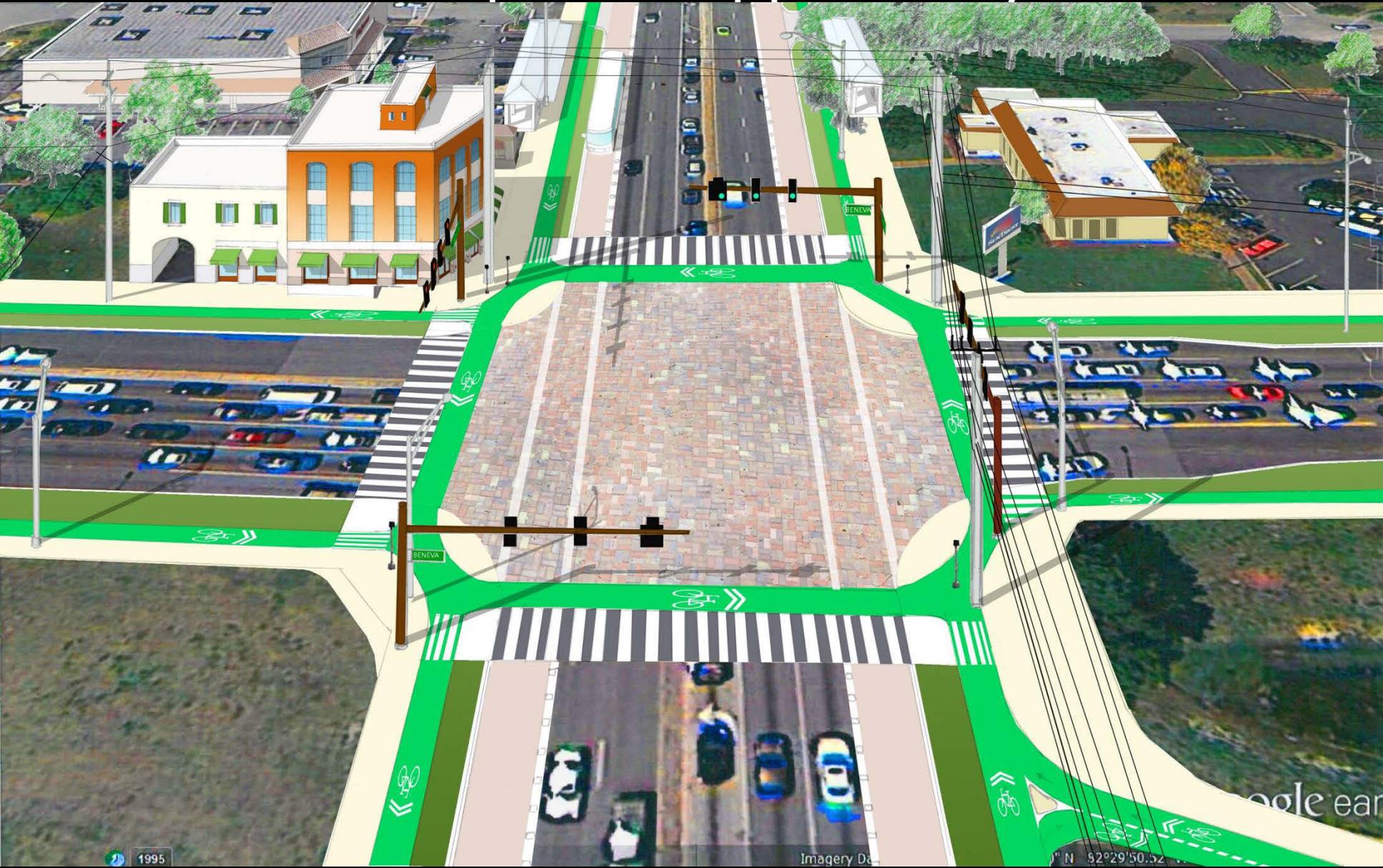
1995

Imagery Date: 4/1/2014 27°20'14.90" N 82°29'50.52" W elev 19 ft eye alt 204 ft

Sample Protected Bike Lane Intersection



Corner Redevelopment Opportunity

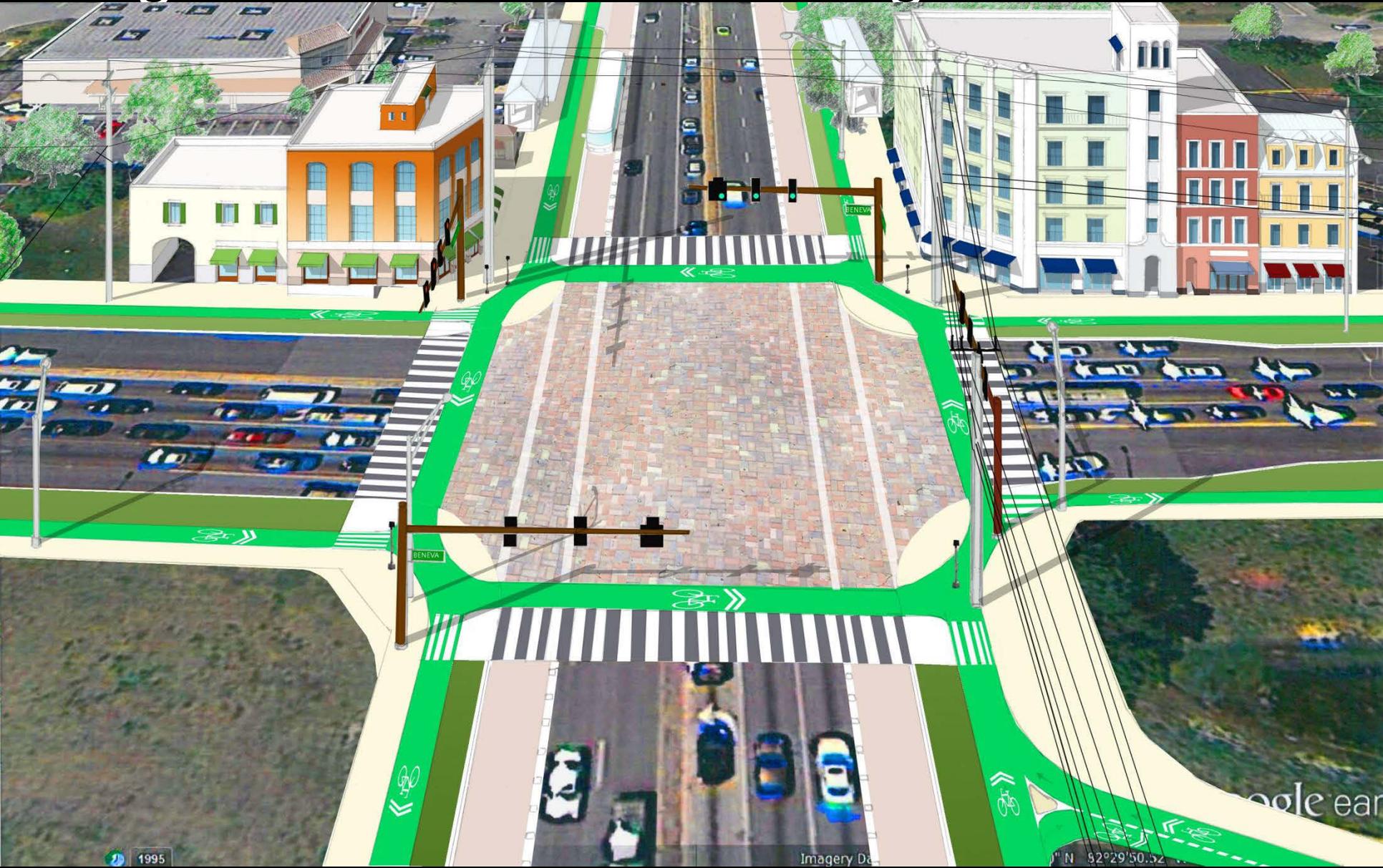


1995

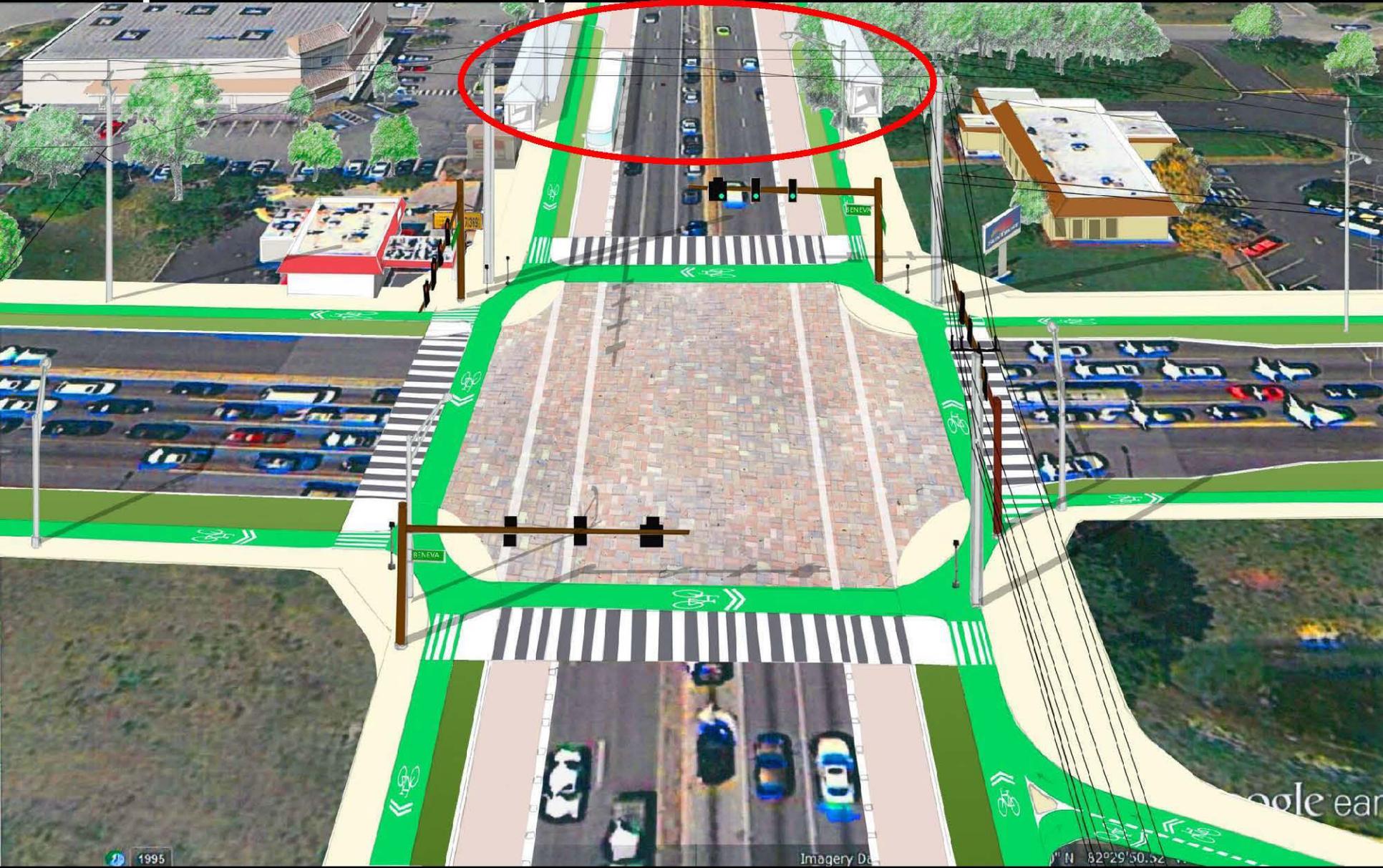
Imagery Date

40° N 52°29'50.52"

Village Center Mixed Use Zoning



Sample Transit Stops

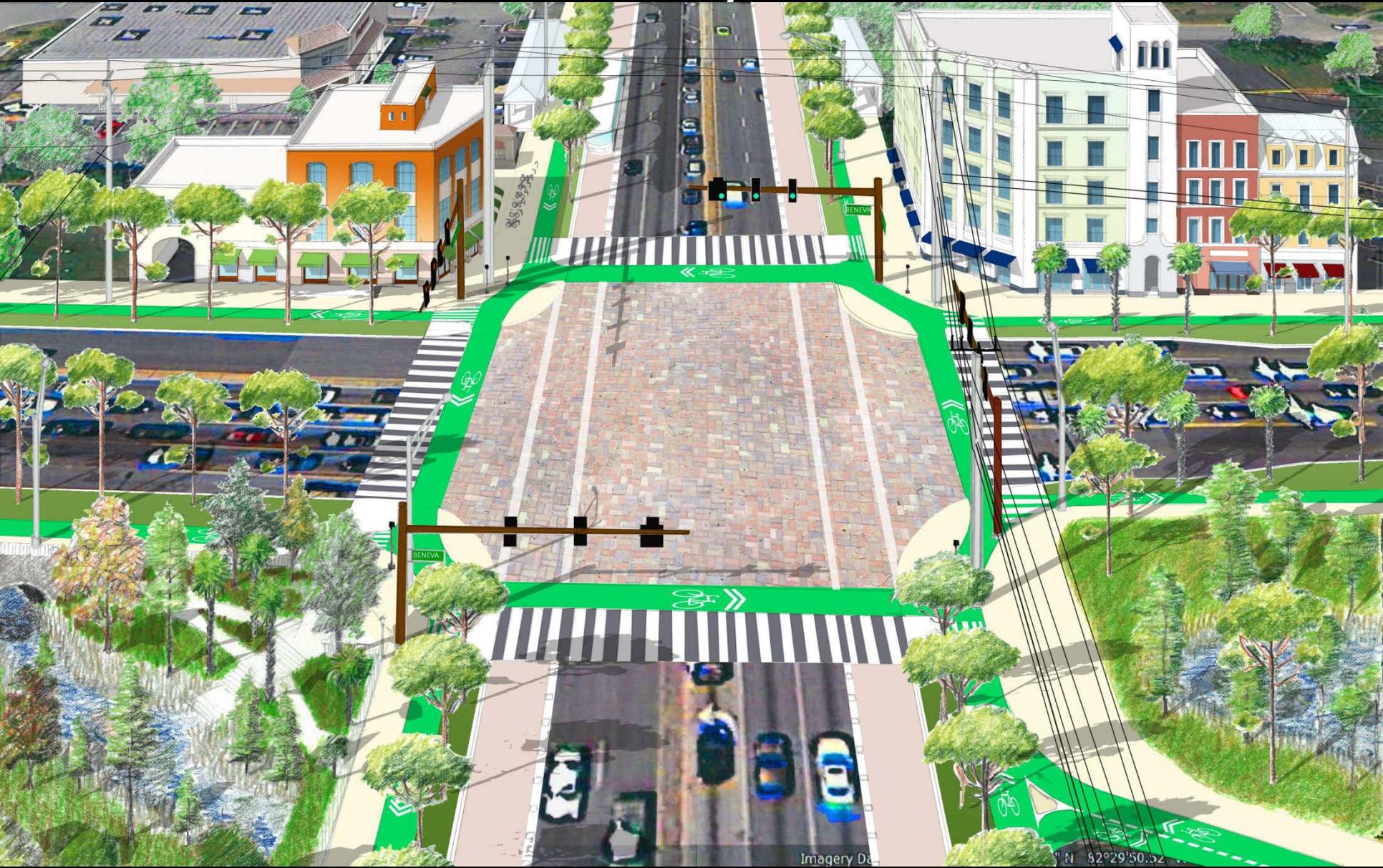


1995

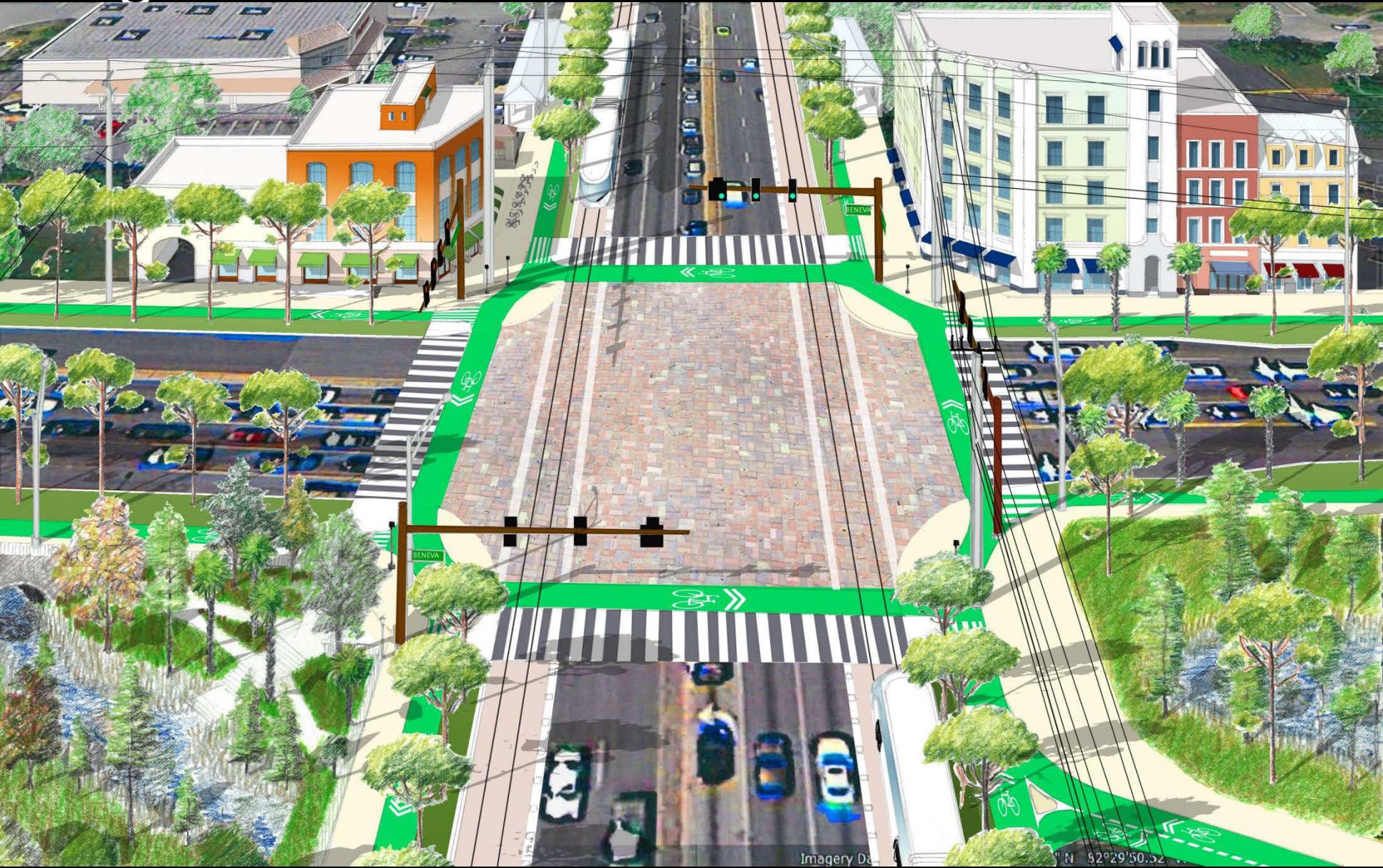
Imagery Dec 2015

N 82°29'50.52'

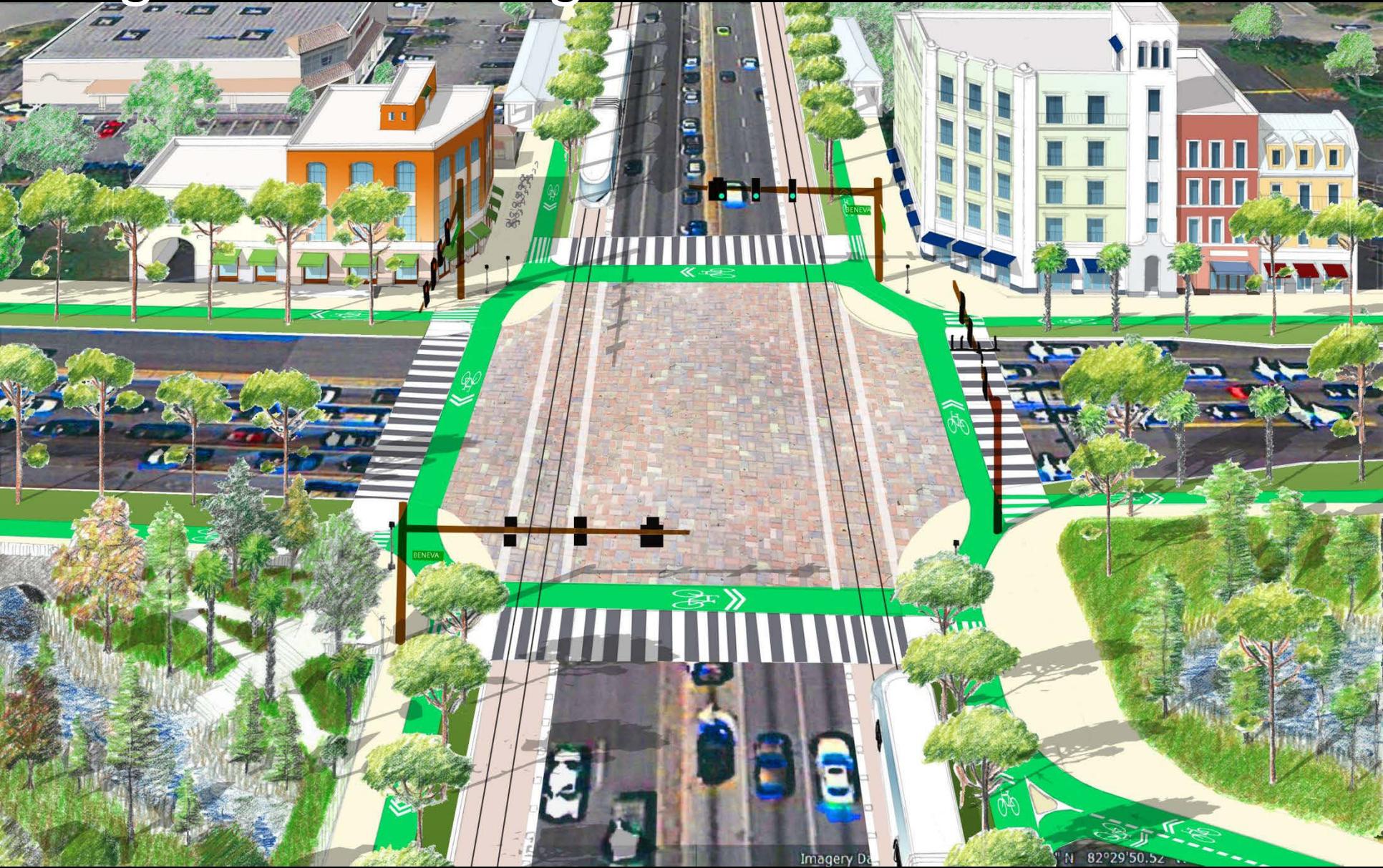
Recreation & Connectivity



Long Term – Street Car or BRT



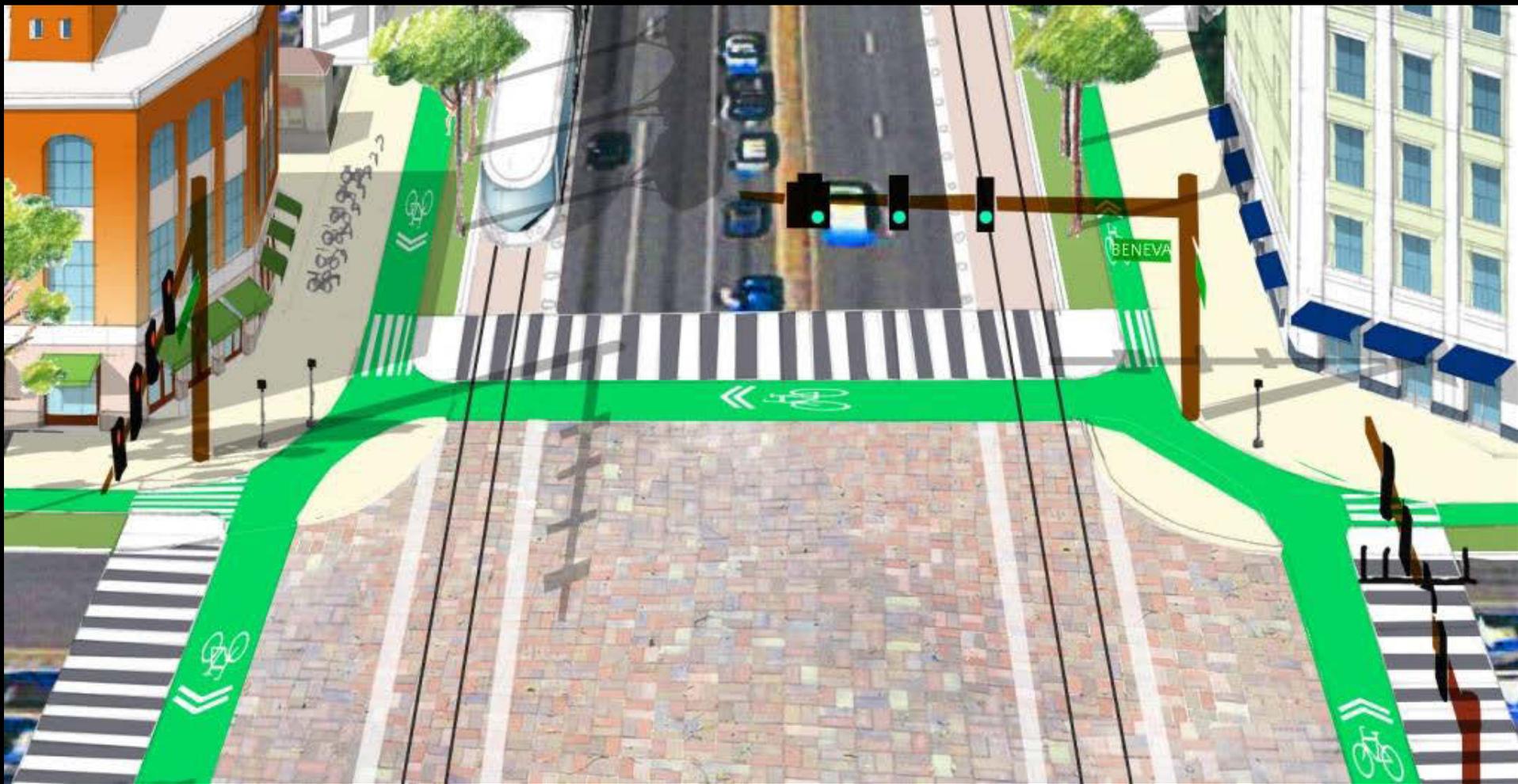
Long Term – Underground Utilities



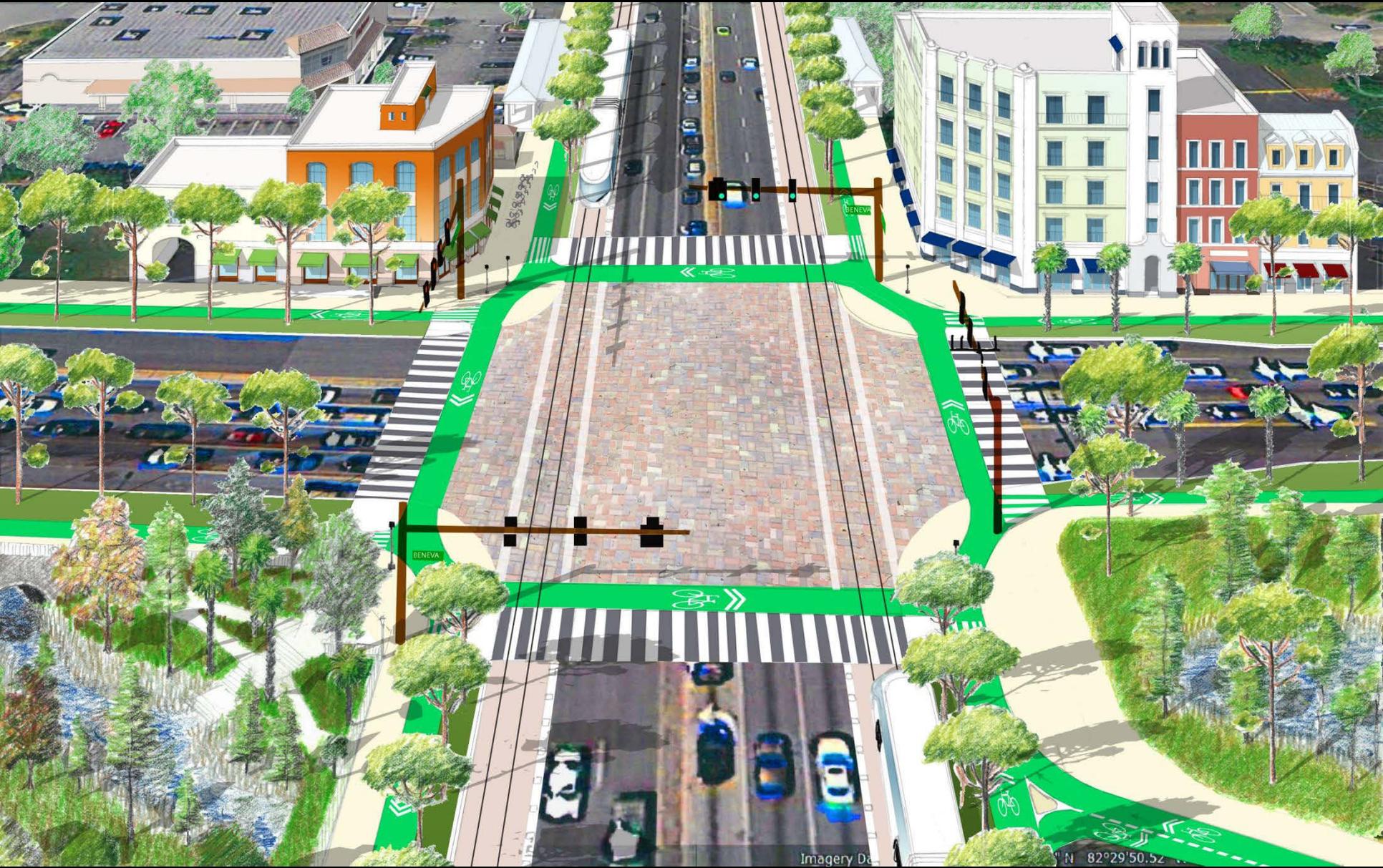
beneva and fruitville- what if?



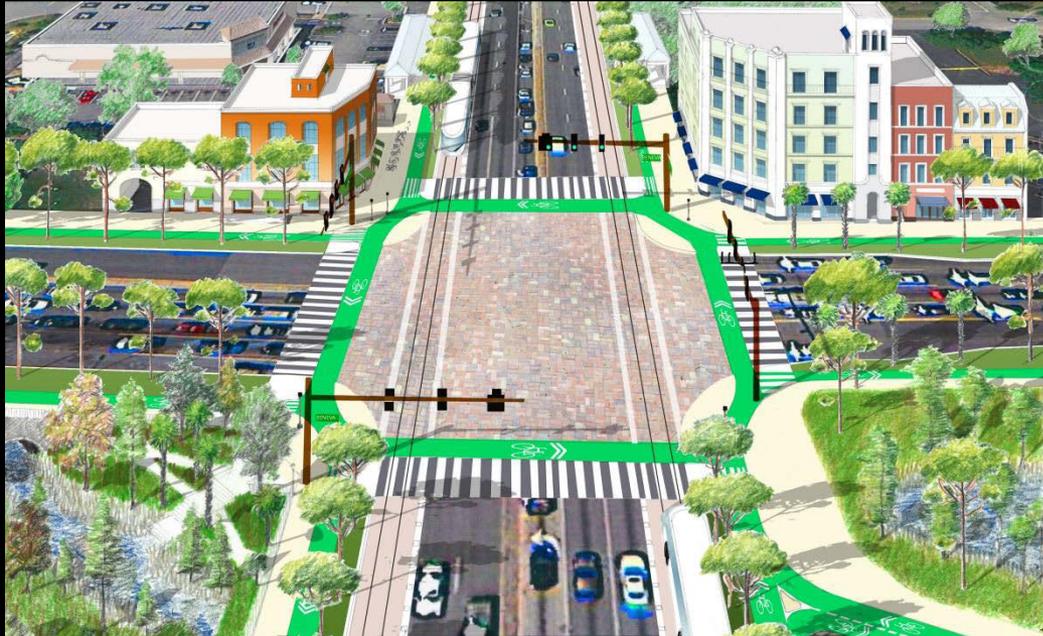
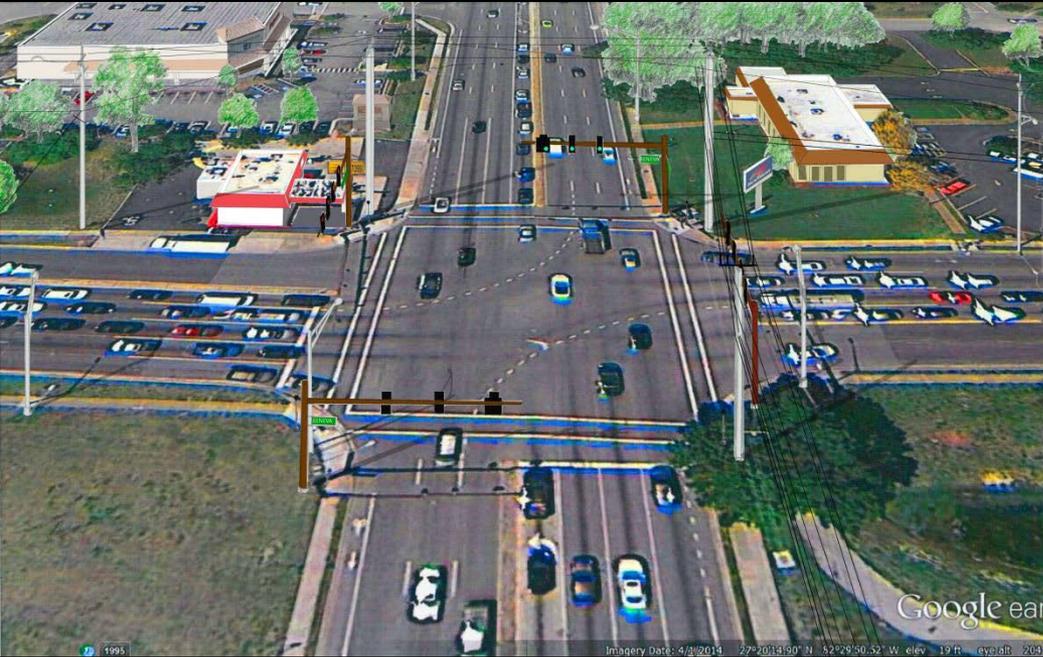
Long – Term Multi-Modal Transformation



beneva and fruitville- what if?



One of Many Possibilities



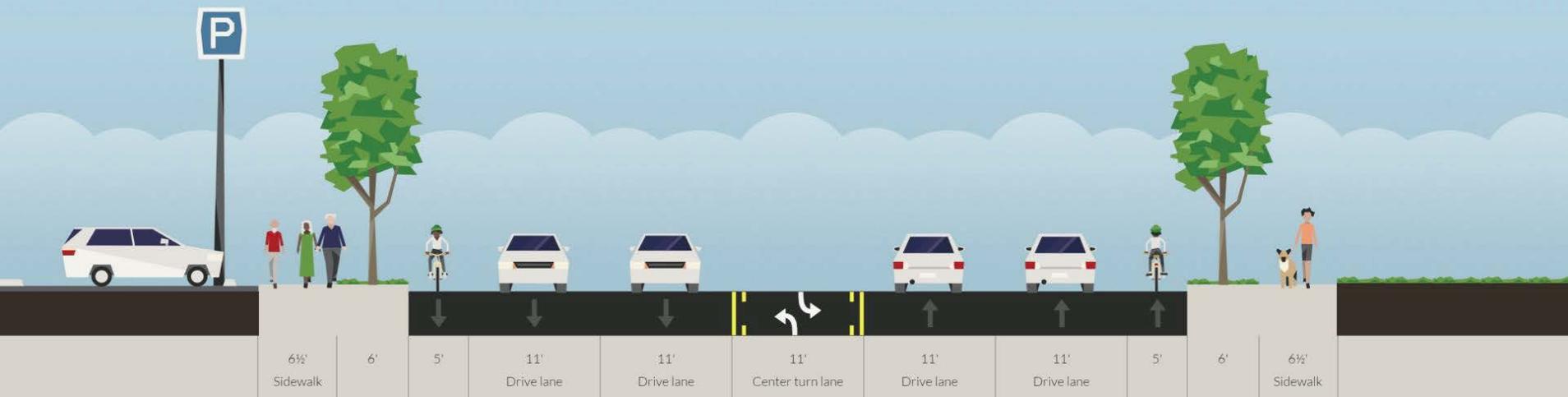
Beneva existing, north of 12th



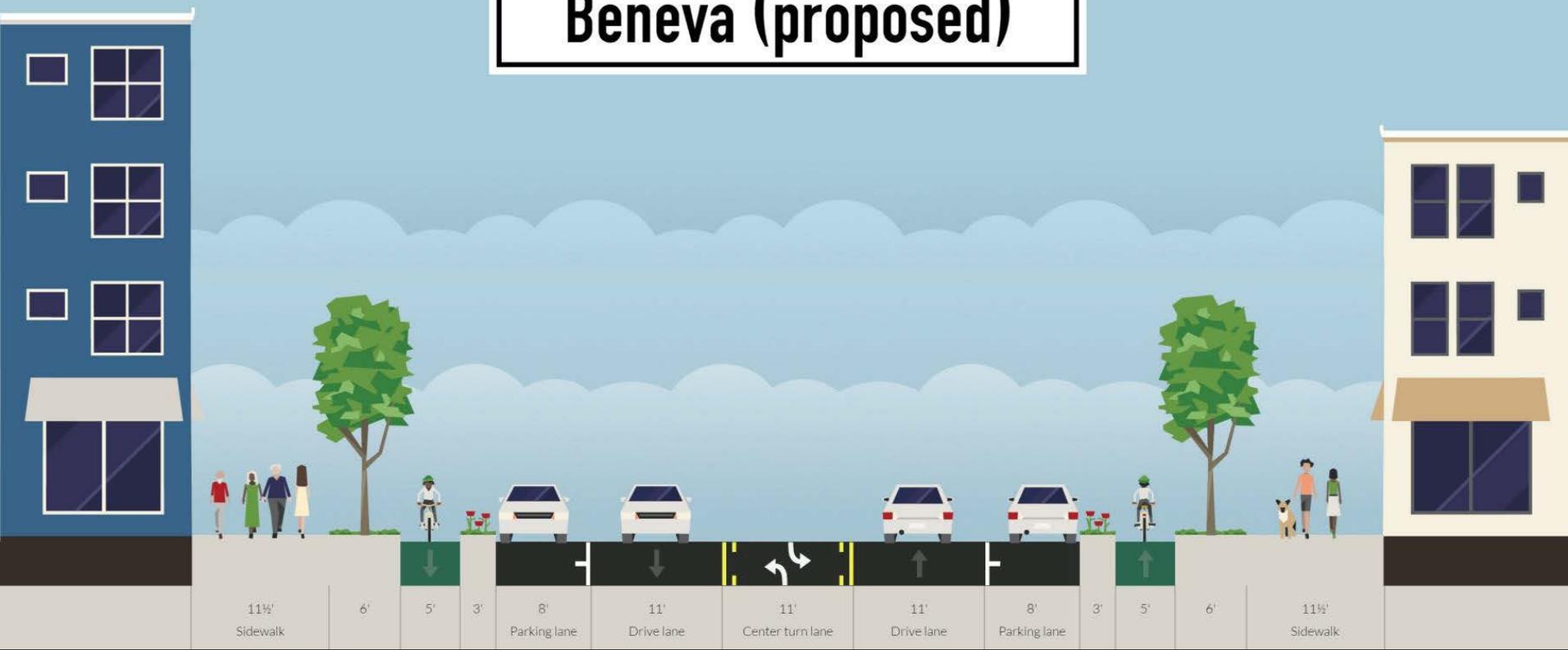
Beneva proposed, north of 12th



Beneva existing, south of 12th



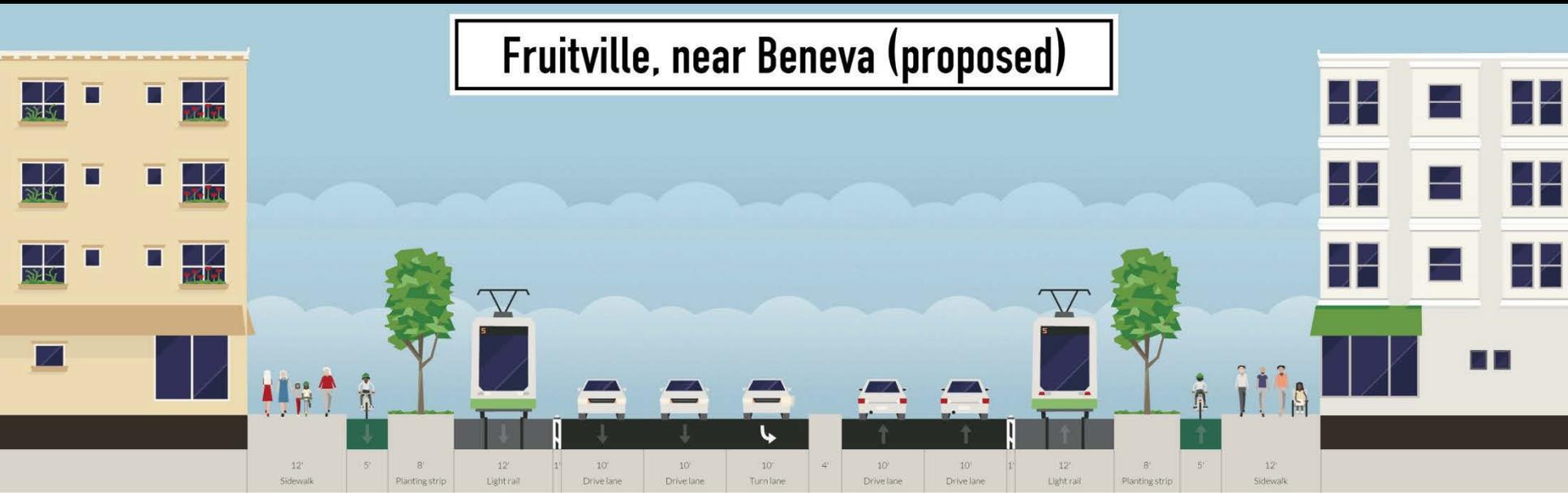
Beneva (proposed)



Fruitville, near Beneva (existing)



Fruitville, near Beneva (proposed)



Talk about options – Neighborhood Feedback

park drive 4



Next Steps -

- Complete Walking Audits & Group Feedback sessions with the rest of the City's Neighborhoods.
- Coordinate with Neighborhood Associations & Other Stakeholders
- Continued Analysis
- Return next Winter with Draft Documents

Focused on Residential Areas while seasonal residents were here.

Will return in August to work with Merchants. We did not want to interfere with their seasonal business. .



Process

Spring/Summer 2015:

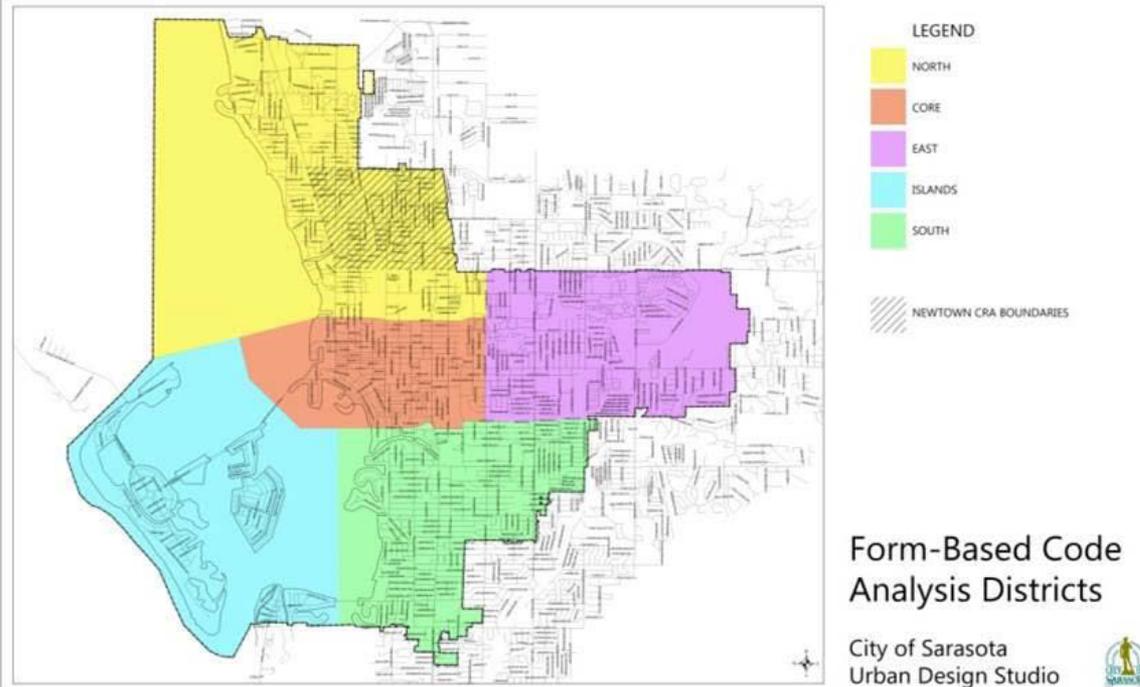
- Walking Audits
- Group Feedback Sessions

Summer/Fall 2015:

- Code Writing

Winter/ Spring 2016

- Public Feedback & Review
- Adoption Hearings



draft articles

CITY OF SARASOTA FORM-BASED CODE TABLE OF CONTENTS

ARTICLE 1. GENERAL PROVISIONS

ARTICLE 2. INFILL COMMUNITY SCALE PLANS

ARTICLE 3. BUILDING MASSING, VOLUME, AND CONFIGURATION

ARTICLE 4. ARCHITECTURAL STANDARDS

ARTICLE 5. THOROUGHFARE AND CONNECTIVITY STANDARDS

ARTICLE 6. LANDSCAPE STANDARDS

ARTICLE 7. LIGHTING STANDARDS

ARTICLE 8. SIGNAGE STANDARDS

ARTICLE 9. LIGHT IMPRINT STORWATER STANDARDS

ARTICLE 10. RENEWABLE ENERGY

ARTICLE 11. URBAN FARMING

ARTICLE 12. PUBLIC ART

ARTICLE 13. DEFINITIONS

ARTICLE 14. APPENDICES

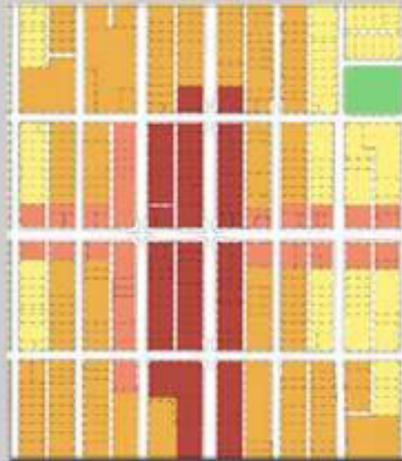
DRAFT

URBAN DESIGN



Illustrative Plan

FORM-BASED CODE



Regulating Plan

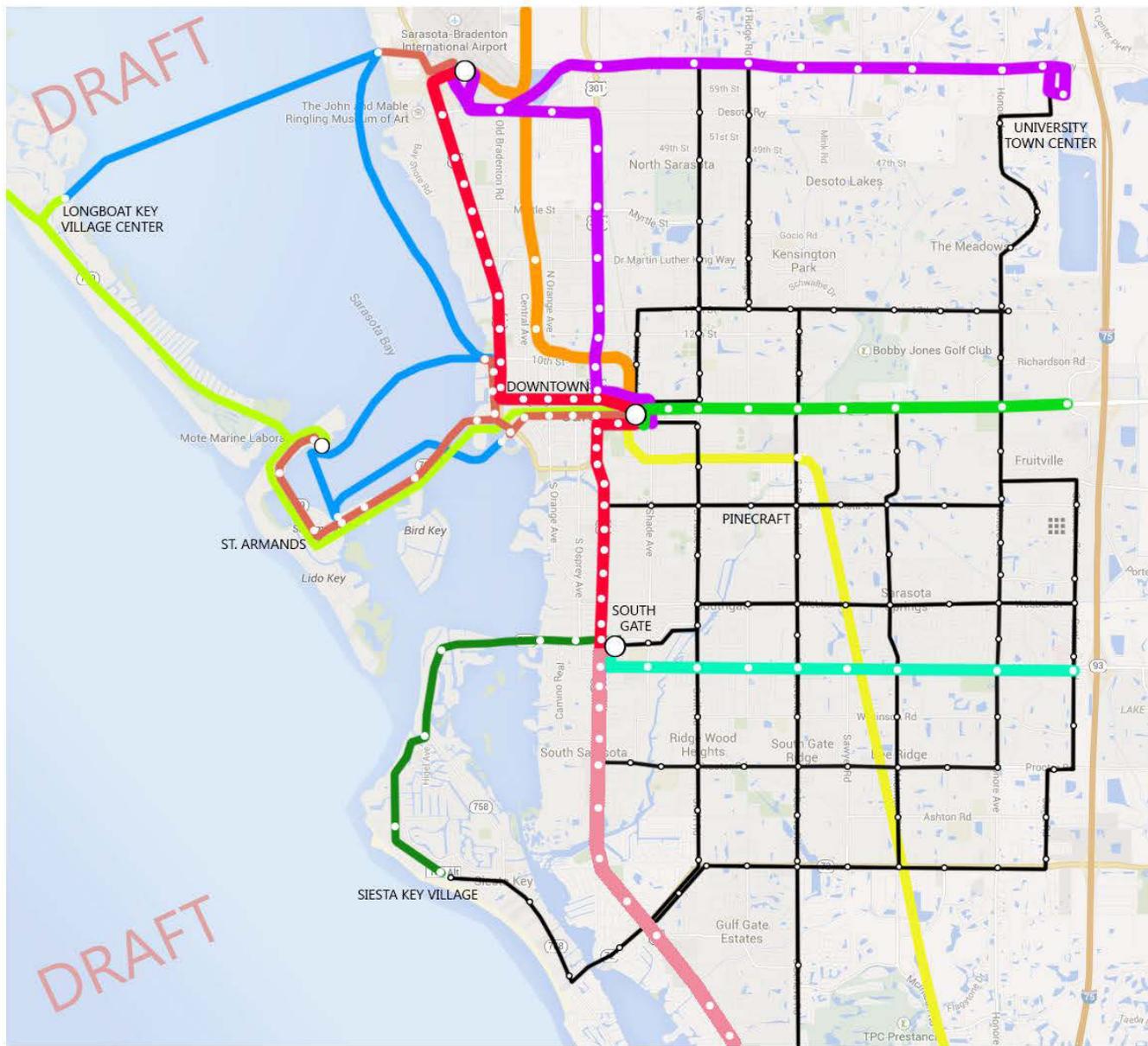


Building Form Standards



Public Space Standards

Transit and Mobility - June 10th



Legend

-  Commuter Rail
-  Fruitville Line
-  Tamiami Tram Line
-  Sarasota Seahorse Waterbus
-  BRT from South
-  Bee Ridge BRT
-  University 301 BRT
-  Downtown and Island Trolley
-  Siesta Key Trolley
-  Longboat & Anna Maria Trolley
-  Legacy Trail
-  Bus Line
-  Hubs
-  Bus Stop

DRAFT

Sarasota

FUTURE TRANSIT MAP

URBAN DESIGN STUDIO
CITY OF SARASOTA