

**The
Future Land Use
Plan**

INTENT AND PURPOSE

The purpose of the Future Land Use Plan is to achieve a high quality living environment through:

- encouraging compatible land uses,
- restoring and protecting the natural environment, and
- providing facilities and services which meet the social and economic needs of the community.

The foundations for this Plan are **Sarasota's Strategic Plan** and Florida statutory requirements.

Sarasota's Strategic Plan Goals

In 2004, the City Commission adopted "Sarasota's Approach to Strategic Planning", which provides the foundation for the Strategic Plan and six Strategic Goals that are relevant to the Future Land Use Plan:

"An attractive, environmentally-friendly community that is safe and livable and provides an array of cultural and aesthetic enjoyments."

"Viable, safe and diverse neighborhoods and businesses that work together."

"A workplace that attracts and retains an outstanding workforce."

"A responsible and accessible government that has sound financial and administrative practices."

"An economically sustainable community."

"Well maintained and future-oriented infrastructure."

It is the intent of the Future Land Use Plan to pursue actions that further **Sarasota's Strategic Plan**. All of these goals, along with the other Sarasota City Plan Chapters, coalesce to form the foundation of the Future Land Use Plan. The Future Land Use Chapter has also drawn from issues addressed in the Downtown Master Plan 2020, which is the Community Redevelopment Area plan for downtown that was completed in January of 2001, and from other plans, such as Neighborhood Action Strategies and the Newtown Community Redevelopment Area Plan. In the future, the City will continue to update the Sarasota City Plan through such community

planning efforts that may include Neighborhood Action Strategies, corridor studies, and sector plans.

Florida Statutory Requirements

The Future Land Use Chapter is also intended to meet the requirements as reflected by Chapter 9J-5 of the Florida Administrative Code and Chapter 163, Florida Statutes. This Chapter also addresses the issues and recommendations contained in the Evaluation and Appraisal Report (EAR), in accordance with State requirements. The most recent EAR was adopted by the City Commission on October 11, 2005.

Organization of the Future Land Use Plan

The Future Land Use Plan consists of a goal followed by objectives and action strategies pursuant to the goal.

The Future Land Use Plan is organized around objectives addressing the following topics:

- Objective 1. Land Use Classifications,
- Objective 2. Land Development Regulations,
- Objective 3. Development Review and Approval Process,
- Objective 4. Downtown Master Plan,
- Objective 5. Preserving and Enhancing the Built Environment,
- Objective 6. Studies and Research,
- Objective 7. Other Jurisdictions and Special Authorities,
- Objective 8. Annexation,
- Objective 9. Implementation of the Newtown Community Redevelopment Area Plan, and
- Objective 10. Land Use Compatibility for Lands Adjacent to the Sarasota Bradenton International Airport.

The Future Land Use Plan also includes:

- Land Classification Descriptions,
- Future Land Use Map Series,
- Process for Eliminating Land Use and Zoning Inconsistencies,
- Definitions, and
- Concurrency Management System.

The Future Land Use Plan is one of the eleven plans which collectively represent the Sarasota City Plan. This Plan can neither stand alone nor be interpreted independent of the others.

Implementation of the Sarasota City Plan

Implementation of the Sarasota City Plan will require actions by both the public and private sectors. In this regard many of the Plan components speak to “the City” pursuing certain actions such as to:

promote, provide, consider, identify, enhance, create, maintain, conserve, support,
reduce discourage, coordinate, and employ.

While these actions may be initiated by City government itself, City government will also be expecting applicants seeking development approvals to pursue these same types of action as part of their applications.

GOAL, OBJECTIVES AND ACTION STRATEGIES

Goal

It shall be the goal of the City of Sarasota to achieve a high quality living environment through:

- encouraging compatible land uses,
- restoring and protecting the natural environment, and
- providing facilities and services which meet the social and economic needs of the community.

Objective 1 - Land Use Classifications

To create and map land use classifications that:

- reflect the grouping of compatible types of land uses;
- provide sufficient acreage to meet projected growth;
- consider the suitability of land for development and redevelopment;
- recognize existing land uses;
- reflect the availability of public utility and facility capacities at adopted levels-of-service; and
- provide guidance in preparing and reviewing future requests for rezoning.

Detailed descriptions of the land use classifications are reflected in Attachment 1 of this Plan. The Future Land Use Map, Illustration LU-6, reflects their geographic distribution.

Action Strategies

Long Range Perspective

- 1.1 **Long Range:** The Sarasota City Plan is a long range plan that envisions future land use decisions occurring throughout its planning time frame and not necessarily immediately upon its adoption.
- 1.2 **“Grandfathering” Existing or Approved Uses:** Existing uses or uses which have been approved but have not yet received a certificate of occupancy as of the effective date of this Sarasota City Plan (except illegal or non-conforming uses), shall hereby be deemed consistent with this Sarasota City Plan. These uses shall also be considered to be “allowed uses” on the lots on which they are located in the zoning districts in which they are located pursuant to the zoning code. This “allowed use” status shall continue even if such uses are subsequently eliminated as allowable uses in the zoning districts in which they are located in order to make such districts consistent with this Sarasota City Plan.

For example, if museums are removed from the RSF zone district text subsequent to the adoption of the Sarasota City Plan, then existing museums within the RSF zone district would be “grandfathered” and would retain an “allowable use” status.

Zoning Enclaves

- 1.3 **Consistency with the Future Land Use Map:** Zoning Enclaves contain parcels that are zoned in a manner that is not currently compatible with the future uses envisioned by the land use classification within which they are located. Unless and until rezoning occurs (see Action Strategy 1.5 below), development within zoning enclaves shall be permitted in accordance with the zone district regulations and all other relevant regulations applicable to the enclave.

Because the Sarasota City Plan is a long range plan, rezoning of these parcels to zone districts envisioned by the appropriate land use classification is encouraged.

All development of a parcel that is in conformity with the zone district regulations applicable to that parcel, whether it is within a zoning enclave or not, shall be considered to be consistent with the Future Land Use Map of the Future Land Use Plan.

- 1.4 **Expansion:** These zoning enclaves shall not be expanded beyond their existing zone district boundaries. Requests to rezone enclave parcels shall only be considered for approval if the zoning district being sought is compatible with the land use classification within which the enclave is located.
- 1.5 **Review and Rezoning:** The City shall develop a program to review the current zoning of all zoning enclaves. During the review, the City Commission may elect to initiate the rezoning process for certain parcels while allowing the existing zoning to remain for others.
- 1.6 **Rezoning Initiated by Private Property Owners:** Property owners within zoning enclaves are encouraged to initiate the rezoning process in accordance with Action Strategy 1.4.
- 1.7 **Adjacent and Nearby Parcels:** The existence of a zoning enclave or the development of a zoning enclave allowed by Action Strategy 1.3 shall not be a basis for the rezoning of other properties in the vicinity of the enclave.
- 1.8 **Vacated Public Right-of-Way:** Upon the effective date of a vacation of a public right-of-way, the adjacent Future Land Use classification(s) shall extend to the former centerline of the vacated public right-of-way or shall extend to the ownership property line.
- 1.9 **Residential Density/Non-Residential Intensity of Privately Owned Submerged Lands:** Submerged lands are those lands located beneath a body of water. Submerged lands include, but are not limited to, lands waterward of the mean high water line or located beneath a freshwater body of water such as a lake or pond. In cases where the submerged lands are privately owned in fee simple, and for submerged tidal lands where ownership has been provided by a deed(s) obtained from the Trustees of the Internal Improvement Fund of the State of Florida, the total area of the privately owned submerged lands may be included and used in the calculation of the maximum gross residential density or maximum non-residential intensity (i.e., Floor Area Ratio) for the adjacent upland parcel based on and using the same maximum residential density or maximum non-residential intensity for the submerged lands as allowed for the upland parcel under its zoning district. Assigned development rights provided for by this Action Strategy shall be transferred to the adjacent upland area for development; however, development consistent with the Open Space-Recreation-Conservation classification may be allowed to a limited extent over the submerged land area (e.g., docks, piers, boathouses, water-dependent structures and uses). This Action Strategy shall be applicable only when the Future Land Use Map classification for the adjacent upland area is also delineated on the Future Land Use Map for the boundary of the submerged land area.

Site Specific Future Land Use Map Amendment Limitations

1. 10 **Site Specific Limitations:** Notwithstanding the maximum density or intensity that would otherwise be permitted by the requested Future Land Use Map Classification, the applicants for amendments to the Future Land Use Map pertaining to the following sites have proffered limitations on the maximum density and intensity of development which have been accepted and approved by the City. The limitations are as follows:
- (1) Application No. 15-PA-01 pertaining to approximately 0.48± acres located at 1938 Laurel Street (Parcel ID No. 2027-09-0100).
 - A. Land uses are limited to residential uses only. (*Amended by Ordinance No. 16-5172.*)
 - (2) Application No. 06-PA-05 to reclassify approximately 16.3± acres to the Multiple Family – Medium Density Classification (Parcel ID No. 0025-03-0031).
 - A. Residential use is limited to a maximum of 280 dwelling units.
 - B. Non-residential uses are limited to a daycare facility containing no more than 5,000 square feet of gross floor area.
 - (3) Application No. 05-PA-03 to reclassify approximately 9.52 acres to the Downtown Urban Mixed Use (ie, Urban Edge) Classification (Parcel ID Nos. 2029-14-0002, 2029-11-0047, 2029-06-0030, 2029-11-0045 and 2029-14-0001) (295, 301, 325, and 601 So. School Avenue).
 - A. Residential use is limited to 238 dwelling units.
 - B. Non-residential uses are limited to 120,000 square feet of gross leaseable area for office use, 19,350 square feet of floor area for commercial retail use and 100 hotel rooms.
 - C. Zoning is limited to Downtown Edge (DTE).
 - (4) Application No. 15-PA-02 to reclassify approximately 7.878± acres from Urban Edge to the Downtown Core Classification (Parcel ID Nos. 2028-06-0107 and 2028-14-0001, 300 Audubon Place and 2211 Fruitville Road).
 - A. Residential use is limited to no more than 393 apartment units, 100% of which shall be 900 square feet or less and at least 50% of which shall be 650 square feet or less.

B. At least 20% of all apartment units shall be rented to households having a household income at or below 80% of the Area Median Income (AMI) as determined annually by the Department of Housing and Urban Development (HUD) and as tested and verified quarterly by the City's Office of Housing and Community Development (OHCD). This affordability period shall expire fifteen (15) years after the date of issuance of the last certificate of occupancy for the last apartment unit constructed upon the property.

C. Building height limitation of 6 stores.

Non-residential uses (other than accessory uses) are limited to the following:

D. Boxing Club (club house) may continue to operate.

E. Existing restaurant (known as Bob's Train) may continue to operate.

F. On-site transportation sharing service is allowed.

G. Call center business will be discontinued by the time of the final phase of the apartment project. (*Amended by Ordinance No. 16-5167.*)

Objective 2 - Land Development Regulations (LDRs)

The City shall make appropriate changes to the City's existing Land Development Regulations, (LDRs) including the zoning code, in order to ensure continued consistency between those regulations and this *Sarasota City Plan*. In addition, the City may consider other regulatory factors for possible incorporation into the Land Development Regulations that are not issues of "consistency," but which warrant consideration due, in part, to the developed character of the City.

Action Strategies

2.1 **Components of the Land Development Regulations:** The Land Development Regulations, and any subsequent revisions made thereto, shall continue to address:

- the subdivision of land,
- signage,
- areas subject to seasonal or periodic flooding,
- mixed use development,
- storm water management,
- open space,
- on-site vehicular movement,
- vehicular parking,
- coastal high hazard areas,
- areas of special flood hazard;
- wellhead protection areas and
- compatibility (e.g. - intensity, density and scale of development).

The above list of items to be addressed by the Land Development Regulations is intended to be illustrative and not exhaustive.

2.2 **Legal Non-Conforming Uses:** Legal non-conforming uses, as defined by the zoning code, shall continue to be regulated by that code.

Consistency Issues

2.3 **Specific Uses and Development Standards Consistency with Future Land Use Classifications:** The City shall implement the Future Land Use Classifications through a Zoning Code which shall specify land uses and development standards that are consistent with and further the Future Land Use Classifications.

Other Regulatory Issues

The following issues are expected to be addressed within five (5) years of the adoption of this *Sarasota City Plan* unless stated otherwise.

- 2.4 **Regulations for Infill and Redevelopment:** Recognizing that the City is nearly built out, the City will continue to utilize and create new land development regulations that focus on compatible infill and redevelopment needs that enhance the neighborhood character. As one example, investigate the need for developing standards for new or redeveloped housing in established neighborhoods that would include a relationship between the house, the lot size, and the scale of adjacent residential development.
- 2.5 **Incentives for Mixed-Use Projects:** Consider creating incentives for the development of mixed-use projects that foster economic development, provide diversity in land uses, and which reduce the number and length of automobile trips.
- 2.6 **Overlay Districts:** Overlay Districts which modify the development standards of the underlying zone district may be established by ordinance to protect or enhance specified areas, land uses and structures which, by virtue of their type or location, have characteristics which are distinct from areas, land uses or structures outside the overlay district. When establishing an overlay district these “distinct” characteristics shall be identified.
- Overlay Districts may be used to modify the development standards of the underlying zone district and delete uses which would otherwise be permitted or permissible in the underlying zone district. However, overlay districts shall not be utilized to add uses not specifically enumerated in the district regulations for the underlying zone district or future land use classification.
- 2.7 **Coastal Islands:** Recognizing the fragile nature of coastal islands and their evacuation needs create new land development regulations that address the density, intensity, and scale of development consistent with recommendations in the Environmental Protection and Coastal Islands Chapter.

- 2.8 **Downtown Parking:** Recognizing the need to optimize the use of land for parking in the downtown, consider amendments to the EDCM to expand the use of public rights-of-way for parking within the downtown area. *See Action Strategy 4.4.*
- 2.9 **Incentives for Downtown Housing:** Recognizing the importance of housing in the redevelopment of the downtown, consider incentives for housing, including single-family dwellings and attainable units, for the downtown zone districts
- 2.10 **Downtown Neighborhoods:** Recognizing that there are distinctive areas within the downtown (e.g. - Burns Court/Herald Square and Rosemary District) where new development must be particularly sensitive to its surroundings, consider creating new zoning districts or using overlay districts to establish standards and/or incentives to enhance compatibility and the preservation of historic resources.
- 2.11 **Bayou Oaks Zoning Overlay District:** The City shall adopt a zoning overlay district within the Bayou Oaks neighborhood that provides for implementation of the live-work concept as described in the Bayou Oaks Neighborhood Action Strategy. The boundary of the overlay shall be US 41, Bradenton Road, Myrtle Street, and Patterson Drive.
- 2.12 **Rosemary Residential Overlay District (RROD):** The City shall adopt a zoning overlay district within the Rosemary Neighborhood to encourage development of new high-density residential units and enhance economic vitality of the Rosemary Neighborhood and Downtown. Maximum density up to seventy-five (75) units per acre may be allowed on individual projects within and in accordance with the Rosemary Residential Overlay District (RROD). However, the total number of dwelling units within the RROD shall not exceed twenty-five (25) dwelling units per acre based upon the Urban Edge Future Land Use Classification. Public rights-of-way shall not be used for purposes of calculating the maximum or average residential density within the RROD. The boundary of the overlay shall be Cocoanut Avenue, 10th Street, Orange Avenue, and Fruitville Road.

The Director of Neighborhood and Development Services shall bi-annually monitor the number of residential units approved for construction within the RROD pursuant to unexpired site plans and/or building permits and report the findings to the City Commission. When the cumulative total number of residential units approved for construction in the RROD have reached or exceeded 85% of buildout (that is, 85% of 1,775 units, or 1,515 units), the City Commission shall consider amending the RROD to eliminate the cap of 1,775 total units within the RROD and allowing up to 75 units per acre throughout the RROD, and the City Commission shall take appropriate action to ensure that all property within the RROD shall continue to have fair, reasonable and economically viable use available to it. The RROD shall continue in effect until

December 31, 2018, after which no applications for site plan or building permit (unless in accordance with a previously approved valid site plan) approval incorporating a request for additional dwelling unit density in accordance with the terms hereof shall be accepted for processing. (*Amended by Ordinance 14-5105.*)

Objective 3 - Development Review and Approval Process

To continue ensuring that future requests for “development approval” are consistent with the *Sarasota City Plan*.

See Attachment 4 for a definition of “development approval”.

Action Strategies

Consistency Issues

- 3.1 **Consistency of Rezoning and Conditional Use Permits:** All applications for rezonings and conditional use permits shall be reviewed by the City Planning Board for consistency with the *Sarasota City Plan*. The City Commission shall make the final determination as to consistency after consideration of the Planning Board’s recommendations thereto.
- 3.2 **Consistency With Other *Sarasota City Plan* Components:** All rezonings and conditional uses shall be consistent with the future land use map. However, consistency with the future land use map does not equate to being consistent with the *Sarasota City Plan* in total. Rather, an “on-balance” consistency finding shall consider all components of the *Sarasota City Plan* that are relevant to the request. For example, a proposal may be consistent with ten relevant components and inconsistent with only one, however, if that one component is judged to have more importance, then the proposal may be found to be inconsistent with the *Sarasota City Plan*.
- 3.3 **Items For Consistency Review:** During reviews of rezonings and conditional use applications for consistency with the Future Land Use Plan ensure that:
 - the proposed use is consistent with the land use classification reflected by the Future Land Use Plan Map;
 - the proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/configuration; architecture; screening; buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; odor, and other factors of compatibility are used to determine whether the proposed development is compatible with surrounding uses and the intensity, density, and scale of surrounding development;

- adequate public utilities and facilities, as reflected by the Transportation Plan, the Utilities Plan, Public School Facilities, and the Recreation and Open Space Plan, are available to accommodate the impacts of the proposal in accordance with the City's Concurrency Management System (*See Attachment 5*);
- adopted levels-of-service would not be degraded through approval of the request;
- the integrity of cultural, historical, natural, and archaeological resources is protected in accordance with applicable local, state, and federal plans, policies and regulations;
- future development within the Coastal High Hazard Area does not occur in amounts, types, or locations, that would cause total evacuation time to exceed those established in the City's Peace Time Emergency Plan; and
- future development within wellhead protection areas that could contaminate the wellfield shall not permit uses such as: wastewater treatment facilities, phosphate mining, solid waste facilities, uses that generate or store hazardous materials and uses which employ chemical storage tanks above or below ground.

During the review of rezoning applications, in certain instances in order to determine consistency with the future land use plan, a site plan or other relevant information may be required.

- 3.4 **Site and Development Plan Approval:** All approved rezonings and conditional use permits shall be required to obtain site and development plan approval prior to issuance of a building permit.
- 3.5 **Consistency of Site and Subdivision Plans:** The City shall review plans for site and subdivision approval to ensure consistency with the *Sarasota City Plan*.

These applications shall be found consistent with the *Sarasota City Plan* if the zoning district within which the requested project is located is a zoning district that is intended to implement the land use classification within which the project is located and when all relevant site and subdivision regulations have been met.

Site and subdivision plans shall also be found consistent with the *Sarasota City Plan* if the proposed project is located within a zoning enclave.

Process Issues

- 3.6 **Community Workshops:** All applicants: (a) proposing to amend the *Sarasota City Plan*, (b) seeking approval of the rezoning of land, or (c) seeking approval of a conditional use shall hold a community workshop prior to submitting an application. The purpose of the workshop is to inform the community, including neighboring residents and business interests, of the nature of the proposed development, to solicit suggestions, and to identify concerns. The required workshop shall be held at a location that is convenient to the neighborhood

residents and business interests that will be affected. A significant change to a development proposal shall require an additional workshop(s).

- 3.7 **Voluntary Proffers:** All applicants for rezoning may submit voluntary proffers that limit or qualify the manner in which the property subject to the rezone petition will be used or developed. Terms of a proffer must be submitted in writing by the applicant prior to a public hearing before the City Commission. However, all proffers should be submitted at the time of application to provide for staff review and Planning Board consideration. Any proffer accepted and approved by the City Commission shall be incorporated into the ordinance rezoning the property and shall continue in effect notwithstanding any subsequent transfers of the title to the property.
- 3.8 **Certificates of Concurrence:** Continue to implement the zoning code relative to the issuance of Certificates of Concurrence.
- 3.9 **Rezoning of Properties:** The City is not obligated to approve a rezoning to the most intense implementing zoning district associated with each of the Future Land Use Map classifications.

Objective 4 - Downtown Master Plan

To implement components of the Downtown Master Plan consistent with the Urban Neighborhood, Urban Edge, Downtown Core, and Downtown Bayfront Land Use Classifications.

Action Strategies

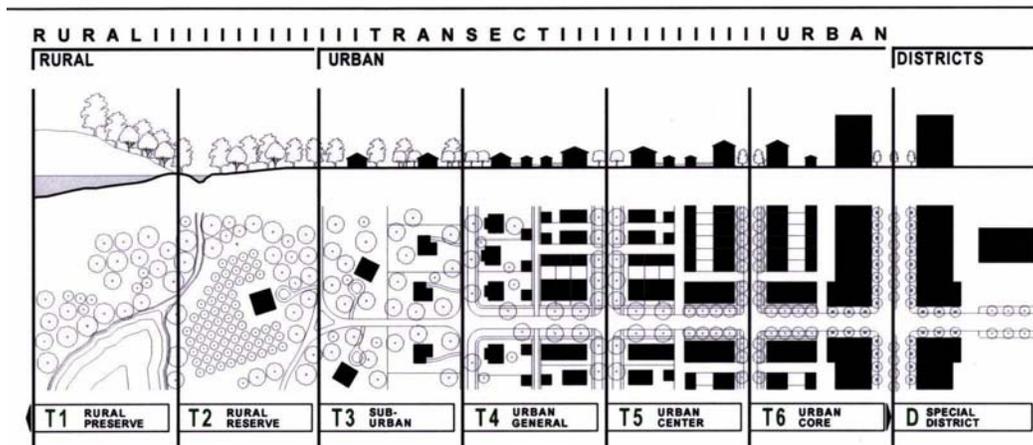
- 4.1 **Live/Work Space:** Support private sector efforts to develop and/or renovate properties for live/work space.
- 4.2 **Incentives for Downtown Housing:** Identify incentives that encourage downtown housing, including attainable housing, such as streamlined permitting, grants, and planning assistance that can be employed to increase the number of housing units in the downtown.
- 4.3 **Crime Prevention Through Environmental Design:** Expand the use of Crime Prevention Through Environmental Design (CPTED) principles by property owners.
- 4.4 **Downtown Sarasota Parking Master Plan:** Implement the Downtown Sarasota Parking Master Plan to increase the number of, and accessibility to, public parking spaces. Public/private partnerships should be utilized, when feasible.

- 4.5 **“New Urbanism”:** Implement the concept of “New Urbanism” within the Urban Neighborhood, Urban Edge, Downtown Core, and Downtown Bayfront future land use classifications through the use of zoning districts based on the “Transect”. Such zoning districts shall provide for a mixture of land uses in order to facilitate development that is compact, and diverse within a walkable environment.
- 4.6 **Neighborhood Enhancements:** Improve the residential neighborhoods of Rosemary, Gillespie Park, and Park East which are located within the Downtown Master Plan study area through various Downtown Master Plan projects such as:
- Providing for infill housing,
 - Installing signage, “sleeves”, streetscaping, and sidewalks,
 - Identifying public infrastructure and service deficiencies and providing the improvements necessary to raise the service level of deficient infrastructure or services,
 - Installing entrance signs, and
 - Developing new civic spaces, parks, and open spaces and improving existing ones, among others.
- 4.7 **Residential Frontage Requirement:** Illustration LU-13 identifies locations where a residential use is required along the road frontage. A residential use may consist of various residential structure types, including single- and multiple-family homes or residential liner buildings.
- 4.8 **The Bayfront:** With public participation, develop a master plan seeking to increase the access to and use of Sarasota’s bayfront by:
- Creating a significant pedestrian space and destination,
 - Providing additional, limited activity generators,
 - Reestablishing a pedestrian connection to the downtown, and
 - Improving and maintaining open vistas to the water.
- 4.9 **Increase Downtown Amenities:** Increase the amenities located within the Downtown Master Plan study area through various Downtown Master Plan projects such as:
- Developing waterfront esplanades along Sarasota Bay and
 - Encouraging the development of civic spaces.
- 4.10 **Redevelopment Building Heights – Downtown Core Land Use Classification:** As an incentive to promote redevelopment within the Downtown Core land use classification, an existing building over ten stories in height located on a parcel within the Downtown Core land use classification may be removed, demolished, or destroyed and replaced with a new building. The maximum height of such new building shall be either (1) the number of feet which previously existed in the demolished building; or (2) the maximum height allowed by the applicable zone district regulations, whichever is greater. The new building must incorporate

principles of “New Urbanism” consistent with the Sarasota City Plan and the implementing land development regulations.

- 4.11 **Relationships Between Plans:** In instances of inconsistencies between the Downtown Master Plan 2020 and the Sarasota City Plan, as amended, the Sarasota City Plan, as amended, will prevail. Anything to the contrary notwithstanding, the Sarasota City Plan does not incorporate the Downtown Master Plan 2020 into the adopted comprehensive plan.
- 4.12 **Drive-through Facilities:** Drive-through facilities shall not be allowed on Main Street. However, drive-through facilities may be allowed on other Primary Grid streets within the Urban Edge, Downtown Core, and Downtown Bayfront land use classifications if a Secondary Grid street cannot be directly accessed from the development site and then only if the facility is to serve a financial institution.
- 4.13 **Administrative Review Process:** The City shall continue the “administrative review” of certain development proposals within the Urban Neighborhood, Urban Edge, Downtown Core, and Downtown Bayfront land use classifications. These procedures shall include provisions and criteria for: (a) an expedited review of these proposals and (b) administrative or legislative “adjustments” to the development standards reflected by the implementing code.
- 4.14 **Incentives:** The City shall create incentives to encourage development and redevelopment in order to meet “New Urbanism” principles, such as those principles found in “The Lexicon of the New Urbanism.”
- 4.15 **Primary Grid Streets:** The Downtown Master Plan identifies certain streets within the master plan study area as “Primary Grid” streets. Primary Grid streets are intended to be more pedestrian oriented than other streets and should be designed to enhance the pedestrian experience. Development along Primary Grid streets and development at the intersections of Primary Grid streets with other streets shall be designed to accommodate a higher level of pedestrian activity and to provide a higher level of pedestrian appeal than development on other streets. On a Primary Grid street, the uses of buildings at the street level, building frontage, the streetscape (i.e., landscaping), and the street design shall be complimentary to one another and shall combine to create a street frontage that is pedestrian oriented. However, when no other access is available, direct vehicular access to properties located on Primary Grid streets shall not be prohibited from Primary Grid streets. The City will concentrate resources on improving the “walkability” of Primary Grid streets. Efforts to improve the “walkability” of these streets may include, but shall not necessarily be limited to, redesign, installation of streetscape improvements, and revisions to land development regulations intended to promote the pedestrian experience.
- 4.16 **The “Transect”:** The New Urban Future Land Use Map classifications of Urban Neighborhood, Urban Edge, Downtown Core, and Downtown Bayfront are based

upon the “Transect” which is an analytical system of coding that extends from the rural wilderness to the urban core that links human and natural environments in one conceptually continuous system. The “Transect” works by allocating elements that make up the human habitat to appropriate geographic locations. The “Transect” elements that are applicable to the City of Sarasota are those which are “urban.”



Objective 5 - Preserving and Enhancing the Built Environment

To continue to preserve and enhance the physical environment by reducing blight, discouraging urban sprawl, encouraging aesthetic amenities and developing design standards that enhance compatibility.

Also, see other components of this Future Land Use Plan, the Housing Plan, and the Neighborhood Plan for additional relevant objectives and action strategies.

Action Strategies

- 5.1 **Community Development Block Grant Program:** The Office of Housing and Community Development shall continue to implement the Community Development Block Grant (CDBG) program in eligible areas.
- 5.2 **Artwork:** Artwork shall be encouraged in public and private places as provided for in the Land Development Regulations.
- 5.3 **Code Compliance:** The City’s code compliance program shall continue to be used to bring structures into compliance with the Housing and Building Codes as amended.
- 5.4 **Urban Infill and Redevelopment Areas:** The City of Sarasota designates the areas depicted in Future Land Use Map No. LU-11 as an Urban Infill and Redevelopment Area (UIRA). The City of Sarasota designates these areas so that

it might apply for grants under the Urban Infill and Redevelopment Assistance Grant Program established by the "Growth Policy Act" [Section 163.2511 - 163.2526, Florida Statutes (1999)].

- 5.5 **Regional Activity Center:** The City of Sarasota designates the Metropolitan/Regional land use classification (#8) associated with the Sarasota Memorial Hospital as a Regional Activity Center. The general location of this Regional Activity Center designation is identified on Future Land Use Map Series Illustration LU-14.

Objective 6 - Studies and Research

Prepare studies and conduct research to implement objectives and action strategies of the existing *Sarasota City Plan* and to serve as a foundation for updates to the Plan. Studies may be prepared by the City or by the private sector under the supervision of the City.

Action Strategies

- 6.1 **Master Plans:** Recognizing that there are five geographic regions within the City as identified on Illustration LU-21, the City shall develop and update, as appropriate, Master Plans that address public services and facilities, land uses, transportation systems, population density, and redevelopment opportunities. The northern region of the City shall be the first priority for undergoing the Master Planning process.

Objective 7 - Other Jurisdictions and Special Authorities

To continue to promote the development of compatible land use patterns between those governed by the City Commission and those governed by other jurisdictions or special authorities.

Also see the Government Coordination Plan for objectives and action strategies relevant to this objective.

Objective 8 - Annexation

The City shall pursue a program of municipal annexation that ensures sound development and accommodation to urban growth.

Action Strategies

- 8.1 **Annexation:** The City shall pursue the annexation of properties in accordance with Chapter 171, Florida Statutes.
- 8.2 **Annexation Analysis:** Prior to the initiation of any annexation in accordance with Section 171.0413 Florida Statutes, the City will prepare an appropriate report that will include, but not be limited to:
- the suitability of the subject area for annexation,
 - a listing of the costs and benefits to the City and to the affected property owners,
 - a schedule for annexation if more than one parcel is involved, and
 - effect, if any, on urban sprawl.
- 8.3 **Enclaves and Pre-Annexation Sites:** The City will pursue the annexation of enclaves where properties are generally encircled by the municipal boundary. Additionally, the City will continue to target locations contiguous to the municipal boundaries that lack central infrastructure for pre-annexation agreements, such as potable water or sanitary sewer services, in order to provide services to those properties and, eventually, annex to those locations.

Objective 9 - Implementation of the Newtown Community Redevelopment Area Plan

The City shall implement the Newtown Community Redevelopment Area Plan in order to improve the economic, physical, and social environments for residents, landowners, and business owners, of the redevelopment area.

Action Strategies

- 9.1 **Eliminate Blight and Slum Conditions:** In conjunction with citizens of the Newtown Community Redevelopment Area, the City will work to eliminate blight and slum conditions. Programs to consider for achieving this may include, but are not limited to, enforcement and revision of the City's codes, demolition of dilapidated and unsafe structures, development of infill housing, and providing financial incentives for rehabilitation of structures and new investment.
- 9.2 **Reestablishing Older Neighborhoods:** The City will aid in reestablishing older neighborhoods within the Newtown Community Redevelopment Area by assisting with redevelopment and revitalization of the housing stock through various assistance programs. The City will work with and encourage the development of mixed-income housing by private developers.

- 9.3 **Traffic Circulation:** Create a safe, secure, and efficient traffic circulation system, including pedestrian pathways, that links the major activity centers, parking facilities, and residential neighborhoods within the Newtown redevelopment area.
- 9.4 **Alternative Modes of Transportation:** Create alternative mode pathways for bicyclists, rollerbladers, and others throughout the Newtown Community Redevelopment Area.
- 9.5 **Mass Transit Service:** Ensure that mass transit service continues to be provided to the Newtown Community Redevelopment Area.
- 9.6 **Parking Needs:** Study the parking needs of businesses in the Newtown Community Redevelopment Area and ensure that sufficient parking spaces exist or will be developed to serve existing and future businesses.
- 9.7 **Landscaping, Streetscaping, and Lighting:** Continue to design and implement landscaping, streetscaping, and lighting plans for public spaces to strengthen the historic character of the Newtown Community Redevelopment Area.
- 9.8 **Business Clusters:** The City will work with the Newtown community to develop unique “business clusters” specializing in:
- Arts and entertainment in the vicinity of the Ringling School of Art and Design;
 - Community commercial uses at the intersection of Dr. Martin Luther King, Jr. Way and North Washington Boulevard (US 301); and
 - A mix of land uses, including neighborhood commercial uses, along Dr. Martin Luther King, Jr. Way.
- 9.9 **Capital Improvement Projects:** In evaluating a capital project proposed for the Newtown Community Redevelopment Area, the City shall determine the project’s consistency with the Newtown Community Redevelopment Area Plan prior to incorporating it into the Capital Improvement Program.
- 9.10 **Community Policing:** Continue the City’s community policing program in the Newtown Community Redevelopment Area.
- 9.11 **Preserving Historic Character:** The City shall strive to preserve the historic character and qualities of the Newtown Community.

Objective 10 – Land Use Compatibility for Lands Adjacent to the Sarasota Bradenton International Airport

The City shall regulate the use of land adjacent to the Sarasota Bradenton International Airport in order to ensure that future uses are compatible with airport operations.

Action Strategies

- 10.1 The City shall coordinate with the Sarasota Bradenton International Airport to review amendments to the Future Land Use Map or Zoning Atlas that may be proposed within the airport's 65 DNL noise contour line or Runway Protection Zone to ensure that proposed development is compatible with airport operations. This coordination shall consist of the City providing airport staff with a Future Land Use Map or rezoning petition for review and comment prior to public hearings being held on such petition by the Planning Board and City Commission.
- 10.2 Residential dwelling units, transient lodging facilities, schools, hospitals, nursing homes, churches, auditoriums, concert halls, and outdoor amphitheaters are discouraged from being developed within the 65 DNL noise exposure contour area established for the Sarasota Bradenton International Airport. Such uses may only be allowed when soundproofing mitigation is used in building construction and/or execution of an avigation easement with the Sarasota Bradenton International Airport granting right of flight.
- 10.3 The City shall restrict land uses within the 65 DNL noise contour line and Runway Protection Zone of the Sarasota Bradenton International Airport to those uses that do not have an adverse impact on aircraft operations. Examples of adverse land uses include those uses that attract wildlife such as wading bird colonies, tall structures over 35 feet in height, or uses that emit smoke or laser/high intensity lighting, all of which are hazardous to aircraft flight operations. A sanitary landfill shall not be located within 10,000 feet from the nearest point of any runway nor a new public or private school within an area that is one-half the length of the longest runway extending for a distance of 5 miles from the centerline of an airport runway in accordance with Section 333.03(3), Florida Statutes.
- 10.4 The Sarasota Bradenton International Airport shall continue to use and improve upon its noise abatement approach and departure procedures.

ATTACHMENT 1

The Future Land Use Classifications

SUMMARY OF CLASSIFICATIONS

Detailed statements describing each classification follow this summary.

RESIDENTIAL CLASSIFICATIONS	DENSITY
SINGLE FAMILY - VERY LOW DENSITY	4.5 units per acre or less
SINGLE FAMILY - LOW DENSITY	over 4.5 units per acre to 9 units per acre
MULTIPLE FAMILY - MODERATE DENSITY	over 4.5 units per acre to 13 units per acre
MULTIPLE FAMILY - MEDIUM DENSITY	over 13 units per acre to 25 units per acre
MULTIPLE FAMILY - HIGH DENSITY	over 25 units per acre to 50 units per acre
MIXED RESIDENTIAL	single and multiple family up to 9 units per acre
NON-RESIDENTIAL CLASSIFICATIONS	USE
NEIGHBORHOOD OFFICE	low intensity office uses
COMMUNITY OFFICE / INSTITUTIONAL	medium intensity office and institutional uses
NEIGHBORHOOD COMMERCIAL	low intensity commercial uses
COMMUNITY COMMERCIAL	medium intensity commercial uses
PRODUCTION INTENSIVE COMMERCIAL	high intensity production and commercial uses
MIXED USE CLASSIFICATIONS	USE
URBAN NEIGHBORHOOD	residential uses up to 12 units per acre and limited amounts of non-residential uses
URBAN EDGE	residential uses up to 25 units per acre, residential uses up to 75 units per acre within and on individual projects in accordance with the Rosemary Residential Overlay District, and non-residential lodging, office, commercial, and artisanal uses
DOWNTOWN CORE	residential uses up to 50 units per acre and non-residential lodging, office, commercial, and artisanal uses
DOWNTOWN BAYFRONT	residential uses up to 50 units per acre and non-residential lodging, office, commercial, and artisanal uses
SPECIAL PURPOSE CLASSIFICATIONS	USE
RESORT RESIDENTIAL	multiple family up to 18 units per acre and hotel / motels up to 50 units per acre
METROPOLITAN / REGIONAL	only defined uses regardless of zoning
RESTRICTED USE CLASSIFICATIONS	USE
OPEN SPACE-RECREATION-CONSERVATION	natural areas, recreational sites, and limited accessory structures used for recreational activities or supporting infrastructure

In order to provide an understanding of each classification, statements of definition are provided. These statements include:

- a purpose and intent;
- general characteristics;

- a listing of existing and planned secondary uses; and
- a listing of existing uses that are not consistent with the classification (i.e. non-primary/non-secondary uses).
-

Subsequent to the adoption of the classifications, the City's zoning code shall be comprehensively examined. This examination shall include:

- determining which zoning categories are intended to implement a land use classification;
- reviewing the uses and development standards within each zoning category to ensure that they remain consistent with the intent and purpose of the land use classification;
- determining if similar zoning categories can be combined;
- determining where overlay districts may be appropriate;
- determining where mixed-use development may be appropriate;
- determining if new zoning categories are needed; and
- determining if the categories can be made more sensitive to a built environment, as opposed to focusing upon the development of vacant land.

SINGLE FAMILY – VERY LOW DENSITY LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with traditional, detached, very low density single family dwelling units on individual lots (e.g. - “primary” uses);
- other uses that are compatible with the very low density single family character of this classification (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas in the City where uses consistent with this classification can occur in the future.

General Characteristics

Maximum residential densities up to four and one half (4.5) units per acre may be consistent with this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification are compatible:

- detached single family dwellings on individual lots.

Existing and Planned Secondary Uses within this classification would include compatible:

- churches, day care, elementary schools, and parks, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that “opt in,” accessory dwelling units providing for affordable housing consistent with Section 163.31771, Florida Statutes, and limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.

Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are neither primary nor secondary in nature such as duplexes, multiple family dwellings, museums, libraries, and commercial activities.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

SINGLE FAMILY – LOW DENSITY LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with traditional, detached, low density single family dwelling units on individual lots (e.g. - “primary” uses);
- other uses that are compatible with the low density single family character of this classification (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas in the City where uses consistent with this classification can occur in the future.

General Characteristics

Maximum residential densities up to nine (9) units per acre may be consistent with this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification are compatible:

- detached single family dwellings on individual lots.



Existing and Planned Secondary Uses within this classification would include compatible:

- churches, day care, elementary schools, and parks, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that “opt in,” accessory dwelling units providing for affordable housing consistent with Section 163.31771, Florida Statutes, and limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.



Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are neither primary nor secondary in nature such as duplexes, multiple family dwellings, museums, libraries, and commercial activities.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

MULTIPLE FAMILY - MODERATE DENSITY LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with moderate density multiple family residential units (e.g. - “primary” uses);
- other uses that are compatible with the moderate density multiple family character of this classification (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

General Characteristics

This land use classification can serve as a “transition” or buffering function by providing a “step-down” in land use intensity between more intensive uses, such as commercial retail, and the less intensive single-family residential use.

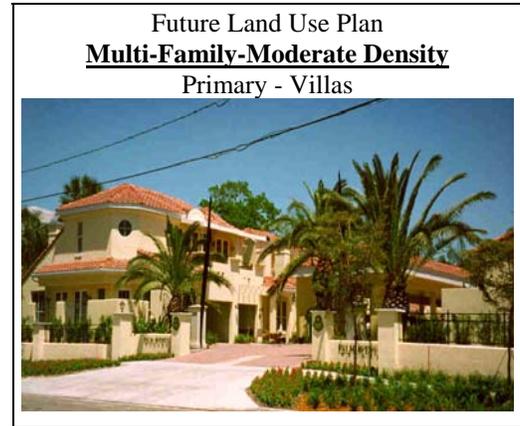
Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g., single family residences) than those planned for this classification. Hence, new development/redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more it needs a central location within this classification as opposed to being at the perimeter.

Maximum residential densities up to thirteen (13) units per acre may be consistent with the intent of this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the uses, density, intensity, and scale of development in the surrounding area.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification are compatible:

- structures designed to house more than one family, including but not limited to garden apartments, patio units, villas, “plexes,” row houses, condominiums, townhouses, and
- detached single family dwellings on individual lots.



Existing and Planned Secondary Uses within this classification would include compatible:

- churches, day care, elementary and secondary schools, parks, and retirement centers, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that “opt in,” accessory dwelling units providing for affordable housing consistent with Section 163.31771, Florida Statutes when an accessory use for single family dwelling units, and limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.



Existing Non-Primary/Non-Secondary Uses would include:

- all other uses that are neither primary or secondary in nature such as multiple family developments that exceed thirteen (13) units per acre, hotels, motels, time share developments, museums, libraries, and commercial activities.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

MULTIPLE FAMILY - MEDIUM DENSITY LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with medium density multiple family residential units (e.g. - “primary” uses);
- other uses that are compatible with the medium density multiple family character of this classification (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

General Characteristics

This land use classification can serve as a “transition” or buffering function by providing a “step-down” in land use intensity between more intensive uses, such as commercial retail, and the less intensive single-family residential use.

Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g., single family residences) than those planned for this classification. Hence, new development/redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more it needs a central location within this classification as opposed to being at the perimeter.

Maximum residential densities up to twenty five (25) units per acre may be consistent with the intent of this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the uses, density, intensity, and scale of development in the surrounding area.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification are compatible:

- structures designed to house more than one family, including but not limited to garden apartments, patio units, villas, “plexes,” row houses, condominiums, and townhouses.



Existing and Planned Secondary Uses within this classification would include compatible:

- churches, day care, elementary and secondary schools, parks, and retirement centers, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that “opt in,” accessory dwelling units providing for affordable housing consistent with Section 163.31771, Florida Statutes when an accessory use for single family dwelling units, and limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.



Existing Non-Primary/Non-Secondary Uses would include:

- all other uses that are neither primary or secondary in nature such as multiple family developments that exceed twenty-five (25) units per acre, hotels, motels, time share developments, museums, libraries, and commercial activities.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

MULTIPLE FAMILY - HIGH DENSITY LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with high density multiple family residential units (e.g. - “primary” uses);
- other uses that are compatible with the high density multiple family character of this classification (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

General Characteristics

This land use classification provides for high density multiple story residential.

Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g., single family residences) than those planned for this classification. Hence, new development/redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more it needs a central location within this classification as opposed to being at the perimeter.

Maximum residential densities up to fifty (50) units per acre may be consistent with the intent of this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the uses, density, intensity, and scale of development in the surrounding area.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

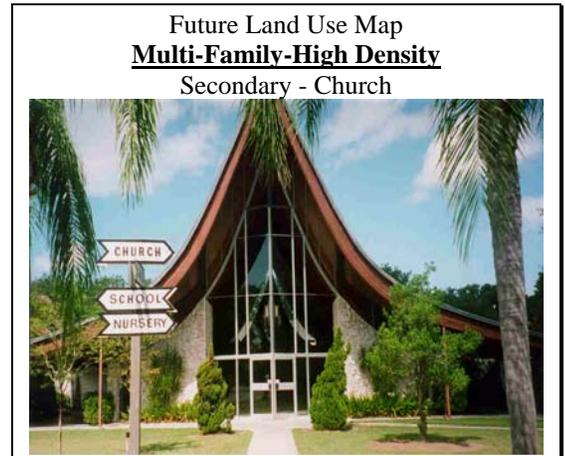
Existing and Planned Primary Uses within this classification are compatible:

- structures designed to house more than one family, including but not limited to garden apartments, patio units, villas, “plexes,” row houses, condominiums, and townhouses.



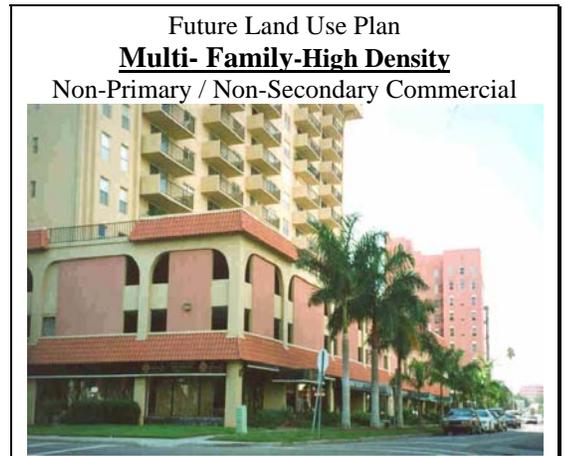
Existing and Planned Secondary Uses within this classification would include compatible:

- churches, day care, elementary and secondary schools, parks, and retirement centers.



Existing Non-Primary/Non-Secondary Uses would include:

- all other uses that are neither primary or secondary in nature such as hotels, motels, time share developments, museums, libraries, and commercial activities.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

MIXED RESIDENTIAL LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to:

- identify areas of the City that have developed primarily with traditional, detached, single family dwelling units on individual lots (e.g. - “primary” uses);
- identify other uses that are compatible with the single family character of this classification (e.g. - “secondary” uses);
- identify existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- limit the location of this classification to those developed areas of the City that are located in close proximity to downtown.

General Characteristics

Employment opportunities for both blue and white collar workers residing in these neighborhoods are literally “a walk around the corner.” Cultural amenities, retail/service establishments, and recreational opportunities are also only a short distance away. In turn, the residents of these neighborhoods represent employees, clients, and customers for existing and planned businesses located within the surrounding land use classifications described elsewhere herein.

The “Mixed Residential” land use classification is applicable to the Laurel Park neighborhood, which is defined by the following boundaries: south of Morrill Street, north of Alderman Street and Brother Geenan Way, west of Julia Place and LaFayette Court, and east of Rawls Avenue. Implementation of the “Mixed Residential” land use classification is achieved through the RSM-9 zoning district, a low density single-family zone characterized by one- and two-story detached houses, that was created specifically for the Laurel Park neighborhood. The long-term vision for the Laurel Park neighborhood is to remain as a primarily single-family residential neighborhood and to preserve the existing building height and scale of development within the neighborhood. The “Mixed Residential” land use classification and the implementing RSM-9 zone district best achieve this vision for the neighborhood. Further, the retention of existing historic apartment buildings is desirable in the Laurel Park neighborhood.

Maximum residential densities up to nine (9) units per acre are consistent with this classification.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification would include compatible:

- detached single family dwellings on individual lots.



Existing and Planned Secondary Uses within this classification would include compatible:

- garage apartments, guest houses, “clustered” single family units, granny flats, “plexes”; and
- parks.



Existing Non-Primary/ Non-Secondary Uses would include:

- all uses that are neither primary or secondary in nature such as commercial uses and apartment buildings.



NEIGHBORHOOD OFFICE LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with small, low intensity professional offices, (e.g. - “primary” uses);
- the other uses that are compatible with the primary uses (e.g. - “secondary” uses);
- the existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary uses”); and
- areas in the City where uses consistent with this classification can occur in the future.

General Characteristics

This classification can serve as a “transition” or buffering function by providing a “step-down” in land use intensity between single family residential neighborhoods and more intensive non-residential uses or high traffic areas.

Activities within neighborhoods adjacent to this classification often reflect a different use, intensity and scale (e.g. single family residences) than those planned for this classification. Hence, new development/redevelopment must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more the design needs to be sensitive to the adjacent neighborhood.

Maximum non-residential floor area ratios up to 0.35 may be consistent with the intent of this classification. However, any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area. Maximum residential densities up to 9 units per acre may be consistent with the intent of this classification.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

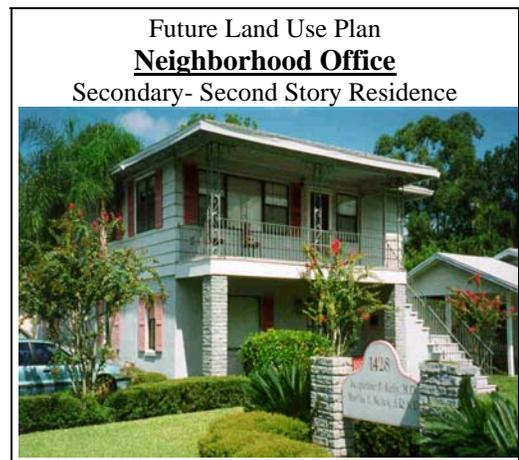
Existing and Planned Primary Uses within this classification would include compatible:

- professional and medical offices.



Existing and Planned Secondary Uses would include compatible:

- residential dwellings when developed as part of a mixed use development, churches and day care.



Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are neither primary or secondary in nature such as, retail, wholesale and manufacturing.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

COMMUNITY OFFICE / INSTITUTIONAL LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with medium intensity professional offices, personal service, medical, institutional, retirement, and governmental uses (e.g. - “primary” uses);
- the other uses that are compatible with the primary uses (e.g. - “secondary” uses);
- the existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary uses”); and
- areas in the City where uses consistent with this classification can occur in the future.

General Characteristics

This classification can serve as a “transition” or buffering function by providing a “step-down” in land use intensity between single family residential neighborhoods and more intensive non-residential uses or high traffic areas. It also offers the potential for the mixture of residential and non-residential uses in both the vertical and/or horizontal form.

Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g. single family residences) than those planned for this classification. Hence, new development / redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more it needs a central location within this classification as opposed to being at the perimeter.

Maximum non-residential floor area ratios up to 0.50 may be consistent with the intent of this classification. However, any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area.

Maximum retirement center densities up to twenty-five (25) units per acre may be consistent with the intent of this classification. Multiple family dwellings may be developed as a component of a mixed-used project at densities up to twenty-five (25) units per acre. Development of this multiple family component is secondary to the primary non-residential uses and must proceed concurrent with or after the non-residential component. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel

must be based, in part, upon a finding that the proposed change is compatible with the uses, density, intensity, and scale of development in the surrounding area.

Design objectives for Community Office/Institutional mixed-use projects should embrace concepts of “new urbanism” by locating residences, offices, and workplaces in close proximity to one another. Shops and offices should be located near neighborhood edges to serve residents. Uses located along a street frontage shall be similar with dissimilar uses meeting at rear lot lines. Buildings should form a consistent, distinct edge that spatially delineates public streets and respect surrounding architecture and development patterns. A variety of housing units should be provided in order to meet the needs of all income groups. Mixed-use projects should be fully integrated into the transportation network while increasing pedestrian convenience and reducing dependence on the automobile.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

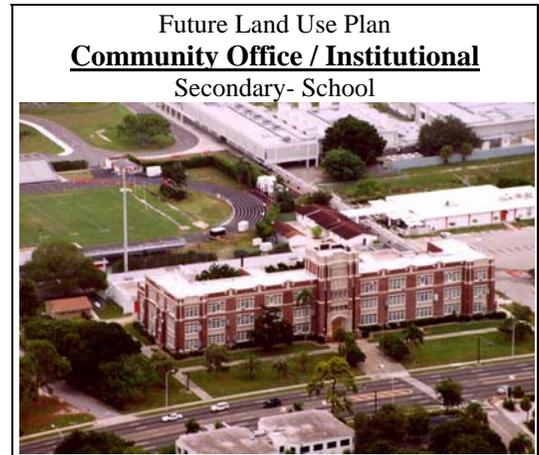
Existing and Planned Primary Uses within this classification would include compatible:

- professional and medical offices, personal services, institutional, retirement centers, governmental activities, and laboratories.



Existing and Planned Secondary Uses would include compatible:

- churches, day care, elementary/secondary schools, private clubs, social service agencies, multiple family dwellings developed as a component of a mixed-used project, and retail uses that are located totally within a primary use's structure.



Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are neither primary or secondary in nature such as, retail, wholesale and manufacturing.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

NEIGHBORHOOD COMMERCIAL LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with small scale commercial, office, personal service (e.g. “primary” uses) that focus upon serving the needs of surrounding residential neighborhoods for frequently needed goods and services;
- uses that are compatible with the primary uses (e.g. -“secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g.- “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

General Characteristics

Activities within neighborhoods adjacent to this classification often reflect a different use, intensity and scale (e.g. single family residences) than those planned for this classification. Hence, new development/redevelopment must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more the design needs to be sensitive to the adjacent neighborhood.

In-fill development/redevelopment within this classification is encouraged. However, expansion of this classification beyond those areas reflected by the Future Land Use Plan Map is discouraged. This is of particular importance when such expansion would increase the amount of linear (or “strip”) commercial development adjacent to roadways.

Maximum non-residential floor area ratios up to 0.50 may be consistent with the intent of this classification. However, any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area. Maximum residential densities up to 18 units per acre may be consistent with the intent of this classification.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification would include compatible:

- retail and personal service uses.



Existing and Planned Secondary Uses would include compatible:

- professional and medical offices, churches, day care, and residential dwellings when developed as part of a mixed use development.



Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are neither primary nor secondary in nature, such as vehicle and equipment repair, warehousing, storage, manufacturing, and wholesaling.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

COMMUNITY COMMERCIAL LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with retail, office, personal service, institutional, and government uses (e.g. - “primary” uses) that focus upon serving near-by local markets and local attractions;
- uses that are compatible with the primary uses (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g.- “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

General Characteristics

Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g., single family residences) than those planned for this classification. Hence, new development/redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more it needs a central location within this classification as opposed to being at the perimeter.

In-fill development/redevelopment within this classification is encouraged. However, expansion of this classification beyond those areas reflected by the Future Land Use Plan Map is discouraged unless the expansion reflects a mixed-use residential/non-residential component. This is of particular importance when such expansion would increase the amount of linear (or “strip”) commercial development adjacent to roadways.

Maximum non-residential floor area ratios up to 0.75 may be consistent with the intent of this classification. However, any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area.

Maximum hotel and motel densities up to thirty-five (35) units per acre or maximum retirement center densities up to twenty-five (25) units per acre may be consistent with the intent of this classification. Multiple family residential densities up to twenty-five (25) units per acre are consistent with the intent of this land use classification provided that any multiple family residential use shall be developed as a component of a mixed-use project. Development of the

residential component of a mixed-used project must proceed concurrent with or after the non-residential component. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity and scale of development in the surrounding area.

Design objectives for Community Commercial mixed-use projects should embrace concepts of “new urbanism” by locating residences, offices, and workplaces in close proximity to one another. Shops and offices should be located near neighborhood edges to serve residents. Uses located along a street frontage shall be similar with dissimilar uses meeting at rear lot lines. Buildings should form a consistent, distinct edge that spatially delineates public streets and respect surrounding architecture and development patterns. A variety of housing units should be provided in order to meet the needs of all income groups. Mixed-use projects should be fully integrated into the transportation network while increasing pedestrian convenience and reducing dependence on the automobile.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification would include compatible:

- retail commercial uses.



Existing and Planned Secondary Uses would include compatible:

- professional and medical offices, multiple family dwellings developed as a component of a mixed-used project, retirement centers, motels, hotels, personal service, motor vehicle sales, institutional, churches, day care, elementary/secondary schools, social service agencies, storage, and governmental activities.



Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are neither primary nor secondary in nature, such as residential, free standing vehicle and equipment repair, manufacturing, warehousing, and wholesaling.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

PRODUCTION - INTENSIVE COMMERCIAL LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with heavy commercial and industrial related land uses (e.g. - “primary” uses);
- the general uses that are compatible with and support the primary uses (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

General Characteristics

In-fill development/redevelopment within this classification is encouraged. However, expansion of this classification beyond those areas reflected by the Future Land Use Plan Map is discouraged. This is of particular importance when such expansion would increase the amount of linear (or “strip”) commercial development adjacent to roadways.

Currently, existing developments within this classification are generally “free-standing” in nature. Many vacant parcels and some vacant buildings exist. Chain link fencing and metal buildings are features that characterize the area.

The City’s intent is to encourage new development / redevelopment to be planned, designed and marketed as a park or complex.

Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g., single family residences) than those planned for this classification. Hence, new development/redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more it needs a central location within this classification as opposed to being at the perimeter.

Maximum non-residential floor area ratios up to 1.0 may be consistent with the intent of this classification. However, any increase in the floor area ratio exceeding that permitted

by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification would include compatible:

- manufacturing, assembly, warehousing, storage, processing, kennels, distribution, vehicle and equipment repair/sales/rental, and governmental uses.



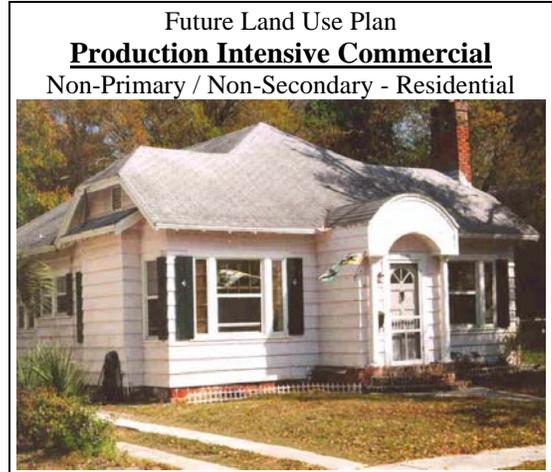
Existing and Planned Secondary Uses would include compatible:

- retail/service/office establishments catering to the primary employer, employees, clients, and customers once the primary use is established.



Existing Non-Primary and Non-Secondary Uses would include:

- all uses that are neither primary or secondary in nature, such as residences.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

RESORT RESIDENTIAL LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas of the City that have developed primarily with multiple family residential units (e.g. - “primary” uses);
- other uses that are compatible with the multiple family character of this classification (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

General Characteristics

This classification preserves the basic characteristics of multiple family living while at the same time providing for new residential accommodations and new and existing hotels and motels and recreation activities which provide opportunities for public access and views of the Gulf of Mexico or Sarasota Bay. In order to ensure a residential identity in this classification, the intent of the City is to limit hotel and motel uses to a maximum of fifty (50) percent of the total land area assigned this classification in the City.

Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g., single family residences) than those planned for this classification. Hence, new development/redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive or the larger scale the use, the more it needs a central location within this classification as opposed to being at the perimeter.

New development / redevelopment within this classification must also be sensitive to existing development within this classification in order to assure compatibility between existing and new development.

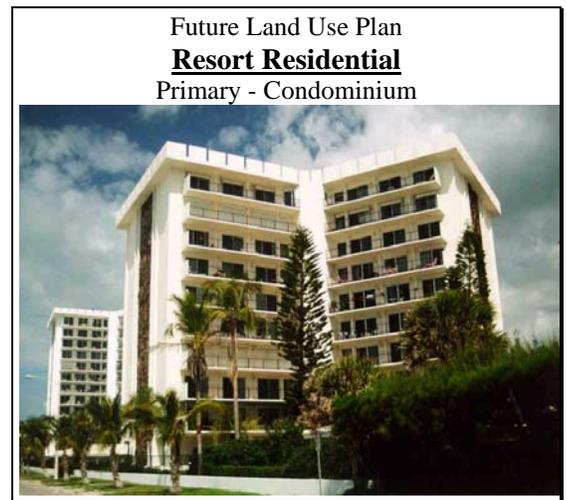
Maximum residential densities up to eighteen (18) units per acre may be consistent with the intent of this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the uses, density, intensity, and scale of development in the surrounding area.

Maximum hotel and motel densities up to fifty (50) units per acre on parcels/lots of land may be consistent with the intent of this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification are compatible:

- structures designed to house more than one family, including but not limited to garden apartments, patio units, villas, “plexes,” row houses, condominiums, and townhouses.



Existing and Planned Secondary Uses would include compatible:

- Hotels / motels, accessory uses to hotels and motels, recreational facilities, day care, parks, and retirement centers.



Existing Non-Primary/Non-Secondary Uses
would include:

- all other uses that are neither primary or secondary in nature such as multiple family developments that exceed eighteen (18) units per acre, museums, libraries, and commercial activities but not accessory commercial uses to hotels and motels.



These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

URBAN NEIGHBORHOOD LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of the Urban Neighborhood land use classification is to identify:

- neighborhoods within the City’s Downtown Master Plan 2020 Study Area applicable to this classification;
- areas outside of the Downtown Master Plan 2020 Study Area applicable to this classification;
- associated uses within which the planning concepts of “New Urbanism” will be applied to create functional, mixed-use urbanized neighborhoods comprised primarily of residential homes; and
- uses that are not compatible with the concepts of “New Urbanism” as applied to these areas.

General Characteristics

The Urban Neighborhood land use classification is founded upon the concepts of “New Urbanism” whereby diverse, walkable neighborhoods are created. The principles of “New Urbanism” emphasize

- the Neighborhood which is comprised of homes, stores, workplaces, schools, and recreational areas; and
- the Block, Street, or Building where urban design provides for streets that are safe, comfortable, and interesting places to live, walk and meet.

Areas within the Urban Neighborhood classification are planned to be compact, pedestrian-friendly, and primarily residential. The dominant uses are residential dwellings including single-family houses and multiple-family structures. Although primarily residential in nature, Urban Neighborhood provides for mixed-use development with non-residential uses allowed on a limited basis. Buildings within this classification may accommodate single- or multiple-family uses.

The Urban Neighborhood classification provides for a variety of land uses. New development or redevelopment must be particularly sensitive to adjacent and nearby uses in order to assure compatibility with them. Development in close proximity to residential homes should be similar in scale to the existing homes, and contribute to and serve the residential components of the neighborhoods. This classification is consistent with and provides for implementation of the Downtown Master Plan that was adopted on January 22, 2001.



This land use classification primarily designates the residential part of a neighborhood, while also allowing for a mixture of land uses. The percentage distribution of the mix of land uses within this classification allows for up to 100% residential development of the total land area; however, it also allows for up to 5% non-residential development within each individual contiguous neighborhood. Residential dwellings may be single-family or multiple-family and developed up to a maximum density of twelve (12) dwelling units per acre. In addition to a primary residential structure, an accessory dwelling unit is permitted on each single-family lot. Limited, low-intensity office; artisanal (low-intensity production); and lodging uses may be permitted. Retail stores are confined to certain designated lots, typically at corners. Non-residential uses have a maximum floor area ratio of 1.0, which is an average throughout this land use classification. Building height shall be limited to a maximum of three (3) stories.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Uses within this classification would include compatible:

- single-family and multiple-family dwellings;
- accessory dwelling units;
- limited offices and lodging facilities within residential structures;
- retail stores confined to certain designated lots, typically corners;
- artisanal uses;
- recreational uses;
- open spaces; and
- selected civic uses.

Existing Non-Compatible Uses would include:

- all uses that are not planned for future development, such as more intensive commercial (e.g., vehicle/ equipment sales and repair), manufacturing, and wholesaling uses.

URBAN EDGE LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of the Urban Edge land use classification is to identify:

- areas within the City’s Downtown Master Plan 2020 Study Area applicable to this classification;
- areas outside of the Downtown Master Plan 2020 Study Area applicable to this classification;
- associated uses within which the planning concepts of “New Urbanism” will be applied to create functional, mixed-use urbanized areas comprised of a variety of land uses; and
- uses that are not compatible with the concepts of “New Urbanism” as applied to these areas.

General Characteristics

The Urban Edge land use classification is founded upon the concepts of “New Urbanism” whereby diverse, walkable neighborhoods are created. The principles of “New Urbanism” emphasize

- the Neighborhood which is comprised of homes, stores, workplaces, schools, and recreational areas; and
- the Block, Street, or Building where urban design provides for streets that are safe, comfortable, and interesting places to live, walk and meet.

This is a fully mixed-use area that provides for residential and non-residential uses in order to create a functional, sustainable urbanized community. This classification is consistent with and provides for implementation of the Downtown Master Plan 2020 that was adopted on January 22, 2001. It is also applicable to other areas of the City that are suitable for urban mixed-use development at the residential density and non-residential intensity allowed by the classification.

It is appropriate that the principles of “New Urbanism” be implemented within the Edge classification because of the diversity found in an urban environment. Residential dwellings may be single-family or multiple-family and may include multi-use flexhouse structures that provide for live-work opportunities. Non-residential uses are varied and may include retail stores, entertainment facilities, restaurants, offices, civic, and artisanal (low-intensity production) uses. Buildings may accommodate single or multiple uses.

Future Land Use Plan
Urban Edge



Future Land Use Plan
Urban Edge



Maximum residential densities up to twenty-five (25) units per acre may be consistent with the intent of this classification; except that maximum residential density up to seventy-five (75) units per acre may be allowed on individual projects within and in accordance with the Rosemary Residential Overlay District. Any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity and scale of development in the surrounding area.

Maximum non-residential floor area ratios up to 2.0 may be consistent with the intent of this classification. The maximum floor area ratio is an average for non-residential uses throughout this land use classification and does not limit the development of non-residential uses on a specific site so long as the area wide maximum floor area ratio is not exceeded. Any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area.

Future Land Use Plan
Urban Edge
Mixed-use Buildings



A goal of this land use classification is to achieve a percentage mix distribution of fifty-percent (50%) residential land uses and fifty-percent (50%) non-residential land uses. The percentage mix is applicable on an area wide basis rather than on a site specific basis. As development proposals are approved in the future, some will positively contribute toward achieving this percentage mix goal while others will not.

Maximum height of buildings is 5 stories. Because the Urban Edge classification provides for a variety of building intensities, densities, uses, and heights, new development or redevelopment must be particularly sensitive to adjacent and nearby uses in order to assure both functional and

aesthetic compatibility. Uses or structures within this classification having a greater intensity of height or scale are particularly disfavored on the periphery of single-family residential neighborhoods.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Uses within this classification would include compatible:

- single-family dwellings;
- accessory dwelling units;
- live-work structures;



- multiple-family dwellings such as condominiums, apartments, and rowhouses;
- lodging facilities;
- offices;
- retail stores and service establishments;
- entertainment and cultural facilities;
- artisanal uses;
- civic uses, including churches and social service agencies;
- recreational uses; and
- open spaces.

Existing Non-Compatible Uses would include:

- all uses that are not planned for future development, such as industrial manufacturing and wholesaling uses.

DOWNTOWN CORE LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of the Downtown Core land use classification is to identify:

- areas within the City’s Downtown Master Plan 2020 Study Area applicable to this classification;
- associated uses within which the planning concepts of “New Urbanism” will be applied to create functional, mixed-use urbanized areas comprised of a variety of land uses; and
- uses that are not compatible with the concepts of “New Urbanism” as applied to these areas.

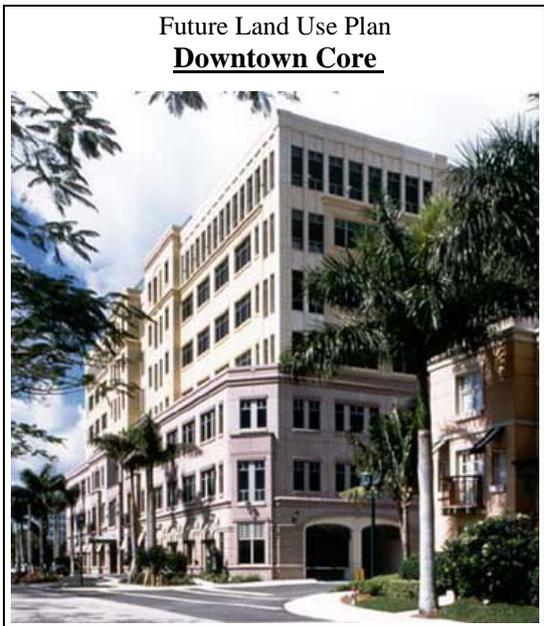
General Characteristics

The Downtown Core land use classification is founded upon the concepts of “New Urbanism” whereby diverse, walkable neighborhoods are created. The principles of “New Urbanism” emphasize

- the Neighborhood which is comprised of homes, stores, workplaces, schools, and recreational areas; and
- the Block, Street, or Building where urban design provides for streets that are safe, comfortable, and interesting places to live, walk and meet.

This is a fully mixed-use area in the City’s downtown center that provides for residential and non-residential uses in order to create a functional, sustainable urbanized community. This classification is consistent with and provides for implementation of the Downtown Master Plan 2020 that was adopted on January 22, 2001.

It is appropriate that the principles of “New Urbanism” be implemented within the Downtown Core classification because of the diversity found in an urban downtown. Residential dwellings may be single-family or multiple-family and may include multi-use flexhouse structures that provide for live-work opportunities. Non-residential uses are varied and may include retail stores, entertainment facilities, restaurants, offices, civic, and artisanal (low-intensity production) uses. Buildings may accommodate single or multiple uses.



Maximum residential densities up to fifty (50) units per acre may be consistent with the intent of this classification. Any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity and scale of development in the surrounding area.

Maximum non-residential floor area ratios up to 5.0 may be consistent with the intent of this classification. The maximum floor area ratio is an average for non-residential uses throughout this land use classification and does not limit the development of non-residential uses on a specific site so long as the area wide maximum floor area ratio is not exceeded. Any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area.

A goal of this land use classification is to achieve a percentage mix distribution of twenty-five percent (25%) residential land uses and seventy-five percent (75%) non-residential land uses. The percentage mix is applicable on an area wide basis rather than on a site-specific basis. As development proposals are approved in the future, some will positively contribute toward achieving this percentage mix goal while others will not.

Maximum height of buildings is 10 stories. Because the Downtown Core classification provides for a variety of building intensities, densities, uses, and heights, new development or redevelopment must be particularly sensitive to adjacent and nearby uses in order to assure both functional and aesthetic compatibility. Uses or structures within this classification having a

greater intensity of height or scale are particularly disfavored on the periphery of single-family residential neighborhoods.

Two buildings up to 180 feet in height may be approved by the City within that portion of the Core land use classification bounded on the north by Fruitville Road, on the south by Ringling Boulevard, on the west by Pineapple Avenue, and on the east by Washington Boulevard. The buildings must incorporate principles of “New Urbanism.”

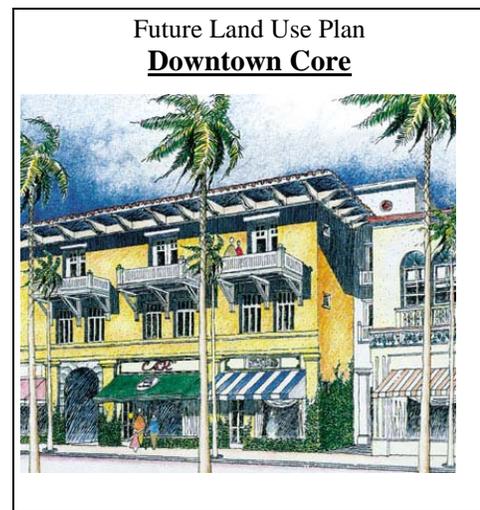
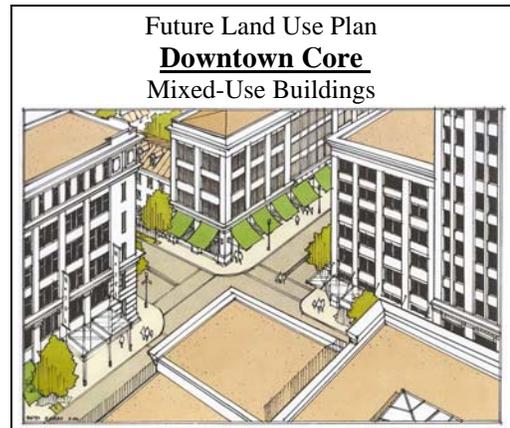
The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Uses within this classification would include compatible:

- single-family dwellings;
- accessory dwelling units;
- live-work structures;
- multiple-family dwellings such as condominiums, apartments, and rowhouses;
- lodging facilities;
- offices;
- retail stores and service establishments;
- entertainment and cultural facilities;
- artisanal uses;
- civic uses, including churches and social service agencies;
- recreational uses; and
- open spaces.

Existing Non-Compatible Uses would include:

- all uses that are not planned for future development, such as industrial manufacturing and wholesaling uses.



DOWNTOWN BAYFRONT LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of the Downtown Bayfront land use classification is to identify:

- areas within the City’s Downtown Master Plan 2020 Study Area applicable to this classification;
- associated uses within which the planning concepts of “New Urbanism” will be applied to create functional, mixed-use urbanized areas comprised of a variety of land uses; and
- uses that are not compatible with the concepts of “New Urbanism” as applied to these areas.

General Characteristics

The Downtown Bayfront land use classification is founded upon the concepts of “New Urbanism” whereby diverse, walkable neighborhoods are created. The principles of “New Urbanism” emphasize

- the Neighborhood which is comprised of homes, stores, workplaces, schools, and recreational areas; and
- the Block, Street, or Building where urban design provides for streets that are safe, comfortable, and interesting places to live, walk and meet.

This is a fully mixed-use area located in the City’s downtown bayfront area that provides for residential and non-residential uses in order to create a functional, sustainable urbanized community. This classification is consistent with and provides for implementation of the Downtown Master Plan 2020 that was adopted on January 22, 2001.

It is appropriate that the principles of “New Urbanism” be implemented within the Downtown Bayfront classification because of the diversity found in an urban downtown. Residential dwellings may be single-family or multiple-family and may include multi-use flexhouse structures that provide for live-work opportunities. Non-residential uses are varied and may include retail stores, entertainment facilities, restaurants, offices, civic, and artisanal (low-intensity production) uses. Buildings may accommodate single or multiple uses.

Future Land Use Plan
Downtown Bayfront



Future Land Use Plan
Downtown Bayfront



The Downtown Bayfront classification provides for a mix of land uses to include both residential and non-residential uses. However, the majority of uses are expected to be residential. Retail shops and offices should be limited to the lower floors of buildings and oriented to the pedestrian.

Maximum residential densities up to fifty (50) units per acre may be consistent with the intent of this classification. Any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity and scale of development in the surrounding area.

Maximum non-residential floor area ratios up to 8.0 may be consistent with the intent of this classification. The maximum floor area ratio is an average for non-residential uses throughout this land use classification and does not limit the development of non-residential uses on a specific site so long as the area wide maximum floor area ratio is not exceeded. Any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area.

Future Land Use Plan
Downtown Bayfront
Mixed-Use Buildings



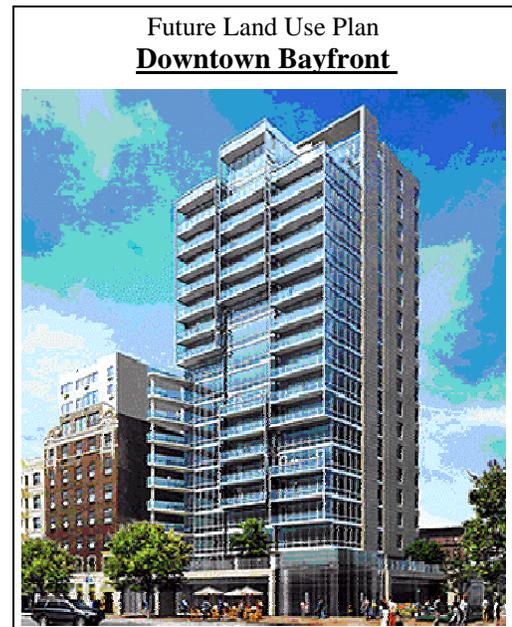
A goal of this land use classification is to achieve a percentage mix distribution of seventy-five percent (75%) residential land uses and twenty-five percent (25%) non-residential land uses. The percentage mix is applicable on an area wide basis rather than on a site-specific basis. As development proposals are approved in the future, some will positively contribute toward achieving this percentage mix goal while others will not.

Maximum height of buildings is 18 stories Because the Downtown Bayfront classification provides for a variety of building intensities, densities, uses, and heights, new development or redevelopment must be particularly sensitive to adjacent and nearby uses in order to assure both functional and aesthetic compatibility. Uses or structures within this classification having a greater intensity of height or scale are particularly disfavored on the periphery of single-family residential neighborhoods.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Uses within this classification would include compatible:

- single-family dwellings;
- accessory dwelling units;
- live-work structures;
- multiple-family dwellings such as condominiums, apartments, and rowhouses;
- lodging facilities;
- offices;
- retail stores and service establishments;
- entertainment and cultural facilities;
- artisanal uses;
- civic uses, including churches and social service agencies;
- recreational uses; and
- open spaces.



Existing Non-Compatible Uses would include:

- all uses that are not planned for future development, such as industrial manufacturing and wholesaling uses.

METROPOLITAN-REGIONAL LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification is to identify:

- areas in the City that represent attractions that draw visitors from great distances and have developed in distinct and identifiable “complexes”, “circles”, “centers”, or “campuses” (e.g. - “primary” uses);
- existing uses located within this classification that are not compatible with the primary uses (e.g. - “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.

There are no secondary uses in this classification.

General Characteristics

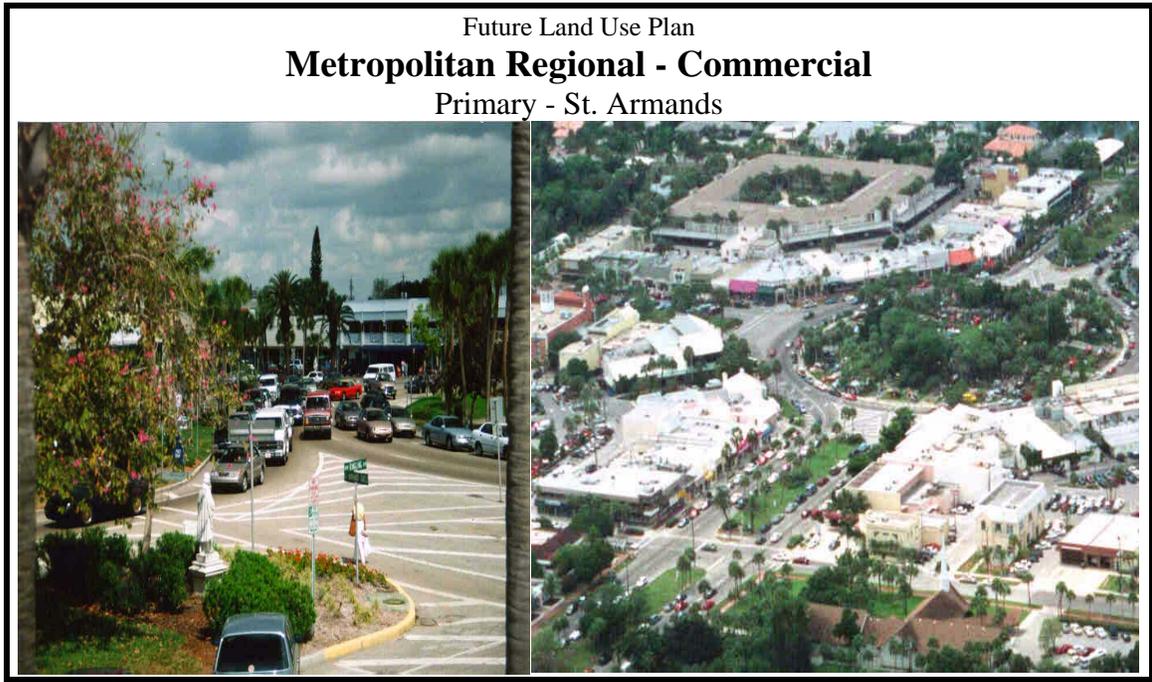
This classification embraces individual land uses or collections of highly interrelated and complementary use types that serve a metropolitan/regional market and which reflects a development “nucleus” for vacationers, seasonal residents, employees, clients, customers, and visitors.

This classification includes multiple story buildings, high traffic generators, high seasonal traffic generators, and/or high commuter traffic generators. Such descriptive terms as “center,” “campus,” “circle,” or “complex” frequently describe the individual or collective uses located within this classification. The collection of use types within this classification can form an individual neighborhood unto themselves (e.g. St. Armands Circle).

Activities within neighborhoods adjacent to the perimeter of this classification often reflect a markedly different use, intensity and scale (e.g., single family residences) than those planned for this classification. Hence, new development / redevelopment at the perimeter of this classification must be particularly sensitive to these adjacent neighborhoods in order to assure compatibility with them. In general, the more intensive the use and/or its scale, the more it needs a central location within this classification as opposed to being at the perimeter.

Maximum non-residential floor area ratios up to 2.0 for hospital uses and 1.0 for all other defined uses may be consistent with the intent of this classification. However, any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, intensity and scale of development in the surrounding area.

Maximum residential densities up to twenty-five (25) units per acre may be consistent with the intent of this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing use, density, intensity, and scale of development in the surrounding area.



The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses embraced by this classification which are identified on the “Future Land Use Plan Map” as follows:

1. Airport activities, Car Rental Agencies, Hotels/Motels, and Development consisting of Office, Entertainment, Education, Commercial Retail, and Service, and Church uses
- (Sarasota-Bradenton Airport);
2. Institution of higher learning, Museum, Entertainment;
- (University of South Florida / Ringling Museum of Art / Asolo Theatre);
3. Retirement Center
- (Plymouth Harbor);
4. Recreation, Entertainment, Residential, and Non-residential Uses
- (Ed Smith Sports Complex);
5. Recreation, Entertainment, Museum, and Cultural Facilities
- (Civic Center Complex);

6. Fairground activities
- (Sarasota County Fairgrounds);
7. Commercial tourist shopping center
- (St. Armands Circle);
8. Hospital activities, Professional/Medical Offices, Medical Laboratories
- (Sarasota Memorial Hospital);
9. Regional shopping center
- (South Gate Shopping Center); and
10. Downtown Retirement Center
- (The Pines of Sarasota) (*amended by Ordinance No. 16-5152*).



Any change in the location of these uses and new uses of this type shall require an amendment to the “Future Land Use Map” and this *Sarasota City Plan*. Existing zoning shall not be interpreted to permit uses other than those specified herein.

Existing and Planned Secondary Use

- None.

Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are not primary in nature, such as single family residential, vehicle/equipment sales and repair, manufacturing, and wholesaling.

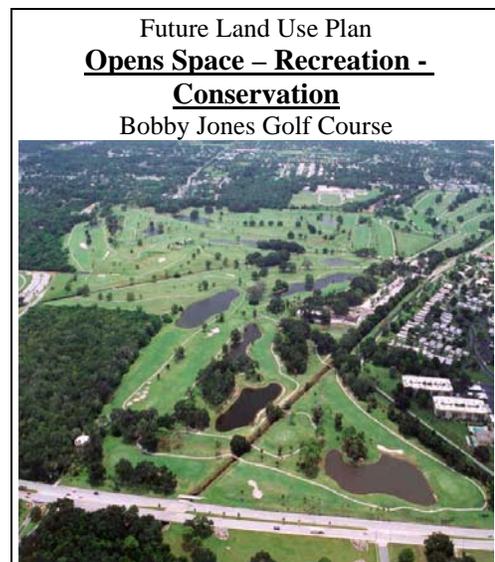
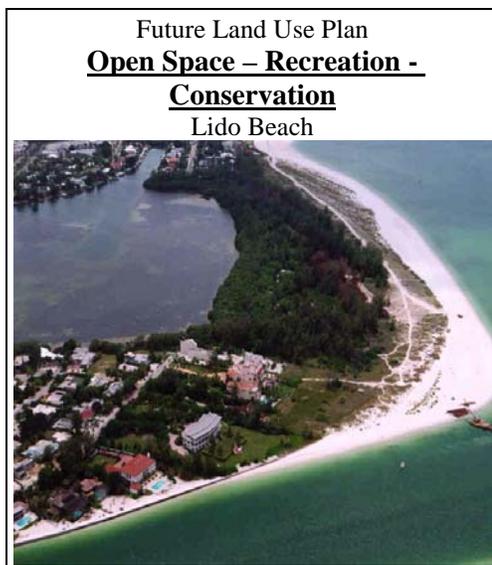
These uses, among others, should be considered for removal from the zoning districts that implement this land use classification during the update of the Land Development Regulations. Their current existence should not be used to support new uses of a similar nature and new uses of this type are discouraged.

OPEN SPACE - RECREATION - CONSERVATION LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of this land use classification are to identify:

- areas of the City that are currently characterized as open space, recreation and conservation use types (e.g. - “primary” uses);
- other uses types that are compatible with the open space, recreation and conservation use types (e.g. - “secondary” uses);
- existing uses located within this classification that are not compatible with the primary and secondary uses (e.g. - “non-primary/non-secondary” uses); and
- areas of the City where uses consistent with this classification can occur in the future.



General Characteristics

This classification is intended to protect the defined areas from development. However, it is expected that some minimal development will occur to allow for public recreational activities, docks, piers, boathouses, and government infrastructure. For example: a clubhouse at a golf course, a swimming pool at a park or a bait stand at a fishing pier are normal ancillary uses. The intensity of such non residential development and the intensity of development allowed on privately owned uplands in accordance with Action Strategy 1.9 of the Future Land Use Chapter

are the only circumstances in which intensity of development is associated with this classification. Residential density of development is associated with this classification only as provided in Action Strategy 1.9 of the Future Land Use Chapter. Existing habitable uses and structures shall be considered grandfathered in and their existence shall be allowed to continue. As a single, site-specific exception to this minimal development provision, the type and scale of activities which have been associated with the “Marina Jack” facility at the Bayfront Park are considered consistent with this land use classification due to the geographic proximity to downtown.

Maximum non-residential floor area ratios up to 0.50 may be consistent with the intent of this classification.

The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

Existing and Planned Primary Uses within this classification include:

- waterbodies and their tributaries including, but not limited to, Sarasota Bay, Gulf of Mexico, and Hudson and Whitaker Bayous, parks, wetlands, submerged lands, publicly owned sandy beaches, sand dunes, recreation and community facilities, golf courses, potable water recharge areas, creeks, bayous, and cemeteries.

Existing and Planned Secondary Uses within this classification would include:

- ancillary uses that normally support the primary and secondary uses.
- water-dependent uses; and
- food, beverage, and entertainment uses.

Existing Non-Primary/Non-Secondary Uses would include:

- all uses that are neither primary or secondary in nature such as residential and manufacturing uses.

When land is subsequently filled in accordance with a lawfully issued permit, the adjacent upland future land use map classification shall apply.

ATTACHMENT 2

Future Land Use Map Series

The Future Land Use Map Series reflects the following illustrations which may be consolidated or reformatted by resolution of the City Commission to promote clarity and ease of use by the public:

- LU-6 Future Land Use Plan Map (enclosed);
- LU-8 Urban Service Area Map;
- LU-2A Public Airport Facilities, Existing and Planned, Map;
- LU-2B Public Educational Facilities, Existing and Planned, Map;
- LU-2C Governmental Facilities Existing and Planned, Map;
- LU-2D Public Medical Facilities, Existing and Planned, Map;
- LU-2E Public Parks, Recreation and Open Space Facilities, Existing and Planned, Map;
- LU-2F Public Works Facilities, Existing and Planned, Map;
- LU-2G Public Residential Facilities, Existing and Planned, Map;
- LU-11 Urban Infill and Redevelopment Areas;
- LU-13 Residential Frontage Requirement,
- LU-14 Regional Activity Center,
- LU-20 Primary Grid Streets, and
- LU-21 Rosemary Residential Overlay District.

the following illustrations by reference from the Environmental Protection and Coastal Islands Plan:

- EP-2 Major Wetlands Map;
- EP-3 Soil Associations Map;
- EP-4 Floodplains Map;
- EP-5 Natural Habitats Map;
- EP-6 Threatened and Endangered Species (table);
- EP-7 Important Seagrasses, Green Algae and Endangered Plants (table);
- EP-10 Shoreline Conditions Map;
- EP-11 Hurricane Storm Categories Map; and

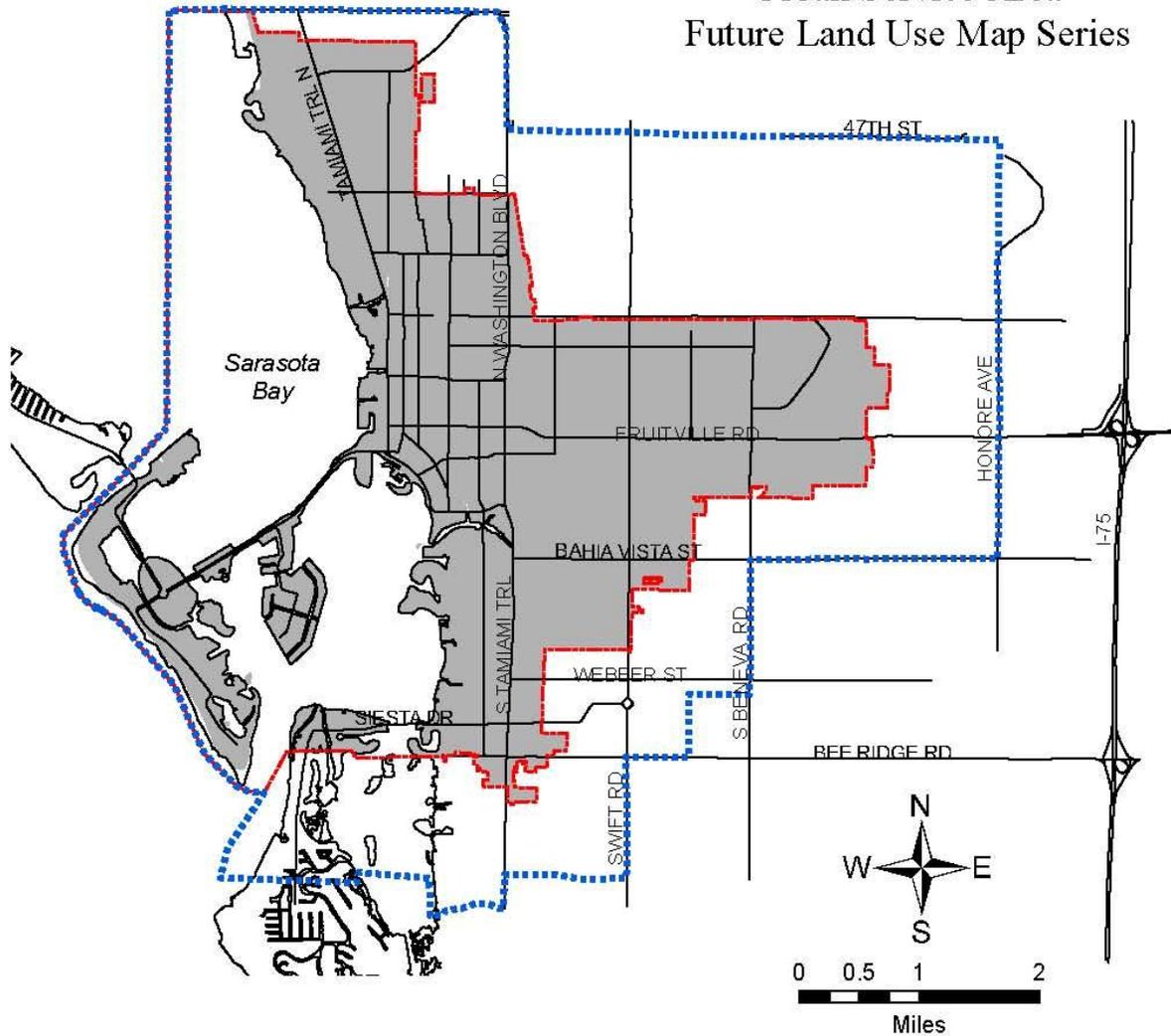
the following illustrations by reference from the Utilities Plan:

- U-1 Utilities - Potable Water Facilities.

Due to the developed nature of the City, the planned Cultural, Natural Resources, and Public Facilities illustrations are the same as the existing illustrations. As new information is gathered in the future, these illustrations will be modified accordingly.



Illustration LU-8 Urban Service Area Future Land Use Map Series

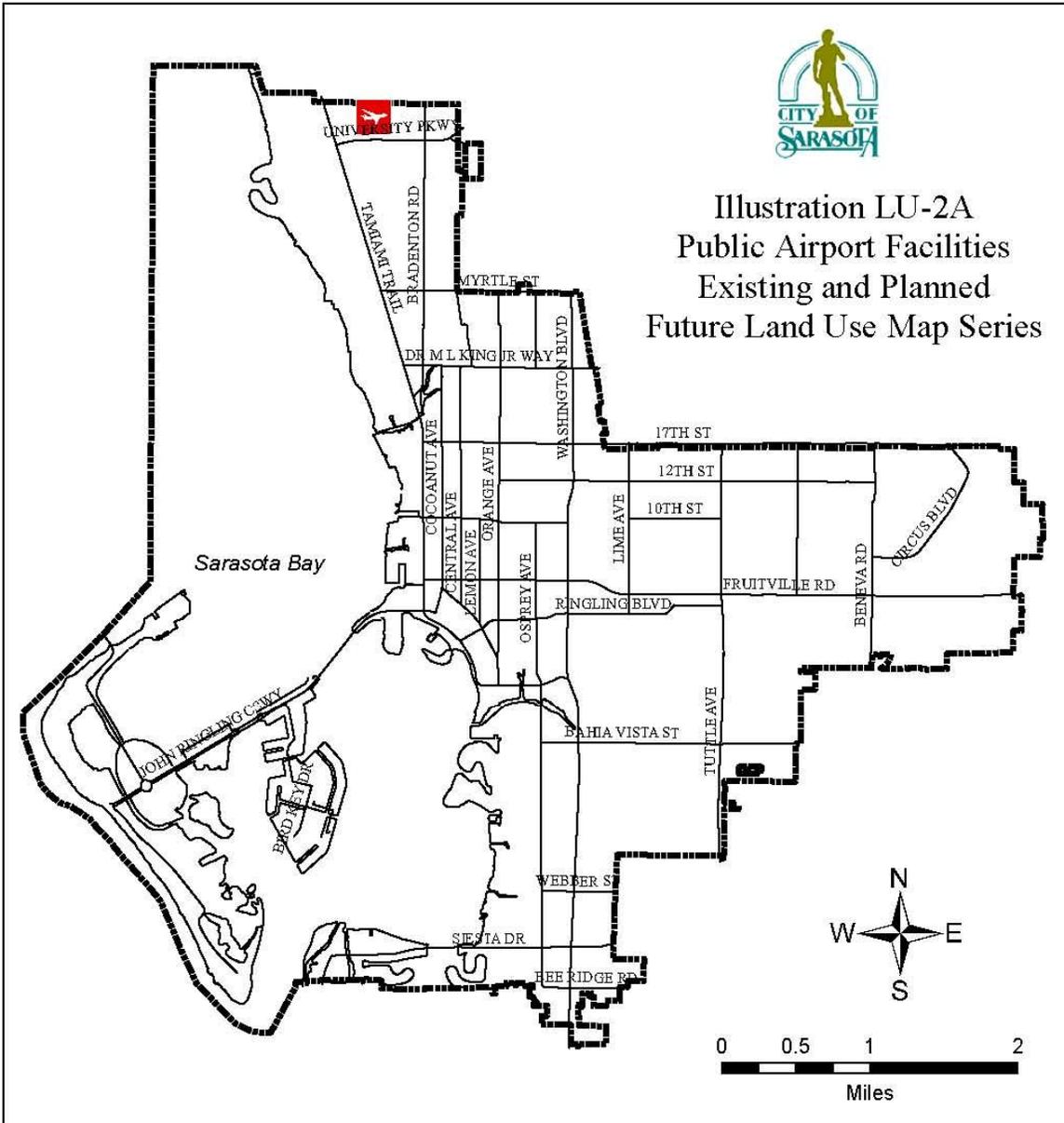


- Urban Service Boundary
- City Limits
- Major Streets

Source: City of Sarasota
Planning and Redevelopment Department
December 2007



Illustration LU-2A
Public Airport Facilities
Existing and Planned
Future Land Use Map Series

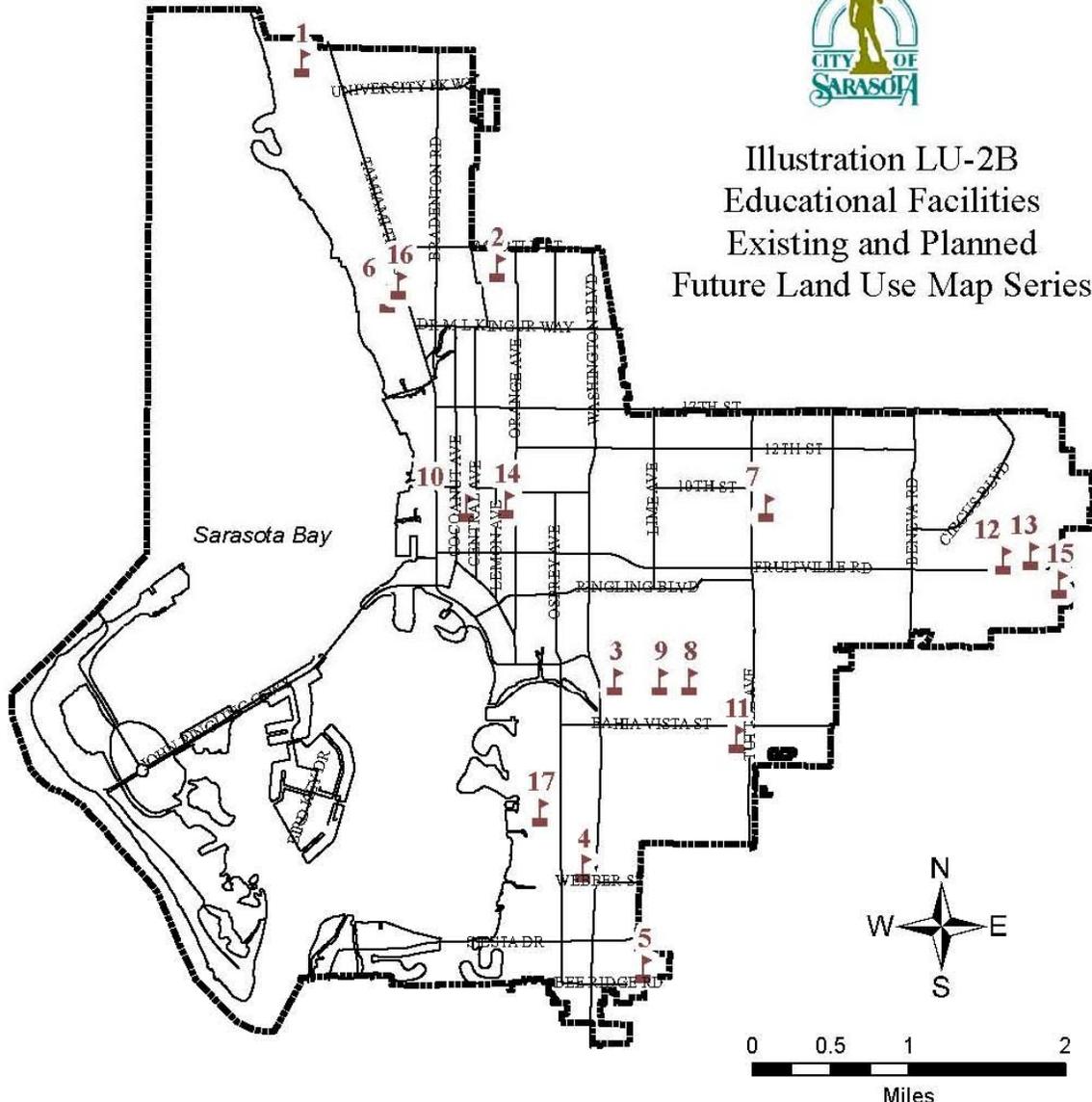


Public Airport Facilities

Source: City of Sarasota Planning and
Redevelopment Department, 2007.



Illustration LU-2B
Educational Facilities
Existing and Planned
Future Land Use Map Series



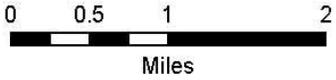
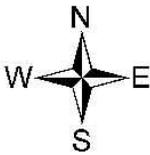
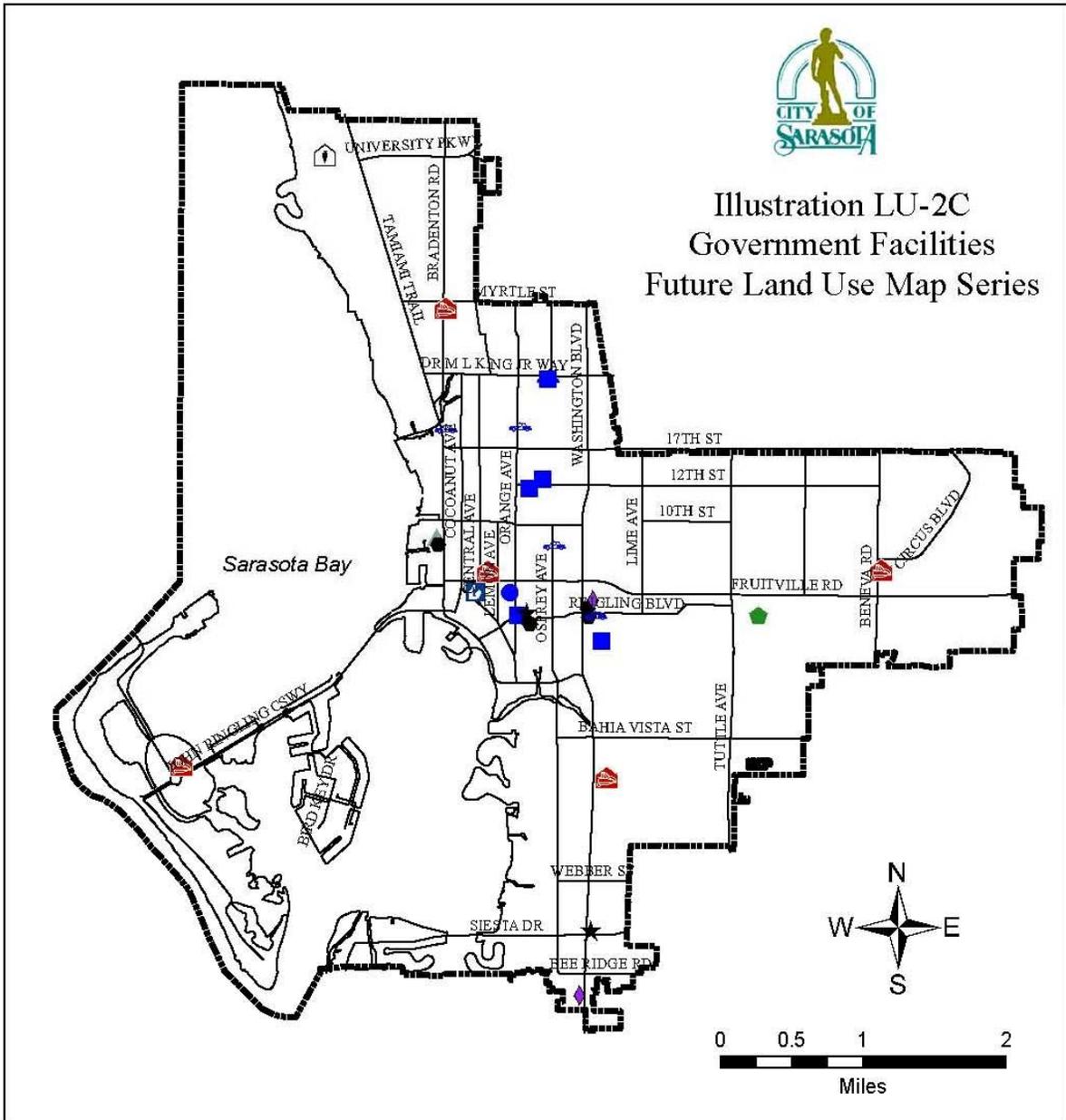
 Public Educational Facilities

- | | |
|--------------------------------|---|
| 1 New College of Florida | 10 Sarasota School of Arts and Science |
| 2 Booker High School | 11 Suncoast School for Innovative Studies |
| 3 Sarasota High School | 12 Island Village Montessori School |
| 4 Southside Elementary School | 13 Cardinal Mooney High School |
| 5 Brookside Middle School | 14 Sarasota Military Academy |
| 6 Bay Haven Elementary School | 15 Bishop Nevins Academy |
| 7 Tuttle Elementary School | 16 Goodwill Academy |
| 8 Alta Vista Elementary School | 17 Island Village Montessori School |
| 9 Phoenix Academy | |

Sources: Sarasota County School Board and City of Sarasota Planning and Redevelopment Department, December 2007



Illustration LU-2C
Government Facilities
Future Land Use Map Series

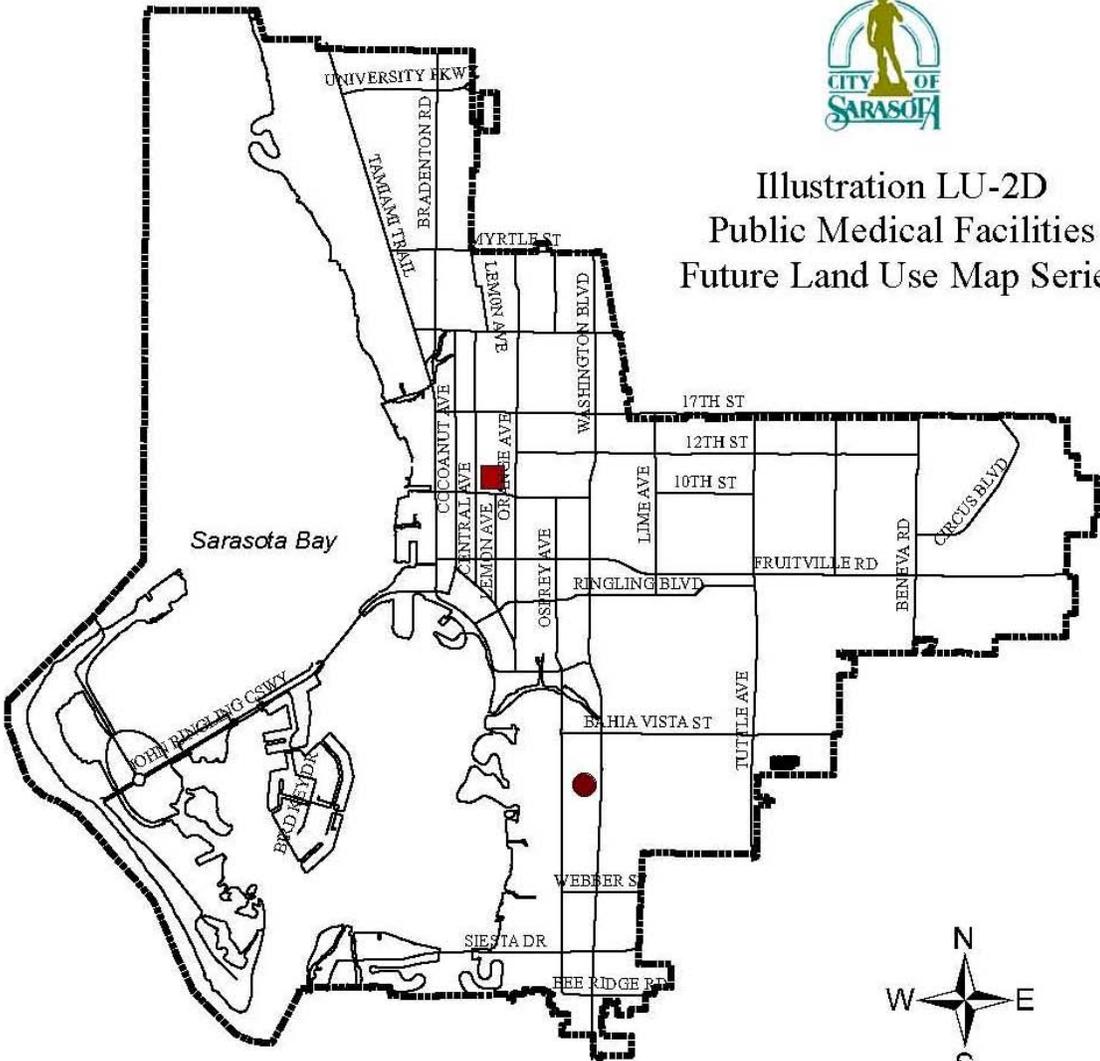


- | | | | | | |
|---|----------------|---|-----------|--|---------|
|  | Fire Station |  | City |  | Library |
|  | Police Station |  | City Hall |  | Museum |
|  | Armory |  | County |  | State |
|  | Auditorium |  | Federal | | |

Source: City of Sarasota Planning and Redevelopment Department, December 2007



Illustration LU-2D Public Medical Facilities Future Land Use Map Series

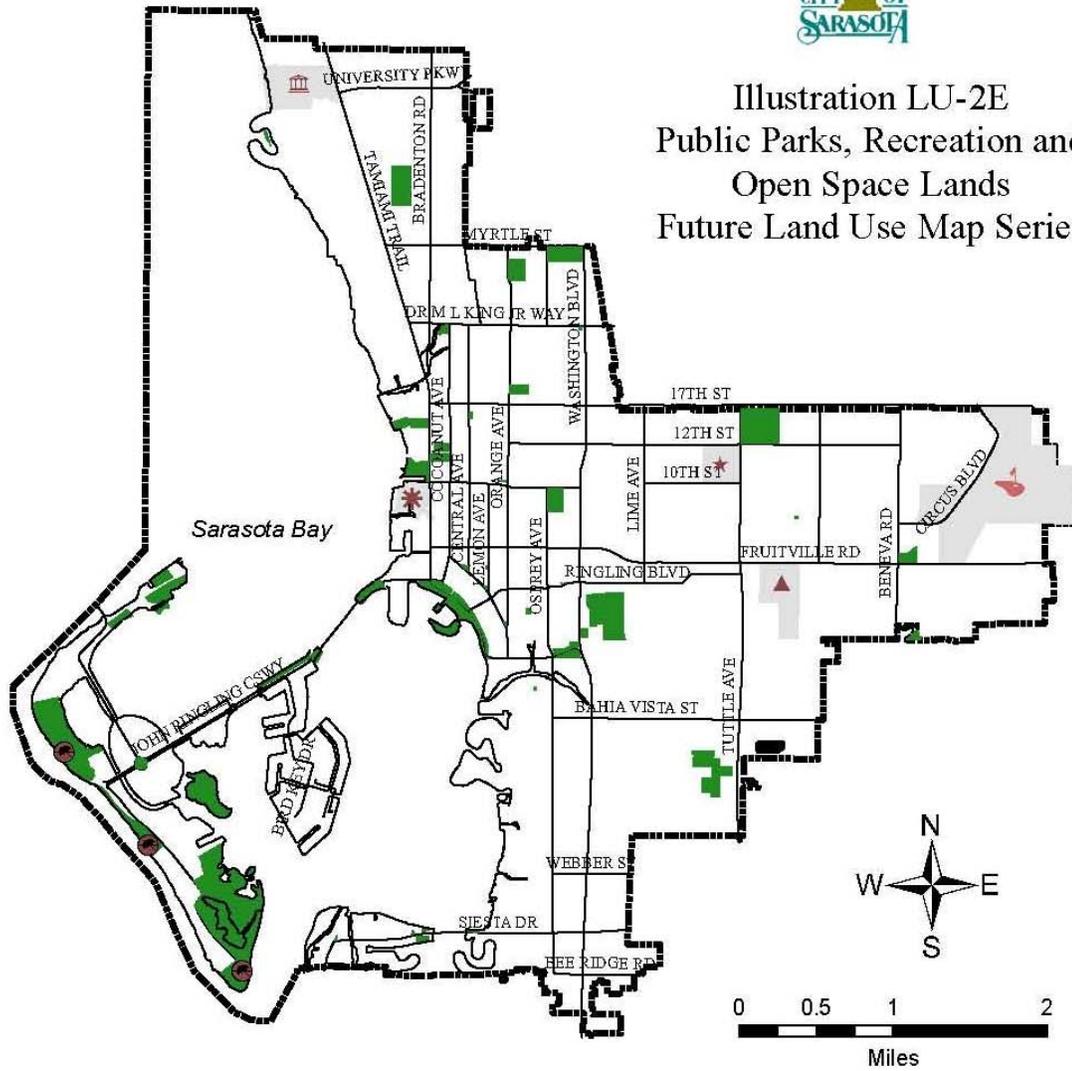


- Public Medical Facilities**
- Sarasota Memorial Hospital
 - Coastal Recovery Center

Source: Sarasota County Property Appraiser Records, 2004



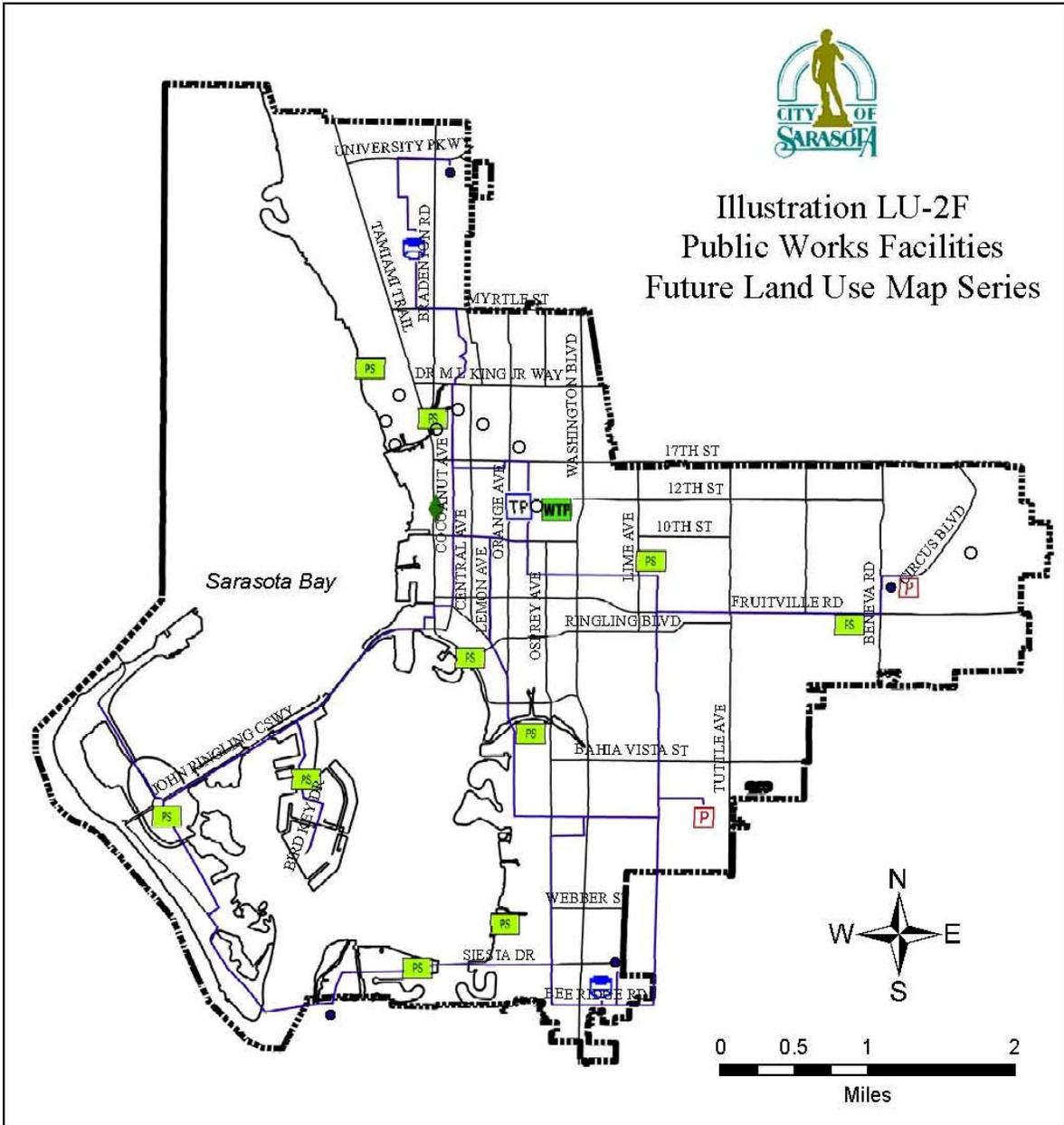
Illustration LU-2E
Public Parks, Recreation and
Open Space Lands
Future Land Use Map Series



- | | |
|--|--|
|  Recreational & Cultural Facilities Lands |  Park and Open Space Lands |
|  Cultural Facility |  Beaches |
|  Fair Grounds | |
|  Golf Course | |
|  Performing Arts Hall | |
|  Stadium | |
- Source: City of Sarasota Planning and Redevelopment Department, December 2007



Illustration LU-2F Public Works Facilities Future Land Use Map Series

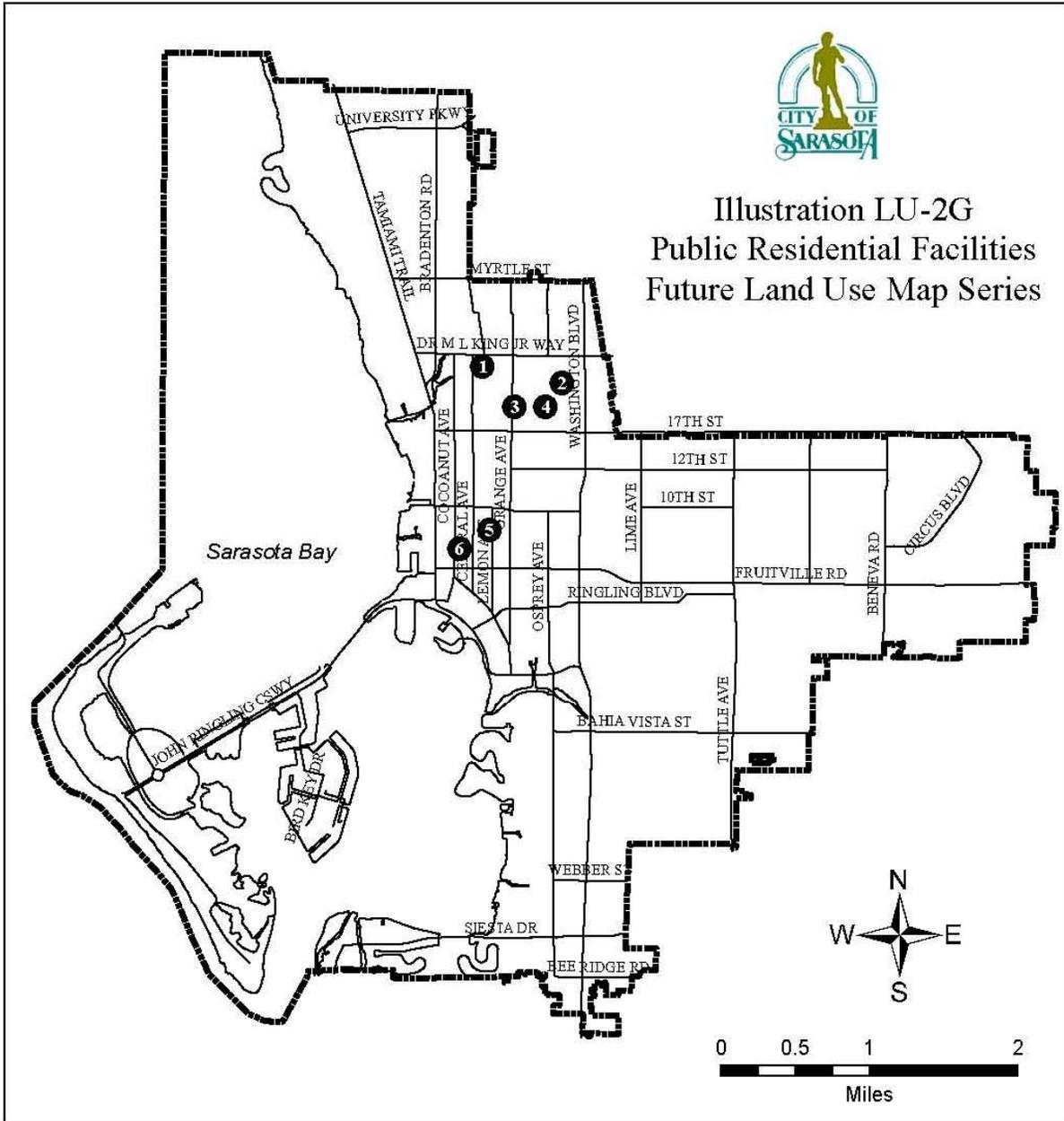


- | | |
|---|--|
| ○ Well Field | WTP Waste Water Treatment Plant |
| TFP Water Treatment Plant | PS Lift Station |
| Elevated Storage | ● Distribution Line Interconnect |
| P Ground Storage Pumping Station | |
| ◆ Discharge Location | |

Source: City of Sarasota Public Works and Planning and Redevelopment Departments, December 2005



Illustration LU-2G
Public Residential Facilities
Future Land Use Map Series



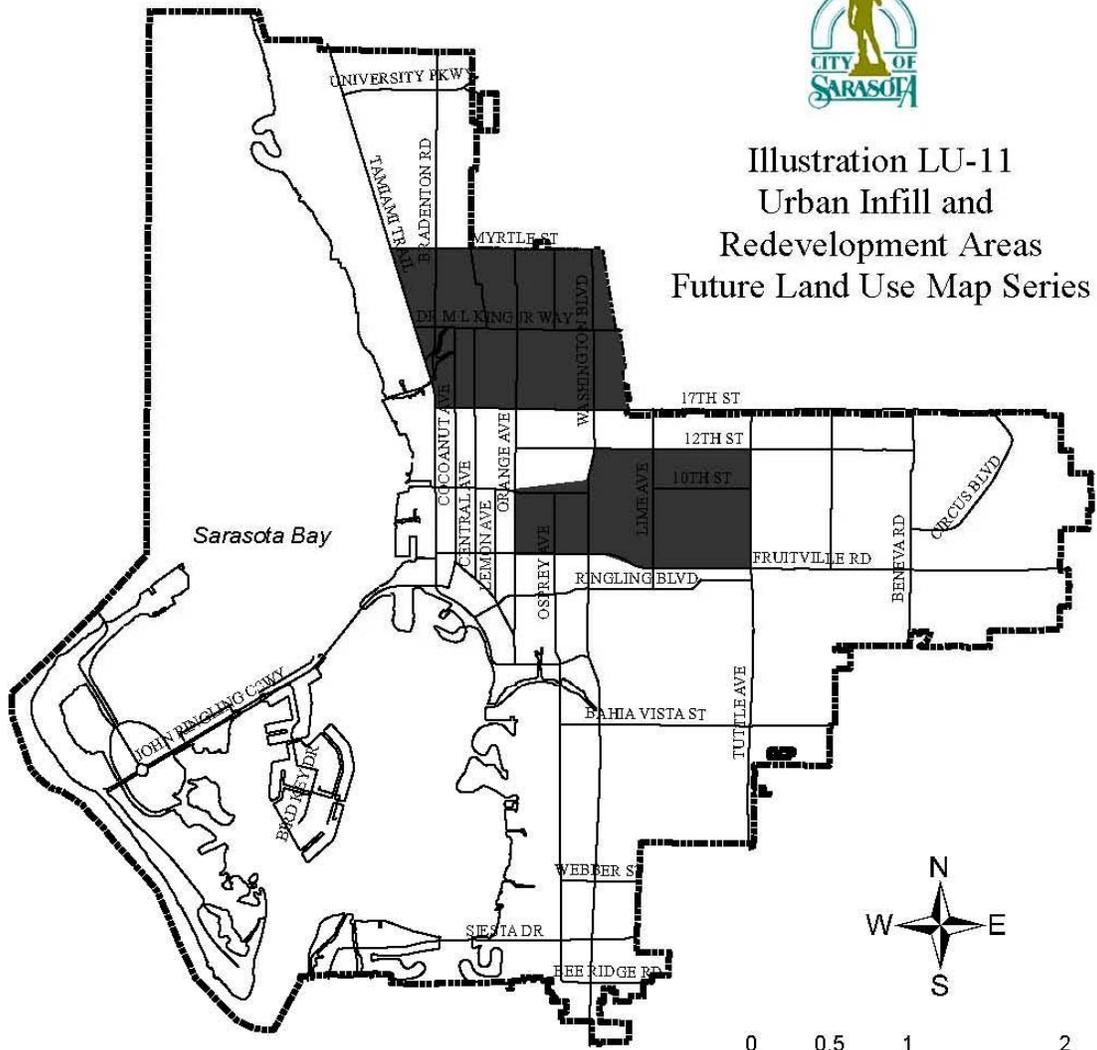
● Public Residential Facilities

- | | |
|-----------------|-------------------|
| 1 Janie Poe | 2 Bertha Mitchell |
| 3 Orange Avenue | 4 The Courts |
| 5 Cohen Way | 6 McCown Towers |

Source: City of Sarasota Planning and
Redevelopment Department, December 2007



Illustration LU-11 Urban Infill and Redevelopment Areas Future Land Use Map Series

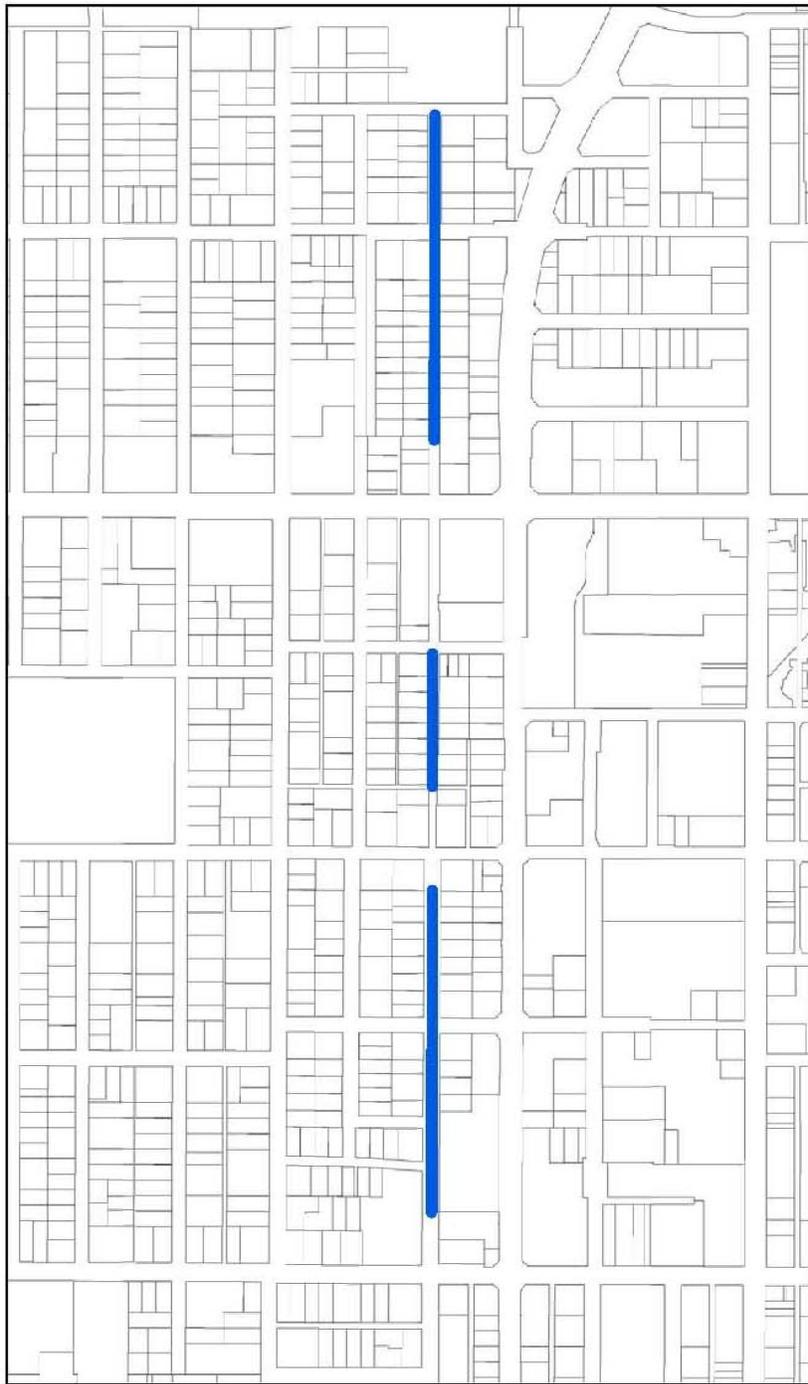


Urban Infill and Redevelopment Area

Source: City of Sarasota Planning and Redevelopment Department, December 2007



Illustration LU-13 Residential Frontage Requirement



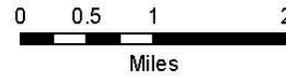
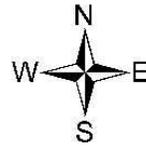
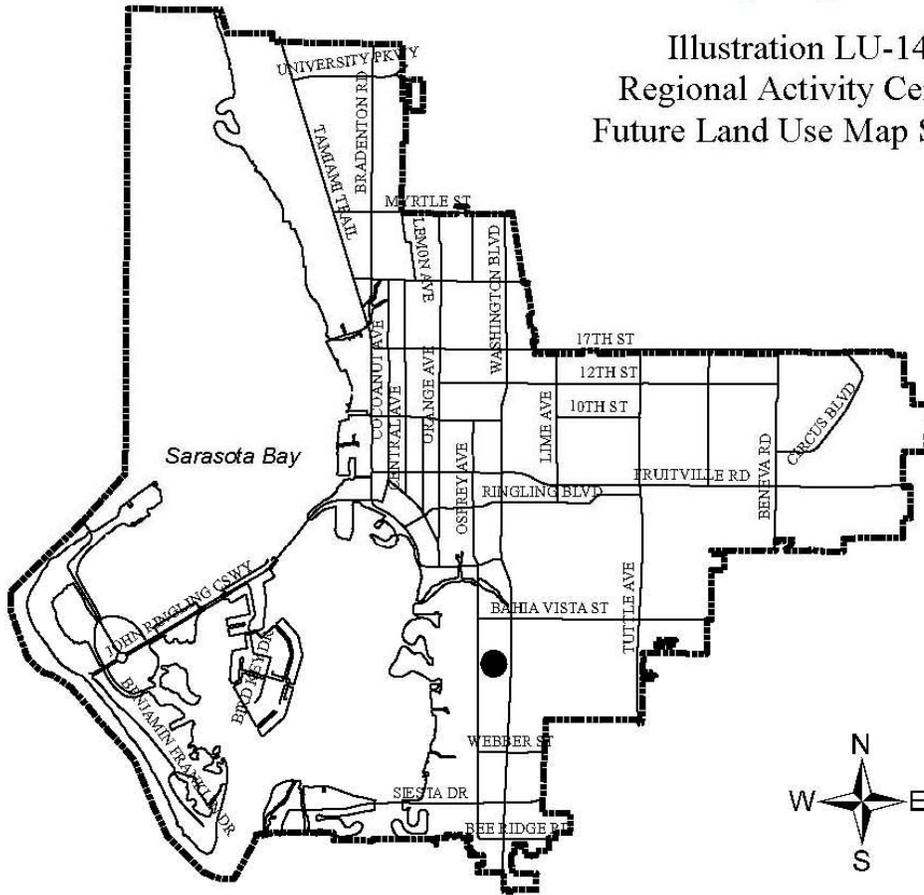
Residential Frontage Required



Source: City of Sarasota Planning and
Redevelopment Department, March 2007



Illustration LU-14 Regional Activity Center Future Land Use Map Series



- Regional Activity Center as reflected by the Metropolitan/Regional classification #8, Sarasota Memorial Hospital
- ▭ City Limits
- Major Streets

Source: City of Sarasota Planning and Redevelopment Department, December 2007



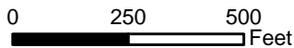
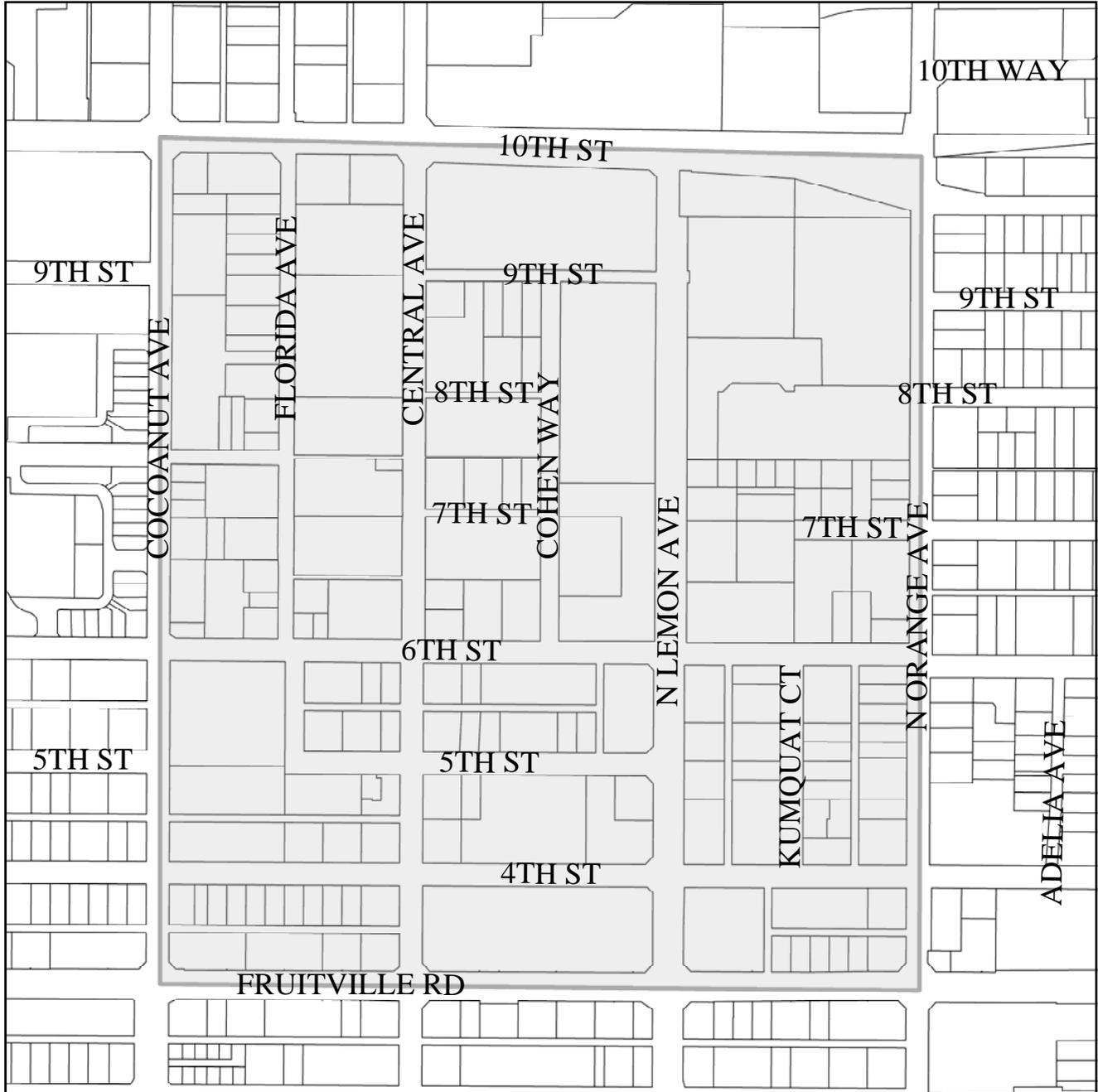
Illustration LU-20
Primary Grid Streets



Primary Grid Street

Illustration LU-21

Rosemary Residential Overlay District



- Rosemary Residential Overlay District
- Parcels

ATTACHMENT 3

Process for Eliminating Land Use Inconsistencies

Chapter 9J-5.006(2)(d)(2) requires a description of the methodology currently being used to eliminate or reduce inconsistent land uses. Chapter 9J-5.006(3)(b)(3) requires that local government include methods to “encourage” the elimination or reduction of inconsistent land uses in the future. Since both the existing and future methods to address this issue are the same, the description of this method is only presented once.

Land use inconsistencies (incompatibilities) are continually being reduced or eliminated through the enforcement of the City’s zoning code provisions relating to non-conforming lots and uses. The Zoning Code specifies those uses that were originally lawful but are now prohibited, regulated or restricted under the terms of the Code. These regulations, in effect since 1974, allow non-conforming uses to continue, but not to expand or enlarge. For non-conforming commercial or industrial uses in residential zones, these uses must be discontinued before the year 2004 following the amortization schedule.

In addition to the uses themselves, characteristics of use can also be non-conforming, such as residential densities, lot coverage, height, yards and number of parking spaces. The Zoning Code forbids the enlargement or alteration of structures to increase these non-conformities, but they can be altered to decrease the non-conformities. Non-conforming uses within residential districts are limited in the amount allowed for repairs, but non-conforming uses in other zones are not so restricted. Certain amortization provisions, such as for signs and parking lot landscaping, have already brought these once non-conforming characteristics into conformity.

Unsafe structures, buildings destroyed beyond fifty percent of their replacement value, or structures moved to other sites, may not be rebuilt except in conformity with the Zoning Code. Over the years, the above policies, along with public and private redevelopment efforts and Code Enforcement regulations, have significantly reduced the overall inconsistencies in land uses throughout the City.

ATTACHMENT 4

Definitions

“Action Strategy”

This phrase is synonymous with the term “policy” as used in Chapter 9J-5.006(3)(c) of the Florida Administrative Code. Action Strategies are intended to represent specific steps that need to be undertaken in order to achieve a stated objective.

“Compatible / Compatibility”

A compatible use would not interfere with or impair neighboring uses. However, this is a relative term that varies from neighborhood to neighborhood. Many factors need to be considered when determining whether a proposed development would be capable of existing in harmony with an existing neighborhood. Specific factors to be considered include but are not limited to use; intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage and size/configuration; architecture; screening; buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. Greatest care is required when determining the effect of a proposed development in areas that border other land use classifications and within land use classifications that permit mixed uses.

“Comprehensive Plan Components”

All Statements of Intent and Purpose, Goals, Objectives, and Action Strategies reflected by the Sarasota City Plan.

“Concurrency Management System”

The process to assure that development orders and permits are not issued until concurrency is met. For transportation, this means that facilities must be in place or under actual construction no more than three years after issuance of a certificate of occupancy by the City except as otherwise provided for in the City Transportation Concurrency Exception Area of this Sarasota City Plan. (Section 163.3180 (2) (c), Florida Statutes)

“Consistent with the Sarasota City Plan”

A finding or conclusion that “on balance,” a request for development approval furthers those components of the Sarasota City Plan that are relevant to the request. It is not the number of plan components with which a proposal is consistent or not consistent, but the relative importance of those components. For example, a proposal may be consistent with ten relevant plan components and inconsistent with only one. However, if that one plan component is judged to have more importance, then the proposal may be found to be inconsistent with the Sarasota City Plan. Furthermore, all rezonings and conditional uses must be consistent with the future land use map.

“Density”

Density is a ratio of the number of dwelling units in relationship to a specified amount of land.

Single Family

- Very Low Density: 4.5 units per acre or less
- Low Density: More than 4.5 units per acre to 9 units per acre

Multiple Family

- Moderate Density: More than 9 units per acre to 13 units per acre
- Medium Density: More than 13 units per acre to 25 units per acre
- High Density: More than 25 units per acre to 50 units per acre

“Development Approval”

Development approval means approval of rezonings, conditional uses, site plans, and subdivision plats.

“Development”

Development has the meaning given to it in Florida Statutes 380.04.

“Existing Non-Primary/Non-Secondary Use”

These existing (only) uses and activities are not considered compatible with the primary and secondary uses envisioned or found within a specific land use classification. The nature and type of these uses will vary from one land use classification to another.

The Non-Primary/Non-Secondary uses noted within a land use classification description is not intended to represent an exhaustive listing. A comprehensive listing will be identified for each zoning district category that is intended to implement each land use classification as part of the zoning code update exercise that will follow the adoption of this plan.

“Existing and Planned Primary Uses”

Primary uses and activities are those that are envisioned by and predominate within a particular land use classification in terms of acreage or frequency of occurrence. The nature and type of uses will vary from one land use classification to another.

The Existing and Planned Primary uses noted within a land use classification description is not intended to be an exhaustive listing. A comprehensive listing will be identified for each zoning district category that is intended to implement each land use classification as part of the zoning code update exercise that will follow the adoption of this plan.

“Floor Area Ratio”

A floor area ratio is a nonresidential land use intensity measure analogous to density. It compares the floor area of a building with the total area of its site. Specifically, the floor area ratio is defined as the total amount of gross floor area of all buildings on a lot in relation to the total square footage of lot area excluding indoor parking. The following are examples.

FAR 0.5 = 1 story building on 50 % of the lot or
2 story building on 25 % of the lot

FAR 1.0 = 1 story building on 100 % of the lot or
2 story building on 50 % of the lot or
4 story building on 25 % of the lot.

“Opt In”

An evaluative process in which a neighborhood or particular geographic area considers land use issues and formally requests that the City allow for certain optional land use activities within the neighborhood or geographic area. The requested land use activity shall be consistent with the Sarasota City Plan and shall be codified in the Zoning Code in order to allow for the land use activity to occur. For example, a particular neighborhood may request that accessory dwelling units be allowed within a portion of or entirely within the neighborhood. To allow for this land use activity to occur, the City would amend the Zoning Code to indicate that accessory dwelling units are an allowable land use in the requested area.

“On Balance”

An evaluation or weighing process of the various strengths and weaknesses of a request for development approval to determine whether it furthers the relevant components of the Sarasota City Plan. It is not the number of plan components with which a proposal is consistent or not consistent, but the relative importance of those components. For example, a proposal may be consistent with ten relevant components and inconsistent with only one, however, if that one component is judged to have more importance, then the proposal may be found to be inconsistent with the Sarasota City Plan.

“Policy”

This term, as used in Chapter 9J-5.006(3)(c) of the Florida Administrative Code is synonymous with the phrase “action strategy” as used throughout this Sarasota City Plan.

“Relevant Components of the Comprehensive Plan or the Sarasota City Plan:”

Those components of the comprehensive plan that are relevant to the review of a request for approval. For example, those components designed to protect historical resources would not be “relevant” to the review if no historical resources would be impacted by the development as requested.

“Secondary Use”

Secondary uses and activities are those that occur, in terms of acreage or frequency, in an amount that is second only to the primary uses. These uses are intended to be compatible with the primary uses, but not predominate the development character within a classification.

The secondary uses noted within a land use classification description are not intended to be an exhaustive listing. A comprehensive listing will be identified for each zoning district category that is intended to implement each land use classification as part of the zoning code update exercise that will follow the adoption of this plan.

ATTACHMENT 5

CONCURRENCY MANAGEMENT SYSTEM

In 1989, the City of Sarasota developed a Concurrency Management System consistent with the requirements of the State of Florida. The system ensures that the issuance of a development order, building permit, or certificate of occupancy is conditioned upon the availability of public facilities and services to serve new development. Availability must be in sufficient quantity to maintain or exceed the adopted LOS standards in the various chapters of this Plan. The City's Concurrency Management Handbook spells out all of the standards and tests for potable water, sanitary sewer, solid waste, recreation and open space, stormwater, and transportation. The City's Capital Improvements Program provides the mechanism for funding the City's portion of LOS capital improvements.

THE CAPITAL IMPROVEMENTS PROGRAM

To ensure that publicly provided infrastructure and services are available to serve new development, the City annually adopts a Capital Improvements Program (CIP), which includes a financially feasible five-year budget schedule and assigns a specific fiscal year to each project. The *Sarasota City Plan* also includes a "Level-of-Service Plan Excerpted from the Capital Improvements Plan". The latter document implements the level-of-service needs identified in all of the chapters of the *Sarasota City Plan*. Annual changes, as well as budget transfers within a year, can be made by resolution, so long as they are consistent with the Capital Improvement Chapter of the Plan. Not all LOS capital items in the CIP involve City-provided funding. For example, projects on U.S. highways within the City may be funded for by the Federal Highway Administration and the Florida Department of Transportation.

Privately funded infrastructure and services may be included in the CIP if they are in the form of advances or reimbursements to the City pursuant to a development agreement. Otherwise, they are not in the CIP, but are reviewed by the City to assure that LOS is maintained.

CONCURRENCY MONITORING

To assure that the adopted LOS is maintained or exceeded, the City periodically monitors the existing LOS. This is necessary because conditions continually change as a result of other factors over which the City has little or no control. For example, development outside the City may cause changes in drainage in an entire sub-basin which includes the City, even where there is no change in City land uses.

The tracking systems provide a generalized "planning level" of LOS analysis and provide a rebuttable presumption for developers or their challengers. The City requires that a more intensive analysis be performed at the time of development review.

The City has been improving the accuracy of its LOS tracking systems. To further improve the system, staff will request funds in the F.Y. 1999 budget to install a computer program which will continually update the theoretical LOS based on modeling of capacity. These will be recalibrated periodically with empirical data from traffic counts and land use changes. The result will be a periodic report on transportation LOS by facility, showing remaining capacity for facilities on the City's Thoroughfare Plan.

LEVELS-OF-SERVICE

Potable Water: The potable water system shall provide a minimum 200 gallons per day of treatment capacity per equivalent residential unit (ERU) to ensure adequate and safe water supplies.

Sanitary Sewer: The sanitary sewer system shall provide a minimum 200 gallons per day of treatment capacity per equivalent residential unit (ERU) to ensure adequate and safe sanitary sewer services.

Solid Waste Collection and Disposal: The solid waste collection system shall provide collection and disposal of 6.9 pounds of waste per day per capita to ensure adequate and safe solid waste services. The City shall ensure safe and accessible locations of recycling and solid waste receptacles.

Stormwater Drainage: The stormwater drainage system shall provide adequate capacity to maintain level-of-service C (Street and Yard Flooding only) using a 25-year/24-hour design storm.

Recreation and Open Space: Levels-of-service standards will be a minimum of 10 acres per 1,000 resident population.

Transportation: The standards for roads shall be as follows, except as otherwise provided in the City's Transportation Concurrency Exception Area as described in the Transportation Plan of this *Sarasota City Plan*:

LOS D - on all State maintained roads within the City which are classified as major arterials or interstate connectors;

LOS E - on all State maintained roads within the City which are not classified as major arterials or interstate connectors;

LOS C - on all County maintained roads within the City; and

LOS D - on all City maintained roads.

Mass Transit: The standard for transit shall be consistent with Sarasota County’s adopted level of service for Sarasota County Area Transit system (SCAT) which is to improve transit service, as measured by vehicle revenue hours, from levels in effect in January 2005.

Public School Facilities: The standard for public school facilities shall be as follows:

Type of School	Level of Service (LOS) Standard
Elementary	Initial standard: 115% of permanent program capacity. By Year 2012, elementary schools, with the exception of backlogged facilities, will achieve a level of service standard of 105% of permanent program capacity. By Year 2017, all elementary schools, including backlogged facilities, will achieve a level of service standard of 105% of permanent program capacity.
Middle	Initial standard: 100% of permanent program capacity. By Year 2012, all middle schools, with the exception of backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity. By Year 2017, all middle schools, including backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity.
High	Initial standard: 105% of permanent program capacity. By Year 2012, all high schools will achieve a level of service standard of 100% of permanent program capacity.
Special Purpose	100% of total program capacity (includes relocatables).

CONCURRENCY REQUIREMENTS

For each type of facility, the State of Florida specifies the timing, responsible parties, and legal mechanisms to effect concurrency. For example, proper drainage must be in place at the time a certificate of occupancy is issued (because of its direct bearing on health, safety, and welfare), while roadways must generally be in place in three years. The following paragraphs describe in detail the State requirements which are relevant to the City.

Potable Water, Sanitary Sewer, Solid Waste, and Drainage

For potable water and water supplies, sanitary sewer, solid waste, and drainage facilities, a development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities are in place and available to serve the new development. Prior to approval of a building permit or its functional equivalent, the City shall consult with applicable water suppliers to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of issuance of a certificate of occupancy or its functional equivalent.

Parks and Recreation Facilities

At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and

A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted Schedule of Level-of-Service Projects Excerpted from the Capital Improvements Program; or

At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Transportation Facilities

At least one of the following four options must be met except as otherwise provided for in the City Transportation Concurrency Exception Area of this *Sarasota City Plan*.

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction within 3 years after approval of a building permit or functional equivalent that results in traffic generation; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the in the City's adopted Schedule of Level-of-Service Projects Excerpted from the Capital Improvements Program. Those projects may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program. The Capital Improvements Plan must include:
 - a. The estimated date of commencement of actual construction and estimated date of project completion.
 - b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or
3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a building permit or its functional equivalent;
4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent; or

5. At the time a development order to permit is issued, the City and developer(s) has entered into a binding proportionate fair-share or proportionate-share agreement consistent with Section 163.3180, Florida Statutes.

Urban Redevelopment Projects and Vested Trips

For the purpose of issuing a development order or permit, a proposed urban redevelopment project shall not be subject to the concurrency requirements of Rule 9J-5.0055(3)(c)1. -- 4. for up to 110 percent of the transportation impact generated by the previously existing development.

De Minimis

For the purpose of issuing a development permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of Rule 9J-5.0055(3)(c)1.-4. , only if the following conditions are met:

1. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land, at a residential density of less than four dwelling units per acre or, for nonresidential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size; and
2. The transportation impact of the proposed development alone does not exceed one (1) percent of the maximum service volume at the adopted level of service standard for the peak hour or the affected transportation facility; and
3. The cumulative total transportation impact from the de minimis exemptions, from the date of adoption of the Sarasota City Plan, does not exceed three percent of the maximum service volume at the adopted level-of-service standard of the affected transportation facility if the facility does not meet the minimum level-of-service standard.

Proportionate Fair-Share Mitigation

The City may choose to enter into a Proportionate Fair-Share Mitigation Agreement with a developer in order to satisfy transportation concurrency requirements consistent with Sec163.3180(16), Florida Statutes. A developer may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share mitigation if transportation facilities or facility segments identified as mitigation for traffic impacts are specifically identified for funding in Illustration CI-7, Schedule of Level of Service Projects Excerpted from the Capital Improvements Program located in the Capital Improvements Chapter or if such contributions or payments are reflected in Illustration CI-7 in the next regularly scheduled update of the Capital Improvements Chapter. Updates to the 5-year Capital

Improvements Chapter which reflect proportionate fair-share contributions may not be found not in compliance based on ss. 163.3164(32) and 163.3177(3) if additional contributions, payments or funding sources are reasonably anticipated during a period not to exceed 10 years to fully mitigate impacts on the transportation facilities.

Proportionate fair-share mitigation includes, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the City of Sarasota. Proportionate fair-share mitigation may be directed toward one or more specific transportation improvements reasonably related to the mobility demands created by the development and such improvements may address one or more modes of travel. The fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. The City of Sarasota may not require a development to pay more than its proportionate fair-share contribution regardless of the method of mitigation. Proportionate fair-share mitigation shall be limited to ensure that a development meeting the requirements of this section mitigates its impact on the transportation system but is not responsible for the additional cost of reducing or eliminating backlogs.

Mitigation for development impacts to facilities on the Strategic Intermodal System made pursuant to this subsection requires the concurrence of the Florida Department of Transportation.

The provisions of this subsection do not apply to a development of regional impact satisfying the requirements of Section 163.3180 (12), Florida Statutes.

Public School Facilities

1. For district-wide concurrency service areas:

- a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or
- b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.

2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), Florida Statutes.

