Plymouth Harbor Community Meeting
April 16, 2015

Island District

Form-Based Code

Public Participation Event

Saturday March 21, 2015

1:30pm - 3:30pm: Feedback Session & Open House Forum at Mote Marine Sea Cinema located at 1600 Ken Thompson Parkway.

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

Who we Are - UDS

City of Sarasota Contract Employees

Located in Federal Building
111 S. Orange Avenue

Primary Assignment

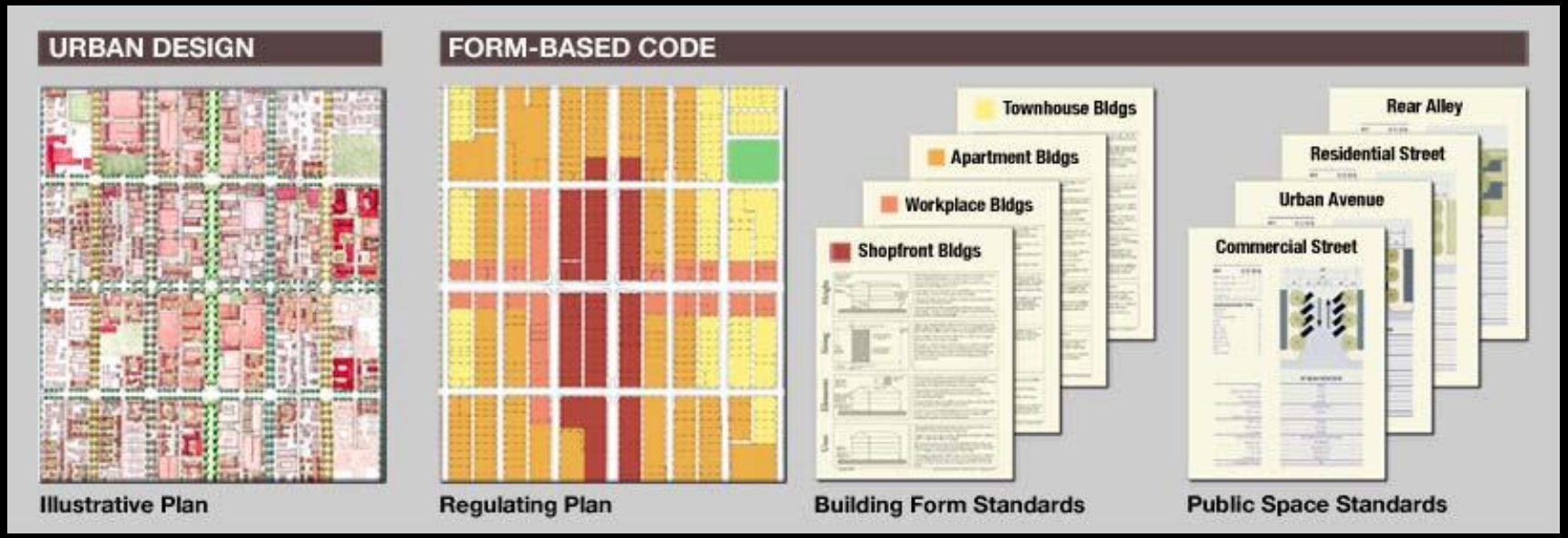
Work within the City Structure using an incremental and phased approach to achieve a form-based code.

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

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

What is A Form-Based Code?

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



Form-based Codes

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

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

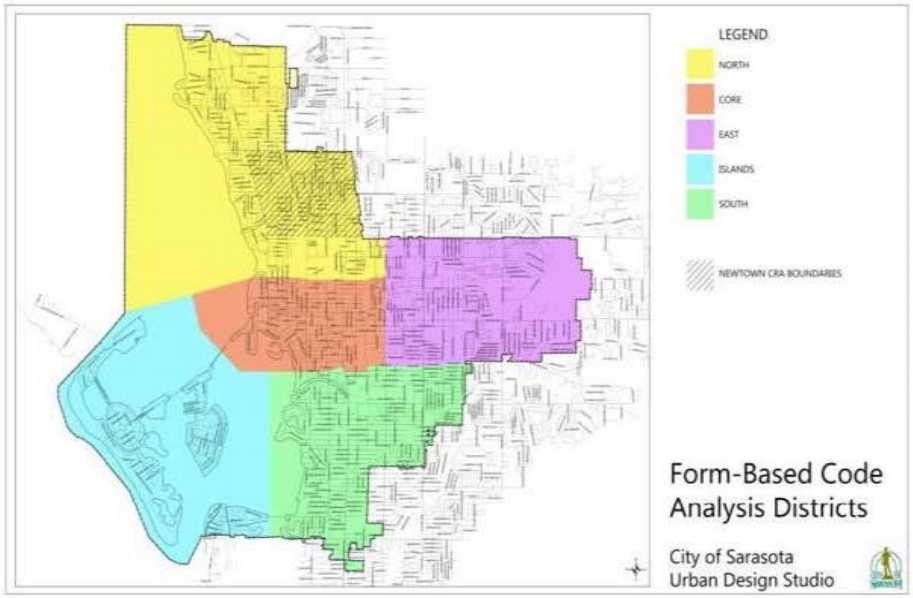
Downtown has an early version of a Form-Based Code.

Local Example - City of Bradenton New FBC

BRADENTON
FORM-BASED CODE

bradenton
The Friendly City

Process



Spring/Summer 2015:

- Walking Audits
- Group Feedback Sessions

Summer/Fall 2015:

- Code Writing

Winter/ Spring 2016

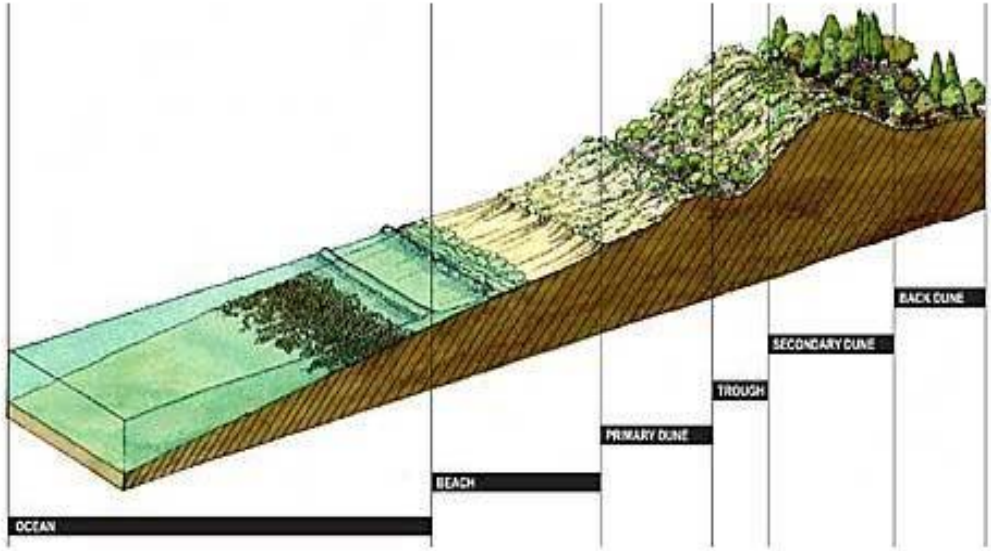
- Public Feedback & Review
- Adoption Hearings

Today's Session

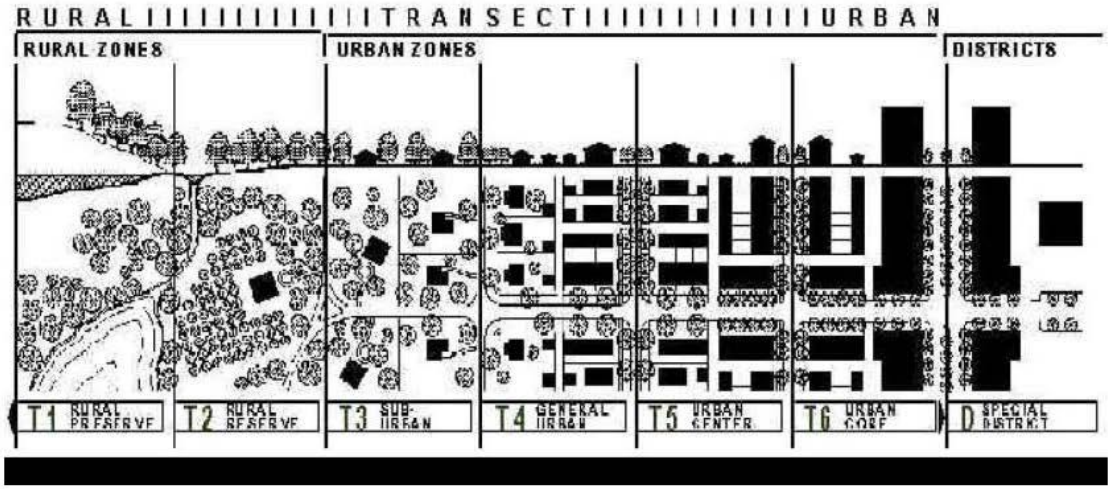
- 1st Phase of City-wide Public Participation & Outreach.
- Introduce the conceptual new zones, conduct a preliminary mapping exercise.
- Discuss Infrastructure, multi-modal transportation, safety and quality of life issues for today's stakeholders & future generations.

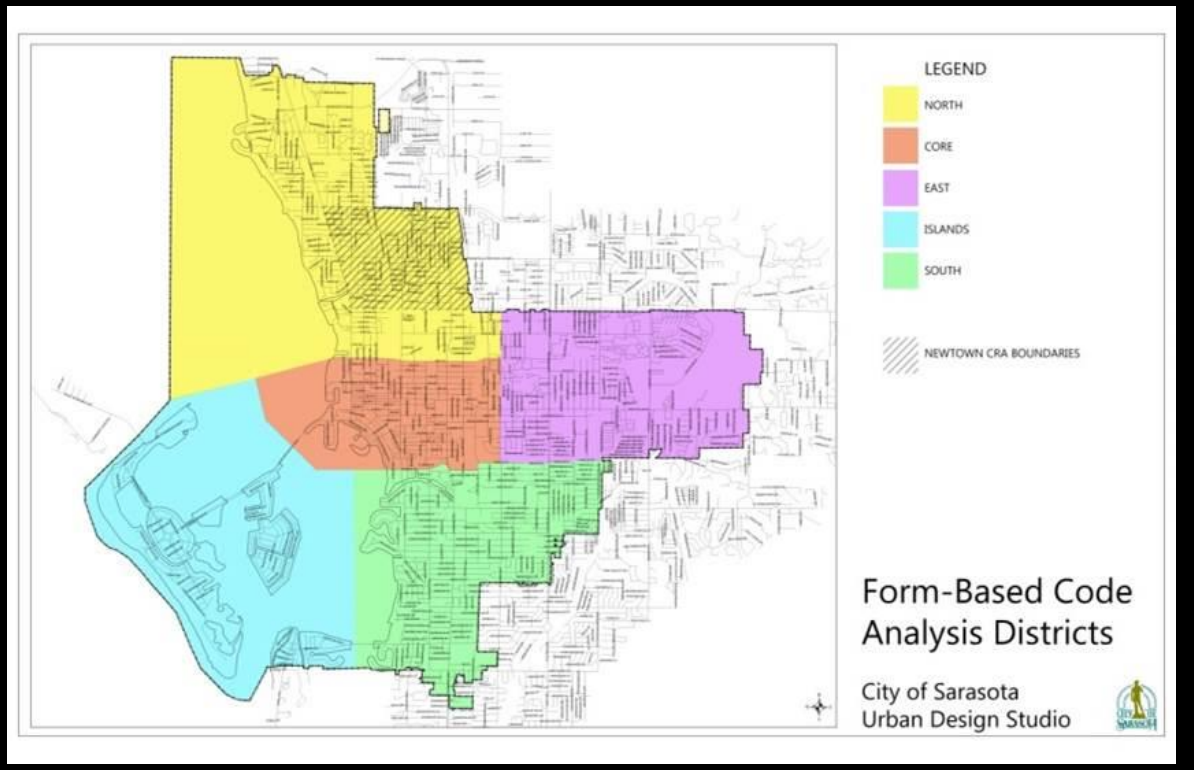
What is the Transect?

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



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





Process

Spring/Summer 2015:

- Walking Audits
- Group Feedback Sessions

Summer/Fall 2015:

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Winter/ Spring 2016

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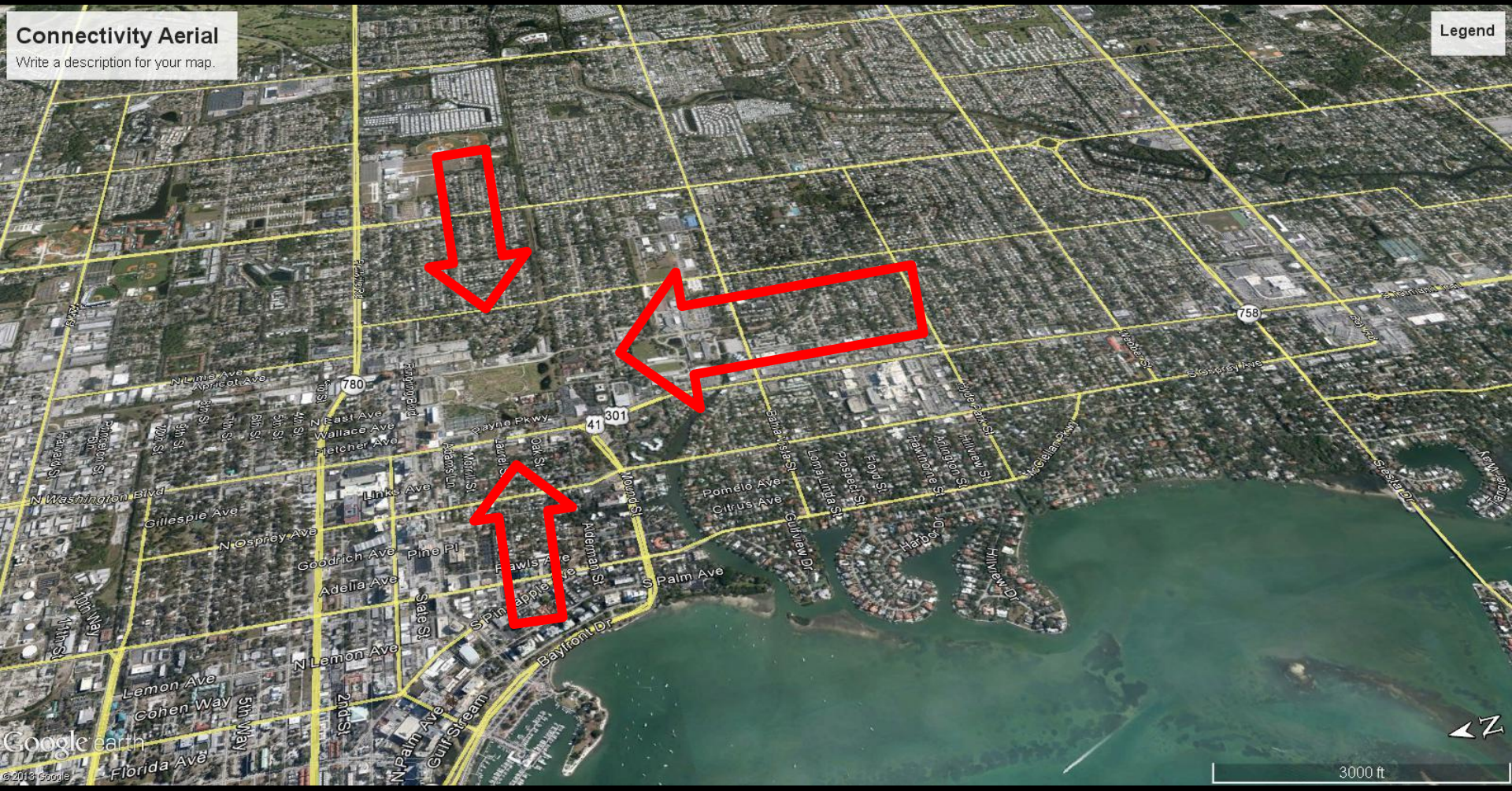
Observe Existing Conditions

Identify Connectivity Focal Points



Payne Park Focal Point

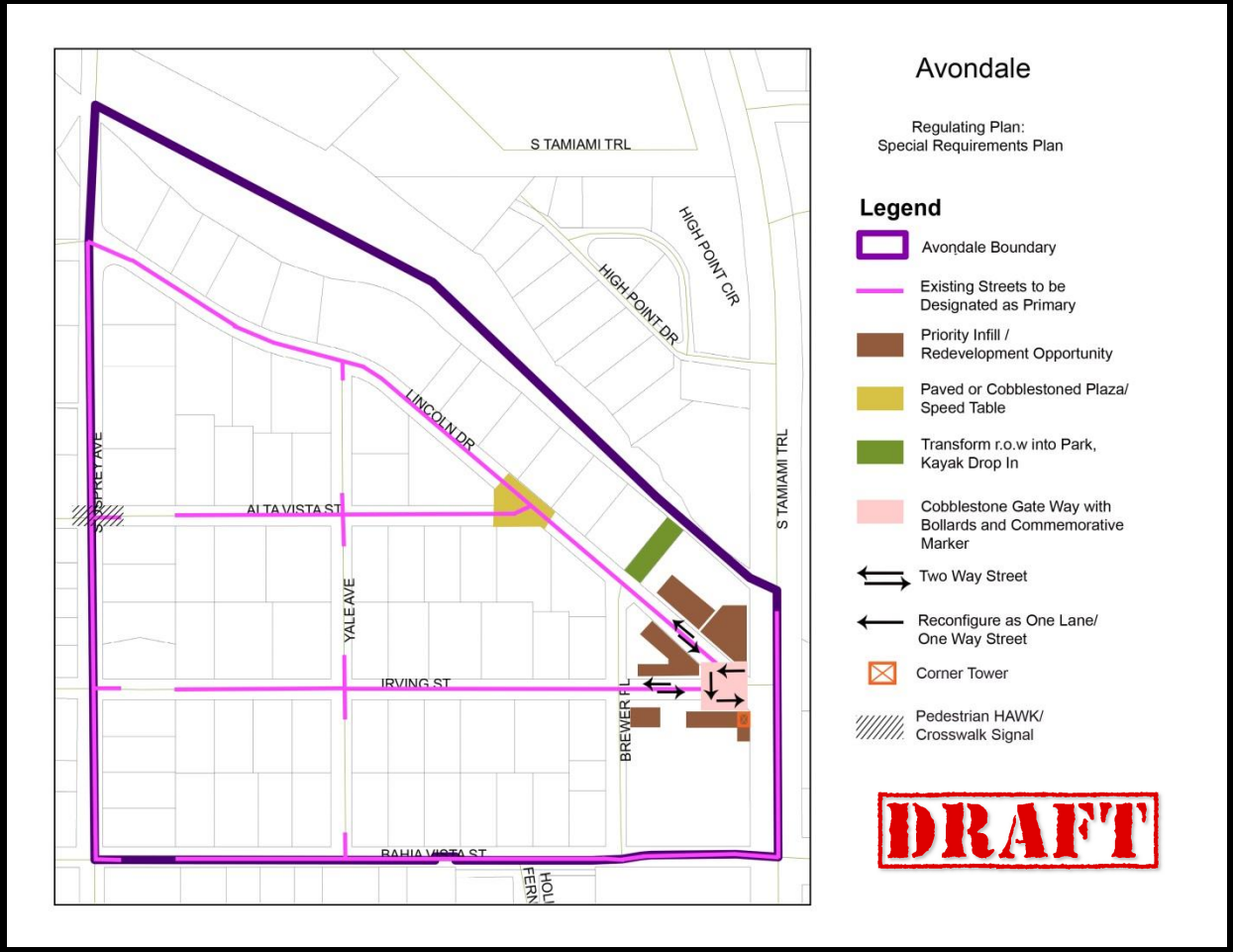
Develop concepts with the Community using spatial design illustrations, maps and diagrams to implement plans.

Park Interface

Sample Block Illustrations

Water Tower Park

Regulatory Plans



New Districts & Public Outreach

Process

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

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

Mapping Exercise

- Packets Provided with:

Current Land Use & Zoning Maps

Draft Maps to look at potential new zone

Cards of the New Zones & Metrics

Feedback Cards & Staff to assist

The Island District
Straight Translation

DRAFT

Transect

CI	T3-R	T4-R	T5-R	T6-10
CS	T3.1-O	T4.1-O	T5.1-O	T6-18
T1	T3.2-O	T4.2-O	T5.2-O	<all other values>

The Island District
Calibrated Zoning

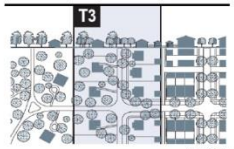
DRAFT

Transect

CI	T3-R	T4-R	T5-R	T6-10
CS	T3.1-O	T4.1-O	T5.1-O	T6-18
T1	T3.2-O	T4.2-O	T5.2-O	<all other values>

T3-R

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



(See Table 1)

i. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING HEIGHT (See Table 8)	
Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)	
Lot Width	100 ft. min.
Lot Coverage	30% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Principal	30 ft. min.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	8 ft. min.
(g.4) Rear Setback	15 ft. min. *
Frontage Buildout	none

h. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	3 ft. min. or 6 ft. at corner
(h.3) Rear Setback	4 ft. min. *

j. PRIVATE FRONTAGES (See Table 7)	
Porch & Fence	permitted
Stoop	not permitted
Shopfront & Awning / Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS

(See Table 10 & 11)

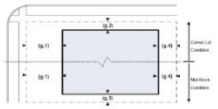
* or 15 feet from center line of alley
"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

BUILDING HEIGHT

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

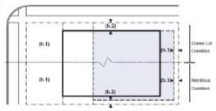
SETBACKS- PRINCIPAL BLDG.

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



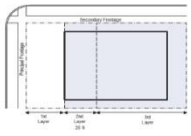
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

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



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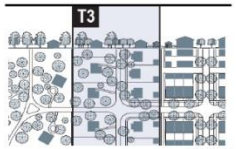
T3.1-O

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



(See Table 1)

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

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

k. BUILDING HEIGHT (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	80 ft. min.
Lot Coverage	35% max.

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

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

h. SETBACKS - OUTBUILDING (See Table 14h)

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

j. PRIVATE FRONTAGES (See Table 7)

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

Refer to Summary Table 14

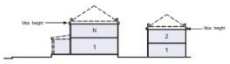
PARKING PROVISIONS

(See Table 10 & 11)

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

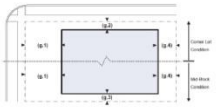
BUILDING HEIGHT

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



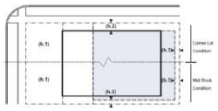
SETBACKS - PRINCIPAL BLDG.

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



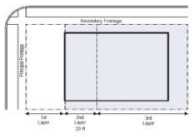
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

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



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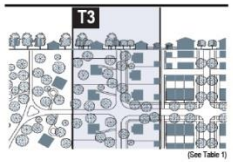
T3.2-O

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



(See Table 1)

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

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

k. BUILDING HEIGHT (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

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

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

(g.1) Front Setback Principal	15 ft. min., 25 ft. max.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	6 ft. min.
(g.4) Rear Setback	15 ft. min. *
Frontage Buildout	40% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

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

j. PRIVATE FRONTAGES (See Table 7)

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

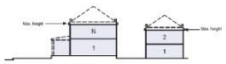
Refer to Summary Table 14

PARKING PROVISIONS
(See Table 10 & 11)

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

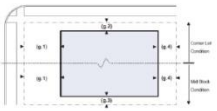
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 2.5 ft.



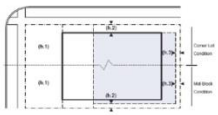
SETBACKS - PRINCIPAL BLDG.

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



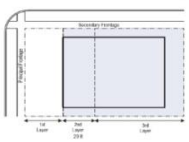
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

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



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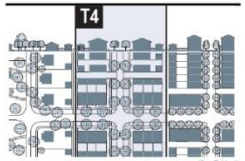
T4-R Mostly Attached

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



(See Table 1)

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

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

k. BUILDING HEIGHT (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

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

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

(g.1) Front Setback Primary	6 ft. min., 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 18 ft. max.
(g.3) Side Setback Detatched	4 ft. min.
(g.3) Side Setback Attached	0 ft min.
(g.4) Rear Setback	4 ft. min. *
Frontage Buildout Primary	60% min. at setback
Frontage Buildout Secondary	50% min.

h. SETBACKS - OUTBUILDING (See Table 14h)

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

j. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted
	Refer to Summary Table 14

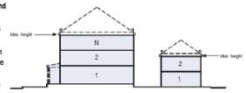
PARKING PROVISIONS

(See Table 10 & 11)

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

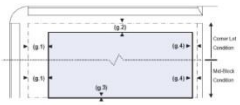
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



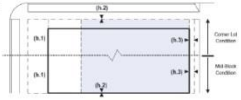
SETBACKS - PRINCIPAL BLDG.

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



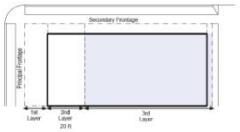
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

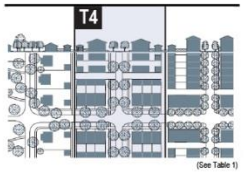
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



DRAFT

T4-R Mostly Detached

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



(See Table 1)

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

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

k. BUILDING HEIGHT (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

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

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

(g.1) Front Setback Primary	6 ft. min., 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 18 ft. max.
(g.3) Side Setback Detatched	4 ft. min.
(g.3) Side Setback Attached	0 ft min.
(g.4) Rear Setback	4 ft. min. *
Frontage Buildout Primary	60% min. at setback
Frontage Buildout Secondary	50% min.

h. SETBACKS - OUTBUILDING (See Table 14h)

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

j. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted
	Refer to Summary Table 14

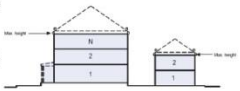
PARKING PROVISIONS

(See Table 10 & 11)

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

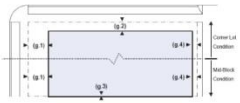
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



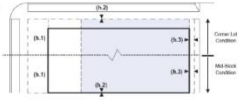
SETBACKS - PRINCIPAL BLDG.

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



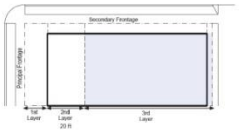
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

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



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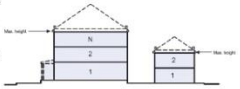
T4.1-O

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

(See Table 6)

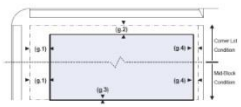
BUILDING HEIGHT PRE-BONUS

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished floor height 3 ft.



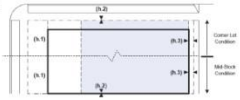
SETBACKS - PRINCIPAL BLDG.

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



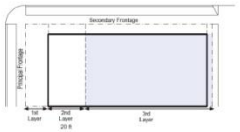
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

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



i. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	limited use
Lodging	limited use
Office	limited use
k. BUILDING HEIGHT (See Table 8)	
Principal Building	3 stories max.
Outbuilding	2 stories max.
f. LOT OCCUPATION (See Table 14f)	
Lot Width Detached	30 ft. min.
Lot Coverage Detatched	50% max.
Lot Width (Attached)	16 ft. min.
Lot Coverage (Attached)	75% max.
g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Primary	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 20 ft. max.
(g.3) Side Setback Detatched	5 ft. min.
(g.3) Side Setback Attached	0 ft min.
(g.4) Rear Setback	3 ft. min. *
Frontage Buildout	60% min. at setback
h. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *
j. PRIVATE FRONTAGES (See Table 7)	
Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted
PARKING PROVISIONS (See Table 10 & 11)	

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

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T4.2-O

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

(See Table 1)

i. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING HEIGHT (See Table 8)	
Principal Building	4 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)	
Lot Width Detached	30 ft. min.
Lot Coverage Detatched	50% max.
Lot Width Attached	16 ft. min.
Lot Coverage Attached	75% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Primary	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.
(g.3) Side Setback Detatched	5 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	3 ft min. *
Frontage Buildout	60% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *

j. PRIVATE FRONTAGES (See Table 7)	
Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquis	permitted
Gallery	not permitted
Arcade	not permitted
	Refer to Summary Table 14

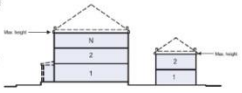
PARKING PROVISIONS

(See Table 10 & 11)

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

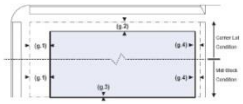
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



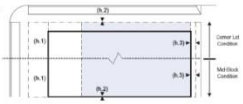
SETBACKS - PRINCIPAL BLDG.

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



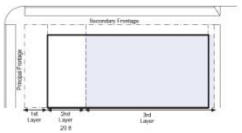
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

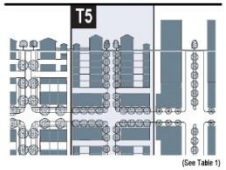
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



DRAFT

T5.1-O

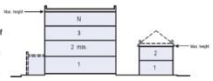
TABLE 15C. FORM-BASED CODE GRAPHICS - T5.1-O Sarasota



(See Table 1)

BUILDING HEIGHT

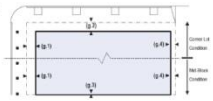
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 12 ft. and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



i. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use
k. BUILDING HEIGHT (See Table 8)	
Principal Building	3 stories max.
Outbuilding	2 stories max.
l. LOT OCCUPATION (See Table 14f)	
Lot Width	N/A
Lot Coverage	85% max.
g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Principal	0 ft min., 10 ft max. (Along Tamiami Trail, Tuttle, Fruitville east of 301: 0 ft. min., 15 ft. max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)
(g.2) Front Setback Secondary	0 ft. min., 10 ft. max.
(g.3) Side Setback	0 ft min., 24 ft max.
(g.4) Rear Setback	3 ft min.*
Frontage Buildout	80% min. at setback
h. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min. or 2 ft. at corner
(h.3) Read Setback	3 ft. max.*
j. PRIVATE FRONTAGES (See Table 7)	
Porch & Fence	not permitted
Stoop	permitted
Shopfront & Awning/ Marquis	permitted
Gallery	permitted
Arcade	not permitted
	Refer to Summary Table 14
PARKING PROVISIONS (See Table 10 & 11)	

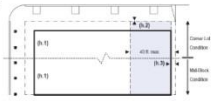
SETBACKS - PRINCIPAL BLDG.

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



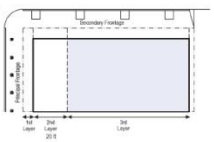
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

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



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

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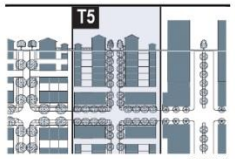
T5.2-O

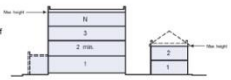
TABLE 15C. FORM-BASED CODE GRAPHICS - T5.2-O Sarasota



(See Table 1)

BUILDING HEIGHT

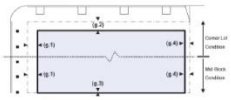
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 12 ft. and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



i. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use
k. BUILDING HEIGHT (See Table 8)	
Principal Building	5 stories max.
Outbuilding	2 stories max.
l. LOT OCCUPATION (See Table 14f)	
Lot Width	N/A
Lot Coverage	85% max.
g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Principal	0 ft. min., 10 ft. max. (Along Tamiami Trail, Tuttle, Fruitville east of 301: 8 ft. min., 15 ft. max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)
(g.2) Front Setback Secondary	0 ft. min., 10 ft. max.
(g.3) Side Setback	0 ft. min., 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min. at setback

SETBACKS - PRINCIPAL BLDG.

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



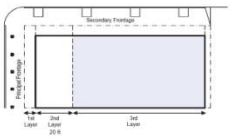
h. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback Principal	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min. or 2 ft. at corner
(h.3) Rear Setback	3 ft. max.*
j. PRIVATE FRONTAGES (See Table 7)	
Porch & Fence	not permitted
Stoop	permitted
Shopfront & Awning/ Marquis	permitted
Gallery	permitted
Arcade	not permitted
	Refer to Summary Table 14

SETBACKS - OUTBUILDING

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

PARKING PLACEMENT

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



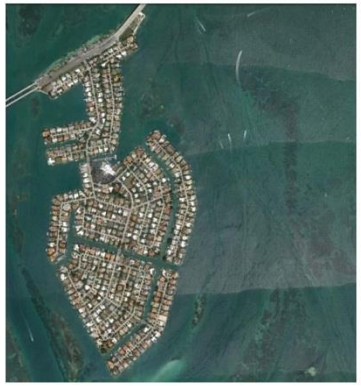
* or 15 feet from center line of alley right away or easement.
"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

DRAFT

MARCH ISLAND WALKING AUDITS

St. Armands Circle

Bird Key Aerial



Golden Gate Point Aerial

Lido Key Aerial

Lido Shores Aerial

Focused on Residential Areas while seasonal residents are here.

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

Issues Raised include:

- Improved safety, connectivity & compatibility with business district uses.
- Pedestrian & Bicycle Safety
- Infill Compatibility & Flood Zone Adaptation
- Citywide Traffic Congestion Issues
- Parking
- Property Rights

John Ringling Aerial

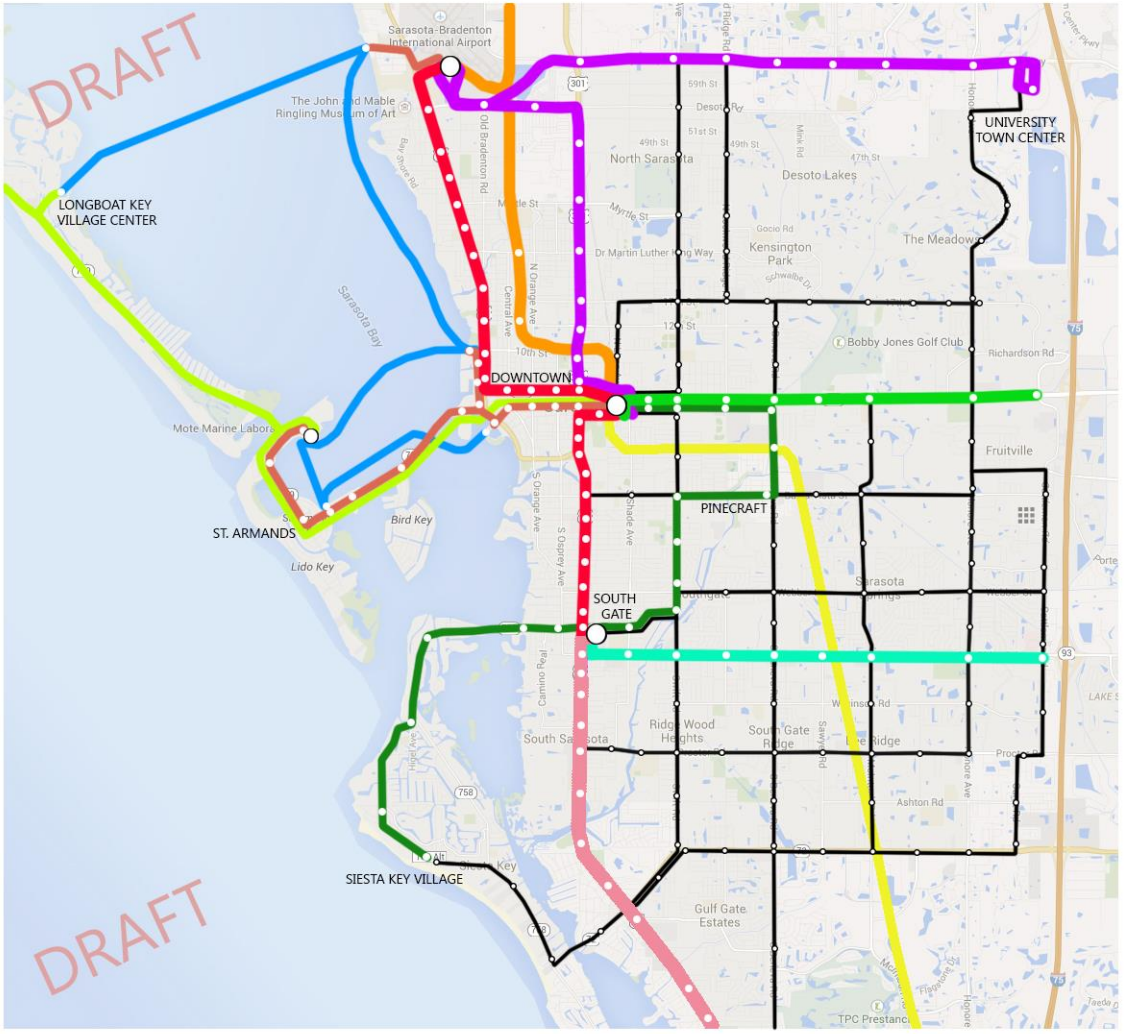
Include multi-modal transportation

Bicycle users, a spectrum

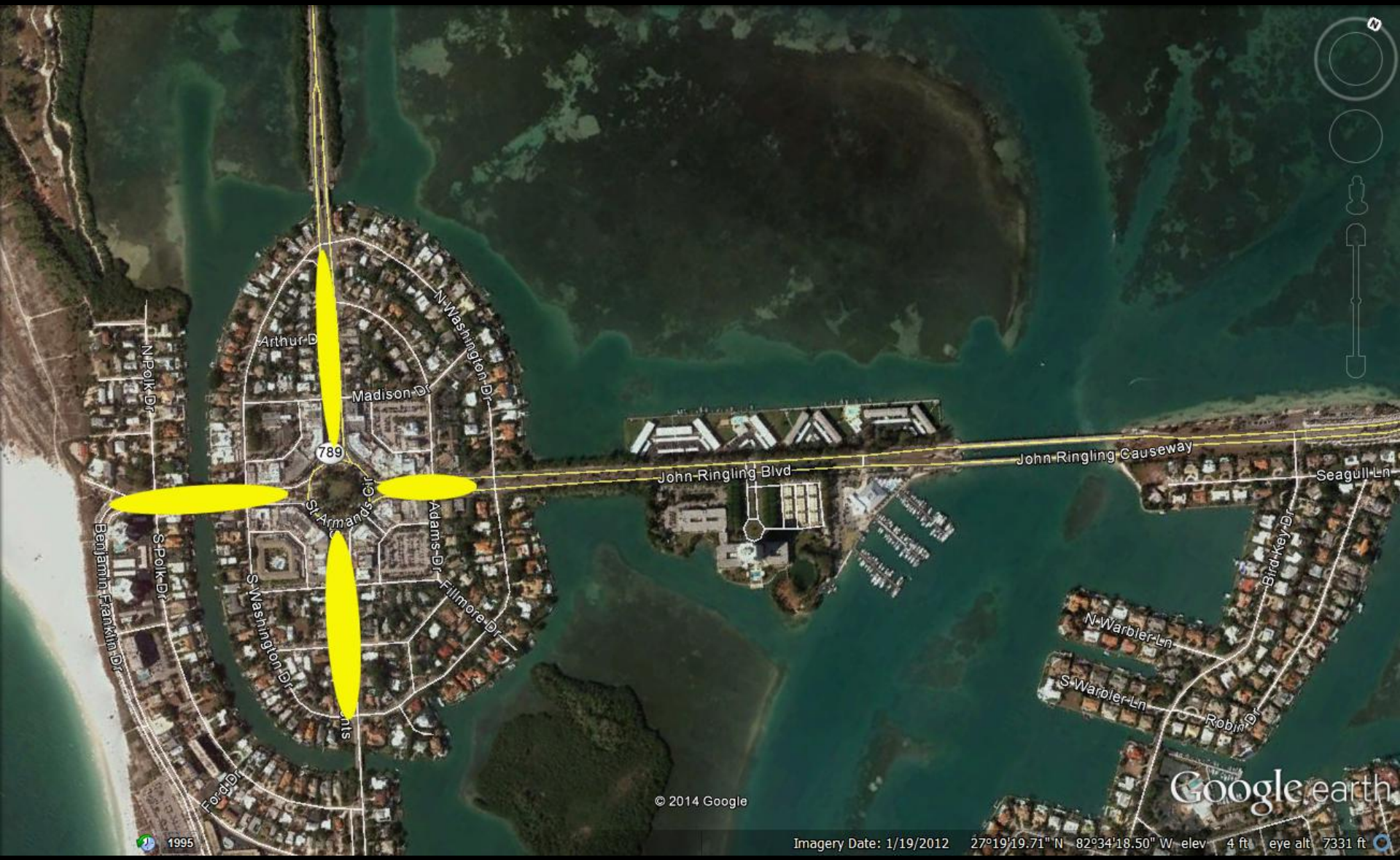
sidewalk	sidewalk	sidewalk	sidewalk	sidewalk		
woonerf	slowest streets with guardian	slow streets (sharrow)	slow streets (sharrow)	slow streets (sharrow)	slow streets (sharrow)	slow streets (sharrow)
	curb-protected cycle track	curb-protected cycle track	curb-protected cycle track	curb-protected cycle track	curb-protected cycle track	curb-protected cycle track
		cycle track	cycle track	cycle track	cycle track	cycle track
			bike lane, fearfully	bike lane, fearfully	bike lane, confidently	bike lane, confidently
						highway lane or shoulder, tour de france

City Engineer – Ongoing Bicycle & Mobility Master Plans

City-Wide Transit



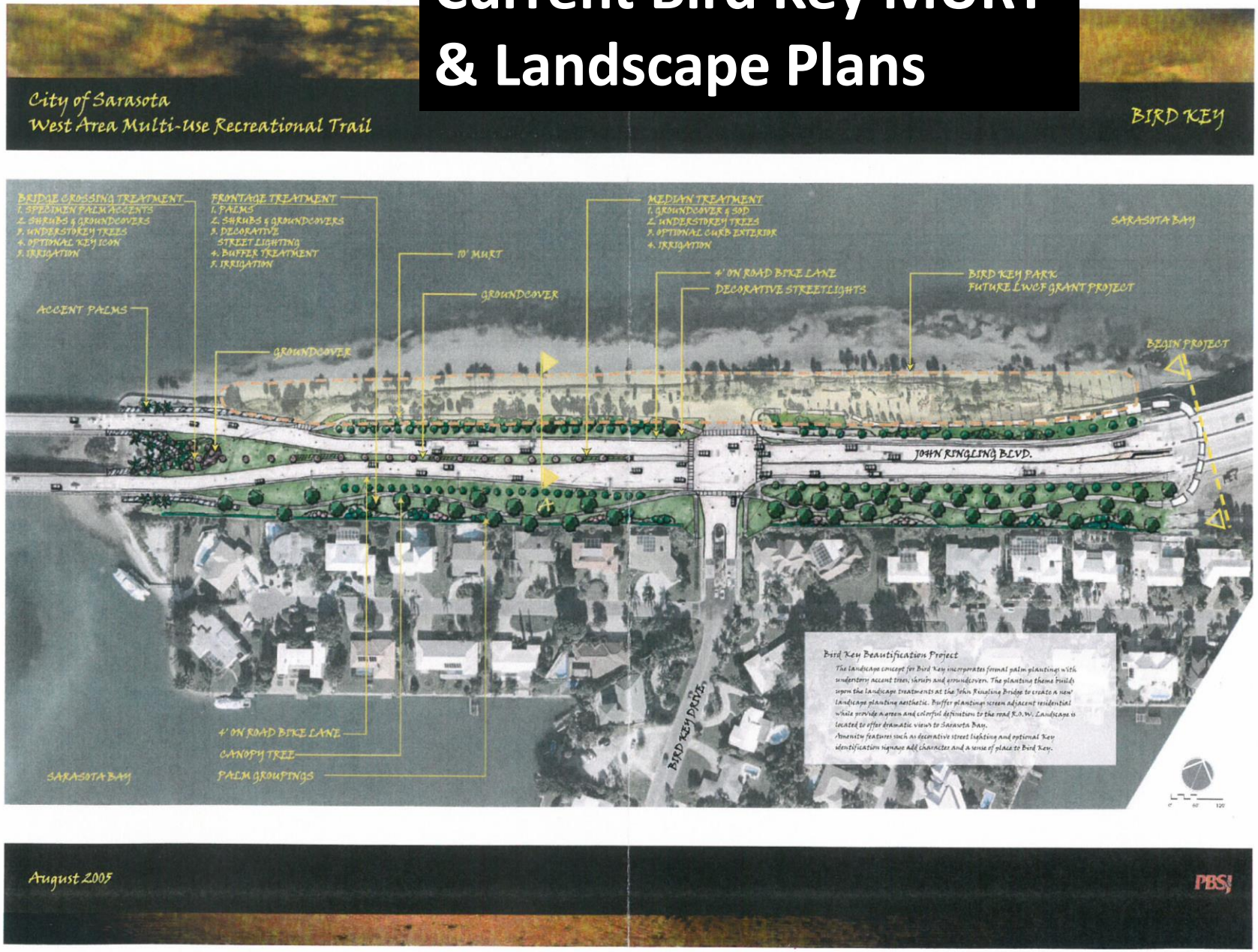
Existing Parking Approaching the Circle



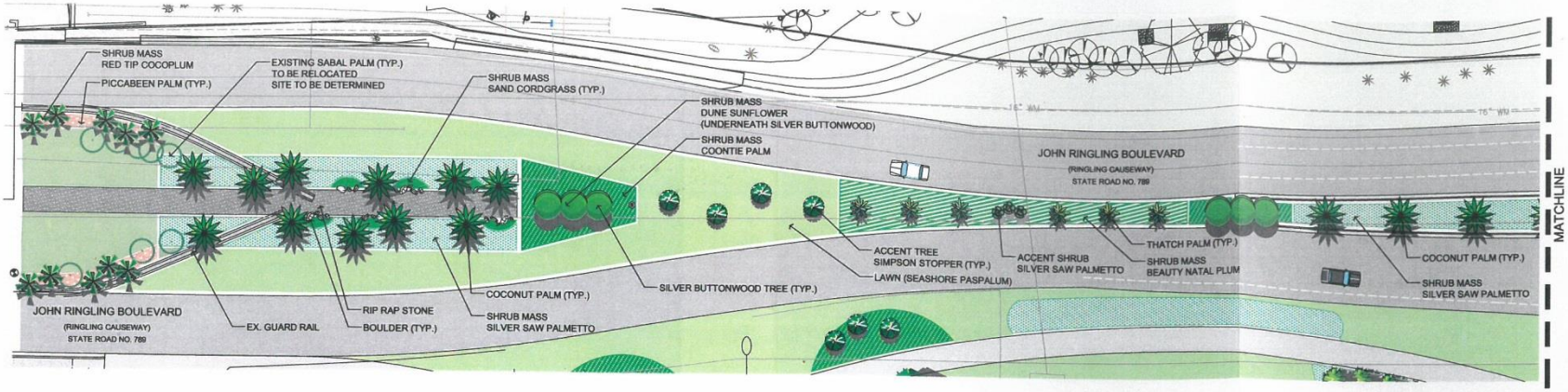
Conceptual Parking Approaching the Circle

What if?

Current Bird Key MURT & Landscape Plans



What if?



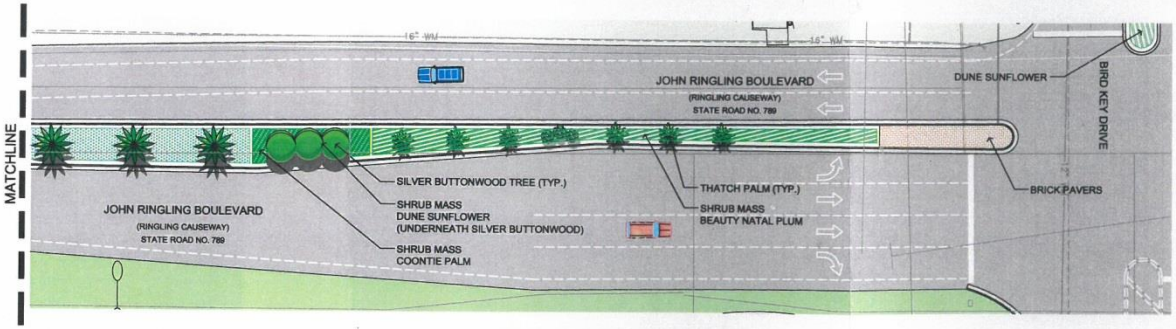
COCONUT PALM

THATCH PALM

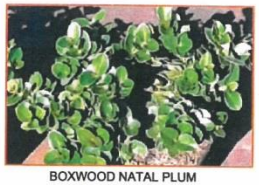
PICCABEEN PALM

SIMPSON'S STOPPER

SILVER BUTTONWOOD

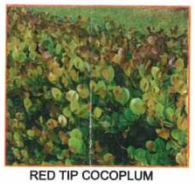


SILVER SAW PALMETTO



BOXWOOD NATAL PLUM

COONTIE PALM



RED TIP COCOPLUM

DUNE SUNFLOWER

CONCEPT PLAN FOR:

COON KEY BRIDGE MEDIAN PLANTING
S.R. 789 JOHN RINGLING PARKWAY
SARASOTA, FLORIDA

REGISTERED LANDSCAPE ARCHITECT
PHILLIP J. SMITH
1096
STATE OF FLORIDA

PHILLIP J. SMITH, ASLA FLA 1096

SEPTEMBER 29, 2014

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL. 34236 • (941) 366-3159

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

They are meant to illustrate a multi-modal transportation approach and a long range plan sample of flood zone adaptation for new construction.

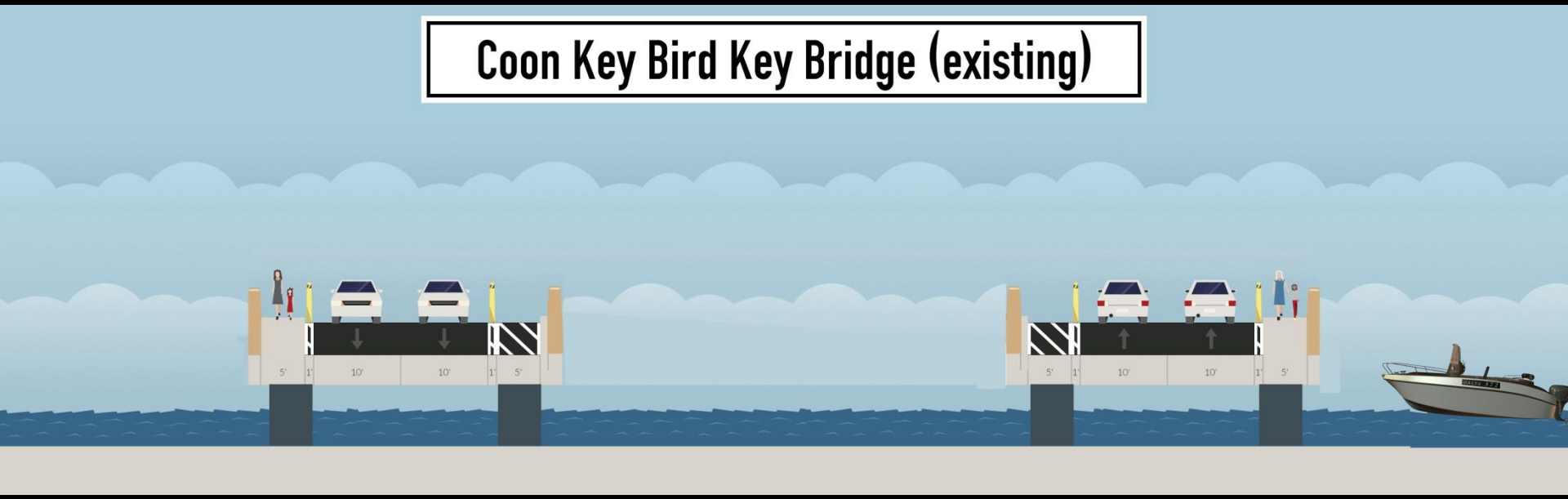
What if? Current Bridge

What if? Conceptual New Bridge

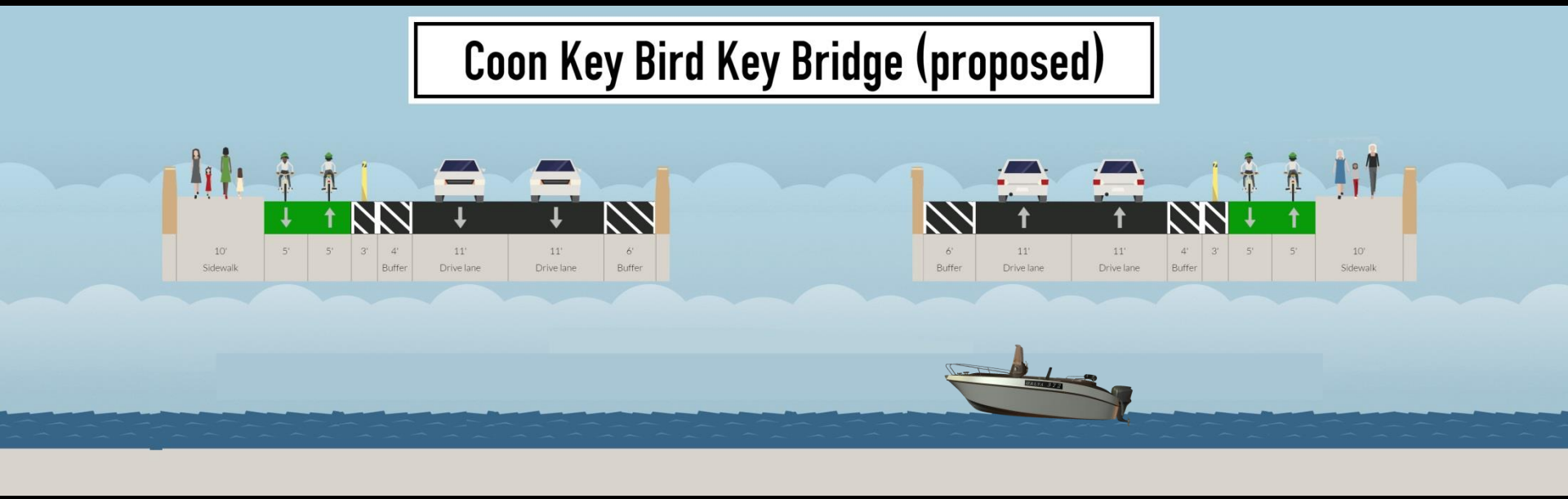
What if? Existing Bridge

What if? Pedestrian & Bicycle Friendly

What if?

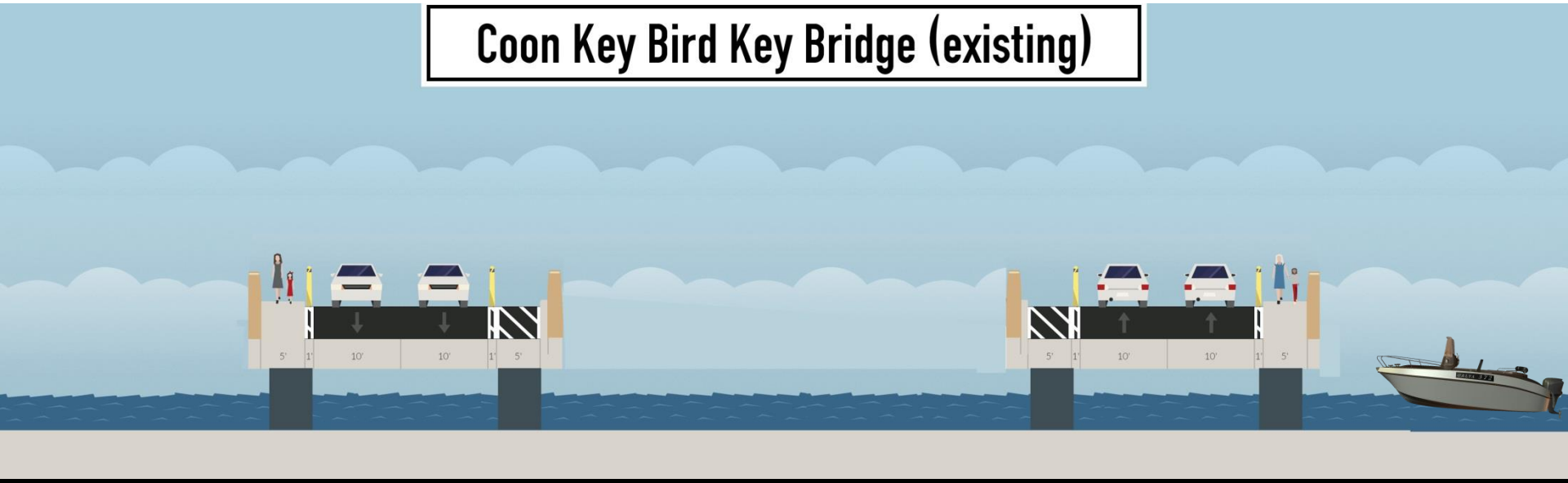


What if?

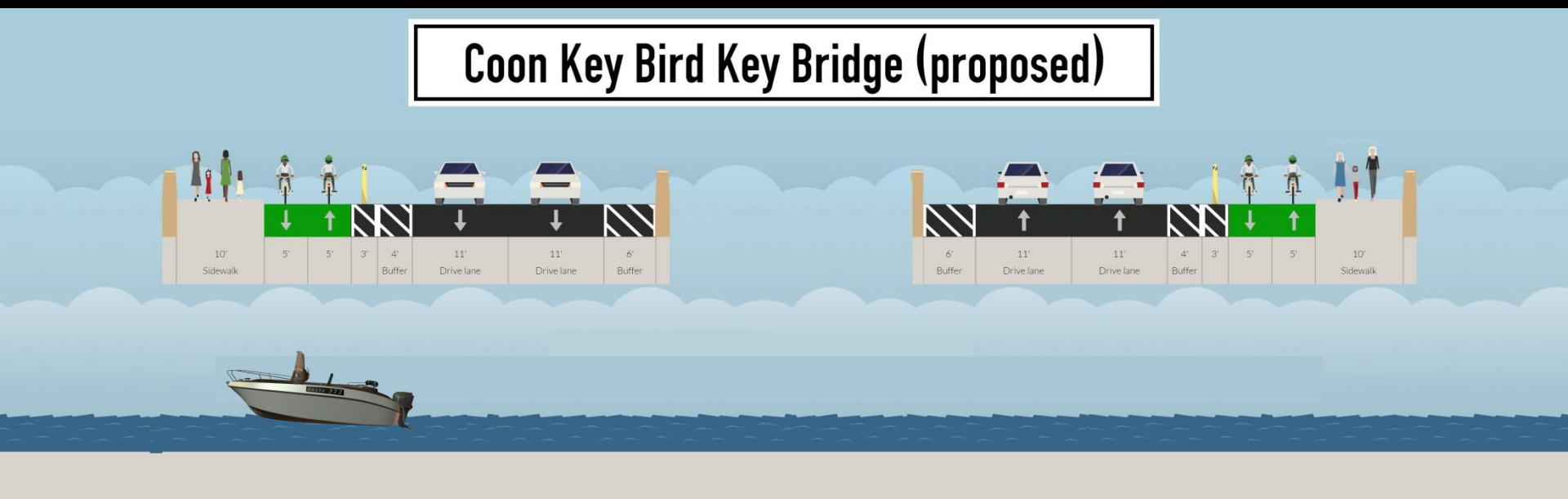

Coon Key Bird Key Bridge (proposed)
10' Sidewalk
5'
5'
3'
4' Buffer
11' Drive lane
11' Drive lane
6' Buffer
6' Buffer
11' Drive lane
11' Drive lane
4' Buffer
3'
5'
5'
10' Sidewalk

What if?

Coon Key Bird Key Bridge (existing)



Coon Key Bird Key Bridge (proposed)



What if?

John Ringling Blvd (existing conditions)
28½'
Planting strip
5'
Sidewalk
10'
Planting strip
5'
11'
Drive lane
11'
Drive lane
38'
Planting strip
11'
Drive lane
11'
Drive lane
5'
9'
Planting strip
5'
Sidewalk
15¾'
Planting strip

What if?

John Ringling Blvd (proposed)
18'
Planting strip
5'
Sidewalk
5'
5'
3'
8'
Parking lane
10½'
Drive lane
10½'
Drive lane
8'
Parking lane
8'
Planting strip
6'
Sidewalk
8'
Planting strip
8'
Parking lane
10½'
Drive lane
10½'
Drive lane
8'
Parking lane
3'
5'
5'
5'
Sidewalk
14¼'
Planting strip

What if?

John Ringling Blvd (existing conditions)
28½'
Planting strip
5'
Sidewalk
10'
Planting strip
5'
11'
Drive lane
11'
Drive lane
38'
Planting strip
11'
Drive lane
11'
Drive lane
5'
9'
Planting strip
5'
Sidewalk
15¾'
Planting strip

John Ringling Blvd (proposed)
18'
Planting strip
5'
Sidewalk
5'
5'
3'
8'
Parking lane
10½'
Drive lane
10½'
Drive lane
8'
Parking lane
8'
Planting strip
6'
Sidewalk
8'
Planting strip
8'
Parking lane
10½'
Drive lane
10½'
Drive lane
8'
Parking lane
3'
5'
5'
5'
Sidewalk
14¼'
Planting strip

What if?

existing conditions

Looking Toward the Circle starting west of Plymouth Harbor

What if?

underground

What if? Incremental Removal & Replanting of Nuisance & Exotics

remove invasive exotics such as australian pines

What if?

install human-scaled and habitat-friendly lighting

What if?

install streetscape to feature on-street parking, native vegetation, protected bike lanes, wider sidewalk, useable median that lead straight to St. Armands Circle

What if?

water taxi station

Multi-modal: ped/bike/car/trolley/water taxi

dark sky-compliant lanterns

permeable pavers in parking

native mangroves and coastal hammock

What if?

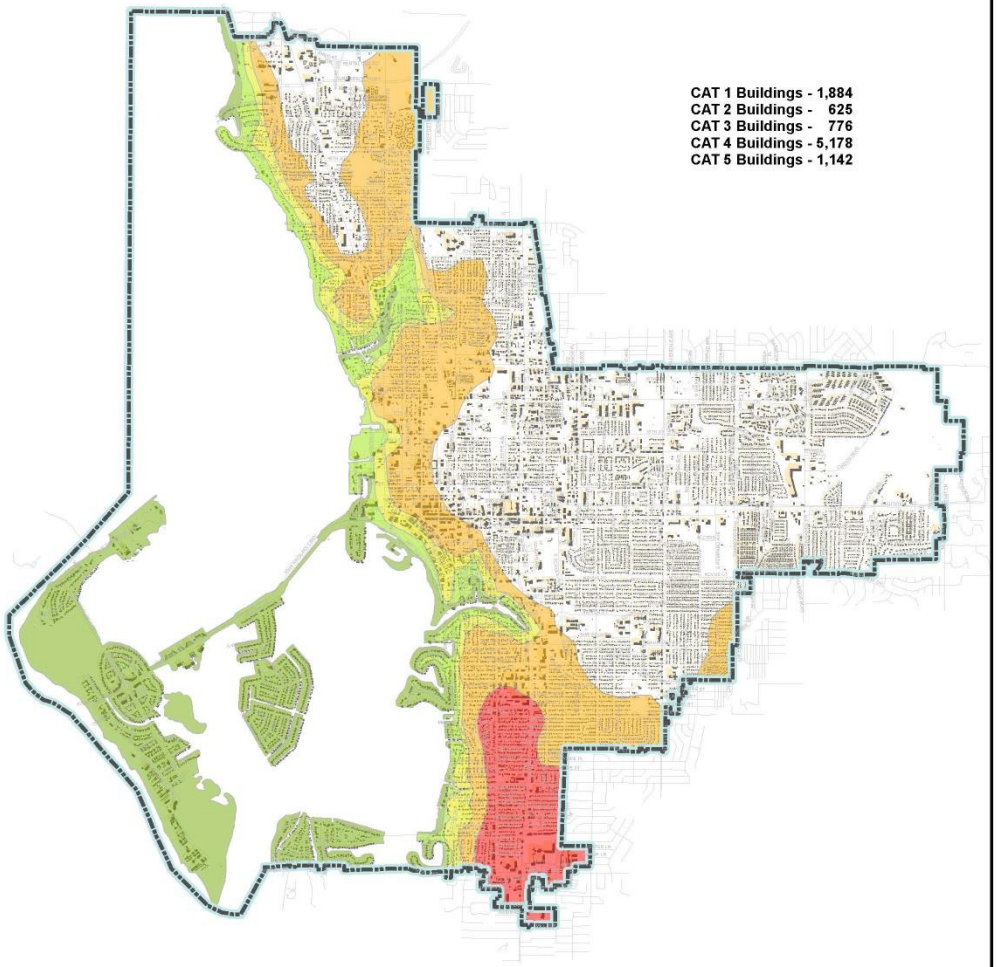
BLVD
LEFT LANE
NORTH
789
BOTH
LANES

SARASOTA

Sample Flood Zone Adaptation Shows new building interface over time.

Sarasota Storm Surge with Building Footprints

City of Sarasota FL



City Storm Surge

Potential Storm Surge in FT

- CAT 5- ++156'+ Surge + Winds, Extreme Damage, Building Failures, Major Damages
- CAT 4 - 13'+ Surge, Extreme Damage, Building Failures, Major Flood Damage
- CAT 3 - 9-12' Surge, Major Damage to Residences, Coastal Flooding Damages Structures
- CAT 2 - 6-8' Surge, Roof, Door & Window Damage, Escape Routes Flooded
- CAT 1 - 4-5' Surge, Minor Damage to Buildings Structures, Some Coastal Flooding
- Building Representations
- Sarasota City Limits

0 0.375 0.75 1.5 2.25 3 Miles

Date: 1/13/2015

SFHA Zones, Evac Routes & Prior Flood Areas
City of Sarasota FL

Location

700 John Rngling Blvd, Sarasota, FL
6th St bet Goodrich @ Osprey, Sarasota, FL
School St @ Ringling & Bay, Sarasota, FL
Norsota Way @ Sea Grape & Anglin, Sarasota, FL
8th St from Railroad to Shade, Sarasota, FL
1700 Ben Franklin, Sarasota, FL
Ken Thompson Park, Sarasota, FL
US 41 @ 1st St, Sarasota, Fl
Aspinw all @ Shade, Sarasota, FL
Washington Blvd @ 6th St, Sarasota, FL
Orange Ave @ 18th St, Sarasota, FL

GIS Data Layers for FEMA Flood & FIRM Information

Past Flood Area Risk

SFHA ZONES - 3811.87 Total Acres

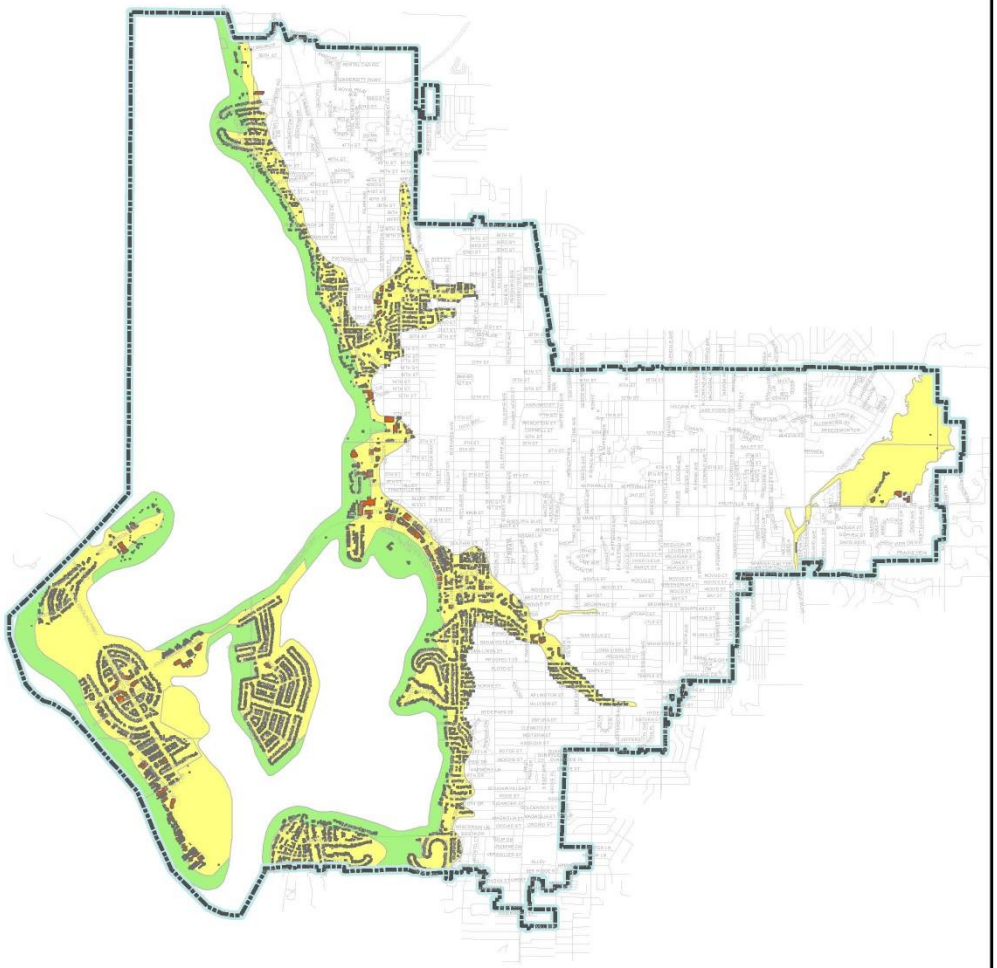
Zones A, AE & AH
Zone VE
Sarasota City Limits

0 0.375 0.75 1.5 2.25 3 Miles

Date: 1/13/2015

SFHA Zones & Buildings in Flood Zones

City of Sarasota FL



GIS Data Layers for FEMA Flood & FIRM Information

SFHA ZONES - 3,812 Total Acres

- Zones A, AE & AH
- Zone VE
- Total Buildings in Flood Zone - 4,074
  - 3,702 Buildings in Zones AE & AH
  - 372 Buildings in Zone VE

0 0.375 0.75 1.5 2.25 3 Miles

Date: 1/13/2015

Coon Key Adaptation to Sea Level Rise

Coon Key Adaptation to Sea Level Rise

Coon Key Adaptation to Sea Level Rise

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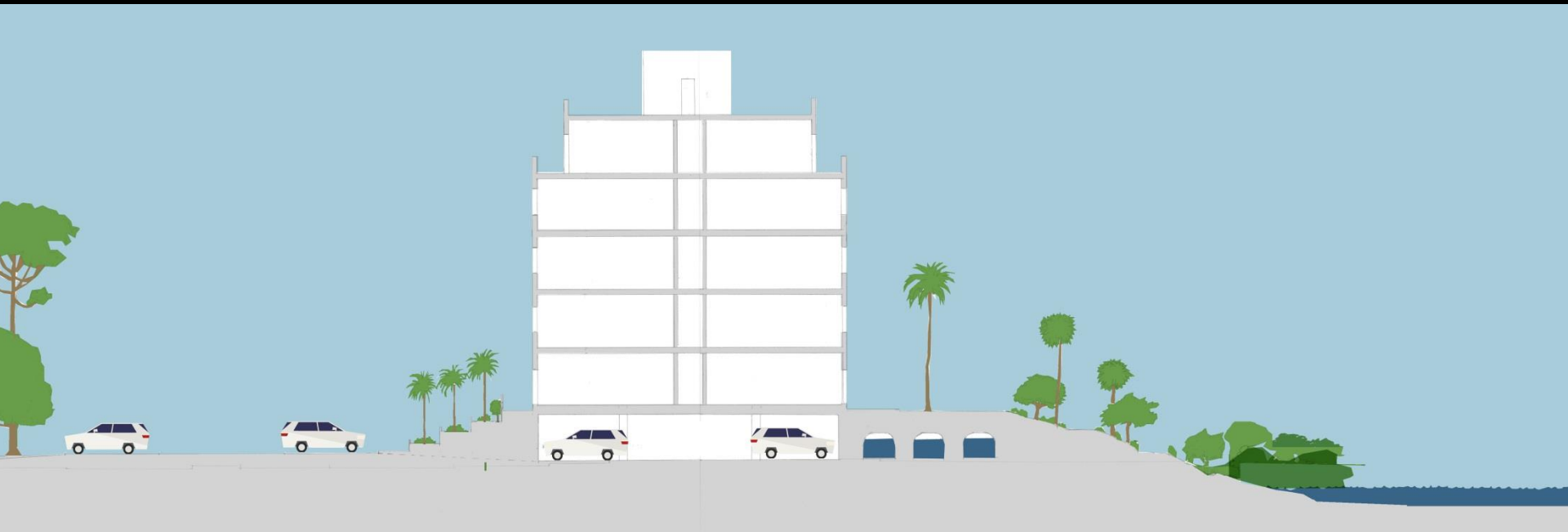
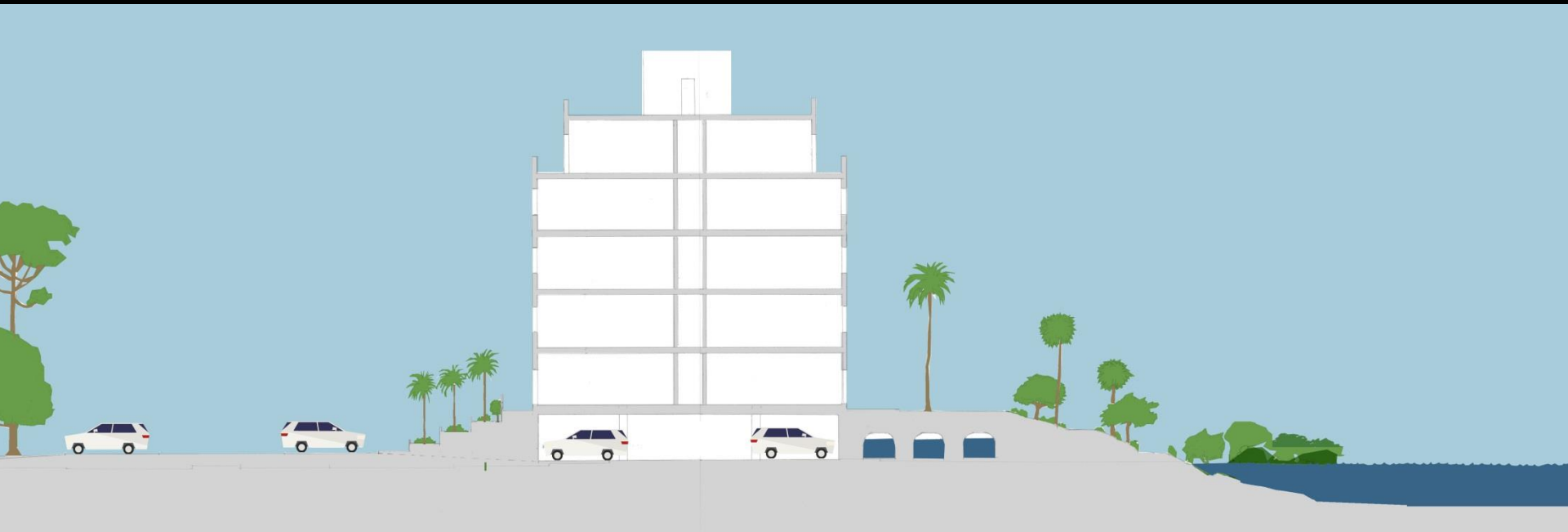
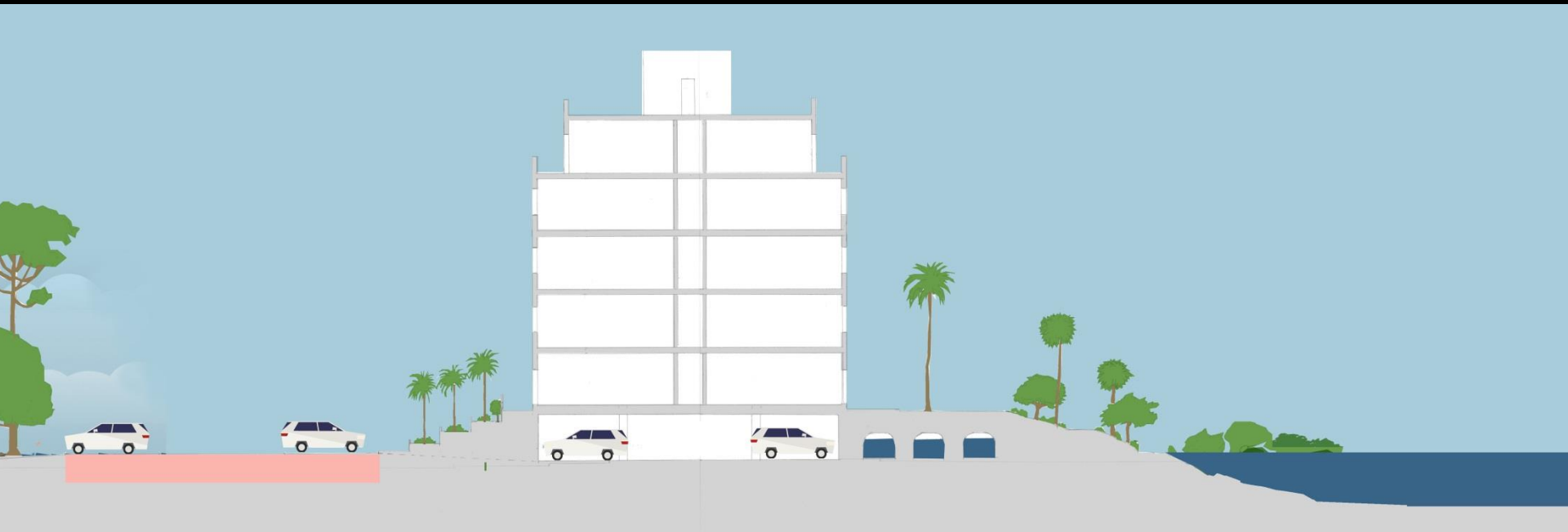


Coon Key Adaptation to Sea Level Rise

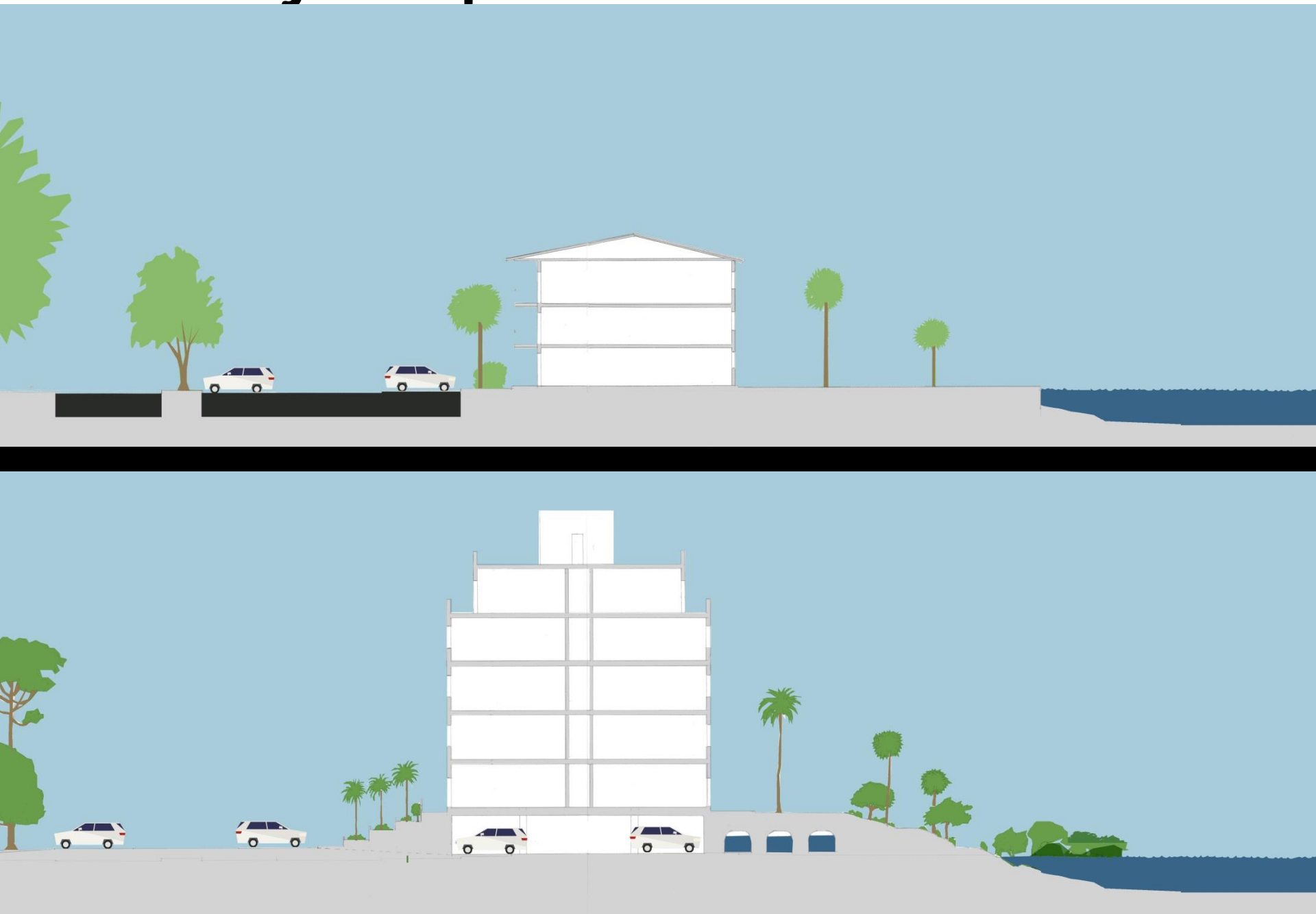


Coon Key Adaptation to Sea Level Rise

Coon Key Adaptation to Sea Level Rise



Coon Key Adaptation to Sea Level Rise



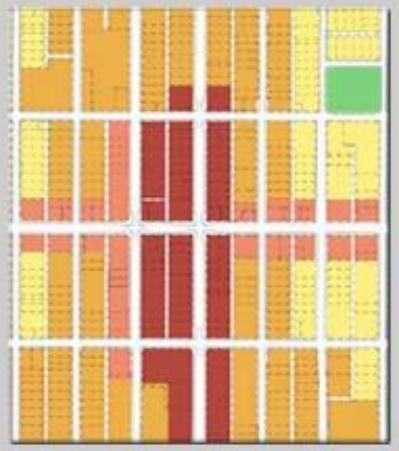
Next Steps -

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

URBAN DESIGN

Illustrative Plan

FORM-BASED CODE



Regulating Plan

Building Form Standards

Public Space Standards

draft articles

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ARTICLE 5. THOROUGHFARE AND CONNECTIVITY STANDARDS

ARTICLE 6. LANDSCAPE STANDARDS

ARTICLE 7. LIGHTING STANDARDS

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ARTICLE 9. LIGHT IMPRINT STORWATER STANDARDS

ARTICLE 10. RENEWABLE ENERGY

ARTICLE 11. URBAN FARMING

ARTICLE 12. PUBLIC ART

ARTICLE 13. DEFINITIONS

ARTICLE 14. APPENDICES

DRAFT

Florida Friendly Natives