The
Future Land Use
Chapter
Sarasota City Plan
and
Support Document
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## The Future Land Use Plan

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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 **Rezonings 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 No.s 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 the issuance of the last certificate of occupancy for the last apartment unit constructed on the property.

C. Building height limitation of 6 stories.

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 continue with the RROD within the Rosemary Neighborhood to encourage development of new high-density residential units and enhance economic vitality. The maximum residential base density shall be forty (40) units per acre allowed in accordance with the Rosemary Residential Overlay District and the Urban Edge Future Land Use Classification. Up to one-hundred (100) dwelling units per acre may be achieved for residential development that incorporates dwelling units designated for households with an income at or below 120 percent of the Area Median Income (AMI) in the North Port-Sarasota-Bradenton Metropolitan Statistical Area (MSA) for a minimum period of thirty (30) years. The boundary of the overlay shall be Cocoanut Avenue, 10th Street, Orange Avenue, and Fruitville Road as depicted in Illustration LU-21. *(Revised by Ordinance No. 20-5312 on January 6, 2020)*
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 Concurrency:** Continue to implement the zoning code relative to the issuance of Certificates of Concurrency.

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 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.

<table>
<thead>
<tr>
<th>RESIDENTIAL CLASSIFICATIONS</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SINGLE FAMILY - VERY LOW DENSITY</td>
<td>4.5 units per acre or less</td>
</tr>
<tr>
<td>SINGLE FAMILY - LOW DENSITY</td>
<td>over 4.5 units per acre to 9 units per acre</td>
</tr>
<tr>
<td>MULTIPLE FAMILY - MODERATE DENSITY</td>
<td>over 4.5 units per acre to 13 units per acre</td>
</tr>
<tr>
<td>MULTIPLE FAMILY - MEDIUM DENSITY</td>
<td>over 13 units per acre to 25 units per acre</td>
</tr>
<tr>
<td>MULTIPLE FAMILY - HIGH DENSITY</td>
<td>over 25 units per acre to 50 units per acre</td>
</tr>
<tr>
<td>MIXED RESIDENTIAL</td>
<td>single and multiple family up to 9 units per acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NON-RESIDENTIAL CLASSIFICATIONS</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEIGHBORHOOD OFFICE</td>
<td>low intensity office uses</td>
</tr>
<tr>
<td>COMMUNITY OFFICE / INSTITUTIONAL</td>
<td>medium intensity office and institutional uses</td>
</tr>
<tr>
<td>NEIGHBORHOOD COMMERCIAL</td>
<td>low intensity commercial uses</td>
</tr>
<tr>
<td>COMMUNITY COMMERCIAL</td>
<td>medium intensity commercial uses</td>
</tr>
<tr>
<td>PRODUCTION INTENSIVE COMMERCIAL</td>
<td>high intensity production and commercial uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MIXED USE CLASSIFICATIONS</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>URBAN NEIGHBORHOOD</td>
<td>residential uses up to 12 units per acre and limited amounts of non-residential uses</td>
</tr>
<tr>
<td>URBAN EDGE</td>
<td>residential uses up to 25 units per acre, residential uses up to 100 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 <em>(Revised by Ordinance No. 20-5312 on January 6, 2020)</em></td>
</tr>
<tr>
<td>DOWNTOWN CORE</td>
<td>residential uses up to 50 units per acre and non-residential lodging, office, commercial, and artisanal uses</td>
</tr>
<tr>
<td>DOWNTOWN BAYFRONT</td>
<td>residential uses up to 50 units per acre and non-residential lodging, office, commercial, and artisanal uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SPECIAL PURPOSE CLASSIFICATIONS</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESORT RESIDENTIAL</td>
<td>multiple family up to 18 units per acre and hotel / motels up to 50 units per acre</td>
</tr>
<tr>
<td>METROPOLITAN / REGIONAL</td>
<td>only defined uses regardless of zoning</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RESTRICTED USE CLASSIFICATIONS</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN SPACE-RECREATION-CONSERVATION</td>
<td>natural areas, recreational sites, and limited accessory structures used for recreational activities or supporting infrastructure</td>
</tr>
</tbody>
</table>
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.
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.
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.
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.

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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.
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.
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.
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.
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 forty (40) units per acre, or one-hundred (100) units per acre when providing dwelling units designated for households with an income at or below 120 percent of the Area Median Income (AMI) in the North Port-Sarasota-Bradenton Metropolitan Statistical Area (MSA) for a minimum period of thirty (30) years, may be allowed in accordance with the Rosemary Residential Overlay District (see Action Strategy 2.12 and Illustration LU-21). 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.

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 five (5) stories; however, maximum building height up to seven (7) stories may be achieved for projects satisfying certain development standards within the Sarasota City Plan – Future Land Use Plan

Adopted – May 17, 2017
Rosemary Residential Overlay District. 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.

*(Revised by Ordinance No. 20-5312 on January 6, 2020)*
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.
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.
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.

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.
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.
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

[Sarasota City Plan – Future Land Use Plan](#) Adopted – May 17, 2017
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, and
LU-20 Primary Grid Streets.

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

Source: City of Sarasota
Planning and Redevelopment Department
December 2007
Illustration LU-2A
Public Airport Facilities
Existing and Planned
Future Land Use Map Series

Sarasota Bay

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

Sources: Sarasota County School Board and 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-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-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-21
Rosemary Residential Overlay District
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.
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.

\[
\begin{align*}
\text{FAR 0.5} & = 1 \text{ story building on 50\% of the lot or} \\
& 2 \text{ story building on 25\% of the lot} \\
\text{FAR 1.0} & = 1 \text{ story building on 100\% of the lot or} \\
& 2 \text{ story building on 50\% of the lot or} \\
& 4 \text{ story building on 25\% of the lot.}
\end{align*}
\]

“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 163.3164(36), Florida Statutes, 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. Appendix A of the Zoning Code sets forth the existing methodology for calculating the projected public facilities and services demand of a project 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.
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 roadways outside of the TCEA where the AADT (annual average daily traffic) of the roadway plus the number of projected trips from vested, previously approved development, plus three (3) years of background traffic growth, is less than or equal to the LOS D service capacity of the roadway inclusive of any capacity projects fully funded within the adopted 5-year CIP.

- **LOS E** - on all roadways within the TCEA where the AADT of the roadway plus the number of projected trips from vested, previously approved development, plus three (3) years of background traffic growth, is less than or equal to the LOS E service capacity of the roadway inclusive of any capacity projects fully funded within the adopted 5-year CIP.

- **Alternative LOS** - For roadways where existing traffic volumes plus the number of projected trips from vested, previously approved development, plus three (3) years of background traffic growth, exceed the nominal Level of Service standards identified above inclusive of any capacity projects fully funded within the adopted 5-year CIP, then the Level of Service standard for those roadways shall be the volume to capacity ratio of the roadway where:
• Traffic volume is equal to the existing volume plus vested trips from previously approved development plus three (3) years of background traffic growth and;

• Roadway capacity is the existing capacity plus the capacity of projects fully funded within the adopted 5-year CIP.

The term "previously approved development" as used in this Action Strategy shall mean any development that has a valid, unexpired site plan or building permit approval, but which has not been issued a certificate of occupancy.

The term “background traffic growth” as used in this Action Strategy will be calculated using a regression analysis of historical AADT counts for the subject roadway. If an accurate growth rate cannot be established for the subject roadway segment(s) due to lack of or erratic historical count data, then the overall citywide traffic growth rate shall be applied. In the event that the growth rate is less than zero (0), the applied growth rate shall be zero (0).

**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:

<table>
<thead>
<tr>
<th>Type of School</th>
<th>Level of Service (LOS) Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>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.</td>
</tr>
<tr>
<td>Middle</td>
<td>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.</td>
</tr>
<tr>
<td>High</td>
<td>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.</td>
</tr>
<tr>
<td>Special Purpose</td>
<td>100% of total program capacity (includes relocatables).</td>
</tr>
</tbody>
</table>
CONCURRENCY REQUIREMENTS

Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis (Section 163.3180(1), Florida Statutes). For these public facilities, the State of Florida specifies the timing, responsible parties, and legal mechanisms to effect concurrency.

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 (Section 163.3180(2), Florida Statutes). 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

Multimodal Transportation System Impacts and Mitigation for Small Scale Projects and Projects that do not have Significant Adverse Impacts to Adopted LOS Standards:

The City shall ensure that development approvals are consistent with multimodal level of service conditions. Development projects that either fall below the applicable traffic impact study threshold or do not degrade the adopted LOS standards on roadways that they significantly impact, shall address site access and circulation requirements and shall mitigate their transportation system impacts through payment of the City’s Multimodal Transportation Impact Fee.

Multimodal Transportation System Impacts and Mitigation for Larger-Scale Projects with Significant Adverse Impacts to Adopted LOS Standards:

Development projects that exceed the applicable traffic impact study threshold and degrade the LOS on roadways that they significantly impact shall mitigate their impacts either through:

- construction of an improvement(s) that restores the adopted LOS on those roadways made deficient by the development; or
- construction of an improvement(s) that offsets the development’s impact to roadways made deficient by the development (i.e. equal mitigation); or
- financial contribution proportionate to the developer’s impacts to one or more projects which in the opinion of the City Engineer substantially benefits the impact transportation network.

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 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.

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.
The
Future Land Use
Support Document

The inventory and analysis in the Support Document provide the foundation for the Plan portion of this Chapter.

*The Support Document is not adopted.*
INVENTORY AND ANALYSIS

Overview

This Future Land Use Chapter considers the physical and spatial needs of a City that is over 100 years of age and which is the home of approximately 54,848 year-round inhabitants as of April 1, 2005. The functional population is approximately 80,000. The City contains a total of 15,373.32 acres of which 5,710.58 comprise Sarasota Bay. Of the 9,662.74 land acres, all but 446.17 are currently developed. Therefore, approximately 95.4% of City land is developed and only 4.6% is vacant. The City is bounded by unincorporated Sarasota County to the south and east, unincorporated Manatee County to the north, and the Town of Longboat Key and the Gulf of Mexico to the west.

The Inventory and Analysis section is organized as follows:

- Inventory and Analysis Reference Guide;
- Populations Estimates and Projections;
- Existing Land Use Map Series;
- Future Land Use Classifications;
- Zoning Enclaves; and
- Design and Compatibility Guidelines.

Appendices to this Support Document are:

- 9J-5 Requirements Index;
- Sarasota’s Defining Principles Index;
- Bibliography;
- Developable Land Uses within the Metropolitan/Regional Land Use Classification at the Sarasota-Bradenton International Airport; and
- City of Sarasota Population Projections.
Inventory and Analysis Reference Guide

The Future Land Use Chapter is one of eleven Chapters of the *Sarasota City Plan*. Much of the inventory and analysis related to land use is drawn from the other ten Chapters or is shown in maps. Following is a reference guide of where the primary data and analysis is found.

<table>
<thead>
<tr>
<th>INVENTORY AND ANALYSIS ITEMS</th>
<th>LOCATION IN THE SARASOTA CITY PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generalized Existing Land Use Map</td>
<td>Future Land Use Chapter</td>
</tr>
<tr>
<td>• vacant</td>
<td>Illustration LU-1</td>
</tr>
<tr>
<td>• residential (single family, duplex, multiple family, mobile home)</td>
<td></td>
</tr>
<tr>
<td>• commercial (retail)</td>
<td></td>
</tr>
<tr>
<td>• office/personal service</td>
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<tr>
<td>• institutional/government</td>
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<td>• industrial - wholesale/warehouse</td>
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<tr>
<td>• recreational, conservation and open space</td>
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<td>• utilities</td>
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<tr>
<td>• generalized uses adjacent to the City boundary</td>
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<td>Illustration LU-2A</td>
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<td>Illustration LU-2B</td>
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<tr>
<td>• educational facilities</td>
<td>Illustration LU-2C</td>
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<td>• governmental facilities</td>
<td>Illustration LU-2D</td>
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<tr>
<td>• medical facilities</td>
<td>Illustration LU-2E</td>
</tr>
<tr>
<td>• parks, recreation and open space facilities</td>
<td>Illustration LU-2F</td>
</tr>
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<td>• public works facilities</td>
<td>Illustration LU-2G</td>
</tr>
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<td>• residential facilities map</td>
<td>Illustration LU-2H</td>
</tr>
<tr>
<td>• vacant and miscellaneous land</td>
<td></td>
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<td>Existing Natural Resources</td>
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<tr>
<td>• existing and planned public potable water wells</td>
<td>Inventory and Analysis</td>
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<td>• existing and planned well head protection areas</td>
<td>Illustration EP-2</td>
</tr>
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<td>• beaches and shores, including estuarine systems</td>
<td>Illustration EP-3</td>
</tr>
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<td>• rivers, bays lakes, and flood plains</td>
<td>Illustration EP-5</td>
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<td>• wetlands and soils</td>
<td>Illustration EP-6</td>
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<td>Illustration EP-7</td>
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<td>Future Land Use Chapter</td>
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<tr>
<td>(intensity and density ranges of existing land</td>
<td>Illustration LU-1,</td>
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<tr>
<td>use classifications)</td>
<td>Illustration LU-4</td>
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<td></td>
<td>Housing Chapter</td>
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<td>Illustration H-20</td>
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<td>Future Land Use Chapter</td>
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<td></td>
<td>Inventory and Analysis</td>
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<td>Process for Eliminating Land Use and</td>
<td>Future Land Use Chapter</td>
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<tr>
<td>Zoning Inconsistencies</td>
<td>Zoning Enclaves</td>
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<td>Need for Redevelopment and Renewal</td>
<td>Housing Chapter</td>
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<td></td>
<td>Age of Housing, Housing Condition,</td>
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<tr>
<td></td>
<td>Monitoring Housing Conditions and the Housing Stock</td>
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<td></td>
<td>Neighborhood Chapter</td>
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<td></td>
<td>Housing Age and Condition</td>
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<td></td>
<td>Future Land Use Chapter</td>
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<td>Downtown Master Plan 2020</td>
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<td>Development Trends within</td>
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<td></td>
<td>the City of Sarasota</td>
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<tr>
<td>Levels-of-Services - analysis of the availability</td>
<td>Newtown Redevelopment Plan</td>
</tr>
<tr>
<td>of services related to:</td>
<td></td>
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<tr>
<td>• Traffic circulation</td>
<td></td>
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<tr>
<td>• Sanitary sewer, solid waste, drainage,</td>
<td></td>
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<tr>
<td>potable water, and natural ground water</td>
<td></td>
</tr>
<tr>
<td>aquifer recharge</td>
<td></td>
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<tr>
<td>• Recreation facilities</td>
<td></td>
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<td></td>
<td>Transportation Chapter</td>
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<td></td>
<td>Inventory and Analysis</td>
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<td>Utilities Chapter</td>
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<td>Inventory and Analysis</td>
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<td></td>
<td>Environmental Protection and Coastal Islands</td>
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<td></td>
<td>Chapter</td>
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<tr>
<td></td>
<td>Inventory and Analysis</td>
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<tr>
<td></td>
<td>Recreation and Open Space Chapter</td>
</tr>
<tr>
<td></td>
<td>Inventory and Analysis</td>
</tr>
</tbody>
</table>
### INVENTORY AND ANALYSIS ITEMS

| **Vacant Land Analysis** - analysis of the approximate 446 acres of vacant land within the City resulting in the finding that they were suitable for development in terms of soil, topography, natural resources and historic resources | **LOCATION IN THE SARASOTA CITY PLAN**
Large scale soil maps and U.S. Geological Survey, topographical maps (available for review at the City’s Neighborhood and Development Services Department) |
|---|---|
| **Land for Projected Housing** - analysis of land available to accommodate the projected population and the need for redevelopment of dwelling units | **Housing Chapter**
Provision for Housing Sites

**Future Land Use Chapter**
Projected Land Use Needs |
| **Flood Plain Development** - analysis of proposed development or redevelopment in flood prone areas | **Environmental Protection and Coastal Islands Chapter**
Flood Plains

**Utilities Chapter**
Stormwater Drainage |
| **Dredge Spoils** and related issues | **Environmental Protection and Coastal Islands Chapter** |
| **Additional Resource Material** | **Future Land Use Chapter**
Bibliography, Appendix 3 |

**Notes for Inventory and Analysis Reference Guide**

- There are no existing agricultural uses in the City. There are no areas that fall within a designated area of critical state concern pursuant to Florida Statutes, Section 380.05.
- There are no existing dredge spoil sites within the City.
- There are no known natural or historical resources associated with the 446 acres of vacant land within the City that would prevent its development.
- Analysis of proposed development and redevelopment as may be reflected by locally prepared hazard mitigation reports, as required in Florida Statutes, Chapter 9J-5.006(g) is not germane in that there are no such studies in existence.
- There are no minerals of value or harbors within the City.
- Bibliography (Appendix 3) is intended to cite documents which are, by reference, made part of this Future Land Use Chapter’s inventory and analysis.
Population Estimates and Projections

Chapter 9J-5.005(2)(e) of the Florida Administrative Code requires that population estimates and projections used in the development of the Sarasota City Plan include both “resident” and “seasonal” populations. Chapter 9J-5.003(1)g defines resident population as inhabitants counted in the same manner utilized by the United States Bureau of the Census (in essence the “year-round” permanent population). Seasonal population, which is defined at 9J-5.003, reflects “part-time” inhabitants who are expected to utilize public facilities and services on a short-term or long-term basis (e.g., tourists and migrant farm workers).

These estimates and projections can be generated locally as long as the methodology for doing so accompanies these values 9J-5.005 (2)(e)1. The methodology used in projecting the population is included in Appendix 5. Since the City of Sarasota is using a number of locally generated values (as well as those generated by the Bureau of Economic and Business Research (BEBR), the methodologies for these numbers are set out following Illustration LU-10.

**Illustration LU-10 Summary Table of Population Estimates and Projections**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident</td>
<td>54,848</td>
<td>57,748</td>
<td>59,930</td>
<td>62,021</td>
<td>63,812</td>
<td>65,334</td>
</tr>
<tr>
<td>Seasonal</td>
<td>11,079</td>
<td>11,665</td>
<td>12,106</td>
<td>12,528</td>
<td>12,890</td>
<td>13,197</td>
</tr>
<tr>
<td>Resident + Seasonal</td>
<td>65,927</td>
<td>69,413</td>
<td>72,036</td>
<td>74,549</td>
<td>76,703</td>
<td>78,531</td>
</tr>
<tr>
<td>Functional</td>
<td>79,904</td>
<td>84,129</td>
<td>87,308</td>
<td>90,353</td>
<td>92,964</td>
<td>95,179</td>
</tr>
</tbody>
</table>

Source: City of Sarasota Neighborhood and Development Services Department, 2005. Resident, Resident + Seasonal, and Functional populations for year 2005 are an estimate using data from the Bureau of Economic and Business Research and populations for years 2010 through 2030 are projections.

**Existing (2005) Resident Population:**

The existing (2005) resident population was 54,848 as reflected by an April 1, 2005, memorandum to the Neighborhood and Development Services Department from the Bureau of Economic and Business Research.

**Existing (2005) Seasonal Population:**


In an April 1, 1992, memorandum to the Sarasota County Department of Planning, BEBR estimated the City’s resident population to be 51,058. Therefore, Breen’s seasonal estimated population (which included their categories of seasonal residents and tourists) of 10,321 was
20.2% of the BEBR 1992 resident estimate of 51,058. (Note: This resulted in a 1992 resident + seasonal total population estimate of 61,379; i.e., 51,058 plus 10,321.)

Assuming this same ratio of 20.2% is held constant for 2005, then the 2005 seasonal population was 11,079 (i.e., 54,848 resident population for 2005 x 20.2% = 11,079). The total resident + seasonal estimated population for 2005 was 65,927 (i.e., 54,848 + 11,079 = 65,927).

Projected 2010 through 2030 Resident Population Projections:

As displayed in Illustration LU-10, the City projects that the resident population will increase from 54,848 in 2005 to 65,334 in 2030. This projected increase in resident population represents a population increase of 10,486 persons with an annual growth rate of .7%. Overall, the City’s 2030 resident population is projected to increase by 19.1% above the 2005 level.

Projected 2010 through 2030 Seasonal Population Projections:

Using the same 20.2% value used in estimating the 2005 seasonal population (i.e., seasonal is 20.2% of resident), the 2010 through 2030 seasonal projections range from 11,665 to 13,197 persons (i.e., 20.2% of the projected resident population).

The total resident + seasonal populations projected for 2010 through 2030 indicate that this population will increase from 65,927 in 2005 to 78,531 in 2030 as displayed in Illustration LU-10.

The City’s “Functional Populations”:

Although not required by State statutes or administrative codes, the concept of a “functional population” is germane to the City of Sarasota’s planning efforts. Since the City serves as the “central city” for a much larger economic community, daily visitors and commuters to the City must also be accommodated with services and facilities. Hence, City services and facilities must be provided so as to accommodate the additional demands created by these daily visitors and commuters. These visitors and commuters, when added to the resident + seasonal population, create an in-season peak population that the City defines as its “functional population.” The current estimate and years 2010 through 2030 projections for this functional population (together with the methodology used in calculating same) is reflected below:
Existing, 2005 and 2010 Functional Population Estimate and Projections:

The 1994 Breen study cited in Illustration LU-10, reflected an “adjusted full time equivalent functional population” for 1992 of 74,400 or 13,021 (21.2%) higher than the resident + seasonal estimate of 61,379 noted above for 1992. Assuming this 1992 value of 121.2% of the 1992 resident population remains constant, the functional population for the 2005 estimate and the 2010 through 2030 projections would be as follows:

2005 resident + seasonal (65,927) x 121.2% = 79,904
2010 resident + seasonal (69,413) x 121.2% = 84,129
2015 resident + seasonal (72,036) x 121.2% = 87,308
2020 resident + seasonal (74,549) x 121.2% = 90,353
2025 resident + seasonal (76,703) x 121.2% = 92,964
2030 resident + seasonal (78,531) x 121.2% = 95,179
Projected Land Use Needs

A projection of land use needs can based upon a number of factors, which may include needs based upon the projected population, economic development plans, or general growth policies of a local government. This analysis examines the City’s projected population through 2030 for both residential and season populations in order to determine if the Future Land Use Map provides a sufficient distribution of land uses.

The following data for the number of housing units and persons per dwelling unit are from the 2000 US Census.

- Resident Dwelling Units = 23,427
- Seasonal Dwelling Units (classified as vacant) = 1,773
- Other Vacant Dwelling Units = 1,698
- Total Dwelling Units = 26,898

Between 2000 and October 2005, the construction of another 1,316 new dwelling units was completed. However, 595 dwelling units were demolished. Therefore, an updated number of total existing dwelling units within the city was 27,619 as of October 2005. In addition, permits for an additional 1,143 units were either active or pending.

In 2000, the resident population was 52,715 and the estimated seasonal population was 10,648. Therefore, the resident persons per dwelling unit was 2.25 (52,715 persons / 23,427 resident dwelling units) and the seasonal residents per dwelling unit was 6.00 (10,648 persons / 1,773 seasonal dwelling units). Although the number of seasonal residents per dwelling unit number of 6.00 is likely overstated, it is a historically valid number that correlates to the seasonal population and number of seasonal housing units reported in the US Census¹. Based upon these figures, the City has the following projected number of dwelling units needed in the future:

<table>
<thead>
<tr>
<th>Dwelling Units</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident</td>
<td>25,666</td>
<td>26,636</td>
<td>27,565</td>
<td>28,361</td>
<td>29,037</td>
</tr>
<tr>
<td>Seasonal</td>
<td>1,942</td>
<td>2,016</td>
<td>2,086</td>
<td>2,146</td>
<td>2,197</td>
</tr>
<tr>
<td>Total</td>
<td>27,608</td>
<td>28,651</td>
<td>29,651</td>
<td>30,507</td>
<td>31,235</td>
</tr>
</tbody>
</table>

Source: City of Sarasota Neighborhood and Development Services Department, October 2005.

A review of the acreage and maximum densities permitted by the Future Land Use Map indicates that at least 54,511 dwelling units could be constructed in the residential areas within the city if...

¹ Seasonal residents may reside in seasonal dwelling units as well as hotels, motels, resident dwelling units, and vacant units. The US Census does not seek to determine the temporary residences of all seasonal residents.
all of the land was built to the maximum density allowed. Although this number is theoretical, it indicates that the Future Land Use Map provides sufficient land and densities to meet the residential needs of the projected population through 2030.

Analysis of the 2004 Existing Land Use Map indicates that the total area of habitable non-residential space was approximately 24,300,101 square feet on 2,051.51 acres. This equates to an average floor area ratio of .27 for the existing non-residential structures. Assuming that the growth of non-residential space increases in correlation with the increase in residential dwelling units, an additional 3,000,000 square feet of non-residential floor area would be constructed by 2030.

**Illustration LU-16  Projected Non-Residential Square Footage Needs, 2010 to 2030**

<table>
<thead>
<tr>
<th>Years</th>
<th>Projected Increase in Non-Residential Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005 to 2010</td>
<td>583,922.42</td>
</tr>
<tr>
<td>2010 to 2015</td>
<td>597,936.56</td>
</tr>
<tr>
<td>2015 to 2020</td>
<td>612,287.04</td>
</tr>
<tr>
<td>2020 to 2025</td>
<td>626,981.93</td>
</tr>
<tr>
<td>2025 to 2030</td>
<td>642,029.49</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,063,157.44</strong></td>
</tr>
</tbody>
</table>

Source: City of Sarasota Neighborhood and Development Services Department, November 2005.

The Future Land Use Map establishes the maximum amount of non-residential space that can be constructed within the City. At maximum buildout, there could be approximately 118.5 million square feet of non-residential development. It is extremely unlikely that non-residential uses would ever reach this theoretical amount due to various limitations such as concurrency levels of service, vehicle parking requirements, and the limited market area in which the city is located. However, this analysis indicates that the Future Land Use Map designates significant lands to meet the projected non-residential needs through 2030.
Existing Land Use Map Series

The existing Land Use Map Series contains the following illustrations:

LU-1  2004 Existing Land Use Map (enclosed);
LU-4  Acreage and General Range/Intensity (table);
LU-2I  Public Vacant Land Map, Existing; and

the following illustrations by reference from the Future Land Use Plan:

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     Existing and Planned Governmental Facilities 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; and

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;
EP-11    Hurricane Storm Categories Map; and

the following illustrations by reference from the Utilities Plan:

U-1     Utilities - Potable Water Facilities.

the following illustration by reference from the Historic Preservation Plan:

Appendix A  National Register of Historic Places (table);
Appendix B  Local Register of Historic Places (table);
Appendix C  Florida Master Site File Structures Eligible for Historic Designation (table);
Appendix D  Updated Survey of Historic Resources (table and map);
Appendix E  Potential Historic Districts (table); and
Appendix F  Archaeological Sites (table and map).
Due to the developed nature of the City, the existing Cultural, Natural Resources, Historical, and Public Facilities illustrations are the same as the planned illustrations. As new information is gathered in the future, these illustrations will be modified accordingly.

**Illustration LU-4: Existing Land Use Map Acreage Table**

<table>
<thead>
<tr>
<th>Existing Land Use Map Categories</th>
<th>Approximate Acreage</th>
<th>Percent of Acreage</th>
<th>General Range of Intensity/Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>446.17</td>
<td>4.62%</td>
<td>0</td>
</tr>
<tr>
<td>Residential – Single Family</td>
<td>2,969.83</td>
<td>30.73%</td>
<td>1 to 9 du/acre</td>
</tr>
<tr>
<td>Residential – Duplex</td>
<td>176.45</td>
<td>1.83%</td>
<td>2 du/acre</td>
</tr>
<tr>
<td>Residential – Mobile Home</td>
<td>137.60</td>
<td>1.42%</td>
<td>7 du/acre</td>
</tr>
<tr>
<td>Residential – Multiple Family</td>
<td>940.42</td>
<td>9.73%</td>
<td>1 to 58 du/acre</td>
</tr>
<tr>
<td>Commercial – Retail</td>
<td>555.08</td>
<td>5.74%</td>
<td>170 to 375,297</td>
</tr>
<tr>
<td>Office/Personal Service</td>
<td>326.90</td>
<td>3.38%</td>
<td>240 to 500,070</td>
</tr>
<tr>
<td>Industrial/Commercial Intensive</td>
<td>291.38</td>
<td>3.02%</td>
<td>5,230 to 225,049</td>
</tr>
<tr>
<td>Institutional/Governmental</td>
<td>878.15</td>
<td>9.09%</td>
<td>508 to 1,194,343</td>
</tr>
<tr>
<td>Recreation, Conservation &amp; Open Spaces</td>
<td>1,449.74</td>
<td>15.00%</td>
<td>0 to 123,040</td>
</tr>
<tr>
<td>Utilities &amp; Right-of-Way</td>
<td>1,491.03</td>
<td>15.43%</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Total Acreage</strong></td>
<td><strong>9,662.74</strong></td>
<td><strong>100.00%</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: City of Sarasota Neighborhood and Development Services Department, 2004.

Illustration LU-4 indicates that the City has an excellent distribution of existing land uses that reflects a mature and economically efficient city. Approximately 44% of the land is being utilized for residential purposes and the overall residential density was 5.64 persons per acre in 2005. Commercial, office, industrial, and institutional/governmental lands comprise over 21% of existing land uses. This statistic demonstrates that the City is a major employment center and shopping/entertainment destination in the region. According to the US Census Bureau, in 2002, the City had 2,753 businesses that provided 33,900 jobs, primarily on the 2,051 acres developed with commercial, office, and institutional uses (from the 2002 Economic Census, US Census Bureau). It is important to note that industrial land uses occupy just 3.02% of the City’s total land area. Industrial land is a valuable economic resource that needs to be protected and preserved for intensive types of activities such as manufacturing, warehousing, and vehicle/equipment repair.

The City has a significant amount of land in recreation, conservation, and open space use for an urban municipality. The 15% of land that is used for recreation, conservation, and open space purposes is a result of past actions to protect environmentally sensitive lands from development and to provide parklands for residents.

The Existing Land Use Map indicates that vacant land (including a portion of the open space, recreation and conservation lands) within the City totals approximately 446 acres, or 4.62% of the total land area. The 446 acres are comprised of 1,170 parcels, of which only 7 parcels are greater than 5 acres in size. These vacant parcels are randomly located throughout the City and, in general, are not located proximate to one another. The relatively low number of vacant
parcels and their scattered locations throughout the city presents opportunities for infill development that is generally small in scale. Because of the relatively few vacant parcels available for development, much of the development that occurs in the City is redevelopment of parcels where buildings currently exist. In many cases, the existing structure has outlived its useful life and is razed. In other cases, a developer may elect to remodel a structure when it is more economically feasible.

**Existing Land Uses in Adjacent Jurisdictions**

The existing land use patterns immediately adjacent to the City found within the Town of Longboat Key, Sarasota County, and Manatee County are similar to those land uses found within the City limits. The Existing Land Use Map (Illustration LU-1) identifies land uses of adjacent local governments that are within ½ mile of the City’s municipal boundary. The vast majority of adjacent uses are single-family residential, however, there are limited amounts of multiple-family, commercial, institutional, and recreational/conservation/open space uses that are located next to the City. In general, the pattern of adjacent existing land uses matches the pattern of existing uses located within the City.

**Suitability of Land for Development**

The City is approximately 15,373.32 acres, or 24.02 square miles, in total size. This area consists of both land (9,662.74 acres) and coastal waters (5,710.58 acres). Sarasota is an urban city that is substantially built-out. Today, vacant land comprises less than 5% of the total land area.

The physical environment includes a developed urban core in the central part of the City that consists mainly of office, commercial, governmental, and residential uses. There are four downtown neighborhoods which are Laurel Park, Park East, Gillespie Park and Rosemary that are primarily residential or have significant residential populations. High-rise condominiums have been constructed along the Sarasota Bayfront in this central part of the City. To the north, east, and south of downtown, the City has residential suburbs that consist primarily of single-family houses with commercial, office, and institutional uses located along major thoroughfare roads. The City’s barrier islands are located west of downtown. The islands include public beaches, single- and multiple-family housing areas, hotels and motels, and tourist attractions such as St. Armands Circle, Mote Marine Laboratory, and the Pelican Man’s Bird Sanctuary.

The City’s transportation network includes roadways, mass transit, rail lines, sidewalks, bicycle lanes, and multi-use recreation trails. The City has a traditional grid network consisting of local, collector, and arterial streets. In addition to the transportation network, a full range of additional urban infrastructure and services are provided within the City. These services include potable water, reuse water, and sanitary sewer services, parks and recreational facilities, stormwater management, solid waste collection, and public schools.
The majority of land within the city is suitable for development, or in most cases – redevelopment. Much of the environmentally sensitive lands have been previously acquired by government and are maintained as parkland, open space or conservation lands as depicted on the Future Land Use Map. The Environmental Protection and Coastal Islands Chapter identifies a number of sites that may have environmental value where the City should consider further analysis and possibly public acquisition. The remaining land is suitable for development as a result of the City’s provision of urban infrastructure and services.

An area of special development concern is the Coastal High Hazard Area (CHHA). The CHHA is defined as the evacuation zone for a Category 1 hurricane. It includes the barrier islands and coastal mainland as depicted by Hurricane Storm Tide Atlas for Sarasota County (see Illustration EP-11 in the Environmental Protection and Coastal Islands Chapter). While the coastal areas are suitable for development when available urban infrastructure and service capacities exist, the City should carefully weigh safety and evacuation issues related to any future requests to increase the densities and intensities over those currently allowed by the Future Land Use Map and zoning atlas.

### Development Trends within the City of Sarasota

Development within the City can be classified into two categories:
1. *development* of vacant land or
2. *redevelopment* of existing developed land which may entail the razing of an existing structure(s) or the remodeling of an existing structure(s).

Recent building permit data (from January 1999 to January 2005) indicates that the City issued a total of 12,502 permits for either new construction or remodeling of existing structures (i.e., redevelopment). Of these permits, a total of 1,756 were issued for the construction of new buildings and 10,746 were issued for remodeling of existing structures. The table below displays the number of permits by type.

<table>
<thead>
<tr>
<th>Illustration LU-17</th>
<th>New Construction and Remodeling Permits, January 1999 to January 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Permit</strong></td>
<td><strong>Residential Permits</strong></td>
</tr>
<tr>
<td>New Construction</td>
<td>578</td>
</tr>
<tr>
<td>Remodel</td>
<td>6,703</td>
</tr>
</tbody>
</table>

Source: City of Sarasota, Neighborhood and Development Services Department, 2005.

This data indicates that redevelopment of existing structures is a key development trend in the city. Maintaining the existing building stock will become more important during the long-term because over half of the existing housing stock is greater than 35 years of age based on information derived from the 2000 US Census.² The City recognizes that proper maintenance

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² According to the 2000 US Census, 52.6% of the existing housing stock was built prior to 1970.
and rehabilitation of the existing housing stock is a key component in ensuring an adequate supply of affordable housing and that the City’s housing assistance programs should be expanded using local resources in addition to state and federal funding. The City will continue to concentrate its efforts on maintaining existing structures and encouraging redevelopment.

Another key development trend is the cost of housing, which continues to rise in the City. According to a report from the National Association of Realtors, the median price of a single-family house in Sarasota increased by 36% for the one-year period that ended in March 2005. It was report that the median price of an existing single-family home was $326,300, which is approximately $160,000 more than it was just three years ago in 2002.

Another trend that has been ongoing for much of the last decade has been the resurgence of downtown redevelopment. This resurgence can be attributed to numerous factors, but the economy and the City’s reinvestment in the downtown are seen as primary reasons. The booming economy of the 1990s and low interest rates of the past several years have made it profitable to redevelop certain sites. Since 1986, the City has adopted two Community Redevelopment Area (CRA) plans for downtown. The first plan was Downtown Master Plan for Tomorrow, 1986 Community Redevelopment Area Plan. The 1986 plan was superseded by the current plan, which is the Downtown Master Plan 2020.

The Downtown Master Plan 2020 envisions a downtown comprised of both residential and non-residential mixed-uses. To date, the majority of the downtown core area\(^3\) is comprised of non-residential uses (96.7% vs. 3.3% residential uses). However, more residential units have recently been approved and are under construction in the downtown core. This trend of developing mixed-use buildings is expected to continue into the future and the city desires to see more residential uses develop in the downtown.

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\(^3\) This is the Downtown General zone identified in the Downtown Master Plan 2020.
Golden Gate Point is an area that is located near the downtown core that has been the recipient of a number of redevelopment projects. This neighborhood, which is near the intersection of Gulfstream Avenue and US 41, has experienced the replacement of multiple-family structures with multiple-family structures that are lower in density. The lower density structures generally include larger, more expensive dwellings than previously existed. This trend is expected to continue into the future.

A development trend that has recently begun is the redevelopment of North Tamiami Trail (aka North Trail). The North Trail is located north of 10th Street to the border with Manatee County. In 2004, the entire Tamiami Trail in both Manatee and Sarasota Counties was designated as a Florida Scenic Highway. In the past few years, a number of structures including the Sarasota Bay Club, Renaissance of Sarasota, and the Center for Arts and Humanities have been constructed. New mixed-use developments, the Broadway Promenade, which includes a new Publix grocery store, and the San Marco have also been constructed or are under construction.
The City expects that redevelopment along the North Trail will continue well into the future and that this trend will include more mixed-use development projects. In implementing the revised comprehensive plan, the City should begin concentrating efforts and resources to redevelop the North Trail. As a starting point for future revitalization, a study entitled *Innovation 41* was completed in 2006. It suggests that high intensity development occur at major nodes along the North Trail (e.g., Myrtle Street) and that development along the North Trail consist of mixed land uses. During the 1990’s, the City rezoned properties along US 41 as a result of a “North Trail” study. The “North Trail” zone district (NT) primarily provides for commercial strip development in one or two story buildings (three stories would be allowed for hotel/motels and third floor residential uses). In the 1998 edition of the *Sarasota City Plan*, the Future Land Use Map for the “North Trail” was changed to Community Commercial to mirror the NT zoning. In 2002, the City created several new commercial zoning districts that are appropriate to address the needs identified in the Innovation 41 study. These zoning districts are Commercial Neighborhood District (CND), Commercial Storefront District (CSD), Commercial Residential District (CRD), Commercial General District (CGD), and Commercial Shopping Center District (CSC). The City should evaluate the North Trail to determine the locations at which new zone districts should be applied.

Another recent trend has been the redevelopment of uses along Fruitville Road from older, single-family homes to office uses. The 1998 Future Land Use Map provided for this conversion by designating much of the land use as Community Office/Institutional. The demand for office space along Fruitville Road should continue and the updated comprehensive plan should continue to reflect this redevelopment trend. Additionally, multiple-family and mixed-use land uses providing for affordable workforce housing opportunities may be appropriate on many larger parcels that are available along Fruitville Road.

Another trend that is emerging is redevelopment in the Newtown community. This area north of downtown has been economically disadvantaged and neglected in the past. However, in 2002, the City Commission adopted a Newtown Redevelopment Plan for the area. The goal is to reverse the factors that have contributed to a decline in Newtown and to initiate a revitalization of this community. The revitalization strategy includes several concepts that are designed to attract persons to Newtown. The concepts include:

- **Arts and Entertainment Business Cluster** – Create a pedestrian activity center on the west end of the Dr. Martin Luther King, Jr. Way (MLK) corridor built upon entertainment and arts. This concept expands on the proximity of the Ringling School of Art and Design by providing for a mix of offices, studios, galleries, coffee shops, bookstores, restaurants, and housing. This area is designated as Edge and Metropolitan/Regional on the Future Land Use Map.

- **Community Commercial Business Cluster** – The market analysis, which is part of the Newtown Redevelopment Plan, indicates that a new shopping center can be absorbed into the market at the intersection of MLK and US 301. Therefore, the Future Land Use Map designates Community Commercial land use for this location.
- Neighborhood Commercial Business Cluster – This area is located along the MLK corridor between the Arts and Entertainment and Community Commercial business clusters. This area is planned to become more pedestrian oriented with a mix of land uses. These land uses are envisioned to be mixed-use structures, live/work units, residential dwellings at a density of 25 dwelling units per acre, and neighborhood scale office and commercial buildings. This area is designated as Edge on the Future Land Use Map.

- Multiple Family Residential Areas – The redevelopment plan indicates that additional residential density is necessary for the successful rejuvenation of the Neighborhood Commercial Business cluster. It suggests that multiple family uses at 25 dwelling units per acre north and south of the MLK corridor will provide the population that would be needed to support the neighborhood-oriented business located along the corridor.

In January 2003, Newtown was selected to become a Florida Front Porch community. The Florida Front Porch Initiative is a community-based revitalization program that focuses on families and empowers residents to define and resolve neighborhood problems. In 2006 the Newtown Front Porch program commissioned a study of economic redevelopment for Dr. Martin Luther King, Jr. Way, which includes the following recommendations:

- Phase I, Newtown Town Center. This location is the four corners of MLK and Osprey Avenue. The plan is to create office development on each of these corners, such as medical or non-profit offices. Additionally, small office suites could be constructed to allow for start-up businesses (i.e., office incubator)

- Phase II, Osprey Avenue to US 301. The plan states that this portion of the MLK corridor should include commercial stores developed as a “Main Street” style shopping district consisting of convenience retail, services, and restaurants.

- Phase III, Newtown Town Center west to Railroad Tracks. This area should consist primarily of housing with all residential units having front porches facing the MLK corridor. All vehicular access should be from the rear of the lot with alley access.

The land uses suggested by the Economic Redevelopment Plan for the MLK corridor are generally consistent with those suggested by the Newtown Redevelopment Plan. The Urban Edge land use classification allows for a mixture of land uses that includes all of the uses envisioned by the Newtown Redevelopment Plan and Economic Redevelopment Plan for MLK.

In conjunction with these Future Land Uses, the City has adopted a Transportation Concurrency Management Area (TCMA) for Newtown. This TCMA, which is discussed at length in the Transportation Chapter, provides for improved mobility and transportation circulation as redevelopment occurs in Newtown.
Future Land Use Classifications

The 1989 Sarasota City Plan reflected seven different land use classifications entitled:

- Commercial/Office,
- Commercial/Residential,
- Industrial,
- Community Facilities,
- Residential,
- Recreation, and
- Conservation.

None of these classifications were defined by the 1989 plan in terms of anticipated uses that were desirable in the future. For example, there is no definition in the 1989 plan as to what types of commercial and residential uses were expected to develop within the Commercial/Residential land use classification. Whether this classification included heavy equipment repair and single family dwellings on adjacent parcels was not stated on the map or in the text of the plan. In the “Residential” land use classification it was not possible to ascertain the dwelling unit type or density. Similar limitations apply to the other classifications as well. However, this lack of definition has not caused difficulties in the past due to the existence of the Impact Management Area (IMA) concept which restricted future rezonings to only a few selective areas of the City.

On June 5, 1996, the City Commission adopted its Evaluation and Appraisal Report which included the recommendation that the IMA concept be revisited. A June 17, 1996, issue paper was released and subsequently discussed by the City Commission. On November 5, 1996, the City Commission directed that a new land use classification strategy be developed and to delete the existing IMA concept when updating the 1989 Sarasota City Plan. With the elimination of the IMAs, definitions of the land use classifications became critical in order to understand their land use objectives. On October 11, 2005, the City Commission adopted an Evaluation and Appraisal Report regarding the 1998 Sarasota City Plan. That report indicated that the City should continue with that land use classification strategy in this version of the comprehensive plan.

In addition to being defined (see Plan section), the new land use classification strategy that is reflected herein also requires a geographical or spatial characteristic. The Future Land Use Map (Illustration LU-6) reflects this spatial distribution. The process leading to the creation of this map included consideration of the other chapters that comprise the Sarasota City Plan (e.g., levels of service, future housing needs, evacuation needs, and protection of resources). Other factors included:

- existing land use characteristics and the spatial distribution of same,
- existing zoning characteristics and the spatial distribution of same,
- the desire to preclude “spot” planning, and
- the desire to ensure that future land uses are compatible.
Growth Management

The City employs two primary growth management tools – an Urban Service Boundary and a Concurrency Management System. Both of these techniques utilize the provision of infrastructure and services to manage development and redevelopment within the City.

Urban Service Boundary

An Urban Service Boundary identifies the geographic locations designated by a local government where urban services currently exist or are planned to be provided during a specific timeframe. The City of Sarasota provides the majority of infrastructure and services within the municipality, however, a number of services are also provided by other government entities. The City provides police protection; potable water, reuse water, and sanitary sewer services; solid waste collection; parks and recreation facilities; and roadway improvements and maintenance within the municipal boundary. Sarasota County provides fire protection and emergency medical services, roadway improvements and maintenance, recreation facilities management, and stormwater management within the City. The School Board of Sarasota County provides public education.

The City also provides potable water and sanitary sewer services outside of the municipal boundary to locations in which a pre-annexation agreement has been approved. Pre-annexation sites are generally adjacent to the municipal boundary or in close proximity. As the City continues with its pre-annexation program, it will make certain that sites to be served are located within the Urban Service Boundary in order to ensure an orderly extension of municipal services and infrastructure.

The Urban Service Boundary (Illustration LU-8 located in the Plan section of this chapter) includes all land within the municipal boundary of the City and to adjacent land within unincorporated Sarasota County that extends from approximately ½ to 1 mile outside of the municipal boundary. This area outside of the municipal boundary represents the locations that the City may provide urban services to over the next 10 to 15 years.

Concurrency Management System

The City employs a Concurrency Management System as a second growth management tool. The purpose of the Concurrency Management System is to ensure that public facilities and services needed to support development are available concurrent with the impacts resulting from the development. The Concurrency Management System includes adopted level of service standards for roads, potable water, sanitary sewer, stormwater management, parks and recreational facilities, solid waste collection, mass transit, and public schools. The Concurrency Management System and methodology for calculating impacts are adopted in the Zoning Code. Additionally, the City maintains a financially feasible 10-year Capital Improvements Program through which the construction of capital projects needed to maintain levels of service are funded.
Regional Activity Center

Sections 380.06 (2)(e) and 163.3187 (1)(c), Florida Statutes, and Rule 28-24.014 (10), Florida Administrative Code, provide that local governments may designate one or more Regional Activity Centers within their comprehensive plans. A Regional Activity Center is an area where a land use(s) routinely provides services to a significant number of citizens of more than one county, contains adequate existing public facilities, and is proximate and accessible to interstate or major arterial roadways. Further, the area is a compact, high intensity, high density multi-use area designated as appropriate for intensive growth by the local government. Examples of Regional Activity Centers include retail shopping areas; offices; cultural, recreational, and entertainment facilities; hotels and motels; and industrial activities. The primary benefit of the Regional Activity Center designation is that Development of Regional Impact (DRI) thresholds are increased because the local government has determined that infrastructure and services exist to serve the development.

The City has determined that Sarasota Memorial Hospital (SMH) meets the Regional Activity Center criteria and, therefore, has designated the Metropolitan/Regional land use classification (#8) relative to the hospital as a Regional Activity Center (see Illustration LU-13 in the Plan section of this chapter). SMH has 828 licensed beds, which makes it the second largest public hospital in the state. In 2004, 30,265 inpatients and 182,912 outpatients accessed the facilities on the SMH campus. Approximately 27.2% of the inpatients and 23.0% of the outpatients lived outside of Sarasota County. SMH projects that the number of inpatients will remain stable during the short-term, however, the hospital projects that outpatients will increase by approximately 4% per year. The SMH campus has direct access to S. Tamiami Trail (US 41/SR 45) and the full range of urban infrastructure and services (e.g., potable water, sanitary sewer, drainage, solid waste collection, mass transit) are provided to the area.

Zoning Enclaves

A comparison of the Future Land Use Map (Illustration LU-6) and the Existing Land Use Map (Illustration LU-1) reveals the existence of uses that are not currently compatible with the future land use classification descriptions applied to them. For example, the Residential Multiple Family Land Use Classification, as shown on the Future Land Use Plan Map, may embrace a parcel that is currently zoned and/or developed with a warehouse. Another example might be a single family dwelling located within a commercial land use classification. These parcels may have been zoned recently or many years ago. Collectively, and for the purpose of this Sarasota City Plan, these parcels are referred to as “zoning enclaves,” and, as such, are recognized by this plan as “vested” relative to the land use classifications within which they are.
Design and Compatibility Guidelines

Traditionally, the review of requests for “development approval” (see Definitions in the Plan section) has considered a variety of land use factors, but has generally focused upon the compatibility of the proposed use and intensity with nearby developed properties. Once these two compatibility factors have been achieved, the minimum development standards of the appropriate zoning district are then uniformly applied to the development in order to protect the public’s health, safety, and welfare. In order to go beyond these minimum standards, the City has incorporated “Advisory Community Design Guidelines” in the Zoning Code. These guidelines are designed to improve the environment by suggesting methods for (1) reducing or eliminating adverse impacts to neighboring development caused by poor site design and land use transitions, (2) increasing the quality of the streetscape and the pedestrian experience, and (3) improving building frontages and architectural features.

Overlay Zoning Districts

An overlay zone district is a tool for applying specific, tailor-made zoning regulations to a unique area to address particular circumstances and objectives relating to the area. They are useful because of their ability to apply regulations to a specific area rather than the entire jurisdiction.

Overlay zone districts have historically been applied in a variety of ways throughout the United States depending upon the desire of local jurisdictions. Generally, they have been used to provide more stringent regulations, or to provide additional flexibility for development. In some cases overlay zoning districts have put performance type standards in place of more rigid standards of the local zoning code.

The Sarasota City Plan sets forth the long-term vision and policy direction for the City. The Sarasota City Plan is relatively general and more difficult to change. The Land Development Regulations (LDR’s), in which overlay zoning districts are viewed as a useful component, are the primary implementing document of the Sarasota City Plan. The LDR’s are relatively specific and easier to change. Overlay zoning districts must be consistent with the City’s long-term vision as expressed in the Sarasota City Plan.

The City has considerable discretion in how overlay zoning districts are to be used. For example, the LDR’s may propose an overlay zoning district within a particular neighborhood in order to allow for the use of accessory dwelling units. Another example would be an overlay zone district for a portion of the Bayou Oaks neighborhood that allows for limited office, retail, or artisanal uses in conjunction with residential uses on the same lot or parcel. Overlay zoning districts are also a useful tool in implementing neighborhood specific plans.
General Planning Areas

For future planning purposes, the City can be subdivided into five generalized areas as displayed on Illustration LU-21. These five areas are the Central, North, East, South, and West Planning Areas. Each of these locations has opportunities and issues which distinguish them and for which unique remedies may be needed. For each of these areas, the City will eventually over time develop master plans that examine opportunities and issues unique to each area and will propose solutions for making improvements. The City has already developed and adopted a master plan for the Central Area with the Downtown Master Plan 2020.

Each area master plan will encompass many neighborhoods or districts. A master plan is not meant to be an individual neighborhood plan, but could possibly address issues associated with an individual neighborhood that is located within a study area.

The first priority after adoption of this comprehensive plan is for creating a master plan for the North planning area. This area includes the North Tamiami Trail, Sarasota-Bradenton International Airport, public and private universities and colleges, and diverse businesses and residential neighborhoods.
Land Uses Surrounding the Sarasota Bradenton International Airport

In 2009, the Florida Statutes were amended to require that local governments recognize airport master plans and address land use compatibility for lands adjacent to airports. The Sarasota Bradenton International Airport (SRQ) is a general aviation airport located in the northern area of the city that serves over 1 million passengers per year. Addressing the types of land uses and the height of buildings adjacent to the airport will improve the compatibility of land uses in this location. The airport’s master plan was updated in May 2009 and it identifies Runway Protection Zones (RPZs) as potential airport hazard areas (see the maps on the following pages). Land uses and structures within these areas should be regulated to ensure public health and safety. Further, land uses within the 65 DNL noise contour line should be also regulated in order to protect public health and safety. Currently, there are no structures or trees or use of land which obstruct the airspace required for the flight of aircraft in taking off, maneuvering, or landing. Objective 10 and associated Action Strategies 10.1 to 10.3 will prevent such an occurrence.

The Code of Federal Regulations (14 CFR - Chapter I - Part 150) contains land use compatibility criteria that can be used by local governments regulating the types of land uses located adjacent to airports in part based upon day-night average sound levels. In this regard, 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 (see map on following pages). However, these types of uses could be allowed when soundproofing mitigation is used in building construction. SRQ has expended a large amount of financial resources in implementing a noise abatement program where homes are acquired by the airport or soundproofed. The adoption of a zoning regulation as required by the Florida Statutes will further the airport’s noise abatement program and allow for local government coordination on the matter. Further, land owners of new development within the impacted area should execute an avigation easement with the airport granting the right of flight.

Additionally, Section 333.03, Florida Statutes prohibits the development of sanitary landfills within 10,000 feet from the nearest point of any runway used by turbojet or turboprop aircraft because such facilities tend to attract birds that can be hazardous to aircraft flight operations. Further, the Florida Statutes prohibits the development of new public and private schools 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.
Illustration LU-22
Sarasota Bradenton International Airport
Runway Protection Zones
APPENDIX 1

Sarasota’s Strategic 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 the foundation upon which the Sarasota City Plan is based. This appendix references objectives and action strategies in the Sarasota City Plan that implement these goals.

Our Vision

A City where urban amenities meet small town living.

The Goals of the City of Sarasota

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

   Applicable Action Strategies: 1.1, 3.1, 3.2, 3.4, 3.5, 4.13, 8.2, 8.3, and 9.9.

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

   Applicable Action Strategies: 2.4, 2.7, 2.9, 2.10, 2.11, 3.6, 4.2, 4.5, 4.6, 5.4, 6.1, and 9.1-9.11.

3. An economically sustainable community.


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

   Applicable Action Strategies: None.
5. An attractive, environmentally-friendly community that is safe and livable and provides an array of cultural and aesthetic enjoyments.

Applicable Action Strategies: 4.3, 4.6, 4.8, 4.9, 9.8, 9.10, and 9.11.


APPENDIX 2

Bibliography

The following studies, plans and projects were created subsequent to the adoption of the 1989 Sarasota City Plan and are incorporated into the inventory, analysis, and/or emerging issues of this Future Land Use Chapter by reference. Each of the documents cited below are available for review at the Department of Neighborhood and Development Services.

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APPENDIX 3

Developable Land Uses within the Metropolitan/Regional Land Use Classification at the Sarasota-Bradenton International Airport

The Metropolitan/Regional land use classification identifies specific uses that have been or may be developed on designated properties. As it applies to the Sarasota-Bradenton International Airport, the list of allowable uses includes the following generalized uses:

1. Airport Activities;
2. Car rental agencies;
3. Hotels/Motels; and

Comprehensive plan amendment petition No. 02-PA-01 amended the Metropolitan/Regional land use classification by expanding the list of allowable uses to include development consisting of office, entertainment, educational support, commercial, and church uses (No. 4 above). The following uses would, in general, be allowed in accordance with petition No. 02-PA-01:

- Short term and long term hotel rooms and suites
- Service establishments and restaurants serving airport travelers, employees, hotel occupants, and the community at large
- Offices and professional suites
- Research and development facilities for entrepreneurial and technical development including an “incubator” facility to nurture new enterprise
- Medical offices and facilities
- Health and wellness spa and fitness center
- Beauty salon/day spa
- Internal park and day care center
- Knowledge-based conference and learning center
- Conference center
- Non-profit institutes
- Senior business center
- Executive center
- Technology incubation center
- Theater/entertainment/performing arts facilities
- Night club
- Retail/convenience store
- Food services/juice bar/restaurant/coffee house

Sarasota City Plan – Future Land Use
Support Document

Adopted – May 17, 2017
LU - 132
• Postal center
• Civic green
• Public art/modern sculpture
• USF/New College/FSU support facilities
• Asolo State Theater/FSU support facilities
• Ringling Museum/FSU support facilities
• Churches
Appendix 4

City of Sarasota Population Projections

The comprehensive plan is required to be based upon resident and seasonal population estimates and projections that are provided by the Bureau of Economic and Business Research (BEBR) at the University of Florida, the Executive Office of the Governor, or generated by the local government. Staff from the Neighborhood and Development Services Department generated the population projections described in this appendix since neither BEBR nor the Executive Office of the Governor has provided projections for the City.

Staff employed the cohort component projection model to generate future populations for the years 2005, 2010, 2015, 2020, 2025, and 2030. The cohort component technique utilized by the City projects future population totals by dividing the population into uniform age and sex groups, or cohorts, and applying three components of population change – mortality, fertility, and migration – to each cohort in successive five-year increments. As the population of a cohort ages during the five-year interval, it is reclassified to the next successive cohort after mortality and migration are factored in. For example, the male population for the age 0 to 4 cohort is reclassified to the age 5 to 9 cohort after applying a survival rate to it and subtracting net migration. A new population that is derived from male births and net migration fills the subsequent age 0 to 4 cohort.

The cohort component model is represented by the following mathematical calculation:

\[ \text{Population in Subsequent Age Cohort (P}_{t+1} = (\text{Population} \times \text{Survival Rate}) + (\text{Female Population in Child Bearing Years} \times \text{Birth Rate} \times \text{Percentage of Male/Female Births}) + (\text{Net Migration for the Age Cohort}) \]

The components of population change are further explained below.

**Age Cohorts**

The City’s year 2000 US Census male and female populations were divided into 18 five-year age cohorts (0-4, 5-9, etc.). The 2000 US Census serves as the base for this model since it is the most recent and accurate data for the existing population.

**Mortality**

During each five-year interval, a portion of the population will die. Therefore, the population of each cohort will be reduced by a certain number of individuals as the population is projected forward into the next age cohort. In other words, the surviving population of age cohort 5-9 at time \( t \) becomes the new population of age cohort 10-14 at time \( t + 1 \). Life tables that identify the probability of dying between age groups are published nationally by the US Department of
Health and Human Services and were used to determine survival rates for males and females in each age cohort.

Survival rates were calculated for each of the male and female cohorts using the year 2000 United States life tables for males and females (National Vital Statistics Reports, Vol. 51, No. 3, December 19, 2002). The survival rates used in the analysis are:

<table>
<thead>
<tr>
<th>Age Cohort</th>
<th>Male Survival Rate for Cohort</th>
<th>Female Survival Rate for Cohort</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>0.9986</td>
<td>0.9989</td>
</tr>
<tr>
<td>5-9</td>
<td>0.9991</td>
<td>0.9993</td>
</tr>
<tr>
<td>10-14</td>
<td>0.9971</td>
<td>0.9986</td>
</tr>
<tr>
<td>15-19</td>
<td>0.9939</td>
<td>0.9977</td>
</tr>
<tr>
<td>20-24</td>
<td>0.9928</td>
<td>0.9974</td>
</tr>
<tr>
<td>25-29</td>
<td>0.9927</td>
<td>0.9968</td>
</tr>
<tr>
<td>30-34</td>
<td>0.9910</td>
<td>0.9953</td>
</tr>
<tr>
<td>35-39</td>
<td>0.9875</td>
<td>0.9929</td>
</tr>
<tr>
<td>40-44</td>
<td>0.9812</td>
<td>0.9895</td>
</tr>
<tr>
<td>45-49</td>
<td>0.9725</td>
<td>0.9843</td>
</tr>
<tr>
<td>50-54</td>
<td>0.9597</td>
<td>0.9757</td>
</tr>
<tr>
<td>55-59</td>
<td>0.9382</td>
<td>0.9613</td>
</tr>
<tr>
<td>60-64</td>
<td>0.9069</td>
<td>0.9400</td>
</tr>
<tr>
<td>65-69</td>
<td>0.8603</td>
<td>0.9086</td>
</tr>
<tr>
<td>70-74</td>
<td>0.7952</td>
<td>0.8592</td>
</tr>
<tr>
<td>75-79</td>
<td>0.6999</td>
<td>0.7789</td>
</tr>
<tr>
<td>80-84</td>
<td>0.5620</td>
<td>0.6504</td>
</tr>
<tr>
<td>85+</td>
<td>0.2855</td>
<td>0.3603</td>
</tr>
</tbody>
</table>

**Fertility**

During each five-year time interval, children that populate the 0-4 age cohort at t + 1 will be born. The number of births at t + 1 can be projected by using historic birth rates for females in the child bearing years between the ages of 15 and 44.

Birth rates were determined using the Sarasota County three-year average births for years 1999, 2000, and 2001 provided by the Florida Department of Health, Office of Vital Statistics. The average birth rate for female age cohorts 15-19, 20-24, 25-29, 30-34, 35-39, and 40-44 were multiplied by the female population in each cohort to project the number of births in each subsequent five-year interval. The birth rates used in the analysis are:
Appendix 4 (continued)

<table>
<thead>
<tr>
<th>Age Cohort</th>
<th>Birth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-19</td>
<td>0.0432</td>
</tr>
<tr>
<td>20-24</td>
<td>0.1077</td>
</tr>
<tr>
<td>25-29</td>
<td>0.1127</td>
</tr>
<tr>
<td>30-34</td>
<td>0.0856</td>
</tr>
<tr>
<td>35-39</td>
<td>0.0358</td>
</tr>
<tr>
<td>40-44</td>
<td>0.0066</td>
</tr>
</tbody>
</table>

The proportion of male to female births in the United States has historically (1915 to 1964) been 51.3% male and 48.7% female. A Census 2000 Brief (Gender: 2000) released in September 2001 confirms that the number of newborn males still outnumbers newborn females, and that the percentage of males to females was approximate to that identified above up until age 24. The number of new births were multiplied by these percentages in order to determine the number of projected male and females in age cohort 0-4 at time t + 1.

Migration

Migration is the most important and, yet, the most volatile and difficult factor to consider when preparing small area population projections. In many cases, migration is caused by economic factors associated with one or more geographic areas. As with the mortality and fertility factors, migration rates are based upon historic data. However, current and expected future trends should be accounted for when projecting net migration. During the past decade, the City has generally experienced annual population increases of approximately 1.1% based upon population estimates provided by BEBR. This trend is expected to continue into the foreseeable future based upon recent development activity in the City.

Average net migration for five-year periods (1990 to 1995 and 1995 to 2000) for each male and female cohort during the decade between the 1990 and 2000 US Census was determined and projected into future years. New births and mortality of the migratory population were accounted for during each 5-year projection interval. Net migration projections require that estimates be adjusted to correspond to the projected number of total net migrants. This is accomplished by applying a plus-minus adjustment factor for positive and negative net migration. The plus-minus adjustment factor was calculated into the migration numbers since it is reasonable to assume that total positive net migration as experienced by the City will increase by enlarging net migration gains and reducing negative net migration losses. The following displays five-year migration numbers used for cohorts:
<table>
<thead>
<tr>
<th>Age Cohort</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>-188</td>
<td>-137</td>
</tr>
<tr>
<td>5-9</td>
<td>-75</td>
<td>-63</td>
</tr>
<tr>
<td>10-14</td>
<td>20</td>
<td>-20</td>
</tr>
<tr>
<td>15-19</td>
<td>275</td>
<td>361</td>
</tr>
<tr>
<td>20-24</td>
<td>648</td>
<td>359</td>
</tr>
<tr>
<td>25-29</td>
<td>172</td>
<td>47</td>
</tr>
<tr>
<td>30-34</td>
<td>-70</td>
<td>-107</td>
</tr>
<tr>
<td>35-39</td>
<td>-36</td>
<td>-74</td>
</tr>
<tr>
<td>40-44</td>
<td>-7</td>
<td>126</td>
</tr>
<tr>
<td>45-49</td>
<td>122</td>
<td>80</td>
</tr>
<tr>
<td>50-54</td>
<td>99</td>
<td>124</td>
</tr>
<tr>
<td>55-59</td>
<td>146</td>
<td>246</td>
</tr>
<tr>
<td>60-64</td>
<td>107</td>
<td>116</td>
</tr>
<tr>
<td>65-69</td>
<td>175</td>
<td>136</td>
</tr>
<tr>
<td>70-74</td>
<td>128</td>
<td>-11</td>
</tr>
<tr>
<td>75-79</td>
<td>101</td>
<td>113</td>
</tr>
<tr>
<td>80-84</td>
<td>-2</td>
<td>-17</td>
</tr>
<tr>
<td>85+</td>
<td>54</td>
<td>93</td>
</tr>
<tr>
<td>Total</td>
<td>1,671</td>
<td>1,374</td>
</tr>
</tbody>
</table>
Population Projections, 2005 - 2030

The population projections delineated in the following table are those upon which the Sarasota City Plan is based using the cohort-component methodology described above. The table also includes calculations for seasonal and functional populations as described below. In addition to use in the comprehensive plan, the City will employ these projections when coordinating with plans of other agencies.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
</tr>
<tr>
<td>0-4</td>
<td>1,808</td>
<td>1,718</td>
<td>1,866</td>
<td>1,774</td>
<td>1,842</td>
</tr>
<tr>
<td>5-9</td>
<td>1,337</td>
<td>1,314</td>
<td>1,617</td>
<td>1,580</td>
<td>1,675</td>
</tr>
<tr>
<td>10-14</td>
<td>1,061</td>
<td>1,174</td>
<td>1,261</td>
<td>1,250</td>
<td>1,540</td>
</tr>
<tr>
<td>15-19</td>
<td>1,325</td>
<td>1,250</td>
<td>1,078</td>
<td>1,153</td>
<td>1,277</td>
</tr>
<tr>
<td>20-24</td>
<td>1,501</td>
<td>1,580</td>
<td>1,591</td>
<td>1,677</td>
<td>1,675</td>
</tr>
<tr>
<td>25-29</td>
<td>2,736</td>
<td>2,303</td>
<td>2,277</td>
<td>1,934</td>
<td>2,222</td>
</tr>
<tr>
<td>30-34</td>
<td>2,943</td>
<td>2,138</td>
<td>2,625</td>
<td>2,342</td>
<td>2,432</td>
</tr>
<tr>
<td>35-39</td>
<td>2,049</td>
<td>1,603</td>
<td>2,848</td>
<td>2,021</td>
<td>2,533</td>
</tr>
<tr>
<td>40-44</td>
<td>1,692</td>
<td>1,400</td>
<td>1,989</td>
<td>1,518</td>
<td>2,777</td>
</tr>
<tr>
<td>45-49</td>
<td>1,885</td>
<td>1,771</td>
<td>1,654</td>
<td>1,510</td>
<td>1,945</td>
</tr>
<tr>
<td>50-54</td>
<td>1,980</td>
<td>2,142</td>
<td>1,952</td>
<td>1,822</td>
<td>1,736</td>
</tr>
<tr>
<td>55-59</td>
<td>1,991</td>
<td>1,952</td>
<td>1,995</td>
<td>2,211</td>
<td>1,968</td>
</tr>
<tr>
<td>60-64</td>
<td>1,644</td>
<td>1,889</td>
<td>2,005</td>
<td>2,112</td>
<td>2,008</td>
</tr>
<tr>
<td>65-69</td>
<td>1,346</td>
<td>1,743</td>
<td>1,588</td>
<td>1,885</td>
<td>1,915</td>
</tr>
<tr>
<td>70-74</td>
<td>1,109</td>
<td>1,362</td>
<td>1,308</td>
<td>1,707</td>
<td>1,516</td>
</tr>
<tr>
<td>75-79</td>
<td>1,010</td>
<td>1,170</td>
<td>984</td>
<td>1,161</td>
<td>1,150</td>
</tr>
<tr>
<td>80-84</td>
<td>815</td>
<td>1,080</td>
<td>777</td>
<td>999</td>
<td>759</td>
</tr>
<tr>
<td>85+</td>
<td>676</td>
<td>1,369</td>
<td>681</td>
<td>1,246</td>
<td>661</td>
</tr>
<tr>
<td>Subtotal</td>
<td>28,790</td>
<td>28,959</td>
<td>30,095</td>
<td>29,835</td>
<td>31,302</td>
</tr>
<tr>
<td>Total</td>
<td>57,748</td>
<td>59,930</td>
<td>62,021</td>
<td>63,812</td>
<td>65,334</td>
</tr>
</tbody>
</table>

Source: City of Sarasota Neighborhood and Development Services Department, January 2004.