

Replacement Pages for Insertion into the Sarasota City Plan (2030)

Adopted January 2020

Please duplex copy, 3-hole punch, and replace existing pages.

Chapter	New Pages to Insert	Old Pages to Remove
Future Land Use Chapter, Action Strategy 2.12, Rosemary Residential Overlay District (RROD)	Pages LU-11 thru LU-12	Pages LU-11 thru LU-12
Future Land Use Chapter, Summary of Classifications table	Pages LU-26 thru LU-27	Pages LU-26 thru LU-27
Future Land Use Chapter, Urban Edge Land Use Classification	Pages LU-58 thru LU-61	Pages LU-58 thru LU-61

- 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;

SUMMARY OF CLASSIFICATIONS

Detailed statements describing each classification follow this summary.

RESIDENTIAL CLASSIFICATIONS	DENSITY
SINGLE FAMILY - VERY LOW DENSITY	4.5 units per acre or less
SINGLE FAMILY - LOW DENSITY	over 4.5 units per acre to 9 units per acre
MULTIPLE FAMILY - MODERATE DENSITY	over 4.5 units per acre to 13 units per acre
MULTIPLE FAMILY - MEDIUM DENSITY	over 13 units per acre to 25 units per acre
MULTIPLE FAMILY - HIGH DENSITY	over 25 units per acre to 50 units per acre
MIXED RESIDENTIAL	single and multiple family up to 9 units per acre
NON-RESIDENTIAL CLASSIFICATIONS	USE
NEIGHBORHOOD OFFICE	low intensity office uses
COMMUNITY OFFICE / INSTITUTIONAL	medium intensity office and institutional uses
NEIGHBORHOOD COMMERCIAL	low intensity commercial uses
COMMUNITY COMMERCIAL	medium intensity commercial uses
PRODUCTION INTENSIVE COMMERCIAL	high intensity production and commercial uses
MIXED USE CLASSIFICATIONS	USE
URBAN NEIGHBORHOOD	residential uses up to 12 units per acre and limited amounts of non-residential uses
URBAN EDGE	residential uses up to 25 units per acre, residential uses up to 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 (<i>Revised by Ordinance No. 20-5312 on January 6, 2020</i>)
DOWNTOWN CORE	residential uses up to 50 units per acre and non-residential lodging, office, commercial, and artisanal uses
DOWNTOWN BAYFRONT	residential uses up to 50 units per acre and non-residential lodging, office, commercial, and artisanal uses
SPECIAL PURPOSE CLASSIFICATIONS	USE
RESORT RESIDENTIAL	multiple family up to 18 units per acre and hotel / motels up to 50 units per acre
METROPOLITAN / REGIONAL	only defined uses regardless of zoning
RESTRICTED USE CLASSIFICATIONS	USE
OPEN SPACE-RECREATION-CONSERVATION	natural areas, recreational sites, and limited accessory structures used for recreational activities or supporting infrastructure

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

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

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

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

URBAN EDGE LAND USE CLASSIFICATION

Purpose and Intent

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

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

General Characteristics

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

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

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

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

Future Land Use Plan
Urban Edge

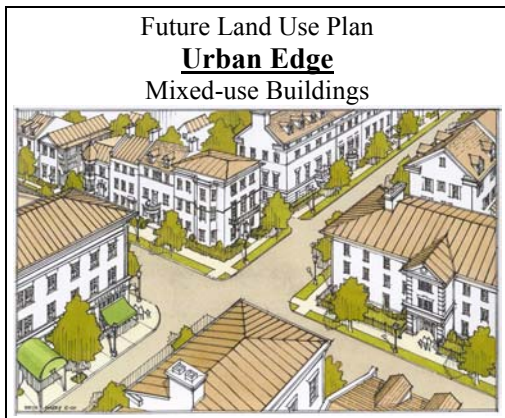


Future Land Use Plan
Urban Edge



Maximum residential densities up to twenty-five (25) units per acre may be consistent with the intent of this classification; except that maximum residential density up to 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)

DOWNTOWN CORE LAND USE CLASSIFICATION

Purpose and Intent

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

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

General Characteristics

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

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

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

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