

The Future Land Use Chapter

Sarasota City Plan

and

Support Document

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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 163, Florida Statutes. This Chapter also addresses the issues and recommendations contained in the Evaluation and Appraisal of the comprehensive plan, in accordance with State requirements.

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. Reserved,

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.

(Amended by Ordinance No. 07-4751)

(3) Application No. 05-PA-03 to reclassify approximately 9.52 acres to the Downtown Urban Mixed Use (i.e., 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).

(Amended by Ordinance No. 08-4815)

(4) Application No. 15-PA-02 to reclassify approximately 7.878± acres from Urban Edge to the Downtown Core Classification (Parcel ID Nos. 2028-06-0107, 2028-12-0005, and 2028-14-0001, 300 and 508 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 rental apartment complex 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). This affordability period shall expire at least thirty (30) years after the date of the issuance of the last certificate of occupancy for the last rental apartment complex unit constructed on the property.

C. Building height limitation of 6 stories.

1. However, when development is constructed pursuant to 166.04151 (7), Florida Statutes (i.e., Live Local Act), the above limitations, except B., shall not apply.

2. 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 Nos. 16-5167 and 24-5549)

(5) Application No. 20-PA-01 to reclassify approximately 0.19± acres from Single Family (Low Density) to the Neighborhood Office Classification (Parcel ID No. 0056-05-0054, 2035 Wisteria Street).

A. Land use is limited to a surface parking lot as an accessory use to the adjacent medical office building located at 2255 South Tamiami Trail (Parcel ID No. 0056-05-0051). The parking lot will only be available for use by employees of the adjacent medical office building and will be open Monday through Friday from 6:30 a.m. to 6:30 p.m.

(Amended by Ordinance No. 21-5373)

(6) Application No. 21-PA-02 to reclassify approximately 1.16± acres from Neighborhood Office to the Multiple Family – Medium Density Classification (Parcel ID Nos. 0076-01-0016, 1707 Hansen Street; 0076-01-0018, 1715 Hansen Street; 0076-01-0020, 1721 Hansen Street; 0076-01-0021, 1735 Hansen Street; 0076-01-0022, 1743 Hansen Street; 0076-01-0023, 1803 Hansen Street; and 0076-01-0024, 1807 Hansen Street).

A. The development of 1721 and 1807 Hansen Street (currently vacant) and the redevelopment 1707, 1715, 1735, 1743, and 1803 Hansen Street shall permit only a detached single-family dwelling, with or without an attached or detached accessory dwelling unit.

B. Existing duplexes/two-family dwellings located at 1707, 1715, 1735, 1743, and 1803 Hansen Street are legally non-conforming and shall remain until voluntarily demolished or destroyed or damaged pursuant to Article V of the Zoning Code.

C. The maximum height of structures shall be 35 feet.

(Amended by Ordinance No. 22-5411)

(7) Application No. 21-PA-03 to reclassify approximately 6.09± acres from Multiple Family – Medium Density to the Multiple Family – High Density Classification (Parcel ID No. 2035-01-0013 located at 2750 Bahia Vista Street).

A. A maximum of 250 dwelling units may be developed on the property.

(Amended by Ordinance No. 22-5454)

(8) Application No. 23-PA-06 to revise the text of the Metropolitan Regional Land Use Classification by adding "and Development consisting of Retail, Office, Residential, Mixed-Use Development and/or Support Facilities associated with Mixed-Use Development" to Site No. 9 Regional Shopping Center (Parcel IDs Nos. 0057-12-0032 and 0057-12-0034, 3501 South Tamiami Trail).

A. At least ten percent (10%) of the housing units constructed onsite shall be designated as attainable housing units, as defined by the City of Sarasota Zoning Code, for a period of at least thirty (30) years.

B. Of the required attainable housing units provided, at least one-third of the attainable housing units shall be available to households having annual incomes at or below 80 percent of the Area Median Income and no more than one-third of the attainable housing units shall be available to households having annual incomes in the range of 100 percent to 120 percent of the Area Median Income.

C. The first 400 housing units constructed that are rented or sold shall include at least 20 attainable housing units. The first 450 housing units constructed that are rented or sold shall include at least 50 attainable housing units. The first 750 housing units constructed that are rented or sold shall include at least 85 attainable housing units.

D. If, five (5) years after obtaining the certificate of occupancy of the first residential project phase, no site plan for a second residential project phase incorporating sufficient attainable housing to meet the requirement has been approved by the City of Sarasota, then ten percent (10%) of all phase one housing units shall be provided as attainable.

(Amended by Ordinance No. 24-5550)

(9) Application No. 25-PA-01 to reclassify approximately 1.2± acres from Downtown Core to the Downtown Bayfront Classification (Parcel ID No. 2027-06-0042).

A. Residential use is limited to no more than 70 dwelling units.

B. Non residential uses are limited to 38,002 square feet.

C. Building height shall not exceed 262 feet to the 18th story, exclusive of the roof and facilities above the roof (e.g. elevator overruns, architectural features, etc.) that are not included in the calculation of building height under the Zoning Code.

(Amended by Ordinance No. 25-5565)

(10) Application 25-PA-02 to reclassify approximately 9.22 acres from Community Commercial to Production Intensive Commercial (Parcel ID No. 0043-04-0016)

Notwithstanding that salvage and recycling operations are considered permitted uses under the Industrial Use category of uses in two of the implementing zone districts in the Production Intensive Commercial Future Land Use Classification, there shall be no uses or activities in an open air setting on the site that involve: (i) the processing or recycling of refuse or trash or (ii) the crushing, breaking, grinding or pulverizing of rocks, concrete, mortar, asbestos, asphalt or substantially similar materials.

(Amended by Ordinance No. 25-5581)

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 Attainable Housing:** Recognizing the importance of housing in the redevelopment of the downtown and other areas of the city, consider incentives, including greater residential density, for development that provides attainable units within the downtown, mixed-use centers, and mixed-use corridors. *(Amended by Ordinance No. 22-5435)*

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. *(Amended by Ordinance No. 20-5312)*

2.13 Bay Park Zone (BPZ): Within the Land Development Regulations, the City shall implement the Bay Park Zone district to provide for a park and cultural facilities with a flexible mixed-use district that permits uses including but not limited to parks and open space, government uses, restaurants, performing arts centers, museums and cultural facilities, galleries, retail, and mixed-use development with a maximum residential allowance for 10 live/work units that are tied to a qualified arts organization within Metropolitan-Regional Land Use Classification No. 5 (The Bay Park). An administrative review process which occurs subsequent to a public community workshop for structures of 5,000 square feet or less shall be incorporated within the zoning code and utilized for the BPZ district to provide for long-term flexibility in the implementation of The Bay Park Master Plan as originally approved by the City Commission on September 6, 2018, as amended. *(Amended by Ordinance No. 22-5453)*

2.14 "Missing Middle" Overlay District (MMOD): The City shall adopt a zoning overlay district within the Park East neighborhood, and other locations as may be applicable, to encourage development of "missing middle" housing providing for diverse housing opportunities compatible in scale and form with detached single-family homes. An increase in residential density over the base density may be approved when a portion of the additional residential units are attainable as defined in the Housing Chapter. "Missing middle" housing types may consist of duplexes, triplexes, courtyard buildings, cottage court homes, townhomes, or multi-dwelling structures. The zoning overlay district regulations will create a walkable neighborhood for households of varying age, size, and income. See Illustration LU-20, "Missing Middle" Overlay District. *(Amended by Ordinance No. 22-5436)*

2.15 Administrative Review Process for Attainable Housing: The City shall utilize an administrative review process for site plan applications when the construction of attainable housing units will occur on the development site and when the site plan application qualifies for bonus density units. *(Amended by Ordinance No. 22-5437)*

2.16 Historic Preservation Transfer of Development Rights (TDR) Program: Recognizing the value of preserving historically important buildings, and to encourage owners of properties on which designated historic buildings are located to preserve rather than demolish such buildings and to encourage owners of eligible buildings to pursue historical designations for their properties, the City shall implement a Historic Preservation Transfer of Development Rights (TDR) Program. The Historic Preservation Transfer of Development Rights Program shall include provisions allowing the owners of properties on which designated historic buildings are located to sell or otherwise transfer the unused development rights on such properties to designated receiving sites. Please see the definition of the Historic Preservation Transfer of Development Rights Program located in Attachment 4, Definitions. *(Amended by Ordinance No. 25-5557)*

2.17 Primary Grid Streets: The Zoning Code identifies certain streets as "Primary Grid" streets. Primary Grid streets are intended to be more pedestrian oriented than other streets and should be designed to enhance the pedestrian experience. Development along Primary Grid streets and development at the intersections of Primary Grid streets with other streets shall be designed to accommodate a higher level of pedestrian activity and to provide a higher level of pedestrian appeal than development on other streets. On a Primary Grid street, the uses of buildings at the street level, building frontage, the streetscape (i.e., landscaping), and the street design shall be complimentary to one another and shall combine to create a street frontage that is pedestrian oriented. However, when no other access is available, direct vehicular access to properties located on Primary Grid streets shall not be prohibited from Primary Grid streets. The City will concentrate resources on improving the "walkability" of Primary Grid streets. Efforts to improve the "walkability" of these streets may include, but shall not necessarily be limited to, redesign, installation of streetscape improvements, and revisions to land

development regulations intended to promote the pedestrian experience. *(Amended by Ordinance No. 25-5577)*

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 **Reserved.**

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.

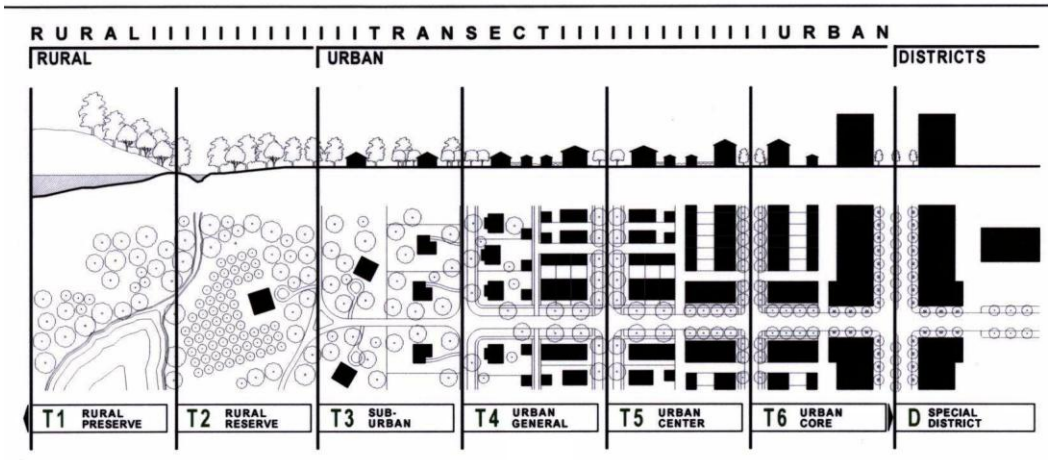
4.11 **Relationships Between Plans:** In instances of inconsistencies between the Downtown Master Plan 2020 and the *Sarasota City Plan*, as amended, the *Sarasota City Plan*, as amended, will prevail. Anything to the contrary not withstanding, the *Sarasota City Plan* does not incorporate the Downtown 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 **"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 - Reserved

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. *(Amended by Ordinance No. 10-4906)*

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. *(Amended by Ordinance No. 10-4906)*

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. *(Amended by Ordinance No. 10-4906)*

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. *(Amended by Ordinance No. 10-4906)*

10.4 The Sarasota Bradenton International Airport shall continue to use and improve upon its noise abatement approach and departure procedures. *(Amended by Ordinance No. 10-4906)*

ATTACHMENTS

Attachment 1, The Future Land Use Classifications

SUMMARY OF CLASSIFICATIONS

Detailed statements describing each classification follow this summary.

RESIDENTIAL CLASSIFICATIONS	DENSITY
SINGLE FAMILY - VERY LOW DENSITY	4.5 units per acre or less
SINGLE FAMILY - LOW DENSITY	over 4.5 units per acre to 9 units per acre
MULTIPLE FAMILY - MODERATE DENSITY	over 4.5 units per acre to 13 units per acre
MULTIPLE FAMILY - MEDIUM DENSITY	over 13 units per acre to 25 units per acre
MULTIPLE FAMILY - HIGH DENSITY	over 25 units per acre to 50 units per acre
MIXED RESIDENTIAL	single and multiple family up to 9 units per acre
NON-RESIDENTIAL CLASSIFICATIONS	USE
NEIGHBORHOOD OFFICE	low intensity office uses
COMMUNITY OFFICE / INSTITUTIONAL	medium intensity office and institutional uses
NEIGHBORHOOD COMMERCIAL	low intensity commercial uses
COMMUNITY COMMERCIAL	medium intensity commercial uses
PRODUCTION INTENSIVE COMMERCIAL	high intensity production and commercial uses
MIXED USE CLASSIFICATIONS	USE
URBAN NEIGHBORHOOD	residential base density up to 12 units per acre; additional residential density may be allowed within a “Missing Middle” Overlay District when attainable housing is provided and the total density shall be no greater than 3 times the maximum base density of this land use classification; and limited amounts of non-residential uses
URBAN EDGE	residential base density up to 25 units per acre, additional residential density may be allowed when utilizing the Historic Preservation Transfer of Development Rights Program, or when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification; residential base density up to 40 units per acre and additional residential density up to a maximum total of 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
DOWNTOWN CORE	residential base density up to 50 units per acre, additional residential density may be allowed when utilizing the Historic Preservation Transfer of Development Rights Program, or when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification; and non-residential lodging, office, commercial, and artisanal uses
DOWNTOWN BAYFRONT	residential base density up to 50 units per acre, additional residential density may be allowed when

	utilizing the Historic Preservation Transfer of Development Rights Program, or when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification; and non-residential lodging, office, commercial, and artisanal uses
URBAN MIXED-USE	residential base density up to 25 units per acre and 35 units per acre for the North Tamiami Trail corridor, additional residential density may be allowed when attainable housing is provided and the total density shall be no greater than 3 times the maximum base density of this land use classification; and non-residential lodging, office, commercial, institutional, 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

(Amended by Ordinance Nos. 22-5435 and 25-5557)

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.

Future Land Use Plan
Single Family-Very Low Density
Primary - Single Family Detached



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

- churches, day care, elementary schools, parks, accessory dwelling units, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that "opt in," limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.

Future Land use Plan
Single Family-Very Low Density
Secondary - Park



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.

Future Land Use Plan
Single Family-Very Low Density
Non-Primary / Non-Secondary - Duplex



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.

(Amended by Ordinance No. 22-5421)

SINGLE FAMILY – LOW DENSITY LAND USE CLASSIFICATION

Purpose and Intent

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

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

General Characteristics

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

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

Existing and Planned Primary Uses within this classification are compatible:

- detached single family dwellings on individual lots.

Future Land Use Plan
Single Family-Low Density
Primary - Single Family Detached



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

- churches, day care, elementary schools, parks, accessory dwelling units, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that "opt in," limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.

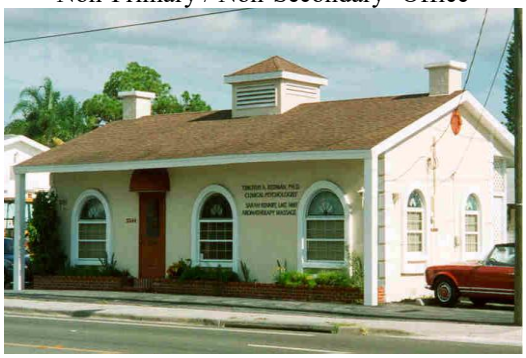
Future Land Use Plan
Single Family-Low Density
Secondary - Church



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.

Future Land Use Plan
Single Family-Low Density
Non-Primary / Non-Secondary -Office



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.

(Amended by Ordinance No. 22-5421)

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.

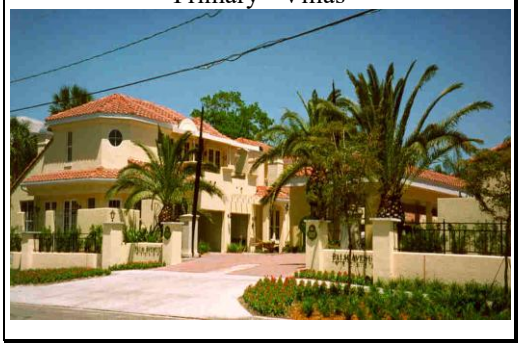
Maximum residential densities up to thirteen (13) units per acre may be consistent with the intent of this classification. However, any increase in density exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible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

Future Land Use Plan
Multi-Family-Moderate Density
Primary - Villas



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

- churches, day care, elementary and secondary schools, parks, accessory dwelling units, retirement centers, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that "opt in," limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.

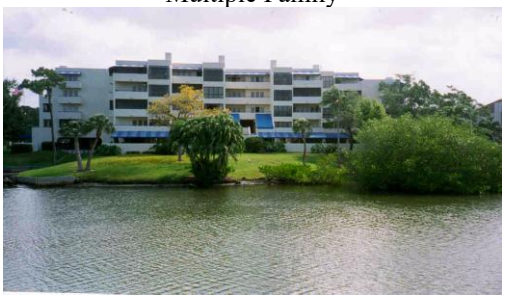
Future Land Use Map
Multi-Family-Moderate Density
Secondary - Day Care



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.

Future Land Use Plan
Multi-Family-Moderate Density
Non-Primary / Non-Secondary
Multiple Family



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.

(Amended by Ordinance No. 22-5421)

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.

Future Land Use Plan
Multi-Family-Medium Density
Primary - Apartments



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

- churches, day care, elementary and secondary schools, parks, accessory dwelling units, retirement centers, and
- in conjunction with residential uses on the same lot or parcel in neighborhoods that "opt in," limited office, retail, or artisanal uses with a maximum floor area ratio up to 0.50.

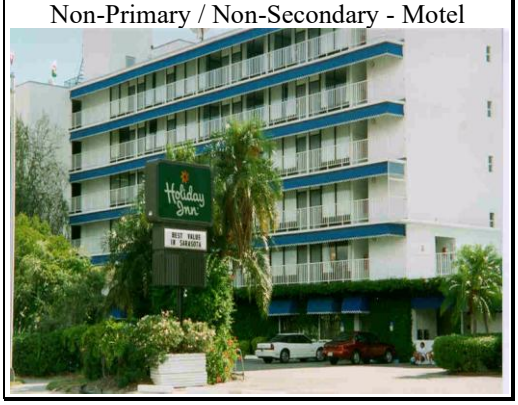
Future Land Use Map
Multi-Family-Medium Density
Secondary - Retirement Center



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.

Future Land Use Plan
Multi-Family-Medium Density
Non-Primary / Non-Secondary - Motel



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.

(Amended by Ordinance No. 22-5421)

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.

Future Land Use Plan
Multi-Family-High Density
Primary - Condominium



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

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

Future Land Use Map
Multi-Family-High Density
Secondary - Church



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.

Future Land Use Plan
Multi- Family-High Density
Non-Primary / Non-Secondary Commercial



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.

(Amended by Ordinance No. 22-5421)

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. A designated historic building located on a zoning lot(s) within the Mixed Residential land use classification may be an appropriate sending site for the Historic Preservation Transfer of Development Rights Program.

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.

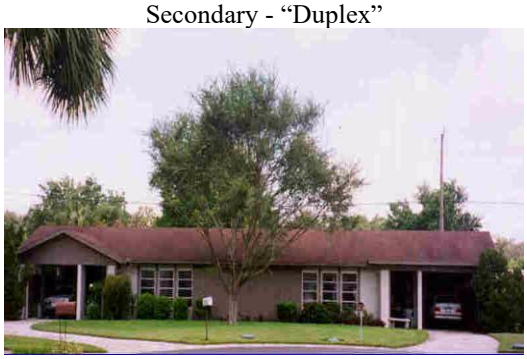
Future Land Use Plan
Mixed Residential
Primary - Single Family Detached



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

- garage apartments, accessory dwelling units, guest houses, "clustered" single family units, granny flats, "plexes", and parks.

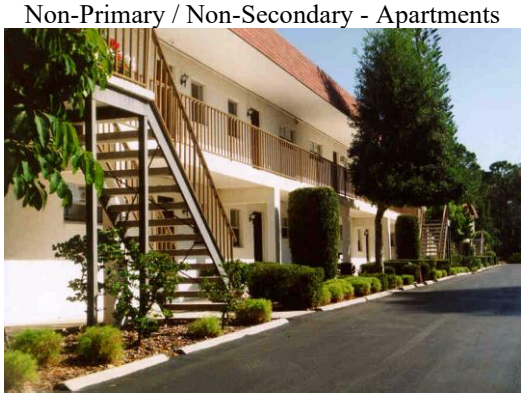
Future Land use Plan
Mixed Residential
Secondary - "Duplex"



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.

Future Land use Plan
Mixed Residential
Non-Primary / Non-Secondary - Apartments



(Amended by Ordinance No. 22-5421 and 25-5557)

NEIGHBORHOOD OFFICE
LAND USE CLASSIFICATION

Purpose and Intent

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

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

General Characteristics

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

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

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

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

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

- professional and medical offices.

Future Land Use Plan
Neighborhood Office
Primary - Office



Existing and Planned Secondary Uses would include compatible:

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

Future Land Use Plan
Neighborhood Office
Secondary- Second Story Residence



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

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

Future Land Use Plan
Neighborhood Office
Non-Primary / Non-Secondary - Retail



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.

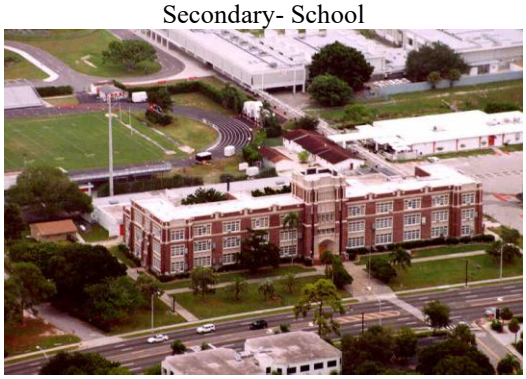
Future Land Use Plan
Community Office / Institutional
Primary - Office



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.

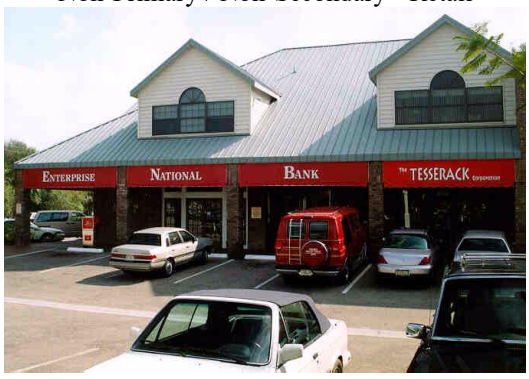
Future Land Use Plan
Community Office / Institutional
Secondary- School



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

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

Future Land Use Plan
Community Office / Institutional
Non-Primary / Non-Secondary - Retail



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

NEIGHBORHOOD COMMERCIAL LAND USE CLASSIFICATION

Purpose and Intent

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

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

General Characteristics

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

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

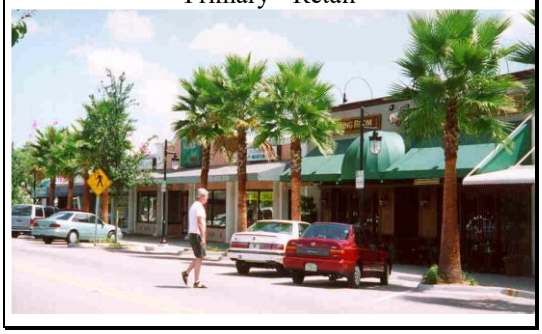
Maximum non-residential floor area ratios up to 0.50 may be consistent with the intent of this classification. However, any increase in the floor area ratio exceeding that permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible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

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

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

- retail and personal service uses.

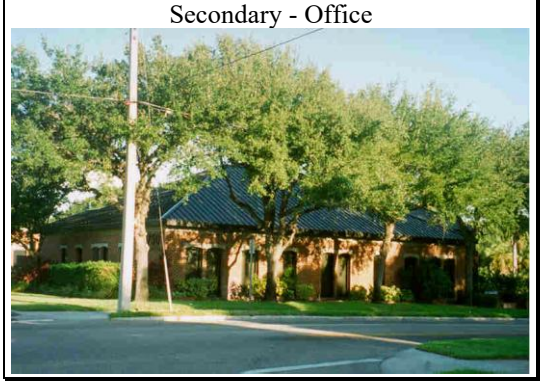
Future Land Use Plan
Neighborhood Commercial
Primary - Retail



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.

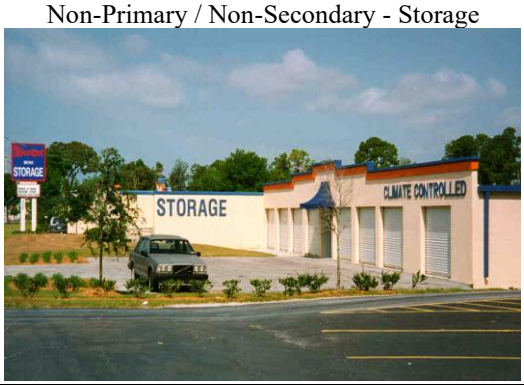
Future Land Use Plan
Neighborhood Commercial
Secondary - Office



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.

Future Land Use Plan
Neighborhood Commercial
Non-Primary / Non-Secondary - Storage



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.

Future Land Use Plan
Community Commercial
Primary - Shopping Center



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.

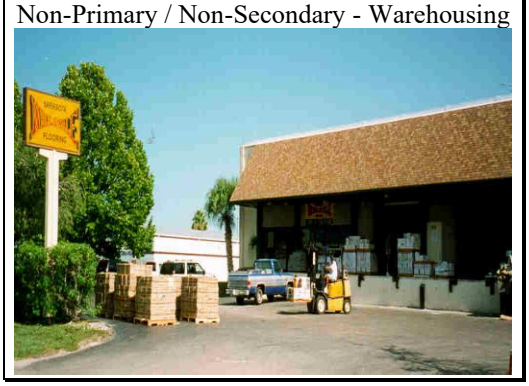
Future Land Use Plan
Community Commercial
Secondary - Motor Vehicle Sales



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.

Future Land Use Plan
Community Commercial
Non-Primary / Non-Secondary - Warehousing



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

PRODUCTION - INTENSIVE COMMERCIAL LAND USE CLASSIFICATION

Purpose and Intent

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

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

General Characteristics

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

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

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

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

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

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

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

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

Future Land Use Plan
Production - Intensive Commercial
Primary - Vehicle & Equipment Repair



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.

Future Land Use Plan
Production - Intensive Commercial
Secondary - Retail / Service



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

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

Future Land Use Plan
Production Intensive Commercial
Non-Primary / Non-Secondary - Residential



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.

(Amended by Ordinance No. 24-5525)

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

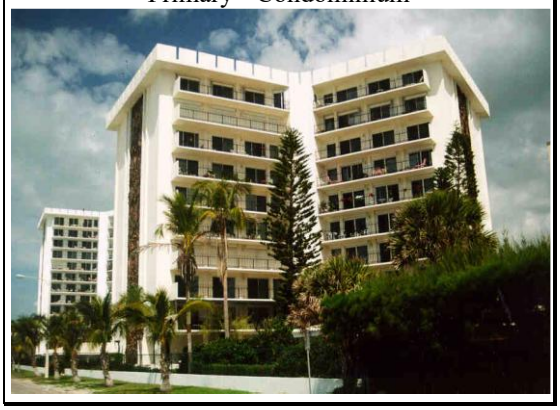
permitted by existing zoning for an individual lot or parcel must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.

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.

Future Land Use Plan
Resort Residential
Primary - Condominium



Existing and Planned Secondary Uses would include compatible:

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

Future Land Use Plan
Resort Residential
Secondary - Hotel / Motel



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.

Future Land Use Plan
Resort Residential
Non-Primary / Non-Secondary - Commercial



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

URBAN NEIGHBORHOOD
LAND USE CLASSIFICATION

Purpose and Intent

Future Land Use Plan
Urban Neighborhood



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.

Future Land Use Plan
Urban Neighborhood
Single Family Dwelling



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 base density of twelve (12) dwelling units per acre however, additional density may be approved when attainable housing units are provided for a portion of those residential units exceeding the base residential density within the "Missing Middle" Overlay District. Implementing land development regulations shall identify maximum residential density when attainable housing units are provided and the total density shall not be greater than three (3) times the maximum base density for the "Missing Middle" Overlay District. 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. A designated historic building located on a zoning lot(s) within the Urban Neighborhood land use classification may be an appropriate sending site for the Historic Preservation Transfer of Development Rights Program.

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, cottage court, 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.

(Amended by Ordinance No. 22-5436 and 25-5557)

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.

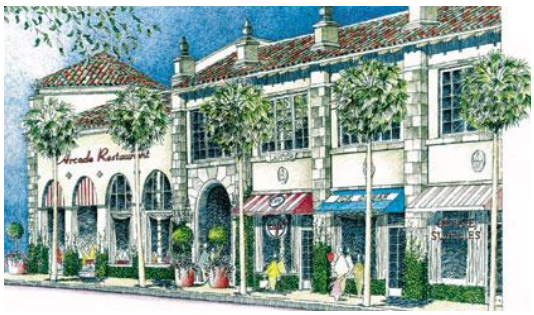
This is a fully mixed-use area that provides for residential and non-residential uses in order to create a functional, sustainable urbanized community. This classification is consistent with and provides for implementation of the Downtown Master Plan 2020 that was adopted on January 22, 2001. It is also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



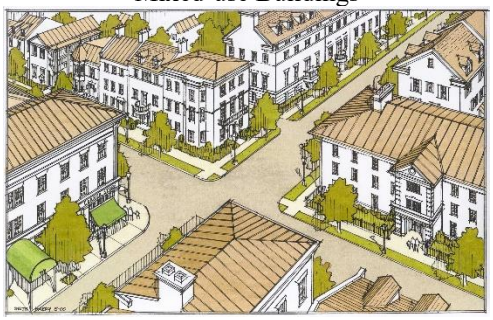
Future Land Use Plan
Urban Edge



Base residential densities up to twenty-five (25) units per acre may be consistent with the intent of this classification. Additional residential density may be approved when attainable housing units are provided for a portion of those residential units exceeding the base residential density. Implementing land development regulations shall identify maximum residential density when attainable housing units are provided and the total density shall not be greater than four (4) times the maximum base density of this land use classification. Additional residential density may be approved when utilizing the Historic Preservation Transfer of Development Rights Program, and implementing land development regulations shall identify maximum residential density.

Within the Rosemary Residential Overlay District, base residential densities up to forty (40) units per acre may be consistent with the intent of this classification. Additional residential density up to a maximum total of 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).

Future Land Use Plan
Urban Edge
Mixed-use Buildings



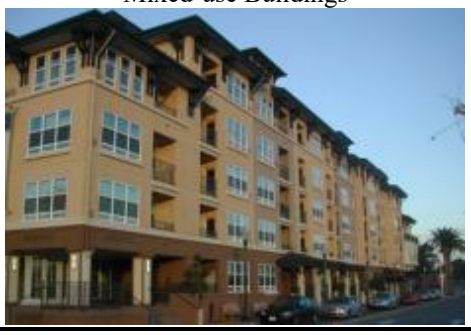
A goal of this land use classification is to achieve a percentage mix distribution of fifty-percent (50%) residential land uses and fifty-percent (50%) non-residential land uses. The percentage mix is applicable on an area wide basis rather than on a site-specific basis. As development proposals are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

Maximum height of buildings is five (5) stories; however, maximum building height up to seven (7) stories may be achieved for projects satisfying certain development standards within the Rosemary Residential Overlay District. Projects utilizing the Historic Preservation Transfer of Development Rights Program shall be eligible to receive additional building height. 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 Historic Preservation Transfer of Development Rights Program is applicable to the Urban Edge parcels that are located in downtown Sarasota.

Future Land Use Plan
Urban Edge
Mixed-use Buildings



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.

(Amended by Ordinance Nos. 20-5312, 22-5439, and 25-5557)

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.

Future Land Use Plan
Downtown Core



Future Land Use Plan
Downtown Core



Base residential densities up to fifty (50) units per acre may be consistent with the intent of this classification. Additional residential density may be approved when utilizing the Historic Preservation Transfer of Development Rights Program or when attainable housing units are provided for a portion of those residential units exceeding the base residential density. Implementing land development regulations shall identify maximum residential density when attainable housing units are provided and the total density shall not be greater than four (4) times the maximum base density of this land use classification.

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.

The maximum height of buildings is 10 stories, except for buildings which provide additional public parking or utilize the Historic Preservation Transfer of Development Rights Program. As specified in the city's land development regulations, these buildings shall be eligible to receive additional height. 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." Buildings which receive an 11th story of bonus height pursuant to Section VI-1005(g)(3)c, Zoning Code are not to be considered one of the two buildings authorized up to 180 feet in height by this provision.

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.

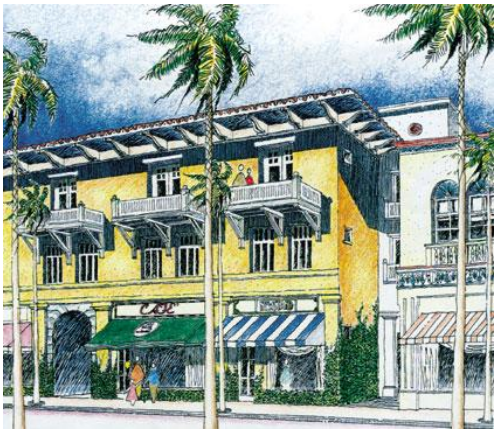
Future Land Use Plan
Downtown Core
Mixed-Use Buildings



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.

Future Land Use Plan
Downtown Core



Existing Non-Compatible Uses would include:
all uses that are not planned for future development, such as industrial manufacturing and wholesaling uses.

(Amended by Ordinance Nos. 22-5439 and 25-5557)

DOWNTOWN BAYFRONT
LAND USE CLASSIFICATION

Purpose and Intent

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

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

General Characteristics

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

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

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

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

Future Land Use Plan
Downtown Bayfront



Future Land Use Plan
Downtown Bayfront



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

Base residential densities up to fifty (50) units per acre may be consistent with the intent of this classification. Additional residential density may be approved when attainable housing units are provided for a portion of those residential units exceeding the base residential density. Implementing land development regulations shall identify maximum residential density when attainable housing units are provided and the total density shall not be greater than four (4) times the maximum base density of this land use classification. The Downtown Bayfront land use classification may be an appropriate receiving area for additional residential density when utilizing the Historic Preservation Transfer of Development Rights Program, and implementing land development regulations shall identify maximum residential density.

Future Land Use Plan
Downtown Bayfront
Mixed-Use Buildings



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 designated historic building located on a zoning lot(s) within the Downtown Bayfront land use classification may be an appropriate sending site for the Historic Preservation Transfer of Development Rights Program. This classification shall not serve as a receiving area for buildable square footage.

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.

Future Land Use Plan
Downtown Bayfront



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.

(Amended by Ordinance No. 22-5439 and 25-5557)

URBAN MIXED-USE
LAND USE CLASSIFICATION

Purpose and Intent

The purpose and intent of the Urban Mixed-Use land use classification is to identify:
Existing commercial centers and commercial corridors that are appropriate for mixed-use development;
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.

Planned and Existing Locations

Planned and existing areas embraced by this classification are reflected on the Future Land Use Map. Areas currently associated with this classification would include, but are not limited to areas consisting of:

Mixed-use corridors and
Mixed-use centers.

General Characteristics

The Urban Mixed-Use land use classification is founded upon the concepts of "New Urbanism" whereby diverse, walkable neighborhoods are created. This is a fully mixed-use classification that provides for residential and non-residential uses in order to create a functional, sustainable urbanized community. A goal of "New Urbanism" is to realize compact and diverse mixed-use neighborhoods with discernable centers that provide housing and workplaces in proximate locations. It is envisioned that current redevelopment of centers and corridors that today consist of one predominant type of use, either commercial or office, will transition to a varied mix of land uses consisting of both residential and non-residential uses.

The City shall seek to determine viable ways to increase the supply of attainable housing for lands classified as Urban Mixed-Use. One means to encourage the provision of attainable housing that will be utilized is to establish a base density for development containing market rate dwelling units and a higher bonus density, consisting of both market rate and attainable units, for development when a specified level of attainable housing is provided. A base density and a bonus density shall

be identified for each implementing zone district in the Urban Mixed-Use future land use classification in which market rate residential dwelling units (with no requirement for attainable units) are a permitted land use.

Base residential densities up to twenty-five (25) dwelling units per acre, with an exception allowing for up to thirty-five (35) dwelling units per acre along the North Tamiami Trail corridor, may be consistent with this classification. Additional residential density may be approved when attainable housing units are provided for a portion of those residential units exceeding the base residential density. Implementing land development regulations shall identify maximum residential density when attainable housing units are provided and the total density shall not be greater than three (3) times the maximum base density of this land use classification.

Maximum non-residential floor area ratios, which are averages throughout this land use classification, shall be 0.75 within mixed-use corridors and 1.25 within mixed-use centers. The City has a long-term goal for achieving a 25% residential to 75% non-residential percentage mix of distribution of land uses within this classification.

It is appropriate that the principles of "New Urbanism" be implemented within the Urban Mixed-Use classification due to the diversity found in an urban city. Within Urban Mixed-Use, residential dwellings may be primarily 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. Individual development sites may consist of single or multiple uses.

Because the Urban Mixed-Use 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 adjacent neighborhoods.

Existing and Planned Uses within this classification would include compatible:

multiple-family dwellings such as condominiums, apartments, and rowhouses;
flexhouses providing for live-work opportunities;
lodging facilities;
offices;
commercial uses, retail stores, and service establishments;
entertainment and cultural facilities;
artisanal uses;
civic and institutional 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 intensive industrial uses.

Zoning

As this is a new land use classification, new implementing zone districts will require incorporation into the City of Sarasota Zoning Code. Until such time as the new zoning regulations are adopted to achieve consistency with this classification, it is recognized that certain existing zone districts have an "intent and purpose" that is conceptually consistent with the intent of this land use classification and development shall be permitted in accordance with existing zoning regulations applicable to zoning enclaves.

(Adopted by Ordinance No. 22-5435)

METROPOLITAN-REGIONAL LAND USE CLASSIFICATION

Purpose and Intent

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

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

There are no secondary uses in this classification.

General Characteristics

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

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

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

Maximum non-residential floor area ratios up to 2.0 for hospital uses, 0.5 for uses associated with The Bay Park, 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.

Future Land Use Plan

Metropolitan Regional - Commercial

Primary - St. Armands



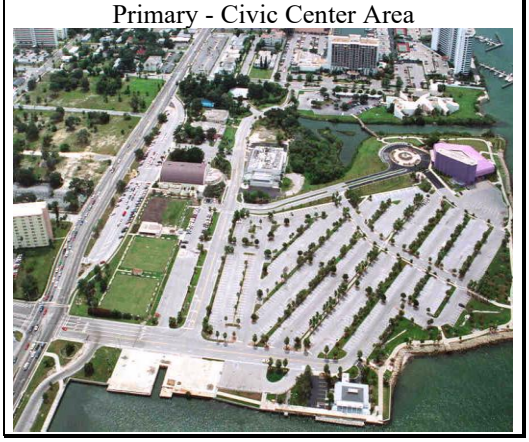
The City of Sarasota Zoning Code shall identify implementing zoning districts for this land use classification. A final determination of the zoning district applicable to a specific site shall be based upon particular circumstances applicable to each individual site.

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. Uses associated with The Bay Park, consistent with Action Strategy 2.13
   - (The Bay Park);
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 and Development consisting of Retail, Office, Residential, Mixed-Use Development and/or Support Facilities associated with Mixed-Use Development
   - (Crossings at Siesta Key Mall); and
10. Downtown Retirement Center
    - (The Pines of Sarasota) *(Amended by Ordinance No. 16-5152)*.

Future Land Use Plan
Metropolitan Regional Commercial
Primary - Civic Center Area



Future Land Use Plan
Metropolitan Regional Commercial
Primary - Sarasota Memorial Hospital



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

Existing and Planned Secondary Use

- None.

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

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

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

OPEN SPACE - RECREATION - CONSERVATION LAND USE CLASSIFICATION

Purpose and Intent

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

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

Future Land Use Plan
Open Space – Recreation - Conservation
Lido Beach



Future Land Use Plan
Opens Space – Recreation - Conservation
Bobby Jones Golf Course



General Characteristics

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

structures shall be considered grandfathered in and their existence shall be allowed to continue. As a single, site-specific exception to this minimal development provision, the type and scale of activities which have been associated with the "Marina Jack" facility at the Bayfront Park are considered consistent with this land use classification due to the geographic proximity to downtown.

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

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

Existing and Planned Primary Uses within this classification include:

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

Existing and Planned Secondary Uses within this classification would include:

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

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

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

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

Attachment 2, Future Land Use Map Series

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

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

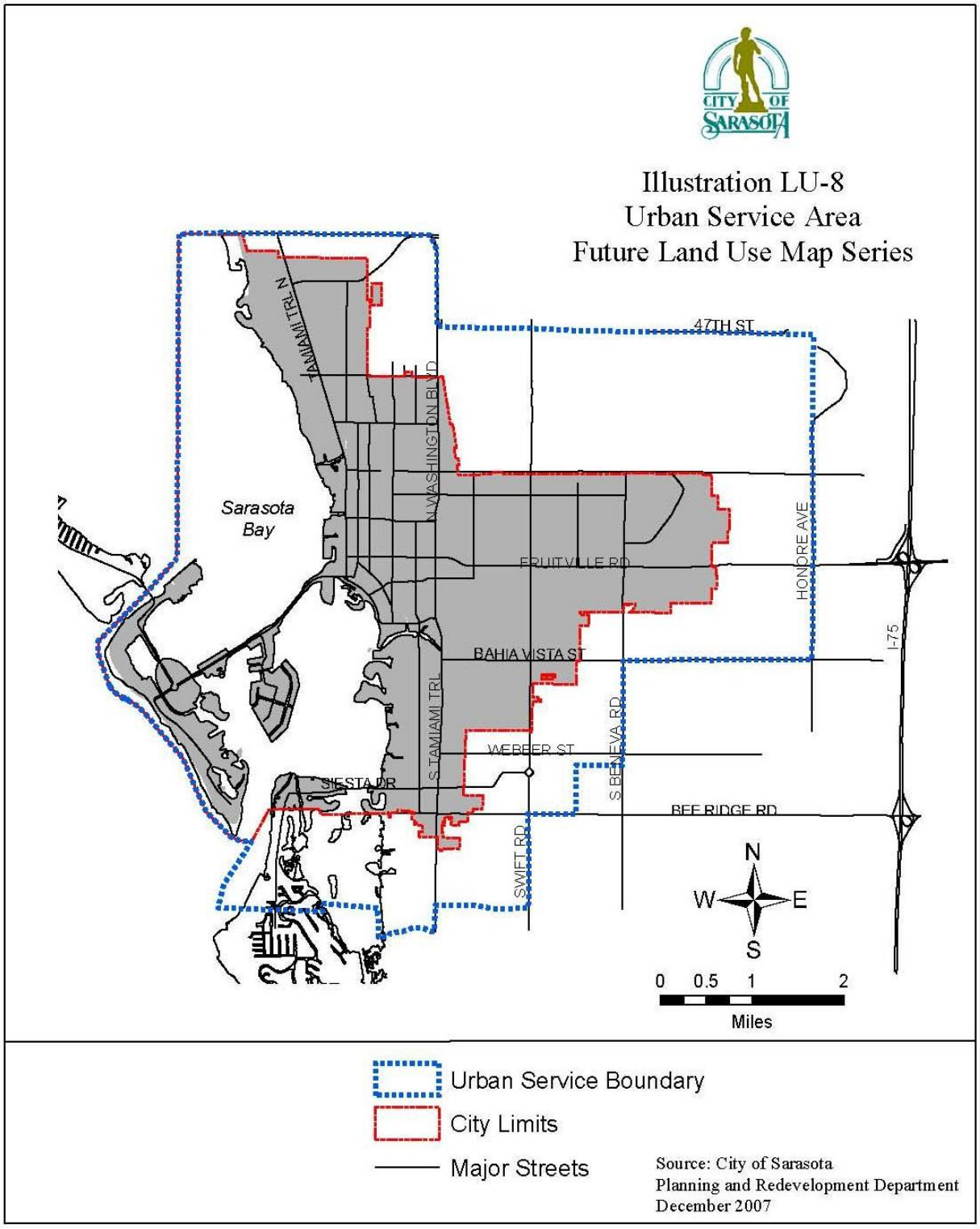
the following illustrations by reference from the Environmental Protection and Coastal Islands Plan:

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

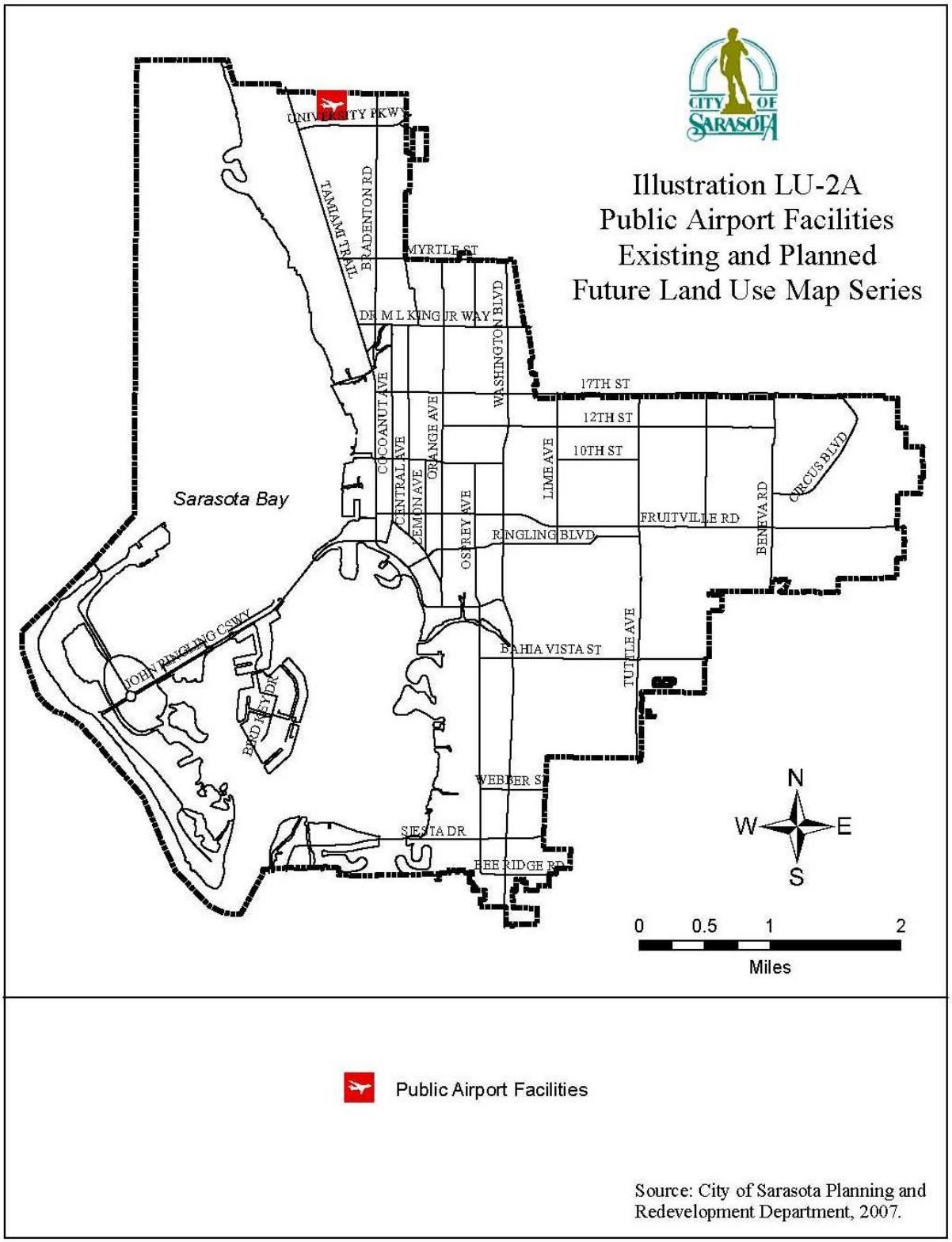
the following illustrations by reference from the Utilities Plan:

U-1 Utilities - Potable Water Facilities Map.

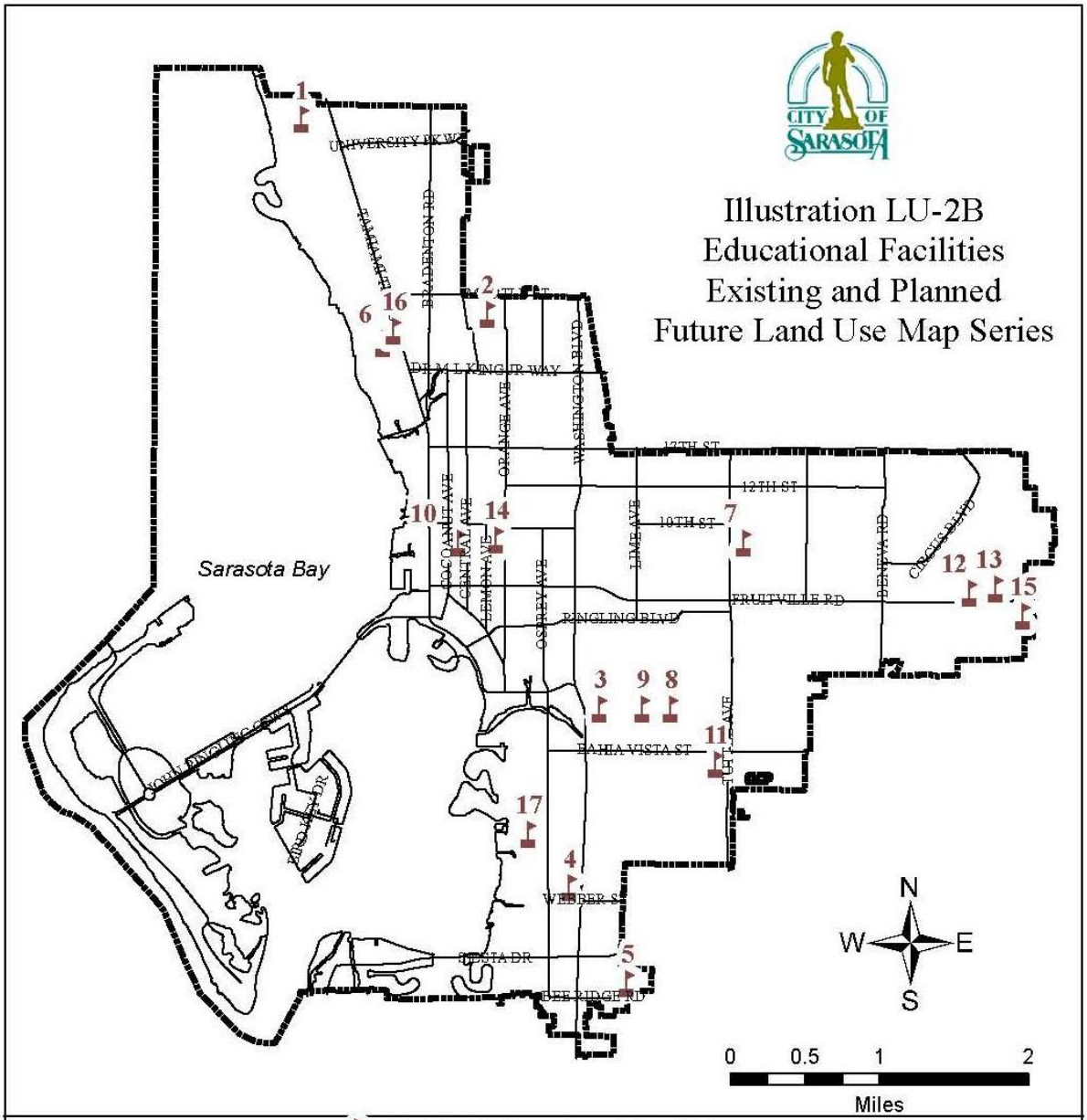
Due to the developed nature of the City, the planned Cultural, Natural Resources, and Public Facilities illustrations are the same as the existing illustrations. As new information is gathered in the future, these illustrations will be modified accordingly.



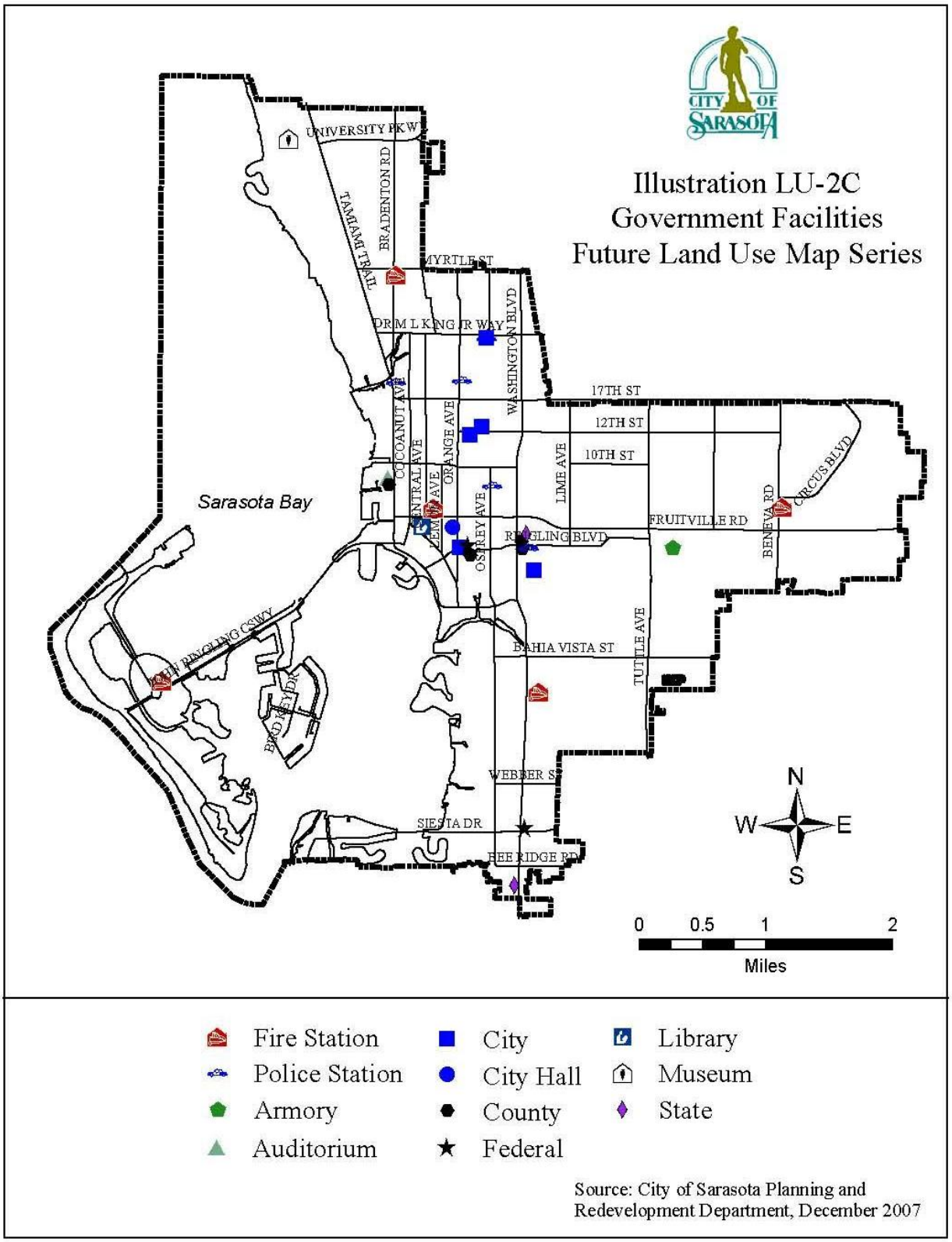
LU-8, Urban Service Area



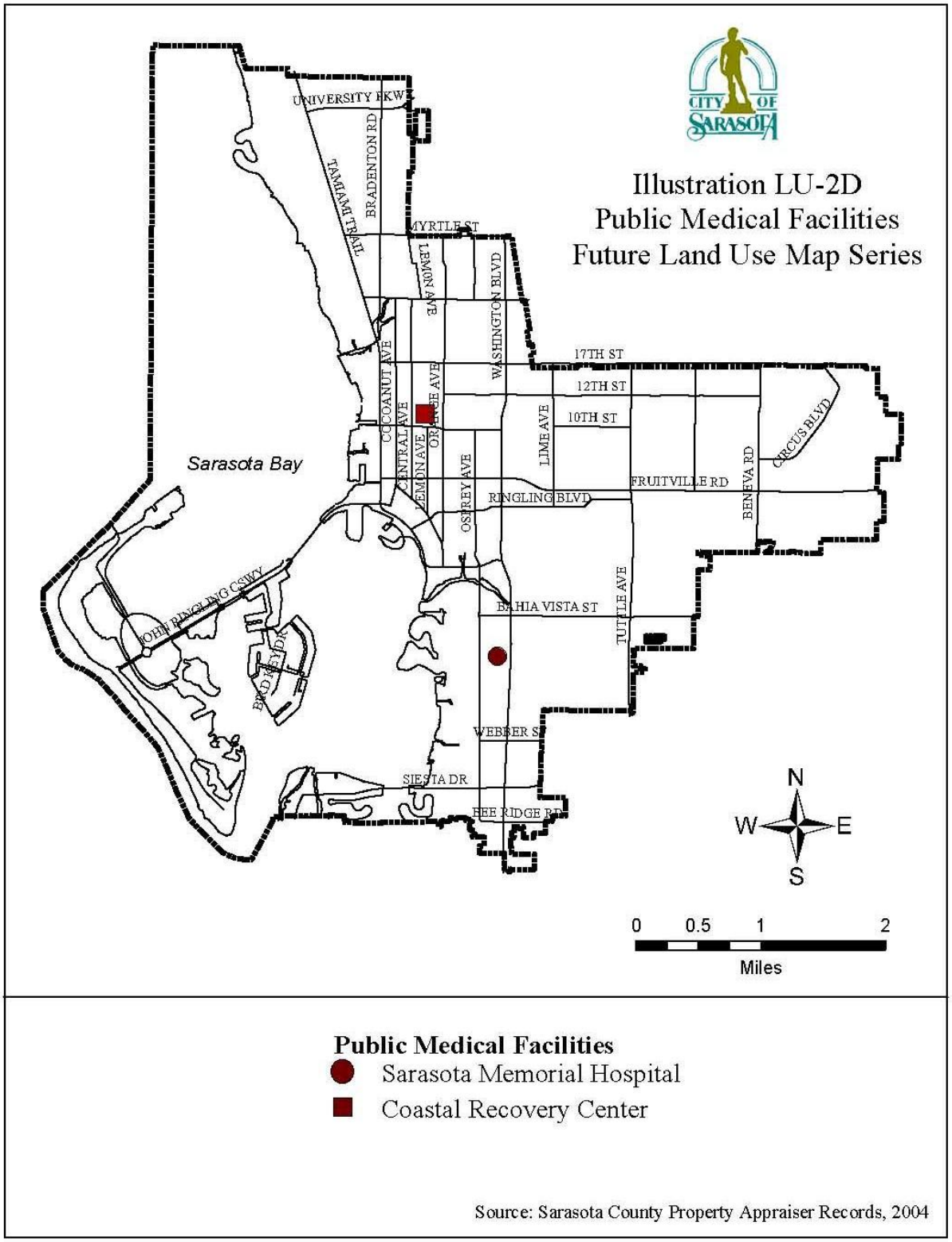
LU-2A, Public Airport Facilities



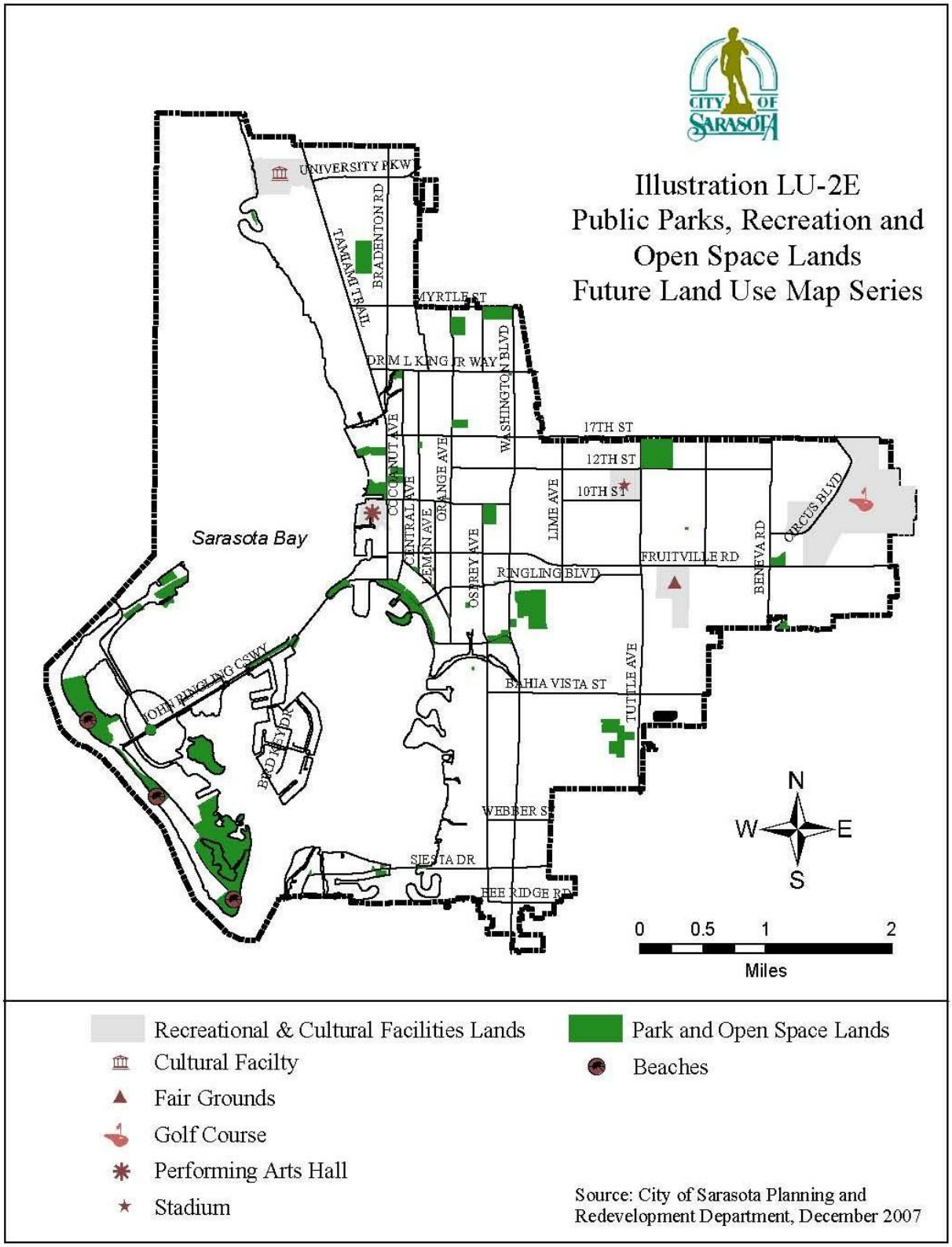
LU-2B, Educational Facilities



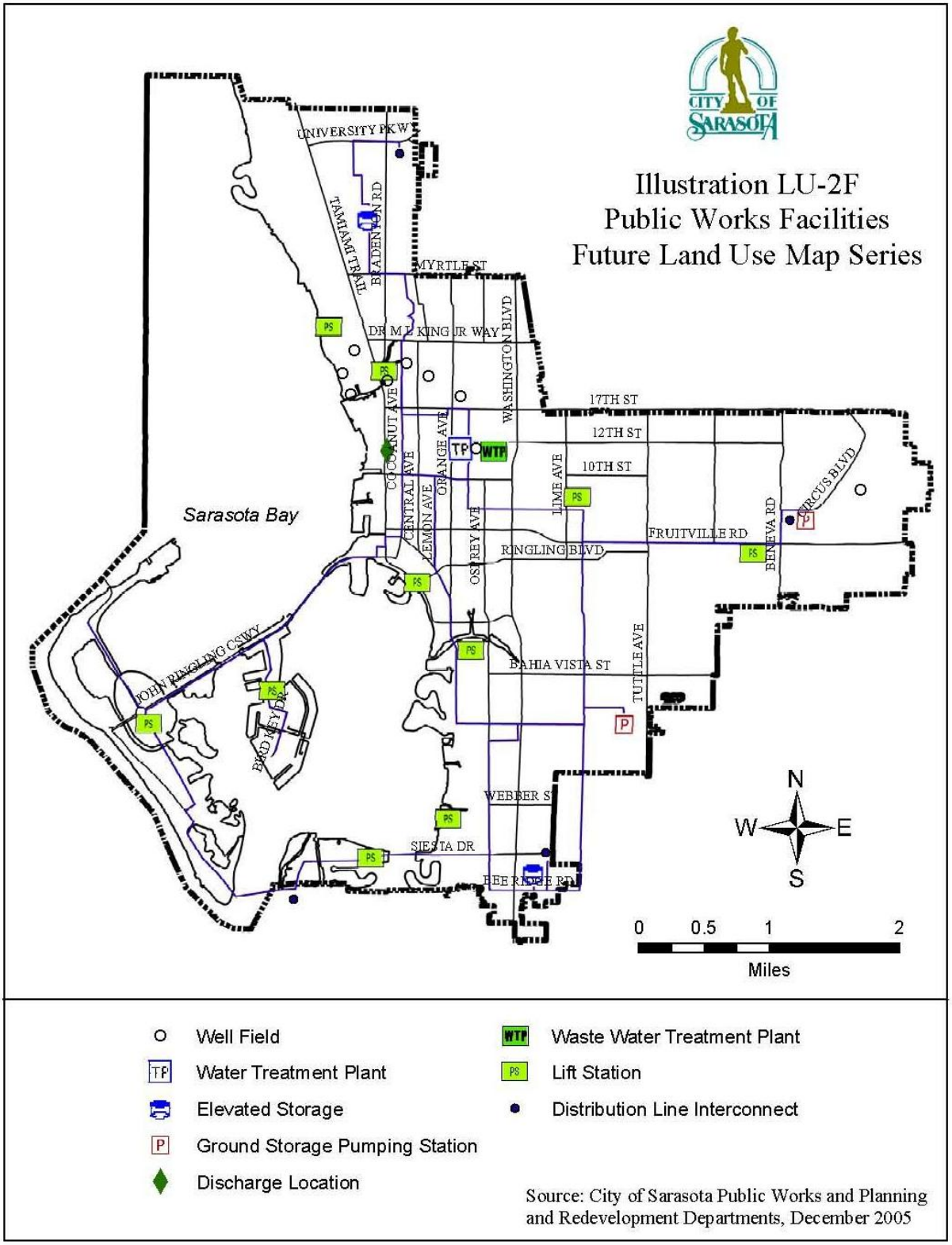
LU-2C, Government Facilities



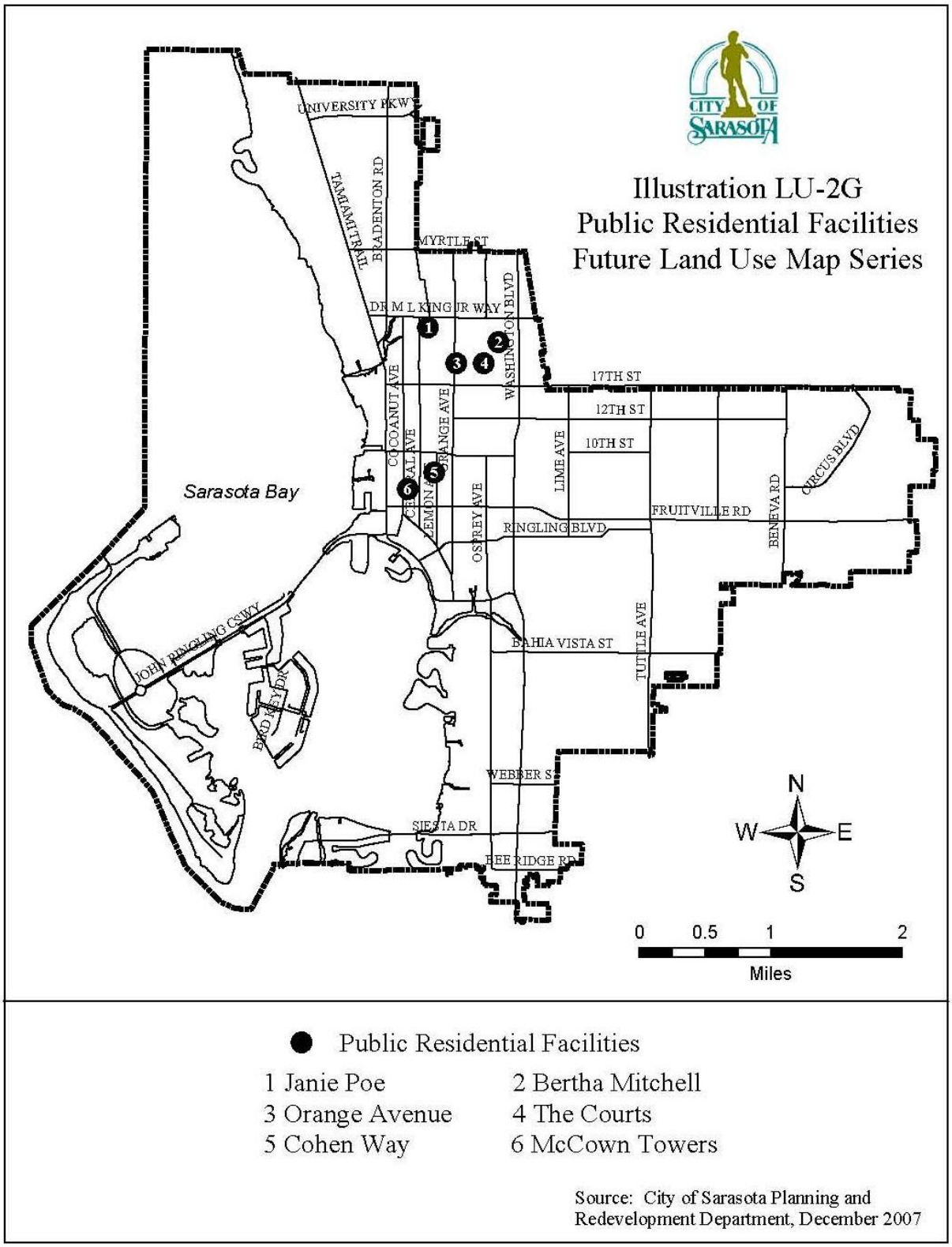
LU-2D, Public Medical Facilities



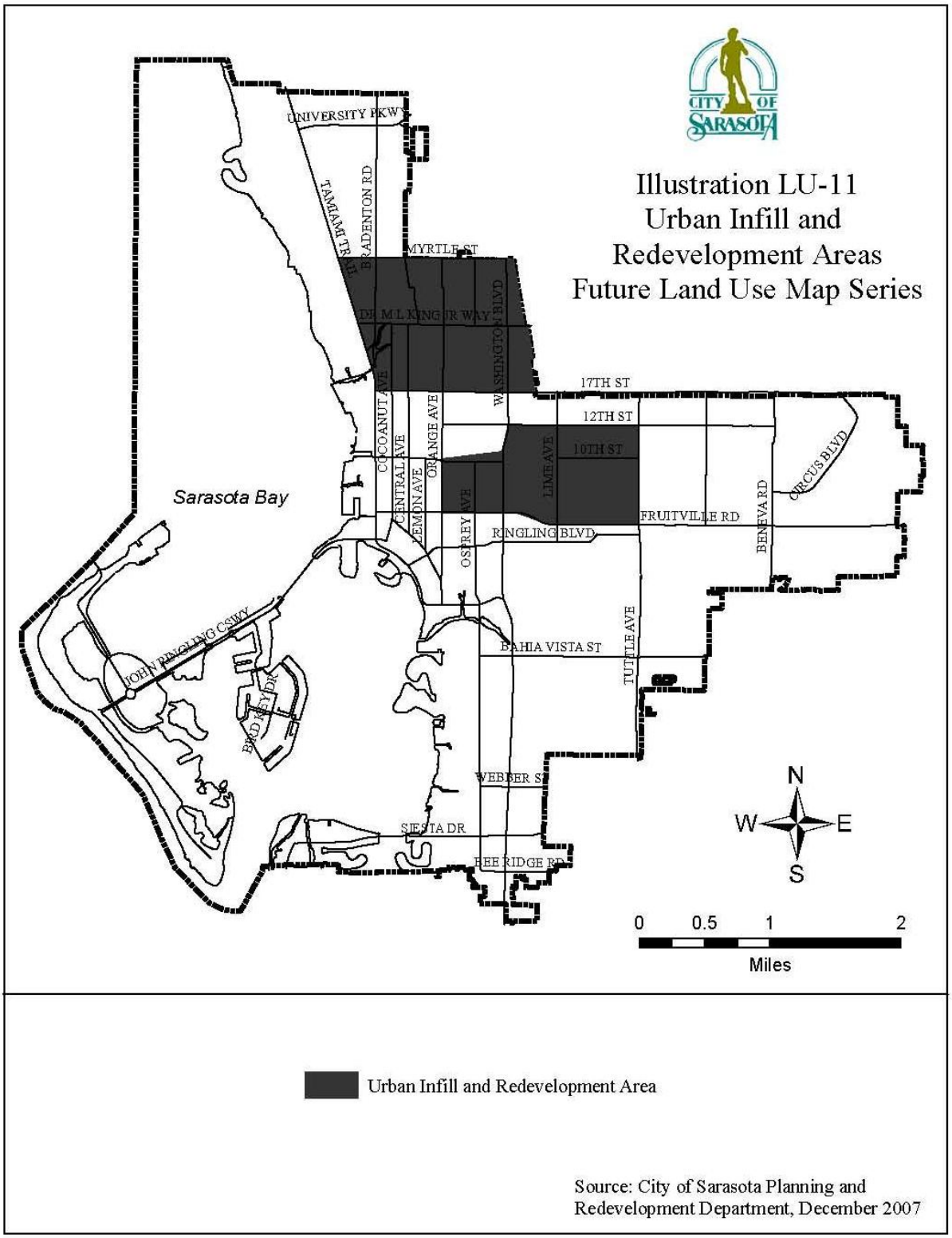
LU-2E, Public Parks, Recreation and Open Space Lands



LU-2F, Public Works Facilities



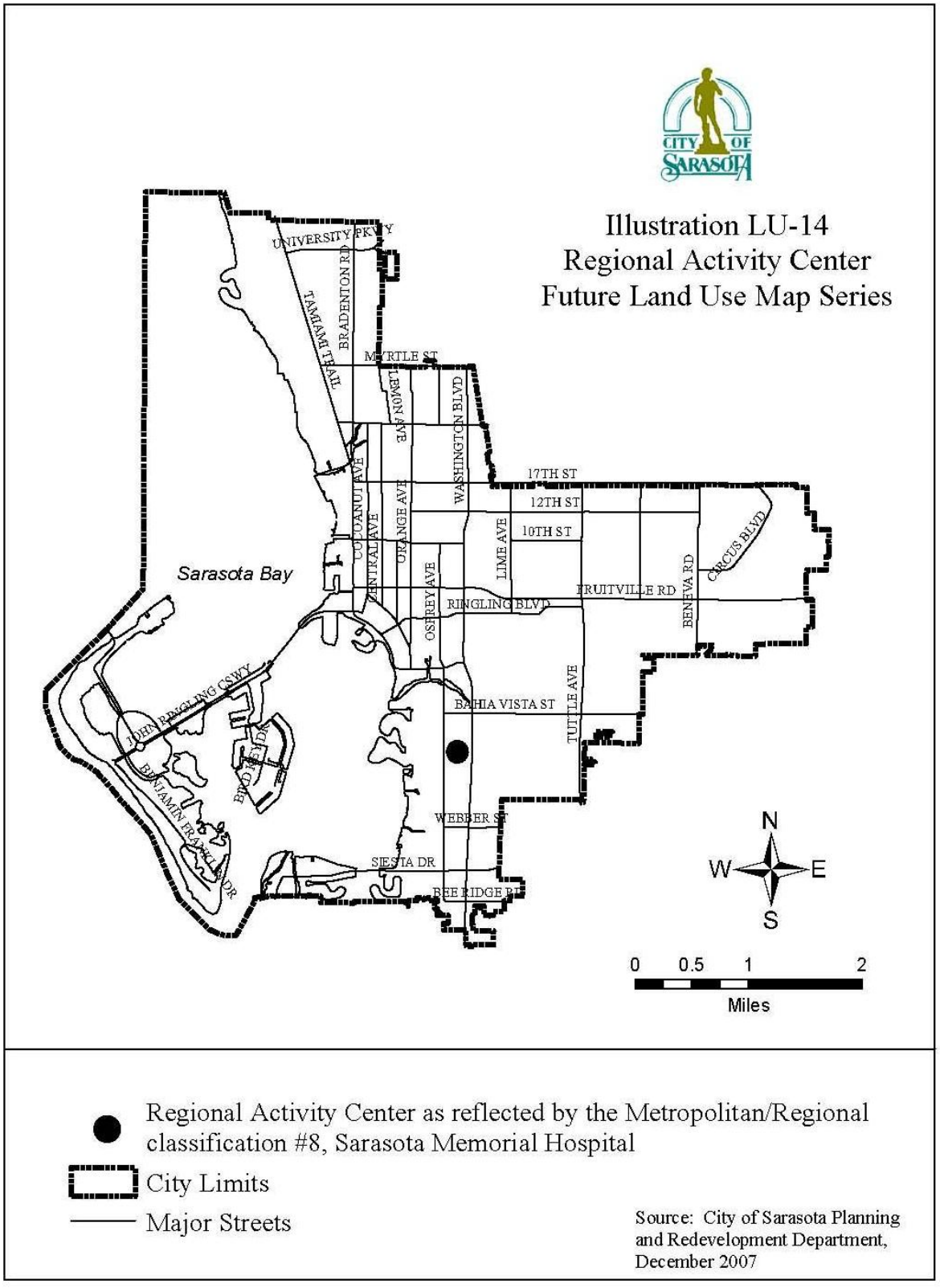
LU-2G, Public Residential Facilities

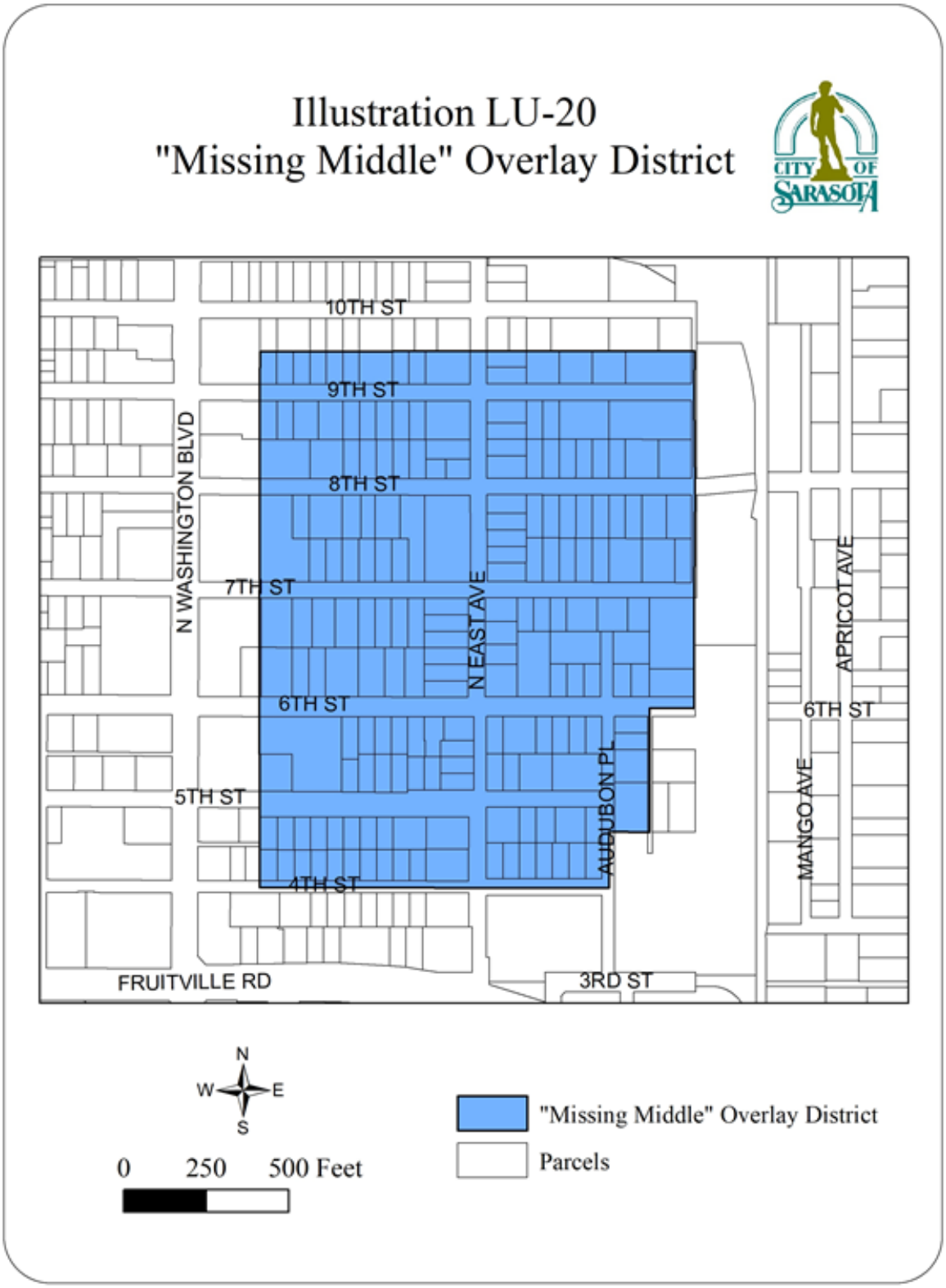


LU-11, Urban Infill and Redevelopment Areas

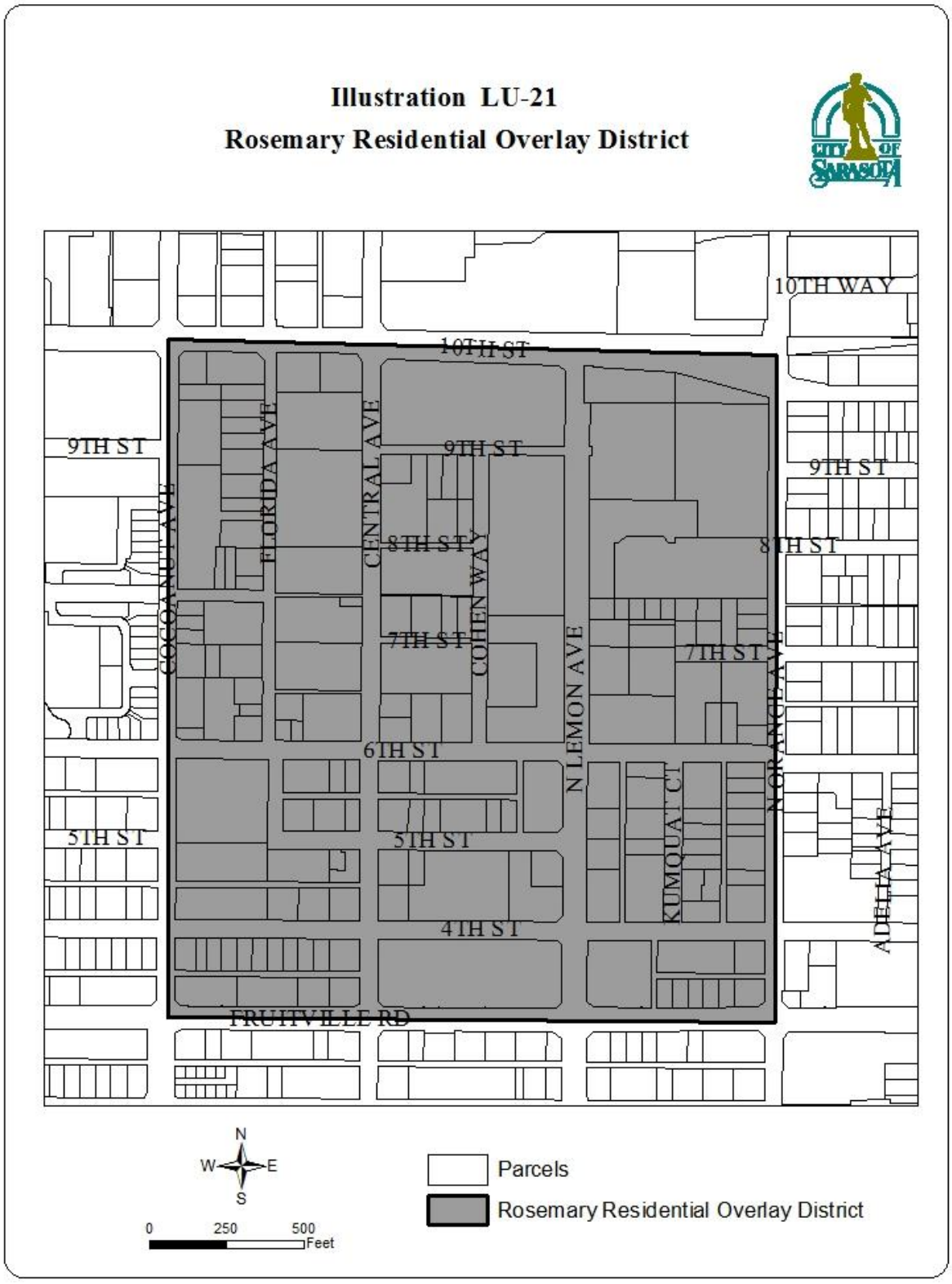
Illustration LU-13, Reserved

LU-13, Reserved


Illustration LU-14
Regional Activity Center
Future Land Use Map Series
UNIVERSITY PKWY
BRADENTON RD
TAMIAMI TRAIL
MYRTLE ST
LEMON AVE
BAY AVE
WASHINGTON BLVD
17TH ST
12TH ST
10TH ST
COCOANUT AVE
CENTRAL AVE
ORANGE AVE
LIME AVE
OSPREY AVE
Sarasota Bay
RINGLING BLVD
FRUITVILLE RD
BENEVA RD
CIRCUS BLVD
JOHN RINGLING CSWY
BAHIA VISTA ST
TUTTLE AVE
BROADWAY
BENJAMIN FRANKLIN DR
WEBBER ST
SIESTA DR
BEE RIDGE RD
N
W
E
S
0
0.5
1
2
Miles
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



LU-20, "Missing Middle" Overlay District



LU-21, Rosemary Residential Overlay District

Attachment 3, Process for Eliminating Land Use Inconsistencies

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

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

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

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

Attachment 4, Definitions

"Action Strategy"

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

"Base Density"

The maximum number of dwelling units per acre that is allowed on a parcel or development site prior to the awarding of additional density that may be approved as specified within the development standards for certain implementing zone districts within a Future Land Use classification. *(Amended by Ordinance No. 22-5435)*

"Compatible / Compatibility"

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

"Comprehensive Plan Components"

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

"Concurrency Management System"

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

"Consistent with the *Sarasota City Plan*"

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

"Density"

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

Single Family

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

Multiple Family

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

"Development Approval"

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

"Development"

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

"Existing Non-Primary/Non-Secondary Use"

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

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

"Existing and Planned Primary Uses"

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

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

"Floor Area Ratio"

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

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

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

"Historic Preservation Transfer of Development Rights" or "TDR" Program

To provide a market-based incentive for preserving designated historic buildings, as defined in Section II-201 - Definitions in the Zoning Code, by allowing the unused development rights on a zoning lot(s) with an existing designated historic building to be transferred to a receiving site. Transferring the development rights reduces the economic incentive to demolish a designated historic building. An owner of a designated historic building who would otherwise lose the value of the unused development potential may realize the value of the unused development potential by selling or transferring the development rights to the owner of a receiving site. The Historic Preservation Transfer of Development Rights Program shall also be applicable to certain eligible non-contributing buildings as identified in Section VI-914 of the Zoning Code.

The transferable development rights on a sending site can be either unused density (residential dwelling units) and/or unused buildable square footage. The transferable density and/or transferable buildable square footage is the maximum base density and/or maximum buildable square footage on the sending site less the actual, existing density and/or the actual, existing gross floor area of the building on the sending site. Once a transfer of development rights is completed, the unused development rights that have been transferred to a receiving site are permanently severed from the sending site. Receiving sites may be allowed additional building height to accommodate the addition of buildable square footage. Base residential density may be transferred in accordance with the Historic Preservation Transfer of Development Rights Program; bonus residential density associated with the attainable housing density bonus program is ineligible to be transferred.

As an example, a sending site with a maximum base residential density of 50 dwelling units, and an existing, designated historic building containing 25 dwelling units would have transferable density of 25 dwelling units. *(Amended by Ordinance No. 25-5557)*

"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 limited office, retail, or artisan uses be allowed within a portion of or entirely within the neighborhood. To allow for one or more of these land use activities to occur, the City would amend the Zoning Code to indicate that such use(s) is an allowable land use in the requested area. *(Amended by Ordinance No. 22-5421)*

"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.

Solar Utility

An electric production facility that utilizes photovoltaic cells to convert sunlight into electricity which may be transmitted to a power grid for consumption away from the production site. A solar utility may be either a ground mounted solar utility or floating solar utility. *(Amended by Ordinance No. 24-5525)*

Attachment 5, Concurrency Management System

(Amended by Ordinance No. 17-5206)

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. *(Amended by Ordinance No. 10-4906)*

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

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

(Amended by Ordinance No. 10-4906)

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 57,005 year-round inhabitants as of April 1, 2023. The resident + seasonal population is approximately 68,530. The City contains a total of 15,373.32 acres of which 5,710.58 comprise Sarasota Bay. Of the 9,384.07 land acres, all but 473.53 are currently developed. Therefore, approximately 94.95% of City land is developed and only 5.05% 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:

- 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.

INVENTORY AND ANALYSIS ITEMS	LOCATION IN THE *SARASOTA CITY PLAN*
Generalized Existing Land Use Map • vacant • residential (single family, duplex, multiple family, mobile home) • commercial (retail) • office/personal service • institutional/government • industrial - wholesale/warehouse • recreational, conservation and open space • utilities • generalized uses adjacent to the City boundary	Future Land Use Chapter Illustration LU-1
Existing Public Facilities (building and grounds) • airport facilities • arts and cultural facilities • educational facilities • governmental facilities • medical facilities • parks, recreation and open space facilities • public works facilities • residential facilities map • vacant and miscellaneous land	Future Land Use Chapter Illustration LU-2A Illustration LU-2B Illustration LU-2C Illustration LU-2D Illustration LU-2E Illustration LU-2F Illustration LU-2G Illustration LU-2H
Existing Natural Resources • existing and planned public potable water wells • existing and planned well head protection areas • beaches and shores, including estuarine systems • rivers, bays lakes, and flood plains • wetlands and soils	Environmental Protection and Coastal Islands Chapter Inventory and Analysis Illustration EP-2 Illustration EP-3 Illustration EP-5 Illustration EP-6 Illustration EP-7

INVENTORY AND ANALYSIS ITEMS	LOCATION IN THE *SARASOTA CITY PLAN*
Historical Resources	Historic Preservation Chapter Illustrations HP-1 through HP-10
Density and Provision for Future Population (intensity and density ranges of existing land use classifications)	Future Land Use Chapter Illustration LU-1, Illustration LU-4 Housing Chapter Provision for Housing Sites, Illustration H-20
Population Estimates and Projections	Future Land Use Chapter Inventory and Analysis
Process for Eliminating Land Use and Zoning Inconsistencies	Future Land Use Chapter Zoning Enclaves
Need for Redevelopment and Renewal	Housing Chapter Age of Housing, Housing Condition, Monitoring Housing Conditions and the Housing Stock Neighborhood Chapter Housing Age and Condition Future Land Use Chapter Downtown Master Plan 2020 Development Trends within the City of Sarasota Newtown Redevelopment Plan
Levels-of-Services - analysis of the availability of services related to: • Traffic circulation • Sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer recharge • Recreation facilities	Transportation Chapter Inventory and Analysis Utilities Chapter Inventory and Analysis Environmental Protection and Coastal Islands Chapter Inventory and Analysis Recreation and Open Space Chapter Inventory and Analysis

INVENTORY AND ANALYSIS ITEMS	LOCATION IN THE *SARASOTA CITY PLAN*
Vacant Land Analysis - analysis of the approximate 473.53 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	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 473.53 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.
- 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

Subsection 163.3177(5)(a), Florida Statutes, requires the comprehensive plan to include population projections used in the development of the *Sarasota City Plan* include two planning periods. The first planning period is to cover at least the first ten years after adoption and the second planning period to cover at least a twenty-year period.

The University of Florida's Bureau of Economic and Business Research (BEBR) provides population projections at the state and county levels but does not provide population projections for municipal governments. Therefore, the City has prepared its own population projections using the cohort component methodology. This methodology projects a future population by considering three components of population change (births, deaths, and migration) and projecting age groups, or cohorts, in five-year intervals. The methodology used in projecting the population is included in Appendix 4.

Illustration LU-10, Table of Population Estimates and Projections

Projected Population	2023	2025	2030	2035	2040	2045
Resident	57,005	58,424	62,262	66,087	70,003	73,849
Seasonal	11,525	11,801	12,576	13,349	14,140	14,917
Resident + Seasonal	68,530	70,225	74,838	79,436	84,143	88,766

Source: City of Sarasota Planning Department, January 2024. Resident population for 2023 is an estimate from the Bureau of Economic and Business Research, University of Florida.

LU-10, Table of Population Estimates and Projections

Existing (2023) Resident Population:

The existing (2023) resident population estimate was 57,005 on April 1, 2023 as reported in the Official Population Estimate (Permanent Residents) from the Bureau of Economic and Business Research at the University of Florida.

Existing (2023) Seasonal Population:

The City's most current data available for calculating its existing (2023) seasonal population comes from a 1994 study by the Breen Consortium entitled: City of Sarasota Florida: An Analysis of the Impact of Metropolitan Central City Status on Economic and Social Environment. In this study, and using 1991-1992 data, Breen estimated the 1992 seasonal population to be 10,321. 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.) The City considers this seasonal population estimate ratio of 20.2% to still be reasonably accurate in estimating and projecting population.

Assuming this same ratio of 20.2% is held constant for 2023, then the 2023 seasonal population was 11,525 (i.e., 57,005 resident population for 2023 x 20.2% = 11,525). The total resident + seasonal estimated population for 2023 was 68,530 (i.e., 57,005 + 11,525 = 68,530).

Projected 2025 through 2045 Planning Period Resident Population Projections:

As displayed in Illustration LU-10, the City projects that the resident population may increase to 66,087 persons in 2035 and 73,849 persons in 2045. This projected increase in resident population represents an annual growth rate of approximately 1.3% between 2023 and 2035 and slightly lower growth rates from 2035 to 2040 (1.2%) and from 2040 to 2045 (1.1%). Overall, the City's 2045 resident population is projected to increase by approximately 34.66% above the 2020 US Census level.

Projected 2025 through 2045 Seasonal Population Projections:

Using the same 20.2% value used in estimating the 2023 seasonal population (i.e., seasonal is 20.2% of resident), the 2025 through 2045 seasonal projections range from 11,801 to 14,917 persons (i.e., 20.2% of the projected resident population).

The total resident + seasonal populations projected for 2025 through 2045 indicate that this population may increase from 68,530 in 2023 to 88,766 in 2045 as displayed in Illustration LU-10.

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 2045 for both residential and seasonal 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 household are from the United States Census Bureau.

Total Residential Dwelling Units	31,366
Occupied Dwelling Units	25,147
• Owner occupied	13,878
• Renter occupied	11,269
Vacant Dwelling Units	6,219
• Seasonal, recreational, occasional use	3,152
• For rent	1,450
• Rented, not occupied	133
• For sale only	460
• Sold, not occupied	163
• Other vacant	906
Persons per household	2.06

Sources: 2020 Decennial US Census and 2018-2022 American Community Survey, United States Census Bureau.

Between 2021 and 2023, the net total of housing units increased by 508 units. Therefore, an updated number of total existing dwelling units within the city was 31,874 as of December 2023. In addition, permits for an additional 271 units were either active or pending in January 2024.

In 2020, the resident population was 54,842 and the estimated seasonal population was 11,078 persons. Therefore, the resident persons per occupied dwelling unit was 2.18 (54,842 persons / 25,147 occupied dwelling units) and the seasonal residents per dwelling unit was 3.52 (11,078 persons / 3,152 seasonal dwelling units). Although the number of seasonal residents per dwelling unit number of 3.52 may be overstated, it is a historically valid number that correlates to the seasonal population estimate and number of seasonal housing units reported in the US Census[1]. Based upon these figures, the City has the following projected number of dwelling units needed in the future:

[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.

Illustration LU-15, Dwelling Units Needed to Serve the Projected Population (2025-2045)

Year	2025	2030	2035	2040	2045
Projected Resident Population	58,424	62,262	66,087	70,003	73,849
Resident Dwelling Units	26,790	28,550	30,304	32,100	33,863
Seasonal Projected Population	11,525	11,801	12,576	13,349	14,140
Seasonal Dwelling Units	3,279	3,358	3,578	3,798	4,023
Total Dwelling Units Needed	30,075	31,914	33,889	35,905	37,894

Source: City of Sarasota Planning Department, February 2024.

LU-15, Dwelling Units Needed to Serve the Projected Population (2025-2045)

A review of the acreage and maximum densities permitted by the Future Land Use Map indicates that at least 84,735 dwelling units could be constructed in the residential and mixed-use areas within the city if 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 2045.

Analysis of the 2020 Existing Land Use Map indicates that the total area of habitable non-residential space was approximately 33,269,040 square feet on 2,206.7 acres. This equates to an average floor area ratio of 0.346 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 1,599,058.55 square feet of non-residential floor area could be constructed by 2045.

Illustration LU-16, Projected Additional Non-Residential Square Footage Needs (2020 to 2045)

Years	Projected Increase in Non-Residential Square Footage
2020 to 2025	313,110.25
2025 to 2030	316,472.44
2030 to 2035	319,232.15
2035 to 2040	322,965.73
2040 to 2045	327,277.98
Total	1,599,058.55

Source: City of Sarasota Planning Department, February 2024.

LU-16, Projected Additional Non-Residential Square Footage Needs (2020 to 2045)

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 theoretically be approximately 110,160,409 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 2045.

Existing Land Use Map Series

The existing Land Use Map Series contains the following illustrations:

LU-1 2020 Existing Land Use Map (enclosed);
LU-4 Existing Land Use Map Acreage (table); 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);
LU-11 Urban Infill and Redevelopment Area (map);
LU-14 Regional Activity Center (map); and

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

EP-2 Major Wetlands (map);
EP-3 Soil (map);
EP-4 Floodplains (map);
EP-5 Natural Habitats and Systems (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 Evacuation Zones (map); and

the following illustrations by reference from the Utilities Plan:

U-1 Utilities - Potable Water Facilities (map);
U-2A Utilities - Urban Reclaimed Water Facilities (map and table);
U-2B Utilities - Agricultural Reclaimed Water System Facilities (map and table);
U-3 Utilities - Waste Water Facilities (map); and

the following illustrations 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 (map and table);
Appendix E Potential Historic Districts (table); and
Appendix F Archaeological Sites (map and table).

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		
Existing Land Use Map Categories	Approximate Acreage	Percent of Acreage
Vacant	473.53	5.05%
Residential – Single Family	2,903.71	30.94%
Residential – Duplex	253.30	2.70%
Residential – Mobile Home	133.56	1.42%
Residential – Multiple Family	825.72	8.80%
Mixed-Use	98.58	1.05%
Commercial	1,128.98	12.03%
Industrial	196.13	2.09%
Institutional	879.58	9.37%
Parks & Open Space	1,030.30	10.98%
Utilities & Right of Way	1,460.68	15.57%
Total Acreage	9,384.07	100.00%

Source: City of Sarasota Planning Department utilizing Sarasota County Property Appraiser data, 2020.

LU-4, Existing Land Use Map Acreage Table

Illustration LU-4 indicates that the City has an excellent distribution of existing land uses that reflects a mature and economically efficient city. Approximately 44.92% of the land is being utilized for residential purposes and the overall residential density was 5.84 persons per acre in 2020. Commercial, office, industrial, and institutional/governmental lands comprise over 23.49% 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 2017, the City had 3,662 businesses that provided 55,087jobs, primarily on the 2,303 acres developed with commercial, office, mixed-use, industrial, and institutional uses (from the 2017 Economic Census, US Census Bureau). It is important to note that industrial land uses occupy just 2.09% 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. The10.98% 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 473.5 acres, or 5.05% of the total land area. The 473.5 acres are comprised of 1,299 parcels, of which only 9 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 majority are classified as vacant residential parcels. Several vacant parcels are used as parking lots including 6 parcels totaling 14.6 acres which are used for stadium parking. 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 vast majority of adjacent uses are single-family residential, however, there are limited amounts of multiple-family, commercial, institutional, industrial, airport, 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 15,094.65 acres, or 23.59 square miles, in total size. This area consists of both land (9,384.07 acres) and coastal waters (5,710.58 acres). Sarasota is an urban city that is substantially built-out. Today, vacant land comprises approximately 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 Save Our Seabirds rescue, rehabilitation, and release facility.

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 lands 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 2020 to December 2023) indicates that the City issued a total of 11,590 permits for either new construction or remodeling of existing structures (i.e., redevelopment). Of these permits, a total of 595 were issued for the construction of new buildings and 10,995 were issued for remodeling of existing structures. The table below displays the number of permits by type.

Illustration LU-17, New Construction and Remodeling Permits						
Type of Permit	Residential Permits		Non-Residential Permits		Total	
New Construction	498	4.30%	97	0.84%	595	5.13%
Remodel	7,397	63.82%	3,598	31.04%	10,995	94.87%

Source: City of Sarasota, Development Services Department, February 2024.

LU-17, New Construction and Remodeling Permits

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 approximately 73% of the existing housing stock is greater than 35 years of age based on information derived from the 2022 American Community Survey from the US Census Bureau.[2]

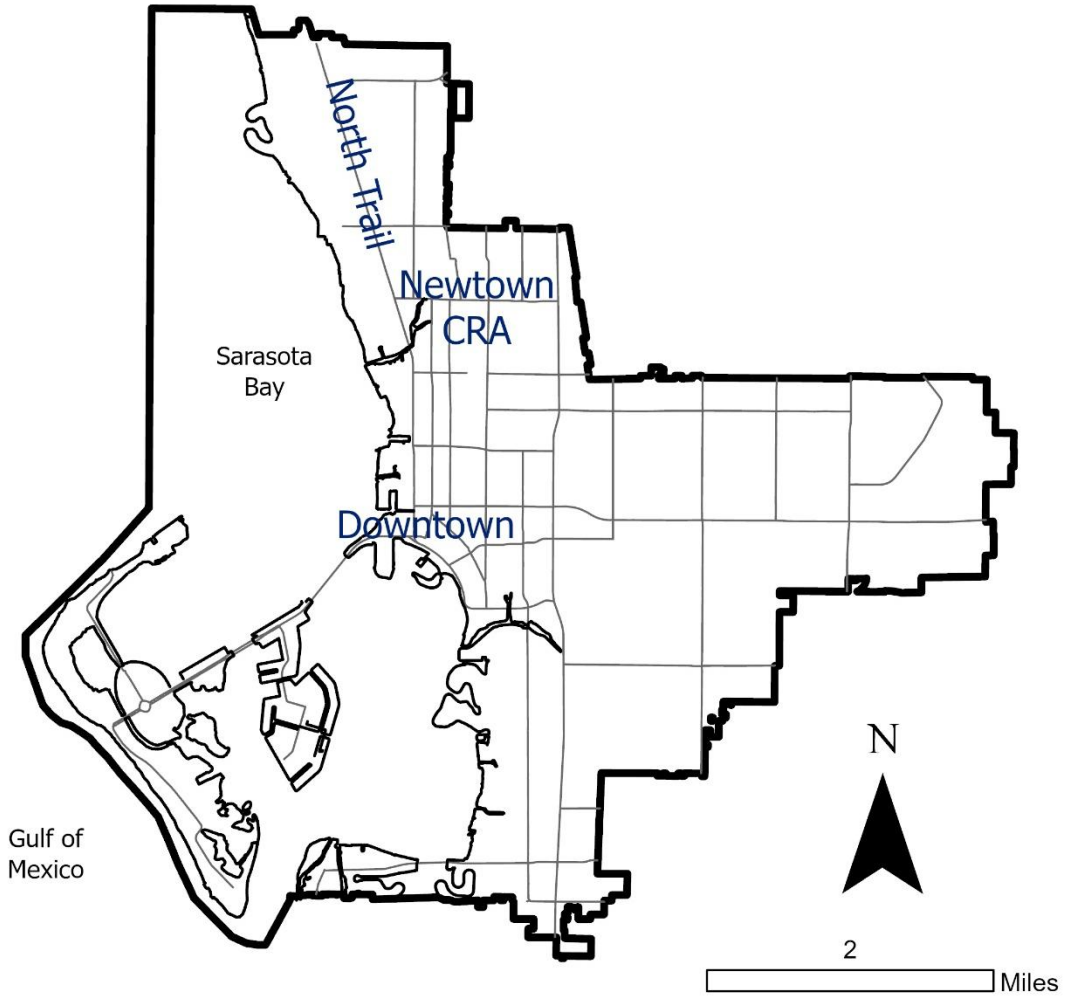
The City recognizes that proper maintenance and rehabilitation of the existing housing stock is a key component in ensuring an adequate supply of affordable housing and that the City's housing assistance programs should be expanded using local resources in addition to state and federal funding. The City 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 area. The Sarasota Realtors Association reported the median home price in Sarasota County in January of 2024 was $420,640. This represents a four-year increase of $124,000 from the January 2020 median price of $296,000.

Another trend that has been ongoing for much of the past few decades 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 2010s and low interest rates 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 Downtown Master Plan 2020. The CRA expired after 30 years of existence; therefore, Tax Increment Financing is no longer available for the greater downtown area. However, downtown has mixed-use zoning in place and continues to experience redevelopment primarily with mixed-use and residential only structures.

Residential structures that have been constructed over the past several decades in downtown have not been affordable to middle- and lower-income families. Therefore, many of the employees that work in downtown have been unable to afford to live in the downtown area and many have long commutes as a result. In 2022, the City adopted text changes to the Downtown Future Land Use Map classifications to address this lack of attainable housing in the downtown core area. The revised classifications allow for an increase in residential density when attainable housing units are constructed on a development site. The long-term goal is to encourage private developers to construct attainable housing units in close proximity to downtown jobs. It is anticipated that some, but not all, downtown developers will utilize this incentive when constructing new buildings that contain residential dwellings.

Illustration LU-18
Development Trend Locations



Source: City of Sarasota Planning Department, February 2024.

LU-18, Development Trend Locations

A development trend that began in the early 2000s has been the redevelopment of North Tamiami Trail (aka North Trail). The North Trail is located north of 10th Street to the border with Manatee County. Over last couple of decades, new developments that have been completed include the Sarasota Bay Club, Renaissance of Sarasota, the Center for Arts and Humanities, the Broadway Promenade, Ringling College of Art and Design, The Strand, Marietta Museum of Art and Whimsy, Starbucks, San Marco, and apartment buildings. The City expects that redevelopment

along the North Trail will continue well into the future and that this trend will include more mixed-use and residential development projects.

In 2022, the City adopted the Urban Mixed-Use Future Land Use classification for major road corridors and commercial shopping centers. This classification will allow for the creation of transit-oriented development in the future. This classification provides a bonus density incentive to encourage private housing providers to include attainable housing units in development projects. It is anticipated that some redevelopment projects along the major road corridors and at commercial shopping centers will incorporate residential dwellings into commercial sites as these locations are redeveloped over the long-term planning period of this comprehensive plan.

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 approved a Newtown Redevelopment Plan for the area. In 2008, this plan was adopted as the Community Redevelopment Agency plan when a CRA was created for this area. An updated CRA plan was adopted in 2020. 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 of the 2020 Plan includes several concepts that are designed to attract persons to Newtown. The concepts include:

- Economic development – create various initiatives such as job and entrepreneurial training programs, business assistance grants, land acquisitions, bank services recruitment, and marketing for commercial spaces that are available;
- Branding, marketing, tourism, and communications – continue and improve programs that provide cultural offering and facilities to residents of the Newtown community as well as developing programs to brand and promote opportunities in Newtown;
- Housing – create various programs that provide for and assist residents in order to meet housing needs, construct infill housing, preserve historic structures, and redevelopment of certain sites in the community;
- Land use and zoning – maintain and improve upon land use density, intensity, and land development standards where appropriate and consider changes that may lead to improvements in economic conditions such as the creation of mixed-use development patterns in certain areas;
- Infrastructure, transportation, and connectivity – improve street lighting throughout the Newtown community, make streetscape improvements along Dr. Martin Luther King, Jr. Way, and plan for mobility improvements such as roundabouts, complete streets, Legacy Trail expansion, study mass transit, and street grid connections;
- Quality-of-life – make certain improvements that improve quality-of-life such as park improvements, create a community garden, and implement education, community health, sustainability, and safety programs; and
- Administration and governance – provide an annual CRA report to the public, plan for CRA plan updates every five to ten years, improve grant procurement, consider CRA boundary expansion, and increase communication outreach with the public.

In conjunction with these strategies, the City employs 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 and it has been continued when the plan has been updated.

In addition to being defined (see Plan section), the 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 30+ 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 (LDRs), in which overlay zoning districts are viewed as a useful component, are the primary implementing document of the *Sarasota City Plan*. The LDRs 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 LDRs may propose an overlay zoning 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.

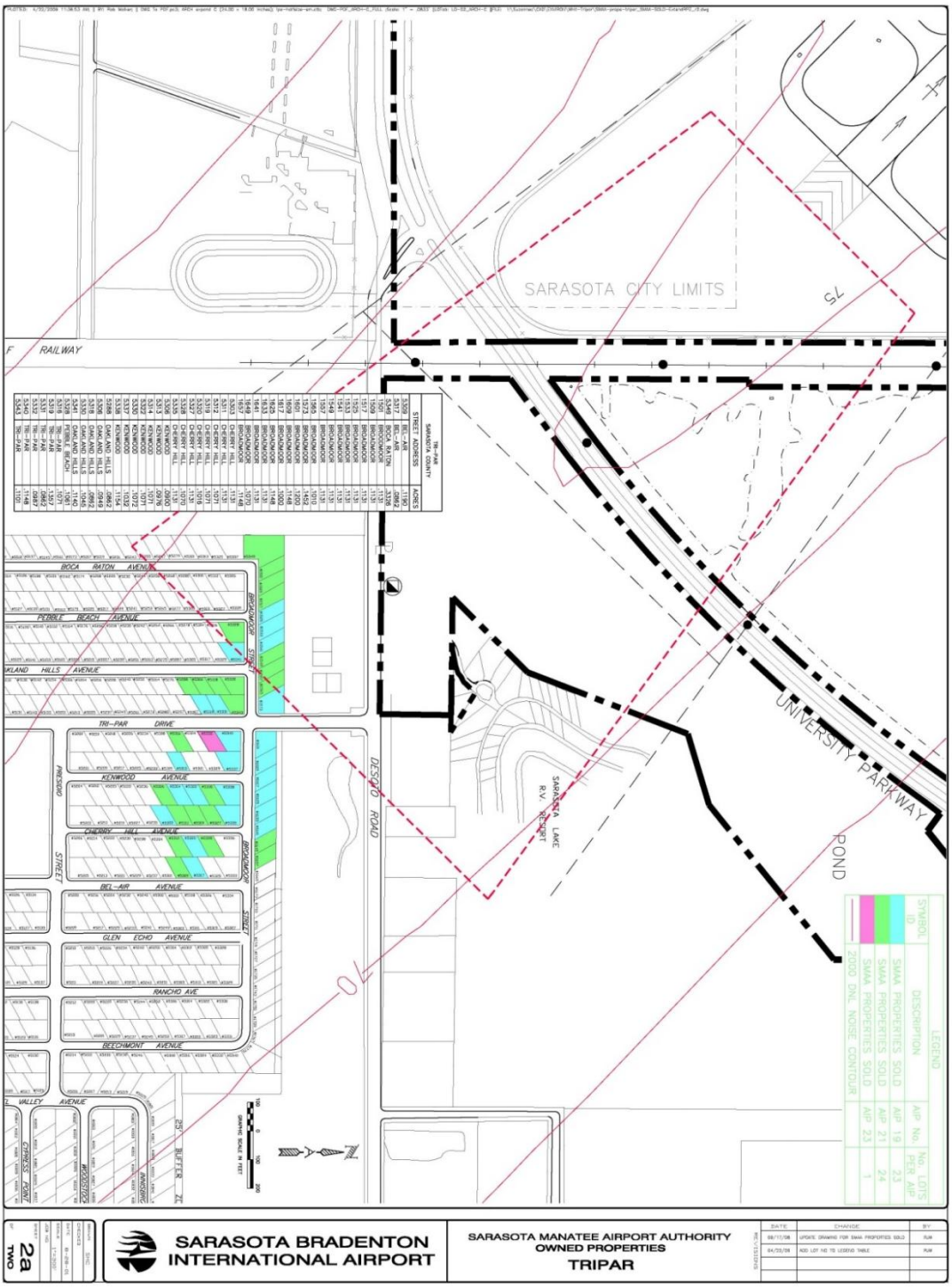
Land Uses Surrounding the Sarasota Bradenton International Airport

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.

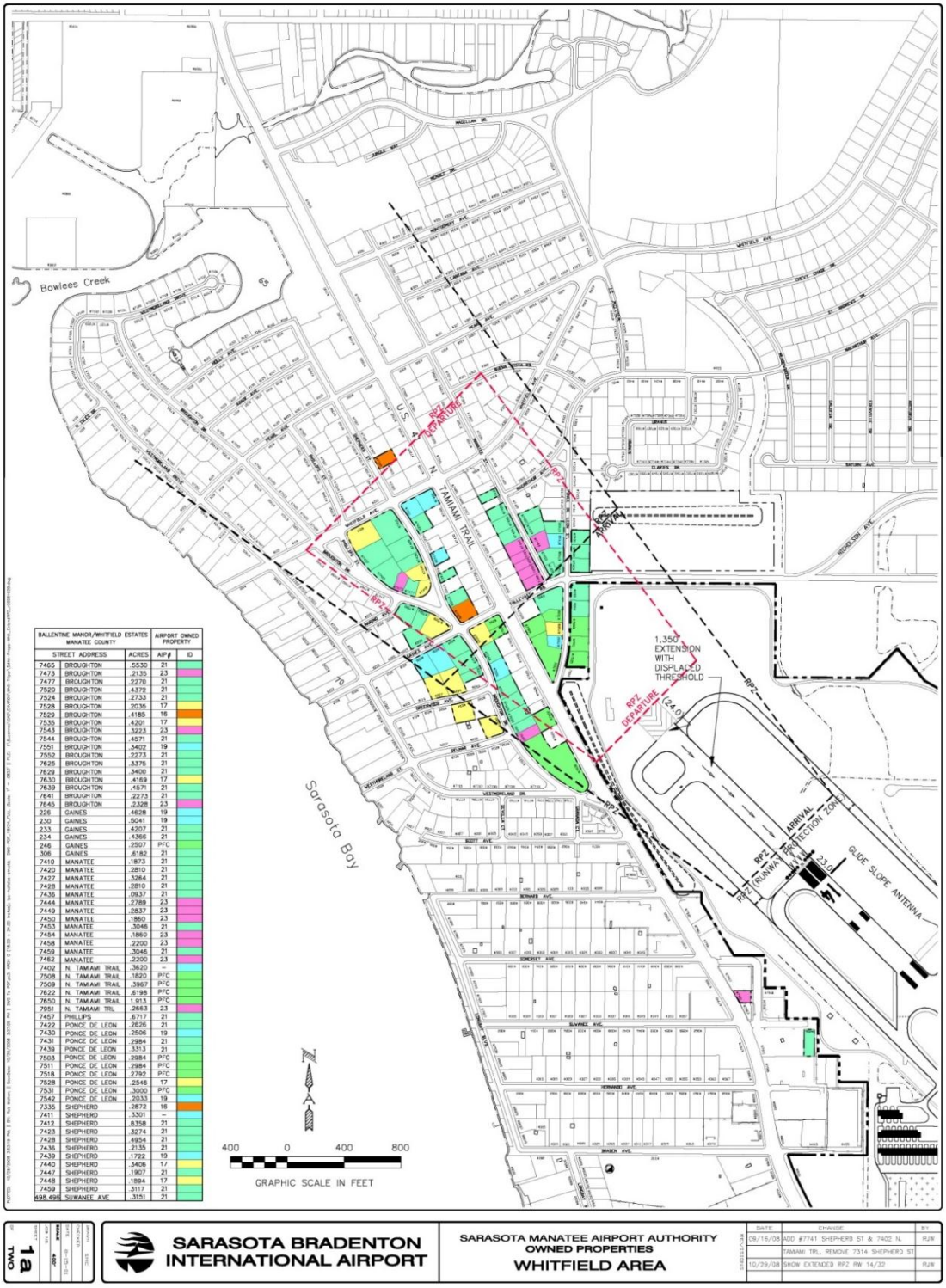
Additionally, Section 333.03, Florida Statutes prohibits the development of sanitary landfills within 10,000 feet from the nearest point of any runway used by turbojet or turboprop aircraft because such facilities tend to attract birds that can be hazardous to aircraft flight operations. Further, the 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



LU-22, Sarasota Bradenton International Airport Runway Protection Zones

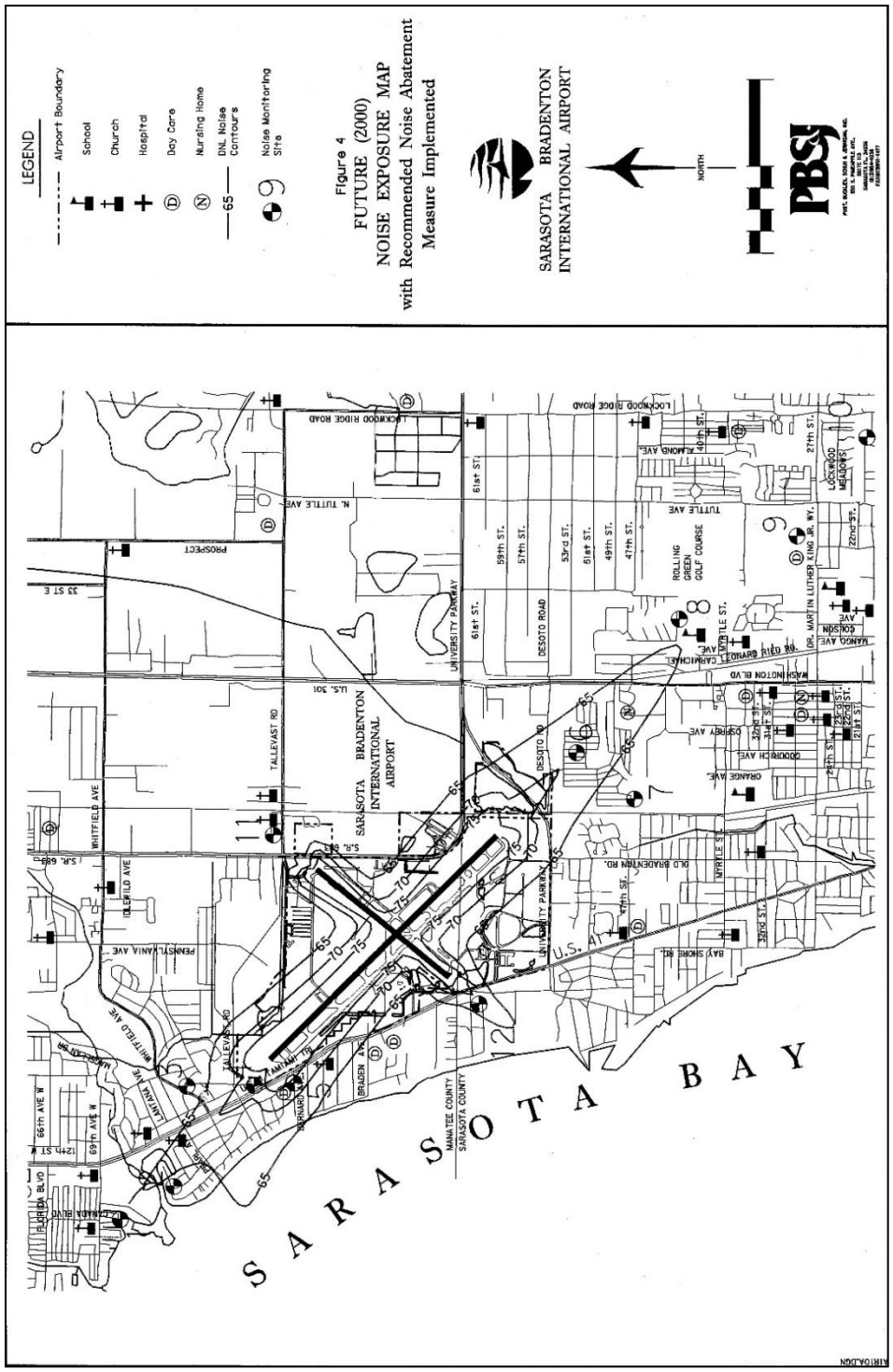
Illustration LU-22, continued



BALLENTINE MANOR/WHITFIELD ESTATES MANATEE COUNTY			AIRPORT OWNED PROPERTY	
	STREET ADDRESS	ACRES	AIP #	ID
7465	BROUGHTON	.5530	21	
7473	BROUGHTON	.2135	23	
7477	BROUGHTON	.2270	21	
7520	BROUGHTON	.4372	21	
7524	BROUGHTON	.2733	21	
7528	BROUGHTON	.2035	17	
7529	BROUGHTON	.4185	16	
7535	BROUGHTON	.4201	17	
7543	BROUGHTON	.3223	23	
7544	BROUGHTON	.4571	21	
7551	BROUGHTON	.3402	19	
7552	BROUGHTON	.2273	21	
7625	BROUGHTON	.3375	21	
7629	BROUGHTON	.3400	21	
7630	BROUGHTON	.4169	17	
7639	BROUGHTON	.4571	21	
7641	BROUGHTON	.2273	21	
7645	BROUGHTON	.2328	23	
226	GAINES	.4628	19	
230	GAINES	.5041	19	
233	GAINES	.4207	21	
234	GAINES	.4366	21	
246	GAINES	.2507	PFC	
306	GAINES	.6182	21	
7410	MANATEE	.1873	21	
7420	MANATEE	.2810	21	
7427	MANATEE	.3264	21	
7428	MANATEE	.2810	21	
7436	MANATEE	.0937	21	
7444	MANATEE	.2789	23	
7449	MANATEE	.2837	23	
7450	MANATEE	.1860	23	
7453	MANATEE	.3046	21	
7454	MANATEE	.1860	23	
7458	MANATEE	.2200	23	
7459	MANATEE	.3046	21	
7462	MANATEE	.2200	23	
7402	N. TAMIAMI TRAIL	.3620	–	
7508	N. TAMIAMI TRAIL	.1820	PFC	
7509	N. TAMIAMI TRAIL	.3967	PFC	
7622	N. TAMIAMI TRAIL	.6198	PFC	
7650	N. TAMIAMI TRAIL	1.913	PFC	
7951	N. TAMIAMI TRL	.2663	23	
7457	PHILLIPS	.6717	21	
7422	PONCE DE LEON	.2626	21	
7430	PONCE DE LEON	.2506	19	
7431	PONCE DE LEON	.2984	21	
7439	PONCE DE LEON	.3313	21	
7503	PONCE DE LEON	.2984	PFC	
7511	PONCE DE LEON	.2984	PFC	
7518	PONCE DE LEON	.2792	PFC	
7528	PONCE DE LEON	.2546	17	
7531	PONCE DE LEON	.3000	PFC	
7542	PONCE DE LEON	.2033	19	
7335	SHEPHERD	.2872	16	
7411	SHEPHERD	.3301	–	
7412	SHEPHERD	.5358	21	
7423	SHEPHERD	.3274	21	
7428	SHEPHERD	.6934	21	
7436	SHEPHERD	.2135	21	
7439	SHEPHERD	.1722	19	
7440	SHEPHERD	.3406	17	
7447	SHEPHERD	.1907	21	
7448	SHEPHERD	.1894	17	
7459	SHEPHERD	.3117	21	
498,499	SUWANEE AVE.	.3151	21	

DATE	CHANGE	BY
08/16/08	ADD #7741 SHEPHERD ST & 7402 N. TAMIAMI TRL, REMOVE 7314 SHEPHERD ST	RJW
10/29/08	SHOW EXTENDED RP2 RW 14/32	RJW

Illustration LU-23
Sarasota Bradenton International Airport
Noise Contours



LU-23, Sarasota Bradenton International Airport Noise Contours

APPENDICES

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.

   Applicable Action Strategy: 9.8.

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.

6. Well maintained and future-oriented infrastructure.

   Applicable Action Strategies: 9.3, 9.4, 9.5, 9.6, and 9.9.

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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City of Sarasota Planning Staff, 1992

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
4. Development consisting of Office, Entertainment, Educational Support, Commercial, and Church uses.

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

- 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 2025, 2030, 2035, 2040, and 2045. 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:

Population in Subsequent Age Cohort (P t + 1) = (Population x Survival Rate) + (Female Population in Childbearing Years x Birth Rate x Percentage of Male/Female Births) + (Net Migration for the Age Cohort). The components of population change are further explained below.

Age Cohorts

The City's year 2020 US Census male and female populations were divided into 18 five-year age cohorts (0-4, 5-9, etc.). The 2020 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. 71, No. 1, August 8, 2022). The survival rates used in the analysis are:

Age Cohort	Male Survival Rate for Cohort	Female Survival Rate for Cohort
Birth	0.9935	0.9948
0-4	0.99313	0.99429
5-9	0.99254	0.99381
10-14	0.99155	0.99317
15-19	0.98741	0.99157
20-24	0.97961	0.98876
25-29	0.96994	0.98479
30-34	0.95815	0.97933
35-39	0.94420	0.97215
40-44	0.92731	0.96266
45-49	0.90497	0.94928
50-54	0.87332	0.92979
55-59	0.82736	0.90111
60-64	0.76439	0.86039
65-69	0.68491	0.80574
70-74	0.58588	0.72737
75-79	0.45661	0.61298
80-84	0.30276	0.45424
85+	0.14824	0.26271

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 ten-year average births for the years between 2012 to 2021 provided by data from 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:

Age Cohort	Birth Rate
15-19	0.01576
20-24	0.06632
25-29	0.09873
30-34	0.09605
35-39	0.04963
40-44	0.00985

According to State of Florida statistics, the proportion of male to female births in Florida was 51.21% male and 48.79% female between 1989 and 2021. 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 few years, the City has generally experienced annual population increases of approximately 1.3% 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 (2010 to 2015 and 2015 to 2020) for each male and female cohort during the decade between the 2010 and 2020 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:

Age Cohort	Male	Female
0-4	-287	-283
5-9	-152	-145
10-14	33	34
15-19	228	381
20-24	540	877
25-29	-219	-340
30-34	33	-47
35-39	40	120
40-44	44	-35
45-49	218	228
50-54	201	292
55-59	498	593
60-64	834	870
65-69	1,041	893
70-74	1,191	1,025
75-79	946	886
80-84	775	778
85+	966	1,282
Total	8,244	9,108

Population Projections, 2025 - 2045

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 the seasonal population as described below. In addition to use in the comprehensive plan, the City will employ these projections when coordinating with plans of other agencies.

Illustration LU-19, City of Sarasota Resident Population Projections, 2025 to 2045

Age Cohort	2025 Male	2025 Female	2030 Male	2030 Female	2035 Male	2035 Female	2040 Male	2040 Female	2045 Male	2045 Female
0-4	1,344	1,283	1,344	1,283	1,699	1,620	1,944	1,854	2,017	1,925
5-9	1,277	1,222	1,620	1,558	1,620	1,558	1,973	1,893	2,216	2,125
10-14	1,230	1,175	1,419	1,358	1,759	1,692	1,759	1,692	2,110	2,025
15-19	1,221	1,160	1,253	1,201	1,439	1,383	1,777	1,714	1,777	1,714
20-24	1,440	1,579	1,431	1,528	1,462	1,569	1,647	1,749	1,980	2,078
25-29	2,133	2,785	1,940	2,429	1,931	2,378	1,961	2,418	2,142	2,597
30-34	1,787	1,857	2,282	3,077	2,094	2,726	2,086	2,676	2,115	2,716
35-39	1,653	1,550	1,745	1,865	2,218	3,059	2,039	2,715	2,030	2,667
40-44	1,379	1,496	1,599	1,624	1,685	1,930	2,132	3,091	1,963	2,756
45-49	1,329	1,313	1,319	1,474	1,523	1,597	1,603	1,891	2,017	3,009
50-54	1,459	1,568	1,400	1,463	1,391	1,615	1,575	1,732	1,648	2,011
55-59	1,549	1,782	1,450	1,730	1,398	1,632	1,390	1,773	1,551	1,882
60-64	1,878	2,424	1,694	2,140	1,612	2,093	1,569	2,005	1,562	2,132
65-69	2,180	2,785	2,073	2,834	1,932	2,590	1,869	2,550	1,836	2,474
70-74	2,094	2,542	2,206	2,964	2,133	3,003	2,036	2,807	1,993	2,774
75-79	1,624	2,163	1,751	2,409	1,816	2,715	1,773	2,744	1,716	2,600
80-84	929	1,449	1,031	1,690	1,089	1,840	1,118	2,028	1,099	2,046
85+	546	1,239	626	1,452	668	1,617	692	1,729	705	1,843
Subtotal	27,052	31,372	28,182	34,080	29,469	36,618	30,942	39,061	32,475	41,374
Projected Resident Population	58,424		62,262		66,087		70,003		73,849	

Source: City of Sarasota Planning Department, January 2024.

LU-19, City of Sarasota Resident Population Projections, 2025 to 2045