



**Planning Department  
COMMUNITY WORKSHOP  
APPLICATION NO. 18-CW-22**

**DISCUSSION OF COMPREHENSIVE PLAN AMENDMENT, REZONE, STREET VACATION ORDINANCE AMENDMENT, AND  
UTILITY EASEMENT VACATION**

Date: October 3, 2018  
Time: 5:30 P.M.  
Place: City Hall Annex—SRQ Media Room  
1565 First Street  
Sarasota, FL 34236.  
Contact: Chris Cianfagione, applicant's agent: (941) 379-7600

As required by the City of Sarasota, a community meeting is being held to discuss a large-scale Comprehensive Plan Amendment, Rezone, Street Vacation Ordinance Amendment and Utility Easement Vacation for the property located at 926 S. Palm Avenue, known as Marie Selby Botanical Gardens. The property is approximately 14.73 acres in size and is located within the Community Office/Institutional future land use classification. The property has a current zoning of Residential Single-Family 1 (RSF-1), Residential Multiple Family 1 (RMF-1), and Residential Multiple Family 3 (RMF-3).

After receiving input from the public and City staff based on extensive community engagement, the applicant is now seeking to modify their original request and change the future land use classification from Community Office/Institutional to Metropolitan/Regional and to rezone to a newly created zone, Marie Selby Botanical Gardens (MSBG). Meetings and conversations with neighbors have supported the need for strict development standards while safeguarding the surrounding established residential character in perpetuity.

The applicant developed a new Selby Gardens Master Plan to efficiently use space available on the property while safeguarding rare botanical collections and transforming Selby Gardens into a world class destination. Nearly half the property is currently allocated to parking which already lacks the capacity to support current visitorship. That, in combination with approx. 22 percent of the total site being underutilized, results in 5.5 acres of wasted valuable waterfront real estate. The Master Plan consolidates parking and replaces failing, non-historic buildings in a way that results in a 50 percent increase of gardens and open space. A new welcome center, research and support facilities, and a new greenhouse complex with conservatory would all be part of the phased approach for implementing the plan. Locations of the proposed structures and the uses within them have been thoughtfully designed and located to ensure compatibility with their surroundings. Potential nuisance uses, such as the chiller plant, will be relocated away from existing residences and neighboring properties and significant buffering and/or mitigation enclosures have been added. Building setbacks from property lines have been increased to further buffer existing residential land uses from garden activities and to alleviate concerns of perceived structural encroachment into the public realm or onto surrounding properties (i.e., Hudson Crossing). Additionally, a reconfiguration of traffic and access results in a safer and more intuitive visitor experience during arrival and existing. A signature component of the project is the Parking Garden and Sky Terrace, which will include parking for approx. 500+ vehicles, a ground floor plant shop, rooftop restaurant, and outdoor terrace.

The current Community Office/Institutional future land use classification allows for most of the uses identified within the Selby Gardens Master Plan, but not all. For example, a rooftop restaurant would not be permitted unless it was located completely within the parking structure. The Metropolitan/Regional classification would allow the applicant to redevelop the property consistent with the Master Plan. The newly created MSBG zone district would result in specific permitted uses, site development standards, and height/architectural standards that would distinguish the MSBG from other zone districts and protect the surrounding community from undesirable development. The new zone district would allow uses essential to the function of the botanical gardens.

A Street Vacation Ordinance Amendment is being requested to vacate a 10-foot wide public sidewalk easement along the eastern side of the previously vacated portion of S. Palm Avenue (2011), between Mound Street and Hudson Bayou. The applicant is proposing a pedestrian-only promenade along this segment. A partial Utility Easement Vacation is also being requested within the former S. Palm Avenue right-of-way to allow for the installation of future greenhouses and conservatories.

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**AGENDA**

**I. Opening and Introduction**

- A. Welcome/Sign-In
- B. Meeting Purpose
- C. Agenda Review
- D. Presenter Introductions

**II. Presentation**

(Please take notes of any questions you may have during the presentation.)

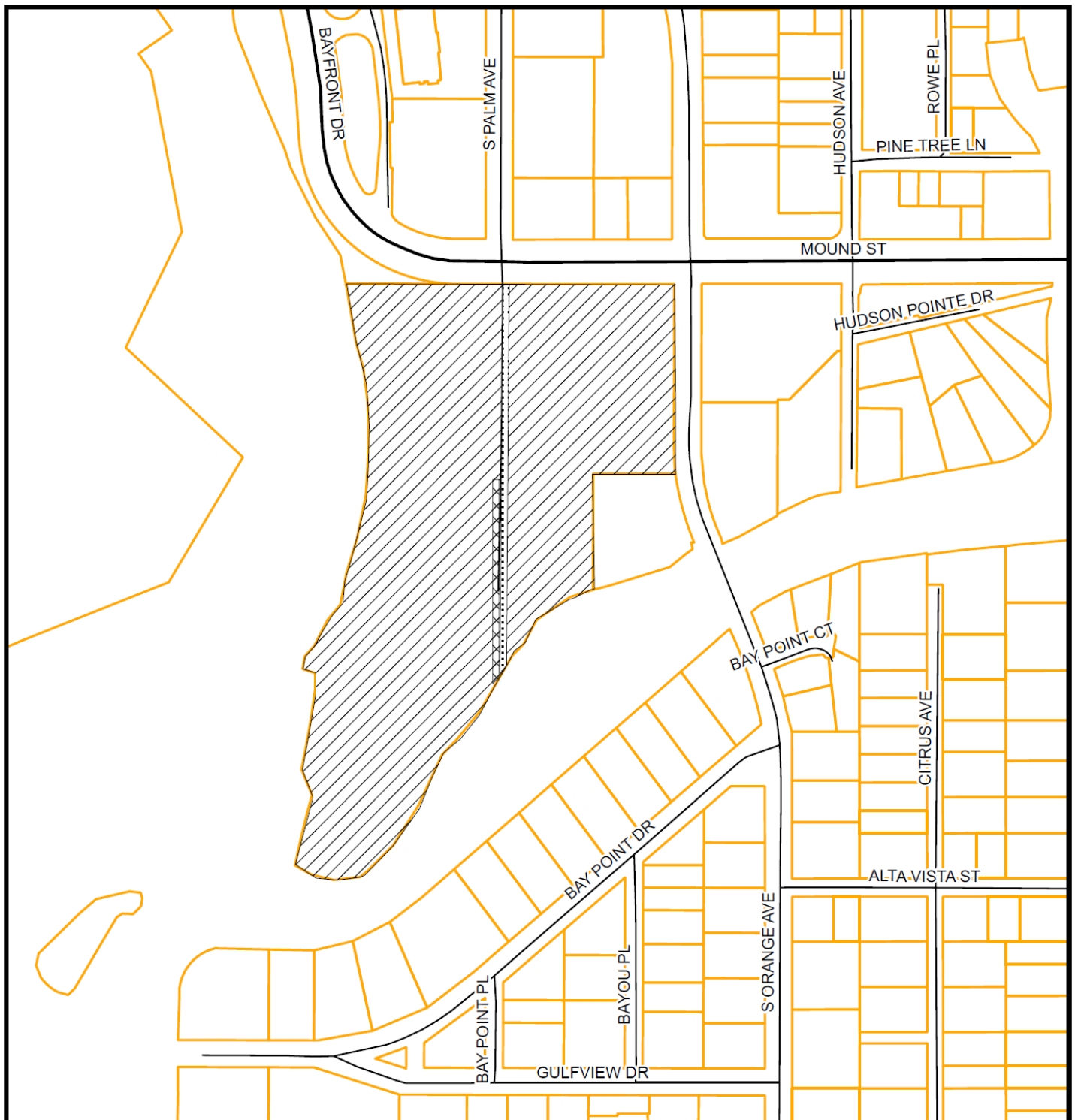
Chris Cianfagione, applicant's agent

**III. Questions and Answers**

**IV. Follow Up**

- A. Summary sent to all attendees
- B. Please make sure you have signed-in

*NOTE: The City of Sarasota website address is [www.sarasotafl.gov](http://www.sarasotafl.gov). On the home page under the "Meetings/Agendas/Video" link, select "Community Workshops" to access agendas, audio, and summary minutes of Community Workshops.*



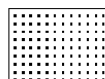
**Community Workshop Application No. 18-CW-22**  
**Discussion of Proposed Comprehensive Plan Amendment, Rezone, Street**  
**Vacation Ordinance Amendment and Utility Easement Vacation**  
**811 & 926 S Palm Avenue - Selby Gardens Master Plan**



Subject Property



Approx location of Utility  
Easement proposed to be vacated



Approx location of Sidewalk  
Easement proposed to be vacated

By: Lori Rivers  
 Date: September 17, 2018

**FOR GENERAL LOCATION INFORMATION ONLY**