



**Planning Department
COMMUNITY WORKSHOP
APPLICATION NO. 19-CW-01**

DISCUSSION OF COMPREHENSIVE PLAN AMENDMENT AND ZONING TEXT AMENDMENT

Date: November 28, 2018
Time: 5:30 P.M.
Place: City Hall Annex—SRQ Media Room
1565 First Street
Sarasota, FL 34236.
Contact: David Smith, Manager, City of Sarasota Planning Department: (941) 954-4175

As required by the City of Sarasota, a community meeting is being held to discuss a Comprehensive Plan Amendment and Zoning Text Amendment for a new Rosemary Residential Overlay District (RROD). The new RROD being proposed was drafted in conjunction with a working group made up of Rosemary District stakeholders with the goal of continuing to promote higher residential density in exchange for community desired assets such as attainable housing, urban open space, mixed-use projects, enhanced streetscapes with wider sidewalks, and enhanced public art contributions.

The current RROD, which tripled the density from 25 to 75 dwelling units/acre in an effort to spur redevelopment, was adopted October 20, 2014 and is scheduled to sunset December 31, 2018. The new RROD being proposed would increase the base, as of right density from 25 to 40 dwelling units/acre and require enhanced public realm project design features such as wider sidewalks, additional building entrances and balconies facing public streets, shade and weather protection at building entrances, more porches or stoops for ground floor residential units, and enhanced public art contributions.

Additional density may be granted up to a maximum of 60 dwelling units/acre for projects that comply with certain development standards, such as providing urban open space on-site* or paying into a Rosemary Residential Overlay District Urban Open Space Fund, development of mixed-use projects with at least 50% of the ground floor containing non-residential uses, providing payment into a Rosemary Residential Overlay District Public Parking Fund, and utilizing transfer of development rights** for buildings that are historically designated. In an effort to preserve historically designated buildings, unused density from the historic building site would be allowed to be transferred to another site within the RROD.

Additional bonus density may be granted up to a maximum of 100 dwelling units/acre only for those projects incorporating attainable housing units. The bonus density would be three (3) dwelling units for each one (1) attainable dwelling unit provided. In order to be eligible for the attainable housing density bonus, the developer would need to agree to maintain the units as attainable for a period of at least 30 years. The City of Sarasota defines attainable housing as housing affordable to households with an income between 60% and 120% of the Area Median Income (AMI). Based on 2018 figures, a family of four with a household income between \$42,180 and \$84,360 would be eligible for attainable housing.

*If providing urban open space on-site, the maximum building height may be increased from five to seven stories.

** The site receiving the density transfer would have a maximum building height of seven stories.

Other than the specific provisions related to on-site Urban Open Space and Transfer of Development Rights, the maximum building height in the new RROD shall remain five stories.

AGENDA

I. Opening and Introduction

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

II. Presentation

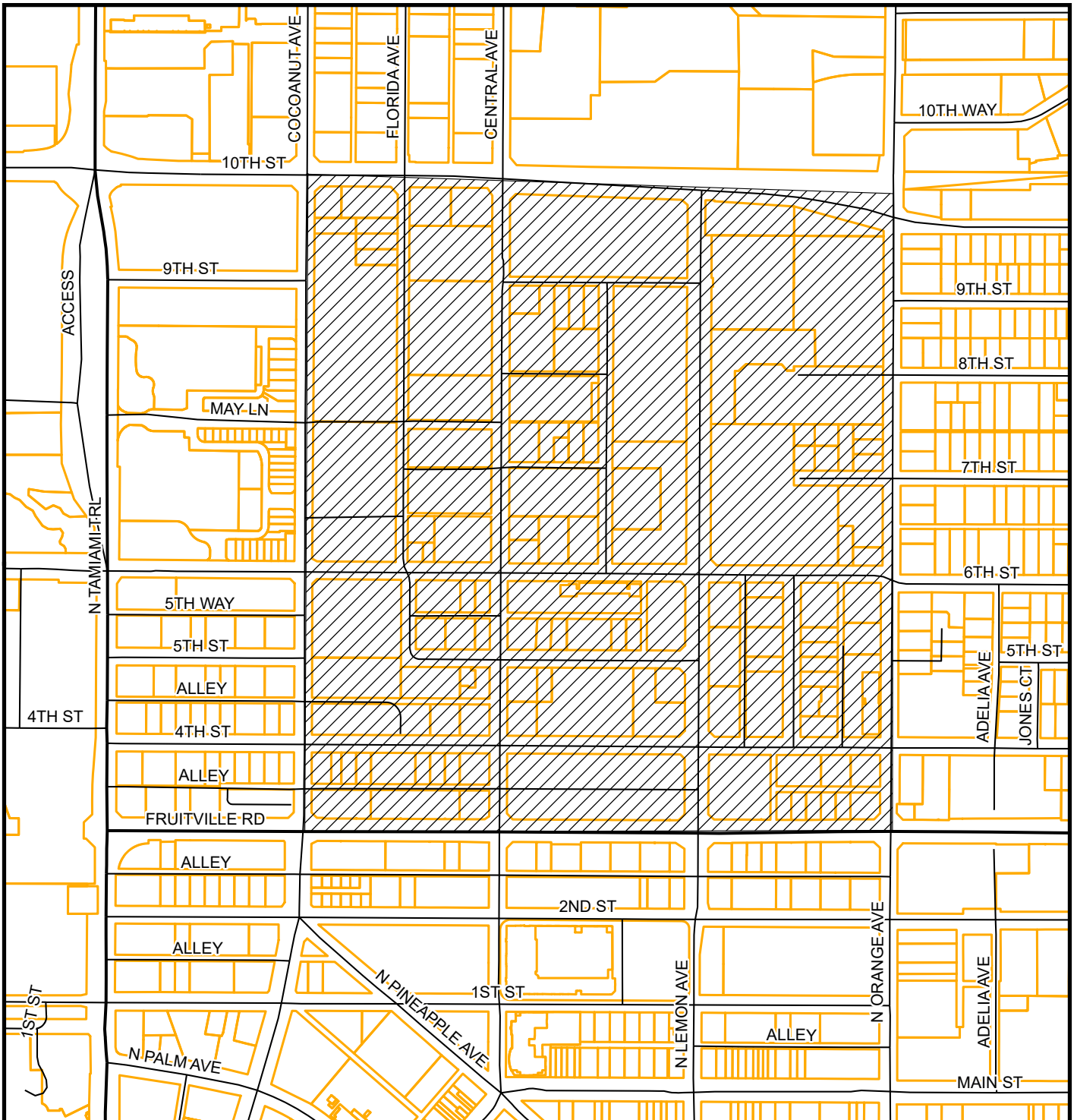
(Please take notes of any questions you may have during the presentation.)

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. 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. 19-CW-01
Discussion of Proposed Comprehensive Plan Amendment and
Zoning Text Amendment regarding a new
Rosemary Residential Overlay District (RROD)



subject area

By: Lori Rivers

Date: November 9, 2018

FOR GENERAL LOCATION INFORMATION ONLY