

IBSSA  
NEIGHBORHOOD  
MEETING

DECEMBER 12,  
2023

# Commercial Corridors & Commercial Centers Attainable Housing ZTA



## PRESENTATIONS AND OPEN HOUSES:

The public is invited to attend one of three Open Houses being held in North, East, and South Sarasota. The Open Houses are being held to receive public input for a Zoning Text Amendment to create four new Mixed-Use zone districts with the purpose of incentivizing on-site attainable housing along commercial corridors and commercial centers. The Future Land Use Map on the back of this flyer displays the areas in green that are currently designated as Urban Mixed-Use. Rezoning of specific areas are not being proposed at this time and will be discussed at a later date.

### North Sarasota

**Thursday, August 24th, 2023**  
**5:30pm - 7:00pm**  
**Selby Public Library**  
Jack J. Geldbart Auditorium  
1331 1st Street, Sarasota, FL 34236

### South Sarasota

**Wednesday, September 27th, 2023**  
**5:30pm - 7:00pm**  
**Arlington Park Gymnasium**  
2650 Waldemere Street  
Sarasota, FL 34239

### East Sarasota

**Wednesday, September 20th, 2023**  
**5:30pm - 7:00pm**  
**Veterans of Foreign Wars Post 3237**  
124 S. Tuttle Avenue, Sarasota, FL 34237

## TOPICS TO BE DISCUSSED:

- ▶ *Future Land Use and Zoning*
- ▶ *Mixed-Use Zone Districts*
- ▶ *Transportation*
- ▶ *Attainable Housing*
- ▶ *Design Standards*

**For more information, please scan the QR Code at the right to access the Housing Affordability webpage.**  
([www.sarasotafl.gov/attainable-housing-initiative](http://www.sarasotafl.gov/attainable-housing-initiative))

**Questions:** [Communityworkshops@sarasotafl.gov](mailto:Communityworkshops@sarasotafl.gov)



# COMPREHENSIVE PLAN vs. ZONING CODE

- A Comprehensive Plan is a public policy document adopted by a local government to guide the community's goals and aspirations in terms of community development.
- The City of Sarasota Comprehensive Plan is a blueprint to guide development of land, economic growth, resource protection, and the provision of public services and facilities over time.
- The Comprehensive Plan implements the vision of the community through a series of “chapters” that provide a framework for development and related activities in order to maintain and achieve the quality of life desired by residents and business owners.

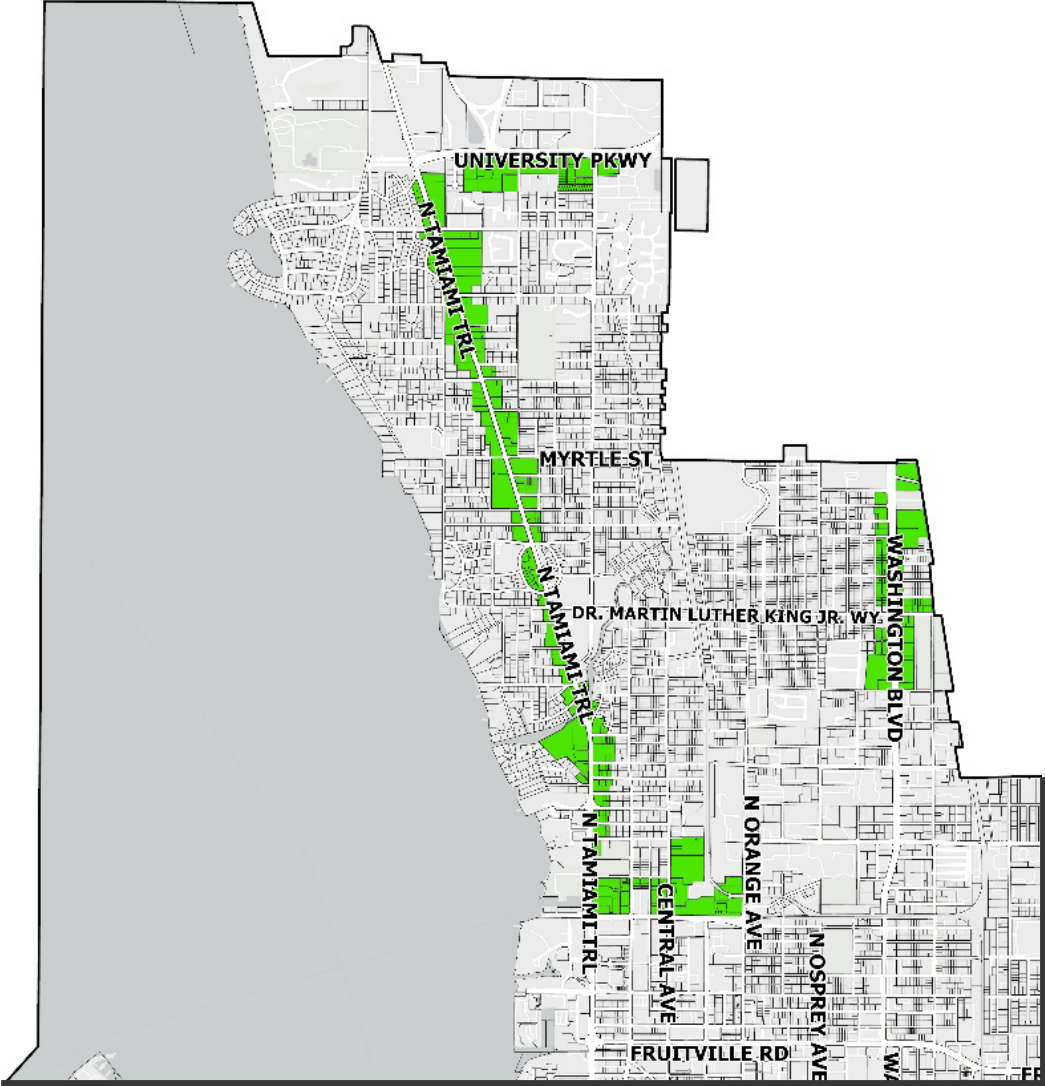
# COMPREHENSIVE PLAN vs. ZONING CODE

- Zoning is a system of land use regulations that classify how land can be used and prescribes standards for its development by helping to protect public and private interests, preserve critical areas, promote orderly growth, and encourage development in keeping with community desires.
- Zoning Ordinances implement the Comprehensive Plan. It classifies land into zones called “zoned districts” and specifies the types of uses and unique development standards allowed within each district.
- The development standards specify items such as: building height, residential density allowed, placement of buildings, setbacks, parking, signage, and landscaping.





# NORTH URBAN MIXED-USE FLU



## GENERAL CHARACTERISTICS OF ADOPTED URBAN MIXED-USE FUTURE LAND USE CLASSIFICATION



Goal to incentivize attainable housing through private development and to create diverse, walkable neighborhoods through a functional and sustainable, urbanized community.



Existing commercial centers and corridors consist of predominantly one type of use (either office or commercial). It is envisioned that these areas will transition to a varied mix of land uses over time.



Building intensities, densities, uses and heights of new development and redevelopment must be sensitive to adjacent and nearby uses to assure functional and aesthetic compatibility.

# DRAFT URBAN MIXED-USE ZONE DISTRICTS

| Future Land Use | Implementing Zone Districts              |
|-----------------|--|
| Urban Mixed-Use | Mixed Use 1 (MU-1)                       |
|                 | Mixed Use 2 (MU-2)                       |
|                 | Mixed Use 3 (MU-3)<br>(North Trail Only) |



# DRAFT URBAN MIXED-USE ZONE DISTRICTS DEVELOPMENT STANDARDS

*The total density shall be no greater than 3 times the maximum base density of this land use classification.*

| Development Standards   | MU-1                           | MU-2                           | MU-3 (NT only)                 |
|---|--------------------------------|--------------------------------|--------------------------------|
| Maximum Density   | 13 units/acre                  | 25 units/acre                  | 35 units/acre                  |
| Maximum Bonus density when designating at least 15% bonus units as attainable housing | up to 75 units/acre            | up to 75 units/acre            | up to 105 units/acre           |
| Maximum Height  | 3 stories<br>up to 5 stories * | 4 stories<br>up to 5 stories * | 4 stories<br>up to 5 stories * |
| Minimum Zoning Lot Size   | none                           | none                           | none                           |
| Maximum Building Coverage   | 90%                            | 90%                            | 90%                            |
| Minimum front Setback   | 10 ft.                         | 10 ft.                         | 10 ft.                         |
| Maximum front Setback   | none                           | none                           | none                           |
| Minimum side Setback  | 5/15 (1,2)                     | 5/15 (1,2)                     | 5/15 (1,2)                     |
| Minimum rear Setback  | 15 ft.                         | 15 ft.                         | 15 ft.                         |

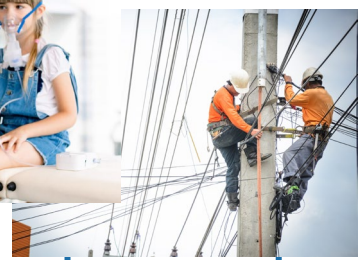
- 1) Attached unit developments may reduce the interior side-setback to zero.
- 2) The larger setback is required for zoning lots abutting residentially zoned property.
- 3) \* Only on sites three acres or larger

# URBAN MIXED-USE DENSITY

| Development Standards   | MU-1  | MU-2  | MU-3 (North Trail)  |
|-------------------------|---|---|---|
| <b>-Maximum Density</b> | 13 units/acre<br>up to 75 units/acre –<br>see section VI-<br>1103(b)(3) | 25 units/acre<br>up to 75 units/acre –<br>see section VI-<br>1103(b)(3) | 35 units/acre<br>up to 105 units/acre–<br>see section VI-<br>1103(b)(3) |

- Attainable Housing Density Bonus Requirement: **The maximum residential density shall not be greater than three (3) times the permitted base density of the future land use classification** when attainable housing units are provided on-site. Of the residential dwelling units exceeding the base density of the zone district, a minimum of 15% shall be designated as attainable units.
- Tiering Requirement: Of the required attainable dwelling units provided, at least one-third of the dwelling units must be available to households having incomes at or below 80 percent of the AMI and no more than one-third of the dwelling units may be available to households having incomes in the range of 100 percent to 120 percent of the AMI.

# Tiering Requirement



|                    |          |
|--------------------|----------|
| Medical Assistants | \$39,970 |
| Paramedics         | \$46,380 |
| HVAC Technicians   | \$48,410 |
| Electricians       | \$50,410 |



|                                      |          |
|--------------------------------------|----------|
| Firefighters                         | \$51,330 |
| Licensed Practical Nurses (LPNs)     | \$52,400 |
| Police and Sheriff's Patrol Officers | \$61,800 |
| Elementary School Teachers           | \$62,480 |

|                                 |          |
|---------------------------------|----------|
| Special Education Teachers      | \$64,170 |
| Respiratory Therapists          | \$70,300 |
| Web Designers                   | \$74,170 |
| Power-Line Installers/Repairers | \$75,200 |

First Unit designated to 80% AMI or below. At least 1/3 of designated attainable units.

**80%**  
\$51,200  
\$1,280 max. rent with utilities

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\$51,200  
\$1,280 max. rent with utilities

**100%**  
\$64,000  
\$1,600 max. rent with utilities

**100%**  
\$64,000  
\$1,600 max. rent with utilities

No more than 1/3 of designated attainable units may be 100-120% AMI

**120%**  
\$76,800  
\$1,920 max. rent with utilities

Data Courtesy of: U.S. Bureau of Labor Statistics, May 2022 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Statistics

## City of Sarasota

Lowest, median, and highest rent cost per month for a currently available **one-bedroom (excluding the downtown and the barrier islands)** apartment **not including utilities**

| Area  | Lowest Rent | Median Rent | Highest Rent |
|---|-------------|-------------|--------------|
| City of Sarasota<br><small>*Not including barrier islands</small> | \$1,000     | \$1,706     | \$2,800      |

*Data courtesy of Apartments.com, obtained November 13<sup>th</sup>, 2023*

Income and maximum rent per month for an individual **including utilities.**

|            | Income<br>(100% AMI) | Maximum Rent<br>(100% AMI) | Income<br>(120% AMI) | Maximum Rent<br>(120% AMI) |
|------------|----------------------|----------------------------|----------------------|----------------------------|
| Individual | \$64,000             | \$1,600                    | \$76,800             | \$1,920                    |

*Data courtesy of 2023 figures provided by the U.S. Department of Housing and Urban Development (HUD) for the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area (MSA).*



# URBAN MIXED USE

| Building Height   | MU-1   | MU-2              | MU-3 (North Trail) |
|---|--|-------------------|--------------------|
| Permitted by Right  | 3 stories  | 4 stories         | 4 stories          |
| Permitted when designating an additional 5% of the bonus units as attainable housing  | 4 stories  | 5 stories (1,2,3) | 5 stories (1,2)    |
| Permitted when designating an additional 10% of the bonus units as attainable housing | 5 stories (1,2)  | 5 stories (1,2,3) | 5 stories (1,2)    |
| Notes   | <p>(1) Only on parcels 3 acres or larger</p> <p>(2) On the portion of a site within 100 feet of a site single-family residentially zoned, the maximum building height is four stories.</p> <p>(3) Hotels may achieve an additional story when development pays into the Affordable Housing Trust Fund instead of providing attainable dwelling units. <i>Existing Zoning Code Section VI-503 allows properties zoned CGD to achieve height, up to 20 feet, when paying into the Affordable Housing Trust Fund.</i></p> |                   |                    |

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## Daylight Plane Requirement (non-single-family):

*Properties with a side or rear yard abutting single-family or multiple family (RMF-1, 2, or 3) zoned properties, the minimum side or rear setback shall be subject to the daylight plane requirement. The daylight plane requirement allows a maximum height of two stories starting at the required rear or side setback line and then extending upward at a 45-degree angle until reaching the maximum height limit. In other words, the building may be extended up in height an additional foot for each foot of distance from the starting setback line, up to the maximum stories allowed.*

## DAYLIGHT PLANE - BULK AND SCALE STANDARDS (CURRENTLY EXISTING IN NTOD)







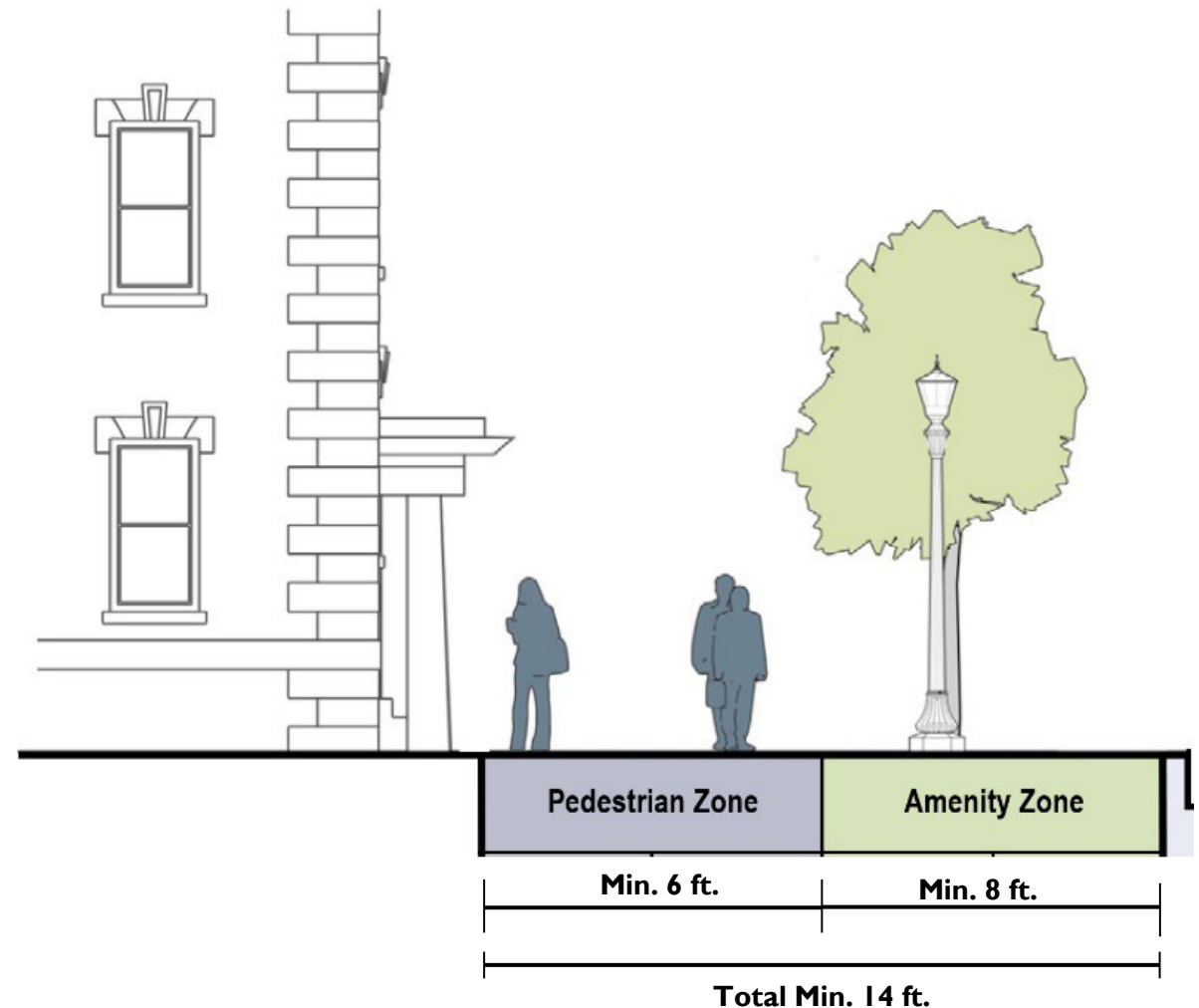
Sidewalks & Street Trees



# SIDEWALK SYSTEM

**Amenity Zone:** The section of the sidewalk between the curb and the pedestrian zone in which street furniture and amenities, including but not limited to lighting, benches, public art, utility poles, trees, and bicycle parking are provided. The amenity zone shall be measured from back of curb to the pedestrian zone.

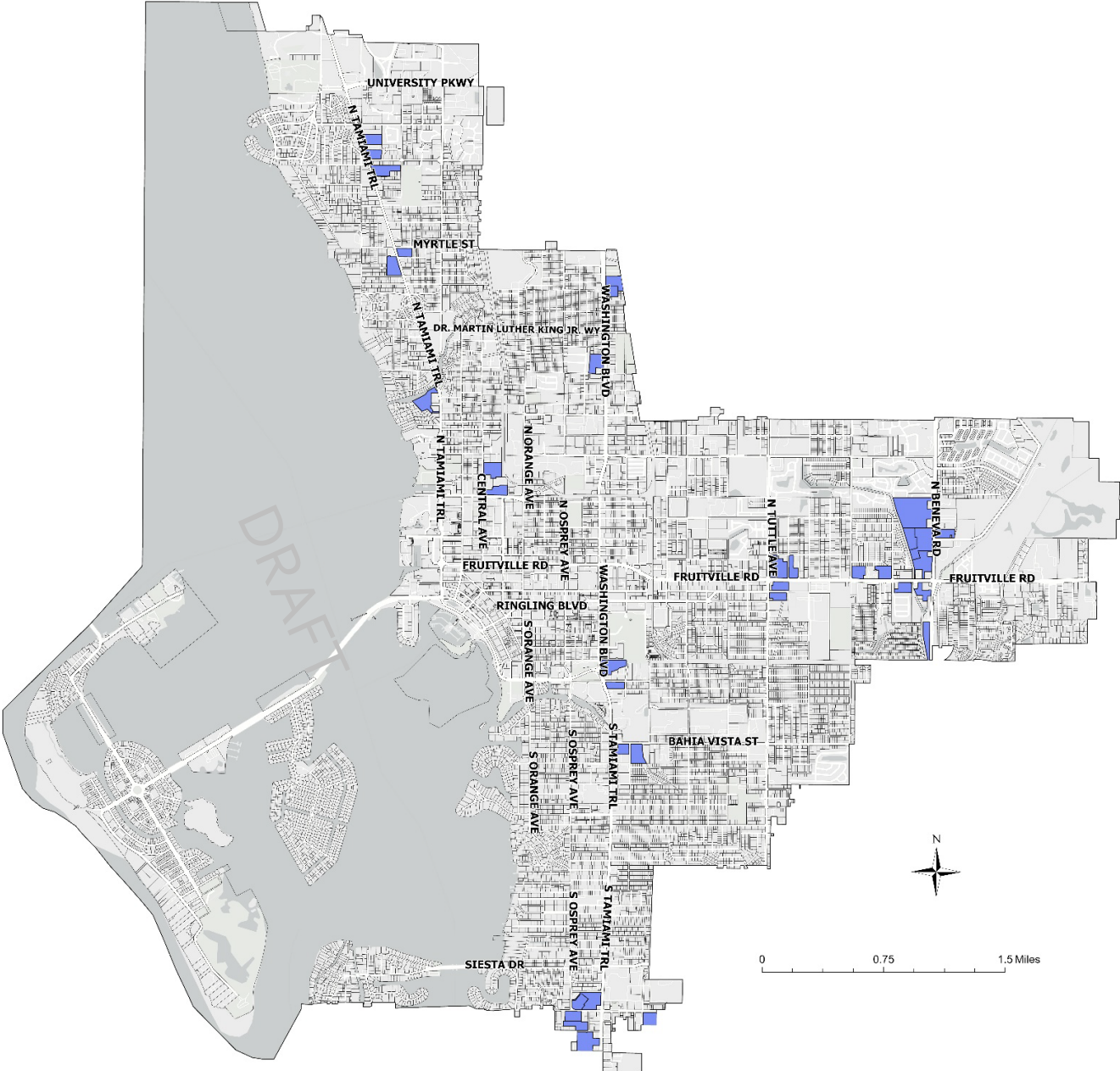
**Pedestrian Zone:** The primary, accessible, and clear walking pathway that typically runs parallel to the street. The pedestrian zone ensures that pedestrians have a safe and adequate place to walk and are not encroached upon by streetlights, utility boxes, tree trunks, street furniture, landscaping, and similar impediments to pedestrian travel.





# COMMERCIAL CENTERS

## ZONING LOTS 3 ACRES OR LARGER



# COMMERCIAL CENTERS

- Zoning Lots 3 acres and larger.
- Provide building width & design standards, and Open Space requirement.
- May be able to achieve additional height by providing additional attainable housing.
- Provide a 100 ft. buffer from single-family residentially zoned properties.



Conceptual - Commercial Sprawl



Conceptual – Complete Community

## EXISTING REVIEW PROCESS

### **Future Land Use Plan**

Action Strategy 2.15: 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)*

## COMMUNITY WORKSHOP REQUIREMENT

### **Community Workshops**

Community Workshops are required when a development utilizes the attainable housing density bonus within the Urban Mixed-Use zone districts.



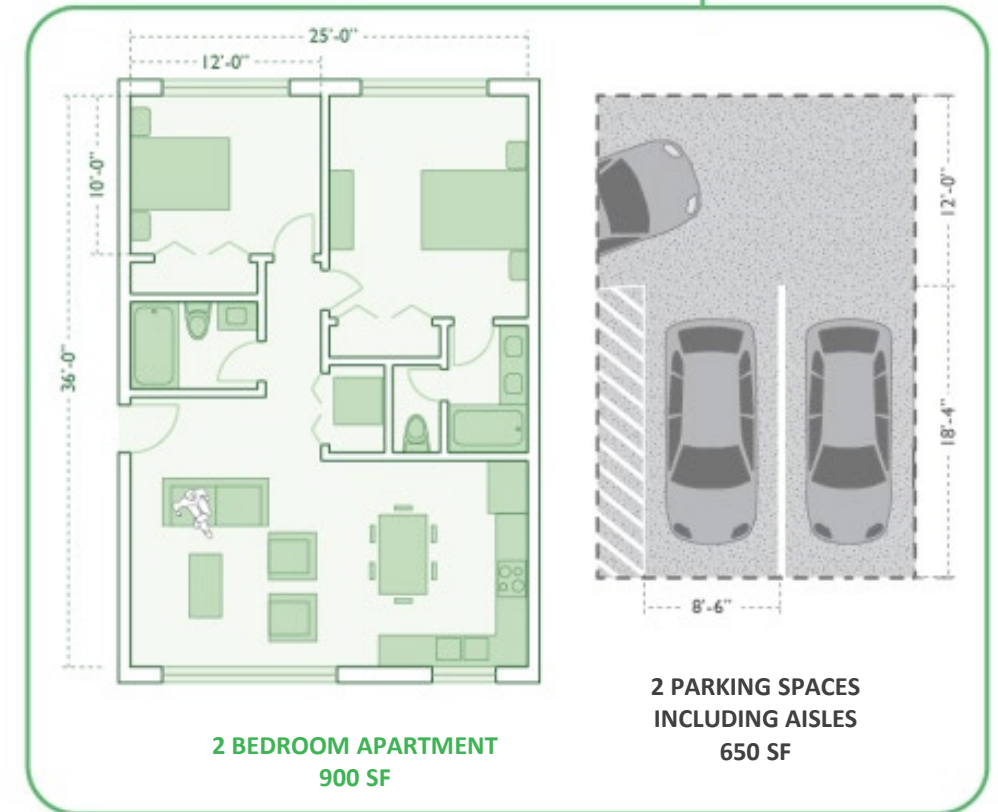
# Bicycle Parking Requirements

- Residential developments shall provide bicycle parking spaces equal to 30% of the total number of dwelling units provided.
- Development with an off-street parking requirement of more than 50 spaces shall provide long-term parking.



# Vehicular Parking Requirements

|                | MU-1, MU-2, MU-3  |
|----------------|---|
| Residential    | <ul style="list-style-type: none"> <li>• 1.25 spaces for each dwelling unit</li> <li>• 0.50 space for each designated attainable dwelling unit</li> </ul> |
| Nonresidential | 1.0 space for each 350 sq. ft. of floor area  |
| Hotel/Motel    | 0.75 space for each guest unit plus spaces for accessory uses   |

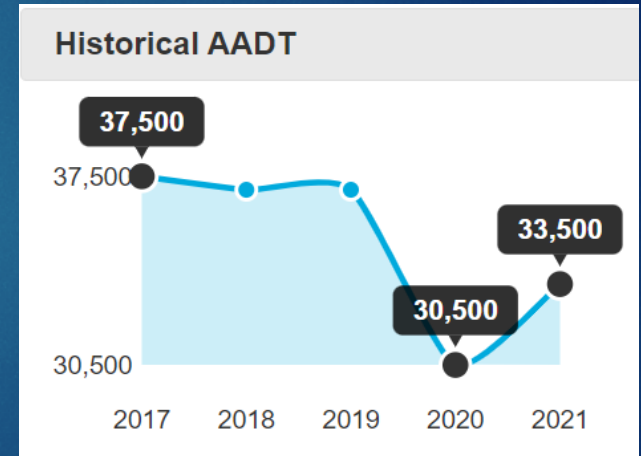


Sources:  
 Seth Goodman, <https://graphingparking.com/about/>  
 'People Over Parking' Planning Magazine October 2018



# North Tamiami Trail

- ▶ N Tamiami Trail AADT: 30,500 - 33,500 trips per day (2022)
- ▶ Per hour capacity: 3,580 trips





# Traffic Impacts

- ▶ Two step process per Zoning Code
  - ▶ Traffic Review to determine if a study is warranted
  - ▶ Traffic Study to determine what capacity-related improvements are required
- ▶ Look at afternoon rush hour as it is the busiest.
- ▶ End goal of a traffic study is to determine whether a developer must pay in part to widen a roadway for more car lanes.

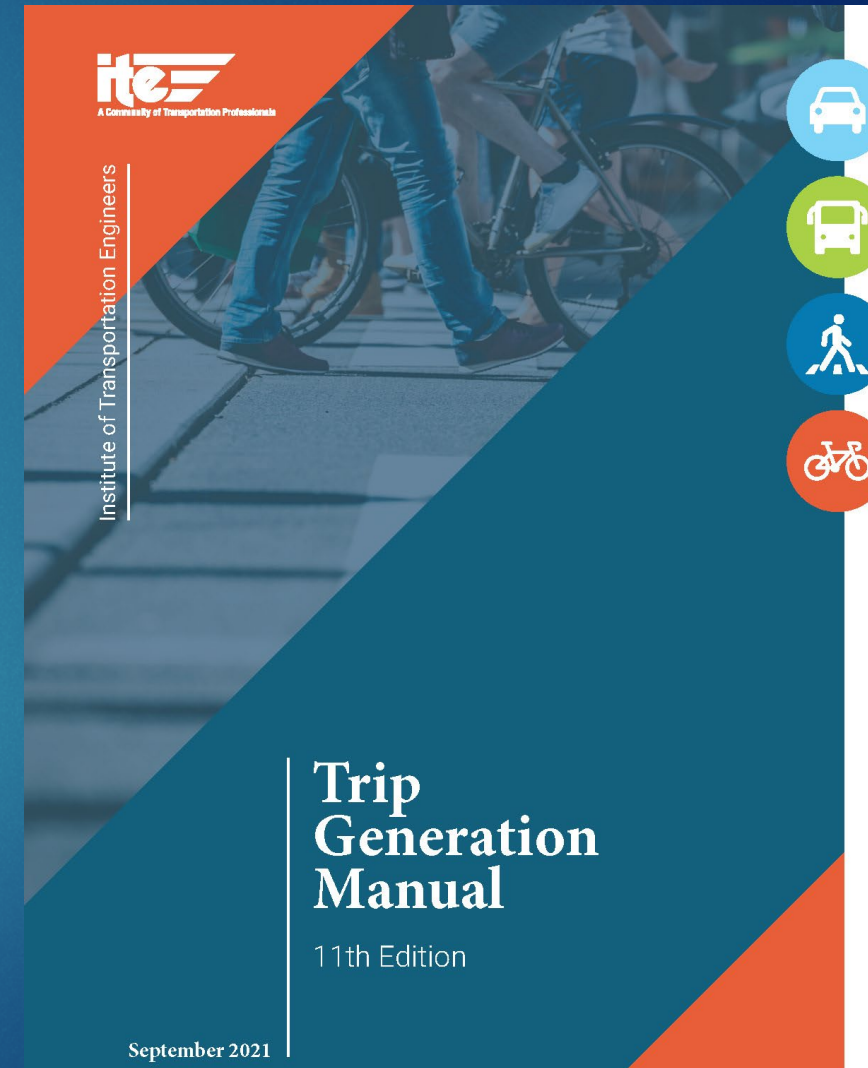




# Trip Generation

| LUC | Description                             | Trips/(1000 SF*Hr.) |
|-----|---|---------------------|
| 221 | Multifamily (Mid-Rise)*                 | 0.32                |
| 822 | Strip Retail Plaza                      | 6.59                |
| 934 | Fast-Food Restaurant with Drive-Through | 33.03               |

\*Equivalent based on average unit size and gross SF





# WHAT IS ACCESS MANAGEMENT?

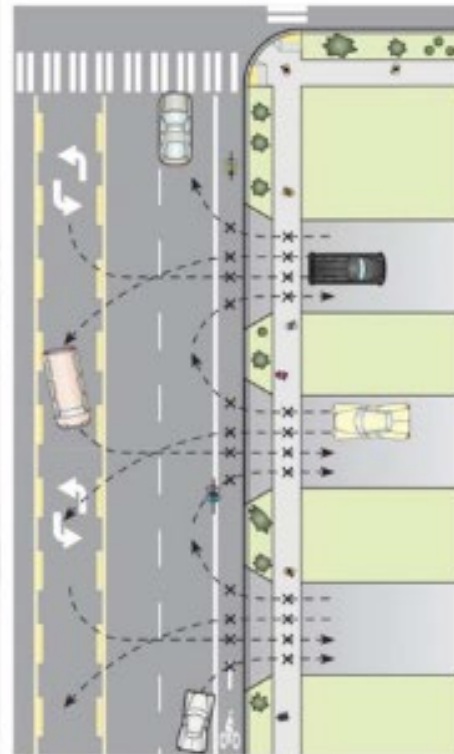
How does Access Management affect operations?

Curb cuts are reduced, this improves safety for:

- **Bicyclists**
- **Pedestrians**
- **People with disabilities**
- **The elderly**

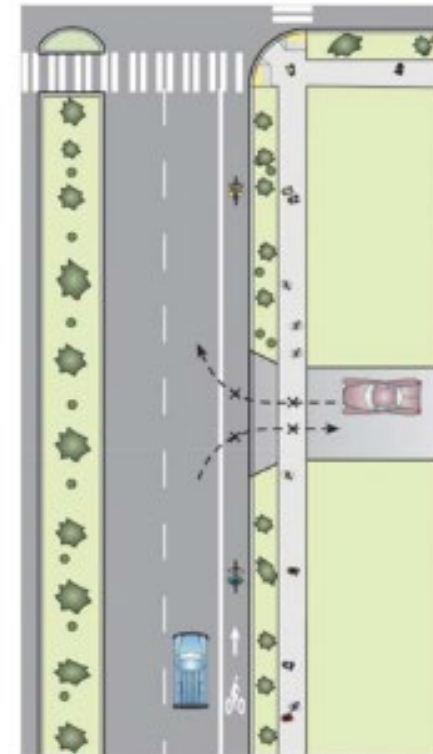
Reducing curb cuts improves:

- **Roadway carrying capacity**
- **Travel speed and time**
- **Mobility**
- **Efficiency**



24 potential conflicts with bicyclists and pedestrians on a roadway **without** access management.

x: Conflict Point



4 potential conflicts with bicyclists and pedestrians on a roadway **with** access management.

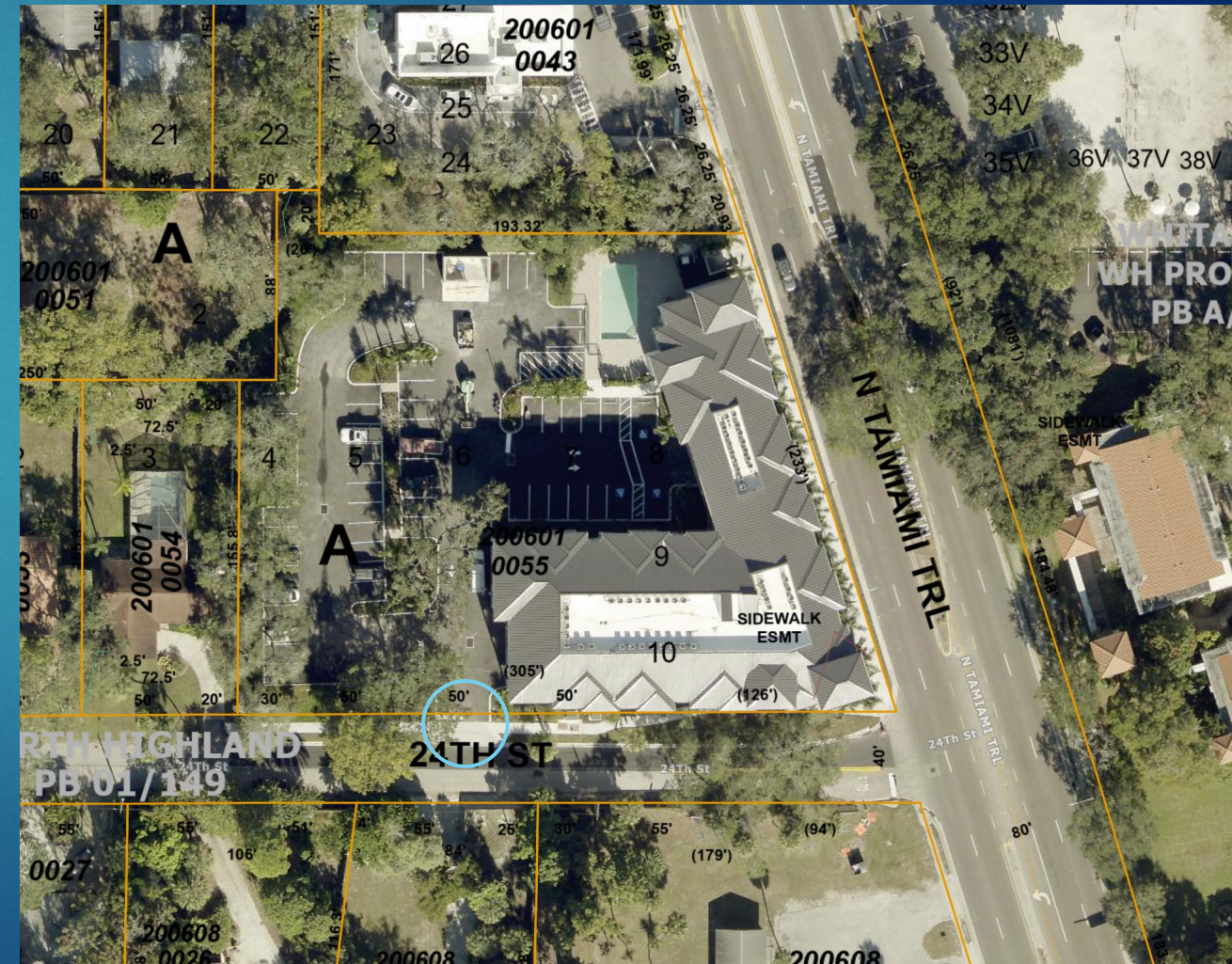
Source: Oregon Department of Transportation

*Safety improvements associated with better access management*



# North Trail Apartments

- ▶ 3 driveways on US 41 to 1 driveway on 24<sup>th</sup> St.





# Timeline

