# The Bay Park Comprehensive Plan Map & Future Land Use Chapter Text Amendment Submittal

CITY OF SARASOTA, FL

#### **JULY 2022**

Prepared For: City of Sarasota Development Services

**Prepared By:** Kimley-Horn and Associates, Inc

Contacts: Philip DiMaria Jr., AICP



## Table of Contents

Contents	. 2
General Application Form	3
Project Narrative	4
Form I	. 7
Responses to Form I	. 8
Consistency with the Sarasota City Plan	. 12
Maps	. 16
Other Forms	. 18
Strikethrough Underline of Proposed Text Amendment	. 19
Level of Service	. 25
School Impact Analysis Letter of Reciept – Exemption	. 26
Neighborhood Workshop Minutes	. 27

**GENERAL APPLICATION FORM** 



## CITY OF SARASOTA

## **DEVELOPMENT APPLICATION**

## **GENERAL INFORMATION**

[PLEASE PRINT OR TYPE]

ARCEL ID NUMBER[S]:		
	EXISTING	PROPOSED
Zone District	EXISTING	T KOT GOED
Total Acres / Sq. Ft.		
Estimated Construction Value [Excluding land costs]		
THE FOLLOWING MU	IST BE COMPLETED FOR TRAFFIC CONCUR	RRENCY ANALYSIS AS APPLICABLE:
Use		
No. of Employees		
No. of Seats		
Hours of Operation		
Build-Out Date		
THE FOLLOWING	MUST BE COMPLETED FOR AMENDMENTS	TO THE COMPREHENSIVE PLAN:
Future Land Use Classification		
Attach a legal description of the prope	erty and a map outlining/showing the parcel.	
THE FOLLOWING MUST BE	COMPLETED BY THE OFFICE OF THE CITY	AUDITOR AND CLERK FOR ANNEXATIONS:
The property is within the Urban Servi	ice Boundary: Signed:	Print:
□ Staff □ Planning Board Administrative Site Plan □ Laurel Park Overlay District (LP Amendment to the EDCM/City Code Annexation Appeal: □ BOA □ PB □ CC Boundary Adjustment/Lot Split Revi Brownfield Designation Certificate of Appropriateness Community Workshop □ Laurel Park Overlay District (LP Comprehensive Plan Amendment **	Minor Conditional Use/Amendmen Miscellaneous Off-Site Parking Agreement Pre-Application Conference with Development Review Committ Preliminary Plat Proportionate Fair Share Agreeme Provisional Use Permit/Market Provisional Use Permit Extension Regional Activity Center (Expedited) Rezone without Site Plan* Rezone With Site Plan* Rezone Ordinance Amendment * RONI ROUND RO	nt * Street / R-O-W Vacation * Street Name Change Shared Parking Agreement TIF Funding Request  tee □ Downtown □ Newtown Traffic Concurrency - Initial Review ent Traffic Concurrency Study Urban Central Business District (Expedition Variance) Variance Extension Variance - Limited for Historic Structur Zoning Code Interpretation Letter: □ Downtown □ Outside DT Zoning Code Confirmation Letter:
Development Agreement Development of Regional Impact [Development of Regional Impact [Development of Regional Impact [Development Agreement of Regional Impact [Development of Regional Impact Imp	Sidewalk Café Annual Renewal	Zoning Text Amendment [City Only]
Development of Regional Impact [Development of Regional Impact [December 2]]  "G" Zone Waiver *  □ Check if	Sidewalk Café Annual Renewal this application is a <b>REVISION</b> (Amendment) to a the Affordable Housing Fee Deferral Program a * Community Workshop Requi	Zoning Text Amendment [City Only] a previously approved application and you are fee simple owner of the property



# CITY OF SARASOTA DEVELOPMENT APPLICATION

# **GENERAL INFORMATION**

[Please Print or Type]

I. PROPERTY OWNER, LESSEE, OR CONTRACT PURC	HASER [Circle One]:
Name/Title:	Telephone No:
Company Name:	Facsimile No:
Company Address:	E-Mail Address (Optional):
City/State/Zip Code:	
	dual is designated as the Agent of Record for the property d receive all correspondence related to the application review he above-named individual.]
Name/Title:	Telephone No:
Company Name:	Facsimile No:
Company Address:	E-Mail Address (Optional):
City/State/Zip Code:	
same as #I above, note "Same". Not required for Pre Name/Title:  Company Name:	Telephone No:  Facsimile No:
Company Address:	E-Mail Address (Optional):
	L-Iviali Address (Optional).
City/State/Zip Code:	
hereby certify that all information contained here	ein is true and correct.
IV. Signed this day of	,
Signature of Property Owner, Lesse	ee, Contract Purchaser, or Agent []
WITNESSES TO EXECU	UTION ON BEHALF OF APPLICANT
Qacob Ballard	Alyssa Handerneys
Witness	Witness
Print Name	Print Name
If applicable, community workshop meeting desired date and time requested:	Location:

Submit To: The Office of the City Auditor and Clerk 1565 First Street – Sarasota, Florida 34236 Office Number: 941-263-6222 – Fax Number: 941-263-6461 www.sarasotafl.gov

# PROJECT NARRATIVE

#### PROJECT NARRATIVE

Planner

City of Sarasota Planning Department

1565 First Street, 3rd Floor

Sarasota FL, Florida 34236

Re: July 2022 The Bay Park Comprehensive Plan Map Amendment & Future Land Use Chapter Text Amendment Request

Dear Planner:

On behalf of The Bay Park Conservancy, manager of The Bay Park, we are submitting the enclosed application to amend the current City of Sarasota Future Land Use Map to accommodate the proposed change in Land Use Classification for an area commonly known as Centennial Park from Open Space – Recreational – Conservation to Metropolitan / Regional #5 ("Property"). Additionally, we are requesting to amend the Future Land Use Chapter Text of the Sarasota City Plan, to guide the creation of the Bay Park Zone (BPZ). The site is located at North Tamiami Trail, between Boulevard of the Arts in the south and 11th Street to the north.

The proposed change in Land Use Classification is for a portion of one parcel (approximately 8.83 acres) with the following Sarasota County Parcel Identification Number: 2007160019. This portion of the Property subject to the amendment is currently zoned Government, and the Future Land Use classification is Open Space – Recreational - Conservation. The remaining area of the site is classified as Metropolitan / Regional #5 in the Future Land Use Map. This area is approximately +/- 1.06 acres.

The proposed amendment to the Future Land Chapter Text of the Sarasota City Plan is for seven parcels (approximately +/- 42.76 acres) with the following Sarasota County Parcel Identification Numbers: 200901002, 2009010005, 2009010004, 2009010003, 2009010006, 2007160019, 2007160001.

Currently, the Property is the only parcel within The Bay Park that is not of the same Land Use Classification. All other parcels are classified as Metropolitan / Regional #5. By amending the classification of the Property to Metropolitan / Regional #5, consistency is provided to The Bay Park as each parcel will have the same regulatory structure. Thus, reducing the unnecessary burden of having multiple land use classifications for The Bay Park.

The proposed Future Land Use Chapter text amendment would apply to all applicable parcels within The Bay Park as it would support the creation of the Bay Park Zone (BPZ). This district will provide guidance in implementing The Bay Park Master Plan. By doing so, the regulatory and administrative review procedure becomes more consistent and predictable for neighbors, The Bay Park Conservancy, and other agencies. Furthermore, the implementation of the BPZ results in a more rapid permitting process in build out of The Bay Park, allowing for a timely delivery of amenities to the community.

This submittal is intended to fulfill the already approved The Bay Park Master Plan and is consistent with both the Sarasota City Plan and Land Development Code.

Sincerely,

Philip DiMaria Jr., AICP, CNU-A

Agent

AMENDMENTS TO THE SARASOTA CITY PLAN INFORMATION AND DATA REQUIREMENTS – FORM I

# CITY OF SARASOIA

# CITY OF SARASOTA DEVELOPMENT APPLICATION

# Amendments to the Sarasota City Plan Information and Data Requirements

#### Please indicate:

Current Land Use Classification:	Open Space - Recreational - Conservation
Proposed Land Use Classification:	Metropolitan / Regional #5

Please answer all applicable questions and provide source(s) for all data.

- 1. What is the reason for the proposed amendment?
- 2. A proposed amendment involving text changes should include a copy of the currently adopted text with proposed additions underlined (e.g. <u>City of Sarasota</u>) and proposed deletions struck through (e.g. <u>City of Sarasota</u>).
- 3. A proposed amendment involving map changes should state the currently adopted classification and the proposed change(s).
- 4. Analysis of the character of the parcel, using additional pages as necessary, from the *Sarasota City Plan* in order to determine its suitability for the proposed use(s) including:
  - a. FEMA flood zone designation(s) from Illustration EP-4 or its source document;
  - b. Natural Resources from Illustration EP-2, EP-3, and EP-5 or their source documents;
  - c. Historic Resources from the Historic Preservation Chapter:
  - d. Hurricane Storm Surge Category from Illustration EP-11 or its source document.
- 5. Hurricane evacuation information based on the proposed amendment, considering the number of persons requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and times from the Sarasota County Emergency Management Center.
- 6. Whether the proposed amendment affects beach accessibility.
- 7. Whether the site contains habitat for species listed by Federal, State or Local Agencies as endangered, threatened or species of specific concern as identified by Illustration EP-6 of the *Sarasota City Plan.* If yes, identify the species and show the habitat location on map.
- 8. Whether the proposed amendment affects adjacent local governments. If yes, how?
- 9. How will the public interest be furthered if the amendment were to be approved?
- 10. Why is the current land use classification for the subject parcel no longer appropriate?
- 11. Are there any changes in the character of the area surrounding the subject parcel since the adoption of the *Sarasota City Plan* which would support the amendment?
- 12. What benefit would accrue to adjacent and nearby properties as a result of the proposed amendment? What detriments?
- 13. Do any alternatives exist to accommodate the applicant's needs which would not require changes to the comprehensive plan and why the applicant is not proceeding with these alternatives? If so, what?

- 14. If you will be seeking a concurrent review of a rezoning request or other type of development approval (e.g., rezoning, conditional use permit, site plan, etc.) please so indicate and provide the characteristics of the request.
- 15. If other City actions are associated with your proposal (e.g., lease modifications, annexation, etc.) please so indicate and provide the characteristics of the request.

# Public Infrastructure/Service Analyses Map Amendments Only

The Florida Statutes require that the City analyze all proposed land use changes in order to determine if the City's adopted levels-of-service (LOS) will be maintained and that existing infrastructure capacities are adequate to support the impact of the development associated with the land use change. In order for staff to undertake this LOS analysis, the applicant can pursue one of two options described below.

Option 1: - Worst-Case Scenario. Under this option, the applicant notes at the pre-application conference that he/she has no specific development plans for which the level-of-service analysis can be based. In this case, City staff will create a "Level of Service Analysis Table" based upon the most intensive activity that could be constructed on the subject parcel as determined by the most intensive implementing zone district. This table will be prepared within two weeks after the pre-application conference and transmitted to the applicant, the City departments of Public Works and Engineering as well as the Sarasota County Area Transit Service staff. Staff from these agencies will then determine if adopted LOS values will be maintained or whether additional information is required before this determination can be made (e.g., a traffic study)...¹

Option 2: - Proffered Rezone Petition. Under this option, the applicant provides at the pre-application conference specific proffers reflecting specific land uses, intensities/densities, heights, and other components of a "concept plan." Staff will then prepare the "Level of Service Analysis Table" based upon these proffers and transmit it to the applicant, the Department of Public Works and the Engineering Department. Staff from these two departments will then determine if adopted LOS values will be maintained or whether additional information is required before this determination can be made (e.g., a traffic study).<sup>2</sup> If there are companion development application(s) accompanying the proposed amendment or if a specific development plan for the future has been determined, describe the proposal(s) including building(s) square footage, use, etc.

Note: If Option 2 is chosen, a "proffered rezone" application must be filed concurrently with the Comprehensive Plan Amendment Application.

<sup>2</sup> The procedure for determining the impact of the proposed land use change under this option involves a comparison of the "most intense" development possible under the <u>existing</u> Future Land Use classification with the development reflected by the <u>proposed</u> "proffered" rezone. This comparison will determine the *net* impact that the proposed amendment will have on LOS related services (e.g., transportation, recreation, water, sewer, storm water, public transit, etc).

<sup>&</sup>lt;sup>1</sup> The procedure for determining the impact of the proposed land use change under this option involves a comparison of the "most intense" development possible under the <u>existing</u> Future Land Use classification with the "most intense" development possible under the <u>proposed</u> Future Land Use classification. This comparison will determine the *net* impact that the proposed amendment will have on LOS related services (e.g., transportation, recreation, water, sewer, storm water, public transit, etc). These "most intense" scenarios are based upon the land use classifications implementing zone districts.

#### RESPONSES TO FORM I

1. What is the reason for the proposed amendment?

To facilitate the development of The Bay Park, a historic investment in the future of Sarasota's cultural and civic space, a Future Land Use Chapter text amendment is proposed to provide guidance for the creation of the Bay Park Zone (BPZ). Additionally, a Future Land Use Map amendment is proposed to change the current land use classification of the +/- 8.83-acre area commonly known as Centennial Park from Open Space-Recreation-Conservation to Metropolitan / Regional #5. The change in land use classification will allow The Bay Park to be under the same regulatory structure which will provide consistency and predictability for neighbors, The Bay Park Conservancy, and other agencies.

2. A proposed amendment involving text changes should include a copy of the currently adopted text with proposed additions underlined (e.g., City of Sarasota) and proposed deletions struck through (e.g. City of Sarasota).

Please see Page 19 for the proposed text changes.

3. A proposed amendment involving map changes should state the currently adopted classification and the proposed change(s).

The currently adopted land use classification of the +/- 8.83-acre area commonly known as Centennial Park is Open Space-Recreation-Conservation. The proposed change is Metropolitan / Regional #5.

- 4. Analysis of the character of the parcel, using additional pages as necessary, from the Sarasota City Plan in order to determine its suitability for the proposed use(s) including: a. FEMA flood zone designation(s) from Illustration EP-4 or its source document; b. Natural Resources from Illustration EP-2, EP-3, and EP-5 or their source documents; c. Historic Resources from the Historic Preservation Chapter; d. Hurricane Storm Surge Category from Illustration EP-11 or its source document.
  - a. The FEMA Flood Zone designation of the subject property is VE.
  - b. No major wetlands on site. The soil hydrologic classification is C. The Natural Habitats and Systems on the subject property include Seagrass and Potential Manatee Siting Area.
  - c. No Historic Resources on site.
  - d. A combination of Zone A and Zone B for Hurricane Storm Surge.

5. Hurricane evacuation information based on the proposed amendment, considering the number of persons requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and times from the Sarasota County Emergency Management Center.

The number of persons requiring evacuation will be limited to the proposed 10 live/work units. The residents of these units will be artists, who will primarily reside during the winter months, which is outside of hurricane season (June through November). However, a hurricane shelter at Booker High School is located less than 1.4 miles from the subject property. There are two evacuation routes available to the residents of The Bay Park including taking U.S. 41 north to University Parkway, then to Interstate 75 and or taking U.S. 41 south to Fruitville Road and then to Interstate 75.

6. Whether the proposed amendment affects beach accessibility.

#### The proposed amendment does not affect beach accessibility.

7. Whether the site contains habitat for species listed by Federal, State or Local Agencies as endangered, threatened or species of specific concern as identified by Illustration EP-6 of the Sarasota City Plan. If yes, identify the species and show the habitat location on map.

The current use of the subject property is a parking lot. As such, the site does not contain habitat for species listed as endangered or threatened. Due to the subject property being located on the waterfront, The Bay Park Master Plan looks to create a living shoreline and utilize other innovative environmental design features to assist in the restoration and enhancement of sea grasses, mangroves, and bayou communities of Sarasota Bay. Please see Page 17 for the map of Natural Habitats and Systems.

8. Whether the proposed amendment affects adjacent local governments. If yes, how?

There are no adjacent local governments to the subject property.

9. How will the public interest be furthered if the amendment were to be approved?

The amendment allows for the timely delivery of cultural and civic amenities by creating a more rapid permitting process. Furthermore, The Bay Park will enhance the cultural vitality of Sarasota through expanding and improving access to public open space, enhancing civic sites and spaces, improving connectivity to nature, including waterfront environments, and provide long term investment in advancing the economic and cultural competitiveness of the City of Sarasota.

10. Why is the current land use classification for the subject parcel no longer appropriate?

The current land use classification of Open Space-Recreation-Conservation is no longer appropriate because all parcels within The Bay Park are of the same land use classification resulting in consistency and predictability to neighbors, The Bay Park Conservancy, and other agencies. Per Sarasota City Plan, the intended use of Open Space-Recreation-Conservation are "natural areas, recreational sites, and limited accessory structures used for recreational activities or supporting infrastructure." However, the approved The Bay Park Master Plan requires the subject property greater flexibility in the uses allowed. The site is planned to become the "Canal District" where restaurants and park related commercial space are overlooking the reimagined public boat ramp.

11. Are there any changes in the character of the area surrounding the subject parcel since the adoption of the Sarasota City Plan which would support the amendment?

The increased urbanization of downtown Sarasota and surrounding neighborhoods has brought more residents and visitors to the urban core. As such, demand for open spaces, civic, and cultural amenities have increased to accompany the growth of the area.

12. What benefit would accrue to adjacent and nearby properties as a result of the proposed amendment? What detriments?

The proposed amendment increases compatibility at the southern end of The Bay Park, where residential uses are most prevalent. Furthermore, nearby properties would accrue the benefit of proximity to a large-scale investment of parks, civic and cultural spaces. As this is an investment in public space, connectivity to rest of the city is an essential component of The Bay Park. Planned roadway improvements include enhanced pedestrian crossings to connect The Bay Park to the surrounding neighborhoods. Additionally, nearby commercial properties will benefit from the increased pedestrian and vehicle traffic which may assist in providing economic benefits. Due to the scale and type of uses within the project, large community events including festivals, concerts, art, and craft shows may increase traffic on surrounding roadways and subsequent properties when those events are taking place.

13. Do any alternatives exist to accommodate the applicant's needs which would not require changes to the comprehensive plan and why the applicant is not proceeding with these alternatives? If so, what?

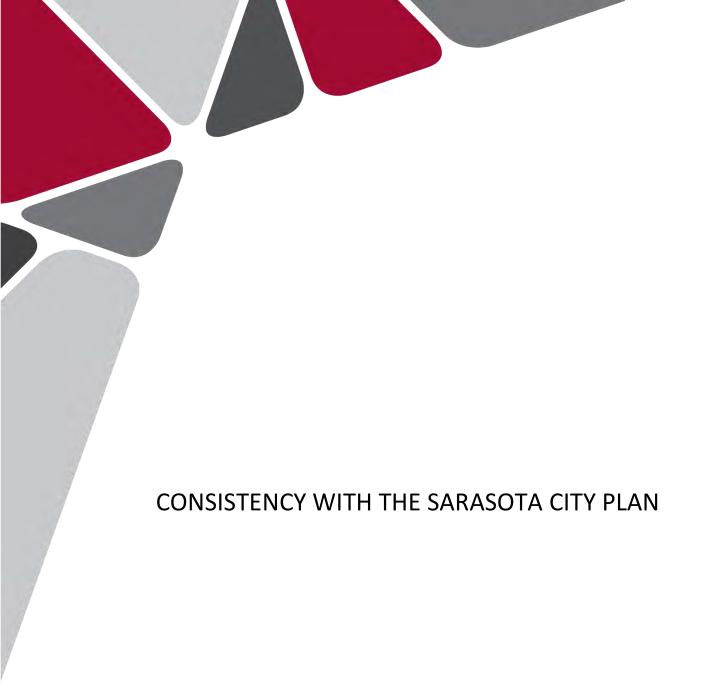
The current Future Land Use of the subject property, Open Space-Recreation-Conservation, is not consistent with rest of the properties within The Bay Park and nor does it accommodate the intended uses of The Bay Park Master Plan and as such, requires amending to Metropolitan / Regional #5 to be consistent with The Bay Park and the approved master plan. Therefore, no alternatives exist for amending the Future Land Use Map. The proposed Future Land Use Chapter text amendment to create the Bay Park Zone district, provides an expediated process in constructing The Bay Park, ensuring the public park is completed within a timely manner. The alternative would require a review and approval process for each proposed change and or use which would result in an extensive timeline due to the unique and varied use of the development.

14. If you will be seeking a concurrent review of a rezoning request or other type of development approval (e.g., rezoning, conditional use permit, site plan, etc.) please so indicate and provide the characteristics of the request.

#### No concurrent review or rezoning request.

15. If other City actions are associated with your proposal (e.g., lease modifications, annexation, etc.) please so indicate and provide the characteristics of the request.

The approval of The Bay Park Master Plan on September 6, 2018 which laid out the vision of The Bay Park, including laying the groundwork for developing the Implementation Plan and most recently, the recommended Site Plan Phase 1 approval in September 2019.



#### CONSISTENCY WITH THE SARASOTA CITY PLAN

ROS Goal 1: It shall be the goal of the City of Sarasota to provide and maintain a high quality and environmentally sensitive system of open spaces, and recreation facilities which meet the needs of the community.

Justification: The impetus of The Bay Park is reactivating an underutilized site into a community destination where residents and visitors alike are more connected to Sarasota Bay, a historic and vital economic and cultural amenity of the community. The proposed amendment would facilitate the implementation of the approved The Bay Park Master Plan and provide for timely delivery of amenities.

ROS 1.5: Pedestrian Access to Shoreline: Public pedestrian access to Sarasota Bay and the Gulf of Mexico shall be required incident to the development of properties in coastal areas for non-residential uses, unless waived at the time of site plan approval.

Justification: The foundational element to The Bay Park Master Plan is improving the accessibility and connectivity of the public's access to Sarasota Bay. As a public park, The Bay Park calls for extensive pedestrian connectivity through miles of walkways, multi-use paths, and trails as well as a planned pedestrian promenade along Boulevard of the Arts. This pedestrian connectivity is designed in mind to complement the ongoing efforts to improve pedestrian safety along Tamiami Trail and Boulevard of the Arts.

ROS Objective 2: The City shall continue to ensure public accessibility and public safety of open spaces, recreation facilities, beaches and shores.

Justification: The Bay Park Master Plan improves the public accessibility by redeveloping underutilized city owned property into a large public park, where residents and visitors have access to open spaces, recreation facilities, civic, and cultural facilities that are created, developed, and or enhanced. These spaces and facilities are meeting all requirements of code and is designed to withstand the unpredictability of climate change impacts that may occur at the site's location.

ROS 6.4: The City shall consider developing kayak and canoe launching areas and allow for the private development of water taxi service at various locations along the coast.

Justification: The Bay Master Plan includes improvements to the existing kayak and canoe launch located at The Bay Park. The design calls for an improved public launch area that will allow kayakers and canoers direct access to the Bayou and Sarasota Bay.

EPC Objective 3: The City shall continue to provide for land uses that are compatible with coastal resources.

Justification: The Bay Park Conservancy will redevelop city owned land that currently primarily serves as a parking lot for underutilized parks and civic spaces, into a community park that features environmentally sound designs such as living shorelines, translucent pedestrian bridges to allow the seagrass to grow, an improved mangrove bayou ecosystem, among others which will serve as a more compatible use to coastal resources found in the area.

EPC 3.1: Water-dependent land uses which are consistent with the Future Land Use Map shall be given priority in the development/redevelopment of land adjacent to the coastline. Maintaining existing waterfront land for water dependent land uses shall be a priority for the City.

Justification: The Bay Park retains and enhances the City maintained public boat ramp and kayak and canoe launch area. Currently, the public boat ramp is separated, but The Bay Park Master Plan includes integration of this widely popular public amenity into the overall design of the park, and provides improvements such as greater pedestrian accessibility, activation of the nearby boat docking into the "Canal District" where restaurants and park related commercial space will reside.

EPC 3.4: Pedestrian Access Along Shoreline: In the event that shore hardening is permitted and constructed along the shore, the City encourages property owners to provide for public, pedestrian access parallel to the shore (through easements and appropriate walkway structures). In the event that public access is not provided, the City may consider acquisition of property(s) or easement(s) in order to provide access.

Justification: As seen in The Bay Park Master Plan, there are dedicated pedestrian walkways parallel to the shoreline, including the Sunset Boardwalk that transcend visitors over the water of Sarasota Bay to engage them with the ecosystem of the waterway, the living shorelines, and the Mangrove Bayou. Furthermore, the master plan calls for bike paths to run along the perimeter of the shoreline as well.

FLU 4.6: ...In the Downtown... Developing new civic spaces, parks, and open spaces and improving existing ones, among others.

Justification: The Bay Park will create new civic spaces like the amphitheater, parks like Mangrove Walk, and open spaces like the Lawns, in downtown Sarasota while improving upon existing parks and amenities of the Sarasota Bayfront Park, including but not limited to Beatrice Friedman Symphony Center, Van Wezel Performing Arts Center, Art Center of Sarasota, and Sarasota Garden Club.

NEI 7.4: The City will, where appropriate and feasible, create open spaces that facilitate neighborhood gatherings and contribute to neighborhood identity.

Justification: The Bay will include the Lawns, a 1.5-acre open space intended to serve as a flexible canvas in which wide-ranging fitness and wellness classes take place, and host to various educational, arts, cultural, recreational, and social activities.

EPC 3.9 Additional Resource Preservation: In addition to beaches and dunes, the City will also continue to preserve and protect other naturally occurring habitats, such as seagrass beds and coastal vegetation.

Justification: Through extensive on-site analysis and community engagement, The Bay Park integrates environmentally sensitive designs to enhance and improve existing naturally occurring habitats. As evident in the plan, the Mangrove Bayou will feature extensive improvements such as mangrove windowing, better stormwater treatment, and removal of invasive plant species. Furthermore, the living shorelines will promote habitats for coastal vegetation. Lastly, the Sunset Boardwalk will feature translucent pedestrian bridges to allow sunlight to reach the ocean

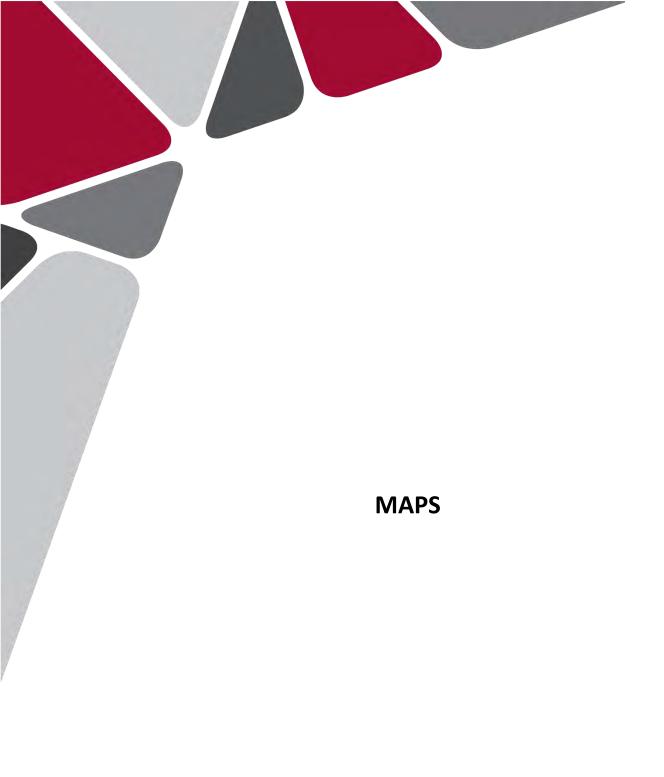
#### floor to assist in growth of seagrass.

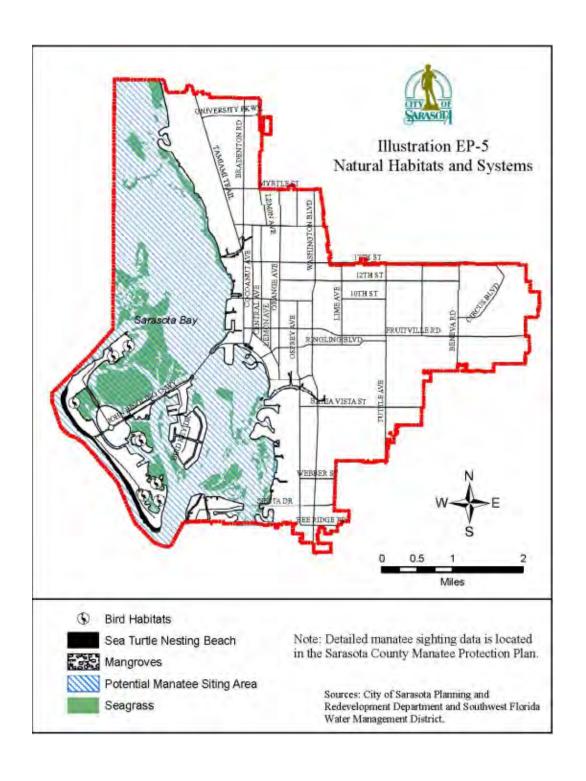
ROS Objective 3 - Efficient and Environmentally Sensitive Facilities. The City shall continue to provide for the acquisition, development, and maintenance of open spaces and recreation facilities, consistent with the adopted level-of-service and the Sarasota City Plan, in an economically efficient and environmentally sensitive manner.

Justification: The proposed amendment and subsequent development of The Bay Park will assist in the City's efforts to acquire, develop, and maintenance of open spaces and recreation facilities in an economically efficient and environmentally sensitive manner. As The Bay Park is developed by an independent conservancy, raising funds primarily through philanthropy to develop the park, but is remained open to the public and is consistent with the adopted level-of-service standards, is economically efficient. Furthermore, working extensively to restore, enhance, and create natural habitats, The Bay Park fulfills the goal of new open spaces and recreation facilities completed in an environmentally sensitive manner.

ROS 3.2 Impact Minimization: Open spaces and recreation facilities shall be designed so as to minimize the impact of human activities on natural systems, consistent with the relevant action strategies of the Environmental Protection and Coastal Islands Plan.

Justification: Through extensive on-site analysis and community engagement, the proposed amendment and subsequent implementation of The Bay Park Master Plan minimizes the impact of human activities on natural systems using innovative environmental and landscape design. Such design features include enhancing the existing Mangrove Bayou through mangrove windowing, improving stormwater treatment, and removal of invasive plant species. Furthermore, the creation of living shorelines will promote habitats for coastal vegetation and enhance existing ecosystem of Sarasota Bay. Lastly, the Sunset Boardwalk will feature translucent pedestrian bridges to allow sunlight to reach the ocean floor to assist in growth of seagrass, a vital component of the bay's ecosystem.







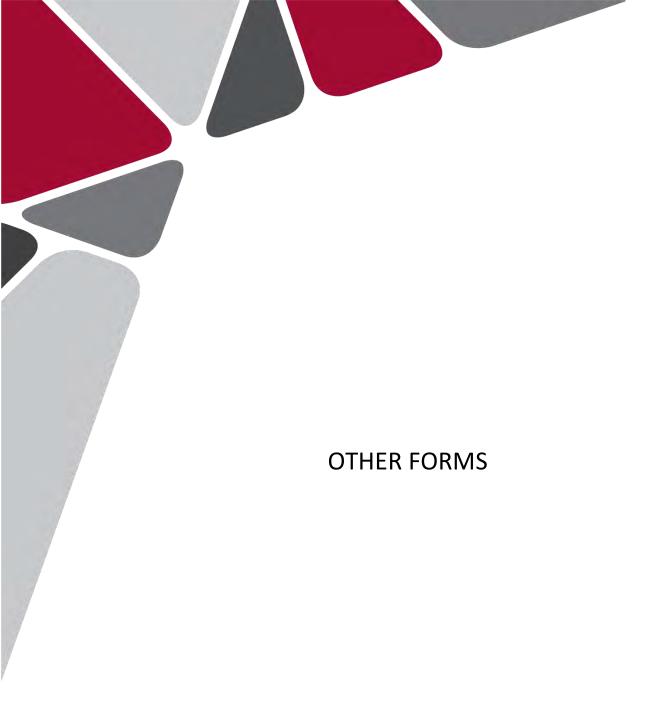
UPDATED AERIAL THE BAY PARK

JULY 2022 0 135





**OUR MASTER PLAN** 





#### CITY OF SARASOTA

### <u>Development Application</u> Minimum Submission Checklist

The following is to be completed for General Applications

The General Information Form (Form A), Minimum Submission Checklist (Form B-1) and Fee Form (Form 1) are required for all General Applications. All items are to be folded to approximately 8 ½" x 11" size, collated and assembled into complete sets.

Please note all items requiring a site plan or survey must include an electronic copy (.pdf file) of site plan and survey materials

	SUBMISSION REQUIREMENTS FOR GENERAL APPLICATIONS:	IF REQUIRED	YES	N/A
1.	<ul> <li>A. Pre-Application Conference with the Development Review Committee – 1 original and 12 copies</li> <li>If additional information is provided, and 1 original and 12 copies folded to 8 ½ x 11" size should be submitted. Supplementary materials may include a sketch or concept plan, site plan(s), architectural renderings, special studies, detailed narrative, &amp; other items the applicant deems pertinent.</li> <li>B. Pre-Application Conference with Staff regarding TIF Funding – 1 original and 4 copies</li> <li>Supplementary materials should be folded to 8 1/2 x 11 size and should include a statement of the public purpose, should demonstrate the need for public investment; indicate sources and uses of funds; indicate the developer's financial capacity and experience; a narrative demonstrating consistency with city redevelopment objectives; and state the need for additional consultant services, if any.</li> <li>Traffic Concurrency Initial Review – 1 original and 1 copy</li> <li>Proposed site plan to include one 8 1/2" X 11" and one 24" X 36"</li> <li>Traffic Concurrency Study – 1 original and 1 copy</li> <li>Copies of any plans already submitted or copies of plans being submitted</li> </ul>	Submit prior to filing Application Submit prior to		
3.	The Scope of Services for the Traffic Concurrency Study     Determination of concurrency must be made prior to filing a Development application.  Community Workshops – 1 original and 1 copy  Proposed site place.	filing Application  Submit at least 7		
4.	<ul> <li>Proposed site plan</li> <li>Narrative including the following information: Proposed use, height, density, intensity, parking, vehicular access, landscaping and/or any other applicable information related to the project</li> <li>Other materials may include a sketch or concept plan, architectural renderings, special studies, etc.</li> <li>Application submittal does not guarantee a specific Community Workshop date.</li> <li>The Community Workshop, when required, must be held prior to filing a Development Application.</li> </ul>	business days prior to 14-day notification period of Workshop Date		
5.	<ul> <li>Adjustments to the Downtown Code ☐ City Staff ☐ Planning Board — 1 original and 2 copies</li> <li>Surveys — all signed and sealed; survey requirement can be waived by the Director (incl. electronic copy)</li> <li>Narrative and any other supporting documentation indicating how criteria in Section IV-1903 — Adjustments, Zoning Code (2002 Ed.), as amended, have been met.</li> <li>8.5 x 11 size legal description and sketch of property (PB Adjustment only)</li> </ul>			
6.	<ul> <li>Amendments to the City's Comprehensive Plan, a/k/a Sarasota City Plan – 1 original and 1 copy</li> <li>Narrative responding to all the questions indicated in Form I</li> <li>If a text amendment, proposed text. If an illustration amendment, proposed changes</li> <li>Summary of comments received at the Community Workshop</li> </ul>		X	
7.	<ul> <li>Annexations – 1 original and 3 copies</li> <li>Verification the property is within the City's Urban Service Boundary</li> <li>Legal description of property by Metes and Bounds</li> <li>Signed &amp; Sealed Boundary Surveys, Property Surveys, and Topographic Surveys by Metes and Bounds</li> <li>County Zoning &amp; Future Land Use Map applicable to the area</li> <li>Narrative responding to the following: 1) Reason for the Annexation; 2) Is the request is voluntary; 3) Is the property contiguous to the City Limits line; 4) County Future Land Use Designation, Equivalent City Zone District, and Proposed City Land Use Designation; 5) If the proposed Zone District requires a City or privately initiated Comprehensive Plan Amendment, and 6) Whether the Applicant wishes to be considered for a small-scale development activity amendment.</li> </ul>			
8.	Boundary Adjustment/Lot Split Review – 1 original and 1 copy  2 Signed and sealed surveys of the lot in its existing condition  2 Signed and sealed surveys of the proposed lot configuration  Narrative  Written authorization of all affected property owners			
9.	Sidewalk Café (First time and Extensions) – 1 original and 1 copy  Form M (2 signed originals)  Restaurant menus  8 1/2" X 11" professional drawing showing outdoor seating including scale and directional  Copy of the Florida Department of Business and Profession Regulation License (Food Permit) and Liquor License (if applicable)  Copy of the City of Sarasota Local Business Tax receipt and Sarasota County Business Tax receipt  Certificates of Insurance (see Form M)			
10.	<ul> <li>Provisional Use/Open Air Market – 1 original and 2 copies</li> <li>Narrative describing the type of market, days and hours of operation, types of signs and any entertainment</li> <li>Approval letter from property owner(s) identifying site address, owner's name, mailing address, telephone number and acknowledgment of proposed activity and dates of operation.</li> <li>8.5 x 11 sketch of the site identifying the location of all uses and parking if provided.</li> </ul>			
11.	<ul> <li>Regional Activity Center or Urban Central Business District – 1 original and 3 copies</li> <li>Narrative responding to the questions/criteria indicated on Form O.</li> <li>Map delineating the boundary of the proposed area.</li> <li>Proposed Ordinance delineating a Regional Activity Center or Urban Central Business District, optional.</li> <li>Summary of comments received at the Community Workshop.</li> </ul>			

	SUBMISSION REQUIREMENTS FOR GENERAL APPLICATIONS:	IF REQUIRED	YES	N/A
12.	Revisions/Amendments to Previously Approved Applications – 1 original and 2 copies  • Submission requirements will be determined by agreement of Staff and the Applicant			
13.	Site Plan - Extension of Time – 1 original and 2 copies  • Narrative	Submit 30 days prior to expiration		
14.	<ul> <li>Tax Increment Financing (TIF) Funding Assistance Requests – 1 original and 4 copies</li> <li>Narrative including 1) Development Budget for (a) Permanent Financing and (b) During Construction;2)         Construction timeline by Phase/Structure; 3) Detailed Operating Cash Flow Pro Forma.</li> <li>11" X 17" Schematic architectural drawings – a site plan and elevations of all facades</li> </ul>			
15.	Zoning Code Confirmation – 1 original and 1 copy  • Narrative			
16.	Zoning Code Interpretation – 1 original and 1 copy; a meeting with Staff prior to filing is encouraged  Narrative			

FAILURE TO SUBMIT ALL REQUIRED ITEMS WILL RESULT IN AN INCOMPLETE SUBMISSION

I HEREBY CERTIFY THAT THE STATED INFORMATION IS INCLUDED IN THE SUBMITTED PLANS AND/OR DOCUMENTS.

Date:	07/11/2022	Thinky Dithings
		Signature of Property Owner, Lessee, Contract Purchaser, or Agent [Circle One]

#### NOTES:

- If a Variance is filed, it must be filed simultaneously with any other land use applications for the same site and filed simultaneously with a re-submittal.
- If an Adjustment to the Downtown Code is filed, it must be filed simultaneously with any other land use applications for the same site and filed simultaneously with a re-submittal.
- Re-Submitted Applications require a narrative certified by signature of owner, developer, representative, engineer, or architect responding to each issue raised by Development Review Committee members; a corresponding pointer on plan documents noting where each narrative issue has been resolved; and changes on plan documents indicated with "clouds".
- Completion of the Traffic Study averages 30 to 40 business days.



# CITY OF SARASOTA DEVELOPMENT APPLICATION

## **Tiered Flat Fees**

The following is a summary of fees applicable to General and Development Applications as adopted by Resolution No. 20R-2879

APPLICATION [PROJECT] NAME:	
PROPERTY ADDRESS[ES]:	
Parcel ID Number[s]:	

PERMIT / DEVELOPMENT REVIEW TYPE	Fees	Escrow*	TOTALS
PRE-APPLICATION FEES:			1017120
-Pre-Application Conference with the Development Review Committee [DRC] -Pre-Application Conference with Staff for TIF Funding Assistance [Note: First Pre-Application Fee credited toward application fee upon submittal]	\$274.00		
APPLICATION FEES:			
Credit for Pre-Application Fee, if applicable	-\$274.00		
Zoning Code Confirmation Letter	\$274.00		
Zoning Code Interpretation Letter	\$603.00		
Adjustment to the Downtown Code – Director of Development Services – plus \$250 for each add'l adjustment	\$548.00		
Adjustment to the Downtown Code – Planning Board Review – plus \$250 for each add'l adjustment	\$1,645.00	\$1,000.00	
Annexation (includes Pre-Annexation Agreement)	\$0.00	\$1,500.00	
Boundary Adjustment/Lot Split Review	\$548.00		
Brownfield Designation	\$2,194.00	\$500.00	
Community Workshop	\$548.00		
Small Scale Comprehensive Plan Amendment – plus \$109 times the number of acres	\$6,582.00	\$1,500.00	
Large Scale Comprehensive Plan Amendment (including Regional Activity Center or Urban Central Business District Designation) - plus \$109 time the number of acres	\$6,982.00	\$1,500.00	
Development Agreement	\$7,500.00	\$1,500.00	
Encroachment Agreement for Minor Encroachments in the Public Right-of-Way (other than single family)	\$600.00	\$500.00	
Encroachment Agreement for Major Encroachments in the Public Right-of-Way	\$1,645.00	\$1,000.00	
3rd and Subsequent Reviews	\$1,097.00		
"G" Zone Waiver	\$2,194.00	\$1,000.00	
Notice of Filing and Notice of Issuance (paid at time of submittal for Building Permit located within the Laurel Park Overlay District)	\$274.00		
Off-Site Parking Agreement/Shared Parking Agreement	\$1,097.00	\$500.00	
Proportionate Fair Share Agreement	\$4,388.00	\$1,500.00	
Revocable Sidewalk Café Permit Application (up to two tables) -plus \$50 for each additional table over two	\$548.00		
Revocable Sidewalk Café Permit Annual Renewal (up to two tables) – plus \$25 for each additional table over two	\$548.00		
Provisional Use Permit/Open Air Market	\$548.00		
Provisional Use Permit Extension	\$274.00		
Street Name Change Request - Plus cost of street name signs	\$1,706.00	\$1,000.00	
Right-of-Way or Street Vacation	\$3,750.00	\$1,500.00	
Easement Vacation	\$1,648.00	\$1,000.00	
Traffic Concurrency Initial Review	\$548.00		
Traffic Concurrency Study	\$1,096.00		
Variance – Residential – plus \$150 per each additional variance	\$1,645.00	\$1,000.00	
Variance - Non-Residential – plus \$250 for each additional variance	\$2,194.00	\$1,000.00	
Variance - Extension of Time	\$274.00		
Variance – Limited Administrative Review for Historic Structures	\$274.00		
All Appeals Authorized by the Zoning Code to the Board of Adjustment, Planning Board, or City Commission including, but not limited to, Appeals regarding Site Plans; Administrative Orders/Interpretations; Minor Conditional Uses; Provisional Use Permits; or Adjustments	\$1,097.00	\$1,500.00	

\*The Escrow Amount is deposited with the Office of the City Auditor and Clerk at the time of application or appeal. In addition to the stated fees, the applicant/appellant is responsible for all costs associated with any application or appeal. In addition to the Zoning Code billed by the City Attorney's Office and any fees billed by outside consultants, such as a traffic consultant, required. Advertising and legal costs are charged against the Escrow Amount. Charges for advertising and legal costs beyond the Escrow Amount will require the payment of an additional Escrow Amount. Any balance remaining in the Escrow Account will be refunded once the application is completed. Any errors in calculation must be resolved prior to receiving sign-off by the Development Review Committee.

Note: There is no charge for an application for a Comprehensive Plan Amendment or a Rezoning if part of an annexation.

		Fees	Escrow*	TOTALS
SITE PLANS AND MAJOR AMENDMENTS*				
Site Plan (including all Administrative Site Plans)				
Base Cost	\$5,485.00			
Plus \$43.00 times the number of dwelling units				
Plus \$ 0.11 times the number of sq. ft. for non-residential				
Plus \$ 0.05 times the number of sq. ft. for parking garages				
TOTAL	- 1		\$1,000.00	
Site Plan Additional Review Fees:				
3 <sup>rd</sup> Review		\$1,097.00		
4 <sup>th</sup> Review		\$1,645.00		
5 <sup>th</sup> Review		\$2,194.00		
6 <sup>th</sup> and Subsequent Reviews		\$2,742.00		
Site Plan - Extension of Time		\$548.00		
Request to Consider Amendment of Previously Approved Application		\$548.00		
· A Second H secondaria		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		<u> </u>
SUBDIVISIONS				
Subdivision Preliminary Plat		Variable		
Base Cost	\$2,194.00			
Plus \$109 times the number of dwelling units				
TOTAL				
Subdivision Final Plat		Variable		
Base Cost	\$3,291.00			
Plus \$109 times the number of dwelling units				
TOTAL	1		\$1,000.00	
APPLICATIONS AND AMENDMENTS AUTHORIZED BY THE ZONING CODE				
Major and Minor Conditional Use including Amendments (Site Plan required)				
		\$1,000.00	\$1,000.00	
Amendments to the Development of Regional Impact		\$1,000.00 \$3,291.00	\$1,000.00 \$1,000.00	
			\$1,000.00	
Amendments to the Development of Regional Impact	\$6,582.00	\$3,291.00		
Amendments to the Development of Regional Impact Rezoning Without Site Plan*	\$6,582.00	\$3,291.00	\$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost	\$6,582.00	\$3,291.00	\$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction	\$6,582.00 \$4,388.00	\$3,291.00 Variable	\$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*		\$3,291.00 Variable	\$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost		\$3,291.00 Variable	\$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction		\$3,291.00 Variable Variable	\$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment		\$3,291.00 Variable Variable	\$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment  HISTORIC PRESERVATION		\$3,291.00 Variable Variable \$3,291.00	\$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment  HISTORIC PRESERVATION  Demolition Reviews FMSF – Section IV-824 (a)		\$3,291.00 Variable Variable \$3,291.00	\$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment  HISTORIC PRESERVATION  Demolition Reviews FMSF – Section IV-824 (a)  Demolition Reviews FMSF – Section IV-824 (b)		\$3,291.00  Variable  Variable  \$3,291.00  \$274.00  \$750.00	\$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment  HISTORIC PRESERVATION  Demolition Reviews FMSF – Section IV-824 (a)  Demolition Reviews FMSF – Section IV-824 (b)  Demolition Reviews Locally Designated – Section IV-808 (b) & Section IV-809 (b)		\$3,291.00 Variable  Variable  \$3,291.00  \$274.00  \$750.00  \$1,000.00	\$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment  HISTORIC PRESERVATION  Demolition Reviews FMSF – Section IV-824 (a)  Demolition Reviews FMSF – Section IV-824 (b)  Demolition Reviews Locally Designated – Section IV-808 (b) & Section IV-809 (b)  Appeals Filing Fees		\$3,291.00  Variable  Variable  \$3,291.00  \$274.00  \$750.00  \$1,000.00  \$1,097.00	\$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment  HISTORIC PRESERVATION  Demolition Reviews FMSF – Section IV-824 (a)  Demolition Reviews FMSF – Section IV-824 (b)  Demolition Reviews Locally Designated – Section IV-808 (b) & Section IV-809 (b)  Appeals Filing Fees  Historic Designation [Note: No fee is charged as long as Demolition funds are available.]		\$3,291.00  Variable  Variable  \$3,291.00  \$3,291.00  \$750.00  \$1,000.00  \$1,097.00  \$0.00	\$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00	
Amendments to the Development of Regional Impact  Rezoning Without Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezoning with Site Plan*  Base Cost  Plus \$109 times the number of quarter acres or fraction  Rezone Ordinance Amendment  HISTORIC PRESERVATION  Demolition Reviews FMSF – Section IV-824 (a)  Demolition Reviews FMSF – Section IV-824 (b)  Demolition Reviews Locally Designated – Section IV-808 (b) & Section IV-809 (b)  Appeals Filing Fees  Historic Designation [Note: No fee is charged as long as Demolition funds are available.]  Certificates of Appropriateness		\$3,291.00  Variable  Variable  \$3,291.00  \$274.00  \$750.00  \$1,097.00  \$0.00  \$0.00	\$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,500.00 \$2,500.00	

Please note: The Bay Park Conservancy is waived from Tiered Flat Fees



# CITY OF SARASOTA

## **DEVELOPMENT APPLICATION**

# **Special Power of Attorney Affidavit - Not Corporation**

This <u>06</u> day of <u>July</u> , <u>2022</u> , I, <u>W</u>	illiam Waddill
of The Bay Park Conservancy	[insert address], the
owner/contract purchaser [circle one] of655 N Tamiami Tra	ail, FL 34236, 200901002
[describe	e zoning lot(s) by address and tax PIN number
and attach legal description] make, constitute, and appoint	Philip DiMaria Jr.
of Kimley-Horn & Associates [ins	sert address], my true and lawful attorney-in-
fact, and in my name, place and stead giving unto saidPhili	ip DiMaria Jr.
full power and a	uthority to do and perform all acts and make
all representations necessary in connection with the following $\ensuremath{E}$	Development Approval Applications filed with
the City of Sarasota: The Bay Park	
The right, powers and authority of said attorney-in-fact herein g	granted shall commence and he in full force
- · ·	main in full force and effect thereafter until
actual notice, be certified mail, return receipt requested is received.	
for the City of Sarasota stating that the terms of this power have	•
	\
λ.	1000000
	TYTYVNYN
Owner/C	Contract Purchaser [circle one]
	William Waddill
Print Nar	me:
STATE OF FLORIDA COUNTY OF SARASOTA	
The foregoing Special Power of Attorney Affidavit was acknown	wledged before me this 7th day of
	_
produced as identification	ation.
	Trans A annual
	Notary Public
Notary Public - State of Florida	State of Florida at Large
Cammission # GG 312373 My Comm. Expires May 8, 2023	

Form G December 2006



#### **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 Downtown Housing**: Recognizing the importance of housing in the redevelopment of the downtown, consider incentives for housing, including single-family dwellings and attainable units, for the downtown zone districts
- 2.10 **Downtown Neighborhoods:** Recognizing that there are distinctive areas within the downtown (e.g. Burns Court/Herald Square and Rosemary District) where new development must be particularly sensitive to its surroundings, consider creating new zoning districts or using overlay districts to establish standards and/or incentives to enhance compatibility and the preservation of historic resources.
- 2.11 **Bayou Oaks Zoning Overlay District:** The City shall adopt a zoning overlay district within the Bayou Oaks neighborhood that provides for implementation of the live-work concept as described in the Bayou Oaks Neighborhood Action Strategy. The boundary of the overlay shall be US 41, Bradenton Road, Myrtle Street, and Patterson Drive.
- 2.12 **Rosemary Residential Overlay District (RROD):** The City shall continue with the RROD within the Rosemary Neighborhood to encourage development of new high-density residential units and enhance economic vitality. The maximum residential base density shall be forty (40) units per acre allowed in

accordance with the Rosemary Residential Overlay District and the Urban Edge Future Land Use Classification. Up to one-hundred (100) dwelling units per acre may be achieved for residential development that incorporates dwelling units designated for households with an income at or below 120 percent of the Area Median Income (AMI) in the North Port-Sarasota-Bradenton Metropolitan Statistical Area (MSA) for a minimum period of thirty (30) years. The boundary of the overlay shall be Cocoanut Avenue, 10th Street, Orange Avenue, and Fruitville Road as depicted in Illustration LU-21. (Revised by Ordinance No. 20-5312 on January 6, 2020)

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 within Metropolitan / Regional Land Use Classification #5 ("The Bay"). An administrative review process 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.

#### 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.

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:

- 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. Recreation, Entertainment, Museum, and Cultural Facilities (Civic Center Complex);
  Uses associated with The Bay Park, consistent with Action Strategy 2.13 (The Bay Park);
- 6. Fairground activities (Sarasota County Fairgrounds); Sarasota City Plan Future Land Use Plan Adopted May 17, 2017 LU 68
- 7. Commercial tourist shopping center (St. Armands Circle);
- 8. Hospital activities, Professional/Medical Offices, Medical Laboratories (Sarasota Memorial Hospital);
- 9. Regional shopping center (South Gate Shopping Center); and 10. Downtown Retirement Center (The Pines of Sarasota) (amended by Ordinance No. 16-5152).

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.

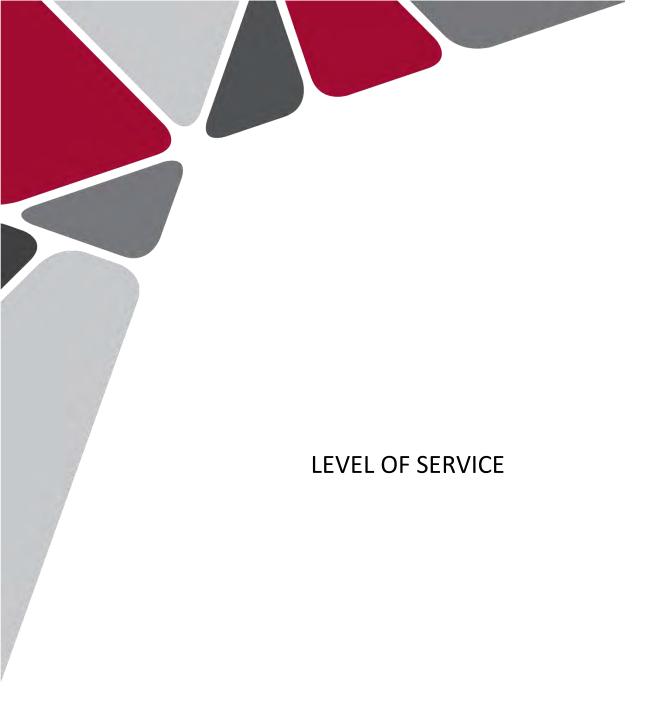
#### **Existing and Planned Secondary Use**

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.



**From:** DiMaria, Philip

**Sent:** Tuesday, July 5, 2022 1:45 PM

**To:** Ballard, Jacob

**Subject:** FW: The Bay Park - LOS Analysis

Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

From: Stephen Zadrozny <Stephen.Zadrozny@sarasotaFL.gov>

Sent: Thursday, June 30, 2022 10:15 AM

To: DiMaria, Philip < Philip.DiMaria@kimley-horn.com>; sblancha@scgov.net

**Cc:** David Smith <David.Smith@sarasotaFL.gov>; Ballard, Jacob <Jacob.Ballard@kimley-horn.com>; Bill Waddill <Bill.Waddill@bayparkconservancy.org>; Jordan Allison <Jordan.Allison@bayparkconservancy.org>; 'Bill Merrill'

<wmerrill@icardmerrill.com>

Subject: RE: The Bay Park - LOS Analysis

Philip,

Good morning. Sorry for the delay.

I have reviewed the information provided. At this time, the only comment is related to stormwater, which would be reviewed in detail upon submittal of the Site Plan, along with all other impacts to the Right-of-Way.

With design and construction in compliance with Part 6 of Engineering Design Criteria Manual (EDCM), the project will meet concurrency for stormwater and will not result in degradation of the Level of Service.

Should you have any questions, or need any additional information, please do not hesitate to contact me.

Thank you,

Steve



### **Steve Zadrozny**

**Engineering Technician III, Public Works** 

Phone: (941) 263-6433 Mobile: (941) 702-0261

**Email:** stephen.zadrozny@sarasotafl.gov

1565 1st St. Sarasota, FL 34236



**From:** DiMaria, Philip

**Sent:** Tuesday, July 5, 2022 1:46 PM

To: Ballard, Jacob

**Subject:** FW: The Bay Park - LOS Analysis

Attachments: GIS The Bay Park.GIF

### Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

From: Zvonko Smlatic < Zvonko. Smlatic@sarasotaFL.gov>

Sent: Tuesday, June 28, 2022 8:44 AM

**To:** DiMaria, Philip < Philip.DiMaria@kimley-horn.com> **Cc:** Richard Wells < Richard.Wells@sarasotaFL.gov>

Subject: RE: The Bay Park - LOS Analysis

### Philip,

The proposed meets LOS utilities standard. However, in order to assure an acceptable level of water and wastewater services, the City's water and wastewater mains may need to be enlarged to suit the proposed development. Please see the attached GIS utility map. Thanks.

### Sincerely,



#### **Zvonko Smlatic**

**Utilities Engineer, Utilities Permitting** 

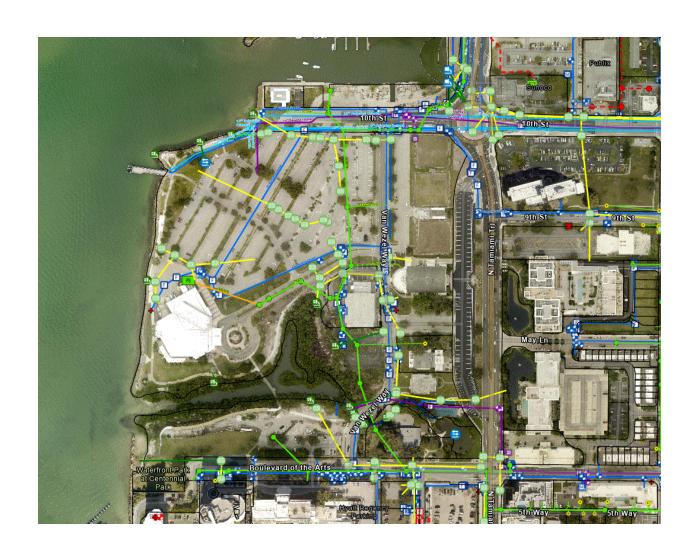
Phone: (941) 263-6189

Email: <a href="mailto:zvonko.smlatic@sarasotafl.gov">zvonko.smlatic@sarasotafl.gov</a>
1750 12th Street, Sarasota, FL 34236



All information provided by the City of Sarasota Utilities Department (COSUD), at any time, shall not be used for the design or construction of any building, development, or other improvements without field verification, including the use of ground penetrating radar and/or soft dig verification methods, by the DEVELOPER, the ENGINEER, or the CONTRACTOR. The recipient's reliance, at any time, upon maps, data, or other record information provided by COSUD shall be solely at his or her risk. COSUD shall have no actual or implied liability for incorrect drawings, record drawings, or other materials that the recipient reviews and/or utilizes in preparation of making business or personal decisions.

Be advised that any Contractor that damages any portion of the City's potable water, wastewater, and/or reclaimed water infrastructure shall be totally financially responsible for the repair of any such damaged infrastructure. All Contractors proposing to work directly on or in close proximity of any portion of the City's potable water, wastewater, and/or reclaimed water infrastructure shall have the appropriate repair materials (pipe, fittings, etc.), tools, and qualified staff available onsite in order to perform immediate repairs should damage to such infrastructure occur.



**From:** DiMaria, Philip

**Sent:** Tuesday, July 5, 2022 1:45 PM

To: Ballard, Jacob

**Subject:** FW: The Bay Park - LOS Analysis

Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

From: Candie Pedersen < Candie. Pedersen@sarasotaFL.gov>

**Sent:** Tuesday, June 28, 2022 10:16 AM

To: David Smith <David.Smith@sarasotaFL.gov>; DiMaria, Philip <Philip.DiMaria@kimley-horn.com>

Subject: RE: The Bay Park - LOS Analysis

Greetings David,

Parks and Recreation anticipates no negative impacts to the adopted LOS standards based on the information provided.

### Best regards,

### **Candie Pedersen**

**General Manager, Parks and Recreation Department** 

Phone: (941) 263-6230 Mobile: (941) 259-7274

Email: <a href="mailto:candie.pedersen@sarasotafl.gov">candie.pedersen@sarasotafl.gov</a>
2100 East Laurel St, Sarasota, FL 34236



From: David Smith < David. Smith@sarasotaFL.gov>

**Sent:** Tuesday, June 28, 2022 9:06 AM

To: DiMaria, Philip < <a href="mailto:Philip.DiMaria@kimley-horn.com">Philip < <a href="mailto:Philip.DiMaria@kimley-horn.com">Philip < <a href="mailto:Philip.DiMaria@kimley-horn.com">Philip.DiMaria@kimley-horn.com</a>; Candie Pedersen < <a href="mailto:Candie.Pedersen@sarasotaFL.gov">Candie.Pedersen@sarasotaFL.gov</a>>

Subject: RE: The Bay Park - LOS Analysis

Philip and Candie,

We will need a statement submitted with the application of whether the petition will negatively impact the adopted LOS standard for recreation and open space.

Thanks.



David L. Smith, AICP

Manager of Long-Range Planning

Phone: (941) 263-6462 Mobile: (941) 894-2617

Email: david.smith@sarasotafl.gov

**From:** DiMaria, Philip

**Sent:** Tuesday, July 5, 2022 1:46 PM

To: Ballard, Jacob

**Subject:** FW: The Bay Park - LOS Analysis

Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

From: Todd Kucharski < Todd. Kucharski@sarasotaFL.gov>

Sent: Tuesday, June 28, 2022 6:49 AM

**To:** DiMaria, Philip <Philip.DiMaria@kimley-horn.com> **Cc:** David Smith <David.Smith@sarasotaFL.gov>

Subject: RE: The Bay Park - LOS Analysis

Good morning Philip,

No impact to solid waste LOS.

Take care and enjoy the day,

### **Todd Kucharski**



**General Manager, Public Services** 

Phone: (941) 263-6127

Email: todd.kucharski@sarasotafl.gov 1761 12<sup>th</sup> Street, Sarasota, FL 34236



From: DiMaria, Philip < Philip. DiMaria@kimley-horn.com>

**Sent:** Monday, June 27, 2022 3:30 PM

**To:** Daniel Ohrenstein < <u>Daniel.Ohrenstein@sarasotaFL.gov</u>>; Stephen Zadrozny < <u>Stephen.Zadrozny@sarasotaFL.gov</u>>;

Zvonko Smlatic <<u>Zvonko.Smlatic@sarasotaFL.gov</u>>; <u>sblancha@scgov.net</u>; Candie Pedersen <<u>Candie.Pedersen@sarasotaFL.gov</u>>; <u>Todd Kucharski@sarasotaFL.gov</u>>;

planning@sarasotacountyschools.net

**Cc:** David Smith < <u>David.Smith@sarasotaFL.gov</u>>; Ballard, Jacob < <u>Jacob.Ballard@kimley-horn.com</u>>; Bill Waddill < <u>Bill.Waddill@bayparkconservancy.org</u>>; Jordan Allison < <u>Jordan.Allison@bayparkconservancy.org</u>>; Bill Merrill < wmerrill@icardmerrill.com>

Subject: The Bay Park - LOS Analysis

Importance: High



### **Interoffice Memorandum**

To:

Lucia Panica, Director, Development Services

Sean Wilkins, Coordinator, Development Applications

Thru: Nikesh Patel, PE, PTOE, CPM, General Manager/City Engineer Nikesh Patel

From: Daniel Ohrenstein, PE, PTOE, Assistant City Engineer

Subject: INITIAL TRANSPORTATION CONCURRENCY ANALYSIS AND

TRAFFIC CIRCULATION REVIEW

<u>Project Name: The Bay Park – Centennial Park Site Future Land Use Map</u>

Date: July 1<sup>st</sup>, 2022

Amendment (FLUM)

Property Address: 1059 N Tamiami Trl.

Project Number: 22-TSP-29

The Transportation Engineering Division has completed the initial review of the subject project for Transportation Concurrency, and for compliance with the City's Zoning Code and Sarasota City Plan (2030), and offers the following comments:

### Transportation Concurrency Initial Review Analysis:

Based on the maximum floor area of a 192,317 SF of shopping center, a total 653.88 trips, a net adjacent intersection total 0.00 vehicle trips, and a net increase of 0.00 vehicle trips during the PM peak hour will result (estimated using the Institute of Transportation Engineers' (ITE), *Trip Generation*, 11<sup>th</sup> Edition (2021)). This null outcome is a result of the proposed use having the same trip generation rate than that of the development potential of the previous land use classification use for the site using ITE Trip Generation as specified by the City Zoning Code (Appendix A, Concurrency Calculation Methodology).

The 9.75 net trips generated do not exceed one percent (1 %) of the Florida Department of Transportation (FDOT) generalized peak hour two-way service volume of N Tamiami Trl. Therefore, based upon the Traffic Concurrency Analysis of the proposed use (see attached), the future land use map amendment should be considered de minimis, as required under Section IV – 203 of the Zoning Code.

### Another traffic concurrency review will be required at the time of the submittal of a

<u>rezone or site plan application</u>. If any uses other than those analyzed are to be considered, or if the size of the proposed development increases, another analysis must be performed.

### Transportation Analysis Methodology:

The application is a future land use map amendment (FLUM). As there are no affirmative proffers as to intensity and there is no site plan, for such applications, full credit is given to previous land uses for the purpose of evaluating concurrency. While there is an existing park on site with three (3) boat ramps, this is not material to the higher level FLUM analysis.

### Transportation Site Access and Circulation Review:

As a de minimis project, a Site Access and Circulation Study is not required. However, the following preliminary comments are made in anticipation of formal submittal of the site plan:

1. None.

Cc: Applicant

### TRAFFIC CONCURRENCY ANALYSIS

**PROJECT NAME:** The Bay Park – Centennial Park Site FLUM

NAME OF APPLICANT/AGENT: Philip DiMaria, AICP, CNU-A

ADDRESS OF SUBJECT PROPERTY: 1059 N Tamiami Trl.

ADDRESS OF APPLICANT: 1777 Main St., Suite 200, Sarasota, FL 34236

I. ITE Land Use Code: Before: 820

Proposed: 820

II. ITE Land Use:

Before: Shopping Center (>150k)

Proposed: Shopping Center (>150k)

III. Building Size:

Before: 192,317 SF retail

Proposed: 192,317 SF retail

IV. Adjusted P.M. Peak hour trip generation credit of previous land uses: 653.88 trips

V. P.M. Peak hour trip generation of proposed land uses: 653.88 trips

VI. Net increase or decrease in trip generation. P.M. Peak hour from previous to currently

proposed use: 0.00 trips

VII. De minimis:

YES

NO

VIII. Smallest thoroughfare access road to the site:

Name of Road	Adopted LOS	Operating LOS	Service Capacity	1% of Service Capacity	Additional Trips Generated
N Tamiami Trl.	Е	C	3,040	30.40	0.00

IX. Traffic Circulation Study required:

Yes

No

X. Traffic Concurrency Study required:

Yes

No

July 1st, 2022

Daniel Ohrenstein, PE, PTOE Assistant City Engineer Nikesh Patel, PE, PTOE, CPM General Manager/City Engineer

# The Bay FLUM Summary of Trip Generation Calculation for Site Access Proposed Shopping Center (>150k), ITE Land Use: 820 192,317 SF Juy 1st, 2022

	Average Rate	1000 SF	Pass-By	Driveway Volume
4 - 6 PM Peak Hour Enter (48%)	1.63			313.86
4 - 6 PM Peak Hour Exit (52%)	1.77	192.317	34%	340.02
4 - 6 PM Peak Hour Total	3.40			653.88
Fitted Curve Equation				

Source:

Institute of Transportation Engineers Trip Generation, 11th Edition, 2021

# The Bay FLUM Summary of Trip Generation Calculation for Site Access Previous Shopping Center (>150k), ITE Land Use: 820 192,317 SF Juy 1st, 2022

	Average Rate	1000 SF	Pass-By	Driveway Volume
4 - 6 PM Peak Hour Enter (48%)	1.63	1.63		313.86
4 - 6 PM Peak Hour Exit (52%)	1.77	192.317	34%	340.02
4 - 6 PM Peak Hour Total	3.40			653.88
Fitted Curve Equation				

### Source:

Institute of Transportation Engineers Trip Generation, 11th Edition, 2021

Total	Trips

Proposed Uses 653.88
Continuing Uses Total Trips\* 653.88

<sup>\*</sup>For evaluation of on-site queuing, auxiliary lanes, and signalization

Street	Adopted LOS	Operating LOS	Trip Distribution	Service Capacity	Net Trips Generated
N Tamiami Trl.	E	С	100.00%	3,040	653.88

Total	Trips
Total	Tribs

Proposed Uses	653.88
Pass-By Reduction	222.32
Net Proposed Trips	431.56
Previous Uses	653.88
Pass-by Reduction	222.32
Net Discontinued Trips	431.56

### Net Trips\*

 $<sup>\</sup>hbox{*For evalution of impacts to adjacent thorough fare intersections}$ 

Street	Adopted LOS	Operating LOS	Trip Distribution	Service Capacity	Net Trips Generated
N Tamiami Trl.	E	С	100.00%	3,040	-

# The Bay FLUM Summary of Trip Generation Calculation for Off-Site Impacts Proposed Shopping Center (>150k), ITE Land Use: 820 192,317 SF Juy 1st, 2022

	Average Rate	1000 SF	Pass-By	Driveway Volume
4 - 6 PM Peak Hour Enter (48%)	1.63			313.86
4 - 6 PM Peak Hour Exit (52%)	1.77	192.317	92.317 34%	340.02
4 - 6 PM Peak Hour Total	3.40			653.88
Fitted Curve Equation				

Source:

Institute of Transportation Engineers Trip Generation, 11th Edition, 2021

## The Bay FLUM Summary of Trip Generation Calculation for Off-Site Impacts Previous Shopping Center (>150k), ITE Land Use: 820 192,317 SF Juy 1st, 2022

	Average Rate	1000 SF	Pass-By	Driveway Volume
4 - 6 PM Peak Hour Enter (48%)	1.63			313.86
4 - 6 PM Peak Hour Exit (52%)	1.77	192.317	34%	340.02
4 - 6 PM Peak Hour Total	3.40			653.88
Fitted Curve Equation				

Source:

Institute of Transportation Engineers Trip Generation, 11th Edition, 2021

Total Trips	
Proposed Uses	653.88
Continuing Uses	0.00
Previous Uses	653.88
Net Trips	0+1

Street	Adopted LOS	Operating LOS	Trip Distribution	Service Capacity	1% Service Capacity	Net Trips Generated
N Tamiami Trl	F	C	100.00%	3.040	30.40	

### TABLE 4

## Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**<sup>1</sup> N Tamiami Trl.

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
	STATE SIG	GNALIZ	ED ART	ERIALS	S			FREEV	WAYS	2	2.
	CI TUO		1	1.11		Lanes	В	C		D	E
<b>4</b> 1	Class I (40 m					4	4,120	5,54		6,700	7,190
Lanes	Median	В	С	D	E	6	6,130	8,37		0,060	11,100
2	Undivided	*	1,510	1,600	**	8	8,230	11,10	00 13	3,390	15,010
4	Divided	*	3,420	3,580	**	10	10,330	14,04	10 10	5,840	18,930
6	Divided	*	5,250	5,390	**	12	14,450	18,88		2,030	22,860
8	Divided	*	7,090	7,210	**	1.5	- 1, 1- 2	577.5		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	22,4000
	Class II (35 t	nnh or slow	er nosted s	eneed limit)			F	reeway Ac	ljustment	S	
Lanes	Median	В	C	D	Е		Auxiliary Land	es		Ramp	
2	Undivided	*	660	1,330	1,410	Pres	ent in Both Dir	ections		Metering	
4	Divided	*	1,310	2,920	3,040		+1,800			+ 5%	
6	Divided	*	2,090	4,500	4,590						
		*									
8	Divided		2,880	6,060	6,130						
1		corresponding the indicated	g state volur d percent.)	nes	nts						
	Median &	& Turn La				1	JNINTERR	IIPTED I	FLOW H	IIGHWAY	VS
		Exclusive	Exclus		djustment	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Median	В	C	D	E
Lanes		Left Lanes	Right L		Factors	Lanes		770	1,530	2,170	2,990
2	Divided	Yes	No		+5%	2	Undivided				
2	Undivided	No	No		-20%	4	Divided	3,300	4,660	5,900	6,530
Multi	Undivided	Yes	No		-5%	6	Divided	4,950	6,990	8,840	9,790
Multi	Undivided	No	No		-25%						
_	-	-	Yes	5	+ 5%		Uninterrupt	ed Flow H	lighway A	djustment	S
					ll ll	Lanes	Median	Exclusive	left lanes	Adjustme	nt factors
		ay Facility			- 1	2	Divided	Y	es	+5	%
		e correspond			II.	Multi	Undivided	Y	es	-5	%
	volu	imes in this t	table by 0.6			Multi	Undivided	N		-25	
direc	ltiply motorized v tional roadway la	nes to determ volume	es shown be ine two-way	low by num		are for the constitute computer planning	shown are presented e automobile/truck e a standard and sho models from which applications. The tap	modes unless sould be used on the this table is deable and deriving	pecifically stated by for general perived should by g computer in	ed. This table do planning applica oe used for more odels should not	tions. The specific be used for
	Shoulder/Bicyc					based on	planning applicatio	ns of the Highy	vay Capacity I		
Lar	ne Coverage	В	C	D	Е	Capacity	and Quality of Serv	vice Manual.	Acres Manager		
	0-49%	*	260	680	1,770	2 Level o	f service for the bic	vele and nedest	rian modes in	this table is base	d on number
	50-84%	190	600	1,770	>1,770		zed vehicles, not m				
	85-100%	830	1,770	>1,770	**		er hour shown are on				
	DED	ECTDIA	MAN	$\mathbf{F}^2$		flow.	JIOWII die OII	, 101 mo peak ii	meanigh	I	
		ESTRIA			har of			via t	1.0.1		
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service						* Canno	t be achieved using	table input valu	ie defaults.		
direc	donai roduway la	volume		manimum	JOI VICO		oplicable for that lev				
0.1	11 0		10	-			greater than level o				
Sidev	valk Coverage		C	D	E		hed. For the bicycle le because there is r				
	0-49%	*	*	250	850	value de		o maximum ve	tolume i	sonoid tising t	mere mpin
	50-84%	*	150	780	1,420						
1	85-100%	340	960	1,560	>1,770						
	BUS MODE	Schedu	led Fixe	d Route)	3						
						Source:					
a. i		В	C	D	E	Florida I	epartment of Trans	portation			
Sidev	valk Coverage				~ ~ [0]	Company	Dlannin- OF				
	valk Coverage 0-84% 85-100%	> 5 > 4	≥ 4 ≥ 3	$\geq 3$ $\geq 2$	≥ 2 ≥ 1		Planning Office state fl. us/planning	/systems/sm/lo	s/default.shtm		

### 22-TSP-29 The Bay FLUM Traffic Review

Final Audit Report 2022-07-01

Created: 2022-07-01

By: Daniel Ohrenstein (Daniel.Ohrenstein@sarasotaFL.gov)

Status: Signed

Transaction ID: CBJCHBCAABAA8mRTGT3iEb1kp6X2r-GAOqgfVSTAxhBK

### "22-TSP-29 The Bay FLUM Traffic Review" History

- Document created by Daniel Ohrenstein (Daniel.Ohrenstein@sarasotaFL.gov) 2022-07-01 5:41:19 PM GMT- IP address: 163.116.134.114
- Document emailed to Nikesh Patel (nikesh.patel@sarasotafl.gov) for signature 2022-07-01 5:41:48 PM GMT
- Email viewed by Nikesh Patel (nikesh.patel@sarasotafl.gov) 2022-07-01 6:11:25 PM GMT- IP address: 206.152.128.47
- Document e-signed by Nikesh Patel (nikesh.patel@sarasotafl.gov)

  Signature Date: 2022-07-01 6:11:48 PM GMT Time Source: server- IP address: 206.152.128.47
- Agreement completed. 2022-07-01 - 6:11:48 PM GMT

From: Sarah Blanchard
To: DiMaria, Philip

Cc: <u>Ballard, Jacob</u>; <u>David Smith</u>; <u>Megan Lui</u>; <u>Jane Grogg</u>

Subject: RE: The Bay Park - LOS Analysis

Date: Monday, July 18, 2022 11:44:27 AM

You don't often get email from sblancha@scgov.net. Learn why this is important

### Philip

You're welcome. Please use the following statement, which provides additional support for the recommendation. Thank you. Sarah

The proposed Comprehensive Plan Amendment would not impact Sarasota County's current transit level of service. Development under the proposed amendment would support the use of transit and mobility services.

New development within the proposed classification should provide transit supportive infrastructure including but not limited to ADA bus stop improvements, covered bus passenger seating, shade, and pedestrian and bicycle connections. Therefore, SCAT recommends new development within the proposed land use classification show transit and mobility services improvements as part of project development.

#### Sarah

Sarah Blanchard, AICP Sarasota County Area Transit Planner II 941-861-1045 941-677-5001 (cellular)

From: DiMaria, Philip < Philip. DiMaria@kimley-horn.com>

**Sent:** Monday, July 18, 2022 11:39 AM **To:** Sarah Blanchard <sblancha@scgov.net>

**Cc:** Ballard, Jacob <Jacob.Ballard@kimley-horn.com>; David Smith <David.Smith@sarasotaFL.gov>;

Megan Lui <mlui@scgov.net>; Jane Grogg <jgrogg@scgov.net>

**Subject:** RE: The Bay Park - LOS Analysis

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Perfect, thanks again Sarah. Hope you have a great week.

Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

**From:** Sarah Blanchard <<u>sblancha@scgov.net</u>>

**Sent:** Monday, July 18, 2022 11:18 AM

**To:** DiMaria, Philip < <a href="mailto:Philip.DiMaria@kimley-horn.com">Philip.DiMaria@kimley-horn.com</a>>

**Cc:** Ballard, Jacob <<u>Jacob.Ballard@kimley-horn.com</u>>; David Smith <<u>David.Smith@sarasotaFL.gov</u>>;

Megan Lui <<u>mlui@scgov.net</u>>; Jane Grogg <<u>jgrogg@scgov.net</u>>

**Subject:** RE: The Bay Park - LOS Analysis

#### Philip

The proposed Comprehensive Plan Amendment would not impact Sarasota County's current transit level of service.

Development under the proposed amendment would support the use of transit and mobility services. Therefore, SCAT recommends new development within the proposed land use classification show transit and mobility services improvements as part of project development.

Thank you. Sarah

Sarah Blanchard, AICP Sarasota County Area Transit Planner II 941-861-1045 941-677-5001 (cellular)

**From:** DiMaria, Philip < <a href="mailto:Philip.DiMaria@kimley-horn.com">Philip.DiMaria@kimley-horn.com</a>>

**Sent:** Monday, July 18, 2022 9:22 AM

**To:** Sarah Blanchard <<u>sblancha@scgov.net</u>>

**Cc:** Ballard, Jacob <<u>Jacob.Ballard@kimley-horn.com</u>>; David Smith <<u>David.Smith@sarasotaFL.gov</u>>;

Megan Lui <<u>mlui@scgov.net</u>>; Jane Grogg <<u>igrogg@scgov.net</u>>

**Subject:** RE: The Bay Park - LOS Analysis

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No worries at all, thank you so much Sarah. We appreciate your comments.

Could you confirm that the Comprehensive Plan Amendment would have no impact on SCAT's current level of service?

Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

**From:** Sarah Blanchard <sblancha@scgov.net>

**Sent:** Monday, July 18, 2022 9:19 AM

**To:** DiMaria, Philip < <a href="mailto:Philip.DiMaria@kimley-horn.com">Philip.DiMaria@kimley-horn.com</a>>

**Cc:** Ballard, Jacob < <u>Jacob.Ballard@kimley-horn.com</u>>; David Smith < <u>David.Smith@sarasotaFL.gov</u>>;

Megan Lui <<u>mlui@scgov.net</u>>; Jane Grogg <<u>igrogg@scgov.net</u>>

**Subject:** RE: The Bay Park - LOS Analysis

Philip

I apologize for the oversight in responding to the request for the Bay Park transit LOS analysis.

Sarasota County Transit has reviewed the Bay Park proposed future land use map classification amendment. Please see the following LOS analysis comments and recommendations:

The Bay Park Conservancy – Centennial Park Site proposed future land use map classification amendment for 8.83 acres from Open Space – Recreation – Conservation to Metropolitan Regional #5, would bring the entire 53-acre Bay Park site under the same land use classification.

Sarasota County currently provides fixed route bus service on U.S. 41 serving the Bay Park site. South of the site, Sarasota County provides general public demand response, called On Demand by Sarasota County.

The proposed amendment to Metropolitan Regional #5 future land use map classification provides for recreation, entertainment, museum, and cultural facilities. These uses would support transit and mobility services.

New development within the proposed classification should provide transit supportive infrastructure including but not limited to ADA bus stop improvements, covered bus passenger seating, shade, and pedestrian and bicycle connections. SCAT recommends new development within the proposed land use classification show transit and mobility services improvements as part of project development.

Please let me know if you need additional review and comment. Thank you. Sarah

Sarah Blanchard, AICP Sarasota County Area Transit Planner II 941-861-1045 941-677-5001 (cellular)

**From:** DiMaria, Philip < <a href="mailto:Philip.DiMaria@kimley-horn.com">Philip.DiMaria@kimley-horn.com</a>>

**Sent:** Friday, July 15, 2022 9:50 AM

**To:** Sarah Blanchard <<u>sblancha@scgov.net</u>>

**Cc:** Ballard, Jacob < <u>Jacob.Ballard@kimley-horn.com</u>>; David Smith < <u>David.Smith@sarasotaFL.gov</u>>;

Megan Lui <<u>mlui@scgov.net</u>>; Jane Grogg <<u>jgrogg@scgov.net</u>>

**Subject:** FW: The Bay Park - LOS Analysis

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Sarah,

Wanted to follow up on this LOS Confirmation request from SCAT. We are aiming to submit 1<sup>st</sup> thing next week, the sooner you can respond the better.

Thanks for your help.

### Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

From: DiMaria, Philip

**Sent:** Thursday, June 30, 2022 10:11 AM

**To:** 'Stephen.Zadrozny@sarasotafl.gov' <<u>Stephen.Zadrozny@sarasotafl.gov</u>>; 'sblancha@scgov.net' <<u>sblancha@scgov.net</u>>

**Cc:** 'David Smith' < <u>David.Smith@sarasotaFL.gov</u>>; Ballard, Jacob < <u>Jacob.Ballard@kimley-horn.com</u>>; 'Bill Waddill' < <u>Bill.Waddill@bayparkconservancy.org</u>>; 'Jordan Allison'

<<u>Jordan.Allison@bayparkconservancy.org</u>>; 'Bill Merrill' <<u>wmerrill@icardmerrill.com</u>>

**Subject:** RE: The Bay Park - LOS Analysis

Steve and Sarah

I wanted to follow up on the attached request, should only take 2-5 minutes of your time. Hope to hear from you soon!

Thanks.

### Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street Suite 200 Sarasota, FL 34236

Direct: 941.379.7636 | Mobile: 941.592.5172

From: DiMaria, Philip

Sent: Monday, June 27, 2022 3:30 PM

**To:** Daniel Ohrenstein <<u>Daniel.Ohrenstein@sarasotaFL.gov</u>>; <u>Stephen.Zadrozny@sarasotafl.gov</u>; Zvonko Smlatic <<u>Zvonko.Smlatic@sarasotaFL.gov</u>>; <u>sblancha@scgov.net</u>; Candie Pedersen <<u>Candie.Pedersen@sarasotaFL.gov</u>>; <u>Todd.Kucharski@sarasotafl.gov</u>; planning@sarasotacountyschools.net

**Cc:** David Smith < <u>David.Smith@sarasotaFL.gov</u>>; Ballard, Jacob < <u>Jacob.Ballard@kimley-horn.com</u>>; Bill Waddill < <u>Bill.Waddill@bayparkconservancy.org</u>>; Jordan Allison

<<u>Jordan.Allison@bayparkconservancy.org</u>>; Bill Merrill <<u>wmerrill@icardmerrill.com</u>>

**Subject:** The Bay Park - LOS Analysis

**Importance:** High

Good afternoon reviewers

On behalf of The Bay Park Conservancy, please see the attached request for confirmation of Level of Service (LOS Analysis) prepared by the City of Sarasota. The Bay is requesting a City Future Land Use Map Amendment from Open Space — Recreation — Conservation to Metropolitan Regional #5, bringing the entire 53-acre site under the same Land Use Classification.

As part of the development review process, individual reviewers are required to comment on the potential impact to Level of Service (LOS) or state in writing that there is no impact. This particular map amendment, as you'll notice in the worksheets, has no impact on LOS due to identical allowable residential dwelling units (0), non-residential square feet (0.5 FAR).

As always, let us know if any additional information or discussion would be helpful in your review. We hope to receive your individual confirmation by the end of this week.

Thank you!

Philip DiMaria, AICP, CNU-A

Kimley-Horn | 1777 Main Street, Suite 200, Sarasota, FL 34236

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SCHOOL IMPACT ANALYSIS LETTER OF RECIEPT - EXEMPTION



To: Amy Anderson, Planning Analyst. Sarasota County Public Schools

From: Philip DiMaria Jr., AICP, CNU-A - Kimley-Horn and Associates, Inc.

Date: June 30, 2022

Subject: Letter of Receipt for Exemption to School Impact Analysis Application

On behalf the Bay Conservancy, the applicant, we are hereby requesting a Letter of Receipt for an Exemption to the School Impact Analysis Application for Sarasota County Public Schools.

Per Sarasota County Public Schools, applications for comprehensive plan amendments, rezone petitions, and preliminary site plans requires a School Impact Analysis Application to review the student generation analysis relative to existing school capacities and capacities planned within the District's current Five-year Capital Facilities Work Plan.

To allow an exemption from the required School Impact Analysis, the proposed development must meet at least one of five exemption criteria. The criteria applicable to The Bay is as follows:

"Development orders for residential development including less than or equal to the number of residential units considered de minimis by law, or that creates an impact of less than one student, whichever is greater."

The Bay meets this criterion as the proposed Comprehensive Plan Map amendment creates an impact of less than one student, as the amendment only changes the land classification of the parcel. Therefore, it can be considered de minimis by law and qualify as an exemption to the School Impact Analysis Application.

Please do not hesitate to contact me if additional information is required in processing this request.

Sincerely,

Philip DiMaria Jr., AICP, CNU-A

Kimley-Horn / Agent

Neighborhood Workshop Minutes





### City of Sarasota Planning Department 1565 First Street, RM 301, Sarasota, Florida 34236 Phone: (941) 954-2612

**To:** Meeting Attendees Date: April 1, 2022

July 20, 2022

From: Rebecca Webster, City of Sarasota - Planning Department

**Subject:** CORRECTED Summary of Minutes--Community Workshop – March 23, 2022, 5:30 pm, Zoom meeting.

A virtual community workshop was held to discuss a proposed Comprehensive Plan Amendment and Rezone for the approximately 42.76± acre property located at 803 North Tamiami Trail. The subject property is the current site of The Bay Park, Van Wezel, Centennial Park, Sarasota Municipal Auditorium, Sarasota Lawn Bowling, Sarasota Garden Club, and Art Center Sarasota. The property consists of seven parcels (PID#s 2009-01-0002, 2007-16-0019, 2007-16-0001, 2009-01-0006, 2009-01-0003, 2009-01-0005, 2009-01-0004). The northern parcel where Centennial Park is located (PID# 2007-16-0019) has a current Future Land Use Map (FLUM) classification of Open Space-Recreation-Conservation. The parcels to the south (PID#s 2009-01-0002, 2007-16-0001, 2009-01-0006, 2009-01-0003, 2009-01-0005, 2009-01-0004) have a current FLUM classification of Metropolitan/Regional #5. All of the subject parcels are currently zoned Government (G).

The applicant proposes to change the FLUM classification of the northern parcel, Centennial Park, (PID# 2007-16-0019) to Metropolitan/Regional #5 to be consistent with the FLUM classification of the southern parcels. This will allow for a rezone of the entire subject property from G to a new zoning district referred to as "Bay Park Zone" (BPZ) to provide for a public park with a flexible mix of uses, including park and open space areas, boat ramps, boardwalk and pier, restaurants, performing arts center, museums and cultural facilities, offices, galleries, and retail. The overall intent of the proposed amendments is for the City to adopt regulations and approval processes that will provide for long-term implementation of The Bay Park Master Plan, approved by City Commission in September 2018.

Questions/Comments	Responses				
How is Phase I of The Bay Park excluded from the rezone?	Yes, the proposed Future Land Use Map leaves the Phase I "G" zone distric				
	portion out of the changes. That is our intent.				
In the notice of the workshop, it says it would be the 53 acres,	The language in the application is very clear that it is only the 43 acres, no				
but it seems like it won't be the full 53 acres.	the entire 53 acres.				
I was wondering how we could get a copy of the actual	It will be public once filed, it will be made available on our website and wil				
proposed amendment and rezone language?	also be available through the City as a public record once filed.				
I heard you saying the amendment and rezone will help speed	I think the rationale is mainly through lessons learned from Phase I. For				
up the process and use the same set of rules for all 53 acres.	example, every single light post that was about 14 feet high, we were				
What will the rezone allow you to do that you can't do now?	required to come in and ask for a waiver. Any structure, such as a bathroon				
	structure or concessions stand, required a full site plan. The Bay Park Zon				
	allows for a more streamlined implementation process. There is a third-part				
	agreement that restricts heights and separation of buildings on most of the				
	site and none of that will change. As long as we submit permits for thing				
	that are consistent with the approved master plan, we're able to do. If we				
	have things that are dramatically different than the master plan, we will have				
	to go through a more thorough process such as for the new performing art				
	center.				
For a decades long project, I don't understand the governance	If you go on our website and access the approved second amendment to the				
of the Park. How does the management of the Park report to	partnership agreement, it spells out in great detail what that process is. In				
the City? What is the governance in a nutshell?	nutshell, it is that the City owns the land today, we are able to fundraise fo				
	and implement the Bay Park on behalf of the City. As the phases ar				
	completed, we take over operations and management and we donate all th				
	physical improvements to the City. The City is responsible for basi				
	infrastructure and maintenance, and we are responsible for the enhance				
	maintenance. For example, the City picks up the trash once a week, we pic				
	up the trash three of four times a week. The City still has control, Cit				
	Commission still makes all of the decisions and we on behalf of the City				

We have the ability to operate, maintain, and activate it at a higher level.

Questions/Comments	Responses
How is the money that is being spent audited? What are the	We have estimated the entire cost of the park to be about \$150 million. The
steps for approval?	performing arts center is separate from this projection. Our approved master plan outlines that is will be 50% privately funded dollars 50% publicly funded as a combination of local, regional, state, and federal dollars. All of this will allow us to build this out in phases in the coming 8-10 years. We are required to do an annual report which includes financial information,
	and we are also required to have an annual audit as a nonprofit. We had our first annual audit last year and I believe that is available on our website.
The other city-owned buildings on the property such as the Arts Center, the Municipal Auditorium, and others; will the Bay Park be working with the City to see how these buildings will evolve? Additionally, what other future buildings might you add as you address the Park's needs going forward? With the performing arts center being a significant part of the Park development, how do you move forward with the Bay Park plans while the performing arts center is still in the process of getting approved?	The buildings that currently exist are owned by the City and will remain in ownership by the City. Some are owned and operated by the City such as the Van Wezel Hall and the Municipal Auditorium. Holly Hall is under long-term lease to the orchestra; Garden Club is leased to the Garden Club; and the Art Center is leased to the Art Center. The Bay Park Conservancy has a lease for the Blue Pagoda building that is currently our office and will become the Phase I visitor center. We just signed a lease for the Bayfront Community Center and that will be additional offices on the second floor, and we will also do some renovations for public park uses. In terms of future buildings, as we build them, the City will maintain ownership of them. The approved master plan contemplated some additional buildings near the proposed performing arts center, but those plans are unclear for the time being until the new performing arts center proposal becomes more solidified. Our master plan also reflects two or three restaurants up around the canal district near the new performing arts center. The profit from the restaurants will help provide revenue to maintain the park. The last phase of the Park will be repurposing the existing Van Wezel Hall and the adjacent
By speeding up the process and allowing for more	parking lot. The last piece of the puzzle will be the parking lot area.  Our thought process is that we have been through a process that has had the
By speeding up the process and allowing for more administrative review, doesn't that just eliminate things like Community Workshops, Planning Board meetings, and City Commission meetings for approval which are formal methods for citizens to give meaningful input into the project?	master plan adopted unanimously multiple times, so as long as we build the Park as has been direct by the City Commission, what we are proposing is to make a set of rules that the City staff and City Commission agree with regarding things such as height, setbacks, and other regulations that we can operate within. For substantial changes or substantial developments such as the performing arts center, that would go through the normal prescribed process all the way to City Commission. That said, we are committed to a continued process of public workshops, public input, and community surveys. Once we open the park, we will continue to survey the public. We have had a bit of a lull in public workshops due to the pandemic, it has not been conducive to the types of workshops we had in 2018 and 2019, but we have done over 40 public workshops. We are committed to continuing the public process and public transparency. We have a pretty good following online with our weekly newsletter and recent surveys and we take public input to heart. As long as we deliver a park consistent with a master plan that has been approved multiple times and our partnership agreement, it still has to go through a detailed City staff review, still has to have multiple agency review and approvals, but with that administrative review process, we believe it is appropriate for us to be able to build a park. The elements that are substantial parts of the master plan such as the performing arts center or substantial changes to the master plan will have to go through community workshops, Planning Board, and approval by City Commission.
The master plan is fairly high-level and conceptual. There are major changes that happen when you get into the detail. Who decides what is considered to be a substantial change?	There are certain thresholds that determine what is substantial or not. This is not a new concept for the City, in general there is a continuum for administrative approvals from a building permit for replacing a door to an 18-story building. The City currently allows administrative site plan review in the downtown zone districts, new commercial developments that are less than 10,000 square feet as long as they are more than 100 feet away from any residential zone district, or a commercial development less than 5,000 square feet if it is within 100 feet of any residential zone district. One of the thresholds we are proposing is a 25,000 square feet threshold based on the size of the property as well as the existing structures on the property.

Questions/Comments	Responses
I have really enjoyed the YouTube updates. I have a question	For The Bay: You can go on our website or email Lori Denny at The Bay.
regarding light posts. We occasionally get complaints at the	
Renaissance about lights shining in windows, if somebody has	For the City: You can contact Public Works at 941-263-6793
a complaint, who would we contact?	
	In terms of lighting, we are committed to state-of-the-art lighting that puts
	light in places where it creates a safe environment, but also protects our
	night sky. Light fixtures vary based on the needs of the environment. All of
	our lights have a prismatic lens, which has a prism that directs the light only
	where we want it. We also have them all wired to where they are fully
	dimmable. We are not sure if we want to turn them off after the park closes,
	we can do that, or if something is going on, we can turn them up. We are
	very committed to having the light directed to where we need it but also
	protecting the night sky. One of our most popular events was when the
	Bishop Planetarium did a night sky stargazing event. The last thing we want
	is a bright site where we can't see the stars but also balancing that with
	people feeling safe walking home after dark after leaving an event. We
	always appreciate the feedback and extra eyes on the Park if something is
	broken or not functioning properly.

This meeting adjourned at 6:23 pm.

Contacts regarding this summary: Rebecca Webster, City of Sarasota, Planning Department (941) 263-6594