


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236



Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489

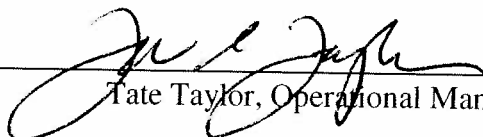
NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014120114 57 PG(S)
October 08, 2014 09:00:50 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



The following property, located at Fruitville Road and I-75 in Sarasota County, Florida, and described in Ordinance No. 2014-054 attached hereto, has been rezoned to a PED (Planned Economic Development) zone district pursuant to Rezone Petition No. 14-11 and approved by Sarasota County on September 24, 2014 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

(Stipulations and limitations are those described in Section 3 of Ordinance No. 2014-054, attached hereto)

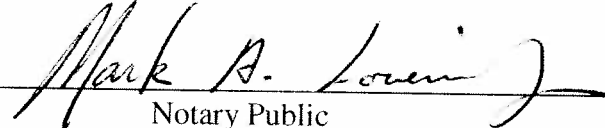

Tate Taylor, Operational Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 6th day of October, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 1, 2014

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Cheryl Dexter, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your corrected electronic copy of Sarasota County Ordinance No. 2014-054, which was filed in this office on September 30, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2014-054

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052 (AS AMENDED), CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BOARD RECORDS
FILED FOR THE RECORDS
2014 SEP 30 PM 3:00
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 14-11, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

E. To facilitate a superior project design consistent with the provisions of Sarasota County Comprehensive Plan Future Land Use Policies of Special Planning Area 3 (SPA 3) and this Plan, pursuant to Section 11.3.11.e of the Zoning Regulations the Board approves the SPA 3 Modified Development PED Code attached as Exhibit C in lieu of the standard Planned Economic Development (PED) District provisions set forth in Section 11.1 of the Zoning

Regulations. All development shall conform to the provisions of the Modified Code. All other provisions of the Zoning Regulations and other applicable ordinances remain unmodified.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from RE-1 (Residential Estate, 1 unit/2 acres), RE-2 (Residential Estate, 1 unit/acre) RSF-1 (Residential, Single-Family, 2.5 units/acre), OUR (Open Use, Rural, 1 unit/10 acres), OUE-1 (Open Use, Estate, 1 unit/5 acres), OUE-2 (Open Use, Estate, 1 unit/2 acres), GU (Government Use), and PRD (Planned Recreational Development) to PED (Planned Economic Development) zone district for the following described property located in Sarasota County, Florida:

That part of Sections 18, 19 and 20, Township 36 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the intersection of the East Right-of-Way line of I-75, State Road 93, Section 17075-2419 and the North line of Section 18, Township 36 South, Range 19 East; thence run Southerly along the East Right-of-Way line of said I-75, State Road 93 to the intersection with the South line of said Section 18; thence run South to the intersection with the South line of the North Half (1/2) of Section 19, Township 36 South, Range 19 East; thence run Easterly along the South line of said North Half (1/2) of Section 19 to the Southeast corner of the Northeast Quarter (1/4) of said Section 19; thence run Easterly along the South line North Half (1/2) of Section 20, Township 36 South, Range 19 East to the Southeast corner of Tract 10, PALMER FARMS, FIFTH UNIT, according to the plat thereof recorded in Plat Book 3, Page 15 of the Public Records of Sarasota County, Florida; thence run Northerly along the East line of said Tract 10 and it's Northerly extension to the intersection with the centerline of Fruitville Road; thence run Westerly along the centerline of said Fruitville Road to the intersection with the Southerly extension of the East line of Tract 72, PALMER FARMS , FIRST UNIT, according to the plat thereof recorded in Plat Book 2, Page 216 of said Public Records; thence run Northerly along the East line of said Tract 72 to the intersection with the South Right-of-Way line of Richardson Road (formerly Myakka Road); thence run Westerly along said South Right-of-Way line to the intersection with the East line of the West Half (1/2) of said Section 18, Township 36 South, Range 19 East; thence run Northerly along the East line of the West Half (1/2) of said Section 18 to the Northeast corner of the Northwest Quarter (1/4) of said Section 18; thence run Westerly along the North line of the Northwest Quarter (1/4) of said Section 18 to the POINT OF

BEGINNING.

LESS those lands described in Official Records Instrument Number 2003036170 of said Public Records (PID No. 0213-05-0001)

LESS those lands described in Official Records Book 0767, Page 0006 of said Public Records (PID No. 0214-14-0007)

LESS those lands described in Official Records Instrument Number 2000130230 of said Public Records (PID No. 0214-15-0008)

LESS those lands described in Official Records Book 0788, Page 0287 of said Public Records (PID No. 0214-15-0006)

LESS those lands described in Official Records Instrument Number 2000128105 of said Public Records (PID No. 0215-09-0004)

LESS that part of Tracts 95, 96, 97 and 98, PALMER FARMS, FIRST UNIT, according to the plat thereof recorded in Plat Book 2, Page 216 of said Public Records, lying North of the North Right-of-Way line of Coburn Road, South of the South Right-of-Way line of Fruitville Road and East of the East line of a Vegetable Relief Channel Right-of-Way recorded in Official Records Book 854, Page 666 of said Public Records (PID No. 0215-10-0001)

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the Owner or Owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

Land Use

1. All development on the subject property (i.e., Sub-Planning Area Master Plans Preliminary Plans, Site and Development Plans, Final Plat and Construction Plans) shall comply with the Sarasota County Comprehensive Plan Future Land Use Policies of Special Planning Area 3 (SPA 3) and the Critical Area Plan for SPA 3, 2013-2-SP.
2. Development shall take place in substantial accordance with the Regulating/Master Development Plan date-stamped June 19, 2014, attached as Exhibit B. Streets may be

relocated consistent with the adopted Critical Area Plan. This does not imply or confer any variances from applicable zoning or land development regulations.

3. Prior to, or concurrent with the submittal of the first Site and Development or Preliminary Plan for each Sub-Planning Area (identified as A through F) or Enclave Block (blocks within the MEC or MODR Enclaves as shown on the Regulating/Master Development Plan), a Master Plan for that Sub-Planning Area or Enclave Block illustrating the proposed development shall be submitted to the Director of the Planning and Development Services Department (Planning Director) for administrative review.
4. The Planning Director and appropriate staff shall review Master Plans for compliance and consistency with the Regulating/Master Plan and other requirements herein, the Critical Area Plan, and the Zoning Regulations. The Planning Director shall approve or deny the Master Plan. It is intended that the administrative review be accomplished within 30 days.
5. Amendments to a Master Plan shall follow the same requirements and process as the initial Master Plan application submittal. Additionally, Master Plan amendments shall demonstrate consistency with the approved Master Plan internally for the remainder of the Sub-Planning Area or Enclave Block. Amendments may be submitted by a property owner within a Sub-Planning Area or Enclave Block or by Sarasota County.
6. A decision of the Planning Director regarding Sub-Planning Area or Enclave Block Master Plans shall be final, provided that the owner or applicant may, within 30 days of the decision, appeal to the Board of County Commissioners for relief. Upon receipt of an appeal, the Board shall hold a public hearing. Notice of the public hearing shall be published in the newspaper of general circulation at least 15 days prior to the date of the public hearing. The Applicant shall be responsible for the cost of such publication. Thereafter, the Board of County Commissioners may affirm, modify, or reverse the action of the Planning Director, and may make such determination as ought to be made, so long as such action otherwise conforms to the Comprehensive Plan, Critical Area Plan, Rezone Ordinance, Zoning Regulations, and other applicable regulations.
7. The Master Plan shall depict the applicable lot types; the street grid with street types and multi-purpose trail components; civic spaces; linear park improvements; grand tree and habitat preservation; and infrastructure development and phasing (including provisions for the dedication of public rights-of-way) for the entire Sub-Planning Area or Enclave Block, as applicable. Infrastructure shall include streets, turn lanes, intersection improvements, signalization or roundabouts, sidewalks, multi-purpose trail, landscaping, linear park improvements, parking (on-street and off-street), stormwater management systems, irrigation system and source, potable water and wastewater service. Schematic details of streets including parking, bulb-outs, corner radii, crosswalks, sidewalks and street trees shall be provided. Also included shall be project phasing, and allocation of use types and quantities among Sub-Planning Area blocks. For Enclave Blocks, land use allocations shall be based upon the total Enclave land use allocation times the pro-rated area as a percentage of the whole Enclave, notwithstanding Stipulations 12 and 13. Subsequent development submittals shall demonstrate substantial conformance with the approved Master Plan.

8. Unless included within the Master Plan of a Sub-Planning Area, Master Plans for Enclave Blocks may not be approved until Lakewood Ranch Boulevard is constructed as a public street from Fruitville Road to the Villages of Lakewood Ranch South.
9. Initial Celery Fields linear park improvements associated with Sub-Planning Areas D, E and F shall include a 10 ft. wide trail with native trees and Florida Friendly landscaping in the area identified as "Natural Area" on 2013 -1-SP Map 10.2. Design of all initial and future improvements shall be coordinated with, and subject to the approval of the Planning Director in consultation with the Parks and Recreations Department and the Stormwater Environmental Utility.
10. The Multi-Purpose Trails indicated on the Interconnectivity Plan, Map 10.1 of 2013-1-SP, may be set aside by the property owner for acquisition by Sarasota County for public access and use. The specific location and design of the trails will be determined with the required Master Plan for each Sub-Planning Area. The trails shall be designed to be context sensitive (i.e. nature trail in a native habitat vs. active linear park), and low maintenance. Surface materials for the Multi-Purpose Trail shall be asphalt, however, low maintenance pervious surfaces such as flexi-pave and shell may be used if compatible with the context and intended use. Once dedicated for public use, the maintenance of the trails shall be the responsibility of Sarasota County. Maintenance of the trails by the developer, adjacent property owner or other entity may be provided through an agreement with Sarasota County
11. Notwithstanding Stipulations 12 and 13 herein, individual parcels shall develop in compliance with the Land Use Allocation Table, attached as Exhibit A.
12. A Sub-Planning Area may convert internal land uses to other approved uses in the Land Use Allocation Table within the same Sub-Planning Area or Enclave Block (e.g., retail may be converted to office) as long as the Regulating/Master Development Plan allows the use in the conversion receiving area and the square footage of Stand Alone Retail does not exceed the Sub Planning Area total listed in the Table. To convert land use allocations, the applicant shall amend the subject Master Plan and demonstrate that cumulative traffic impacts are not exceeded or are addressed in compliance with current regulations and that other infrastructure and services necessary for development are available prior to the estimated completion of development.
13. Provided that the Regulating/Master Development Plan allows the use on the receiving parcel, approved land use allocations may be transferred between Sub-Planning Areas or Enclave Blocks by providing notice to the Planning Director and recording an agreement in a form approved by the County Attorney, running with the land, in the Sarasota County public records. Any previously approved Master Plan(s) of the affected Sub-Planning Areas or Enclave Blocks shall be amended prior to the transfer.

Environment

14. Prior to site and development plan approval or as part of the Master Planning process, an environmental site assessment (Phase I and Phase II as necessary) shall be commissioned and provided to the County to demonstrate the presence/absence of environmental contamination for the following areas:
 - a. Sub-Planning Area A – The northern portion of Parcel ID 0215090001.
 - b. Sub-Planning Area E – The southwest corner of Parcel ID 0213030002, and the western extension of Parcel ID 0213030001 that lies between Parcel ID 0213030002 and 0213050001. The approximate northeastern and southeastern limits of the area lie at longitude 82°26'42.114"W x latitude 27°21'18.086"N, and longitude 82°26'42.176" x latitude 27°21'14.926N with the area extending westward from these points.

The environmental assessment and any appropriate actions required by the County, state, and federal agencies in the event that contamination is found shall be the responsibility of the Sub-Planning Area owner.
15. Development within Sub-Planning Area A shall occur in general conformance with 2013-1-SP Map 4.1, Native Habitat Preservation/Conservation/Mitigation Plan, protecting and conserving grand trees and impacting no more than 25% of the on-site mesic hammock, subject to the review and approval by Environmental Permitting. Mesic hammock areas not approved for removal shall be preserved. All activities including filling, excavating, altering of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Conservation & Environmental Permitting through: (1) the Resource Management Plan for the project, or (2) specific written approval of hand removal of nuisance or exotic vegetation. If they occur, the potential wetland impacts and mitigation shall be subject to review of Environmental Permitting, in accordance with LDR Environmental Technical Manual Section B.2 and consistent with 2013-1-SP Map 4.1.
16. Development within Sub-Planning Area E shall occur in general conformance with 2013-1-SP Map 4.1, Native Habitat Preservation/Conservation/Mitigation Plan. If they occur, the potential wetland impacts and mitigation shall be subject to review of Environmental Permitting, in accordance with LDR Environmental Technical Manual Section B.2 and consistent with 2013-1-SP Map 4.1.
17. Unless decided to Sarasota County, wetlands to be preserved and their associated upland vegetative buffer shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled as preserve and labeled as a preserve area on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first attained from Resource Protection to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.

Utilities

18. Development is required to connect to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems.
19. When construction is complete for each phase of development, all potable water distribution lines, valves, hydrants, wastewater collection systems, and reclaimed water lines up to the Point(s) of Delivery along with any appurtenances shall be deeded at no cost to Sarasota County to be operated and maintained by the County. Facilities dedicated to Sarasota County shall be installed outside paved areas wherever possible.
20. Developments are responsible for the construction and maintenance of internal irrigation infrastructure. Such irrigation infrastructure shall be designed to accept reclaimed water.
21. When reclaimed water becomes available, existing development relying on wells will connect to reclaimed water supplies within 365 days of notice from Sarasota County Public Utilities.
22. Existing wells and septic tanks shall be shown on parcel Master Plans along with an indication of the intended disposition of the well or septic tank.
23. The Stormwater Environment Utility and Sub-Planning Areas D, E and F shall investigate the use of surface water from existing, adjacent surface water lakes (i.e. Celery Fields, Sub-Planning Area E lake) as a primary irrigation water source.
24. Unless reclaimed water or surface water is available, wells may be used as a source for irrigation. If reclaimed water or surface water is available, wells may be used only as a back-up supply for irrigation.

Stormwater

25. Stormwater management shall be consistent with 2013-1-SP Map 6.5, Conceptual Master Stormwater Plan, and will be provided through the use of on-site treatment and attenuation facilities, green infrastructure, or a combination of both sufficient to demonstrate meeting County and State treatment standards and County standards for no adverse impacts in off-site flood stages for the 100-year design storm, utilizing the appropriate Revised Existing Conditions Model (RECM) for the Phillippi Creek basin.

Transportation

26. A site-specific detailed traffic impact analysis shall be submitted at the time of Site and Development or Preliminary Plan submittal for any development with more than 10 residential units or with more than 10,000 square feet of non-residential uses. The detailed traffic impact analysis may utilize the internal capture, mode share, community capture rates and pass-by rates provided in support of the rezoning request so long as the development

follows the form-based code, the 2013-1-SP, and this ordinance. Documentation shall be provided with the site-specific detailed traffic analysis that indicates that the plan is consistent with the form-based policies and mixed-use requirements of Special Planning Area 3 and that the rates for internal capture, mode share, community capture rates and pass-by rates are still justified.

27. The site-specific detailed traffic impact analysis shall provide details on the total trips on internal roads within the parcel as well as all connections to Lakewood Ranch Blvd, Coburn Road, Richardson Road and Fruitville Road. The analysis will document any need for turn lanes, intersection improvements and signalization or roundabouts.
28. Should the minor arterial/collector roads as shown on the Interconnectivity Plan not be constructed at the time of site development plan submittal, the property owner requiring such for access shall either be responsible for construction of the portion of the roadway from their site to Fruitville Road or wait until the needed road is constructed.
29. Construction of the intersection of any minor arterial or collector and Fruitville Road shall be consistent with the adopted Interconnectivity Plan and subject to obtaining all applicable permits.
30. Construction of any proposed access into the I-75/Fruitville Road limited access area shall be subject to obtaining all applicable permits.
31. Construction of Multiway Boulevard segments within the FDOT portion of the Fruitville Road right-of-way shall be the responsibility of the adjacent property owner and subject to obtaining all applicable permits.
32. Construction of Multiway Boulevard segments within the Sarasota County portion of the Fruitville Road right-of-way shall be the responsibility of the adjacent property owner and may not commence until approvals have been received from Sarasota County. To incentivize the segments of the Multiway Boulevard within the Sarasota County portion of the Fruitville Road right-of-way, adjacent property owners may petition Sarasota County to designate such property for use of the public Multiway Boulevard and to vacate surplus land in favor of the adjacent private property owner for use consistent with SPA3.
33. East Richardson Road shall be disconnected by Sarasota County as indicated on SPA 3 CAP Map 10.4 - East Richardson Road Traffic Mitigation Plan upon (1) the completion of Lakewood Ranch Boulevard from Fruitville Road to Lakewood Ranch and (2) provisions are in place to provide access from the Rural Heritage Area via East Richardson Road to the easterly minor arterial.
34. The proposed motorized vehicle disconnect of East Richardson Road may be implemented by using bollards or other means determined by Sarasota County Transportation Department in consultation with Sarasota County Neighborhoods Department and Richardson Road East Homeowners Associations.

35. The properties within the Fruitville Initiative (Special Planning Area 3) shall be limited to 1,652 net new p.m. peak hour trips, cumulatively. For any development that generates trips greater than 1,652 net new p.m. peak hour trips, cumulatively, a traffic impact analysis demonstrating that there is available transportation facility capacity on the impacted thoroughfare roadways consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code), or obtain County approval of a proportionate share mitigation agreement for required improvements, consistent with Subsection 163.3180(5), Florida Statutes.

36. Prior to Construction Plan Authorization, turn lane warrant analyses shall be conducted for the project access connections on Fruitville Road, Lakewood Ranch Boulevard, and Coburn Road. If warrants are met, the Owners shall be design left and/or right turn lanes in accordance with Indexes 301 and 526 of the Florida Department of Transportation's Roadway and Traffic Design Standards.

37. A signal warrant analysis shall be conducted for the intersection of Fruitville Road and the westernmost Fruitville Road access. If signal warrants are met, then the Owner(s) shall improve the intersection as a signalized intersection subject to the Florida Department of Transportation's approval.

Section 4. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 24th day of September, 2014.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Chair

ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By:

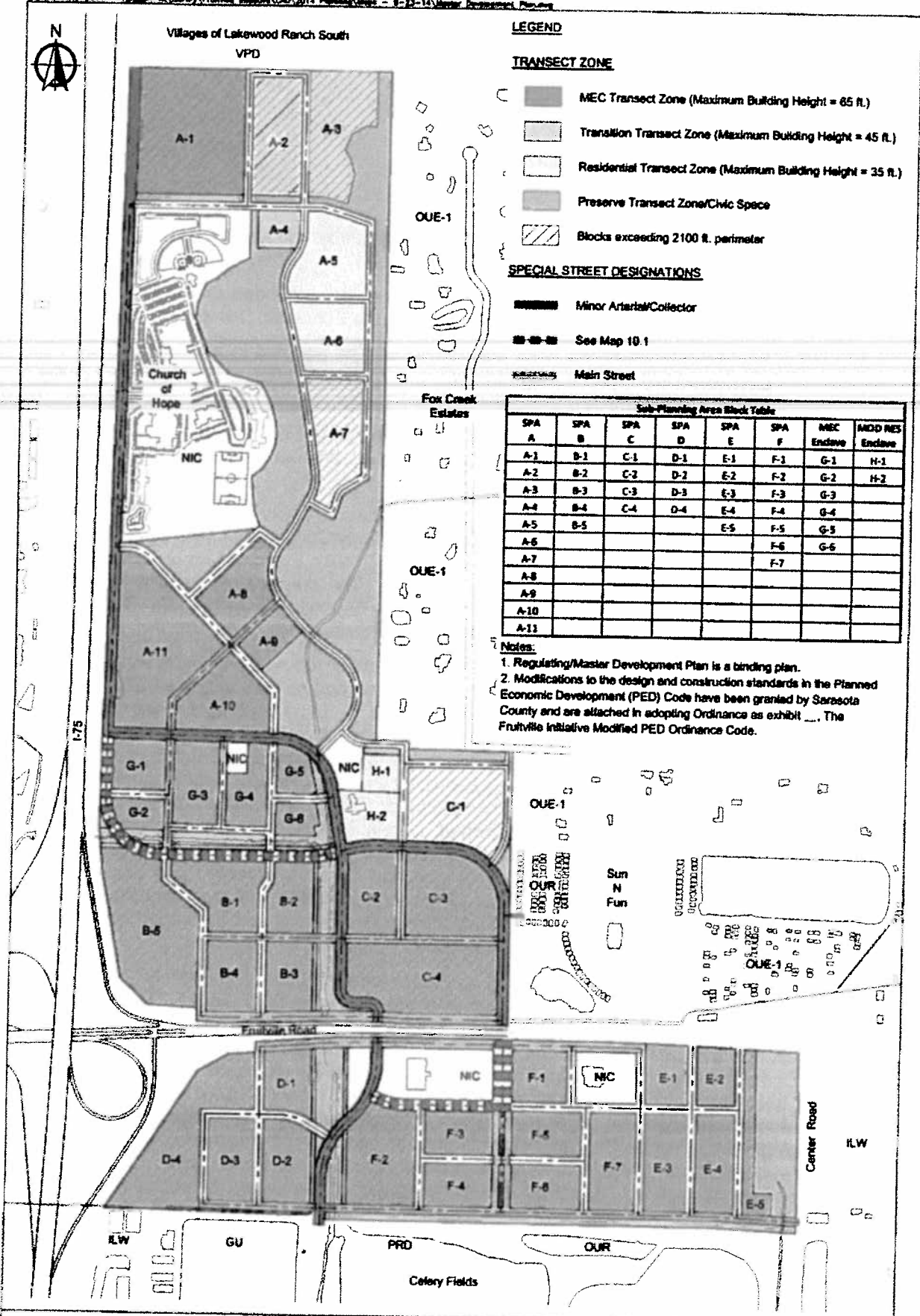
Pauline A. Shaw
Deputy Clerk

EXHIBIT A
Use Allocation Table

Sub-Planning Area	Area (acres)	Single Family (Units)	Multi-Family (Units)	Hotel (Room Units)	Office (Sq. Ft.)	Retail (Sq. Ft.)		Industrial (Sq. Ft.)	Total (Sq. Ft.)
						Stand Alone	Mixed - Use		
A - Fox Creek	155.24	200	285	0	50,000	5,000	5,000	100,000	160,000
B - Walters	40.80	0	300	120	50,000	65,000	100,000	50,000	265,000
C - Crofut	41.73	15	285	0	225,000	65,000	100,000	50,000	440,000
D - SBP	28.25	0	200	290	70,000	65,000	100,000	0	235,000
E - Kelly	28.96	0	252	0	25,000	16,800	50,000	45,000	136,800
F - County	41.95	0	300	0	400,000	8,500	57,500	50,000	516,000
G - MEC Enclave	21.10	0	200	0	70,000	0	5,000	50,000	125,000
H - MODR Enclave	5.47	6	21	0	0	0	0	0	0
TOTAL	364	221	1843	410	890,000	225,300	417,500	345,000	1,877,800

EXHIBIT B

File Path: C:\Users\KLibrary\Fruitville Initiative\2014 Planning\Map - 8-22-14\Master Development Planning



- LEGEND**
- TRANSECT ZONE**
- MEC Transect Zone (Maximum Building Height = 65 ft.)
 - Transition Transect Zone (Maximum Building Height = 45 ft.)
 - Residential Transect Zone (Maximum Building Height = 35 ft.)
 - Preserve Transect Zone/Chic Space
 - Blocks exceeding 2100 ft. perimeter

- SPECIAL STREET DESIGNATIONS**
- Minor Arterial/Collector
 - See Map 10.1
 - Main Street

Sub-Planning Area Block Table

SPA A	SPA B	SPA C	SPA D	SPA E	SPA F	MEC Enclave	MID RES Enclave
A-1	B-1	C-1	D-1	E-1	F-1	G-1	H-1
A-2	B-2	C-2	D-2	E-2	F-2	G-2	H-2
A-3	B-3	C-3	D-3	E-3	F-3	G-3	
A-4	B-4	C-4	D-4	E-4	F-4	G-4	
A-5	B-5			E-5	F-5	G-5	
A-6					F-6	G-6	
A-7					F-7		
A-8							
A-9							
A-10							
A-11							

- Notes:**
1. Regulating/Master Development Plan is a binding plan.
 2. Modifications to the design and construction standards in the Planned Economic Development (PED) Code have been granted by Sarasota County and are attached in adopting Ordinance as exhibit __. The Fruitville Initiative Modified PED Ordinance Code.



Fruitville Initiative
Regulating/Master Development Plan
Sarasota County, Florida



7/2014.054

EXHIBIT C
SPA 3 Modified PED Code

11.1. Planned Economic Development (PED) District.

11.1.1. General Provisions.

- a. *Legislative Findings.* The following findings are hereby adopted as legislative findings by the Board of County Commissioners:
 1. The Sarasota County Comprehensive Plan was amended to include additional goals, objectives, and policies to implement the Economic Development RMA.
 2. The boundaries of the RMA are delineated and adopted in the Sarasota County Comprehensive Plan through Figure RMA-1 as an overlay to the Sarasota County Future Land Use Map.
 3. The intent of the Planned Economic Development District is to encourage the reuse of vacant or underutilized commercial parcels located in the Economic Development RMA.
- b. *Purpose.* The purpose of the Sarasota County Planned Economic Development District is to implement the requirements of Sarasota County Comprehensive Plan Amendment Sarasota 2050 Resource Management Area (RMA) System Comprehensive Plan Amendment RMA-1, Ordinance No. 2001-076. The purpose of the SPA 3 Modified PED Code is to implement the policies of Special Planning Area 3 (SPA 3) Comprehensive Plan Amendment 2010-02-G, Ordinance No. 2010-068.
- c. *Applicability.* Developed and vacant parcels, with a ten-acre minimum size. Smaller individual parcels may be included if they are incorporated into a larger PED district of a ten-acre minimum size and otherwise have a future land use designation that qualifies for PED zoning. The PED District may be applied in: 1) the Economic Development Resource Management Area in Major Employment Centers or in Village I or larger Commercial Center designations, or 2) in any Resource Management Area where specifically authorized by Plan policy or Critical Area Plans. In addition to the standards and requirements provided herein, development within the Planned Economic Development District shall be required to meet all other applicable sections of the Sarasota County Zoning Ordinance and Sarasota County Land Development Code. Where any provision of Article 11 herein is in conflict with any other standards or regulations within the Sarasota County Zoning Ordinances and Sarasota County Land Development Code, the standards contained in Article 11 shall prevail.
- d. *Locational Standards.* The use of a vacant parcel or the underutilized commercial parcels currently in suburban form is encouraged in the PED District. The anticipated mixed-use environment shall contain a significant amount of retail as determined through the CAP process and be located in a Commercial Center, on a Commercial Corridor, Mixed Use designation, or within a Major Employment Center (MEC) or a Major Employment Center/Interstate Regional Office Park (MEC/IROP). There shall be at least one adjacent major (collector or arterial) roadway and not be adjacent to any single-family residential uses of more than 35 percent of its perimeter. A single-family residential use that is separated from the proposed development by a roadway shall not be considered "adjacent" for the purpose of evaluating consistency with this standard.
- e. *Prior Zoning District Conformity.* Where a lot, structure, or use exist lawfully under these zoning regulations at the effective date of the adoption of a PED rezoning, the lot, structure or use may be continued and shall be considered conforming so long as it

SPA 3 Modified PED Code

remains otherwise lawful and consistent with the zoning district in effect prior to the adoption of the PED rezone. Subsequent improvements that maintain or enhance the lot, structure or use may be continued under the prior zoning district, so long as improvements are otherwise lawful. At such time as the lot, structure or use are developed or redeveloped inconsistent with the prior zoning district, such development must comply with the PED zoning in place.

11.1.2. *Purpose and Intent Statement.* The Economic Development RMA shall be implemented through one of two forms, the existing suburban form or a new urban form as described herein. The purpose of the Sarasota County Planned Economic Development District (PED) is to provide neotraditional design standards for both Greenfield and redevelopment sites that will provide an efficient urban land use form and cost-effective delivery of urban services. The PED District is based on the key principles of urban-type development, which are connectivity, unity, mixed-use, balance, and pedestrian orientation. Connectivity within both newly formed development areas as well as infill sites demand that each site plan be formed and shaped by the context of that site - one size does not fit all. Each project shall be designed so that it offers a distinct alternative to the surrounding suburban development, where applicable, while it also connects with that suburban development.

11.1.3. *Zoning Standards.*

- a. *Density and Intensity.* Successful urban form is dependent on a concentration of higher density residential and higher intensity nonresidential, resulting in less open space than typical in suburban design. Only parking, landscaping, civic open space, and circulation requirements shall limit building coverage. For development located within Community or Regional Commercial Centers as designated in the Comprehensive Plan, there shall be a maximum floor area ratio (FAR) of 1.2. The maximum FAR may be exceeded by 25 percent when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met. For development located within Major Employment Centers as designated in the Comprehensive Plan, there shall be a maximum FAR of 1.0. The maximum FAR may be exceeded by 50 percent when conditions of Future Land Use Policy 3.4.9 of the Comprehensive Plan are met. The maximum residential density shall be 25 units per acre, and the height shall be determined pursuant to Section 11.1.6.b by a variable height structure utilizing block types. Additional height will be allowed when an applicant provides a mix of uses in the building and meets the compatibility requirements provided in Section 11.1.6.e.5.viii herein.
- b. *Mix of Uses.* Every project, will contain a mix of: (1) residential uses; (2) office and institutional uses; and (3) retail and service uses. Allowable uses are provided for in the PED use chart. The exact mix of uses shall be determined through the Critical Area Plan (CAP) process.
- c. *Civic Open Space.* A civic space provides internal open space refuge within a large scale redevelopment site. Within the net developable area of Sub-Planning Areas A through F, each MEC Transect containing a Main Street shall provide civic open space in the amount of a minimum of 2% of the area of the MEC Transect where a Main Street is located. The civic open space shall be designed as a green, square, or plaza. The civic open space shall be located near the center of the site on a Main Street, as applicable.

11.1.4. *General District Standards.* In order to promote efficient urban growth patterns, new development shall be organized to illustrate the intended development pattern within the

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PED based on the application of the prototypical block models as set forth in Section 11.1.6 herein.

11.1.5. *Permitted Uses*. Permitted use descriptions and limitations are determined by the Zoning Ordinance of Sarasota County Florida, which descriptions and limitations are hereby adopted by this reference.

Use Category	Specific Use	PED	Standards	
OPEN USES				
Agriculture [see 5.2.2.a]	All agriculture, except as listed below			
	Animal boarding, outdoor			
	Animal shelter			
	Aviary			
	Keeping of ponies/horses			
	Livestock auction, feeding pen, milk processing, packing house, stockyard			
	Plant nursery			
	Plant nursery with landscape supply			
	Retail or wholesale sales of agriculturally-related supplies and equipment			
Resource Extraction [see 5.2.2.b]	All resource extraction, except as listed below			
	Borrow pit			
RESIDENTIAL USES				
Household Living [see 5.2.3.a]	Single-family detached	P		
	Lot line, traditional, patio, villa or atrium house	P		
	Two-family house	P		
	Townhouse (weak-link, roof-deck, stacked)	P		
	Multifamily (multiplex, apartment)	P		
	Manufactured home			
	Manufactured home park/subdiv.			
	Guest house	P		
	Short term rental	P		
	Live-work unit	L	5.3.2.g 5.3.2.h	
Group Living [see 5.2.3.b]	Upper story/attached residential	P		
	All group living, except as listed below	P		
	Boarding house, rooming house, fraternity or sorority			
	Community residential home, 6 or fewer residents	P		
	Community residential home, 7 to 14 residents	P		
PUBLIC AND CIVIC USES	Community residential home, 15 or more residents	P		
	Community Service [see 5.2.4.a]	All community service	P	
		Rural retreat center		
	Day Care [see 5.2.4.b.]	Family day care home	P	
Large family day care home		P		
Day care facility		P		
Adult day care home (up to 6)		P		
Adult day care facility (7 or more)		P		

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Educational Facilities [see 5.2.4.c]	College or university	P	
	Day facility	P	
	Elementary, middle or high school	P	
	Vocational, trade or business school	P	
Government Facilities [see 5.2.4.d]	All government facilities	P	
	Jail, prison or work camp		
Medical Facilities [see 5.2.4.e]	All medical facilities, except as listed below	P	
	Patient family accommodations	L	5.3.3.j
Parks and Open Areas [see 5.2.4.f]	All parks and open areas, except as listed below	P	
	Cemetery, columbaria, mausoleum, memorial park		
	Wild animal sanctuary		
Passenger Terminals [see 5.2.4.g]	All passenger terminals	P	
	Airport, heliport		
Places of Worship [see 5.2.4.h]	All places of worship	L	5.3.3.k
Social Service Institutions [see 5.2.4.i]	All social service institutions, except as listed below		
	Neighborhood resource center	P	5.3.3.h
Utilities [see 5.2.4.j]	Major utilities		
	Minor utilities	P	
	Electric or gas generation plant		
	Stormwater facility in different zoning district than principal use	L	*****
	Transmission Tower (See Chapter 118, Article II, Sarasota County Code)		
COMMERCIAL USES			
Indoor Recreation [see 5.2.5.a]	All indoor recreation, except as listed below	P	
	Adult Entertainment (See Chapter 26, Article II, Sections 26-36 through 26-54, Sarasota County Code)		
	Bar	P	
	Clubs and lodges	P	
	Entertainment, indoor	L	* 5.3.4.g 5.3.4.t
	Extreme sports facility	P	
	Firing or archery range, indoor	P	
	Gymnastics facility, indoor sports academy	P	
Office [see 5.2.5.b]	All offices	P	
Outdoor Recreation [see 5.2.5.c]	All outdoor recreation, except as listed below	L	5.3.4.m
	Circus grounds, winter quarters or training quarters		
	Community recreation facility	P	
	Dog or horse track, jai-alai fronton		
	Entertainment, outdoor	L	5.3.4.g.
	Extreme sports facility		
	Firing, or archery range, outdoor		
	Flea market, outdoor		
Golf course, clubhouse, yacht club, tennis club, country			

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	club		
	Hunting/fishing camp or dude ranch		
	Recreational vehicle park/campground		
	Riding academy or public stable		
	Sports academy	L	5.3.4.s.
	Wilderness camping		
	Commercial hunting and trapping		
Parking, Commercial [see 5.2.5.d]	All commercial parking	P	
Restaurants [see 5.2.5.e]	All restaurants, except as listed below	L	5.3.4.o 5.3.4.t
	Drive-thru (drive-in)	P	
Retail Sales and Service [see 5.2.5.f]	All retail sales and service, except as listed below	P	
	Animal hospital, veterinary clinic, animal boarding place	L	5.3.4.a 5.3.4.t
	Convenience store with gas pumps, gas station	L	5.3.4.d 5.3.4.t
	Convenience store without gas pumps	L	5.3.4.t
	Drive-thru retail sales or service	L	5.3.4.p
	Package store	P	
	Vehicle parts and accessories	L	5.3.4.p 5.3.4.t
	Retail sales of lumber and building supplies up to 60,000 square feet gross floor area		
	Retail sales, over 50,000 square feet gross floor area in a single occupant building	SE	
Self-Service Storage [see 5.2.5.g]	All self-service storage	P	
Transient Accommodations [see 5.2.5.h]	All transient accommodations, except as listed below	L	5.3.4.s 5.3.4.t 5.3.4.p
	Bed and breakfast	L	5.3.4.c 5.3.4.t
Vehicle Sales and Service [see 5.2.5.i]	Car wash, full or self-service		
	Truck stop		
	Vehicle sales, leasing or rental	L	**
	Vehicle service, intensive		
	Vehicle service, general	P	5.3.4.v.
Water-Oriented [see 5.2.5.j]	Boat livery/marina		
	Boat sales accessory to boat livery or marina		
	Dock or pier (commercial)	L	***
INDUSTRIAL USES			
Light Industrial Service [see 5.2.6.a]	All light industrial service, except as listed below	L	****
	Crematorium		
	Research laboratory	P	
Warehouse and Freight	All warehouse and freight movement, except as listed		

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Movement [see 5.2.6.b]	below		
	Stockpiling of sand and gravel		
Waste-Related Service [see 5.2.6.c]	All waste-related services		
	Landfill		
	Recycling equipment and facilities		
	Composting facility		
Wholesale Trade [see 5.2.6.d]	All wholesale trade		
Heavy Industrial [see 5.2.6.e]	All heavy industrial, except as listed below		
	Asphalt processing or manufacture, concrete batch plant		
	Heavy industrial within a completely enclosed building		
	Slaughterhouse		
	Warehouse, storage of flammable liquids		
	Wholesale trade of flammable liquids		

- * Movie theaters may be up to 85,000 sq. ft. in size.
- ** Vehicle sales and leasing is permitted within the PED when completely enclosed in a building and otherwise consistent with all design standards provided in the zoning district as described herein.
- *** Boat storage is permitted when completely enclosed in a building and otherwise consistent with all design standards provided in the zoning district as described herein. No outdoor dry storage of boats is permitted.
- **** Light Industrial Use Standards:
 - (a) Uses shall be in compliance with Sarasota County Code Chapter 54, Article V, Air and Sound Pollution.
 - (b) Uses shall be in compliance with Sarasota County Code Chapter 54, Article VI, Noise.
 - (c) There shall be no outside display or storage of materials.
- ***** Stormwater facilities may locate in a residential or open use district if located on public property identified for that use with the applicable Critical Area Plan.

11.1.6. General Design Standards.

- a. *Development Block Structure.* In order to promote efficient urban growth patterns, new development shall be organized to establish the intended development pattern within the PED based on the application of the prototypical block models. Development activity shall be modeled after the PED Prototype (Figure PED-1) and shall conform to the principles illustrated in one or more of the following development block types:
 1. Mixed Use Development Block with surface parking (Figure PED-2) and Mixed Use Development Block with structured parking (Figure PED-3). The Mixed Use

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Development Blocks are designed to accommodate a range of retail, office and mixed-use building types including "anchor" retail, "liner" retail, and "main street" retail buildings.

2. **Commercial/Industrial/Office Block.** The Commercial/Industrial/Office Block (Figure PED-7) is designed to accommodate a range of retail, industrial and office uses.
 3. **Multifamily Development Block (Figure PED-4).** The Multifamily Development Block is designed to accommodate a range of multifamily building types including apartment buildings, community residential homes, and nursing and extended care facilities.
 4. **Attached, Detached and Accessory Residential Development Block (Figure PED-5).** The Attached, Detached and Accessory Residential development block is designed to accommodate a range of residential building types including single-family residential homes, duplexes, triplexes, quadplexes and townhomes as well as accessory residential units.
- b. **Height.** The maximum height of a building is governed by Table 1, SPA3 Lot Size and Dimensional Requirements.
- c. **Setbacks.** Building setbacks are governed by Table 1, SPA 3 Lot Size and Dimensional Requirements, with the following exceptions:
1. **Commercial/Industrial/Office Block (No Residential):** Building setbacks along Main Street frontages shall be a minimum of 0 feet to a maximum of 10 feet. Building setbacks along all existing collector and arterial street frontages shall be a minimum of 25 feet and a maximum of 80 feet.
 2. **Mixed Use Development Blocks:** Building setbacks along Main Street frontages shall be a minimum of 0 feet to a maximum of 10 feet. Building setbacks along all existing collector and arterial street frontages shall be a minimum of 25 feet and a maximum of 80 feet.
 3. **Multifamily Development Blocks:** Building setbacks along Main Street frontages shall be a minimum of 0 feet to a maximum of 15 feet. Building setbacks along all existing collector and arterial street frontages shall be a minimum of 25 feet and a maximum of 80 feet.
- d. **Site Design Standards: Use of Prototypes Blocks.** Permitted block types are described within a single-use prototype for illustrative purposes. Development applications for specific sites are required to assemble structures into blocks or partial blocks, as appropriate, for the site. Each site plan shall be required to identify how the proposed development including buildings and structures are assembled within a context that conforms to the design standards for the block or partial block within which the building occurs.
- e. **General Development Block Standards.**
1. **Block Type Size.** Blocks shall be designed to be generally rectangular in shape except where topographic or other conditions require modification.
 - i. Unless otherwise specified, maximum block size dimensions are as follows:

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Rectangular w/Maximum Perimeter of
2100 ft.

OR

Maximum Length	Maximum Width
700 ft.	350 ft.

Block dimensions shall be measured from the street right-of-way to street right-of-way, inclusive of private internal drives, roads, and lanes.

- ii. Larger block sizes are allowed in the following instances and must meet the size criteria below and be indicated on the Regulating Plan.

Large Block Exceptions	Maximum Perimeter
Adjacent to I-75	4000 ft.
Adjacent to LWR Boulevard	3000 ft.
Adjacent to Preserve Transect Area At Boundary	3000 ft.
Utilized as a Light Industrial/Flex Building Lot	3500 ft.

- iii. Block sizes may be subdivided into smaller blocks using any of the specified public street types with on-street parking.
2. **Designation of Streets.** All newly constructed streets, excluding designated public collector and arterial streets, shall be designated as public streets providing on-street parallel or angled parking.
 - i. Public street dedication will include at a minimum the travel lanes and on-street parking. The developer may elect to dedicate sidewalks and landscape areas as either part of the public street right-of-way or as a public pedestrian easement.
 - ii. Specific street design sections are provided in the Critical Area Plan for SPA 3.
 - ii. Non-Main Streets may be designated by individual block faces: however, no block face shall be spit by Main and non-Main Street designations.
 3. **Off-Street Parking (Surface Parking Lots).**
 - i. Off-street surface parking lots must be located behind Main Street frontage buildings and cannot front on any Main Street.
 - ii. A maximum of two vehicular access/curb cuts to parking lots are allowed along Main Street block faces, subject to Access Management agreements. Vehicular access/curb cuts are not allowed on any block face less than 350 feet. Vehicular access drives shall connect each parking lot with at least two separate streets.

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- iii. Surface parking lots shall not comprise more than 75 percent of any one block.
4. **Parking Garages.** The Mixed Use and Multifamily Development Blocks are permitted to be constructed with structured parking as provided in the standards herein and represented by the Mixed Use Development Block (with structured parking) prototype. Perimeter landscaping for parking garages shall include five feet minimum planting area with palm trees or other trees allowed by the Sarasota County's Landscape regulations. Interior landscaping requirements for surface parking lots shall be met on parking garages by providing landscape planters and/or flower boxes around the exterior of the first three levels of the parking garage structure, such that the amount of landscaping shall be approximately equal to that required for interior landscaping for a surface parking lot of equal capacity. Structured parking decks shall be located behind Main Street frontage buildings with vehicular access restricted to non-Main Streets.
5. **General Site Design.**
 - i. **Building Frontage.** Building frontages shall occupy no less than 75 percent of a block's Main Street frontage.
 - ii. **Form.** Buildings shall form a consistent, distinct edge, spatially delineating the public street through maximum building setbacks that vary by no more than five feet from those of the adjacent building.
 - iii. **Adjacent Building Types: Urban Form.** Similar building types shall generally face across streets (e.g., detached single-family residential shall face detached single-family residential, attached single-family residential shall face attached single-family residential, and attached multifamily shall face attached multifamily). Dissimilar building types, when adjacent (e.g., attached single-family residential adjacent to multistory structure), shall abut at rear lot lines separated by a shared alley or service drive. Each of the following shall be considered dissimilar building types: detached single-family residential; detached nonresidential; attached single-family residential; and any multistory structure regardless of use.
 - iv. **Solid Waste Storage Areas.** See Section 7.3.19.c. of the Zoning Ordinance, Requirements for Outdoor Refuse Collection and Refuse Storage Areas, for screening and location of solid waste storage areas.
 - v. **Fences.** Shall be constructed of masonry, wood, vinyl or cast iron/metal. Fences located in required front yards shall be a maximum of four feet in height and fences located in required rear yards and side yards shall be a maximum of six feet in height. Chainlink fencing is prohibited.
 - vi. **Open Storage.** There shall be no open storage.
 - vii. **Utilities.** All utilities shall be located underground.
 - viii. **Compatibility.** The PED Regulating/Master Development Plan may provide a mix of land uses as provided in Section 11.1.3.b herein. The specific location of land uses within the PED District shall be established on the approved Regulating/ Master Development Plan.
 - (a) **Internal Compatibility.** The Regulating/Master Development Plan shall demonstrate compliance with the following characteristics:

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- (1) The land uses within the master development plan are arranged and designed in a complementary and compatible manner;
 - (2) Incompatible land uses are effectively buffered or otherwise protected to the extent necessary to insure full use and enjoyment of all property within the district;
 - (3) Vehicular circulation system throughout the master development plan directs traffic in an efficient, safe and nonintrusive manner; and
 - (4) The individual land use components of the master development plan are interconnected by safe and convenient pedestrian linkages.
- (b) *External Compatibility.* The Regulating/Master Development Plan shall include appropriate development order conditions that address external compatibility including adjacent buffers and screening such that the arrangement of land uses on site do not unreasonably impair the long-term use of properties adjoining the PED District as established by the master development plan.
- (1) **Lighting.** See Section 7.5 of the Zoning Ordinance, Outdoor Lighting, for regulations relating to location, illumination and glare. A PED shall also control the effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other light sources on the lot on which the nonresidential use is to be located, such effects shall be prevented so that lights do not illuminate adjacent residential property below a height of five feet at the residential property line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
 - (2) **Setback.** When a nonresidential or multifamily (apartment) use is abutting any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
 - (i) When any side of a structure equal to or less than 35 feet in height abuts residentially zoned property, that portion of the structure(s) shall be set back a minimum of 20 feet.
 - (ii) The specific minimum setbacks and other compatibility requirements for structures greater than 35 feet in height shall be determined during the rezoning process and shall become a condition of the rezoning action. At a minimum, structures that are greater than 35 feet in height shall comply with the following building height transition zone requirements.

Transition Zone Height and Setbacks	
Height	Minimum setback rear or side yard when adjacent to residentially zoned property
<= 35'	20'
36'—45'	50'
46'—55'	80'
> 55'	110' ⁽¹⁾

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(1) Any structure greater than 55 feet is required to transition from the edge of the PED development with buildings of shorter height located between the residential areas and the edge of the PED. The intent is to provide an opportunity for this additional height internal to the PED site only and not along its edge. There shall be at least one transition structure between the residential area and any building greater than 55 feet in height with a minimum height of 35 feet within the PED as shown in Figure PED-6.

(iii) **Building Design.** The side of the building that is facing or backing up to any residential development must be treated with the same architectural design standards as the front of the building. Refer to Section 11.1.6.e.(9)(iii) herein.

6. **Screening.** See Section 7.3.19 of the Zoning Ordinance, Service Function Areas, for requirements for screening of trash, recycling receptacles, loading docks, service areas, mechanical equipment, and other similar areas. Service function areas may not be located in the required buffer yard when Section 11.1.6.e.5.viii (compatibility) herein applies.

7. **Signage.** All nonresidential signage shall adhere to Section 7.4 of the Zoning Ordinance.

8. **Landscaping.** Landscaping shall be provided as required in Section 7.3 of the Zoning Ordinance, Landscaping and Buffering, except as modified herein.

9. **General Building Design Standards.**

i. **Building Orientation.** A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a public street. For the Mixed Use Development Block, building massing shall be used to call out the location of building entries.

ii. **Public Entrance.** Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functionally be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish to emphasize the entrances.

iii. **Building Facade.** Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. A clear visual division shall be maintained between the ground level floor and upper floors, which may include changes in volume or materials or other architectural detailing.

iv. **Storefront Character.** Commercial and mixed-use buildings shall express a "storefront character." This guideline is met by providing all of the following architectural features along the building frontage as applicable:

(a) Corner building entrances on corner lots.

(b) Regularly spaced and similar-shaped windows.

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- (c) Large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. ^[AM1]Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement, but must be transparent and shall not be painted or obscured by opaque panels.
- v. *Corner Parcels*. Ground floor retail uses that are located in nonresidential or mixed use structures and that are located on a corner parcel and have two Main street frontages shall provide either:
 - (a) Ground floor storefront display windows that shall cover a minimum of 40 percent and a maximum 80 percent of a storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry; or
 - (b) "Liner" retail uses. Liner retail buildings shall not be relieved of Building Facade requirements.
- vi. *Alternative Design Standards*. A Planned Economic Development area may request to use alternative General Building Design Standards and architectural themes during the rezoning process. Deviation from the architectural and design standards provided herein shall be specifically delineated by the applicant and approved by the County Commission and shall be incorporated as a binding condition of the rezoning ordinance.
- f. *Specific Development Block Standards*.
 - 1. *Mixed Use Development Blocks*.
 - i. "Main Street" Retail. The Main Street Retail building type permits multistory, mixed-use buildings with retail and office uses on the ground floor.
 - ii. "Liner" Retail. The Liner Retail building type permits single-story retail uses along Main Street frontages. Liner uses are one of two development options for corner parcels, subsection 11.1.6.e.9.v herein.
 - iii. "Anchor" Retail. The Anchor Retail building type permits grocery stores and larger format retail within the retail development block. The maximum size of an "anchor" retail use is 50,000 square feet without special exception, and up to 85,000 square feet for a movie theater. At least one building entrance shall face a public street and shall be articulated with additional height and massing.
 - iv. Transparency. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement, but must be transparent and shall not be painted or obscured by opaque panels.
 - v. Shelter. Buildings shall incorporate arcades, roofs, alcoves, porticos or awnings that protect pedestrians from the rain and sun.

- vi. **Setback Encroachment.** Special architectural features, such as balconies, bay windows, arcades, awnings, etc. may project into front setbacks and public right-of-ways on streets provided they are eight feet above the sidewalk and leave a minimum five-foot wide unobstructed sidewalk. Support structures for these features shall be located such that they do not affect the clear sight triangle for travel lanes or the on-street parking. Prior to new encroachment into the public right-of-way, a permit shall be obtained from the County Engineer.
2. **Multifamily Development Block.** Street-facing ground floor parking, including garages, is not permitted on the first floor of a multifamily structure on an Main Street unless the first 20 feet of depth of the first floor facing the street is constructed as habitable space (as opposed to garage or other storage space). Parking shall occur beneath the multifamily structure, within parking garages, or within surface lots that do not front on a Main Street.
3. **Attached, Detached and Accessory Development Block.** All residential development on lots that are less than 50 feet in width shall be served by rear alleys. Each alley shall connect with streets at both ends.
- g. **PED Prototype.** The PED Prototype, as defined in Section 11.1.6 herein, is a development model that illustrates a typical assemblage of permitted structure types within permitted block types and details the specific design standards for each structure type within the context of a block. The "prototypical" block is not intended to be used to regulate development and therefore does not address specific or individual conditions of each site.

11.1.7. *Street Types, Parking and Mobility.*

a. *Main Street(s).*

1. **Internal Pedestrian-Oriented Main Street.** The Regulating/Master Development Plan shall identify at least one pedestrian-oriented Main Street(s) for each sub-planning area in SPA 3. The length of Main Streets shall be at least two blocks.
2. Main streets shall be designed as pedestrian-oriented streets or streets that serve vehicular circulation but still serve pedestrians.

b. *Parking.*

1. **Required Parking and Parking Reduction.** All development shall meet the off-street parking requirements of the zoning ordinance. The location of the required spaces shall be within the development site, except when an alternative parking plan has been approved. All allowable alternative parking plans, including off-site, combined, shared, and valet parking, shall be encouraged and facilitated.
2. **On-Street Parking.** The on-street parking spaces directly in front of businesses shall be counted toward required off-street parking requirements.
3. **Off-Street Parking Lot Design and Landscaping.** Parking lots shall be located to the periphery of the site. A parking lot shall not be bordered by an Main Street. Required parking landscape areas may be relocated to other portions of the parking lot provided that the tree canopy at five years is greater than or equal to the tree canopy resulting under section 7.1 of the Zoning Ordinance and meets the intent of this section.
4. **Bicycle Connectivity**

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- i. Bicycle and other multi-modal connectivity within the site and to the surrounding bicycle network is important. The internal street network design as presented in the Critical Area Plan for SPA 3 promotes low vehicle speeds and contains strategies to facilitate on-street bicycle access, use, and connectivity.
- ii. *Bicycle Facilities.* See Section 7.1.1.6. of the Zoning Ordinance, Bicycle Parking Facilities for regulations.

c. *Pedestrian.*

1. *Pedestrian Connectivity.* Pedestrian connectivity within the site and to the surrounding pedestrian network is critical. Shorter block lengths and blocks with sidewalks provide the structure for pedestrian connectivity. Block lengths greater than 500 feet require mid-block crossings. Parking lots shall provide clearly marked and landscaped pedestrian-oriented crossings.
2. *Transit Accessibility.* Since most large-scale redevelopment sites will be located on major roads that already have transit service or are likely to gain transit service, the development shall include transit stops with shelter, seating, trash receptacle, bicycle rack, and adequate lighting. The connections between the transit stops and the internal pedestrian network shall be paved and clearly marked.
3. All pedestrian facilities shall comply with ADA and Florida Accessibility Code standards.

11.1.8. *Environment.*

- a. *Greenways and Environmental Connections.* Intact and functioning environmental systems, such as waterways and wetland systems, shall be preserved/maintained through the site. The areas to be preserved shall be identified on the Master Land Use Plan and shall be evaluated by the County on a case-by-case basis to address the individual natural features of each site. The management guidelines shall be determined by applying the "Principles for Evaluating Development Proposals in Native Habitat," Chapter 2, APOXSEE. These objectives in order of priority are to: 1) protect listed species, 2) create/enhance connectivity, 3) protect native habitat and 4) restore native habitat. The relative size and functional value of each feature shall be assessed as a part of the site design process to determine the protection measures required. Based on an assessment of the quality and quantity of on-site natural resources, departures from the above prioritization are allowed.

11.1.9. *Transect Zones*

a. *Transect Zones Generally.* An urban transect that describes the varying intensities and characteristics of development is used as the organizing principle within the Form-Based District.

1. All land within the District is assigned to one of four (4) transect zones; MEC, Transition, Residential and Preserve. These assignments are shown on the Regulating/Master Development Plan.
2. Each transect zone governs allowable block, street, and lot type.

b. *Transect Assignment Concepts.* The Regulating/Master Development Plan for the District identifies the proposed assignment of transect zones. Assignment of transect zones can ensure compatibility with surrounding neighborhoods and implement other provisions of the Comprehensive Plan. The following guidelines must be followed when proposing transect zones:

1. Compatible intensities should face across streets.
2. MEC transect zones should be located along or near arterial streets. Transition transect zones may be along or near arterial or collector streets. Residential and Preserve transect zones should adjoin neighborhoods of similar intensity or natural areas. Preserve transect zones incorporate natural features that are worthy of protection.
3. Where a proposed project will abut an existing or approved residential neighborhood, the new development should establish similar or compatible transect conditions.

c. *Transect Zone Standards.* Standards for each transect zone are summarized in the table below:

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1. TRANSECT ZONE STANDARDS TABLE

Transect Zone	Block Types
<p>MEC Transect Zone (fka Core Minus) – Is a more intensely occupied zone, with mostly attached buildings that create a continuous street facade and a walkable area.</p>	<ul style="list-style-type: none"> • Commercial/Industrial/Office • Mixed-Use • Multi-Family • Attached Residential
<p>Transition Transect Zone (fka General) – Has a mixture of uses and a wide variety of lot types. Buildings may be attached or detached and are typically separated from the street with small street yards.</p>	<ul style="list-style-type: none"> • Commercial/Industrial/Office • Mixed-Use • Multi-Family • Attached, Detached and Accessory Residential
<p>Residential Transect Zone (fka General Minus) – Similar to Transition but limits lot types and building forms to residential uses only.</p>	<ul style="list-style-type: none"> • Multi-Family • Attached, Detached and Accessory Residential
<p>Preserve – Denotes land that contains protected habitats and may include civic space, buffers, nature trails, wetland mitigation, and stormwater management areas. Streets that are required for network may be located within the Preserve Transect Zone provided that they avoid or minimize impacts to the protected habitats.</p>	<ul style="list-style-type: none"> • Not Applicable

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11.1.10 *Building Lot Type Standards*

- a. *Lot Types by Block*. Specific lot types are allowed within corresponding blocks as identified in the following table:

1. LOT TYPES BY BLOCK TABLE

Block Type	Building Lot Type
Commercial/Industrial/Office	Liner Building Lot Mixed-Use Building Lot Live-Work Building Lot Civic Building Lot Civic Space Multi-Purpose Lot Anchor Store Lot Flex Building Lot Campus Building Lot
Mixed-Use	Liner Building Lot Mixed-Use Building Lot Live-Work Building Lot Civic Building Lot Civic Space Multi-Purpose Lot Campus Building Lot
Multi-Family	Apartment Building Lot Courtyard Building Lot Rowhouse Lot Apartment House Lot Civic Building Lot Civic Space
Attached Residential	Courtyard Building Lot Rowhouse Lot Apartment House Lot Duplex Lot Civic Building Lot Civic Space

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Block Type	Building Lot Type
Detached and Accessory Residential	Cottage House Lot Sideyard House Lot House Lot Civic Building Lot Civic Space

- b. *Additional Lot Types.* An applicant may propose additional lot types through the rezoning application process. A proposed additional lot type will be generally described, allocated to the relevant Block Types, added to Table 1, SPA 3 Lot Size and Dimensional Requirements, and Table 2 SPA 3 Lot Use Table, and, where appropriate, identified in Block Prototypes. The Board of County Commissioners will decide to accept, modify, or reject such additional lot types during the approval process based on its determination as to the consistency of the additional lot types with the planning, design, and compatibility principles set forth in the Comprehensive Plan and the District.
- c. *Lot Types Described:* Lot Types are generally described below. Except as noted, parking spaces are provided on-street, to the rear of the lot, or as otherwise provided within this document and within the SPA 3 Critical Area Plan.
1. *Liner building lot:* A lot located and designed to accommodate a large-footprint building such as a parking garage, cinema, supermarket, etc., which is surrounded by a liner building which conceals large expanses of blank walls and faces the street with ample windows and doors opening onto the sidewalk.
 2. *Mixed-use building lot:* A lot located and designed to accommodate a multistory building with multiple dwellings in upper stories and various commercial uses in any stories.
 3. *Apartment building lot:* A lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk.
 4. *Courtyard building lot:* A lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.
 5. *Live-work building lot:* A lot located and designed to accommodate an attached or detached building with residential uses, commercial uses, or a combination of the two within individually occupied live-work units, all of which may occupy any story of the building.
 6. *Rowhouse lot:* a lot located and designed to accommodate a building with common walls on both side lot lines and a private garden to the rear.
 7. *Apartment house lot:* A lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other.

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8. *Duplex lot*: A lot located and designed to accommodate a detached building with small side yards and a large front yard and containing two dwellings.
9. *Cottage house lot*: A lot located and designed to accommodate a small detached building with small side and front yards.
10. *Sideyard house lot*: A lot located and designed to accommodate a detached building that abuts one side lot line, with the primary yard to the other side.
11. *House lot*: A lot located and designed to accommodate a detached building with small side yards and a large front yard; on-site parking may be provided to the side as provided in this document.
12. *Civic building lot*: A lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services (see the SPA 3 Critical Area Plan for *Civic Recreational Space Buffer Plan*).
13. *Civic space lot or area*: A lot located and designed to accommodate a civic space, which depending on the transect zone in which it is located, may be a green, square, plaza, neighborhood park, playground, community garden, or natural area worthy of preservation.
14. *Multi-Purpose lot*. This lot type accommodates a single or multi-story building with dwellings and/or offices in all stories with the potential for retail at the sidewalk level. It allows residential uses on the ground floor.
15. *Anchor Store lot*. A lot designed to accommodate mid to large footprint single or two-story buildings with significant internal height and volume. Uses are limited to commercial/retail uses.
16. *Flex Building lot*. This lot type is located and designed to accommodate mid-size single story or multi-story buildings with significant internal height and volume.
 - i. The building length will not exceed 75% of the lot width. The maximum length of any lot cannot exceed 500 feet.
 - ii. Two building configurations are allowed within this lot type:
 - (a) A single building may be located parallel to the front and rear lot line with a minimum yard setback of zero in the MEC Transect and 15 feet in the Transition Transect up to a maximum of 25 feet in the MEC Transect and 70 feet in the Transition Transect. The setback may be occupied by surface parking so long as it is concealed by a compound wall or landscaped screening to screen the front parking lot from passing motorists and pedestrians. The maximum height of the compound wall is four feet. Parking may also be located at the rear of the lot.

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- (b) Two buildings may be located parallel to the side lot lines to form a central parking court. The minimum front and side yard setbacks for these buildings is zero in the MEC Transect and 15 feet in the Transition Transect, and the maximum front setback is 25 feet along in either Transect. The parking court must be concealed by a compound wall or landscaped screening up to 4 feet tall. The wall can be made of landscape or planting only if desired. Parking may also be located at the rear of the lot.

17. *Campus Building lot.* This lot type accommodates a single or multi-story building with offices or institutional uses in all stories with the potential for retail stores at sidewalk level. It is intended to convey a building with windows on all sides and grouped into clusters around quads and courts within large blocks. The maximum lot width along any street is allowed to 500 feet. However, any lot exceeding 250 in width along a street has to have more than one building with a minimum setback of 15 feet between them.

- d. *Lot Types Along Main Streets:* Lot types should be selected so that buildings of compatible scale and arrangement will be placed on both sides of Main Streets. Contrasting lot types may be placed back-to-back, allowing alleys or lanes to serve as transitions.
- e. *Multi-family Structures on Main Streets:* Street-facing ground floor parking, including garage, is not permitted on the first floor of a multifamily structure on a Main Street unless the first 20 feet of depth of the first floor facing the street is constructed as habitable space (as opposed to garage or other storage space). Parking shall occur beneath the multifamily structure, within parking garages, or within surface lots that do not front on a Main Street.
- f. *Placement of Buildings on Each Lot Type.* The various lot types and proper building placement for each lot type are detailed in Table 1, *SPA 3 Lot Size and Dimensional Requirements* below.

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TABLE 1 – SPA 3 LOT SIZE AND DIMENSIONAL REQUIREMENTS

Lot Type	Lot Area (min/max in sf)	Lot Width (min/max)	Frontage Percentage (min/max)	Lot Coverage by all bldgs (max)	Yards				Height ⁴ (min/max in stories; max in feet) (by Transect Zone)		Accessory Dwelling Unit ⁵ (max bldg footprint in sf)		
					Street (min/max by Transect Zone)		Side (min)	Rear ^{1,1} (min)	Water ³ front (min)	MEC		Transition	Residential
					MEC	Transition							
Liner Building Lot	no min/no max	no min /500	90%/100%	100%	0/10	X	0	0	20/30	2/5:65'	X	X	
Mixed-Use Building Lot	no min/no max	no min/300	90%/100%	100%	0/10	0/10	0	3	20/30	2/5:65'	X	X	
Apartment Building Lot	10,000/no max	100/200	80%/100%	100%	0/10	5/10	0	10	20/30	2/4:55'	1/2:35'	X	
Courtyard Building Lot ⁶	20,000/no max	150/300	50%/90%	70%	0/10	5/10	5	10	20/30	2/3 ^{1/2} : 55': 45'	1/2:35'	X	
Live-Work Building Lot	1,800/7,200	16/60	60%/100%	80%	0/6	5/10	0	20	20/30	2/3:45'	1/2:35'	625	
Rowhouse Lot	1,800/3,840	16/32	90%/100%	80%	0/6	5/10	0	20	20/30	2/3:45'	1/2:35'	625	
Apartment House Lot	4,800/18,000	48/120	70%/90%	80%	X	10/25	5	15	20/30	X	1/3:45'	X	
Duplex Lot	5,000/10,800	35/90	60%/90%	80%	X	10/20	5	15	20/30	X	1/3:45'	X	
Cottage House Lot	2,400/4,800	24/40	70%/90%	60%	X	5/20	3	15	20/30	X	1/2:35'	X	
Sidyard House Lot	3,000/7,200	30/60	60%/90%	50%	X	5/10	0/10 ¹	15	20/30	X	1/3:45'	800	
House Lot	4,000/8,400	40/70	60%/80%	50%	X	10/20	5	15	20/30	X	1/3:45'	800	
Civic Building Lot	no min/no max	no min/no max	no min/no max	no max	no min/ no max	no min/ no max	0	0	20/30	1/4:55'	1/3:45'	1250	
Civic Space Lot ⁸	no min/no max	no min/no max	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	X	
Multi-Purpose Lot	no min/no max	no min/300	50%/100%	100%	0/10	0/10	0	3	20/30	1/5:65'	1/3:45'	X	
Flex Building Lot ⁸	no min/no max	no min/500	50%/75%	80%	0/25 ⁸	15/70 ⁸	5	50	n/a	1/4:55'	1/3:45'	X	
Anchor Store Lot	no min/no max	no min/no max	50%/100%	80%	0/no max	X	10	10	n/a	1/3:45'	X	X	
Campus Building Lot ⁸	no min/no max	no min/500 ⁸	50%/100%	100%	0/no max	X	5	10	n/a	2/5:65'	X	X	

¹ n/a indicates "not permitted."
² Minimum rear yards apply to lots with alleys or lanes and to lots with neither alleys nor lanes; rear yards do not apply to through lots or to double-frontage lots.
³ Minimum rear yards in this column apply to principal buildings. When alleys or lanes are provided, garages and accessory dwelling units must be built with one wall placed 3' from the property line which is adjacent to the alley or lane.
⁴ Intra-coastal waterway and bays - 30'; all other waterfront yards - 20'. Mezzanines that exceed the percentage of floor area for a mezzanine defined in the Florida Building Code are counted as a story for the purpose of measuring height. Habitable space within a roofline that is entirely non-habitable is not counted as a story with a 12:12 pitch or less counts as 1/2 story. For heights measured in feet, see Section 6.2.4 of the Zoning Ordinance for details and exceptions.
⁵ See requirements for accessory dwelling units in Sections 5.3.2.a and 6.11.5.e. The maximum sizes in this column supersede those in Section 5.3.2.a.
⁶ On Courtyard Building Lots, the longer dimension of the central garden or courtyard must be at least 30' long if oriented east-west or 40' if oriented north-south. If the longer dimension is less than 35', architectural projections such as porches and balconies may only extend into the courtyard from one side. Elevator access is allowed only up to the courtyard level. Maximum lot coverage is measured immediately above the courtyard level.
⁷ One side yard must be 10' min; the opposite side yard may be 0' if the adjacent lot is a Sideload House Lot or if the adjacent lot provides a maintenance easement, otherwise the opposite side yard must be 3' min.
⁸ See additional criteria under "Lot Types Described" section above this table.

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11.1.11. *Permitted Use*

- a. *Permitted Uses.* Permitted use descriptions and limitations are determined by the Zoning Ordinance of Sarasota County Florida, which descriptions and limitations are hereby adopted by this reference. Table 2, *SPA 3 Lot Use Table*, below, identifies uses by Lot Type and Block Type. There are three types of column headings in Table 2:
1. The first four columns identify "Blocks." The letter "X" in a row below indicates that the specific listed "Lot Type" is allowed in that Block.
 2. The 12 columns under "Uses and References to the Zoning Ordinance of Sarasota County Florida" identify specific uses, use categories and limits that are described or defined in the Zoning Ordinance. The letter "P" and "L" in a row below has the same meaning as when those letters are used in all other use tables in Section 5.1.1 of the Zoning Ordinance. A blank cell indicates that a use is not allowed for the respective lot type, unless the use is specifically allowed by another column in Table 2.
 3. The last column identifies the entire Planned Economic Development (PED) zoning district:
 - i. The letter "S" in a row below indicates that a particular lot type has the same rights to all permitted and limited uses that are allowable for any parcel located in that zoning district.
 - ii. All other uses indicated by "P" or "L" in another column of Table 2 are also permitted.
- b. *Accessory Uses:* Accessory uses and structures not listed in Table 2 are regulated in the same manner as the Sarasota County Zoning Ordinance would otherwise provide for each permitted use.

11.1.12. *Development Standards for Individual Lots.*

a. *Dimensions for Each Lot Type:* Table 1, SPA3 Lot Size and Dimensional Requirements, provides dimensional requirements that apply to all lots of each designated lot type. These requirements supersede any contradictory requirements in Sarasota County codes.

1. If additional lot types are proposed during the application process, comparable dimensional requirements must also be proposed. Changes may also be proposed to the dimensional requirements in Table 1, SPA3 Lot Size and Dimensional Requirements, for a designated lot type.

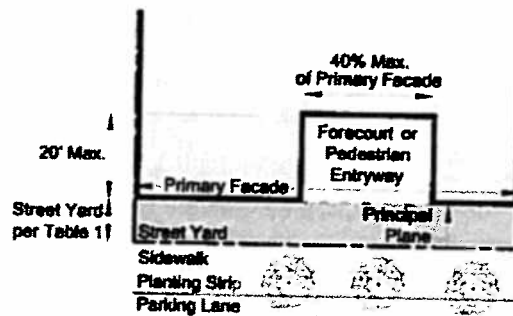
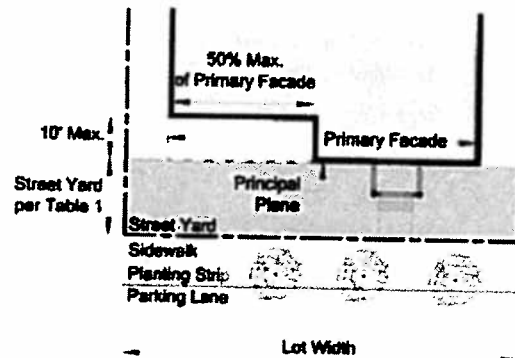
2. The Board of County Commissioners will decide to accept, modify, or reject such dimensional requirements during the approval process based on its determination as to the consistency of the dimensions with the planning, design, and compatibility principles set forth in the Comprehensive Plan and the District. In no case may building heights above seven stories and 85 feet be approved.

b. *Primary Entrances:* The primary entrance of buildings must directly face a street or a civic space, except on Courtyard Building Lots where primary entrances may face a central garden or courtyard or on Sideyard House Lots where primary entrances may face a side yard.

c. *Frontage Percentages:* Frontage percentage is the percentage of the width of a lot that is required to be occupied by its building's primary facade. Table 1, SPA3 Lot Size and Dimensional Requirements, provides minimum and maximum frontage percentages for each lot type.

1. Up to 50 percent of the width of the primary facade may be counted as meeting the frontage percentage requirement even though it may be set back up to 10 feet further from the street than the primary facade's principal plane.

2. The location of the primary facade's principal plane is not changed by facade extensions such as bay windows, awnings, porches, balconies, stoops, colonnades, or arcades, or by upper stories that are closer to or further from the street.



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3. The width of a porte cochere may be counted as part of the primary facade.
- d. **Forecourts:** For Liner Building, Mixed-Use Building, and Courtyard Building Lots only, a portion of the building's primary facade may be set back up to 20 feet further from the street than the primary facade's principal plane if this space is constructed as a forecourt or pedestrian entryway that is open to the sidewalk. This recessed portion may be up to 40 percent of the total width of the primary facade and may not be used by vehicles. On Courtyard Building Lots, this forecourt may extend beyond 20 feet into the central garden or courtyard.
- e. **Front Porches:** Front porches may extend up to ten feet into street yards provided they are at least eight feet deep. Partial walls, screened areas, and railings on porches that extend into the street yard may be no higher than 42 inches.
 1. Porches must remain set back at least the following distances from a public right-of-way:
 - i. In the MEC transect zone, zero feet.
 - ii. In the Transition transect zone, two feet.
 - iii. In the Residential transect zone, five feet.
- f. **Stoops:** Stoops may extend into street yards in the MEC and Transition transect zones provided their upper platform is no higher than 42 inches above the sidewalk. Partial walls and railings on stoops may be no higher than 42 inches. If requested during the application process, stoops may extend into the right-of-way to the extent specifically provided by the Board of County Commissioners during the approval process, based on its determination as to the adequacy of sidewalk widths to allow encroachment by stoops.
- g. **Liner Buildings:** The character of some uses of land, such as theaters and parking structures, would preclude their buildings from complying with the door and window requirements for primary facades. Such buildings may be constructed only on Liner Building, Mixed-Use Building, Apartment Building, and Courtyard Building Lots and in a manner that they will be separated from adjacent streets by liner buildings:
 1. Liner buildings must be at least two stories in height with no less than 20 feet in depth;
 2. Liner buildings may be detached from or attached to the buildings they are concealing;
 3. Liner buildings may be used for any purpose allowed on the lot on which they are located except for parking; and
 4. Liner buildings must meet the primary facade transparency requirements in the preceding subsection.
- h. **Wide Buildings:** Table 1, SPA3 Lot Size and Dimensional Requirements, allows Liner Building Lots to be up to 500 feet wide and Mixed-Use Building Lots to be

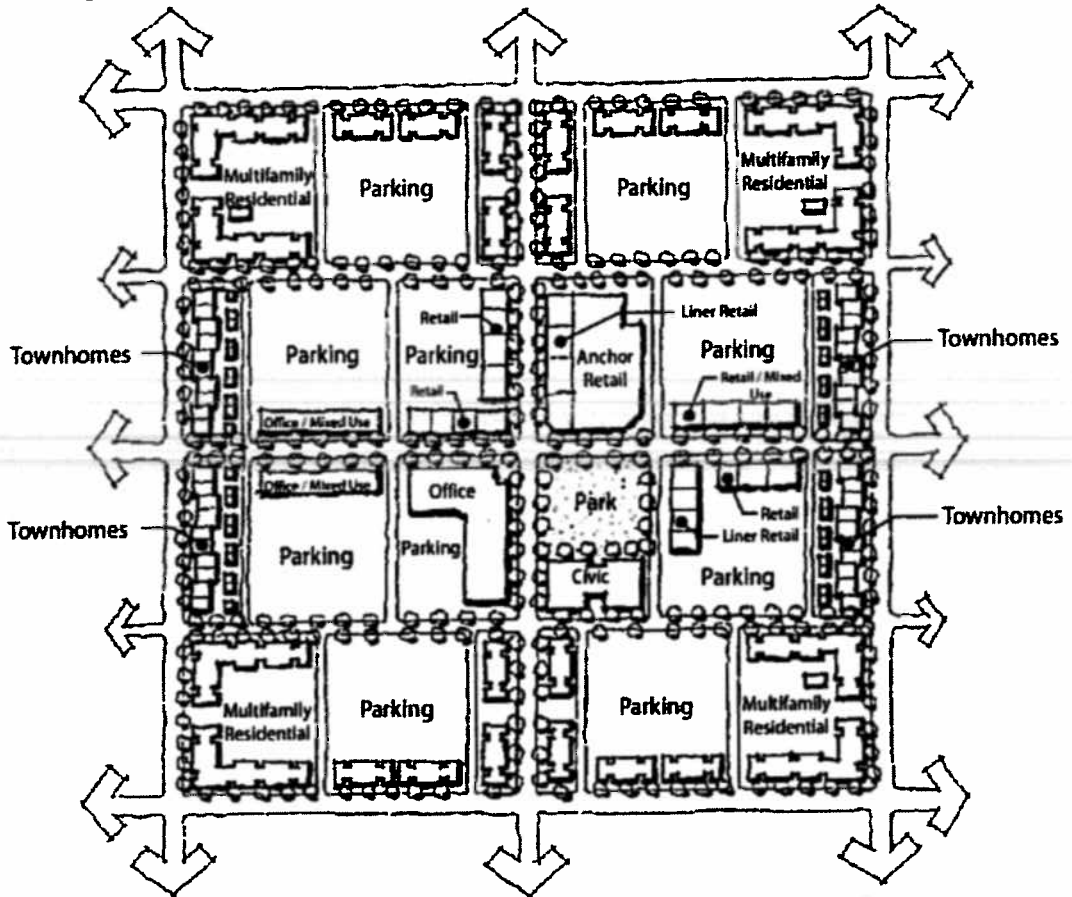
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up to 300 feet wide. When one of these lot types is placed directly across a street from significantly narrower lots, the principal facade of buildings on these lots must be varied with a change of architectural expression that reflects the widths of the narrower lots.

1. These changes in expression may be a vertical element running from sidewalk to roof, a change in fenestration or style, color, or texture, or a break in facade plane or roof line. These changes may be subtle or significant, but must soften the visual effect of very wide buildings directly across the street from narrower buildings.
-
- i. **Story Heights:** The ground story of commercial and mixed-use buildings must be from 12 feet to 18 feet tall. The ground story of residential and live-work buildings must be from 10 to 14 feet tall. Each story above the ground story in commercial and residential buildings must be from eight feet to 12 feet tall; any upper story taller than 12 feet will count as two stories. Story heights are measured from the floor to the bottom of the lowest structural member that supports the story above. In order to create a significant street front, single story Multi-Purpose buildings must be a minimum of 18 feet tall.
 - j. **Retail Floor Elevation:** In areas prone to flooding, interior floor space must be elevated above adopted base flood elevations or floodproofed in an acceptable manner. Retail space should be placed at sidewalk level; if this level is below the base flood elevation, the floor space must be protected from flood damage by floodproofing in accordance with Article XVI of Chapter 54 of the Sarasota County Code.
 - k. **Accessory Dwelling Units:** Each Live-Work Building, Rowhouse, Sideyard House, House, and Civic Building Lot is permitted one accessory dwelling unit in addition to its principal building. Accessory dwelling units are counted for density purposes in accordance with Section 5.3.2.a. Accessory dwelling units may not exceed the size limitations in Table 1 and must maintain the same side yards as required for the principal building.
 - l. **Front or Side Driveways:** A continuous network of rear and side alleys or lanes must serve as the primary means of vehicular ingress to individual lots in the Core and General transect zones. Rear lanes are required in the Edge transect zone for all lots narrower than 60 feet; where rear lanes are not provided, a front or side driveway is permitted to House Lots only, with the following restrictions:
 1. Detached garages must always be located in the rear of the lot. All walls of attached garages must be at least 20 feet behind the principal plane of the house's primary facade.
 2. Garage doors should face the side or the rear of the lot rather than the front. Where space does not permit a side-facing or rear-facing garage door, front-facing garage doors may be provided but each door may not exceed 10 feet in width.
 3. Driveways may not exceed 10 feet in width except at the garage entrance.

The PED Concept

Traditional PED



Traditional PED Street and Block Diagram

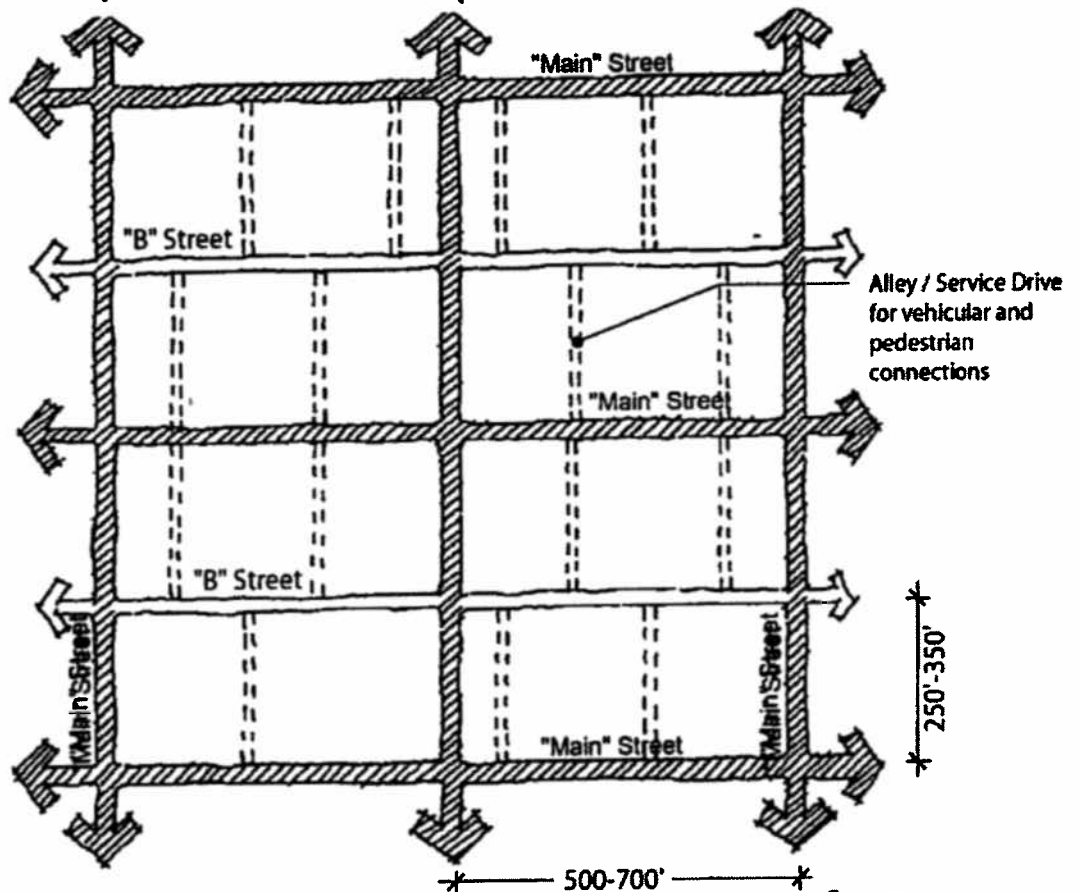


Figure PED-1

Mixed-Use Development Block (with Surface Parking)

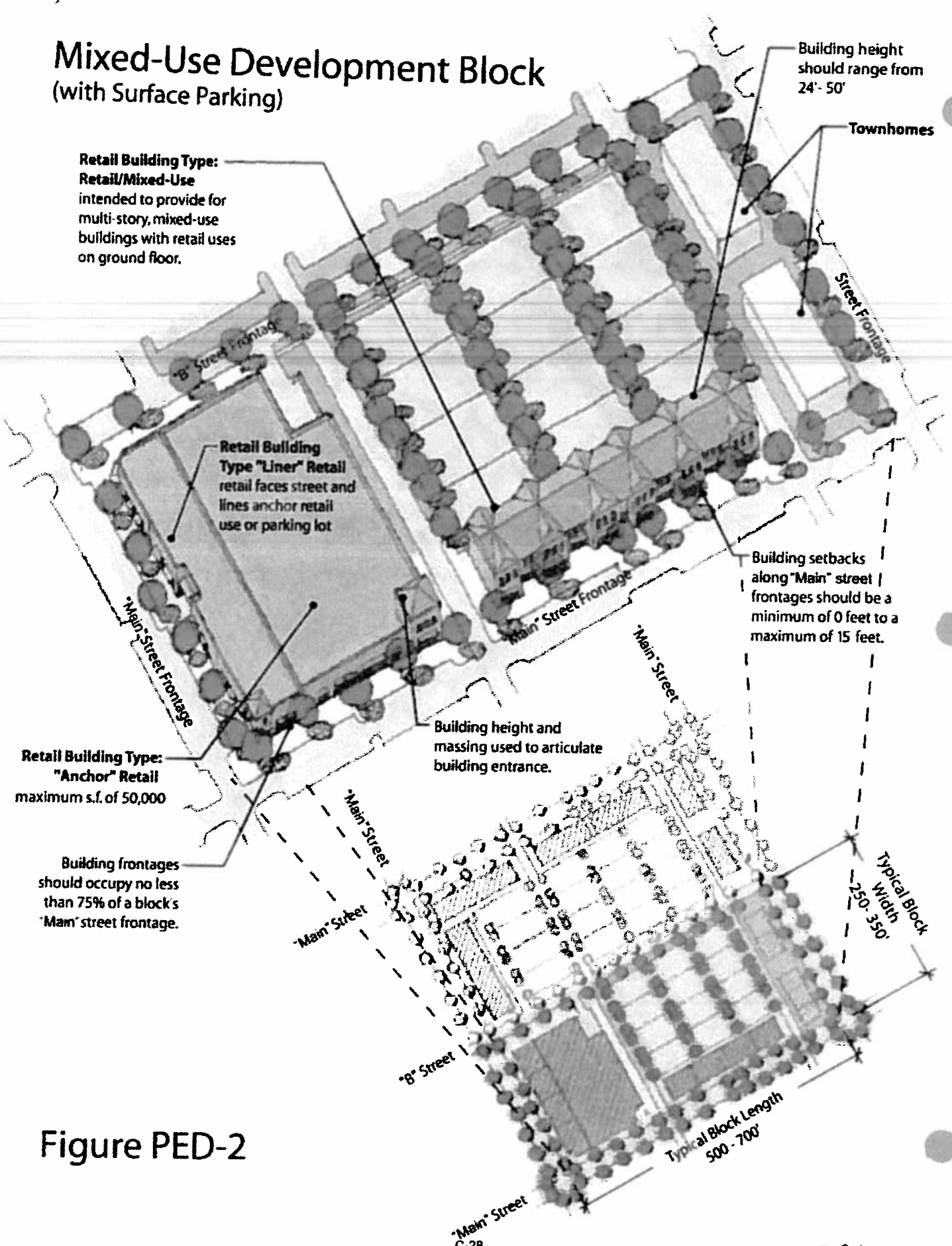


Figure PED-2

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Mixed-Use Development Block (With Structured Parking Option)

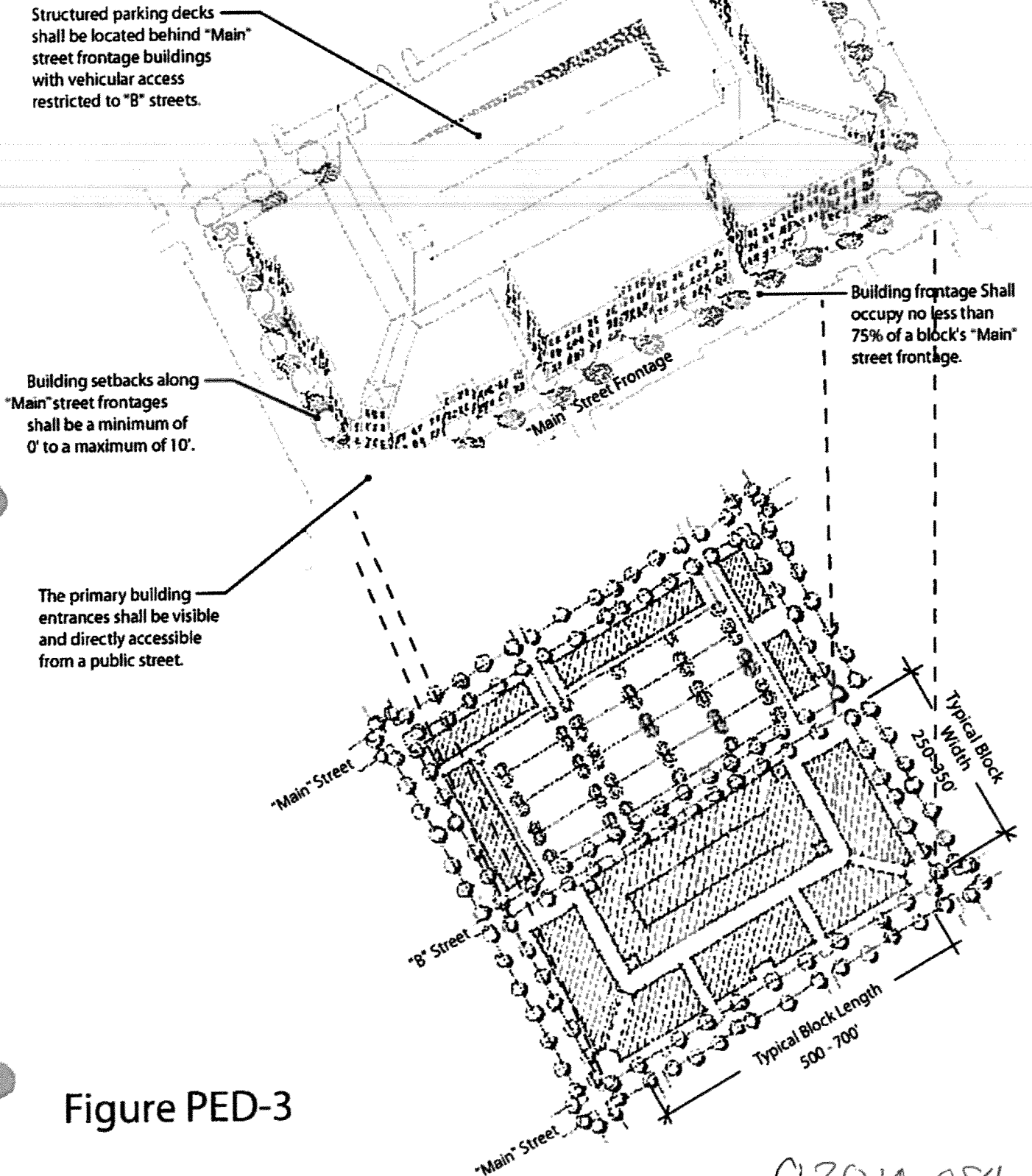


Figure PED-3

Multifamily Development Block (with Retail Anchor)

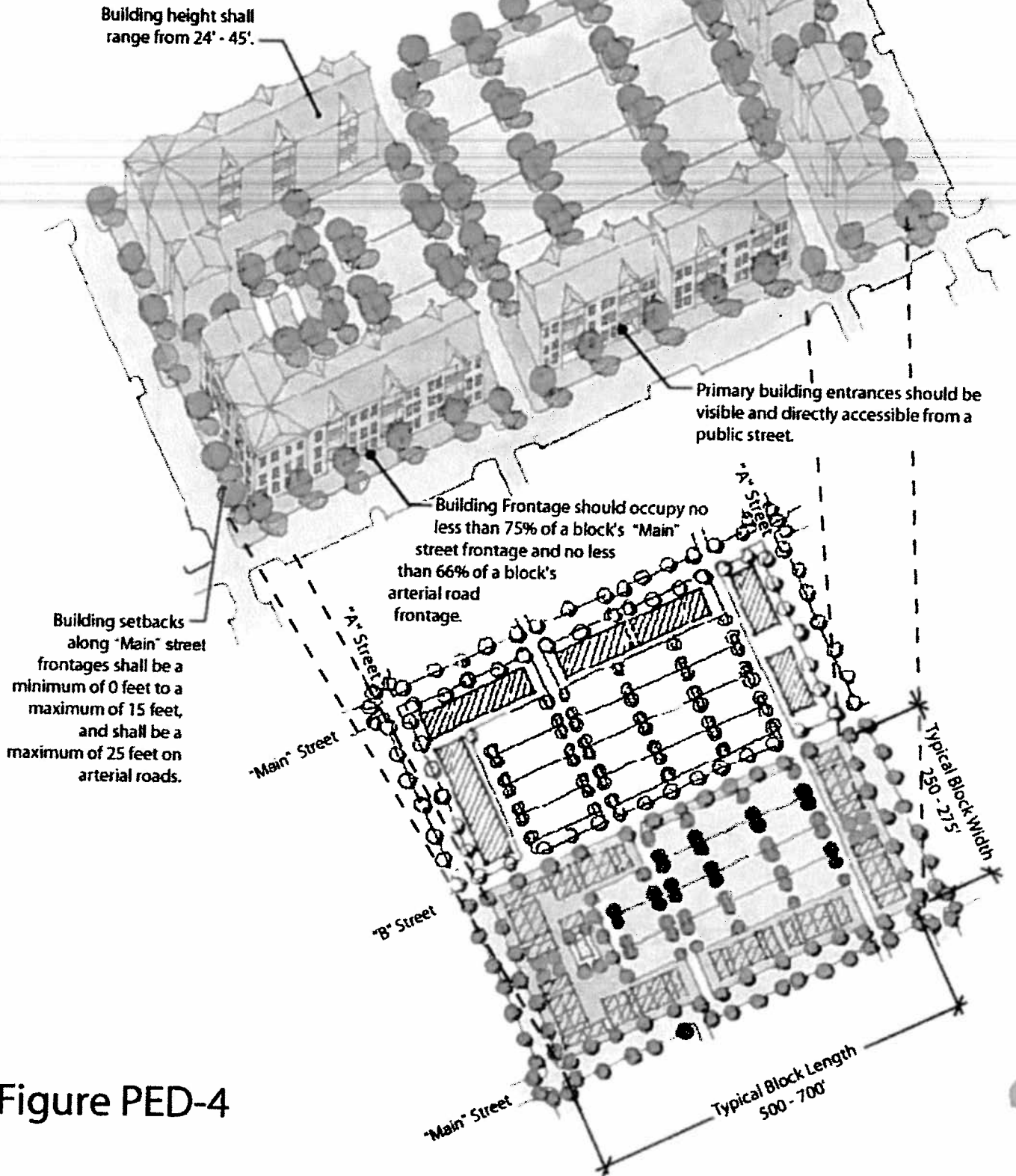


Figure PED-4

Attached, Detached & Accessory Residential Development

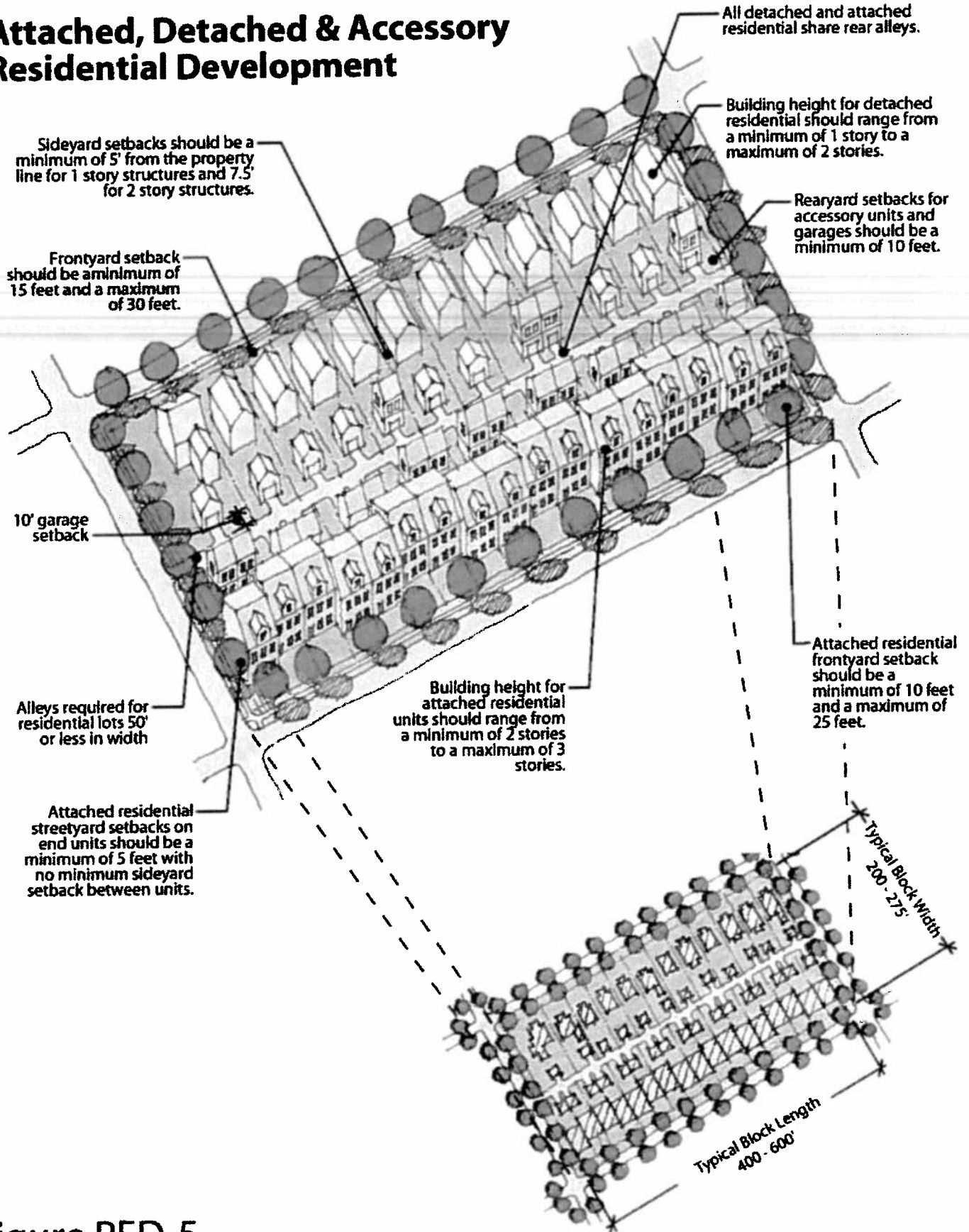


Figure PED-5

Figure 3.7.5.1 Stepback Illustration

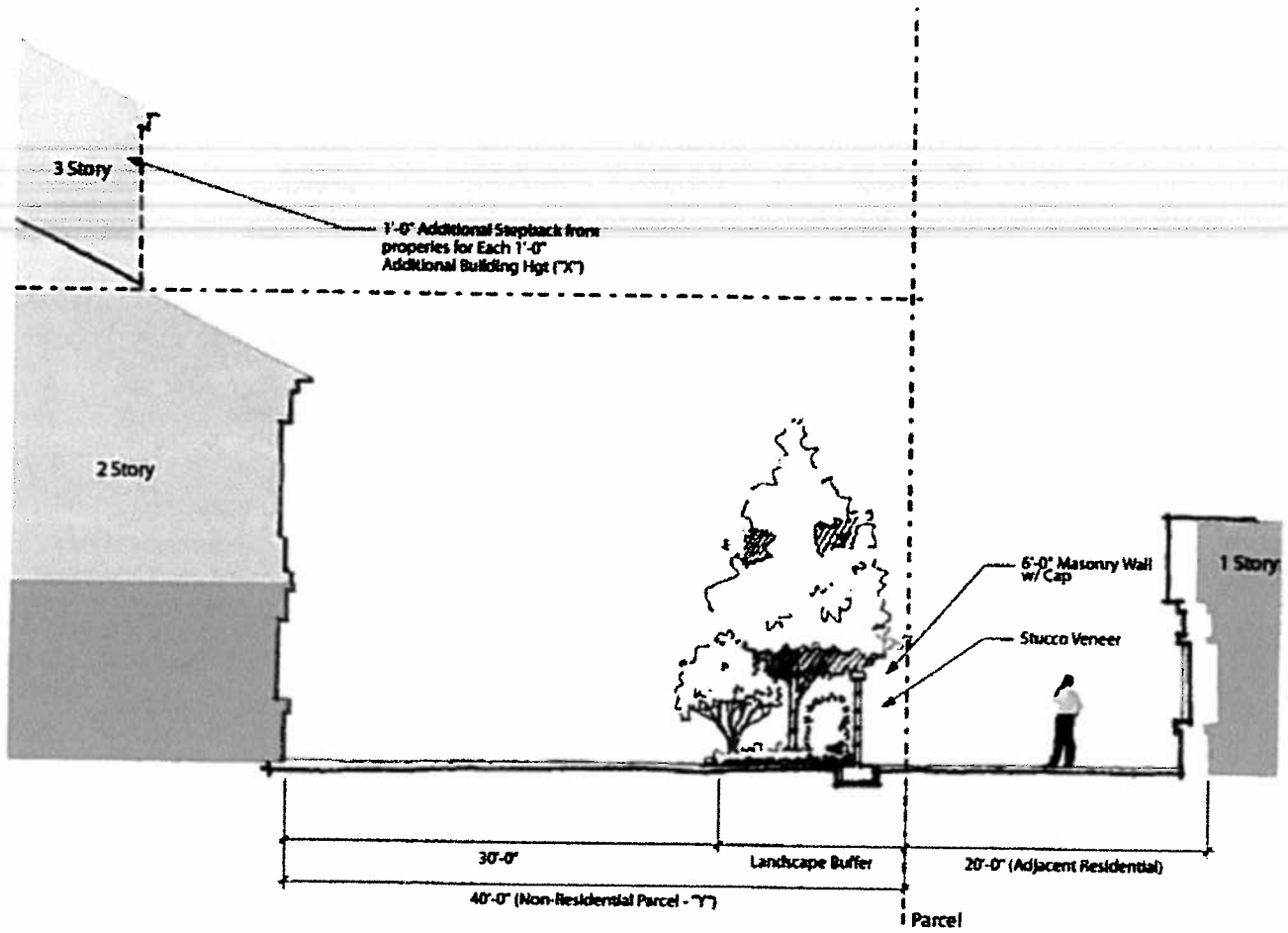


Figure PED-6

Commercial/Office Development Block

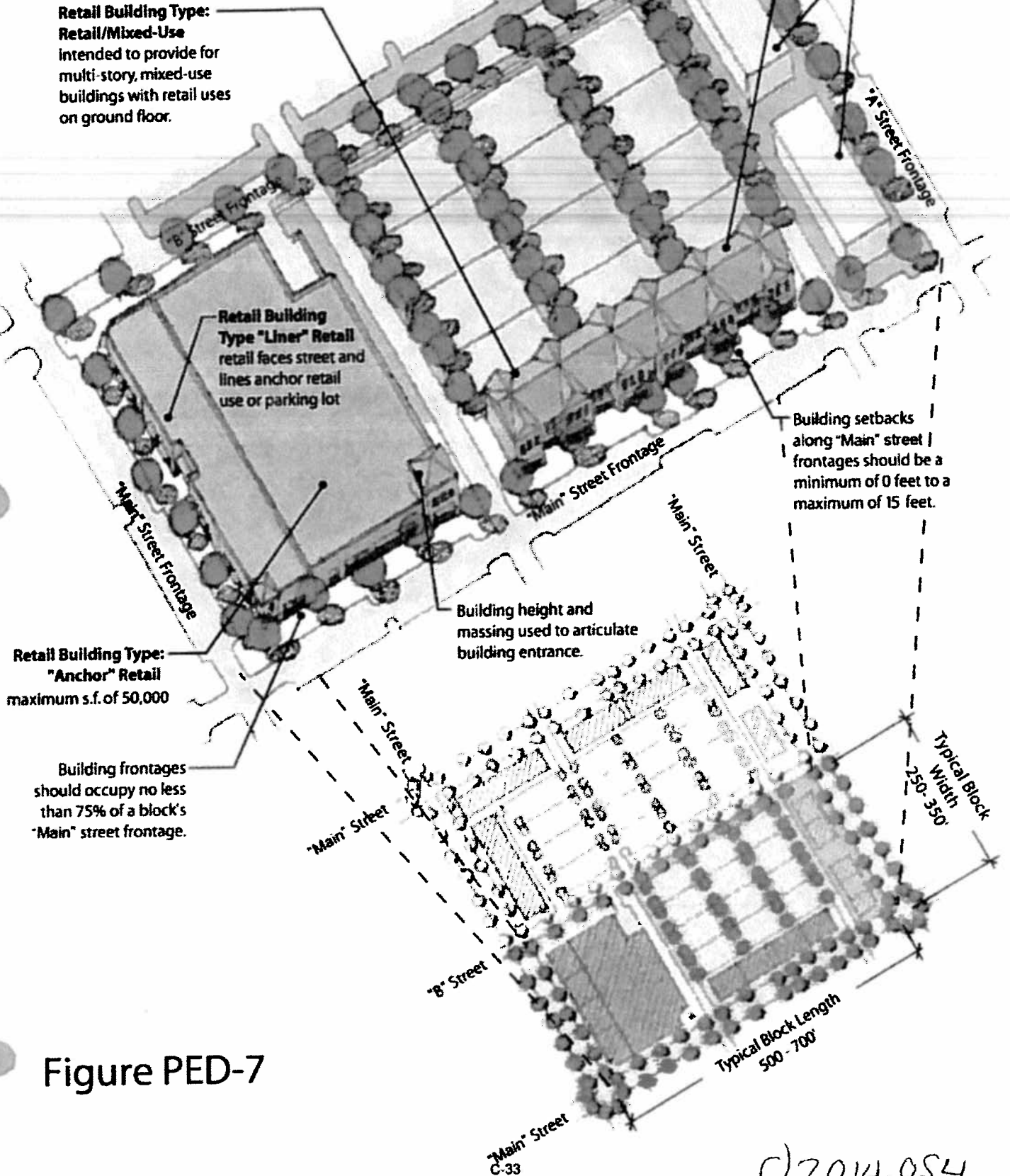


Figure PED-7

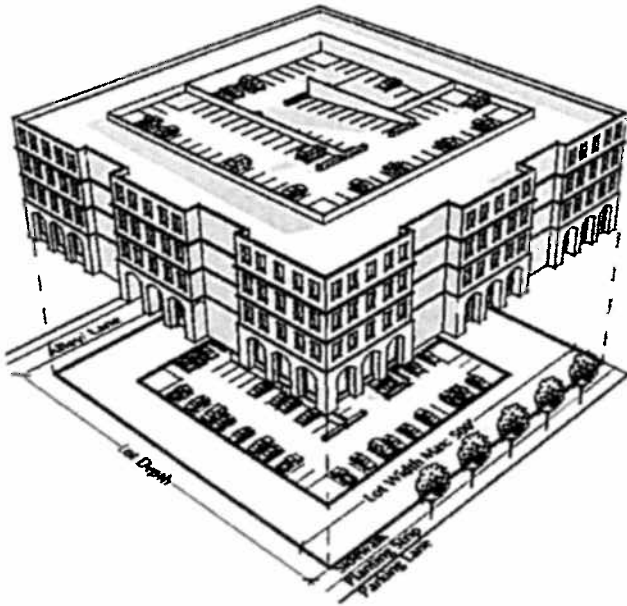
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Building Lot Type Illustrative Examples

Placement of Buildings on Each Lot Type

The various lot types and proper building placement for each lot type are illustrated on the following pages. Some of the dimensional requirements from Table 1 are shown on each diagram; refer to Table 1 for complete details. Character examples are provided for each lot type for illustrative purposes only; the dimensions in Table 1 control for regulatory purposes.

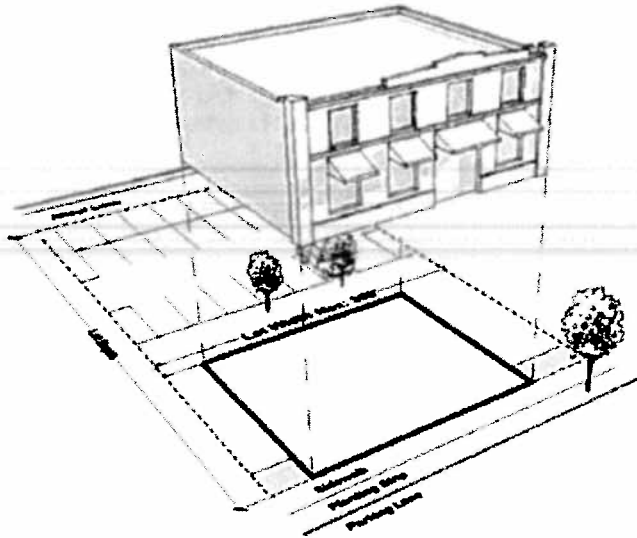
Liner Building Lot (LB):



Character Examples:



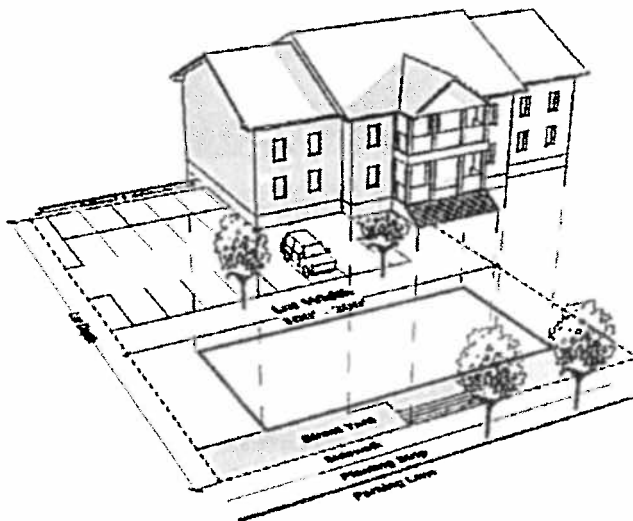
**Mixed-Use (MU) or Multi-Purpose (MP)
Building Lot :**



Character Examples:



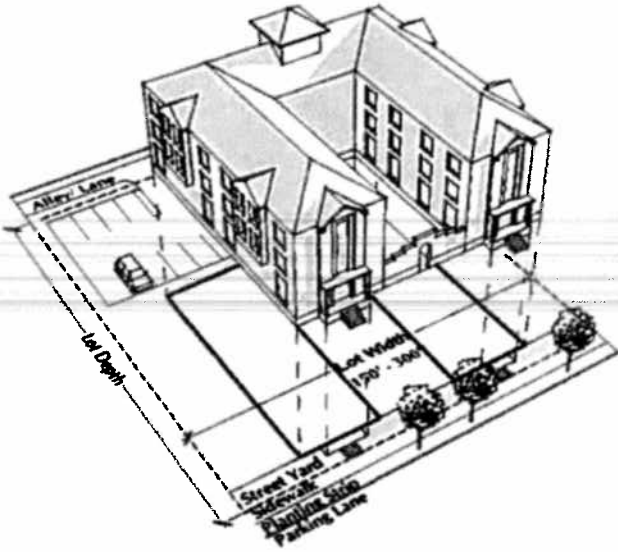
Apartment Building Lot (AB):



Character Examples:



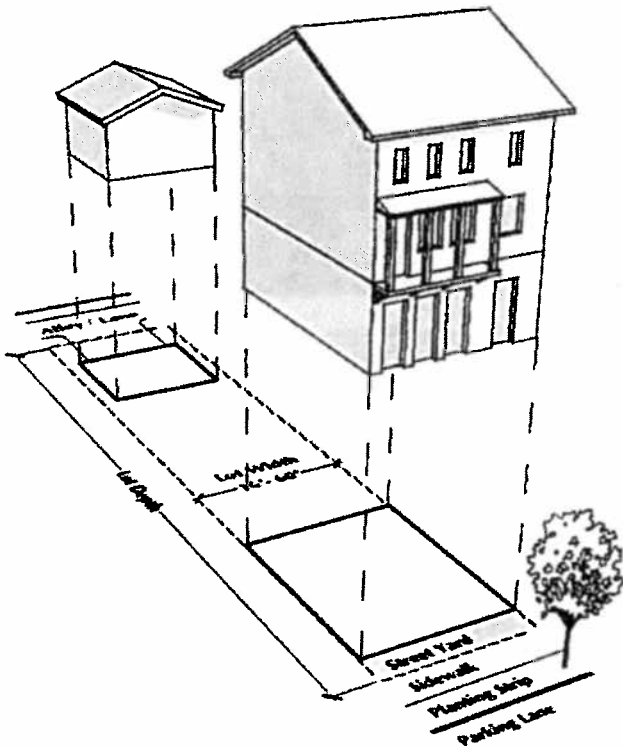
Courtyard Building Lot (CO):



Character Examples:



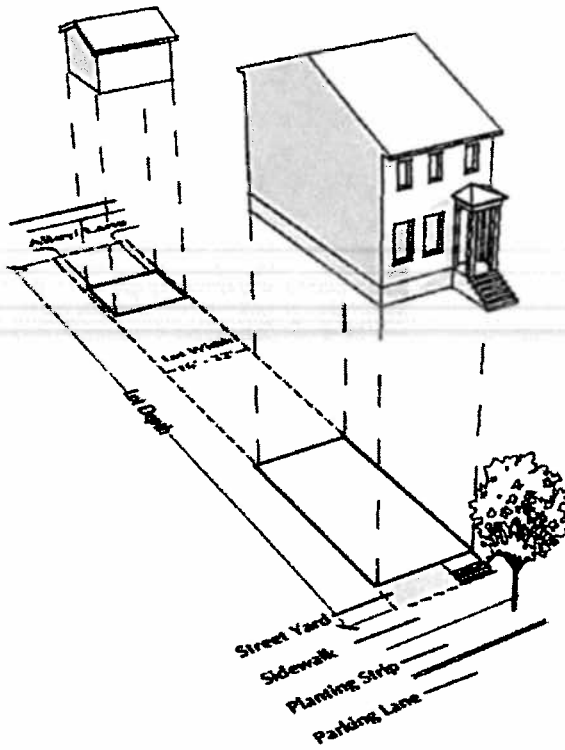
Live-Work Building Lot (LW):



Character Examples:



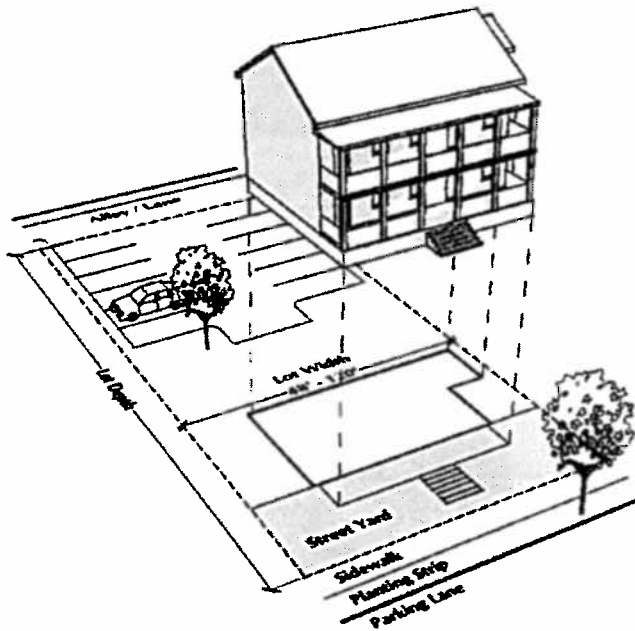
Rowhouse Lot (RH):



Character Examples:



Apartment House Lot (AH):

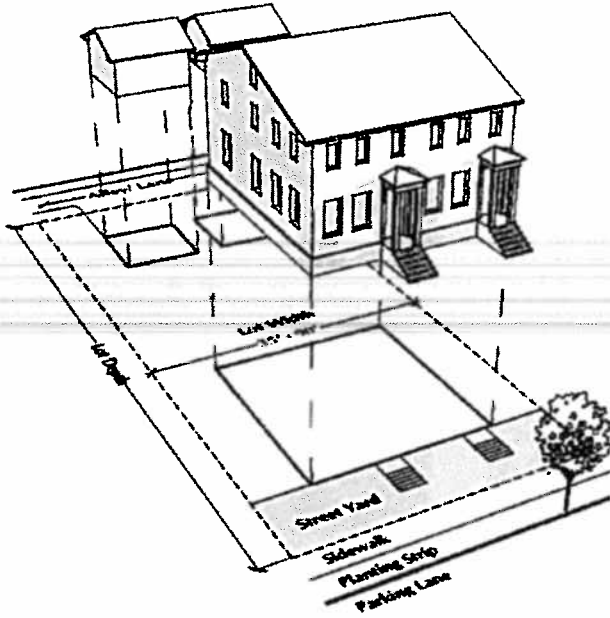


Character Examples:



Building Lot Type Illustrative Examples

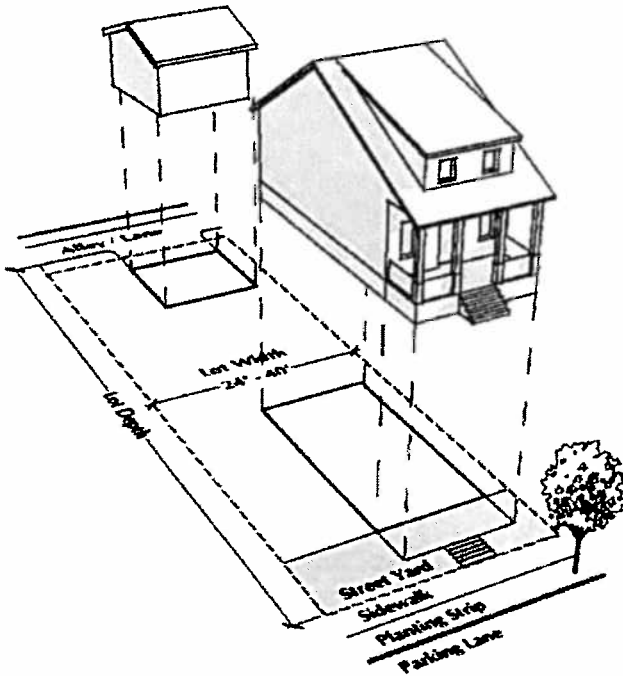
Duplex Lot (DU):



Character Examples:



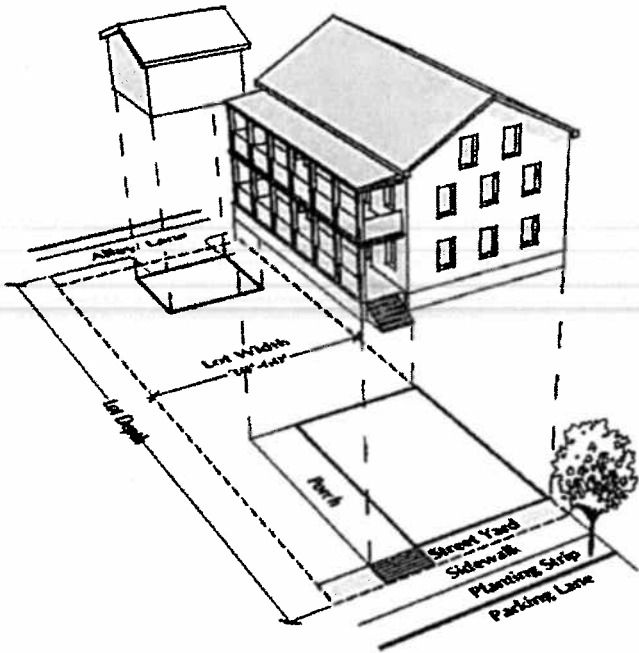
Cottage House Lot (CH):



Character Examples



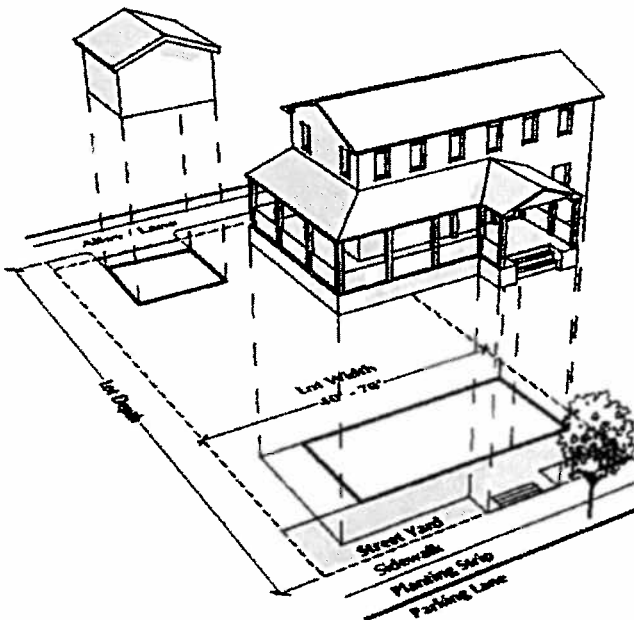
Sideyard House Lot (SH):



Character Examples:



House Lot (H):



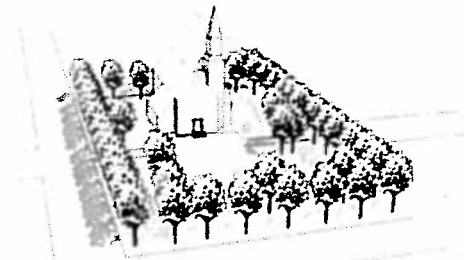
Character Examples:



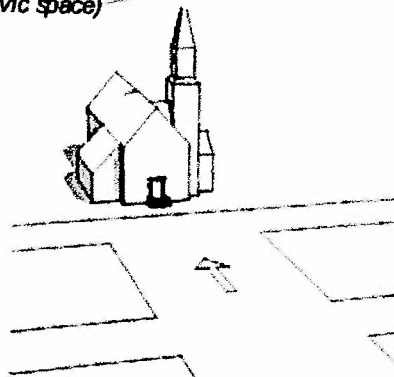
Civic Building Lot (CB):



(adjoining civic space)



(surrounded by civic space)



(axial termination of street)

Character Example:



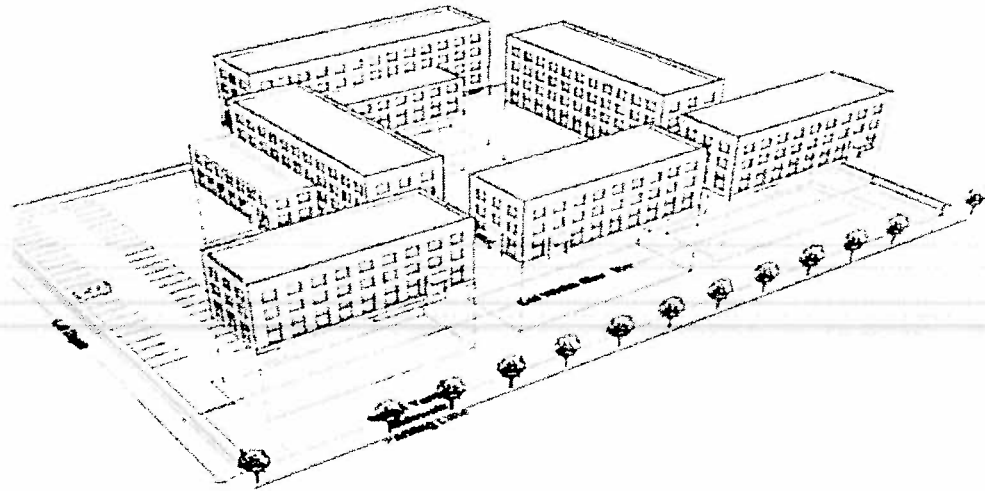
Civic Space Lot (CS):



Character Examples:

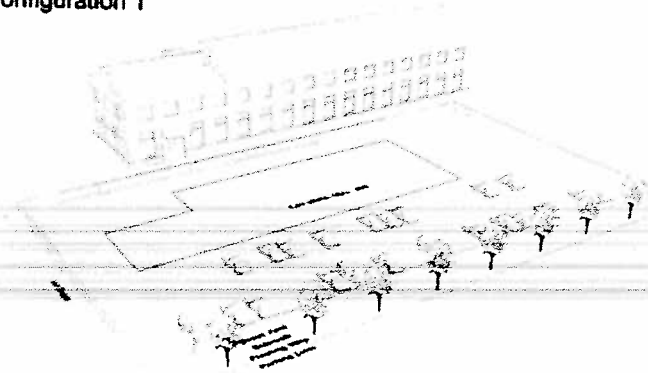


Campus Building Lot (CA):

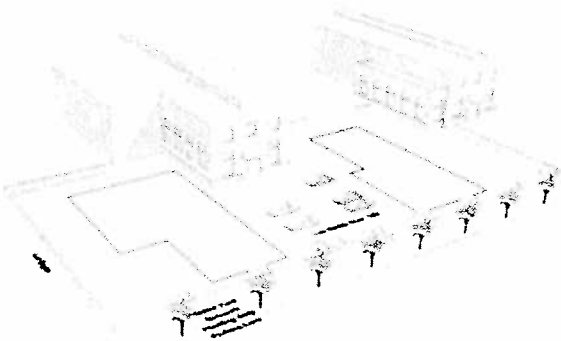


Flex Building (FB) Lot:

Configuration 1



Configuration 2



Two building configurations are allowed within this lot type.

1. A single building could be located parallel to the front and rear lot line with a minimum setback of 15 feet or a max. of 70 feet from the street. The setback can be occupied by surface parking so long as it is concealed by a compound wall or landscaped screening to screen the front parking lot from passing motorists and pedestrians. The maximum height of the compound wall is 4 feet. Parking may also be located at the rear of the lot.
2. Two buildings could be located parallel to the side lot lines to form a central parking court. The minimum front and side setback for these buildings is 15 feet and the max front setback is 25'. The parking court must be concealed by a compound wall or landscaped screening up to 4 feet tall. The wall can be made of landscape or planting only if desired. Parking may also be located at the rear of the lot.

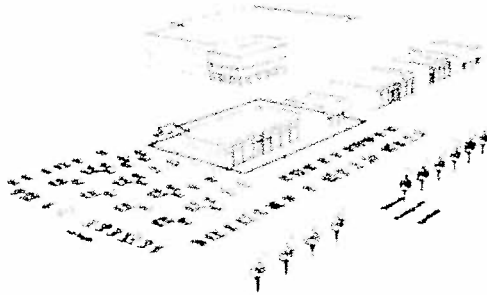
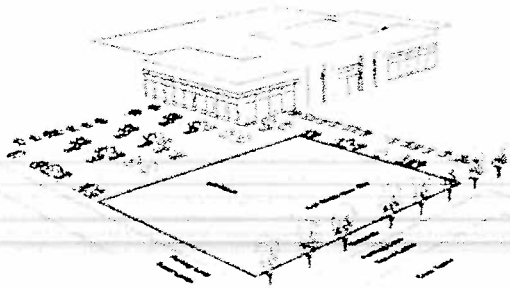
Character Examples:



Hedge "wall"



Anchor Store (AS) Building Lot:



Character Examples:



1. Facing a Street – When an Anchor Store Building lot faces a street or streets, the building along the longer lot face will front at least 50% of the lot length. The remainder may be occupied by surface parking. This parking will be concealed from the street by a wall or hedge with a minimum 4 feet of height. At least 60% of the building face along the longer side of the building will be transparent to the public realm via windows or doors.

2. Facing a Civic Space– When an Anchor Store Building lot has any side facing a civic space, the building will front at least 90% of the width of the civic space. At least 75% of the building will be lined with street-friendly liner buildings not to exceed the prescribed height and at least 30 feet deep.

• When an Anchor Building lot has its longer side not facing a street or public space, it may be located anywhere within the lot. In such cases, there are no prescribed frontage requirements.

