

CITY OF SARASOTA
Sarasota, Florida

Inter-Office Memorandum

November 7, 2022

TO: Shayla Griggs, City Auditor and Clerk
FROM: Michael A. Connolly, Deputy City Attorney
SUBJECT: Ordinance No. 22-5445



The City Commission, during its regularly scheduled meeting of November 7, 2022, passed on second reading and finally adopted Ordinance No. 22-5445. This Ordinance grants the portion of Application No. 22-PA-04 which reclassifies 482 parcels from the Community Commercial to the Urban Mixed-Use Future Land Use Classification. Included herewith please find Ordinance No. 22-5445 for execution by the Mayor and attestation by you as the City Auditor and Clerk.

It is my understanding that David Smith intends to transmit all of the 22-PA-04 Ordinances to the State of Florida Department of Economic Opportunity on Wednesday. Consequently, please have this Ordinance executed as promptly as possible and provide a certified copy to David for transmittal to the State.

Feel free to contact me if you need any additional information or assistance with regard to this matter.

MAC/twa

Enc: Ordinance No. 22-5445

Cc: Steve Cover, Director, Planning (w/o enc)
David Smith, Long Range Planner (w/o enc)
Briana Dobbs, Sr. Planner (w/o enc)
Rebecca Webster, Planning Tech (w/o enc)

ORDINANCE NO. 22-5445

AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF SARASOTA [THE *SARASOTA CITY PLAN (2030)*], FUTURE LAND USE CHAPTER, TO CHANGE THE FUTURE LAND USE CLASSIFICATION OF THOSE CERTAIN PARCELS OF REAL PROPERTY SPECIFICALLY IDENTIFIED ON EXHIBIT A AND MORE GENERALLY DESCRIBED AS THOSE PARCELS ALONG THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY FROM NORTH TAMIAMI TRAIL EAST TO OLD BRADENTON ROAD; ALONG NORTH TAMIAMI TRAIL FROM UNIVERSITY PARKWAY SOUTH TO 10TH STREET; ALONG NORTH WASHINGTON BOULEVARD FROM 21ST STREET NORTH TO THE CITY LIMITS; ALONG THE EAST RIGHT OF WAY LINE OF TUTTLE AVENUE FROM FRUITVILLE ROAD SOUTH TO COLORADO STREET; ALONG THE WEST RIGHT OF WAY LINE OF BENEVA ROAD BOTH NORTH AND SOUTH OF FRUITVILLE ROAD; ALONG SOUTH WASHINGTON BOULEVARD NEAR ITS INTERSECTION WITH SOUTH TAMIAMI TRAIL; ALONG THE EAST RIGHT OF WAY LINE OF SOUTH TAMIAMI TRAIL FROM NORTH OF BAHIA VISTA STREET SOUTH TO HYDE PARK STREET AND AT SIESTA DRIVE; ALONG THE WEST RIGHT OF WAY LINE OF SOUTH TAMIAMI TRAIL AT THE INTERSECTIONS WITH BAHIA VISTA STREET, PROSPECT STREET, FLOYD STREET, HILLVIEW STREET, HYDE PARK STREET, AND BAY ROAD; ALONG BOTH SIDES OF SOUTH TAMIAMI TRAIL FROM NORTH OF ITS INTERSECTION WITH BAY ROAD/BEE RIDGE ROAD SOUTH TO THE CITY LIMITS; AND ALONG BAY ROAD/BEE RIDGE ROAD FROM SOUTH OSPREY AVENUE EAST TO THE CITY LIMITS, FROM THE COMMUNITY COMMERCIAL FUTURE LAND USE CLASSIFICATION TO THE URBAN MIXED-USE FUTURE LAND USE CLASSIFICATION; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 1, 2008, the City of Sarasota, by the adoption of Ordinance No. 08-4792 adopted a new Comprehensive Plan known as the *Sarasota City Plan (2030)*; and,

WHEREAS, the City of Sarasota, through David L. Smith, AICP, Manager of Long-Range Planning, has filed Application No. 22-PA-04 to amend the Comprehensive Plan of the City of Sarasota [the *Sarasota City Plan (2030)*]; and

WHEREAS, Application No. 22-PA-04 proposes numerous modifications to the *Sarasota City Plan (2030)* including the creation of a new Future Land Use Classification called the Urban Mixed Use Classification and the re-classification of up to 482 parcels of property now classified as Community Commercial to the new Urban Mixed-Use Classification and this Ordinance No. 22-5445 relates to the portion of Application No. 22-PA-04 which would change the Future Land Use Classification of those certain up to 482 parcels of real property specifically identified on Exhibit A from the Community Commercial Future Land Use Classification to the Urban Mixed-Use Future Land Use Classification; and

WHEREAS, the City of Sarasota Planning Board/Local Planning Agency held a transmittal stage public hearing on proposed Comprehensive Plan Amendment Application No. 22-PA-04 on April 13, 2022 and recommended to the City Commission that the Amendment be transmitted to the Reviewing Agencies as defined in Section 163.3184(1)(c), Florida Statutes, and thereafter adopted by the City Commission; and

WHEREAS, a second transmittal stage public hearing on proposed Comprehensive Plan Amendment No. 22-PA-04 was held by the City Commission on May 16, 2022 at which time the City Commission adopted Resolution No. 22R-3095 authorizing transmittal of Comprehensive Plan Amendment Application No. 22-PA-04 to the Reviewing Agencies in accordance with Section 163.3184 (3), Florida Statutes; and

WHEREAS, the Planning Department has not received substantive comments from the Reviewing Agencies which required modification to Application No. 22-PA-04; and

WHEREAS, in accordance with Section IV-1404 (b)(2) Zoning Code (2002 edition), the Planning Board did not hold an adoption stage public hearing on proposed Comprehensive Plan Amendment Application No. 22-PA-04 because the Planning Director was able to determine that there were no substantive comments from the Reviewing Agencies; and

WHEREAS, in accordance with Section IV-1405 (b)(2), Zoning Code (2002 edition), the City Commission held an adoption stage public hearing on October 17, 2022 to receive public comment on the portion of the proposed amendment Application No. 22-PA-04 which would change the Future Land Use Classification of those up to 482 certain identified parcels of real property as described with more particularity herein, from the Community Commercial Future Land Use Classification to the Urban Mixed-Use Future Land Use Classification, and to consider the recommendations of the Planning Board/Local Planning Agency and the Planning Department staff regarding this portion of the proposed amendment; and

WHEREAS, this Ordinance No. 22-5445, pursuant to Article IV, Section 2(j)(1) of the City Charter, requires a super majority vote of the City Commission for adoption.

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF SARASOTA, FLORIDA:

Section 1. Adoption of Amendment to Comprehensive Plan. The City Commission hereby approves an amendment to the *Sarasota City Plan (2030)*. The Future Land Use Chapter, “Future Land Use Map, (2030)” (also known as Illustration LU-6) is amended to change the future land use map classification of the up to 482 parcels of real property specifically identified on Exhibit A, a copy of which is attached hereto and incorporated by reference herein. The parcels of real property specifically identified on Exhibit A are more generally described as follows:

- Along the south right of way line of University Parkway from North Tamiami Trail east to Old Bradenton Road;
- Along North Tamiami Trail from University Parkway south to 10th Street;
- Along North Washington Boulevard from 21st Street east to the City limits;
- Along the east right of way line of Tuttle Avenue from Fruitville Road south to Colorado Street;
- Along the west right of way line of Beneva Road both north and south of Fruitville Road;
- Along South Washington Boulevard near its intersection with South Tamiami Trail;
- Along the east right of way line of South Tamiami Trail from north of Bahia Vista Street south to Hyde Park Street and at Siesta Drive;
- Along the west right of way line of South Tamiami Trail at the intersections with Bahia Vista Street, Prospect Street, Floyd Street, Hillview Street, Hyde Park Street, and Bay Road;

- Along both sides of South Tamiami Trail from north of its intersection with Bay Road/Bee Ridge Road south to the City limits; and
- Along Bay Road/Bee Ridge Road from South Osprey Avenue east to the City limits.

Section 2. Adoption of Amendment to Comprehensive Plan. The up to 482 specific parcels of real property identified on Exhibit A are hereby reclassified from the Community Commercial Future Land Use Classification to the Urban Mixed Use Future Land Use Classification.

[Note that several parcels identified on Exhibit A have more than one Future Land Use Map Classification. Only the portion of the following Parcel Identification Numbers classified as Community Commercial is hereby reclassified as Urban Mixed-Use:

- 0025040001;
- 0028130013;
- 0028130016;
- 0028130029;
- 2001150039;
- 2004020007;
- 2004020023;
- 2004020027;
- 2004100013;
- 2005100024;
- 2005160010;
- 2006080025;
- 2022020014;
- 2037010001; and
- 2037080035

The implementing zones for the Urban Mixed-Use Future Land Use Classification will be determined and identified by a subsequent Zoning Text Amendment. The property owner is not entitled to a rezoning to the Zone District which would provide the maximum development density or intensity within the Urban Mixed-Use Future Land Use Classification. See Snyder v. Brevard County, 627 So.2d 469 (Fla. 1993), as well as Future Land Use Chapter Action Strategy 3.9 of the *Sarasota City Plan (2030)*.

Section 3. Implementing Zone Districts and Standards. The amendments to the *Sarasota City Plan (2030)* set forth in this Ordinance No. 22-5445 are not self-executing. Rather, an implementing Zoning Text Amendment(s) is required before the provisions set forth herein can be applied to a development application. The implementing Zoning Text Amendment(s) will identify the Implementing Zone Districts and Development Standards for the Urban Mixed-Use Future Land Use Classification. No development orders, development permits, or land uses dependent upon this Comprehensive Plan Amendment may be issued or commenced before the implementing Zoning Text Amendment(s) has become effective.

Section 4. Transition. Until such time as the Zoning Code (2002 edition) is amended to establish Implementing Zone Districts and Development Standards for the Urban Mixed-Use Future Land Use Classification, owners of the parcels identified in Exhibit A may petition to rezone the property to the currently available implementing zones. As such, parcels currently classified as Community Commercial may be rezoned to Commercial Neighborhood District (CND), Commercial Storefront District (CSD), Commercial Residential District (CRD), Commercial General District (CGD), Commercial Shopping Center (CSC), North Trail (NT-North Trail only), and Governmental (G) Zone Districts. The transition rules set forth herein will remain in effect until such time as an ordinance is adopted by the City Commission which specifically repeals the transition rules set forth in this Section 4 of Ordinance No. 22-5445.

Section 5. Repeal of Ordinances in Conflict. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed, but only to the extent of such conflict.


Section 6: Severability. It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses and phrases of this ordinance shall be deemed

severable, and if any phrase, clause, sentence, paragraph or section of this ordinance is declared unconstitutional or otherwise invalid by the valid judgment of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

Section 7. Effective Date. The effective date of this Comprehensive Plan Amendment, if the Amendment is not timely challenged, shall be thirty-one (31) days after the State Land Planning Agency notifies the City of Sarasota that the Plan Amendment package is complete. If timely challenged, this Comprehensive Plan Amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted Comprehensive Plan Amendment to be in compliance. No development orders, development permits, or land uses dependent upon this Comprehensive Plan Amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this Comprehensive Plan Amendment may nevertheless be made effective by adoption of a Resolution affirming its effective status, a copy of which Resolution shall be sent to the State Land Planning Agency.

PASSED on first reading by title only, after posting on the bulletin board at City Hall for at least three (3) days prior to first reading, as authorized by Article IV, Section 2, Charter of the City of Sarasota, Florida this 17th day of October, 2022.

PASSED on second reading and finally adopted this 7th day of November, 2022.



Erik Arroyo, Mayor

ATTEST:



Shayla Griggs
City Auditor and Clerk

- Yes Mayor Erik Arroyo
- Yes Vice Mayor Kyle Scott Battie
- No Commissioner Jen Ahearn-Koch
- Yes Commissioner Liz Alpert
- Yes Commissioner Hagen Brody

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
1	0000-00-7624	Community Commercial	CN
2	0000-00-8185	Community Commercial	NT
3	0000-00-8250	Community Commercial	NT, CG
4	0000-00-8415	Community Commercial	CRD
5	0000-00-8515	Community Commercial	CRD, ORD
6	0000-00-8658	Community Commercial	NT
7	0012-15-0003	Community Commercial	RSF-1
8	0025-04-0001 *	Community Commercial	CI
9	0025-04-0003	Community Commercial	CI
10	0028-04-0035	Community Commercial	ILW
11	0028-04-0038	Community Commercial	ILW
12	0028-05-0043	Community Commercial	ILW
13	0028-12-0001	Community Commercial	ILW
14	0028-12-0002	Community Commercial	ILW
15	0028-12-0029	Community Commercial	CI
16	0028-13-0001	Community Commercial	CI
17	0028-13-0005	Community Commercial	CI
18	0028-13-0007	Community Commercial	RSF-4
19	0028-13-0009	Community Commercial	CGD
20	0028-13-0011	Community Commercial	CGD
21	0028-13-0012	Community Commercial	CGD
22	0028-13-0013 *	Community Commercial	CGD
23	0028-13-0016 *	Community Commercial	RSF-4
24	0028-13-0017	Community Commercial	RSF-4
25	0028-13-0018	Community Commercial	RSF-4
26	0028-13-0019	Community Commercial	RSF-4
27	0028-13-0020	Community Commercial	RSF-4
28	0028-13-0021	Community Commercial	RSF-4
29	0028-13-0022	Community Commercial	RSF-4
30	0028-13-0023	Community Commercial	RSF-4
31	0028-13-0024	Community Commercial	RSF-4
32	0028-13-0025	Community Commercial	RSF-4
33	0028-13-0027	Community Commercial	CI
34	0028-13-0029 *	Community Commercial	CI, RSF-4
35	0028-13-0054	Community Commercial	CI
36	0028-13-0056	Community Commercial	CI
37	0028-13-0078	Community Commercial	CI
38	0043-04-0018	Community Commercial	CI
39	0043-04-0021	Community Commercial	CI

* This parcel has more than one Future Land Use Map classification. Only a portion of the parcel is being amended to Urban Mixed-Use.

EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
40	0043-04-0026	Community Commercial	CI
41	0043-04-0027	Community Commercial	CI
42	0043-04-0029	Community Commercial	CI
43	0043-04-0032	Community Commercial	CI
44	0043-05-0019	Community Commercial	CI
45	0043-05-0020	Community Commercial	CI
46	0043-05-0022	Community Commercial	CI
47	0043-05-0024	Community Commercial	CI
48	0043-05-0030	Community Commercial	CI
49	0043-15-0008	Community Commercial	CGD
50	0057-12-0014	Community Commercial	CG
51	0057-13-0001	Community Commercial	CI
52	0057-13-0002	Community Commercial	CI
53	0057-13-0004	Community Commercial	CGD
54	0057-13-0005	Community Commercial	CGD
55	0057-13-0010	Community Commercial	CI
56	0057-13-0011	Community Commercial	G
57	0057-13-0012	Community Commercial	G
58	0057-14-0002	Community Commercial	CG
59	0057-14-0003	Community Commercial	CGD
60	0057-14-0004	Community Commercial	CI
61	0057-14-0005	Community Commercial	CGD
62	0057-14-0006	Community Commercial	CGD
63	0057-14-0007	Community Commercial	CGD
64	0057-14-0009	Community Commercial	CG
65	0057-14-0010	Community Commercial	CG
66	0057-14-0013	Community Commercial	CGD
67	0057-14-0015	Community Commercial	CGD
68	0074-03-0008	Community Commercial	CI
69	0074-04-0033	Community Commercial	CGD
70	0074-04-0034	Community Commercial	CGD
71	0074-04-0035	Community Commercial	CGD
72	0074-04-0036	Community Commercial	CGD
73	0074-04-0037	Community Commercial	CGD
74	0074-04-0040	Community Commercial	CGD
75	0074-04-0060	Community Commercial	CGD
76	0074-04-0062	Community Commercial	CGD
77	0074-04-0064	Community Commercial	CGD
78	0074-04-0084	Community Commercial	CGD

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
79	0074-04-0085	Community Commercial	CGD
80	0074-04-0092	Community Commercial	CGD
81	0074-04-0096	Community Commercial	CGD
82	0074-04-0097	Community Commercial	CGD
83	0074-04-0105	Community Commercial	CGD
84	0074-04-0112	Community Commercial	CGD
85	0074-04-0113	Community Commercial	CGD
86	0074-04-0114	Community Commercial	CGD
87	0074-04-0115	Community Commercial	CI
88	0074-05-0073	Community Commercial	CGD
89	0074-05-0075	Community Commercial	CGD
90	0074-05-0078	Community Commercial	CGD
91	0074-12-0033	Community Commercial	CGD
92	0074-12-0035	Community Commercial	ICD
93	0074-12-0036	Community Commercial	ICD
94	0074-12-0038	Community Commercial	ICD
95	0074-12-0039	Community Commercial	ICD
96	0074-12-0043	Community Commercial	CGD
97	0076-01-0001	Community Commercial	CGD
98	0076-01-0002	Community Commercial	CGD
99	0076-01-0003	Community Commercial	CGD
100	0076-01-0004	Community Commercial	CGD
101	0076-01-0005	Community Commercial	CI
102	0076-01-0006	Community Commercial	CGD
103	0076-01-0007	Community Commercial	CGD
104	0076-01-0014	Community Commercial	CGD
105	0076-01-0028	Community Commercial	CG, CGD, CI, ICD
106	0076-01-0049	Community Commercial	CGD
107	0076-01-0055	Community Commercial	ICD
108	0076-01-0056	Community Commercial	CI
109	0076-01-0059	Community Commercial	CI
110	0076-01-0060	Community Commercial	OND
111	0076-01-0061	Community Commercial	CI
112	0076-08-0001	Community Commercial	CGD
113	0076-08-0006	Community Commercial	CGD
114	0076-08-0007	Community Commercial	CGD
115	0076-08-0014	Community Commercial	CGD
116	2001-01-0001	Community Commercial	RMF-2
117	2001-01-0004	Community Commercial	CP

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
118	2001-01-0005	Community Commercial	CP
119	2001-01-2001	Community Commercial	RMF-2
120	2001-01-2002	Community Commercial	RMF-2
121	2001-01-2003	Community Commercial	RMF-2
122	2001-01-2004	Community Commercial	RMF-2
123	2001-01-2005	Community Commercial	RMF-2
124	2001-01-2006	Community Commercial	RMF-2
125	2001-01-2007	Community Commercial	RMF-2
126	2001-01-2008	Community Commercial	RMF-2
127	2001-01-2009	Community Commercial	RMF-2
128	2001-01-2010	Community Commercial	RMF-2
129	2001-01-2011	Community Commercial	RMF-2
130	2001-01-2012	Community Commercial	RMF-2
131	2001-01-2014	Community Commercial	RMF-2
132	2001-01-2015	Community Commercial	RMF-2
133	2001-01-2016	Community Commercial	RMF-2
134	2001-01-2017	Community Commercial	RMF-2
135	2001-01-2018	Community Commercial	RMF-2
136	2001-01-2019	Community Commercial	RMF-2
137	2001-01-2020	Community Commercial	RMF-2
138	2001-01-2021	Community Commercial	RMF-2
139	2001-01-2022	Community Commercial	RMF-2
140	2001-01-2023	Community Commercial	RMF-2
141	2001-01-2024	Community Commercial	RMF-2
142	2001-01-2025	Community Commercial	RMF-2
143	2001-01-2026	Community Commercial	RMF-2
144	2001-01-2027	Community Commercial	RMF-2
145	2001-01-2028	Community Commercial	RMF-2
146	2001-01-2029	Community Commercial	RMF-2
147	2001-01-2030	Community Commercial	RMF-2
148	2001-01-2031	Community Commercial	RMF-2
149	2001-01-2032	Community Commercial	RMF-2
150	2001-01-2033	Community Commercial	RMF-2
151	2001-01-2034	Community Commercial	RMF-2
152	2001-01-2035	Community Commercial	RMF-2
153	2001-01-2036	Community Commercial	RMF-2
154	2001-01-2037	Community Commercial	RMF-2
155	2001-01-2038	Community Commercial	RMF-2
156	2001-01-2039	Community Commercial	RMF-2

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)		Current Future Land Use Map Classification	Current Zoning
157	2001-01-2040	Community Commercial	RMF-2
158	2001-01-2041	Community Commercial	RMF-2
159	2001-01-2042	Community Commercial	RMF-2
160	2001-01-2043	Community Commercial	RMF-2
161	2001-01-2044	Community Commercial	RMF-2
162	2001-01-2045	Community Commercial	RMF-2
163	2001-01-2046	Community Commercial	RMF-2
164	2001-01-2047	Community Commercial	RMF-2
165	2001-01-2048	Community Commercial	RMF-2
166	2001-01-2049	Community Commercial	RMF-2
167	2001-01-2050	Community Commercial	RMF-2
168	2001-01-2051	Community Commercial	RMF-2
169	2001-01-2052	Community Commercial	RMF-2
170	2001-01-2053	Community Commercial	RMF-2
171	2001-01-2054	Community Commercial	RMF-2
172	2001-01-2055	Community Commercial	RMF-2
173	2001-01-2056	Community Commercial	RMF-2
174	2001-01-2057	Community Commercial	RMF-2
175	2001-01-2058	Community Commercial	RMF-2
176	2001-01-2059	Community Commercial	RMF-2
177	2001-01-2060	Community Commercial	RMF-2
178	2001-01-2061	Community Commercial	RMF-2
179	2001-01-2062	Community Commercial	RMF-2
180	2001-01-2063	Community Commercial	RMF-2
181	2001-01-2064	Community Commercial	RMF-2
182	2001-01-2065	Community Commercial	RMF-2
183	2001-01-2066	Community Commercial	RMF-2
184	2001-01-2067	Community Commercial	RMF-2
185	2001-01-2068	Community Commercial	RMF-2
186	2001-01-2069	Community Commercial	RMF-2
187	2001-01-2070	Community Commercial	RMF-2
188	2001-02-0001	Community Commercial	RMF-2
189	2001-02-0003	Community Commercial	RMF-2
190	2001-02-0004	Community Commercial	RMF-2
191	2001-02-0005	Community Commercial	CP
192	2001-02-0006	Community Commercial	CP
193	2001-02-0008	Community Commercial	CP
194	2001-02-0009	Community Commercial	CP
195	2001-02-0010	Community Commercial	CP

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)		Current Future Land Use Map Classification	Current Zoning
196	2001-03-0024	Community Commercial	G
197	2001-03-0026	Community Commercial	NT
198	2001-03-0027	Community Commercial	NT
199	2001-03-0029	Community Commercial	NT
200	2001-06-0046	Community Commercial	CG
201	2001-06-0048	Community Commercial	NT
202	2001-06-0050	Community Commercial	NT
203	2001-06-0054	Community Commercial	NT
204	2001-06-0060	Community Commercial	NT
205	2001-10-0003	Community Commercial	NT
206	2001-10-0005	Community Commercial	NT
207	2001-10-0006	Community Commercial	RMF-4
208	2001-10-0007	Community Commercial	NT
209	2001-10-0008	Community Commercial	NT
210	2001-10-0012	Community Commercial	NT
211	2001-11-0001	Community Commercial	NT
212	2001-11-0004	Community Commercial	NT
213	2001-11-0008	Community Commercial	NT
214	2001-11-0012	Community Commercial	NT
215	2001-11-0030	Community Commercial	NT
216	2001-15-0017	Community Commercial	NT
217	2001-15-0019	Community Commercial	NT
218	2001-15-0024	Community Commercial	NT
219	2001-15-0038	Community Commercial	NT
220	2001-15-0039 *	Community Commercial	NT, RSF-3
221	2004-02-0002	Community Commercial	NT
222	2004-02-0003	Community Commercial	NT, RMF-2
223	2004-02-0005	Community Commercial	NT
224	2004-02-0007 *	Community Commercial	NT, RSF-3
225	2004-02-0023 *	Community Commercial	NT, RSF-3
226	2004-02-0024	Community Commercial	NT
227	2004-02-0026	Community Commercial	NT
228	2004-02-0027 *	Community Commercial	NT, RSF-4
229	2004-07-0010	Community Commercial	NT
230	2004-07-0012	Community Commercial	NT
231	2004-07-0014	Community Commercial	NT
232	2004-07-0016	Community Commercial	NT
233	2004-07-0018	Community Commercial	NT
234	2004-07-0020	Community Commercial	NT

* This parcel has more than one Future Land Use Map classification. Only a portion of the parcel is being amended to Urban Mixed-Use.

EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
235	2004-07-0050	Community Commercial	NT, RMF-3
236	2004-07-0051	Community Commercial	RMF-3
237	2004-10-0001	Community Commercial	NT
238	2004-10-0003	Community Commercial	NT
239	2004-10-0013 *	Community Commercial	RMF-3
240	2004-10-0014	Community Commercial	RMF-3
241	2004-10-0015	Community Commercial	CG
242	2004-10-0016	Community Commercial	NT
243	2004-10-0017	Community Commercial	NT
244	2004-10-0019	Community Commercial	CG
245	2004-10-0024	Community Commercial	NT
246	2004-10-0026	Community Commercial	NT
247	2004-10-0027	Community Commercial	NT
248	2004-10-0029	Community Commercial	NT
249	2004-10-0031	Community Commercial	NT
250	2004-10-0033	Community Commercial	NT
251	2004-10-0035	Community Commercial	CG
252	2004-10-0037	Community Commercial	NT
253	2004-15-0048	Community Commercial	NT
254	2004-15-0050	Community Commercial	NT
255	2004-15-0052	Community Commercial	NT
256	2004-15-0053	Community Commercial	CG
257	2004-15-0054	Community Commercial	CG
258	2005-01-0034	Community Commercial	NT
259	2005-01-0051	Community Commercial	NT, CN
260	2005-01-0055	Community Commercial	NT, CN
261	2005-01-0056	Community Commercial	NT
262	2005-01-0058	Community Commercial	NT
263	2005-01-0059	Community Commercial	NT
264	2005-02-0067	Community Commercial	NT
265	2005-02-0068	Community Commercial	NT
266	2005-07-0001	Community Commercial	NT
267	2005-07-0002	Community Commercial	NT
268	2005-08-0016	Community Commercial	NT, RSF-4
269	2005-08-0019	Community Commercial	NT
270	2005-08-0022	Community Commercial	NT
271	2005-08-0024	Community Commercial	NT
272	2005-08-0026	Community Commercial	NT
273	2005-08-0027	Community Commercial	RSF-4

* This parcel has more than one Future Land Use Map classification. Only a portion of the parcel is being amended to Urban Mixed-Use.

EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
274	2005-08-0028	Community Commercial	RSF-4
275	2005-08-0058	Community Commercial	NT
276	2005-08-0081	Community Commercial	NT
277	2005-09-0058	Community Commercial	NT
278	2005-09-0059	Community Commercial	NT
279	2005-09-0061	Community Commercial	NT
280	2005-09-0064	Community Commercial	NT
281	2005-09-0065	Community Commercial	NT
282	2005-09-0066	Community Commercial	NT
283	2005-10-0022	Community Commercial	NT
284	2005-10-0023	Community Commercial	NT
285	2005-10-0024 *	Community Commercial	NT, G
286	2005-16-0008	Community Commercial	NT
287	2005-16-0010 *	Community Commercial	NT, RSF-3
288	2005-16-0021	Community Commercial	RMF-3
289	2005-16-0022	Community Commercial	RMF-3
290	2005-16-0023	Community Commercial	RMF-3
291	2005-16-0024	Community Commercial	RMF-3
292	2005-16-0025	Community Commercial	RMF-3
293	2005-16-0026	Community Commercial	RMF-3
294	2005-16-0028	Community Commercial	NT
295	2005-16-0031	Community Commercial	NT
296	2005-16-0033	Community Commercial	NT
297	2006-01-0020	Community Commercial	NT
298	2006-01-0043	Community Commercial	NT
299	2006-01-0055	Community Commercial	NT
300	2006-08-0023	Community Commercial	NT
301	2006-08-0025 *	Community Commercial	NT, RSF-3
302	2006-08-0036	Community Commercial	NT
303	2006-08-0037	Community Commercial	NT
304	2006-08-0058	Community Commercial	NT
305	2006-09-0002	Community Commercial	NT
306	2006-09-0003	Community Commercial	NT
307	2006-09-0044	Community Commercial	NT
308	2006-09-0063	Community Commercial	NT
309	2006-16-0011	Community Commercial	NT
310	2006-16-0016	Community Commercial	NT
311	2006-16-0017	Community Commercial	CG
312	2006-16-0020	Community Commercial	NT

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
313	2007-01-0037	Community Commercial	NT
314	2007-01-0039	Community Commercial	NT
315	2007-01-0040	Community Commercial	NT
316	2008-03-0001	Community Commercial	G
317	2020-08-0080	Community Commercial	CGD
318	2020-09-0107	Community Commercial	RSF-4
319	2020-09-0108	Community Commercial	RSF-4
320	2020-09-0109	Community Commercial	RSF-4
321	2020-09-0110	Community Commercial	RSF-4
322	2020-09-0111	Community Commercial	RSF-4
323	2020-09-0112	Community Commercial	RSF-4
324	2020-09-0113	Community Commercial	RSF-4
325	2020-09-0114	Community Commercial	RSF-4
326	2020-09-0115	Community Commercial	RSF-4
327	2020-09-0116	Community Commercial	RSF-4
328	2020-09-0117	Community Commercial	RSF-4
329	2020-09-0118	Community Commercial	RSF-4
330	2020-09-0119	Community Commercial	RSF-4
331	2020-09-0120	Community Commercial	RSF-4
332	2020-09-0121	Community Commercial	RSF-4
333	2020-09-0122	Community Commercial	RSF-4
334	2020-09-0123	Community Commercial	RSF-4
335	2020-09-0124	Community Commercial	RSF-4
336	2020-09-0125	Community Commercial	RSF-4
337	2020-09-0126	Community Commercial	RSF-4
338	2020-16-0095	Community Commercial	RSF-4
339	2020-16-0096	Community Commercial	RSF-4
340	2020-16-0097	Community Commercial	RSF-4
341	2020-16-0098	Community Commercial	RSF-4
342	2020-16-0099	Community Commercial	RSF-4
343	2020-16-0100	Community Commercial	RSF-4
344	2020-16-0101	Community Commercial	RSF-4
345	2020-16-0102	Community Commercial	RSF-4
346	2020-16-0103	Community Commercial	RSF-4
347	2020-16-0104	Community Commercial	RSF-4
348	2020-16-0110	Community Commercial	RSF-4
349	2020-16-0111	Community Commercial	RSF-4
350	2020-16-0112	Community Commercial	RSF-4
351	2020-16-0114	Community Commercial	RSF-4

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
352	2020-16-0115	Community Commercial	RSF-4
353	2020-16-0116	Community Commercial	RSF-4
354	2020-16-0117	Community Commercial	RSF-4
355	2020-16-0118	Community Commercial	RSF-4
356	2020-16-0119	Community Commercial	RSF-4
357	2022-02-0014 *	Community Commercial	CN
358	2022-02-0017	Community Commercial	CN
359	2024-01-0072	Community Commercial	RMF-3
360	2024-01-0074	Community Commercial	RMF-3
361	2024-01-0075	Community Commercial	RSF-4
362	2024-01-0076	Community Commercial	RSF-4
363	2024-01-0077	Community Commercial	RSF-4
364	2024-01-0078	Community Commercial	RSF-4
365	2024-01-0079	Community Commercial	RSF-4
366	2024-01-0098	Community Commercial	RSF-4
367	2024-01-0124	Community Commercial	RSF-4
368	2024-01-0125	Community Commercial	RSF-4
369	2024-01-0126	Community Commercial	RSF-4
370	2024-01-0127	Community Commercial	RSF-4
371	2024-01-0129	Community Commercial	RSF-4
372	2024-08-0015	Community Commercial	CI
373	2024-08-0020	Community Commercial	ILW
374	2024-12-0029	Community Commercial	NT
375	2024-12-0031	Community Commercial	RMF-4
376	2024-13-0001	Community Commercial	NT
377	2024-13-0004	Community Commercial	NT
378	2024-13-0007	Community Commercial	NT
379	2024-13-0008	Community Commercial	NT
380	2024-13-0021	Community Commercial	RMF-4
381	2024-13-0022	Community Commercial	NT
382	2024-13-0023	Community Commercial	RMF-4
383	2024-13-0025	Community Commercial	RMF-4
384	2024-13-0026	Community Commercial	NT
385	2024-13-0029	Community Commercial	NT
386	2024-13-0034	Community Commercial	RMF-4
387	2025-04-0054	Community Commercial	NT
388	2025-04-0055	Community Commercial	NT
389	2025-04-0056	Community Commercial	NT
390	2025-04-0059	Community Commercial	CGD

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)		Current Future Land Use Map Classification	Current Zoning
391	2025-04-0062	Community Commercial	NT
392	2025-04-0075	Community Commercial	OPB
393	2025-04-0077	Community Commercial	NT
394	2025-04-0081	Community Commercial	NT
395	2025-04-0083	Community Commercial	NT
396	2025-04-0084	Community Commercial	OPB
397	2025-04-0085	Community Commercial	OPB
398	2025-04-0096	Community Commercial	NT
399	2025-04-0097	Community Commercial	NT
400	2025-04-0098	Community Commercial	OPB
401	2025-05-0018	Community Commercial	RMF-4
402	2025-05-0023	Community Commercial	NT
403	2025-05-0026	Community Commercial	NT
404	2025-05-0028	Community Commercial	NT
405	2025-05-0038	Community Commercial	NT
406	2025-05-0039	Community Commercial	NT
407	2025-05-0040	Community Commercial	NT
408	2025-05-0041	Community Commercial	NT
409	2025-05-0044	Community Commercial	NT
410	2025-13-0055	Community Commercial	CRD
411	2025-13-0099	Community Commercial	NT
412	2025-13-0101	Community Commercial	CRD
413	2025-13-0102	Community Commercial	CRD
414	2028-16-0010	Community Commercial	CP
415	2029-01-0001	Community Commercial	CG
416	2030-01-0001	Community Commercial	CSC-R
417	2030-01-0002	Community Commercial	CSC-R
418	2030-08-0018	Community Commercial	CSC-R
419	2030-08-0019	Community Commercial	CSC-R
420	2030-08-0020	Community Commercial	CSC-R
421	2030-08-0023	Community Commercial	CSC-R
422	2030-09-0030	Community Commercial	CSC-R
423	2030-13-0028	Community Commercial	CGD
424	2030-16-0019	Community Commercial	CN
425	2030-16-0021	Community Commercial	CN
426	2031-01-0001	Community Commercial	CN
427	2031-01-0002	Community Commercial	CN
428	2031-01-0003	Community Commercial	CN
429	2031-01-0008	Community Commercial	CN

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)	Current Future Land Use Map Classification	Current Zoning	
430	2031-01-0009	Community Commercial	CN
431	2031-01-0010	Community Commercial	CN
432	2031-01-0012	Community Commercial	CN
433	2031-01-0013	Community Commercial	CN
434	2031-04-0004	Community Commercial	CN
435	2031-04-0005	Community Commercial	CN
436	2031-04-0008	Community Commercial	CN
437	2031-04-0009	Community Commercial	CN
438	2031-09-0001	Community Commercial	CN
439	2034-04-0001	Community Commercial	CI
440	2034-04-0002	Community Commercial	OPB
441	2034-04-0003	Community Commercial	CI
442	2034-04-0007	Community Commercial	CI
443	2034-05-0045	Community Commercial	CI
444	2034-05-0062	Community Commercial	CG
445	2034-05-0064	Community Commercial	CG
446	2034-05-0070	Community Commercial	RMF-4
447	2034-05-0075	Community Commercial	CG
448	2034-13-0002	Community Commercial	CG
449	2034-13-0003	Community Commercial	CG
450	2034-13-0004	Community Commercial	CG
451	2034-13-0005	Community Commercial	CG
452	2035-04-0006	Community Commercial	CGD
453	2035-04-0007	Community Commercial	CGD
454	2035-04-0008	Community Commercial	CGD
455	2035-04-0009	Community Commercial	CGD
456	2035-05-0042	Community Commercial	RMF-4
457	2035-05-0044	Community Commercial	CG
458	2035-12-0022	Community Commercial	CG
459	2035-12-0027	Community Commercial	CG
460	2035-12-0070	Community Commercial	CG
461	2035-12-0072	Community Commercial	CG
462	2035-12-0074	Community Commercial	CG
463	2035-12-0076	Community Commercial	CG
464	2035-12-0079	Community Commercial	CND
465	2035-13-0022	Community Commercial	CG
466	2035-13-0025	Community Commercial	CG
467	2035-13-0067	Community Commercial	CG
468	2035-13-0069	Community Commercial	CG

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EXHIBIT A

Community Commercial Parcels Proposed for Urban Mixed-Use

Property Identification Number (PID)			Current Future Land Use Map Classification	Current Zoning
469	2037-01-0001	*	Community Commercial	CP
470	2037-08-0035	*	Community Commercial	CG, RSF-4
471	2037-08-0036		Community Commercial	CG
472	2037-16-0040		Community Commercial	CG
473	2037-16-0044		Community Commercial	CG
474	2037-16-0045		Community Commercial	CG
475	2039-16-2001		Community Commercial	CSC-C
476	2039-16-2002		Community Commercial	CSC-C
477	2039-16-2003		Community Commercial	CSC-C
478	2039-16-2004		Community Commercial	CSC-C

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EXHIBIT A

Community Commercial and Community Office / Institutional Parcels Proposed for Urban Mixed-Use

	Property Identification	Current Future Land Use Map Classification	Current Zoning
1	0000-00-8495	Community Commercial and Community Office / Institutional	CRD, ORD
2	2025-13-0100	Community Commercial and Community Office / Institutional	CRD, ORD
3	2035-05-0048	Community Commercial and Community Office / Institutional	CG
4	2035-05-0046	Community Commercial and Community Office / Institutional	CG

EXHIBIT A