



**INTEROFFICE MEMORANDUM**

**DATE: OCTOBER 18, 2023**

**TO:** David Smith, Manager, Long-Range Planning

**FROM:** Sean Wilkins, Development Applications Coordinator

**SUBJECT:** Application No. 24-ZTA-01 – Housing Authority Overlay District

Enclosed are 12 copies of the application and materials pertaining to the above-mentioned application. Please let me know if you require anything further.

**Application Acceptance Date: October 18, 2023**

Enclosures



CITY OF SARASOTA
DEVELOPMENT APPLICATION

RECEIVED
OCT 18 2023
City Auditor & Clerk
Development Review Division

GENERAL INFORMATION

[PLEASE PRINT OR TYPE]

APPLICATION [PROJECT] NAME: Housing Authority Overlay District ZTA
PROPERTY ADDRESS[ES]: 1442 22nd Street
PARCEL ID NUMBER[S]: 2024-06-0047

Table with columns EXISTING and PROPOSED. Rows include Zone District, Total Acres / Sq. Ft., Estimated Construction Value, and sections for Traffic Concurrency Analysis and Comprehensive Plan amendments.

ATTACH A PROJECT DESCRIPTION including total bldg. sq. ft. and, where applicable, total retail and office sq. ft., number of residential units, and proposed parking.

APPLICATION TYPE [CHECK ALL APPLICABLE]:

- List of application types including Adjustment to Downtown Code, Administrative Site Plan, Amendment to the EDCM/City Code, Annexation, Appeal, Boundary Adjustment/Lot Split Review, Brownfield Designation, Comprehensive Plan Amendment, Development Agreement, etc.

Check if applying for the Affordable Housing Fee Deferral Program and you are fee simple owner of the property
\* Community Workshop Required

FOR USE BY THE OFFICE OF THE CITY AUDITOR AND CLERK
RECEIVED BY: [Signature] APPLICATION NUMBER: 24-ZTA-01
DATE: 10/18/23 AMOUNT PAID: [Signature]



CITY OF SARASOTA
DEVELOPMENT APPLICATION

GENERAL INFORMATION

[Please Print or Type]

I. PROPERTY OWNER, LESSEE, OR CONTRACT PURCHASER [Circle One]:

Form with fields: Name/Title, Company Name, Company Address, City/State/Zip Code, Telephone No., Facsimile No., E-Mail Address (Optional)

II. AGENT OF RECORD [IF ANY]: The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review and billing. [Billing information will also be sent to the above-named individual.]

Form with handwritten entries: Name/Title: David Smith/Mgr-LR Plng, Company Name: City of Sarasota, Company Address: 1565 1st St., City/State/Zip Code: Sarasota, FL 34203, Telephone No: 941-263-6462, E-Mail Address (Optional): david.smith@sarasotafl.gov

III. THE UNDERSIGNED, AS THE PROPERTY OWNER, LESSEE, CONTRACT PURCHASER, OR AGENT [Circle One], acknowledges responsibility for all City expenses associated with the referenced application(s) including time spent by City Staff and Attorneys through the date of issuance of a Final Certificate of Occupancy. [If same as #1 above, note "Same". Not required for Pre-Application Conference with DRC.]

Form with handwritten entries: Name/Title: David Smith/Mgr-LR Plng, Company Name: City of Sarasota, Company Address: 1565 1st St., City/State/Zip Code: Sarasota FL 34203, Telephone No: 941-263-6462, E-Mail Address (Optional): david.smith@sarasotafl.gov

I hereby certify that all information contained herein is true and correct.

IV. Signed this 10th day of October, 2023

Signature of Property Owner, Lessee, Contract Purchaser, or Agent [Circle One]

WITNESSES TO EXECUTION ON BEHALF OF APPLICANT

Witness: Stacy Monroe, Print Name: Stacy Monroe

Witness: Rebecca Webster, Print Name: Rebecca Webster

Submit To: The Office of the City Auditor and Clerk
1565 First Street, Room 110 - Sarasota, Florida 34236
Office Number: 941-263-6222 - Fax Number: 941-263-6466
www.sarasotafl.gov



CITY OF SARASOTA  
**DEVELOPMENT APPLICATION**

Administrative Regulation No. 039 . A005 . 1298  
Impact of Ordinances on Affordable Housing

1. Does the proposed project have any impact on the affordability of housing?

Yes   
No

If yes, complete the following:

2. Describe the impact of the proposed project on the affordability of housing. If this impact can be quantified, include this amount in the narrative below.

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The average additional cost per house for New Construction is: \$ \_\_\_\_\_

The average additional cost per house for Rehabilitation is: \$ \_\_\_\_\_

3. What alternatives, if any, have been considered or are available that could minimize any negative effect of the proposed project on the affordability of housing?

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Prepared by: David J. Smith

Date: 10/18/23




## **Proposed Zoning Text Amendment to the Housing Authority Overlay District (HAOD)**

1. Proposal to expand the Housing Authority Overlay District by adding 1442 22<sup>nd</sup> Street (PID 2024-06-0047) into the district. This property is 0.692± acres. Replace existing HAOD map with revised map.
  
2. Proposal for the following text changes:
  - a. Increase maximum residential density from 25 dwelling units per acre to 50 dwelling units per acre for property designated as Multiple Family – High Density on the Future Land Use Map.
  
  - b. Increase maximum building height from 35 feet to 45 feet.



INSERT NEW MAP



-  Existing Housing Authority Overlay District
-  Mixed-Use Area
-  Proposed Housing Authority Overlay District Expansion

## Housing Authority Overlay District

Note: For representational purposes only.  
See Official Zoning Maps for specific boundaries.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Mapbox by Esri  
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Date Created: 10/13/2023

0 375 750 Feet



- (a) *Intent and purpose.* The housing authority overlay district (HAOD) is intended to provide a means by which the housing authority may continue to function and grow in a sensitive and planned manner that preserves the integrity and long-term viability of the surrounding neighborhood.
- (b) *Establishment of the boundaries.* The application of the HAOD shall be restricted to those geographical areas that are designated on the Official Zone District Map of the City of Sarasota.
- (c) *Development standards.*
  - (1) *Applicability.* When the HAOD applies to a particular property, the underlying zoning district categories are neither abandoned nor repealed. The existing regulations remain in effect. All development shall be subject to the development standards set forth in the underlying zoning district. However, where the provisions of this section are in conflict with the underlying zoning designation, the provisions of this section shall apply.
  - (2) *Primary uses.*

ALLOWED USES (See note 1 below)	
Use Categories See article II, division 3 description of the use categories	blank = Prohibited Use C = Major Conditional Use MC = Minor Conditional Use L = Provisional Use P = Permitted Use
RESIDENTIAL CATEGORIES	As noted below
Household Living	P
Group Living	
COMMERCIAL CATEGORIES(1)	As noted below
Commercial Recreation	
Commercial Parking	P
Quick Vehicle Servicing	
Major Event Entertainment	
Office	P
Retail Sales and Service	Only retail sales and service as noted below
Sales-oriented	P
	Exceptions to sales-oriented noted below
Alcoholic Beverage Store	
Convenience Store	
Motor vehicle/boat sales agency	
Motor vehicle/boat showroom	
Pharmacy	P(3)
Personal service-oriented	P
Entertainment-oriented	MC



	Exceptions to entertainment-oriented noted below
Bars, Taverns, Nightclubs	
Hotel/Motel & Other Temporary Lodging	
Repair-oriented	P
Restaurants, cafes, delicatessens	P
Adult Use Establishments (see Article 4, Division 4)	
Self-Storage	
Vehicle Repair	
INDUSTRIAL CATEGORIES	None permitted
INSTITUTIONAL CATEGORIES	As noted below
Basic Utilities	P
Colleges	
Community Services	C
Day Care	L(2)
Medical Centers	
Parks & Open Space	P
Private Clubs	C
Religious Institutions	C
Schools	MC
OTHER CATEGORIES	As noted below
Aviation and Surface Passenger Terminals	C
Detention Facilities	
Radio and Frequency Transmission Facilities	
Commercial Wireless Telecommunication Towers	C
Rail Lines and Utility Corridors	

Notes for Use Table:

- (1) Use limitations. Commercial uses are limited to the areas designated as Urban Edge (mixed use) on the future land use map in the Sarasota City Plan. Each individual business is limited to 5,000 square feet of total floor area. Commercial uses are limited in size in order to limit their potential impacts on residential uses and to promote a relatively local market area. Drive-up windows and drive-through uses are prohibited. A commercial use is required on the ground floor of any portion of a building facing the road frontage along Dr. Martin Luther King Jr. Way.

(2) All applicants for a day care facility, that provide child care for more than ten children, shall hold a community workshop as set forth in section IV-201(b) prior to submitting an application for a provisional use permit.

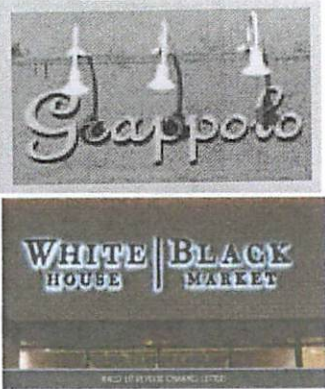


(3) *Pharmacy limitation.* Pharmacy use permitted only when accessory to a drugstore or grocery store. Pharmacy as a primary use is prohibited.





(4) *Development standards.*

NOTE: Increase maximum density consistent with Future Land Use Map for specific properties.

a. Maximum Density	25 units/acre; <u>50 units/acre for property designated as Multiple Family – High Density on the Future Land Use Map.</u>
b. Residential Structure Types	All structure types are permitted except for mobile homes, manufactured homes and manufactured home parks.
c. Maximum Floor Area Ratio for nonresidential uses	none
d. Minimum Zoning Lot Size	1,800 sq. ft.
e. Maximum Building Coverage	75%
f. Building Setback	
- Minimum Front	10 ft.
- Maximum Front	20 ft.
- Minimum Side	0 ft.
- Minimum Rear	15 ft.
- Exceptions	The director of building, zoning and code compliance is authorized to increase the maximum front setback to allow the preservation of existing trees. Porches (including eaves) may encroach up to 100% of the depth of the front setback. All other encroachments shall be allowed consistent with section VII-1201. Compliance with EDCM, Part 5, Sec. D.8.b. Visibility at intersections.
g. Maximum Building Height	<del>45</del> 35 feet
- Exceptions	The maximum height may be increased to 45 feet for areas greater than 100 feet from boundary of the property line within the overlay. Extensions above the maximum height of structures detailed under Height Limitations in Section VI-102(P) are allowed.
Other Regulations	
h. Historic Designation	See Article IV, Division 8
i. Signage	

NOTE:  
ZTA proposes to increase the maximum height from 35 feet to 45 feet.

1. General Standards	See VII-101 thru 109
2. Residential Sign Standards	See VII-110(2)
3. Nonresidential Sign Standards	See below. When in conflict with any other sign standard the following standards apply.
4. Design Guidelines	See Appendix D, Advisory Community Design Guidelines. These nonmandatory guidelines should be consulted prior to developing signs for any project.
<p>5. Lighting</p> 	<p>Signage may be externally illuminated by reflection of a light source aimed at its surface. All lighting must be shielded to prevent glare or nuisance beyond the property line.</p> <p>Backlighting with neon, fluorescent, or LED white light is permitted only for channel letter signs that use individually cut opaque letters (a.k.a. "halo illuminated letters"). The use of cabinet-type box signs or channel letter signs with translucent backlit panels is prohibited.</p> <p>Signage inside shopfront windows may be neon lit. Signs with flashing or intermittent lights, continuous changes of message, lights of changing degrees of intensity, and lights or lighting effects that cause glare are prohibited.</p> <p>The backlighting of awnings and messages attached thereto is prohibited.</p>
<p>6. Wall Sign</p> 	<p>A single external wall sign band (with individually cut letters) may be applied at the top of the 1<sup>st</sup> floor facade of each building, providing that it not exceed 2 feet in height by any length.</p> <p>Where there is more than one sign, all signs should be complementary to each other in the type of construction materials and letter size and style of copy.</p>
<p>7. Projecting Sign</p> 	<p>Projecting signs, not to exceed 4 square feet in area per face for each separate business entrance may be attached perpendicular to the facade. The bottom of such signs shall be a minimum of eight feet above the walkway.</p>

<p>8. Temporary Portable A-Frame Sign</p> 	<p>A single temporary portable A-frame sign may be allowed for each business, on private property, provided the sign is less than 4 feet high and less than 18 by 24 inches per face.</p>
<p>9. Window Sign</p> 	<p>Such signs shall cover no more than 20 percent of the total window and glass portion of the door area. A permanent address shall be permitted in addition to the 20 percent coverage. Window signs shall not be included in any calculation of total sign area for the building or tenant. Handwritten signs of any type are prohibited.</p>
<p>10. Awning Sign</p> 	<p>Awnings at the first story may have signs. No such sign shall exceed 20 percent of the area of each awning (top plus all sides).</p>
<p>11. Real Estate Sign</p> 	<p>One single-faced or double-faced nonilluminated "For Sale" or "For Rent" sign for each street frontage not exceeding 16 square feet per face and not exceeding 6 feet in height above grade. Upon sale or rent, the sign shall be immediately removed.</p>
<p>12. Other signs</p>	<p>Prohibited. All other signs not specifically permitted.</p>
<p>j. Parking</p>	<p>See Article VII, Division 2.</p>
<p>- Exceptions</p>	<p>1 space for each dwelling unit.  1 space for each 500 square feet of floor area for nonresidential space.  Parking areas shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude parking lot access driveways. Parking areas shall not be located on street corners unless one of the following conditions exists.</p> <ol style="list-style-type: none"> <li>a. If a zoning lot fronts on three streets, then parking may be located on only one corner.</li> <li>b. If a zoning lot fronts on four streets, then parking may be located on only two corners.</li> </ol>
<p>k. Landscaping</p>	<p>See Article VII, Division 3 and 3.1</p>

l. Flood Zone	See Article VII, Division 4
m. Specific Use Standards	See Article VII, Division 6
n. Public Art	See Article VII, Division 7
o. Additional Use Standards	See Article VII, Division 9
p. Environmental Performance	See Article VII, Division 10
q. Fences	See Article VII, Division 11
r. Encroachments	See Article VII, Division 12
s. Waterfront Property & Docks	See Article VII, Division 13
t. Refuse & Lighting	See Article VII, Division 14

(Ord. No. 07-4770, § 2, 12-17-07; Ord. No. 13-5041, § 2(att. 1), 3-4-13; Ord. No. 13-5055, § 2(Att. 1), 5-6-13; Ord. No. 18-5234, § 2(Exh. A), 2-5-18; Ord. No. 21-5346, § 2(Exh. A), 5-18-21)