

**BACK UP MATERIALS INCLUDED WITH
BATCH 2026 ZONING TEXT
AMENDMENT
(26-ZTA-02)**

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Ordinance No. 26-5611

ORDINANCE NO. 26-5611

AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA AMENDING THE ZONING CODE (2002 EDITION), ARTICLE II, DEFINITIONS AND RULES OF CONSTRUCTION, TO ADD NONMEDICAL IV THERAPY, TO CLARIFY THE DISTINCTION BETWEEN MEDICAL SPAS AND NONMEDICAL SPAS, TO CHANGE VEHICLE REPAIR TO MOTOR VEHICLE REPAIR; ARTICLE III, DECISION MAKING AND ADMINISTRATIVE BODIES, TO ELIMINATE THE REQUIREMENT THAT THE BUILDING OFFICIAL IS REQUIRED TO BE APPOINTED BY THE CITY MANAGER; ARTICLE IV, DEVELOPMENT REVIEW PROCEDURES, TO UPDATE THE TECHNICAL DEVIATION PROCESS, TO PROVIDE FOR THE PLANNING DIRECTOR THE ABILITY TO INITIATE ZONING TEXT AMENDMENTS; ARTICLE V, VESTED RIGHTS AND NON-CONFORMITIES, TO CLARIFY AND REORGANIZE PROVISIONS GOVERNING NONCONFORMING ZONING LOTS; ARTICLE VI, ZONE DISTRICTS, TO CLARIFY THAT SINGLE-FAMILY HOMES REQUIRE A DRAINAGE PLAN, TO UPDATE THE MAXIMUM PERMITTED DENSITY IN SINGLE-FAMILY ZONE DISTRICTS, TO CLARIFY THAT DEVELOPMENTS DESIGNATING ONLY AWNING AS THE FRONTAGE TYPE MUST APPLY AWNINGS ALONG A MINIMUM OF 50% OF THE BUILDING FRONTAGE ON THE PRIMARY STREET, TO ADD MOBILE FOOD TRUCKS AS A PROVISIONAL USE IN DOWNTOWN BAYFRONT, TO ADJUST THE URBAN MIXED-USE 3 (MU-3) ZONE DISTRICT REGULATIONS TO CLARIFY PROHIBITED HOURS OF OPERATION; ARTICLE VII, REGULATIONS OF GENERAL APPLICABILITY, TO CLARIFY PERMITTED FENCING MATERIALS AND REVISE FENCE STANDARDS IN THE WATERFRONT SETBACK, TO UPDATE LANGUAGE IN THE ACCESSORY STRUCTURES SECTION, TO CLARIFY THE APPLICABILITY OF PRIVATE YARD AND FENCING REQUIREMENTS FOR ATTACHED SINGLE-FAMILY HOMES, TO CODIFY PLATFORM LIFT CONDITIONS, TO CLARIFY THAT A PUBLIC ART CONTRIBUTION IS NOT A FEE AND AMEND THE DISBURSEMENT OF PUBLIC ART FUNDS, AND TO MODIFY PARKING FOR MOTOR VEHICLE REPAIR; FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 02-4357, which adopted a new Zoning Code for the City of Sarasota [hereinafter the Zoning Code (2002 edition)] was adopted by the City Commission on April 29, 2002; and

WHEREAS, Briana Dobbs, Chief Planner, pursuant to request of the Department of Development Services, filed Zoning Text Amendment 26-ZTA-02 as a Batch ZTA to encompass a range of issues requiring modification within the Zoning Code (2002 edition); and

WHEREAS, the Planning Board, acting in its capacity as the Local Planning Agency for the City of Sarasota, held a duly noticed public hearing on September 9, 2026, in accordance with Article IV, Division 12, of the Zoning Code (2002 edition) to review the proposed Zoning Text Amendments contained herein and made its recommendation to the City Commission as to which of such amendments satisfy the standards for review set forth in Section IV-1206, Zoning Code (2002 edition); and

WHEREAS, the City Commission hereby finds that based upon the foregoing recitals, it is in the best interest of the citizens of the City of Sarasota to amend the Zoning Code (2002 edition) as requested by Zoning Text Amendment Application No. 26-ZTA-02; and

WHEREAS, the City Commission held a duly noticed public hearing(s) on _____ 2026 to receive public comment, has considered the recommendations of the Planning Board and Planning staff, and has found and determined that the adoption of the proposed amendments to the Zoning Code (2002 edition) as set forth herein would promote the public health, safety and welfare and the redevelopment of the City and would thus serve a valid public purpose.

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

Section 1. Findings of Fact: The City Commission hereby finds that the recitations contained in the preamble to this Ordinance as set forth above are true and correct and adopts said recitations as findings of fact.

Section 2. Adoption of Text Amendments: The following provisions within the Zoning Code (2002 edition) included within Application No. 26-ZTA-02 are hereby amended:

- Article II, Definitions and Rules of Construction: to clarify the distinction between medical spas and nonmedical spas, and to change vehicle repair to motor vehicle repair.

- Article III, Decision Making and Administrative Bodies: to eliminate the requirement that the building official is required to be appointed by the city manager.
- Article IV, Development Review Procedures: to update the technical deviation process, and to provide for the planning director the ability to initiate zoning text amendments.
- Article V, Vested Rights and Nonconformities: to clarify and reorganize provisions governing nonconforming zoning lots.
- Article VI, Zone Districts: to clarify that single-family homes require a drainage plan, and to update the maximum permitted density in single-family zone districts, and to clarify that developments designating only awning as the frontage type must apply awnings along a minimum of 50% of the building frontage on the primary street, and to add mobile food trucks as a provisional use in the Downtown Bayfront zone district, and to adjust the urban Mixed-Use 3 (MU-3) zone district regulations to clarify prohibited hours of operation.
- Article VII, Regulations of General Applicability: to clarify permitted fencing materials and revise fence standards in the waterfront setback, and to update language in the accessory structures section related to uncaged swimming pools and decks in the waterfront setback, and to clarify the applicability of private yard and fencing requirements for attached single-family homes, and to codify platform lift conditions, and to clarify that a public art contribution is not a fee and amend the disbursement of public art funds, and to modify parking for motor vehicle repair

The City Commission hereby adopts the above-described amendments to the text of the Zoning

Code (2002 edition) which are more fully set forth in Exhibit A, a copy of which is attached hereto and incorporated by reference herein. Exhibit A contains the portions of the above-referenced Zoning Code sections in which the proposed amendments would be codified with modifications shown in “black line” format by which deletions from existing texts are shown by ~~striketrough~~ and additions to existing text are shown by underline.

Section 3. Severability: It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance 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 4. Effective Date: This Ordinance shall take effect immediately upon second reading.

PASSED on first reading by title only, after posting for public viewing 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 ____ day of October, 2026.

PASSED on second reading and finally adopted this ____ day of _____, 2026.

CITY OF SARASOTA, FLORIDA

BY: {{Sig_es_:signer2:signature}}

{{N_es_:signer2:fullname }}

MAYOR

ATTEST:

BY: {{Sig_es_:signer2:signature}}

{{N_es_:signer2:fullname }}

CITY AUDITOR & CLERK

Mayor Trice	{{Vote1_es_:prefill:dropdown(options="Yes,No,Abstain,Absent")}}
Vice Mayor Ohlrich	{{Vote2_es_:prefill:dropdown(options="Yes,No,Abstain,Absent")}}
Commissioner Ahearn-Koch	{{Vote3_es_:prefill:dropdown(options="Yes,No,Abstain,Absent")}}
Commissioner Alpert	{{Vote4_es_:prefill:dropdown(options="Yes,No,Abstain,Absent")}}
Commissioner Battie	{{Vote5_es_:prefill:dropdown(options="Yes,No,Abstain,Absent")}}

EXHIBIT A

Item #	Issue	Zoning Code Section	General Description	Reason for Change	Page #
1.	Drainage Plans	VI-102(u)(4), VI-102(x)	The zoning code includes requirements for the submission and review of drainage plans for single-family homes, additions, swimming pools, and similar site improvements. Clarifying that single-family homes in the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone districts also need a drainage plan.	The zoning code includes requirements for the submission and review of drainage plans for single-family homes. This amendment codifies those requirements to single-family homes within the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) districts and relocates the language for improved organization within the code.	13
2.	Technical Deviation Process	IV-503(c), IV-901(b), IV-903 (b)	The zoning code contains procedures for technical deviations that are not fully aligned with the newly adopted Engineering Design Criteria Manual (EDCM). This creates inconsistencies between zoning and engineering review processes.	Updating the Technical Deviation process ensures consistency between the zoning code and the EDCM. The revision clarifies review authority by shifting the initial review and decision from the City Manager to the City Engineer, with the City Manager serving as the appeal authority. This alignment improves clarity for applicants and streamlines the review process.	15
3.	Residential Single Family Lot Size	Table VI-203	Updating the maximum permitted density in single-family zone districts to align with minimum lot size standards.	The zoning code establishes minimum lot size requirements for Residential Single-Family (RSF) zone districts that do not fully comply with the maximum permitted densities. This misalignment creates inconsistencies between allowed density and lot development standards.	17
4.	Minimum Parking Requirements for Vehicle Repair Uses	II-302, II-305, VII-204	Vehicle repair uses are subject to minimum parking requirements that exceed typical operational needs and often result in excessive paved areas. The amendment proposes modifying the parking ratio related to motor vehicle repair uses.	The current parking calculations require more parking than is reasonably necessary for vehicle repair operations. Reducing the minimum parking standard supports more efficient site design while maintaining functional and safe operations.	20

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Item #	Issue	Zoning Code Section	General Description	Reason for Change	Page #
5.	Intravenous (IV) Therapy Service	II-305	The zoning code includes a category for personal service uses but does not explicitly address nonmedical IV therapy services. This has resulted in uncertainty regarding how these uses should be classified.	Adding nonmedical IV therapy under the personal service section clarifies how these businesses should be categorized. This update provides consistency in zoning determinations for IV therapy locations that are not medical in nature.	23
6.	Medical Office, Medical Spa	II-201	The zoning code does not clearly distinguish between medical spas and nonmedical spas.	Clarifying the distinction between medical spas and nonmedical spas ensures proper use classification, with medical spas permitted in office zoning districts and nonmedical spas classified as commercial uses. This issue was identified during the Local Business Tax Receipt renewal process, and the clarification will support consistent zoning and licensing reviews.	24
7.	Fences, walls, and hedges.	VII-1101(b)(4); VII-1101(c)	The zoning code contains detailed standards regulating fence materials in the Downtown Neighborhood (DTN) zone district, as well as separate standards for fencing in the waterfront setback. This amendment clarifies permitted materials in DTN and revises fence standards in the waterfront setback to require that the height of fences and walls be measured vertically from the highest point above finished grade on either side of the fence or wall.	Revising these standards clarifies fencing materials in DTN and updates waterfront setback regulations to focus on fence opacity and specific materials, while maintaining the overall intent of the regulations.	25
8.	Accessory structures pool measurement	VII-903(4)(b)	The waterfront setback section was updated in 2025, but corresponding language in the accessory structures section is still needed.	Updating the accessory structures section related to uncaged swimming pools and decks in the waterfront setback ensures consistency across the zoning code.	28

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Item #	Issue	Zoning Code Section	General Description	Reason for Change	Page #
9.	Primary Street Frontage Requirement	Table VI-1004	Clarifies that developments designating awning as the frontage type must apply awnings along a minimum of 50% of the building frontage on the primary street.	A frontage type, by definition, is intended to characterize the majority of the building's interface with the public realm. Clarifying a minimum percentage of an awning along the frontage supports this intent and prevents misinterpretation.	32
10.	Attached Single-Family (Townhomes)	VII-602(y)(1)	Clarifies the applicability of private yard and fencing requirements for attached single-family development (townhomes).	Existing zoning code regulations establish minimum open space requirements for attached single-family development within multiple family zoning districts, but do not establish corresponding open space standards in other zone districts related to attached single-family development. This has created ambiguity regarding required private yard areas and fencing obligations, particularly in downtown zone districts with urban development patterns and zero-foot setbacks. The amendment clarifies the intended application of these standards while maintaining private yard requirements in applicable zone districts.	37
11.	Platform Lifts	VII-1302(1), VII-1302(2), VII-1302(13)	Platform lift standards lack clarity and detail, resulting in inconsistent permit conditions. Issues include material type and calculation of dock area.	Clarifying material requirements, area calculations, and uses supports fair and predictable permitting and enforcement.	38
12.	Zoning Text Amendments	IV-1202	Providing for the planning director, in addition to the development services director, to initiate zoning text amendments.	The former department of neighborhood and development services, which included both planning and development services functions, was reorganized into the planning department and development services department in 2017. Consistent with the original intent, the ZTA proposes to allow for the	42

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Item #	Issue	Zoning Code Section	General Description	Reason for Change	Page #
				development services director AND planning director to initiate a zoning text amendment.	
13.	Public Art Contribution	VII-701(b)(1), VII-704(b)	Clarifying a public art contribution is not a fee and amending the disbursement of public art funds as approved by the City Commission during the annual budget process.	The ZTA clarifies that a public art contribution is not an application fee, it is a condition of development approval for applicable projects. Amending the disbursement of public art funds aligns with City Commission budget direction.	43
14.	Urban Mixed-Use 3 (MU-3) Hours of Operation	VI-1102(i)	Adjusts the Urban Mixed-Use 3 (MU-3) zone district regulations to clarify prohibited hours of operation between 10:00 p.m. and 6:00 a.m., except for specifically exempted uses and uses approved through a Major Conditional Use process.	The proposed adjustment incorporates existing North Trail special standards currently contained in Section VI-504 into the Urban Mixed-Use 3 (MU-3) zone district regulations to ensure consistency between the North Trail (NT) standards and the implementing MU-3 zoning district. The MU-3 district was specifically established to implement the North Trail planning framework along the corridor. The adjustment clarifies permitted operating hours, identifies exempt uses that customarily operate extended hours, and identifies a Major Conditional Use process for other uses seeking extended hours of operation.	46
15.	Creation and Appointments	III-702	Eliminating the requirement that the Building Official is required to be appointed by the City Manager, consistent with the City Code.	In the past, the Building Official has not been hired by the City Manager. Additionally, existing language in the zoning code conflicts with the language provided in the City Code.	47

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Item #	Issue	Zoning Code Section	General Description	Reason for Change	Page #
16.	Nonconforming zoning lots	V-108	Clarifies and reorganizes provisions governing nonconforming zoning lots.	This amendment is intended to eliminate ambiguity in how nonconforming lots are interpreted and processed	48
17.	Mobile Food Trucks	Table VI-1001	Mobile food trucks are currently permitted by right in the Commercial Business Neighborhood (CBN), North Trail (NT), Governmental (G), Downtown Edge (DTE), Downtown Core (DTC), Commercial Intensive (CI), Intensive Commercial District (ICD), Industrial General District (IGD), Industrial Heavy District (IHD), Industrial Light Warehousing (ILW), Industrial (I) Urban Mixed-Use 1 (MU-1), Urban Mixed-Use 2 (MU-2), and Urban Mixed-Use 3 (MU-3) zone districts. This amendment adds mobile food trucks as a provisional use in the Downtown Bayfront (DTB) zone district.	Adding mobile food trucks as a provisional use in the Downtown Bayfront (DTB) zone district expands where the use may be considered while having the ability to impose mitigation measures.	50

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1. DRAINAGE PLANS

Article VI - ZONE DISTRICTS

DIVISION 1. - GENERAL

Sec. VI-102. - Zone district map, and general regulations.

- (u) Additional development standards applicable to single-family dwellings in RSF-E, 1, 2, 3, 4, RTD-9, and RMF-1, 2, 3 zone districts.

(4) Reserved Drainage plan.

- a. ~~Purpose: The alteration of land elevation that often accompanies the construction of single-family dwellings, building additions, swimming pools or spas often alters the historic drainage pattern from a parcel of land to the detriment of adjoining properties. The health, safety and welfare of the citizens of the city are promoted by requiring new residential construction to direct attendant stormwater drainage into public or private facilities rather than on to the land of adjoining properties.~~
- b. ~~Drainage plan: The owner/applicant for a building permit to construct a new single-family dwelling or substantial improvements to a single-family dwelling shall submit to the director of neighborhood and development services a stormwater drainage management plan showing drainage from the site discharging to either: on-site retention; or swales directed to adjacent public or private stormwater receptors; or a combination thereof. The director of neighborhood and development services may require, upon receiving the recommendation of the building official, a drainage plan prepared and sealed by a professional engineer meeting the requirements of this section. The site must be built to conform to the submitted drainage plan. Such plan shall not be required for individual single-family dwellings when a master drainage plan for the development of which the single-family dwelling is a part has been submitted and approved.~~

NOTE:

Language is being relocated without any changes except for applicability to the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone district for clarity and consistency.

NOTE:

Clarifying drainage plans are required for all single-family homes including those in the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone district.

(x) Drainage Plan.

- a. Applicability: Additional development standards applicable to single-family dwellings in RSF-E, 1, 2, 3, 4, RSM-9, RTD-9, RMF-1, 2, 3 and DTN zone districts.
- b. Purpose: The alteration of land elevation that often accompanies the construction of single-family dwellings, building additions, swimming pools or spas often alters the historic drainage pattern from a parcel of land to the detriment of adjoining properties. The health, safety, and welfare of the citizens of the city are promoted by requiring new residential construction to direct attendant stormwater drainage into public or private facilities rather than on to the land of adjoining properties.
- b. Drainage plan: The owner/applicant for a building permit to construct a new single-family dwelling or substantial improvements to a single-family dwelling shall submit to the director

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of development services a stormwater drainage management plan showing drainage from the site discharging to either: on-site retention; or swales directed to adjacent public or private stormwater receptors; or a combination thereof. The director of development services may require, upon receiving the recommendation of the building official, a drainage plan prepared and sealed by a professional engineer meeting the requirements of this section. The site must be built to conform to the submitted drainage plan. Such plan shall not be required for individual single-family dwellings when a master drainage plan for the development of which the single-family dwelling is a part has been submitted and approved.

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2. TECHNICAL DEVIATION PROCESS

Article IV - DEVELOPMENT REVIEW PROCEDURES

DIVISION 5. - SITE PLAN

Sec. IV-503. Staff review and report.

- (a) *Administrative site plans.* The building, zoning, and code enforcement department shall review the proposed site plan. As part of their review, the building, zoning and code enforcement department may seek review comments and recommendations from the DRC, as appropriate. The building, zoning and code enforcement department shall determine if the proposed site plan satisfies the site plan approval criteria in section IV-506 and shall grant, grant with conditions, or deny the application for site plan approval, subject to appeal under section IV-504 to the planning board.
- (b) *Other site plans.* After an application is determined sufficient, the DRC shall review the application for development approval, the comments of all members of the DRC and may provide comments as to whether and to what extent the site plan application incorporates the advisory community design guidelines. The planning department shall review the application for site plan approval and the comments of all members of the DRC, and shall prepare a written staff analysis of the issues raised by the application.
- (c) *Technical deviations.* Prior to the final consideration of a site plan application, the city ~~manager~~ engineer may issue written technical deviations from the EDCM. Such deviations must be based upon review of a detailed study prepared by a professional engineer which demonstrates why the technical deviations will result in preferable environmental or design impacts. If a technical deviation is denied by the City Engineer, the applicant may appeal to the City Manager.

NOTE:

Based on the newly adopted EDCM Section 1.4.3, technical deviations are now reviewed by the City Engineer, rather than the City Manager.

Sec. IV-901. Purpose and applicability.

- (a) *Purpose.* Certain uses are conditional uses instead of being allowed by right, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.
- (b) *Authority.* The building, zoning, and code enforcement department may, in accordance with the procedures, standards, and limitations of this section and subject to such rights of appeal as are provided, approve applications for temporary uses. The planning board may, in accordance with the procedures, standards, and limitations of this section and subject to such rights of appeal as are provided, approve applications for minor conditional uses. The city commission may, in accordance with the procedures, standards, and limitations of this section, approve applications for major conditional uses.

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The planning board or the city commission, whichever is appropriate may approve a conditional use that modifies the setback requirements, height requirements, landscaping requirements, parking requirements, or buffering requirements by no more than ten percent, provided that the board or city commission expressly finds that the modification will enhance the ability of the proposed conditional use to meet the general standards for all conditional uses. Additionally, the city ~~manager-engineer~~ may approve technical deviations from the regulations contained in the EDCM, based upon a detailed study prepared by the applicant which demonstrates why the technical deviations will result in preferable environmental or design impacts. If a technical deviation is denied by the City Engineer, the applicant may appeal to the City Manager.

- (c) *Authorized conditional uses.* Only those uses which are authorized in each zoning district in Article VI, may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the DRC, the planning board, and the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a use existing on the effective date of these regulations is terminated or demolished, subsequent use of the property upon which the use was located, by a use which these regulations classifies as a conditional use, shall be permitted only in conjunction with an approved conditional use.

Sec. IV-903. Staff review and report.

- (a) *Minor and major conditional uses.* The planning department shall review the application for the conditional use approval and the comments of all members of the DRC, and shall prepare a written staff analysis of the issues raised by the application.
- (b) *Technical deviations.* Prior to the final consideration of a conditional use application, the city ~~manager-engineer~~ may issue written technical deviations from the EDCM. Such deviations must be based upon review of a detailed study prepared by a professional engineer which demonstrates why the technical deviations will result in preferable environmental or design impacts. If a technical deviation is denied by the City Engineer, the applicant may appeal to the City Manager.

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3. RESIDENTIAL SINGLE FAMILY LOT SIZE

Article VI - ZONE DISTRICTS

DIVISION 2. - SINGLE FAMILY ZONE DISTRICTS

Sec. VI-203. Residential use development standards.

NOTE:

Updating maximum permitted density for consistency with minimum lot size.

Table VI-203. Residential Development Standards in the Single-Family Zones

Standard	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RSM-9		RTD-9
						Detached	Attached	
Maximum density See section VI-203(b)	2.0 DU per acre	3.02 9 DU per acre	4.43 DU per acre	5.98 DU per acre	8.87 DU per acre	9.0 DU per acre	9.0 DU per acre	9.0 DU per acre
Minimum zoning lot size: See section VI-203(c) Min. lot area Min. lot width	21,780 sq. ft. 100 ft.	15,000 sq. ft. 100 ft.	10,000 sq. ft. 80 ft.	7,500 sq. ft. 70 ft.	5,000 sq. ft. 50 ft.	4,840 sq. ft. 50 ft.	2,420 sq. ft.(1) 25 ft.	4,840 sq. ft. 50 ft.
Maximum height See section VI-203(d) Feet Stories	35 ft. none	35 ft. none	35 ft. none	35 ft. none	35 ft. none	30 ft. 2	30 ft. 2	35 ft. none
Building setbacks: See section VI-203(e) Min. front Max. front Min. side Min. rear	30 ft. none 8 ft. 20 combined 15 ft.(6)	30 ft.(7) none 8 ft. 20 combined 15 ft.(6)	20 ft.(7) none 8 ft. 20 combined 15 ft.(6)	20 ft.(7) none 6 ft. 15 combined 15 ft.(6)	20 ft.(7) none 6 ft. 15 combined 15 ft.(6)	5 ft. 20 ft. 5 ft. (4) 5 ft. (4)	5 ft. 20 ft. 15 ft. (2, 4) 5 ft. (4)	20 ft. (5)(7) none 0 ft./10 ft/ combined 15 ft. (4)
Maximum building	30%	30%	35%	35%	35%	35%	50%(3)	75%

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coverage See section VI- 203(f)								
Maximum impervious coverage See section VI- 203(g)	60%	70%	75%	75%	75%	75%	none	75%
Design standards apply See section VI- 203(h) or (i)	No	No	No	No	No	Yes VI-203(h)	Yes VI- 203(h)	Yes VI-203(i)
Use limitations: See footnotes for table VI-201	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other regulations	The regulations in this division state the allowed uses and development standards for the base zones. Sites with overlay zones are subject to additional regulations. The official zoning maps indicate which sites are subject to these additional regulations. General standards that may be applicable are found in division 1 of this article (e.g., see the additional development standards applicable to single-family dwellings in section VI-102(u)). Specific uses or development types may also be subject to article VII, regulations of general applicability.							

Notes for table VI-203:

- (1) Average zoning lot size for attached unit developments shall be at least 4,840 square feet per dwelling unit.
- (2) Applies only to the end perimeter of attached unit developments on an interior lot. On corner lots, either the rear setback or the non-street side setback can be reduced to zero. However, the remaining non-street setback must comply with the requirements for a standard rear setback. See illustration below.
- (3) Applies to the entire attached unit development. The maximum building coverage for an individual zoning lot in an attached unit development is 60 percent.
- (4) Minimum side and rear yard for accessory buildings shall be three feet.
- (5) Front setback exception. The director of development services is authorized to decrease the maximum front setback to allow the preservation of existing trees. Compliance with EDCM, Part 5, Sec. D.8.b. Visibility at intersections is required.
- (6) Minimum rear yard setback for accessory dwelling shall be ten feet.

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- (7) Covered front porches at a residential entrance may extend up to ten feet into the front setback plus up to an additional two feet for eaves.

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4. MINIMUM PARKING REQUIREMENTS FOR VEHICLE REPAIR

Article II - DEFINITIONS AND RULES OF CONSTRUCTION

DIVISION 3. - DESCRIPTION OF THE USE CATEGORIES

Sec. II-302. - Category titles.

- (a) The names of the use categories start with capital letters throughout this Code.
- (b) The following use categories are defined in this division:
 - (1) *Residential use categories:*
 - a. Group living.
 - b. Household living.
 - (2) *Commercial use categories:*
 - a. Commercial recreation.
 - b. Commercial parking.
 - c. Quick vehicle servicing.
 - d. Major event entertainment.
 - e. Office.
 - f. Retail sales and service.
 - g. Self-storage.
 - h. Motor vehicle repair.

Sec. II-305. - Commercial use categories.

- (h) Motor vehicle repair.
 - (1) *Characteristics.* Firms servicing passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.
 - (2) *Accessory uses.* Accessory uses may include offices and sales of parts.
 - (3) *Examples.* Examples include vehicle repair, transmission or muffler shop, auto body shop, alignment shop, auto upholstery shop, and tire sales and mounting.
 - (4) *Exceptions.* Repair and service of industrial vehicles and equipment, and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as industrial service.

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Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 2. - OFF-STREET PARKING AND LOADING

Sec. VII-204. - Number of parking spaces required bicycle standards, and alternative parking ratios.

(2) *Automobile standards.* Parking requirements may be adjusted in accordance with section VII-211(a).

Use	Off-Street Parking Requirements
Adult book and video stores, adult modeling studios, adult photographic studios, physical culture establishments	1 space/250 square feet of floor area
Adult theaters	1 space/three seats
Alcoholic beverage stores	1 space/250 square feet of floor area
Automotive-related uses: includes automatic fueling stations, car wash facilities, automotive service stations, garages	1 space/1 bay, if any, plus 1 space/each pump island, if any, plus 1 space/200 square feet of floor area
Barber/beauty shop	1 space/customer chair plus 1 space/250 square feet of floor area
Bars and nightclubs, outdoor bars	1 space/100 square feet of floor area
Bed and breakfast inns	1 space/guest unit plus 2 spaces/D.U.
Boarding kennels	1 space/350 square feet of floor area
Botanical gardens	1 space/250 plus 1 space/1,000 square feet of outdoor area
Brewpub	1 space/150 square feet
Cemeteries, mausoleums, and columbaria	1 space/250 square feet of office area
Colleges and universities	10 spaces/classroom plus spaces for any accessory use such as auditoriums or educational dormitories
Commercial marinas	1 space/500 square feet of storage/repair area plus pleasure craft: one space for each 3 slips; and charter boats: one space for every three seats
Day care centers; includes adult and child day care	1 space/300 square feet plus 3 spaces for off street loading and unloading.
Dental offices and clinics	1 space/175 square feet of gross leaseable floor area
Educational dormitories	.5 space/bed
Emergency shelter home	.25/bed plus 1/250 square feet office floor area
Financial institutions	1 space/250 square feet of floor area plus 1 space/automatic teller machine
Funeral homes and crematories	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating
Game rooms	1/250 [square feet] floor area
Golf courses	6 spaces per hole of golf, plus 1 space/250 square feet of floor area
Government uses	All uses not listed shall be provided as follows: 1 space for each 300 square feet for area used by the public; 1 space for each 600 square feet for areas not used by the public
Hospitals	1.5 spaces/each bed

EXHIBIT A

Church/synagogue	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating.
Industrial (light and heavy)	1 space/500 square feet of floor area
Libraries	1 space/300 square feet of floor area
Manufactured housing parks	1 space/manufactured home lot; plus 1 space/300 square feet of offices, laundry, recreation structure and similar facilities
Medical offices and clinics (all districts)	1 space/200 square feet of floor area up to 3,000 square feet of gross leaseable floor area, plus 1 space/250 square feet from 3,001 square feet to 5,000 square feet, plus 1 space/300 square feet from 5,001 square feet to 10,000 square feet, plus 1 space/350 square feet from 10,001 square feet to 20,000 square feet, plus 1 space/400 square feet over 20,000 square feet of gross leaseable floor area
<u>Motor vehicle repair</u>	<u>1 space/1 bay, if any, plus 1 space/each pump island, if any, plus 1 space/500 square feet of floor area</u>
Nursing homes	.25 space/bed

NOTE:

Reducing required parking spaces for vehicle repair shops supports more efficient site design while maintaining functional and safe operations.

EXHIBIT A

5. INTRAVENOUS (IV) THERAPY SERVICE

Article II - DEFINITIONS AND RULES OF CONSTRUCTION

DIVISION 3. - DESCRIPTION OF THE USE CATEGORIES

Sec. II-305. - Commercial use categories.

(f) *Retail sales and service.*

- (1) *Characteristics.* Retail sales and service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.
- (2) *Accessory uses.* Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
- (3) *Examples.* Examples include uses from the five subgroups listed below:
 - a. *Sales-oriented:* Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles.
 - b. *Personal service-oriented:* Laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; intravenous (IV) therapy; business, martial arts, dance, or music classes and other vocational, business or trade schools; taxidermists; mortuaries; veterinarians; and animal grooming.

NOTE:

IV Therapy is considered a personal service use.

EXHIBIT A

6. MEDICAL OFFICE, MEDICAL SPA

Article II - DEFINITIONS AND RULES OF CONSTRUCTION

DIVISION 2. - DEFINITIONS

Sec. II-201. - Definitions.

Office or clinic, medical or dental: A facility engaged in the examination, diagnosis and treatment of medical chiropractic, ophthalmologic, dental, and pediatric or other health care patients; includes administrative and clerical operations of the practice. Services must be completed by a licensed medical professional or under supervision of a licensed medical professional; does not include overnight facilities for patients.

NOTE:

Clarifying the distinction between medical and nonmedical offices, consistent with past interpretations.

EXHIBIT A

7. FENCES AND WALLS AND HEDGES

Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 11. - FENCES AND WALLS AND HEDGES

Sec. VII-1101. - Fences and walls and hedges.

- (a) (1) Fences and walls up to a maximum of six and one-half feet in height are permitted in the front, rear and side setbacks in all zone districts, except as may otherwise be provided below.
- (2) Hedges up to a maximum of six and one-half feet in height are permitted in the front setback in all zone districts, except as may otherwise be provided below. Hedges in the rear and side setbacks in all zones are not limited in height, except as may otherwise be provided below.
- (3) Razor wire, barbed wire and coiled barbed wire are not permitted, except as provided in subsection (b) below.
- (b) (1) Open mesh or open chain link fences, up to a maximum of ten feet in height, are permitted in front, rear, and side setbacks in G, IGD, IHD, CI, I, and ILW zone districts.
- (2) Open mesh or open chain link fences, up to a maximum of ten feet in height, are permitted in rear and side setbacks in G, ICD zone districts.
- (3) Barbed wire, razor, and coiled barbed wire may be installed above the level of six feet in the G, IGD, IHD, CI, I, and ILW zone districts and may extend no more than 38 inches above the ten-foot height limit.
- (4) In the DTN zone district, fences and hedges at the first layer of a lot shall not exceed four feet in height and fences shall be wrought iron, aluminum or painted/stained wood or simulated wood pickets with a minimum one and three quarter-inch spacing with pickets no more than four inches wide. Fences and walls at other layers shall not exceed six and one-half feet in height and shall be painted/stained wood or simulated wood (including vinyl fencing), coated chain link, wrought iron, aluminum, or masonry (finished on both sides).



NOTE:

Clarifying vinyl fencing may be considered a type of simulated wood fencing.

- (5) In the RSM-9 zone district, fences, walls or hedges located between the front facade of the primary building and the front lot line shall not exceed four feet in height.
- (6) Fences and walls up to a maximum of eight feet in height are permitted in the rear and side setbacks when multifamily and/or nonresidential zone districts abut single-family zone districts. Fences and walls may be on either the multifamily, the nonresidential or the single-family zoned property.
- (c) Solid fences, walls, hedges or other type of landscaping materials that form a continuous barrier up to a maximum of 30 inches, and picket fences with a minimum one and three-quarter-inch spacing with pickets no more than four inches wide, and open mesh ~~or~~ chain link fences, or alternative fencing options with a maximum opacity up to 50%, and up to a maximum of 48 inches are permitted in waterfront setbacks.

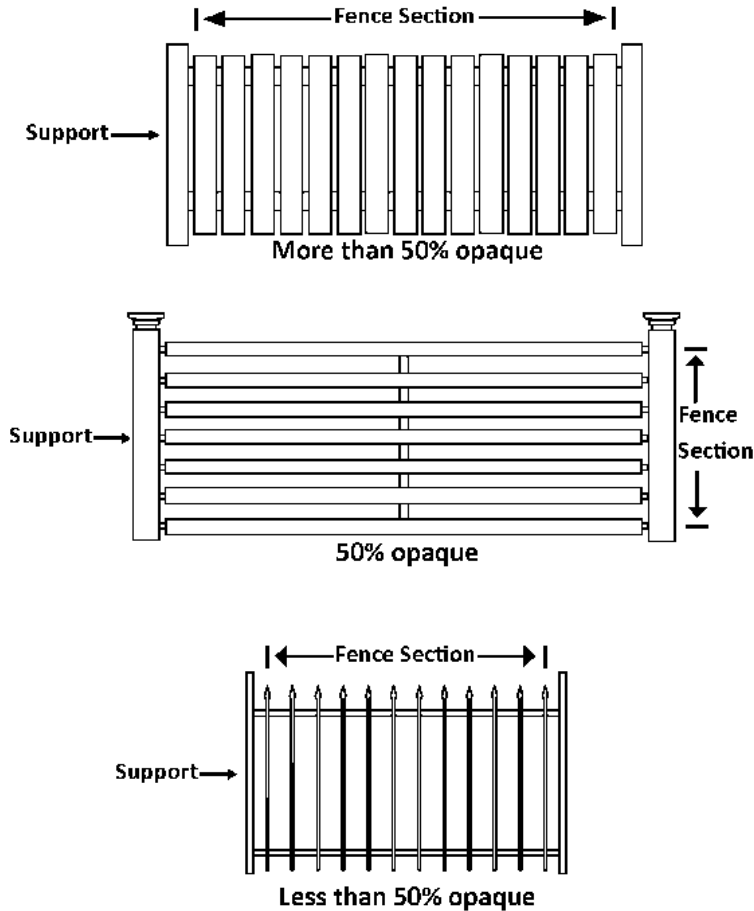
NOTE:

Provides for alternative design options for fencing in the waterfront setback while still maintaining views to the water.

EXHIBIT A

Fence Opacity

Opacity (the degree to which light or views are blocked), as viewed directly facing the fence section, applies regardless of slat orientation and excludes vertical support posts.

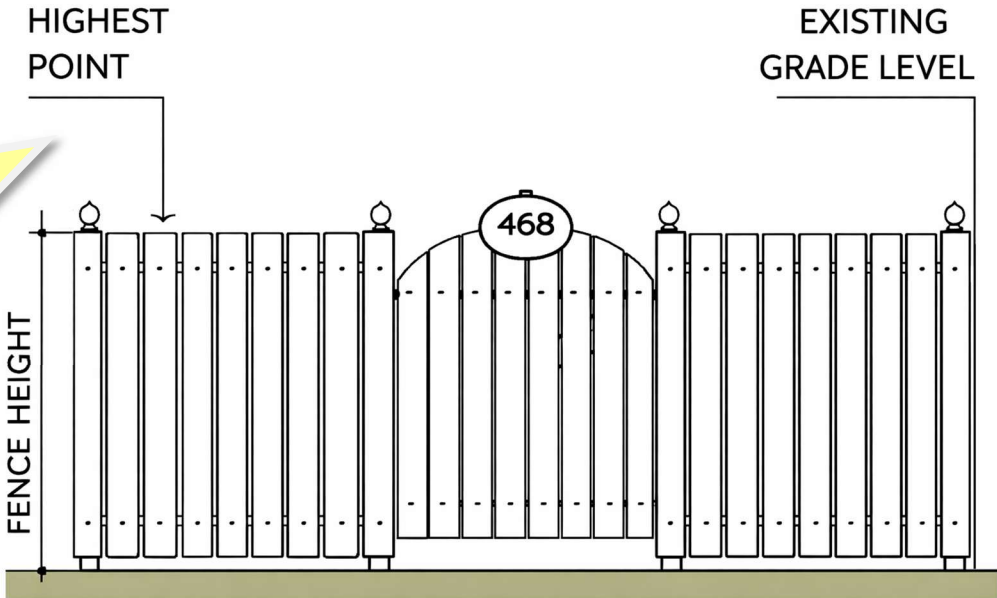
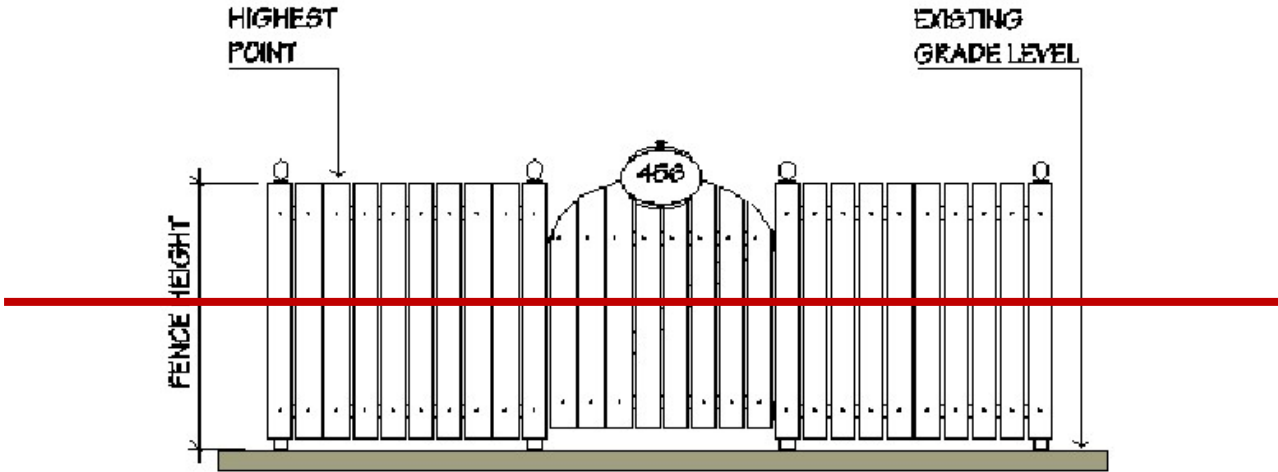


- (d) Ornamental decorations and light fixtures not exceeding 18 inches in height above the maximum six and one-half feet height limit may be allowed on pillars or supports for any fence or wall.
- (e) In all zone districts, no fence or wall shall be erected or maintained which has an electric charge.
- (f) Except as listed above, nothing in these regulations shall be construed to prohibit any type of landscaping or private gardening on any zoning lot.
- (g) The height of a fence or wall shall be measured as the highest point above natural grade on the lower side of the fence or wall. Notwithstanding the foregoing, when a fence or wall is located within the waterfront setback, height shall be measured vertically from the highest point above finished grade on lower side of the fence or wall.

NOTE:

Providing consistency of how structures are measured in the waterfront setback.

EXHIBIT A



NOTE:

Replacing graphic for enhanced resolution.

EXHIBIT A

8. ACCESSORY STRUCTURES POOL MEASUREMENT

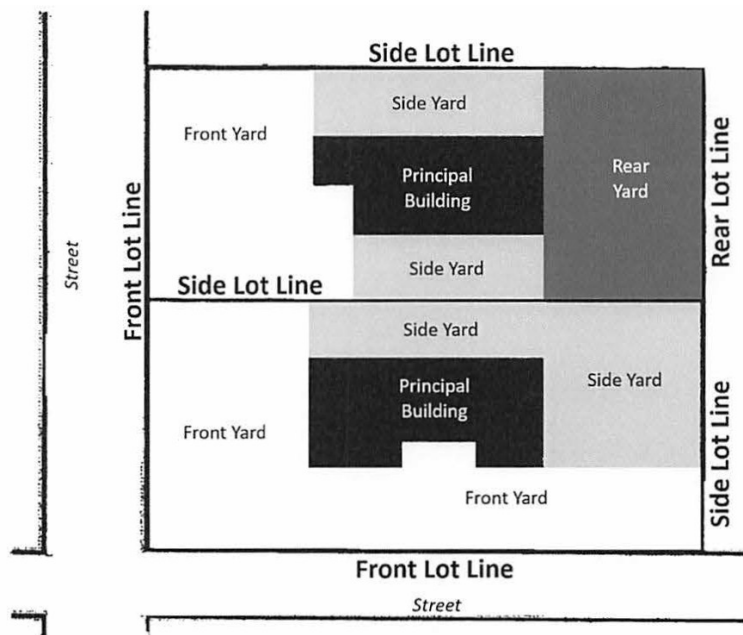
Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 9. - ACCESSORY STRUCTURE AND USES

Sec. VII-903. Residential accessory buildings and structures.

Accessory buildings and structures shall be permitted in all residential districts, subject to the following limitations (See also VII-602(cc) and VII-602(ff)):

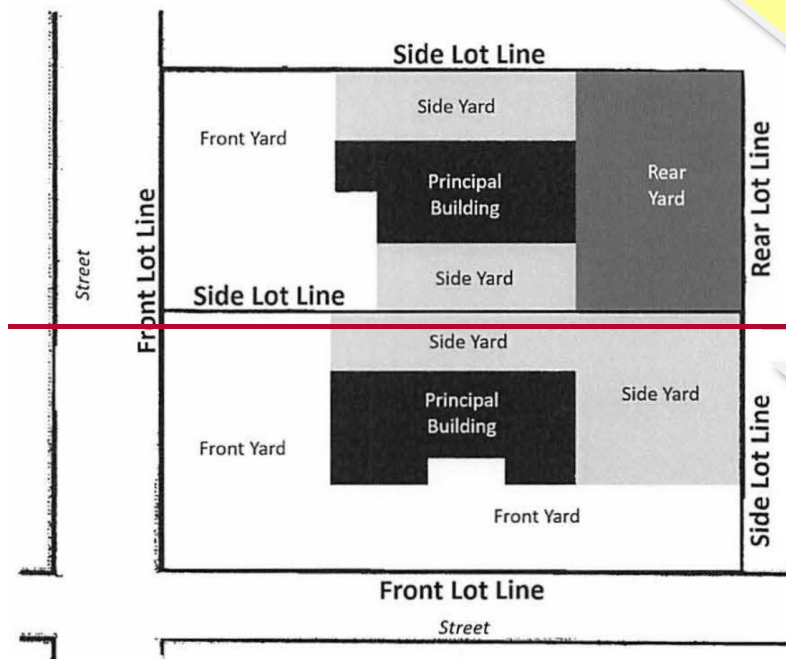
- (1) In all residential zoning districts (other than for multi-family dwelling projects), accessory buildings, antennas and their supporting structures, and in-ground swimming pools shall be subject to the following requirements:
 - a. Swimming pools without cages may be located in all yards, but only in front yards if it is screened from the street by a six-foot-high finished solid wall (e.g., masonry or foam core) or solid fence. Swimming pools are not permitted in the front yard for DTN, RSM-9, and RTD-9 zone districts.
 - b. Swimming pools with cages must be located behind the front facade of the primary building in the side or rear.



- c. Transmission towers for amateur radio antennas and their supporting structures shall be allowed in accordance with section VII-602 of this chapter.
- d. The zoning lot coverage for all accessory buildings on a zoning lot shall be included as part of the calculation of "maximum building coverage" for the particular district in which the use is located.
- e. Accessory structures in the rear and side yards, including antennas and their supporting structure which are less than 20 feet in height, shall be set back a minimum of five feet from the rear and side property lines. Accessory structures, except as may otherwise be provided in this Code, shall not be located in any required front yard setback.

EXHIBIT A

- f. Accessory structures, including freestanding antennas and their supporting structure, more than 20 feet in height in the side and rear yard shall be subject to the yard and setback requirements of the zoning district in which they are located.
 - g. Accessory buildings shall not exceed the maximum height requirement for the particular district in which it is located.
- (2) In all residential zoning districts (for multi-family dwelling projects, other than individual fee-simple townhouse projects), accessory buildings, antennas and their supporting structures, and swimming pools shall be set back at least ten feet from all property lines.
- (3) For all fee-simple townhouse projects, accessory buildings on individual fee-simple townhouse zoning lots shall be governed by the following requirements:
- a. Neither transmission towers for amateur radio antennas nor commercial wireless telecommunication antennas and towers shall be allowed.
 - b. Accessory buildings shall not be allowed in front setbacks, shall not exceed ten feet in height, and shall not cover more than 50 percent of the yard in which they are located.
- (4) Accessory structures shall not be located in any required waterfront setback, except that uncaged swimming pools may be located in required waterfront setbacks provided that:
- a. The edge of the water of the swimming pool shall be set back a minimum of five feet from the mean high water mark and from adjacent zoning lot lines; and
 - b. The uncaged swimming pool and any deck shall not be higher than 30 inches above average ~~finished natural~~ grade or 30 inches above the cap of the seawall, whichever is less. For purposes of this subsection, average ~~natural-finished~~ grade shall be determined by averaging the grade as depicted below.



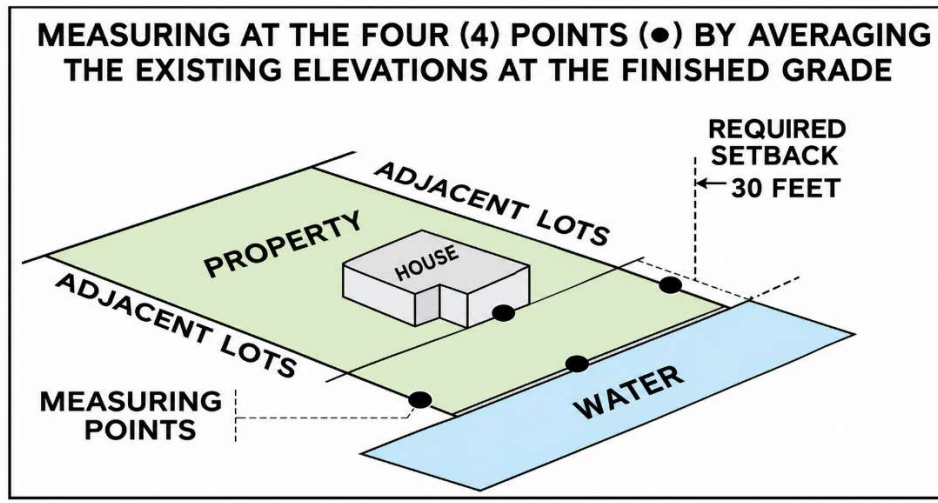
NOTE:

Consistent with changes made in 2025 ZTA.

NOTE:

Replacing with correct graphic.

EXHIBIT A



Average ~~Natural~~ Finished Grade

- c. Fences, walls, poles, posts, and other customary yard accessories and ornaments are not permitted in any required waterfront setbacks adjacent to the open waters of the Gulf of Mexico.
- (5) Fences and walls, except those used in connection with a government use, shall be governed by the standards found in article VII, division 11.
- (6) Accessory dwelling units shall be permitted in residential districts in accordance with section VII-602(cc).
- (7) No accessory building shall be constructed, erected, or otherwise placed on a zoning lot that is not occupied by a principal building.
- (8) Storage containers used primarily for shipping purposes, truck compartments, or trailers shall not be deemed principal or accessory structures or buildings and shall not be permitted.
- (9) Accessory buildings and structures shall not be located so as to restrict access to buildings by emergency equipment.
- (10) Private garages shall be permitted as accessory buildings in all residential districts in accordance with the standards set forth in this subsection:
 - a. If attached to the principal structure, all setbacks for the principal structure shall be met.
 - b. Private garages shall be used solely by the occupants of the dwellings to which they are accessory and only for noncommercial purposes.
- (11) Children's playhouses, patios, gazebos, etc. shall be permitted as accessory buildings and structures in all residential districts.
- (12) Where drainfields and septic tanks are allowed, their placement is permitted without regard to setbacks or yard restrictions, provided that all appropriate approvals shall be secured for any drainfield or septic tank.

EXHIBIT A

- (13) Noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and equipment, private barbecue pits and similar accessory uses shall be permitted as accessory buildings and structures in all residential districts.
- (14) Seawalls, groins and other beach protective devices shall be permitted in accordance with section VII-1304 of this Code.
- (15) Private docks and community boat docks, on waterfront properties, shall be permitted in accordance with section VII-1302 of this Code.
- (16) Non-profit bingo shall be permitted as an accessory use in accordance with section VII-602(w), unless specifically prohibited.

EXHIBIT A

9. PRIMARY STREET FRONTAGE REQUIREMENT

Article VI - ZONE DISTRICTS

DIVISION 1. - GENERAL

Sec. VI-1005. Development standards.

Table VI-1004. Building Design Standards in the Downtown Zone Districts

These standards are limited to portions of buildings with frontages that face a primary street. (See map VI-1001.)

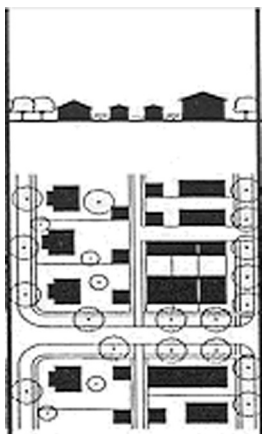
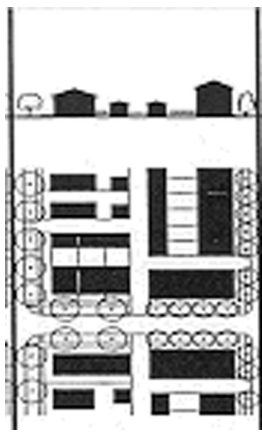
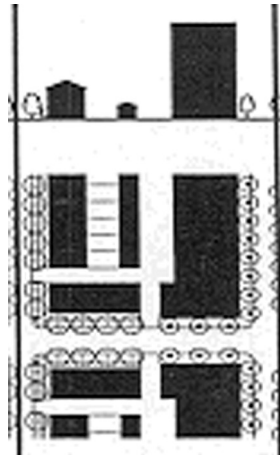
Building Design Standards	DTN (Neighborhood)	DTNE (Neighborhood Edge) DTE (Edge)	DTC (Core) DTB (Bayfront)
			
Building design See VI-1005(i)			
Frontage type See II-201 definitions			
-Common lawn	Permitted	Prohibited	Prohibited
-Porch and Fence -Minimum porch width -Minimum porch depth	Permitted 8 ft. 6 ft.	Prohibited Not applicable Not applicable Porch is permitted within the RROD; minimum width if 8 ft.; minimum depth is 6 ft.	Prohibited Not applicable Not applicable
-Door yard or light court	Permitted	Permitted	Prohibited
-Forecourt	Permitted	Permitted	Permitted
-Stoop	Permitted	Permitted	Permitted
-Awning	Prohibited	Permitted Subject to meeting encroachment standards in VII-1201	Permitted Subject to meeting encroachment standards in VII-1201

EXHIBIT A

Building Design Standards	DTN (Neighborhood)	DTNE (Neighborhood Edge) DTE (Edge)	DTC (Core) DTB (Bayfront)
	NOTE: Clarifies that developments designating only Awnings as the frontage type must apply awnings along a minimum of 50% of the building frontage on the primary street.	and the following standards: On optional and required retail frontages (see map VI-1002), an awning is required to cover the sidewalk for minimum of 90 percent of the building frontage (see VI-1003(c)) <u>Developments using only awnings as the designated frontage type shall cover the sidewalk for a minimum of 50 percent of the building frontage.</u> Awnings at the first story shall overlap the sidewalk eight feet. However, in no case shall an awning come closer than two feet of the curb. To avoid conflicts with existing infrastructure (e.g., street trees or streetlighting) <u>or the Florida Building Code</u>, the director of development services may reduce the required distance an awning must overlap the sidewalk or allow for a retractable awning without application for an adjustment.	and the following standards: On optional and required retail frontages (see map VI-1002), an awning is required to cover the sidewalk for minimum of 90 percent of the building frontage (see VI-1003(c)) <u>Developments using only awnings as the designated frontage type shall cover the sidewalk for a minimum of 50 percent of the building frontage.</u> Awnings at the first story shall overlap the sidewalk eight feet. However, in no case shall an awning come closer than two feet of the curb. To avoid conflicts with existing infrastructure (e.g., street trees or streetlighting) <u>or the Florida Building Code</u>, the director of development services may reduce the required distance an awning must overlap the sidewalk, or allow for a retractable awning without application for an adjustment.

EXHIBIT A

Building Design Standards	DTN (Neighborhood)	DTNE (Neighborhood Edge) DTE (Edge)	DTC (Core) DTB (Bayfront)
		The minimum awning height (measured from the sidewalk to the lowest portion of the awning) shall be between eight and 14 feet, to be determined by the director of development services based on the scale of the building. Lighting shall be provided to illuminate the sidewalk in a manner acceptable to the director of development services. The backlighting of awnings and messages attached thereto is prohibited.	The minimum awning height (measured from the sidewalk to the lowest portion of the awning) shall be between eight and 14 feet, to be determined by the director of development services based on the scale of the building. Lighting shall be provided to illuminate the sidewalk in a manner acceptable to the director of development services. The backlighting of awnings and messages attached thereto is prohibited.
-Gallery (The definition for a gallery includes canopies or light colonnades that extend along all or part of a building frontage, entrance canopies above doors and canopies above windows. See definition of Gallery and Canopy.)	Prohibited	Permitted Subject to meeting encroachment standards in VII-1201 and the following standards: On optional and required retail frontages (see map VI-1002), a gallery is required to cover the sidewalk for [a] minimum of 90 percent of the building frontage (see VI-1003(c).) The gallery shall be no less than ten feet wide (measured from the	Permitted Subject to meeting encroachment standards in VII-1201 and the following standards: On optional and required retail frontages (see map VI-1002), a gallery is required to cover the sidewalk for [a] minimum of 90 percent of the building frontage (see VI-1003(c).) The gallery shall be no less than ten feet wide (measured from the

EXHIBIT A

Building Design Standards	DTN (Neighborhood)	DTNE (Neighborhood Edge) DTE (Edge)	DTC (Core) DTB (Bayfront)
		building facade to the inside of the column) and overlap the sidewalk to within three feet of the curb. Where the curb along a block frontage is irregular (e.g., where "bulb outs" occur) the curb line along the entire block frontage shall be the predominant curb line, excluding irregularities. The width of columns shall be a maximum of two feet in any horizontal dimension. Openings in the gallery facade shall be at least 75 percent measured at each story. A gallery above the first story is optional with a maximum height of four stories. The minimum clear height within the first story walkway space shall be 12 feet.	building facade to the inside of the column) and overlap the sidewalk to within three feet of the curb. Where the curb along a block frontage is irregular (e.g., where "bulb outs" occur) the curb line along the entire block frontage shall be the predominant curb line, excluding irregularities. The width of columns shall be a maximum of two feet in any horizontal dimension. Openings in the gallery facade shall be at least 75 percent measured at each story. A gallery above the first story is optional with a maximum height of four stories. The minimum clear height within the first story walkway space shall be 12 feet.
-Gallery (cont'd.)		When determined to be necessary by the director of development services, existing street trees and streetlights may be removed or relocated. All costs associated with the removal or relocation of street trees and streetlights shall be at the expense of the property owner. The city engineer shall	When determined to be necessary by the director of development services, existing street trees and streetlights may be removed or relocated. All costs associated with the removal or relocation of street trees and streetlights shall be at the expense of the property owner. The city engineer shall

EXHIBIT A

Building Design Standards	DTN (Neighborhood)	DTNE (Neighborhood Edge) DTE (Edge)	DTC (Core) DTB (Bayfront)
		determine the right-of-way repairs associated with the removal or relocation of street trees and streetlights. Tree removal and replacement is subject to article VII, division 3.1 and the EDCM. Galleries shall incorporate lighting into the gallery to illuminate the sidewalk in a manner acceptable to the director of development services. Any final decision of the director of development services may be appealed to the planning board in accord with section IV-1901(f).	determine the right-of-way repairs associated with the removal or relocation of street trees and streetlights. Tree removal and replacement is subject to article VII, division 3.1 and the EDCM. Galleries shall incorporate lighting into the gallery to illuminate the sidewalk in a manner acceptable to the director of development services. Any final decision of the director of development services may be appealed to the planning board in accord with section IV-1901(f).
-Arcade	Prohibited	Prohibited in the public right-of-way	Prohibited in the public right-of-way

EXHIBIT A

10. ATTACHED SINGLE-FAMILY (TOWNHOMES)

Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 6. - ADDITIONAL USE AND DEVELOPMENT STANDARDS

Sec. VII-602. Specific standards for certain uses.

(y) *Attached single-family.* The attached single-family design provisions have been established to promote unique, interesting, human-scaled architectural designs that reinforce a neighborhood's character and enliven the streetscape, while furnishing sufficient density to provide a true urban housing type.

NOTE:

Clarifies the applicability of private yard and fencing requirements for attached single-family development (townhomes) in multiple family, residential single family, and downtown

- (1) Each zoning lot in a multiple family zone district shall include a private yard meeting the minimum district requirements for open space. Each zoning lot in a residential single family zone district or in the downtown neighborhood zone district shall include a private yard. A wall or solid fence, not less than five feet in height, is required on side zoning lot lines where a private yard adjoins such zoning lot lines in residential single family, multiple family, and downtown neighborhood zone districts.
- (2) Facade and roof articulation. Separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables mitigate the barracks-like quality of flat walls and roofs of excessive length. Variations in wall and rooflines shall be used to add interest to, and reduce the massing of buildings. Roof features shall be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods.

EXHIBIT A

11. PLATFORM LIFTS

Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 13. - WATERFRONT PROPERTY AND DOCK

Sec. VII-1302. Docks.

New docks may be erected subject to the following regulations:

- (1) Docks and dock expansions on the open waters of Sarasota Bay, Big Pass and New Pass shall project into said waters no less than necessary:
 - a. To reach a minimum depth of minus three feet mean low water; or
 - b. So as to maintain, from the lowest point of the keel or propeller, whichever is lower, of the vessel to be berthed at the dock, a minimum clearance over any submerged bottom lands of one foot as measured at mean low water.

Provided, however, except for docks which are 30 feet or less in length, a dock shall not extend farther than to a depth of minus four feet mean low water, nor shall a dock exceed an overall length of 100 feet, exclusive of tie-off pilings as measured at a right angle from the shoreline. The total area of any dock shall not exceed 500 square feet, as measured seaward from mean high water. Such docks shall not be located within 25 feet of the extended property lines of the property upon which the dock is erected or within 25 feet of the extended property lines of any adjacent property. However, if the individual zoning lot as platted, upon which the dock is to be erected, is less than 65 feet in length along the shoreline, such dock shall not be located within eight feet of the extended property line of the property upon which the dock is erected or within eight feet of the extended property lines of any adjacent property. However, no setback is required from the shared extended property line when docks or pilings are built to serve two abutting properties. In the event a new dock is being built abutting a residentially zoned parcel that has constructed a dock between April 17, 1995, and May 21, 2007, the director of ~~neighborhood and~~ development services is authorized to allow a lesser setback that will result in the fairest equitable distribution between the affected upland property owners giving due consideration of the lay of the upland shore line, the direction of the channel and the correlative rights of the adjoining land owners.

- (2) Docks and dock expansions on all other waterfront property and inlets or narrow waters of Sarasota Bay, shall not project into said waters so as to be located within the middle 50 percent thereof or exceed a maximum length of 30 feet, as measured from mean high water, whichever is less. The total area of any such dock shall not exceed 500 square feet, as measured seaward from mean high water. Such docks shall not be located within eight feet of the extended property lines of the property upon which the dock is erected or within eight feet of the extended property lines of any adjacent property. However, no setback is required from the shared extended property line when docks or pilings are built to serve two abutting properties. In the event a new dock is being built abutting a residentially zoned parcel that has constructed a dock between April 17, 1995, and May 12, 2007, the director of ~~neighborhood and~~ development services is authorized to allow a lesser setback that will result in the fairest equitable distribution between the affected upland property owners giving due consideration of the lay of the upland shore line, the direction of the channel and the correlative rights of the adjoining land owners.

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- (3) No tie-off piling, vessel or boat lift shall be placed, or docked so that any portion thereof projects into the middle 50 percent of any waterway.
- (4) No terminal platform or marginal dock shall be more than 250 square feet.
- (5) No boat dock, tie-off piling, vessel, or boat lift shall obstruct navigation or the use of public waterways or impede access to existing navigable channels or waterways, whether or not such channels or waterways are marked or chartered.
- (6) No dock shall be constructed to create a vertical wall of solid earth or concrete so as to act as a bulkhead or breakwater.
- (7) The maximum decking elevation of a dock shall be plus five feet mean high water. Railings shall not exceed 42 inches in height above the decking of the dock.
- (8) A private residential dock shall be designed and constructed to permanently accommodate no more than three vessels. The access dock shall be limited to a maximum width of six feet. There shall be no more than one private residential dock per buildable waterfront zoning lot it will serve. Use of a private residential dock shall be limited to residents of the residential unit(s) served by the dock and shall not be rented.

This dock rental prohibition shall not be construed to apply to written rental contracts in existence on the date of second reading of Ordinance No. 07-4720.

- (9) Community boat docks are permitted in RSF-E, 1, 2, 3 and 4 zone districts only; subject to minor conditional use approval (article 4, division 9) and the following additional regulations:
 - a. The total number of boat slips shall not exceed the total number of single-family zoning lots in the residential subdivision served by a community boat dock.
 - b. Use of a community boat dock shall be limited to residents of the single-family subdivision served by the dock. A community boat dock shall not allow rentals.
 - c. The access dock shall not exceed six feet in width; finger piers shall not exceed three feet in width, and 25 feet in length.
 - d. The docks must be constructed adjacent to riparian property which is held in common ownership by lot owners in the subdivision as specified in this paragraph through a homeowners' association or similar entity. The adjacent riparian property must be held in common ownership by all of the lot owners in the subdivision if all private subdivision lots are riparian or if none of the subdivision's private lots are riparian. For subdivisions containing both riparian and non-riparian lots, the riparian property adjacent to the dock must be held in common ownership by all owners of the subdivision's non-riparian lots, at the least, with participation by other subdivision lots owners permissible but not required. The commonly owned riparian frontage property and the access to such frontage shall be a minimum of ten feet in width.
 - e. The total aggregate area of a community boat dock shall not exceed 1,000 square feet.
- (10) Private residential multi-slip docks shall be designed and constructed to accommodate no more vessels than the total number of dwelling units within the multi-family development to which the docks are accessory. The access dock shall not exceed six feet in width, finger piers shall not exceed three feet in width, and 25 feet in length.

Use of a private residential multi-slip dock shall be limited to residents of the multi-family residential dwelling units of the development to which the docks are accessory. Private

EXHIBIT A

residential multi-slip docks shall not be rented to any person or entity other than a resident of one of the residential dwelling units within the development to which the docks are accessory.

This dock rental prohibition shall not be construed to apply to written rental contracts in existence on the date of second reading of Ordinance No. 07-4720.

(11) Structures in connection with a marine fueling facility, storage and sales of marine-related products and attendant's shelter are permitted on commercial docks, provided that such structures shall not exceed an area of 50 square feet or a height of ten feet above the decking of the dock.

(12) Docks shall not include or accommodate nonwater dependent structures and are not to be used for nonwater dependent purposes.

(13) Lifts

a. Boat lifts shall not exceed seven feet in height above mean high water, as measured to the top of the lifter beam. Davits shall not exceed eight feet in height above the decking of a dock. Davits shall not exceed ten feet in height above a seawall cap. No dock shall have more than one boat lift or davit for each permitted vessel. All boat lift permits need to provide details of the boat lift material.

b. Platform Lifts

1. Platform lifts shall be designed and constructed to allow for the free flow of light, air, and water beneath and through the structure. Where a platform lift is constructed of materials consistent with the dock surface, the area of such platform lift shall be included in the calculation of the maximum allowable dock area of 500 square feet. Platform lifts shall not be used for seating, lounging, or similar accessory uses, and shall be limited to the storage of water-dependent vessels only. Chairs, tables and other similar structures may not be placed on the lift. The conditions applicable to platform lifts shall be incorporated into all permits.

NOTE:

Language consistent with existing determination.

(14) Pilings shall not exceed ten and one-half feet in height above mean high water.

(15) Fish cleaning tables shall not exceed 42 inches in height above the decking of a dock. No dock shall have more than one fish cleaning table.

(16) Benches and boat lockers shall not exceed 96 inches in length, 36 inches in width or 36 inches in height above the decking of a dock. No dock shall have more than one bench and one boat locker for each permitted vessel.

(17) Upland walkways shall be subject to the height limitation for structures in waterfront setbacks; except in the G zone district or other government-owned property, the deck of upland walkways shall be subject to a height limitation for structures in the waterfront setbacks of five feet above average natural grade, and railings shall not exceed 42 inches in height above the decking (i.e., railing shall not exceed eight and one-half feet above average natural grade).

(18) Docks in the G zone district and the MP zone district where the MP zone district is contiguous to the G zone district or other government-owned property shall be subject to major conditional use approval, except as provided otherwise in this Code. G zone waivers to the

EXHIBIT A

use and development standards for docks in the MP zone district is contiguous to the G zone district or other government-owned property may be granted in accordance with article IV, division 17. However, docks in the G zone district and the MP zone district where the MP zone district is contiguous to the G zone district or other government-owned property, shall be permitted and shall not require nor be subject to major conditional use approval nor approval of any G zone waivers to the use and development standards for docks in the G zone or MP zone, if:

- a. The area of the terminal platform does not exceed 500 square feet in size;
- b. The area of the access dock does not exceed 250 square feet in size, six feet in width, and 50 feet in length as measured from the mean high-water line;
- c. The dock does not exceed 75 feet in overall length as measured from the mean high-water line;
- d. The dock does not obstruct navigation or impede access to existing navigation channels;
- e. The dock is no closer than 200 feet, as measured along the mean high-water line, to any property not zoned G or MP; and
- f. The dock is no closer than 200 feet, as measured along the mean high-water line, to another dock permitted pursuant to this sentence.

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12. ZONING TEXT AMENDMENTS

Article IV - DEVELOPMENT REVIEW PROCEDURES

DIVISION 12. - ZONING TEXT AMENDMENTS

Sec. IV-1201. Purpose and applicability.

The city commission is hereby authorized to amend the text of these regulations whenever the commission determines that the amendment would be in the public interest and would serve a valid public purpose.

(Ord. No. 02-4357, 4-29-02; Ord. No. 05-4607, § 10, 3-24-05)

NOTE:

The former department of neighborhood and development services was reorganized into the planning department and development services department in 2017. Consistent with the original intent, the ZTA proposes to allow for the development services director AND planning director to initiate a zoning text amendment.

Sec. IV-1202. Application requirements.

Amendments to the text of these regulations may be initiated by the city commission, any board of the city, city manager, city attorney, ~~or the department of neighborhood and development services,~~ or the department of planning. An application for a text amendment shall be accompanied by justification necessary to support the amendment. All applications for text amendments shall be submitted to the city auditor and clerk's office. The city commission shall have the authority to waive any one or all of the following requirements for a zoning text amendment when, in the judgment of a majority of the commissioners, such waiver is necessary or appropriate:

- (1) Filing of a formal application for a text amendment;
- (2) Submission of the proposed amendment to the development review committee for comments; and
- (3) The preparation of a written staff analysis of the application setting forth the goals and objectives of the Sarasota City Plan affected by the proposed amendments.

(Ord. No. 02-4357, 4-29-02; Ord. No. 09-4838, § 2(att. 1), 2-17-09)

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13. PUBLIC ART CONTRIBUTION

Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 7. - PUBLIC ART

Sec. VII-701. Public art.

- (a) *Intent.* It is the intent and purpose of this division to further the commitment of the city to the aesthetic enrichment of the community through the private and public acquisition of works of art so that citizens and visitors to the city will be afforded an opportunity to experience unique and engaging public art. The requirements of this division shall be construed to reflect the goals, vision, and intent of the adopted Public Art Plan and the City Commission. As used in this Article, the Public Art Plan means the Public Art Plan 2030 adopted by the City Commission on August 21, 2023, a copy of which is on file with the city auditor and clerk's office, as amended from time to time.
- (b) *Public art required.* Any property owner or developer who applies to the city for a building permit to construct, renovate, or make improvements of \$1,000,000.00 or greater in construction value to a multi-dwelling development, mixed use development, or commercial development located within the city limits, shall be required to do one of the following:
- (1) Make a payment equal to one-half of one percent of the construction cost for the project to the city public art fund established by section VII-704 of this division. The word "project," as used herein, shall mean the improvements that are authorized by the issuance of a single building permit.
 - a. Payments to the public art fund exceeding \$500,000.00 may be used for public art on publicly owned land or public rights-of-way in proximity to the development project site. The developer shall enter into an agreement and make a payment into the public art fund with certain provisions as provided in the public art developer agreement. This agreement will be between the project owner and the City of Sarasota, as approved by the city manager or designee. The public art developer agreement allows the project owner to satisfy the requirements of the public art ~~contribution fee~~ while subsequently contributing to the future installation of public art projects within the proximity of the project site. All artwork installed as a part of the public art developer agreement will be owned, maintained, and insured by the city public art program and such public art shall be reviewed by the public art committee. All works of art provided above shall become the sole property of the city.
 - (2) Provide public art on the development site provided that:
 - a. The value of such public art shall be equal to or greater than one-half of one percent of the construction costs for the project. The word "project," as used herein, shall mean the improvements that are authorized by the issuance of a single building permit.
 - b. The public art is approved by the public art committee prior to the placement on the site. The public art committee shall be authorized to approve proposed public art prior to its fabrication or acquisition. Nothing herein shall be construed to require that public art be in existence and subject to examination at the time of its approval by the public art committee.

NOTE:

Clarifying that a Public Art payment is a contribution for consistency.

EXHIBIT A

- c. All works of art located on private parcels shall be installed outside of all buildings and shall be completely visible from the adjacent public right-of-way.
 - d. Maintenance and insurance agreement. All works of art provided and located on private property, while considered to be part of the city's public art collection, shall be and remain the sole property of the private landowner at the time of installation of the work of art. The private property owner shall have the sole responsibility for maintenance and insurance of such works of art in perpetuity and shall enter into a maintenance and insurance agreement with the city prior to the acceptance of the public art contribution. The work of art will be considered by the city to be a fixture of the real property upon which it is located such that title to the work of art shall run with the title to the real property upon which the work of art is located. Consequently, all subsequent owners of the real property upon which the work of art is located will be deemed by the city to be the private property owner of the work of art. The city manager is authorized to execute the agreement.
- (3) To provide public art on publicly owned land or public right-of-way provided that:
- a. The value of such public art shall be equal to or greater than one-half of one percent of the construction costs for the project. The word "project," as used herein, shall mean the improvements that are authorized by the issuance of a single building permit.
 - b. If the value of the artwork exceeds \$250,000.00, such public art is approved by the city commission after receiving the recommendation of the public art committee prior to the placement on the publicly owned land or right-of-way approved by the city commission. The city commission shall be authorized to approve proposed public art prior to its fabrication or acquisition. Nothing herein shall be construed to require that public art be in existence and subject to examination at the time of its approval by the public art committee.
 - c. Public artwork that does not exceed the value of \$250,000.00 shall be reviewed by the public art committee.
 - d. All works of art provided above shall become the sole property of the city.
- (c) Exceptions and additions to public art requirements:
- (1) Affordable housing. Provided that those portions of buildings (calculated by square footage) that include dwelling units designated for households with an income at or below 120 percent of the area median income (AMI) in the North Port-Sarasota-Bradenton MSA for a period of at least 30 years shall not be required to conform to the requirements of section VII-701.
- As a condition of the exemption from conformity to the requirements of section VII-701, an agreement between the developer/landowner and the City of Sarasota shall be recorded in the Official Records of Sarasota County. The agreement shall provide that a buyer or a renter of a dwelling unit designated for households with an income at or below 120 percent of the area median income (AMI) shall not have a household income greater than the income range designated for the unit that is specified in the agreement. The agreement shall further provide that a dwelling unit designated for households with an income at or below 120 percent of AMI shall have an appreciation limit applicable upon resale and that a rental unit designated for households with an income at or below 120 percent of the AMI shall be monitored for rent levels for 30 years. The agreement shall also provide for monitoring of occupant income levels for a period of 30 years.

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- (2) Building permits for individual condominium units shall not be required to conform to the requirements of section VII-701.
- (3) Enhanced public art contribution. In accordance with section VI-912, developments located within the boundary of the Rosemary Residential Overlay District (RROD) shall provide enhanced funding equal to one-quarter of one percent of the construction cost in addition to the contribution required in section VII-701.

Sec. VII-702. Removal, relocation, or replacement of public art.

All works of art in the city's public art collection, whether on public property, private property, or public right-of-way, shall be retained on site in its approved location and shall not be removed, relocated, or replaced without prior approval of the public art committee. However, works of art relocated less than 500 feet away from the previously approved location may be approved by the planning director or designee. All removal, relocation, and replacement proposals will be subject to review by the planning director or designee. Replacement of public art on development sites must be of reasonable equivalent value.

Sec. VII-703. Additional work of public art permitted.

After public art has been installed on a development site, nothing herein shall be construed to prohibit the installation and placement of additional works of art on site, provided all applicable codes and permits are met.

Sec. VII-704. Public art fund.

- (a) There is hereby created a public art fund which shall consist of all contributions received pursuant to section VII-701(b)(1), cash grants to the city for public art projects from governmental or private sources, and all other funds donated to the city for the provision of public art. The public art fund shall be used solely for the advancement of the public art program and all actions associated with operation and stewardship of the public art collection including public art programs, program administration, promotions, grants, and education. All expenditures from the fund shall be approved by the city commission after the recommendation of the public art committee as part of the annual budget process. Any works of art purchased with such funds shall be and remain the sole property of the city.
- (b) Disbursement of public art fund. Disbursements of the public art fund shall be at least 70 percent used towards the acquisition of public art, ~~and a combination of no more than 30 percent shall be used towards the~~ administration of the public art program, and the maintenance and upkeep of the public art collection, as approved by the city commission during the annual budget process. The public art fund shall be kept in an interest bearing account, separate from general revenues and all accrued interest shall be deposited in the public art fund. The cost of insurance for public art located on public property shall be paid from the city's general fund.

NOTE:

Public Art Fund disbursement is aligned with annual City Commission budget direction.

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14. URBAN MIXED-USE 3 (MU-3) HOURS OF OPERATION

Article VI - ZONE DISTRICTS

DIVISION 11. - URBAN MIXED-USE ZONE DISTRICTS

Sec. VI-1102. - Primary uses.

- (a) *Definitions.* Uses are defined in article II, division 2. The use categories are described in article II, division 3 unless otherwise noted.
- (b) *Permitted uses.* Uses permitted in the urban mixed-use zones are listed in table VI-1101 with a "P." These uses are allowed if they comply with the development standards and other regulations of this Code.
- (c) *Conditional uses.* Uses allowed in the urban mixed-use zones, if approved through the conditional use review process, are listed in table VI-1101 with either a "C" if the use is a major conditional use, or an "MC" if the use is a minor conditional use. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and any other regulations of this Code.
- (d) *Provisional uses.* Uses allowed, if approved through the provisional use review process, are listed in table VI-1101 with a "L". Provisional uses are similar to those regulated by a conditional use permit that, by their nature, may, but do not necessarily have significant adverse effects on the environment, overburden public land and services, change the desired character of an area, create major nuisances, or most importantly present the possibility of a change in circumstances during their life.
- (e) *Historic reuses.* Reuses allowed, if approved through the historic reuse review process, are listed in table VI-1101 with an "H". Historic reuses may, but do not necessarily have significant adverse effects on the environment, overburden public land and services, change the desired character of an area, create major nuisances, or most importantly present the possibility of a change in circumstances during their life.
- (f) *Use limitations.* Uses allowed that are subject to limitations are identified with numbers in parentheses () in table VI-1101. The limitations that correspond to the numbers in parentheses are stated at the end of table VI-1101. These uses are allowed if they comply with the use limitations, development standards and other regulations of this Code.
- (g) *Accessory uses.* Common accessory uses are listed as examples with each use category. Accessory uses are allowed by right, in conjunction with the primary use, unless stated otherwise in article VII, division 9, accessory uses and structures. Also, unless otherwise stated, they are subject to the same regulations as the primary use.
- (h) *Prohibited uses.* Uses listed in table VI-1101 without any symbol (i.e., blank space) are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of article V, vested rights and nonconformities.
- (i) Prohibited hours of operation are from 10:00 p.m. to 6:00 a.m., except for urgent care centers, colleges, universities, restaurants, theaters, hotels, and motels, residential uses, bed and breakfast inns, and existing radio and television stations, transmitters, bars, outdoor bars, and nightclubs are excluded from this restriction. All other allowable uses shall apply for a major conditional use to extend their hours of operation.

NOTE:

Incorporates existing North Trail (NT) standards currently contained in Section VI-504 into the Urban Mixed-Use 3 (MU-3) zone district regulations to ensure consistency between the NT and the implementing MU-3 zone district.

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15. CREATION AND APPOINTMENTS

Article III - DECISION MAKING AND ADMINISTRATIVE BODIES

DIVISION 7. - ~~NEIGHBORHOOD-AND~~ DEVELOPMENT SERVICES DEPARTMENT

Sec. III-702. - Creation and appointment.

The director of ~~neighborhood-and~~ development services shall be appointed by and serve at the pleasure of the city manager. There shall be a certified building official who shall perform the duties of a building official as prescribed by Florida Statutes, ~~and who shall be appointed by and serve at the pleasure of the city manager.~~

NOTE:

In the past, the building official has not been appointed by the city manager. Additionally, existing language is in conflict with City Code Section 11-1, Enforcement.

EXHIBIT A

16. NONCONFORMING ZONING LOTS

Article V - VESTED RIGHTS AND NON-CONFORMITIES

DIVISION 1. - VESTED RIGHTS AND NON-CONFORMITIES

Sec. V-108. Nonconforming zoning lots.

NOTE:

Improves clarity related to evaluation of nonconforming zoning lots.

(a) Single zoning lot in separate ownership: In any zone district in which single-family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected, expanded, or altered on any single zoning lot in separate ownership from abutting zoning lots existing on January 10, 1974, provided that: (1) the district regulations other than minimum zoning lot area and zoning lot width are met and that (2)-

~~(b)~~ Such nonconforming zoning lots for one- and two-family dwellings must be in separate ownership and do not ~~of-have~~ continuous frontage with other zoning lots in the same ownership. After a single-family dwelling has been erected, expanded, or altered on any single zoning lot that is nonconforming to lot width and or area, the existing dwelling may be demolished, and a new dwelling may be constructed. In this event, the single zoning lot shall be deemed a legally non-conforming lot and a buildable lot of record for purposes of constructing a replacement single-family dwelling.

~~(b) (c)~~ Multiple lots with continuous frontage in single ownership: If two or more lots of record or combinations of lots of record and portions of lots of record with continuous frontage in single ownership ~~are-were~~ of record on January 10, 1974, or were created at any time thereafter the effective date of any future amendment of this zoning code and if all or part of the lots of record ~~does~~ not meet the requirements established for zoning-minimum lot width and for minimum lot area, the lands involved shall be considered to be an undivided parcel for the purposes of this zoning code; ~~and no portion of such parcel shall be used so as to diminish compliance with zoning lot width and area requirements established by this zoning code, nor shall~~ In such event any no division splitting or partitioning of the said undivided parcel or lot of record may be made which creates a zoning lot with a width or an area that is less than the requirements minimum required lot width or lot area stated in this zoning code.

~~(c)~~ Multiple lots with continuous frontage in single ownership with dwellings on each lot: If a one-family or two-family dwelling exists, ~~or existed~~ as of January 10, 1974, or was built or created at any time thereafter on each of the two or more nonconforming zoning lots which are described in ~~this section V-108(c), then this provision section V-108(b)-~~ does not apply, and the lots are each considered a buildable lot of record.

~~(d)~~ Intentional Combination of multiple lots with continuous frontage in single ownership: However, if such lots of record described in subsection (b) were at any time intentionally combined ~~as evidenced by a single Sarasota County Property Appraiser's Office Parcel ID Number~~, such intentionally combined property shall be considered a single lot of record. ~~The property owner may file an application and seek from the board of adjustment or special magistrate a minimum lot area variance.~~

~~(e)~~ Variances: ~~If some, but not all, of the lots of record contain a one- and two-family dwelling, then, the property owner may file an application and seek from the board of adjustment or special magistrate a minimum lot area variance. All five of the variance criteria set forth in Section IV-606 shall be applicable to such a variance request. Owners of a lot of record that was consolidated pursuant to subsection (b) above may file an application for a variance from the minimum lot size~~

NOTE:

Any (vacant) lots created by or after January 10, 1974 with continuous frontages and single owners hip shall not be permitted to split the parcel when minimum lot width or lot area are not being met.

NOTE:

Multiple lots with continuous frontage in single ownership with dwellings on each of the lots is considered a buildable lot of record.

EXHIBIT A

requirement in order to convey a portion of the lot provided that there is at least one existing one-family or two family dwelling on the property. Owners of a lot of record that was consolidated by a mandatory joinder pursuant to subsection (d) above may also file an application for a variance from the minimum lot size requirement in order to convey a portion of the lot. Owners of a lot of record that was consolidated pursuant to any subsection of this section V-108 shall not be eligible to apply for a variance from the minimum lot width requirement.

- (~~fe~~) If two or more adjacent and vacant nonconforming zoning lots are in single ownership at any time, and such zoning lots individually have less frontage or area than the minimum requirements of the district in which such zoning lots are located, then such zoning lots shall, following their consolidation (see section VI-104), be considered and treated as a single zoning lot or several zoning lots which meet the minimum requirements of these regulations for the district in which such zoning lots are located. Such consolidated zoning lots may be developed without need of variances for lot width and area; however, all other development standards of the zone district in which it is located shall be met, unless variances thereto have been approved.

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17. MOBILE FOOD TRUCKS

Article VI - ZONE DISTRICTS

DIVISION 10. - DOWNTOWN ZONE DISTRICTS

Table VI-1001. Primary Uses Allowed in the Downtown Zone Districts

Use Categories See article II, division 3, description of the use categories	DTN (4, 5)	DTNE (5)	DTE (5)	DTC	DTB
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P= Permitted Use					
RESIDENTIAL USE CATEGORIES See II-304					
Household Living (1)	P	P	P	P	P
Group Living (2)	P	P	P	P	P
COMMERCIAL CATEGORIES (3) See II-305					
Commercial Recreation			MC	MC	MC
Commercial Parking		MC	P	P	P
Quick Vehicle Servicing			MC	MC	
Major Event Entertainment			C	C	C
Office (6)	MC/H	P	P	P	P
Retail Sales and Service	Only retail sales and service as noted below				
Sales-oriented (6)	MC/H	P	P	P	P
	Exceptions to sales-oriented noted below				
Alcoholic Beverage Store			MC	MC	MC
Convenience Store	MC	MC	MC	MC	MC
Motor Vehicle/Boat Sales agency			MC	MC	MC
Motor Vehicle/Boat Showroom			MC	MC	MC
Pawn Shops					
Pharmacy			P(8)	P(9)	
Personal Service-Oriented (6)	MC/H	P	P	P	P
Entertainment-Oriented		P	P	P	P
	Exceptions to entertainment-oriented noted below				
Bar			MC	MC	MC
Bar, outdoor			C	C	C
Nightclub			C	C	C
Hotel/Motel and Other Temporary Lodging	MC	P	P	P	P
Mobile Food Truck			P	P	L

Notes for table VI-1001:

(1) *Household living limitation.* Housing types are limited to those defined in table VI-1002.

(2) *Group living limitation.* Housing types are limited to those defined in table VI-1002.

NOTE:

Adding mobile food trucks as a provisional use in the Downtown Bayfront (DTB) zone district to expand where the use may be considered while having the ability to impose mitigation measures.

EXHIBIT A

- (3) *Drive-through limitation.* Drive-up windows and drive-through uses are prohibited on any zoning lot where ingress or egress of the drive-up or drive-through use occurs on a primary street (map VI-101). See [subsection] IV-1903B.2.a. concerning adjustments to drive-through facilities.
- (4) *Commercial use limitation.* Commercial uses are subject to conditional use approval (as depicted in table VI-101) and subject to the following limitations, among others, that may be necessary to protect the residential character of the downtown neighborhood zone district:
- a. The area available for office use is limited to the first story of the primary building and permitted on any floor of an accessory building.
 - b. The area available for retail stores use is limited to the first story on one corner of each block.
 - c. The area available for artisan use is limited to 600 square feet within the first story of a primary or accessory building.
- (5) *[Specific locations identified.]* Map VI-1003 identifies locations where a residential use is required along the road frontage. A residential use may consist of various residential structure types, including single-family and multiple-family dwellings, or residential liner buildings.
- (6) *Historic reuse limitations.*
- a. The area available for office use is limited to the first story of the primary building and permitted on any floor of an accessory building.
 - b. The area available for retail stores use is limited to the first story on one corner of each block.
 - c. The area available for artisan use is limited to 600 square feet within the first story of a primary or accessory building.
 - d. Public operating hours shall be limited between the hours of 8:00 a.m. and 8:00 p.m.
 - e. Any use not listed shall be prohibited.

Planning Board Staff Report



Planning Board Staff Report
Zoning Text Amendment
26-ZTA-02

ZTA Batch 2026

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A. Executive Summary

Section 1 - Overview

The proposed Zoning Text Amendment (ZTA) is comprised of various items within the Zoning Code that include:

- Clarifying that single-family homes in the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone districts require a drainage plan.
- Updating the Technical Deviation process to clarify review authority by shifting the initial review and decision from the City Manager to the City Engineer, with the City Manager serving as the appeal authority.
- Updating the maximum permitted density in single-family zone districts to align with minimum lot size standard.
- Modifying the parking ratio related to motor vehicle repair uses.
- Adding nonmedical IV therapy under the personal service section of the code.
- Clarifying the distinction between medical spas and nonmedical spas by classifying nonmedical spas as a commercial use.
- Clarifying permitted fencing materials in DTN and revising fence standards within the waterfront setback.
- Updating accessory structures language related to uncaged swimming pools and decks in the waterfront setback for consistency throughout the code.
- Clarifying that developments designating only awning as the frontage type must apply awnings along a minimum of 50% of the building frontage on the primary street.
- Clarifying the applicability of private yard and fencing requirements for attached single-family development (townhomes).
- Clarifying material requirements, area calculations, and uses for platform lifts.
- Providing for the planning director, in addition to the development services director, the ability to initiate zoning text amendments.
- Clarifying that a public art contribution is not a fee and amending the disbursement of public art funds as approved by the City Commission during the annual budget process.
- Adjusting the Urban Mixed-Use 3 (MU-3) zone district regulations to clarify prohibited hours of operation between 10:00 p.m. and 6:00 a.m., except for specifically exempted uses and uses approved through a Major Conditional Use process.
- Eliminating the requirement that the building official is required to be appointed by the City Manager, consistent with the City Code.
- Clarifying and reorganizing provisions governing nonconforming zoning lots.
- Adding mobile food trucks as a provisional use in the Downtown Bayfront (DTB) zone district.

Appendix 1 (page 10) includes a matrix summarizing each of the aforementioned items. The specific text changes are in red with proposed additions underlined and deletions struck through. Comment boxes are included throughout the document to provide additional explanation and clarification for a number of the proposed text changes.

The petition received full Development Review Committee (DRC) sign-off on July 21, 2026. Based on the findings outlined within the report, staff is recommending approval of the petition.

ARTICLE IV - DIVISION 12 - ZONING TEXT AMENDMENT

The City of Sarasota Zoning Code, Article IV, Division 12 establishes the standards for Zoning Text Amendments. Section IV-1101 states the overall purpose:

The City Commission is hereby authorized to amend the text of these regulations whenever the Commission determines that the amendment would be in the public interest and would serve a valid public purpose.

Section VI-1206 lists the following Standards for Review:

In reviewing an application for a zoning text amendment, the Planning Board and City Commission shall consider whether the proposed amendment:

- 1) Is consistent with and furthers the goals, objectives and action strategies of the comprehensive plan.*

Staff Response: The following excerpt from the Sarasota City Plan supports the proposed zoning text amendment (ZTA):

Objective 2 - Land Development Regulations (LDRs)

The City shall make appropriate changes to the City's existing Land Development Regulations, (LDRs) including the zoning code, in order to ensure continued consistency between those regulations and this Sarasota City Plan. In addition, the City may consider other regulatory factors for possible incorporation into the Land Development Regulations that are not issues of "consistency," but which warrant consideration due, in part, to the developed character of the City.

Action Strategy 2.1 Components of the Land Development Regulations: The Land Development Regulations, and any subsequent revisions made thereto, shall continue to address:

- the subdivision of land,
- signage,
- areas subject to seasonal or periodic flooding,
- mixed use development,
- storm water management,
- open space,
- on-site vehicular movement,
- vehicular parking,
- coastal high hazard areas,
- areas of special flood hazard;
- wellhead protection areas and
- compatibility (e.g. - intensity, density and scale of development).

The above list of items to be addressed by the Land Development Regulations is intended to be illustrative and not exhaustive.

Action Strategy 2.3 Specific Uses and Development Standards Consistency with Future Land Use Classifications: The City shall implement the Future Land Use Classifications through a Zoning Code which shall specify land uses and development standards that are consistent with and further the Future Land Use Classifications.

Action Strategy 2.17 Primary Grid Streets: The Zoning Code identifies certain streets as “Primary Grid” streets. Primary Grid streets are intended to be more pedestrian oriented than other streets and should be designed to enhance the pedestrian experience. Development along Primary Grid streets and development at the intersections of Primary Grid streets with other streets shall be designed to accommodate a higher level of pedestrian activity and to provide a higher level of pedestrian appeal than development on other streets. On a Primary Grid street, the uses of buildings at the street level, building frontage, the streetscape (i.e., landscaping), and the street design shall be complimentary to one another and shall combine to create a street frontage that is pedestrian oriented. However, when no other access is available, direct vehicular access to properties located on Primary Grid streets shall not be prohibited from Primary Grid streets. The City will concentrate resources on improving the “walkability” of Primary Grid streets. Efforts to improve the “walkability” of these streets may include, but shall not necessarily be limited to, redesign, installation of streetscape improvements, and revisions to land development regulations intended to promote the pedestrian experience.

Based on the Objectives, Action Strategies, and text noted above, the proposed ZTA, as detailed in application No. 26-ZTA-02, may be found consistent with the Sarasota City Plan (comprehensive plan).

- 2) ***Further the purposes of these regulations and other city ordinances, regulations and actions designed to implement the Sarasota City Plan.***

Staff Response: The proposed Zoning Text Amendment (ZTA) furthers the purposes of the City's Zoning Code and other City ordinances by improving the clarity, consistency, and administration of the Land Development Regulations while implementing the Sarasota City Plan. The proposed amendments update development standards related to density, parking, drainage, accessory structures in the waterfront setback, and site design; clarify regulations governing land uses, accessory structures, nonconforming lots, and development review procedures; and refine standards that promote compatibility, pedestrian-oriented development, and neighborhood character. Additional amendments improve the administration and enforcement of the Zoning Code by clarifying review authority, updating procedural requirements, and eliminating inconsistencies between the Zoning Code and City Code. Collectively, these amendments strengthen the City's Land Development Regulations and further the regulations, ordinances, and actions designed to implement the Sarasota City Plan.

3) *Would be in the public interest and serve a valid public purpose.*

Staff Response: Petition 26-ZTA-02 includes numerous amendments that improve the administration, clarity, consistency, and effectiveness of the City's Zoning Code while serving the public interest and fulfilling valid public purposes.

Item #1 clarifies that single-family homes in the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone districts require a drainage plan, promoting consistent stormwater management.

Item #2 updates the Technical Deviation process to clarify review authority by shifting the initial review and decision from the City Manager to the City Engineer, with the City Manager serving as the appeal authority to increase administrative efficiency and streamlining the review process.

Item #3 updates the maximum permitted density in single-family zone districts to align with minimum lot size standards, improving the usability and consistency of the Zoning Code.

Item #4 modifies the parking ratio related to motor vehicle repair uses to better align with operational needs and reduce the use of impervious pavement to promote efficient site design.

Item #5 adds nonmedical IV therapy under the personal service section of the code improving code clarity and ensuring the use is regulated consistently as a personal service-oriented use.

Item #6 clarifies the distinction between medical spas and nonmedical spas by classifying nonmedical spas as a commercial use to improve code clarity.

Item #7 clarifies permitted fencing materials in DTN and revising fence standards within the waterfront setback to preserve safety, visibility, and scenic quality along the waterfront.

Item #8 updates accessory structures language related to uncaged pools and decks in the waterfront setback for consistency throughout the code.

Item #9 clarifies that developments designating only awning as the frontage type must apply awnings along a minimum of 50% of the building frontage on the primary street to enhance the streetscape and promote a more pedestrian-oriented environment.

Item #10 clarifies the applicability of private yard and fencing requirements for attached single-family homes, improving code clarity and ensuring consistent application of residential development standards.

Item #11 clarifies material requirements, area calculations, and uses for platform lifts.

Item #12 allows for the planning director, in addition to the development services director, the ability to initiate zoning text amendments improving administrative efficiency and providing greater flexibility in administering the Zoning Code.

Item #13 clarifies that a public art contribution is not a fee and amends the disbursement of public art funds as approved by the City Commission during the annual budget process, improving code clarity.

Item #14 adjusts the Urban Mixed-Use 3 (MU-3) zone district regulations to clarify prohibited hours of operation between 10:00 p.m. and 6:00 a.m., except for specifically exempted uses and uses approved through a Major Conditional Use process to promote compatibility between commercial activities and surrounding development.

Item #15 eliminates the requirement that the building official is required to be appointed by the City Manager to add consistency between the City and Zoning Code.

Item #16 clarifies and reorganizes provisions governing nonconforming zoning lots to improve the usability, clarity, and consistency of the Zoning Code.

Item #17 adds mobile food trucks as a provisional use in the Downtown Bayfront (DTB) zone district expanding the use while ensuring compatibility through the provisional use review process.

The proposed Zoning Text Amendment is in the public interest and serves a valid public purpose.

Section 3 - Recommendation

Based on the evidence in the record and the applicable standards for review, staff recommends the following motions:

- Adopt a motion to find Zoning Text Amendment 26-ZTA-02 **consistent** with Section IV-1206 of the Zoning Code and recommend approval of the Zoning Text Amendment to the City Commission.

Alternative Motions

If the Planning Board determines one or more of the applications do not satisfy the criteria specified by the Zoning Code, the Board may also move to:

- Adopt a motion to find the petition(s) **inconsistent** with the applicable sections of the Zoning Code and recommend denial of the Zoning Text Amendment to the City Commission.

Appendix 2

Application Excerpts



CITY OF SARASOTA
DEVELOPMENT APPLICATION

GENERAL INFORMATION

[PLEASE PRINT OR TYPE]

APPLICATION [PROJECT] NAME: Batch 2026 Zoning Text Amendment

PROPERTY ADDRESS[ES]: N/A

PARCEL ID NUMBER[S]: N/A

	EXISTING		PROPOSED
Zone District	N/A		N/A
Total Acres / Sq. Ft.			
Estimated Construction Value [Excluding land costs]			
THE FOLLOWING MUST BE COMPLETED FOR TRAFFIC CONCURRENCY ANALYSIS AS APPLICABLE:			
Use	N/A		N/A
No. of Employees			
No. of Seats			
Hours of Operation			
Build-Out Date			
THE FOLLOWING MUST BE COMPLETED FOR AMENDMENTS TO THE COMPREHENSIVE PLAN:			
Future Land Use Classification	N/A		N/A
Attach a legal description of the property and a map outlining/showing the parcel.			
THE FOLLOWING MUST BE COMPLETED BY THE OFFICE OF THE CITY AUDITOR AND CLERK FOR ANNEXATIONS:			
The property is within the Urban Service Boundary:	Signed:		Print:

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]:

- | | | |
|---|--|--|
| ☐ Adjustment to Downtown Code | ☐ Major Conditional Use/Amendment * | ☐ Site Plan/ Major Site Plan Amendment (Major) |
| ☐ Staff ☐ Planning Board | ☐ Minor Conditional Use/Amendment * | ☐ Site Plan Extension |
| ☐ Administrative Site Plan | ☐ Miscellaneous | ☐ Street Name Change |
| ☐ ☐ Laurel Park Overlay District (LPOD) | ☐ Off-Site Parking Agreement | ☐ TIF Funding Request: ☐ Downtown ☐ Newtown |
| ☐ Amendment to the EDCM/City Code | ☐ Pre-Application Conference with | ☐ Econ.Dev/Bus.Enhance ☐ Public/Private |
| ☐ Annexation | ☐ Development Review Committee | ☐ Traffic Concurrence - Initial Review |
| ☐ Appeal: ☐ BOA ☐ PB ☐ CC | ☐ Preliminary Plat/Subdivision | ☐ Traffic Concurrence Study |
| ☐ Boundary Adjustment/Lot Split Review | ☐ Proportionate Fair Share Agreement | ☐ Vacation*: ☐ Street ☐ R-O-W ☐ Easement |
| ☐ Brownfield Designation | ☐ Provisional Use Permit/Market | ☐ Variance - Limited Admin (Non-historic) |
| ☐ Comprehensive Plan Amendment - Small* | ☐ Provisional Use Permit Extension | ☐ Variance Extension |
| ☐ Comprehensive Plan Amendment - Large* | ☐ Revision (Amendment) of a | ☐ Variance - Historic Structures |
| ☐ ☐ Regional Activity Center (Expedited) | ☐ previously approved application | ☐ ☐ Limited Admin ☐ HPB |
| ☐ ☐ Urban Central Business District (Expedited) | ☐ Rezone without Site Plan* | ☐ Zoning Code Interpretation Letter: |
| ☐ Development Agreement | ☐ Rezone with Site Plan* | ☐ ☐ Downtown ☐ Outside DT |
| ☐ Development of Regional Impact [DRI] | ☐ Rezone Ordinance Amendment * | ☐ Zoning Code Confirmation Letter: |
| ☐ Final Plat/Subdivision | ☐ R-O-W Encroachment Agreement- Major | ☐ ☐ Downtown ☐ Outside DT |
| ☐ "G" Zone Waiver * | ☐ Shared Parking Agreement | ☒ Zoning Text Amendment [City Only] |
| ☐ Historic Reuse Permit | | |

☐ 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: _____ APPLICATION NUMBER: _____
DATE: _____ AMOUNT PAID: _____



CITY OF SARASOTA
DEVELOPMENT APPLICATION

GENERAL INFORMATION

[Please Print or Type]

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

Name/Title:	Telephone No:
Company Name:	Facsimile No:
Company Address:	E-Mail Address:
City/State/Zip Code:	

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.]

Name/Title: Briana Dobbs, AICP, CNU-A, Chief Planner	Telephone No: 941-263-6587
Company Name: City of Sarasota	Facsimile No:
Company Address: 1575 Second Street	E-Mail Address: Briana.Dobbs@sarasotafl.gov
City/State/Zip Code: Sarasota, FL 34236	

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.]

Name/Title: Briana Dobbs, AICP, CNU-A, Chief Planner	Telephone No: 941-263-6587
Company Name: City of Sarasota	Facsimile No:
Company Address: 1575 Second Street	E-Mail Address: Briana.Dobbs@sarasotafl.gov
City/State/Zip Code: Sarasota, FL 34236	

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

IV. Signed this 22nd day of May, 2026
Briana Dobbs
Signature of Property Owner, Lessee, Contract Purchaser, or Agent [Circle One]

WITNESSES TO EXECUTION ON BEHALF OF APPLICANT

<u>Nancy Kelly</u> Witness <u>Nancy Kelly</u> Print Name	<u>David L. Smith</u> Witness <u>David L. Smith</u> Print Name
---	---

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

Minimum Submission Checklist – General Applications

The following is to be completed for General Applications

The General Information Form (Form A), Minimum Submission Checklist – General Applications (Form B-1) and Fee Form (Form 1) are required for all General Applications. All items are to be folded to approximately 8 1/2" x 11" size, collated and assembled into complete sets. **Please note all items requiring a site plan or survey must include an electronic copy (.pdf file) of site plan and survey materials.**

SUBMISSION REQUIREMENTS FOR GENERAL APPLICATIONS:		IF REQUIRED
1.	A. Pre-Application Conference with the Development Review Committee - Narrative including details and applicable information related to the project. - Supplementary materials should be folded to 8 1/2 x 11 size. Supplementary materials may include a sketch or concept plan, site plan(s), architectural renderings, special studies, & other items the applicant deems pertinent. B. Pre-Application Conference with Staff regarding TIF Funding - Narrative including details and applicable information related to the project and demonstrating consistency with city redevelopment objectives. - Supplementary materials should be folded to 8 1/2 x 11 size and should include a statement of the public purpose, should demonstrate the need for public investment; indicate sources and uses of funds; indicate the developer's financial capacity and experience; and state the need for additional consultant services, if any.	
2.	Traffic Concurrency Initial Review 11" X 17" preliminary site plan	Submit prior to filing Application
3.	Traffic Concurrency Study - Copies of any plans already submitted or copies of plans being submitted - The Scope of Services for the Traffic Concurrency Study Determination of concurrency must be made prior to filing a Development application.	Submit prior to filing Application
4.	Community Workshops - Proposed site plan - Narrative including the following information: Proposed use, height, density, intensity, parking, vehicular access, landscaping and/or any other applicable information related to the project - Other materials may include a sketch or concept plan, architectural renderings, special studies, etc. - Draft notice for the Community Workshop to be approved by City Staff Application submittal does not guarantee a specific Community Workshop date. The Community Workshop, when required, must be held prior to filing a Development Application.	Submit at least 7 business days prior to 14-day notification period of Workshop Date
5.	Adjustments to the Downtown Code ☐ City Staff ☐ Planning Board - Surveys – signed and sealed; survey requirement can be waived by the Director (incl. electronic copy) - Narrative and any other supporting documentation indicating how criteria in Section IV-1903 – Adjustments, Zoning Code (2002 Ed.), as amended, have been met. 8.5 x 11 size legal description and sketch of property (PB Adjustment only)	
6.	Amendments to the City's Comprehensive Plan, a/k/a Sarasota City Plan - Narrative responding to all the questions indicated in Form I - If a text amendment, proposed text. If an illustration amendment, proposed changes. - Summary of comments received at the Community Workshop.	
7.	Annexations - Verification the property is within the City's Urban Service Boundary - Legal description of property by Metes and Bounds - Signed & Sealed Boundary Surveys, Property Surveys, and Topographic Surveys by Metes and Bounds (Surveys must have been completed within 6 months of filing) - County Zoning & Future Land Use Map applicable to the area - Narrative responding to the following: 1) Reason for the Annexation; 2) Is the request is voluntary; 3) Is the property contiguous to the City Limits line; 4) County Future Land Use Designation, Equivalent City Zone District, and Proposed City Land Use Designation; 5) If the proposed Zone District requires a City or privately initiated Comprehensive Plan Amendment, and 6) Whether the Applicant wishes to be considered for a small-scale development activity amendment.	
8.	Boundary Adjustment/Lot Split Review - Signed and sealed survey of the lot(s) in its existing condition - Signed and sealed survey of the proposed lot configuration - Narrative - Written authorization of all affected property owners	
9.	Historic Reuse Permit 8.5 X 11 parking diagram - Narrative describing 1) the proposed use; 2) how the use qualifies as low impact; 3) if parking will be provided on site; 4) the number of people working in the establishment; 5) the expected number of clients/applicants in a business day; 6) any additional information identified in the pre-application summary report (if applicable)	

10.	Provisional Use/Open Air Market - Narrative describing the type of market, days and hours of operation, types of signs and any entertainment - Approval letter from property owner(s) identifying site address, owner's name, mailing address, telephone number and acknowledgment of proposed activity and dates of operation. 8.5 x 11 sketch of the site identifying the location of all uses and parking if provided.	
11.	Regional Activity Center or Urban Central Business District - Narrative responding to the questions/criteria indicated on Form O. - Map delineating the boundary of the proposed area. - Proposed Ordinance delineating a Regional Activity Center or Urban Central Business District, optional. - Summary of comments received at the Community Workshop.	
12.	Revisions/Amendments to Previously Approved Applications Submission requirements will be determined by agreement of Staff and the Applicant	
13.	Site Plan - Extension of Time Narrative	Submit 30 days prior to expiration
14.	Tax Increment Financing (TIF) Funding Assistance Requests - Narrative including 1) Development Budget for (a) Permanent Financing and (b) During Construction; 2) Construction timeline by Phase/Structure; 3) Detailed Operating Cash Flow Pro Forma. 11" X 17" Schematic architectural drawings – a site plan and elevations of all facades	
15.	Variance – Limited Administrative Review (Non-historic) - Surveys - signed and sealed; to include proposed building and accessory footprint, driveway access, all tree locations with DBH and species, trees to be removed and trees to be preserved. - Narrative and any other supporting documentation indicating how criteria in Sect.IV-606(f) are met: - The grant of the limited administrative variance will be consistent with the general intent and purpose of these regulations. - Not injurious or otherwise detrimental to the public welfare.	
16.	Zoning Code Confirmation Narrative	
17.	Zoning Code Interpretation – a meeting with Staff prior to filing is encouraged. Narrative	

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

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

Date: 5/22/26

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

NOTES:

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



CITY OF SARASOTA
DEVELOPMENT APPLICATION

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

1. Does the proposed project increase the cost to construct or rehabilitate housing?

Yes ☐

No ☒

If yes, complete the following:

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

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?

Prepared by: Briana Dobbs

Date: 5/22/26

Appendix 3

DRC Sign-Off



Development Review Committee Sign-Off Sheet

Jun 17, 2026

Petition 26-ZTA-02 (2026 ZTA Batch)

has been reviewed by the City of Sarasota Development Review Committee (DRC). Signatures by representatives do not imply endorsement, confer approval, or certify compliance with applicable codes. Refer to accompanying correspondence for further details, concerns, and/or recommended conditions, if any.

Table 1 - Development Review Sign-Off Sheet

Division	Representative	Signature	Comments
Building	Taylor / Ritz	<u>Michael Taylor</u> Michael Taylor (Jun 18, 2026 11:48:01 EDT)	
Development Services	Christie / Webster / Glanz / Jenkins	<u>Camden Jenkins</u>	
Engineering	Scherry / Zadrozny / Kamiya	<u>Stephen Zadrozny</u> Stephen Zadrozny (Jun 18, 2026 12:15:22 EDT)	
Traffic Concurrency	Stuckey	<u>Wesley Stuckey</u>	
Utilities / Water / Wastewater	Smlatic / Turner	<u>Zeavlo Smlatic</u>	
Waste / Recycling	Williamson / Truss	<u>Jonathan Williamson</u>	
Planning / Neighborhoods	Dobbs	<u>Briana Dobbs</u>	
CPTED – Crime Prevention through environmental Design	Grochowski	<u>Matthew Grochowski</u> Matthew Grochowski (Jun 21, 2026 17:43:58 EDT)	
Fire (Sarasota County)	Smith / Trueschel	<u>Jeremy Trueschel</u> Jeremy Trueschel (Jun 18, 2026 13:06:46 EDT)	
School District (Sarasota County)	Anderson / Chris	<u>Chris Joseph</u>	

Complies with Tree Protection Ordinance Jacqueline Hartley

Requires Public Art No

Received in the City Auditor & Clerk's Office on 07/21/2026

Sean Wilkins
Sean Wilkins (Jul 21, 2026 17:00:00 EDT)

Appendix 4

Planning Board Public Hearing Notice



**NOTICE OF PUBLIC HEARING
APPLICATION NO. 26-ZTA-02**

Notice is hereby given that the **PLANNING BOARD/LOCAL PLANNING AGENCY** of the City of Sarasota, Florida will meet on **Wednesday, September 9, 2026 at 1:30 p.m.** in the Commission Chambers, City Hall, 1565 First Street, Sarasota, Florida. **Starting at 1:30 p.m. or as soon thereafter as possible, the Planning Board/Local Planning Agency will open the scheduled Public Hearings in the order they appear on the agenda.** The following application will be considered at the above scheduled meeting:

ZONING TEXT AMENDMENT APPLICATION NO. 26-ZTA-02 – PROPOSED TO CLARIFY THAT SINGLE-FAMILY HOMES IN THE RESIDENTIAL SINGLE MULTIPLE 9 (RSM-9) AND DOWNTOWN NEIGHBORHOOD (DTN) ZONE DISTRICTS REQUIRE A DRAINAGE PLAN; UPDATE THE TECHNICAL DEVIATION PROCESS TO CLARIFY REVIEW AUTHORITY BY SHIFTING THE INITIAL REVIEW AND DECISION FROM THE CITY MANAGER TO THE CITY ENGINEER, WITH THE CITY MANAGER SERVING AS THE APPEAL AUTHORITY; UPDATE THE MAXIMUM PERMITTED DENSITY IN SINGLE-FAMILY ZONE DISTRICTS TO ALIGN WITH MINIMUM LOT SIZE STANDARD; MODIFY THE PARKING RATIO RELATED TO AUTOMOTIVE USES; ADD NONMEDICAL IV THERAPY UNDER THE PERSONAL SERVICE SECTION OF THE CODE; CLARIFY THE DISTINCTION BETWEEN MEDICAL SPAS AND NONMEDICAL SPAS, CLASSIFYING NONMEDICAL SPAS AS A COMMERCIAL USE; CLARIFY PERMITTED FENCING MATERIALS IN DTN ZONE DISTRICT AND REVISES FENCE STANDARDS IN THE WATERFRONT SETBACK; UPDATE LANGUAGE IN THE ACCESSORY STRUCTURES SECTION RELATED TO UNCAGED POOLS AND DECKS IN THE WATERFRONT SETBACK FOR CONSISTENCY; CLARIFY THAT DEVELOPMENTS DESIGNATING ONLY AWNING AS THE FRONTAGE TYPE MUST APPLY AWNINGS ALONG A MINIMUM OF 50% OF THE BUILDING FRONTAGE ON THE PRIMARY STREET; CLARIFY THE APPLICABILITY OF PRIVATE YARD AND FENCING REQUIREMENTS FOR ATTACHED SINGLE-FAMILY HOMES (TOWNHOMES); CODIFY PLATFORM LIFT CONDITIONS; PROVIDE FOR THE PLANNING DIRECTOR, IN ADDITION TO THE DEVELOPMENT SERVICES DIRECTOR, THE ABILITY TO INITIATE ZONING TEXT AMENDMENTS; CLARIFY THAT A PUBLIC ART CONTRIBUTION IS NOT A FEE AND AMENDING THE DISBURSEMENT OF PUBLIC ART FUNDS AS APPROVED BY THE CITY COMMISSION DURING THE ANNUAL BUDGET PROCESS; ADJUST THE URBAN MIXED-USE 3 (MU-3) ZONE DISTRICT REGULATIONS TO CLARIFY PROHIBITED HOURS OF OPERATION BETWEEN 10:00 P.M. AND 6:00 A.M., EXCEPT FOR SPECIFICALLY EXEMPTED USES AND USES APPROVED THROUGH A MAJOR CONDITIONAL USE PROCESS; ELIMINATE THE REQUIREMENT THAT THE BUILDING OFFICIAL IS REQUIRED TO BE APPOINTED BY THE CITY MANAGER; CLARIFY AND REORGANIZE PROVISIONS GOVERNING NONCONFORMING ZONING LOTS; AND ADD MOBILE FOOD TRUCKS AS A PROVISIONAL USE IN THE DTB ZONE DISTRICT.

Said application is on file in the **Planning Department** and the **Office of the City Auditor and Clerk** at City Hall. If you wish to obtain a copy, please call (941) 263-6222 between 8:00 a.m. to 5:00 p.m. Monday through Friday.

Interested persons are welcome to attend and may register to speak in respect to the above-proposed application.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in such public hearing should contact the Office of the City Auditor and Clerk at (941) 263-6222 at least two (2) business days prior to the date of the public hearing as to the nature of the aid and/or service desired. Reasonable auxiliary aids and services will be made available to qualified disabled individuals to the extent that no undue financial or administrative burden results. For the benefit of individuals utilizing hearing aids with a T-coil, the City Commission Chambers and SRQ Media Studio are outfitted with a Hearing Induction Loop for enhanced hearing assistance.

CITY OF SARASOTA

By: Shayla Griggs
City Auditor and Clerk

Draft Planning Board Minutes Excerpt

CITY OF SARASOTA
**DRAFT EXCERPT OF THE SEPTEMBER 9, 2026, MINUTES OF THE
REGULAR MEETING OF THE PLANNING BOARD/LOCAL PLANNING AGENCY**

Note: The City's Website address is sarasotafl.gov. Select "Video on Demand" from the Main Web Page to view agendas, videos of meetings, and minutes.

IV. LAND USE ADMINISTRATION PUBLIC HEARINGS

C. Legislative

1. **Batch 2026, Zoning Text Amendment Application No. 26-ZTA-02** proposed to clarify that single-family homes in the residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone districts require a drainage plan; update the Technical Deviation process to clarify review authority by shifting the initial review and decision from the City Manager to the City Engineer, with the City Manager serving as the appeal authority; update the maximum permitted density in single-family zone districts to align with the minimum lot size standard; modify the parking ratio related to automotive uses; add nonmedical IV Therapy under the personal service section of the code; clarify the distinction between medical spas and nonmedical spas, clarifying nonmedical spas as a commercial use; clarify permitted fencing materials in DTN zone district and revises fence standards in the waterfront setback; update the language in the accessory structures section related to uncaged pools and decks in the waterfront setback for consistency; clarify the applicability of private yard and fencing requirements for attached single-family homes (townhomes); codify platform lift conditions; provide for the Planning Director, in addition to the Development Services Director, the ability to initiate the Zoning Text Amendments; clarify that a Public Art contribution is not a fee and amending disbursement of Public Art Funds as approved by the City Commission during the annual budget process; adjust the Urban Mixed-Use 3 (MU-3) zone district regulations to clarify prohibited hours of operation between 10:00 p.m. and 6:00 a.m., except for specifically exempted uses and uses approved through Major Conditional Use process; eliminate the requirement that the Building Official is required to be appointed by the City Manager; clarify and reorganize provisions governing nonconforming zoning lots; and add mobile food trucks as a Provisional Use in the DTB zone district.

(Briana Dobbs, AICP, CNU-a, Chief Planner, Planning)

Staff Presentation:

Briana Dobbs, AICP, CNU-A, Chief Planner, Planning, and Folakemi Gangbo, Planner, Planning presented. Ms. Dobbs and Ms. Gangbo provided a brief description for the proposed request and discussed the changes being made.

PB Member Nisbet posed a question regarding nonconforming lots. Secretary Christie spoke to the question.

PB Member Neihaus posed questions regarding parking ratio requirements for motor vehicle repair uses and non-medical spas. Ms. Dobbs and Secretary Christie spoke to questions.

PB Member Clermont posed questions regarding parking ratio requirements for motor vehicle repair uses and the measurement process for a fence. Ms. Dobbs and Secretary Christie spoke to questions.

The Planning Board posed questions regarding how fences are measured. Staff spoke to questions.

PB Member Clermont posed questions regarding business hours along North Tamiami Trail. Ms. Dobbs spoke to questions.

Chair LaMay posed questions regarding fence material, uncaged pools and decks and food trucks. Ms. Dobbs and Secretary Christie spoke to questions.

Vice Chair Christy posed questions regarding approval of drainage plans and changes to the Technical Deviation approval process. Ms. Dobbs spoke to questions.

Chair LaMay posed questions regarding fencing for private yards. Secretary Christie and Ms. Dobbs spoke to questions.

Citizen Input:

Citizen input received.

The PB members posed questions regarding concerns made during citizen input for signs advertising Short Term Vacation Rental.

Staff Rebuttal:

Ms. Dobbs noted that First Amendment considerations may apply to the real estate signs and their content.

The Planning Board members held a discussion regarding making a motion.

PB Member Neihaus made a motion to change wording in Division 2 Sec. II-201 clarifying non-medical spas. PB Member Nisbet seconded the motion. Motion passed 5-0.

Chair LaMay posed a question regarding electricity use for food trucks.

PB Member Clermont posed questions regarding the definition of fences. Secretary Christie spoke to the questions. A discussion was held.

PB Member Neihaus made a motion to adopt the remainder of 26-ZTA-02 and recommend approval to City Commission. Motion was seconded by PB Member Nisbet. Motion passed 5-0.

Business Impact Estimate



Business Impact Estimate

Pursuant to Section 166.041(4), Florida Statutes, this Business Impact Estimate is prepared and included in the agenda packet for the proposed ordinance and will be posted on the City of Sarasota's website at the time notice of the ordinance is published.

As enacted through Chapter 2023-309, Laws of Florida (SB 170), effective October 1, 2023, local governments are required to prepare a Business Impact Estimate prior to the adoption of certain ordinances, subject to statutory exemptions. The requirement is intended to provide transparency regarding the potential economic impacts of proposed local regulations and to afford additional procedural rights in the event of legal challenge.

Effective October 1, 2024, Chapter 2024-158, Laws of Florida (SB 1628), further amends Section 166.041(4), Florida Statutes, eliminating the exemption previously applicable to ordinances adopting comprehensive plan amendments or land development regulations initiated by a municipality or county.

Proposed Ordinance – Title / Reference

ORDINANCE NO. 26-5611 - AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA AMENDING THE ZONING CODE (2002 EDITION), ARTICLE II, DEFINITIONS AND RULES OF CONSTRUCTION, TO ADD NONMEDICAL IV THERAPY, TO CLARIFY THE DISTINCTION BETWEEN MEDICAL SPAS AND NONMEDICAL SPAS, TO CHANGE VEHICLE REPAIR TO MOTOR VEHICLE REPAIR; ARTICLE III, DECISION MAKING AND ADMINISTRATIVE BODIES, TO ELIMINATE THE REQUIREMENT THAT THE BUILDING OFFICIAL IS REQUIRED TO BE APPOINTED BY THE CITY MANAGER; ARTICLE IV, DEVELOPMENT REVIEW PROCEDURES, TO UPDATE THE TECHNICAL DEVIATION PROCESS, TO PROVIDE FOR THE PLANNING DIRECTOR THE ABILITY TO INITIATE ZONING TEXT AMENDMENTS; ARTICLE V, VESTED RIGHTS AND NON-CONFORMITIES, TO CLARIFY AND REORGANIZE PROVISIONS GOVERNING NONCONFORMING ZONING LOTS; ARTICLE VI, ZONE DISTRICTS, TO CLARIFY THAT SINGLE-FAMILY HOMES REQUIRE A DRAINAGE PLAN, TO UPDATE THE MAXIMUM PERMITTED DENSITY IN SINGLE-FAMILY ZONE DISTRICTS, TO CLARIFY THAT DEVELOPMENTS DESIGNATING ONLY AWNING AS THE FRONTAGE TYPE MUST APPLY AWNINGS ALONG A MINIMUM OF 50% OF THE BUILDING FRONTAGE ON THE PRIMARY STREET, TO ADD MOBILE FOOD TRUCKS AS A PROVISIONAL USE IN DOWNTOWN BAYFRONT, TO ADJUST THE URBAN MIXED-USE 3 (MU-3) ZONE DISTRICT REGULATIONS TO CLARIFY PROHIBITED HOURS OF OPERATION; ARTICLE VII, REGULATIONS OF GENERAL APPLICABILITY, TO CLARIFY PERMITTED FENCING MATERIALS AND REVISE FENCE STANDARDS IN THE WATERFRONT SETBACK, TO UPDATE LANGUAGE IN THE ACCESSORY STRUCTURES SECTION, TO CLARIFY THE APPLICABILITY OF PRIVATE YARD AND FENCING REQUIREMENTS FOR ATTACHED SINGLE-FAMILY HOMES, TO CODIFY PLATFORM LIFT CONDITIONS, TO CLARIFY THAT A PUBLIC ART CONTRIBUTION IS NOT A FEE AND AMEND THE DISBURSEMENT OF PUBLIC ART FUNDS, AND TO MODIFY PARKING FOR MOTOR VEHICLE REPAIR; FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Summary of the Proposed Ordinance (must include a statement of the public purpose, such as service the public health, safety, morals, and welfare).

The proposed Ordinance consists of seventeen (17) different Zoning Text Amendment (ZTA) items:

#1	Drainage Plans	Clarifies that single-family homes in the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone districts need a drainage plan, promoting consistent stormwater management.
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#2	Technical Deviation Process	Updates the Technical Deviation process to clarify review authority by shifting the initial review and decision from the City Manager to the City Engineer, with the City Manager serving as the appeal authority to increase administrative efficiency and streamlining the review process.
#3	Residential Single Family Lot Size	Updates the maximum permitted density in single-family zone districts to align with minimum lot size standards, improving the usability and consistency of the Zoning Code.
#4	Minimum Parking Requirements for Vehicle Repair	Modifies the parking ratio related to motor vehicle repair uses to better align with operational needs and reduce the use of impervious pavement to promote efficient site design.
#5	Nonmedical Intravenous (IV) Therapy	Adds nonmedical IV therapy under the personal service section of the code improving code clarity and ensuring the use is regulated consistently as a personal service-oriented use.
#6	Medical Office, Medical Spa	Clarifies the distinction between medical spas and nonmedical spas by classifying nonmedical spas as commercial use to improve code clarity.
#7	Fences and walls and hedges	Clarifies permitted fencing materials in DTN and updates fence standards within the waterfront setback related to capacity and specific materials to preserve safety, visibility, and scenic quality along the waterfront.
#8	Accessory structures pool measurement	Updates accessory structures language related to uncaged pools and decks in the waterfront setback for consistency throughout the code.
#9	Primary Street Frontage Requirement	Clarifies that developments designating only awning as the frontage type must apply awnings along a minimum of 50% of the building frontage on the primary street to enhance the streetscape and promote a more pedestrian-oriented environment.
#10	Attached Single-Family (Townhomes)	Clarifies the applicability of private yard and fencing requirements for attached single-family homes, improving code clarity and ensuring consistent application of residential development standards.
#11	Platform Lifts	Clarifies material requirements, area calculations, and uses for platform lifts.
#12	Zoning Text Amendments	Allows for the planning director, in addition to the development services director, the ability to initiate zoning text amendments improving administrative efficiency and providing greater flexibility in administering the Zoning Code.
#13	Public Art Contribution	Clarifies that a public art contribution is not a fee and amends the disbursement of public art funds as approved by the City Commission during the annual budget process, improving code clarity.
#14	Urban Mixed- Use 3 (MU-3) Hours of Operation	Adjusts the Urban Mixed-Use 3 (MU-3) zone district regulations to clarify prohibited hours of operation between 10:00 p.m. and 6:00 a.m., except for specifically exempted uses and uses approved through a Major Conditional Use process to promote compatibility between commercial activities and surrounding development.
#15	Creation and Appointments	Eliminates the requirement that the building official is required to be appointed by the City Manager to add consistency between the City Code and Zoning Code.
#16	Nonconforming zoning lots	Clarifies and reorganizes provisions governing nonconforming zoning lots to improve the usability, clarity, and consistency of the Zoning Code.
#17	Mobile Food Trucks in DTB	Allows mobile food trucks in the Downtown Bayfront (DTB) zone district, expanding the use while ensuring compatibility through a provisional use review process

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Sarasota if any:

a. An estimate of direct compliance costs that businesses may reasonably incur;

#1	Drainage Plans	No direct compliance costs to private, for-profit businesses are anticipated. The amendment applies to new or substantially improved single-family dwellings in the RSM-9 and DTN zone districts and clarifies that a drainage plan is needed. Property owners or developers subject to the requirement may incur costs associated with preparation of a drainage plan, including
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		professional engineering services if required by the City. The requirement is primarily residential in nature
#2	Technical Deviation Process	No material new compliance costs are anticipated. The amendment changes the reviewing authority for technical deviations from the City Manager to the City Engineer and establishes the City Manager as the appeal authority. It does not create a new substantive technical-deviation requirement.
#3	Residential Single Family Lot Size	No new direct compliance costs are anticipated. The amendment aligns maximum permitted densities with existing minimum lot-size standards. No additional direct compliance costs are anticipated.
#4	Minimum Parking Requirements for Vehicle Repair	No additional direct compliance costs are anticipated. The amendment reduces minimum parking requirements for motor vehicle repair uses and therefore may reduce development costs associated with constructing unnecessary parking and impervious surface.
#5	Nonmedical Intravenous (IV) Therapy	No material new compliance costs are anticipated. The amendment classifies nonmedical IV therapy as a personal service-oriented use rather than establishing a new operational standard.
#6	Medical Office, Medical Spa	No material new compliance costs are anticipated. The amendment clarifies the distinction between medical spas and nonmedical spas and classifies nonmedical spas as commercial uses.
#7	Fences and walls and hedges	No material direct costs are anticipated for existing businesses. Future property owners or developers installing fences within affected DTN or waterfront setback areas will need to comply with the clarified material, opacity, and dimensional standards. Any associated cost will depend upon the specific project and fencing selected.
#8	Accessory structures pool measurement	No material new direct compliance costs are anticipated. The amendment updates accessory-structure language to conform to waterfront setback provisions previously amended in 2025.
#9	Primary Street Frontage Requirement	Future development projects that elect awning as the sole designated frontage type may incur costs to provide awnings along at least 50 percent of the building frontage on the primary street. The amount will vary based on building frontage, awning design, materials, and construction costs. The requirement does not apply to every business or development, only those who choose this as the sole designated frontage option on primary streets in the downtown.
#10	Attached Single-Family (Townhomes)	No material new costs on primary streets in the Downtown are anticipated. The amendment clarifies where existing private-yard and fencing requirements apply to attached single-family development.
#11	Platform Lifts	No uniform additional compliance cost can be identified. Future applicants installing platform lifts may experience project specific costs associated with complying with clarified material, area calculation, and use requirements. Additionally, clearer standards may reduce uncertainty and inconsistent permit conditions.
#12	Zoning Text Amendments	None.
#13	Public Art Contribution	No new direct compliance cost is created. Existing requirements apply to qualifying multi-dwelling, mixed-use, and commercial projects with construction values of \$1 million or greater. Applicable development projects are already required to make a public art contribution or provide qualifying public art. The amendment clarifies that the contribution is not an application fee, but rather a condition of development approval.

#14	Urban Mixed- Use 3 (MU-3) Hours of Operation	Businesses within the MU-3 zone district that seek to operate between 10:00 p.m. and 6:00 a.m. and are not specifically exempt may incur costs associated with obtaining Major Conditional Use approval. Businesses operating within permitted hours or qualifying for an exemption would not incur additional compliance costs.
#15	Creation and Appointments	None.
#16	Nonconforming zoning lots	No generally applicable new compliance costs are anticipated. The amendment primarily clarifies and reorganizes existing provisions governing nonconforming zoning lots. Individual property owners or developers may experience project-specific effects based on how a particular nonconforming lot is interpreted or whether a variance is required.
#17	Mobile Food Trucks in DTB	The amendment does not impose a new obligation on existing businesses. Mobile food truck operators wishing to operate within the Downtown Bayfront (DTB) zone district may incur costs associated with the existing provisional use review process and with any project specific mitigation measures imposed as a condition of approval.

b. Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

#1	Drainage Plans	None. The amendment does not establish a new City charge or fee.
#2	Technical Deviation Process	None. The amendment does not establish a new City charge or fee.
#3	Residential Single Family Lot Size	None. The amendment does not establish a new City charge or fee.
#4	Minimum Parking Requirements for Vehicle Repair	None. The amendment does not establish a new City charge or fee.
#5	Nonmedical Intravenous (IV) Therapy	None. The amendment does not establish a new City charge or fee.
#6	Medical Office, Medical Spa	None. The amendment does not establish a new City charge or fee.
#7	Fences and walls and hedges	None. The amendment does not establish a new City charge or fee.
#8	Accessory structures pool measurement	None. The amendment does not establish a new City charge or fee.
#9	Primary Street Frontage Requirement	None. The amendment does not establish a new City charge or fee.
#10	Attached Single-Family (Townhomes)	None. The amendment does not establish a new City charge or fee.
#11	Platform Lifts	None. The amendment does not establish a new City charge or fee.
#12	Zoning Text Amendments	None. The amendment does not establish a new City charge or fee.
#13	Public Art Contribution	None. The amendment specifically clarifies that the existing public art contribution is not a fee. The existing requirement provides for a contribution equal to one-half of one percent (0.5%) of project construction cost or qualifying on-site public art of equivalent or greater value. The amendment does not establish that financial obligation.
#14	Urban Mixed- Use 3 (MU-3) Hours of Operation	The amendment itself does not establish a new fee. An applicant electing to seek Major Conditional Use approval for extended operating hours would be responsible for any existing application and review fees applicable to that process.
#15	Creation and Appointments	None. The amendment does not establish a new City charge or fee.
#16	Nonconforming zoning lots	None. Existing application fees would continue to apply if a property owner independently seeks a variance or other development approval.
#17	Mobile Food Trucks in DTB	No new charge or fee is created by the amendment. Any existing application or permitting charges associated with the provisional use process would continue to apply.

c. An estimate of the City of Sarasota regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

#1	Drainage Plans	No significant additional regulatory costs or revenues are anticipated. Review would occur as part of the existing development and building permit review process.
#2	Technical Deviation Process	No significant additional regulatory costs or revenues are anticipated. The amendment reallocates existing administrative review responsibilities and is expected to streamline the review process.
#3	Residential Single Family Lot Size	None anticipated beyond existing zoning and development review.

#4	Minimum Parking Requirements for Vehicle Repair	No significant additional regulatory costs or revenues are anticipated.
#5	Nonmedical Intravenous (IV) Therapy	No significant additional costs or revenues are anticipated. The clarification may improve efficiency in zoning determinations and permitting.
#6	Medical Office, Medical Spa	No significant additional costs or revenues are anticipated.
#7	Fences and walls and hedges	No significant additional costs or revenues are anticipated; compliance will be reviewed through existing permitting processes.
#8	Accessory structures pool measurement	None anticipated beyond normal permit and development review.
#9	Primary Street Frontage Requirement	No significant additional regulatory cost or revenue is anticipated. Compliance would be evaluated during existing development review.
#10	Attached Single-Family (Townhomes)	None anticipated beyond existing development review.
#11	Platform Lifts	No significant additional costs or revenues are anticipated. The clarification is intended to support more predictable permitting and enforcement.
#12	Zoning Text Amendments	No additional regulatory costs or revenues are anticipated. The amendment is administrative and allows both the Planning Director and Development Services Director to initiate zoning text amendments.
#13	Public Art Contribution	No new regulatory cost or new fee revenue is anticipated because of this amendment. Existing public art contributions will continue to be collected and administered pursuant to the existing Public Art provisions, with disbursement of public art funds aligned with the City Commission's annual budget process.
#14	Urban Mixed- Use 3 (MU-3) Hours of Operation	Any City review cost associated with a Major Conditional Use application would occur through the existing development review process. No new fee or revenue source is created by the amendment.
#15	Creation and Appointments	None anticipated.
#16	Nonconforming zoning lots	No significant additional regulatory costs or revenues are anticipated. Improved clarity may reduce administrative uncertainty in processing nonconforming lots.
#17	Mobile Food Trucks in DTB	The City may experience a minor increase in staff review associated with provisional use applications for mobile food trucks in DTB. Such review would occur through the existing regulatory process. No new fee or dedicated revenue source is established by the amendment.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed Ordinance

#1	Drainage Plans	No existing businesses are expected to be directly impacted. A limited and indeterminate number of residential developers, builders, or engineering firms involved in future single-family projects in RSM-9 or DTN may be affected.
#2	Technical Deviation Process	An indeterminate but limited number of development applicants, engineering firms, and other businesses requesting technical deviations may be procedurally affected.
#3	Residential Single Family Lot Size	No existing businesses are expected to experience a direct economic impact. Residential developers or builders proposing future projects in affected single-family zone districts may be affected by the clarified density standards

#4	Minimum Parking Requirements for Vehicle Repair	Existing motor vehicle repair businesses are not expected to incur new costs. Future motor vehicle repair businesses or existing businesses undertaking redevelopment or expansion may benefit from the reduced parking requirement. The exact number is indeterminate.
#5	Nonmedical Intravenous (IV) Therapy	A small and indeterminate number of existing or future nonmedical IV therapy businesses may be affected by the clarified zoning classification.
#6	Medical Office, Medical Spa	A small and indeterminate number of existing or future medical and nonmedical spa businesses may be affected by the clarified use classification.
#7	Fences and walls and hedges	An indeterminate and limited number of property owners, developers, contractors, or businesses undertaking future fencing projects within affected areas may be impacted.
#8	Accessory structures pool measurement	No existing businesses are expected to experience a material impact. An indeterminate number of future waterfront property development applicants or contractors may be subject to the clarified requirements.
#9	Primary Street Frontage Requirement	Only future development or redevelopment projects subject to the applicable frontage standards that select awning as the frontage type would be affected. The number is expected to be limited and cannot be quantified from available information.
#10	Attached Single-Family (Townhomes)	An indeterminate number of developers or builders proposing future attached single-family projects may be affected by the clarified standards. Existing businesses are not expected to be directly affected.
#11	Platform Lifts	An indeterminate and limited number of waterfront property owners, marine contractors, dock contractors, or other applicants proposing platform lifts may be affected.
#12	Zoning Text Amendments	No private, for-profit businesses are expected to be directly impacted.
#13	Public Art Contribution	Only developers or property owners undertaking otherwise qualifying development projects are affected. Because the financial contribution requirement already exists, no additional businesses are expected to become financially responsible because of this amendment.
#14	Urban Mixed- Use 3 (MU-3) Hours of Operation	An indeterminate number of businesses located in the MU-3 district that operate, or propose to operate, during the restricted hours may be affected. The amendment does not affect businesses qualifying for the exemptions or businesses operating between 6:00 a.m. and 10:00 p.m.
#15	Creation and Appointments	No private, for-profit businesses are expected to be directly impacted.
#16	Nonconforming zoning lots	The number cannot be determined because impacts depend upon ownership and development of individual nonconforming lots. The amendment is expected to directly affect only property owners or developers seeking to develop, divide, convey, or obtain approvals involving such lots.
#17	Mobile Food Trucks in DTB	A limited and indeterminate number of mobile food truck operators seeking to operate within the DTB zone district may be affected. Existing restaurants and other businesses are not subject to a new regulatory requirement because of this amendment.

4. Additional information the governing body deems useful (if any):

#1	Drainage Plans	The amendment promotes the public health, safety, and welfare by directing stormwater drainage to appropriate facilities rather than adjoining properties and by ensuring consistent application of drainage requirements. The proposed Code specifically identifies protection of health, safety, and welfare as the purpose of the drainage requirement.
#2	Technical Deviation Process	The amendment aligns the Zoning Code with the recently adopted Engineering Design Criteria Manual and is intended to provide applicants with greater clarity and a more streamlined review process.
#3	Residential Single Family Lot Size	The amendment resolves an inconsistency between permitted density and minimum lot size requirements, thereby improving predictability and usability of the Zoning Code.

#4	Minimum Parking Requirements for Vehicle Repair	The amendment supports more efficient site design while maintaining functional and safe operations.
#5	Nonmedical Intravenous (IV) Therapy	The amendment addresses uncertainty regarding the zoning classification of nonmedical IV therapy and provides consistency in zoning determinations for locations that are not medical in nature.
#6	Medical Office, Medical Spa	The clarification is intended to support consistent zoning and licensing review. The issue was identified through the Local Business Tax Receipt renewal process.
#7	Fences and walls and hedges	The amendment provides additional fencing design options within the waterfront setback while maintaining views to the water and clarifies acceptable materials in DTN.
#8	Accessory structures pool measurement	The amendment is primarily a consistency correction between different sections of the Zoning Code.
#9	Primary Street Frontage Requirement	The amendment prevents misinterpretation of the frontage type and reinforces the intended relationship between building frontage and the pedestrian-oriented public realm.
#10	Attached Single-Family (Townhomes)	The amendment addresses ambiguity associated particularly with downtown development patterns and zero-foot setbacks while maintaining existing private-yard requirements where applicable.
#11	Platform Lifts	The amendment is intended to provide fairer and more predictable permitting and enforcement.
#12	Zoning Text Amendments	The amendment reflects the City's 2017 departmental reorganization and restores authority consistent with the original intent of the Code.
#13	Public Art Contribution	This is principally a clarification of terminology and fund administration.
#14	Urban Mixed- Use 3 (MU-3) Hours of Operation	The amendment incorporates existing North Trail standards into the MU-3 regulations and provides a Major Conditional Use process for otherwise nonexempt businesses seeking extended hours, thereby promoting compatibility between commercial activities and surrounding development.
#15	Creation and Appointments	This is an internal administrative amendment intended to eliminate a conflict between the Zoning Code and City Code concerning appointment of the Building Official.
#16	Nonconforming zoning lots	Identifies the purpose as eliminating ambiguity in how nonconforming zoning lots are interpreted and processed.
#17	Mobile Food Trucks in DTB	The amendment expands an economic opportunity by allowing mobile food trucks to be considered in DTB while retaining the City's ability to impose mitigation measures through provisional-use review. The proposed table changes the DTB classification for mobile food trucks to a provisional use.

The Development Review Committee (DRC) has reviewed the proposed Zoning Text Amendment 26-ZTA-02 for technical compliance and the petition received full DRC sign-off on July 21, 2026.

The proposed Zoning Text Amendment 26-ZTA-02 has been reviewed against the standard review for Zoning Text Amendments pursuant to Section IV-1206 of the City of Sarasota Zoning Code.

The Planning Board voted 5-0 to recommend approval to the City Commission at a public hearing held on September 9, 2026, with an amendment to Item #6, Medical Office, Medical Spa. The amendment further clarifies that services must be provided by a licensed medical professional or under the supervision of a licensed medical professional

City Commission Public Hearing Notice



**NOTICE OF PUBLIC HEARING
APPLICATION NO. 26-ZTA-02**

Notice is hereby given that the **CITY COMMISSION** of the City of Sarasota, Florida will meet on **Monday, October 5, 2026, at 9:00 a.m.** in the Commission Chambers, City Hall, 1565 First Street, Sarasota, Florida. **Starting at 9:00 a.m. or as soon thereafter as possible, the Commission will open the scheduled Public Hearings in the order they appear on the agenda.** The following Ordinance will be considered at the above scheduled meeting:

ORDINANCE 26-5611

AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA AMENDING THE ZONING CODE (2002 EDITION), ARTICLE II, DEFINITIONS AND RULES OF CONSTRUCTION, TO ADD NONMEDICAL IV THERAPY, TO CLARIFY THE DISTINCTION BETWEEN MEDICAL SPAS AND NONMEDICAL SPAS, TO CHANGE VEHICLE REPAIR TO MOTOR VEHICLE REPAIR; ARTICLE III, DECISION MAKING AND ADMINISTRATIVE BODIES, TO ELIMINATE THE REQUIREMENT THAT THE BUILDING OFFICIAL IS REQUIRED TO BE APPOINTED BY THE CITY MANAGER; ARTICLE IV, DEVELOPMENT REVIEW PROCEDURES, TO UPDATE THE TECHNICAL DEVIATION PROCESS, TO PROVIDE FOR THE PLANNING DIRECTOR THE ABILITY TO INITIATE ZONING TEXT AMENDMENTS; ARTICLE V, VESTED RIGHTS AND NON-CONFORMITIES, TO CLARIFY AND REORGANIZE PROVISIONS GOVERNING NONCONFORMING ZONING LOTS; ARTICLE VI, ZONE DISTRICTS, TO CLARIFY THAT SINGLE-FAMILY HOMES REQUIRE A DRAINAGE PLAN, TO UPDATE THE MAXIMUM PERMITTED DENSITY IN SINGLE-FAMILY ZONE DISTRICTS, TO CLARIFY THAT DEVELOPMENTS DESIGNATING ONLY AWNING AS THE FRONTAGE TYPE MUST APPLY AWNINGS ALONG A MINIMUM OF 50% OF THE BUILDING FRONTAGE ON THE PRIMARY STREET, TO ADD MOBILE FOOD TRUCKS AS A PROVISIONAL USE IN DOWNTOWN BAYFRONT, TO ADJUST THE URBAN MIXED-USE 3 (MU-3) ZONE DISTRICT REGULATIONS TO CLARIFY PROHIBITED HOURS OF OPERATION; ARTICLE VII, REGULATIONS OF GENERAL APPLICABILITY, TO CLARIFY PERMITTED FENCING MATERIALS AND REVISE FENCE STANDARDS IN THE WATERFRONT SETBACK, TO UPDATE LANGUAGE IN THE ACCESSORY STRUCTURES SECTION, TO CLARIFY THE APPLICABILITY OF PRIVATE YARD AND FENCING REQUIREMENTS FOR ATTACHED SINGLE-FAMILY HOMES, TO CODIFY PLATFORM LIFT CONDITIONS, TO CLARIFY THAT A PUBLIC ART CONTRIBUTION IS NOT A FEE AND AMEND THE DISBURSEMENT OF PUBLIC ART FUNDS, AND TO MODIFY PARKING FOR MOTOR VEHICLE REPAIR; FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

Said application is on file in the **Planning Department** and the **Office of the City Auditor and Clerk** at City Hall. If you wish to obtain a copy, please call (941) 263-6222 between 8:00 a.m. to 5:00 p.m. Monday through Friday.

Interested persons are welcome to attend and may register to speak in respect to the above-proposed ordinance. Individuals who prefer to participate remotely in the City Commission meeting may obtain instructions to participate via zoom by emailing **clerk@sarasotafl.gov** with your request no later than the **deadline of 5:00 pm on Friday, October 2, 2026**. Individuals may provide written comments for agenda items which allow citizens input up until 72 hours prior to the start of the meeting by utilizing the eComments link next to the published agenda on the Upcoming Events webpage accessible through the City of Sarasota website by clicking on “Meetings/Agendas/Video” from the main page.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in such public hearing should contact the Office of the City Auditor and Clerk at (941) 263-6222 at least two (2) business days prior to the date of the public hearing as to the nature of the aid and/or service desired. Reasonable auxiliary aids and services will be made available to qualified disabled individuals to the extent that no undue financial or administrative burden results. For the benefit of individuals utilizing hearing aids with a T-coil, the City Commission Chambers and SRQ Media Studio are outfitted with a Hearing Induction Loop for enhanced hearing assistance.

CITY OF SARASOTA

By: Shayla Griggs
 City Auditor and Clerk

Legal Date: September 18, 2026

City Commission Presentation



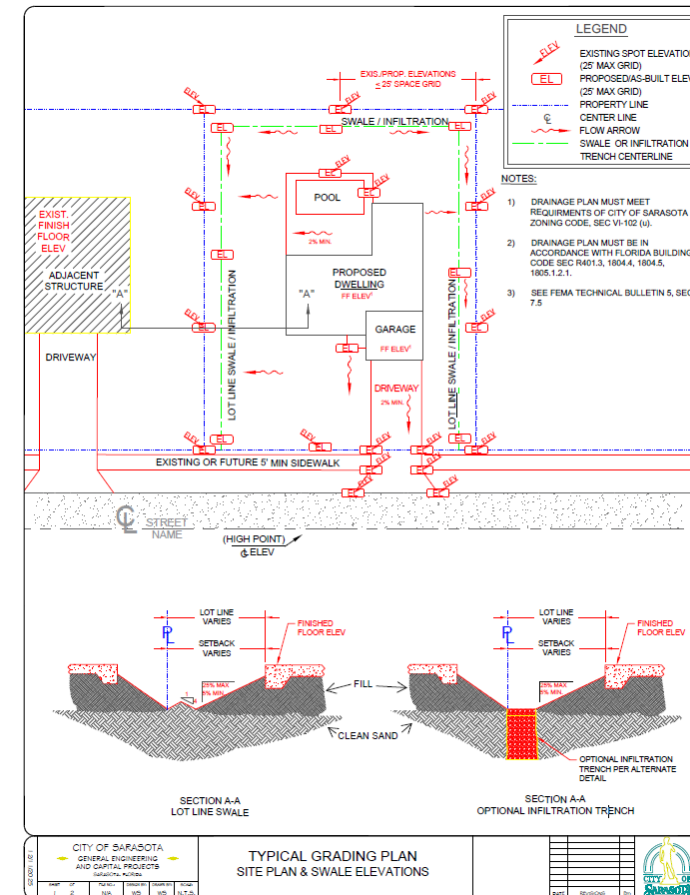
Batch 2026

City Commission Presentation

October 5, 2026

1. Drainage Plans (p. 16)

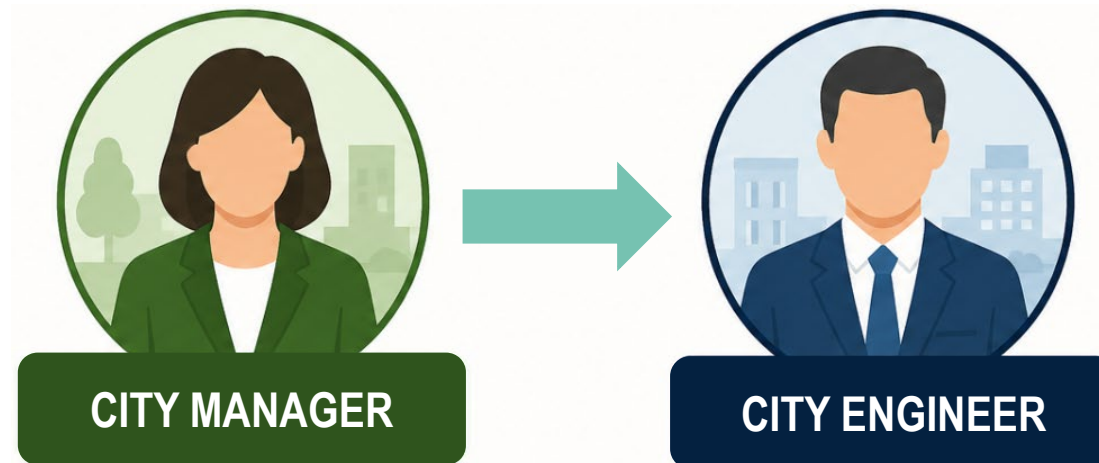
The zoning code includes requirements for the submission and review of drainage plans for single-family homes, additions, swimming pools, and similar site improvements. Clarifying that single-family homes in the Residential Single Multiple 9 (RSM-9) and Downtown Neighborhood (DTN) zone districts also need a drainage plan.



2. Technical Deviation Process (p. 18)

Updating the Technical Deviation Process ensures consistency between the zoning code and the Engineering Design Criteria Manual (EDCM).

The revision clarifies review authority by shifting the initial review and decision from the City Manager to the City Engineer, with the City Manager serving as the appeal authority. This alignment improves clarity for applicants and streamlines the review process.



3. Residential Single Family Lot Size (p. 20)



Updating the maximum permitted density in single-family zone districts to align with minimum lot size standards.



4. Minimum Parking Requirements for Motor Vehicle Repair (p. 23)

Motor vehicle repair uses are subject to minimum parking requirements that exceed typical operational needs and often result in excessive paved areas. The amendment proposes to decrease the number of parking spaces required for automotive related uses.

Use	Off-Street Parking Requirements
<u>Motor vehicle repair</u>	1 space/1 bay, if any, plus 1 space/each pump island, if any, plus 1 space/ 500 <u>200</u> square feet of floor area

5. Intravenous (IV) Therapy Service (p. 25)



Adding nonmedical IV therapy under the personal service section of the code.

This update provides consistency in zoning determinations for IV therapy locations that are not medical in nature.

6. Medical Office, Medical Spa (p. 26)

Clarifying the distinction between medical spas and nonmedical spas.

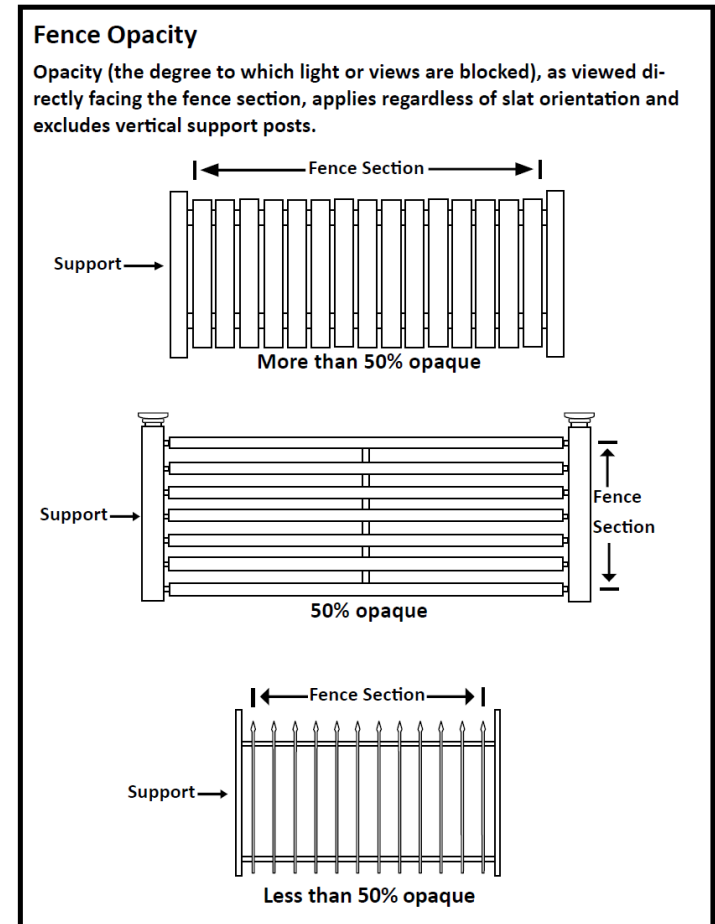
Medical spas are permitted in office zoning districts and nonmedical spas are classified as commercial uses.



7. Fences and walls and hedges (p. 27)

Expanding permitted materials in Downtown Neighborhood (DTN) zone district.

Revising fence standards to provide for alternative design options for fencing in the waterfront setback while still maintaining views to the water.



8. Accessory structures pool measurement (p. 30)

Updating language in the accessory structures section to be consistent with the waterfront setback section previously updated in 2025.

- Accessory structures shall not be located in any required waterfront setback, except that uncaged swimming pools may be located in required waterfront setbacks provided that:
- The edge of the water of the swimming pool shall be set back a minimum of five feet from the mean high water mark and from adjacent zoning lot lines; and
 - The uncaged swimming pool and any deck shall not be higher than 30 inches above average finished ~~natural~~ grade or 30 inches above the cap of the seawall, whichever is less. For purposes of this subsection, average ~~natural~~ finished grade shall be determined by averaging the grade as depicted below.

9. Primary Street Frontage Requirement (p. 33)

Clarifying that developments only designating awning as the frontage type must apply awnings along a minimum of 50% of the building frontage on the primary street.



10. Attached Single-Family (Townhomes)

(p. 38)

Clarifying minimum open space requirements and rear yard setback standards for attached single-family homes (townhomes) in Residential Single Family (RSF), Residential Multiple Family (RMF) and Downtown Neighborhood (DTN) zone districts.



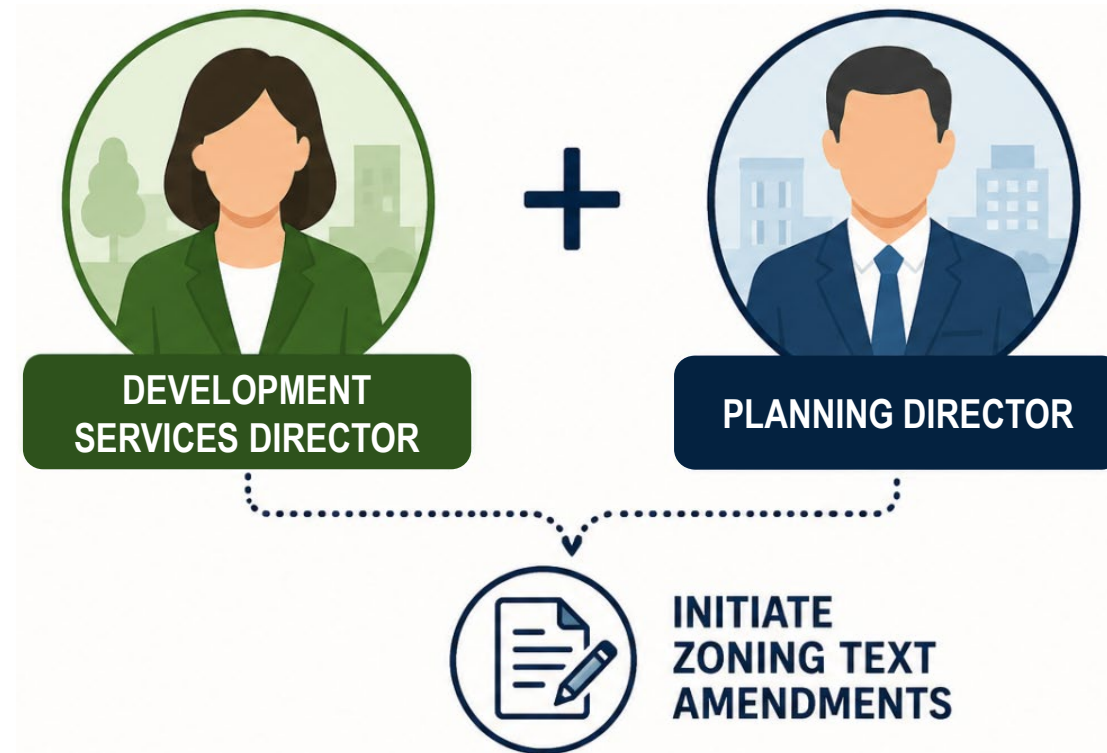
11. Platform Lifts (p. 39)

Clarifying material requirements, area calculations, and uses supports fair and predictable permitting and enforcement.



12. Zoning Text Amendments Authorization (p. 43)

Including the planning director in addition to the development services director to initiate zoning text amendments.



13. Public Art Contribution (p. 44)

Clarifies that a public art contribution is not an application fee, it is a condition of development approval for applicable projects.





14. Urban Mixed- Use 3 (MU-3) Hours of Operation (p. 47)

Adjusting the Urban Mixed-Use 3 (MU-3) zone district regulations to clarify prohibited hours of operation between 10:00 p.m. and 6:00 a.m., except for specifically exempted uses and uses approved through a Major Conditional Use process, consistent with the North Trail (NT) zone district.

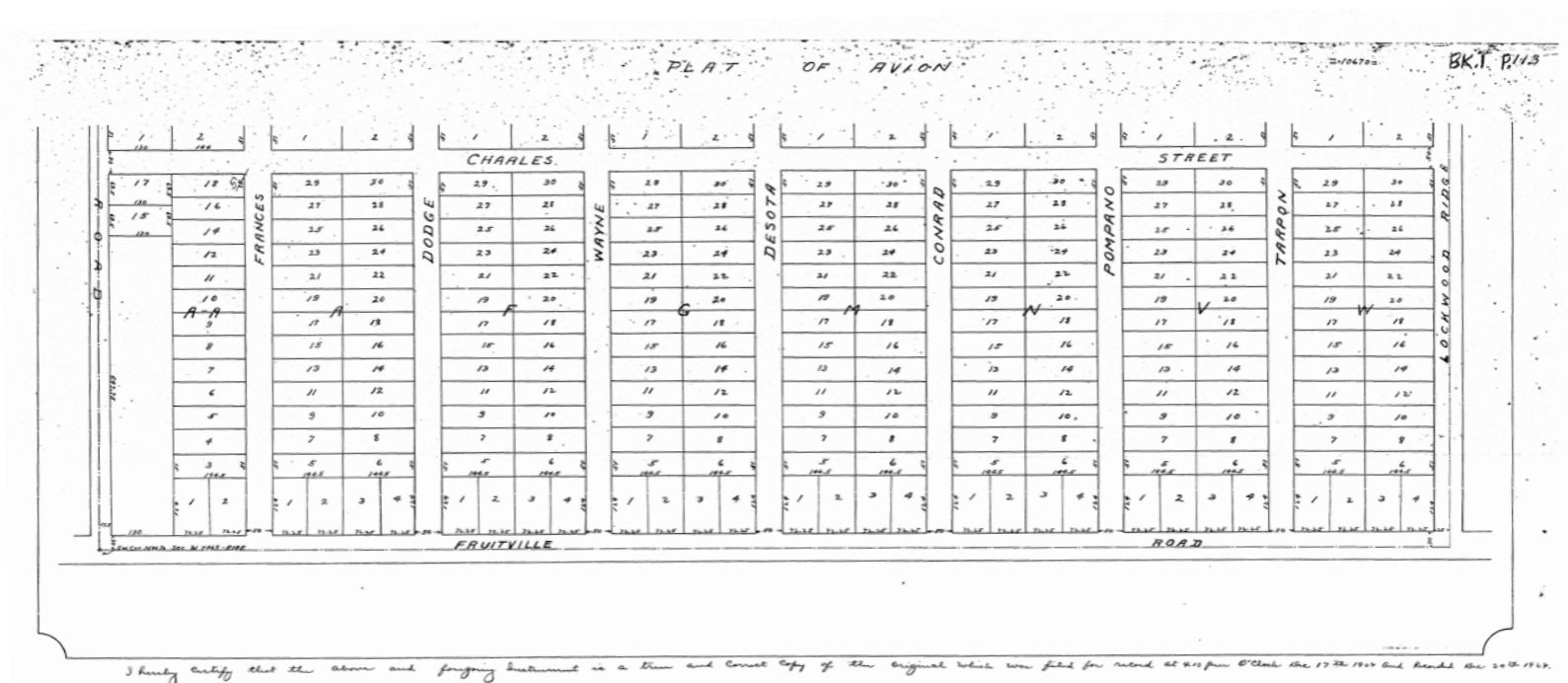
15. Creation and Appointments (p. 48)



Eliminating the requirement that the Building Official is required to be appointed by the City Manager.

16. Nonconforming zoning lots (p. 49)

Clarifying and reorganizing provisions governing nonconforming zoning lots.



17. Mobile Food Trucks (p. 51)



Amendment proposes to add mobile food trucks as a **provisional use** in the Downtown Bayfront (DTB) zone district.



Thank you

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Chief Planner

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Planner

