

Planned Mixed-Use Infill District

Sarasota County, FL

PROJECT DETAILS

Project Area: Applied to land designated as a Mixed-Use Center or Redevelopment Corridor on Sarasota County's Future Land Use Map

Client: Sarasota County

Year Adopted: 2007

Website: scgov.net/PlanningandDevelopment/PlanningServices/FormbasedCodes.asp

For more information, visit doverkohl.com.



Existing conditions. This site was chosen to create the sample Illustrative and Regulating Plans that demonstrate how the Code can be applied.



A sample Regulating Plan, created to guide future applicants, demonstrates compliance with code requirements by identifying transect zones, lot types, and street types used.

The Project

Sarasota County's Planned Mixed Use Infill District was crafted to encourage sustainable, mixed-use neighborhoods for the county's aging commercial corridors. Redevelopment plans using this code must exhibit traditional neighborhood development characteristics, including: a highly interconnected street network, dispersing traffic and providing convenient routes for pedestrians and bicyclists; high-quality public spaces, with all building façades having windows and doors facing tree-lined streets, plazas, squares, or neighborhood parks; compact development, creating a walkable urban environment and conserving land and energy; diversity not homogeneity, with a variety of building and street types, open spaces, and land uses; and resilient and sustainable neighborhoods, adaptable over time to improved public transit and to changing economic conditions. The Planned Mixed-Use Infill District was created in collaboration with Spikowski Planning Associates and Hall Planning & Engineering.

How it Works

The Code is organized around the urban-to-rural Transect, a system of classifying development intensity that ranges from intense mixed-use development ("Core") to residential areas similar in scale to adjoining neighborhoods ("Edge"). A "Preserve" transect zone is also included to provide areas of undeveloped land for environmental protection, permanent natural amenity, or for perimeter buffering if needed. Applicants who wish to utilize the new zoning district will be required to conduct a public planning process to create a concept plan for their property. A formal charrette process will allow the community to participate in planning for the property and to help form a general consensus as to scale and form. In return, applicants will have an expedited review process.

Status

The Sarasota County Board of County Commissioners unanimously adopted the Planned Mixed-Use Infill District on August 28, 2007. Several property owners and developers are currently beginning the process to rezone appropriate lands by conducting multi-day charrettes to create the needed illustrative and regulating plans.

A Menu of Lot Types and Street Types

The **Planned Mixed-Use Infill District** is a form-based code that regulates key aspects of urban form, including using the fronts of buildings to define public space, having real windows and doors face the street, and locating parking lots behind buildings.

Lot types regulate the width of lots and building types, building height, and the proximity of buildings to streets. Each lot type is prescribed to certain transect zones. The array of lot types illustrated, some of which are shown here, are meant to encourage variety and a true mix of uses and housing options.

Street types regulate street design details, such as the width of travel lanes and sidewalks and locations for on-street parking and street trees. Ten different street types are illustrated in the code, and prescribed to appropriate transect zones. For example, the Boulevard is the most urban of the street types and is appropriate for higher-density urban centers found in the neighborhood core and general areas. The Road is the least urban of the street types and can be located in the edge transect zone to transition to adjacent existing residential neighborhoods. Although the streets accommodate a range of urban conditions, each promotes a balance between walkability and vehicular mobility.

The code contains requirements for other elements that impact the public realm, including civic spaces, parking standards, and stormwater management requirements. The regulations work together to shape the public realm – creating vibrant, walkable environments.

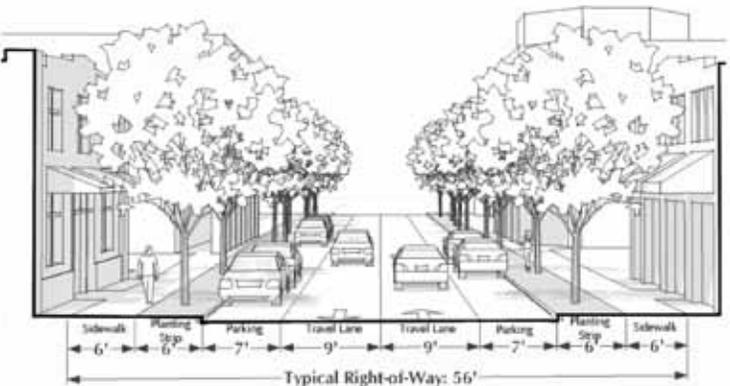
Boulevard:

- Core ●
- General ●
- Edge ●
- Preserve



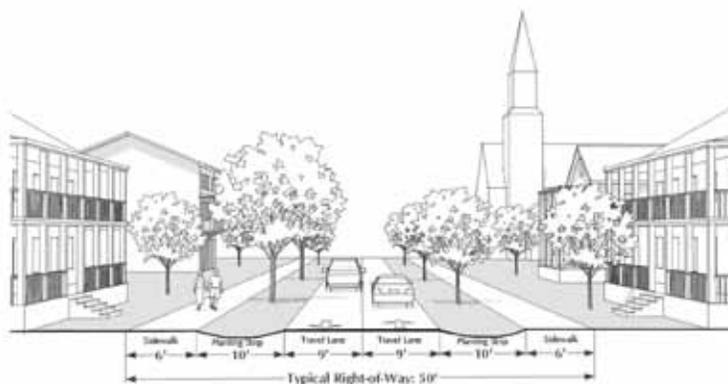
Street B:

- Core
- General ●
- Edge ●
- Preserve ●



Road:

- Core
- General
- Edge ●
- Preserve ●



Pedestal Building Lot (PB):



Lined Building Lot (LB):



Cottage House Lot (CH):

