

ATTACHMENT "A"

CONDITIONS FOR DEVELOPMENT APPROVAL

The Conditions for Development Approval and Figure 1, the Future Land Use Plan [for the Englewood Town Center Revitalization Plan](#) are intended to be used in evaluating and coordinating all future development requests within the Englewood Town Center Revitalization Plan [Boundary Study Area](#).

General/Concurrency:

1. Future development approvals (i.e., rezoning petitions, site and development plans, preliminary subdivision plans and final subdivision plans) shall be consistent with Figure 1, the Future Land Use Plan and the conditions set forth herein.
2. The application for, and subsequent approval and issuance of, any development permit within the Englewood Town Center Revitalization Plan boundaries shall be subject to the requirements of Sarasota County's Concurrency Management Regulations (Ordinance No. 89-103), as they may be amended from time to time.

Emergency Services:

3. New buildings requiring a fire flow application capability of greater than 1,000 gallons per minute (GPM) shall be fire sprinkler protected.

Stormwater Management:

4. Future development within the Gottfried Creek or Coastal Drainage Basin shall demonstrate consistency with the respective Basin Master Plan when adopted by Sarasota County.

Transportation:

- ~~5. To minimize access points along S.R. 776 and to encourage internal access between parcels, all non-residential development with frontage along S.R. 776 shall provide for cross access with the adjacent parcel(s). The location of all cross access easements, or access to a public or private road, shall be depicted on all concept plans submitted with a rezone petition, site and development plans, or subdivision plans. Said cross access shall be coordinated to the greatest extent possible with adjacent properties to establish a mutually acceptable location. A waiver of these provisions may be approved by the County Transportation Department if it is clearly demonstrated that no reasonable means of cross access can be provided. Note: The FDOT has the legal authority to approve all access onto S.R. 776.~~

Land Use Designations:

6. Central Business Overlay District (CBOD) - The intent of the CBOD designation is to create a downtown area with an active pedestrian environment that contains a mix of uses such as retail, office, civic uses and Mixed Use Development. The zoning district intended to implement the CBOD designation shall be Main Street Overlay District (MSOD).

7. **Light Office / Arts Overlay District** - The intent of the LO/AOD designation, ~~as shown on the Future Land Use Plan~~ is to permit a mix of uses, such as residential with low intensity office, professional and institutional uses, as well as home-based office, art galleries and studios, and bed and breakfast establishments that will not adversely affect either traffic flow or safety of those living in or adjacent to this designated area. It is the further intent of this designation to encourage the reuse or conversion of existing buildings (not mobile homes), rather than demolition and new construction.

The zoning district intended to implement the LO/AOD designation on Figure 1, of the Land Use Plan shall be Residential/Commercial Transition Overlay District (RCTOD), with the additional following provisions:

- The following uses shall not be permitted: Health club or spa; gymnastics facility.
 - The following shall be limited to 250 square feet and two workstations; hair or nail personal care service.
 - The property shall include a mix of residential use with any of the other permitted uses, except for properties with frontage on a roadway that has a functional classification of Arterial on the Sarasota County Future Thorough fare Plan.
 - At least one resident of the premise shall be employed in the on-site business.
8. **Mixed Use, Non-Commercial** – The intent of the Mixed-Use, Non-Commercial designation is to provide a transition of intensity between the CBOD and existing residential uses and to encourage more residential uses to support the downtown area. designations are located along portions of Green Street, on either side of the Elsie Quirk Library, and on the parcel south of the cemetery on S.R. 776, as illustrated on Figure 1, the Future Land Use Plan. The zoning districts intended to implement this designation, include ing RSF (Residential, Single Family), RMF (Residential, Multi Family), OPI (office, Professional and Institutional), and the LO/AOD ~~(when created)~~. This designation is specifically intended to allow Bed and Breakfast establishments, and residences with office businesses, if and when such uses are permitted by the appropriate zoning district regulations.

Other Land Use Conditions:

9. **Consolidation of Parcels** - Because of the unique site considerations and ownership patterns in certain areas along S.R. 776, there is an opportunity for consolidation of commercial and office uses with adjacent residential uses to create usable parcels for redevelopment. The areas available for such consolidation are shown on Figure 4-3, Recommended Change in Land Use Designation (located in the Plan). Any rezoning petition for residentially zoned parcels shall submit a study or preliminary design that considers all parcels within the block and addresses land use compatibility, buffering, landscaping, access management, utilities, cross access easements, and stormwater management. The plan shall also exhibit unified development with respect to these elements. An added benefit of the unified development approach is that a stormwater management system is designed to serve most or all of the entire block, compared to several systems serving individual parcels. For development between Wentworth Street and Perry Lane, the study must also address the vacating of Thrall Street. If parcels designated commercial on Figure 1, the Future Land Use Plan, adjacent to the S.R. 776 strip are rezoned, designed and developed in a unified manner, any of the existing CG (Commercial General) or CSC (Commercial Shopping Center) uses should be allowed and the parcels rezoned as such

1/23/2017

10. **Commercial Intensive** - The ensure compatibility between Commercial Intensive (CI) zoned parcels and surrounding residential zoned parcels in the Town Center, the following performance guidelines shall be applied to redevelopment of the CI zoned parcels:
- Limitations on Signs – As provided for Commercial, Neighborhood (CN) zoning districts.
 - No outdoor service or repair shall be permitted.

11. **Mixed Use Development** – The Mixed Use Development may be permitted in areas designated as CBOD. The mix of uses can include commercial, retail, office, civic, parking and residential uses. The mix of uses may be in a building or in a planned development. To promote the downtown and an active pedestrian environment, the first floor of buildings that front Dearborn Street shall have a minimum of 70% of the street front yard length as retail use.

Increased residential density up to 25 dwelling units per acre may be permitted as set forth in Sarasota County Zoning Ordinance No. 2003-052, Section 6.10.1 – Residential.

Parking for the Mixed Use Development may be permitted as surface parking, on the first floor of a building, or as a parking structure. Parking areas shall be screened along street fronts with a landscape buffer having a minimum of 70 percent opacity to help promote the downtown environment. Driveway entrances to the parking area are discouraged to be located on Dearborn Street.

Parking structures are discouraged from fronting on Dearborn Street. Parking structures that front a street may include awnings, opaque windows, arcades, planters or other such features in order to appear retail in nature.

Urban Design:

129. All new commercial and office development within the Englewood Town Center Revitalization Plan shall provide the required information to the County Planning Department for review as part of any required Site and Development Plan and/or Preliminary Plan Review.

134. ~~The Englewood CRA has adopted the Architectural Design Guidelines Handbook, prepared by Dan A. Ionescu Architects, PA, dated July 1, 2003, shall be used for~~ for use with the Storefront Improvement Program. Businesses and residences, both existing and new non-residential development and rehabilitation of existing non-residential buildings within the Englewood Town Center, shall utilize these Guidelines until other standards are adopted by the County. Review and approval by County staff shall be completed as part of the Site and Development Plan or the Building Permitting process. It should be noted that it is more important to maintain the integrity of historically significant structures than to incorporate architectural guidelines during rehabilitation.

Figure 1 ENGLEWOOD TOWN CENTER REVITALIZATION PLAN 95-01 SP REVISED NOVEMBER 2016

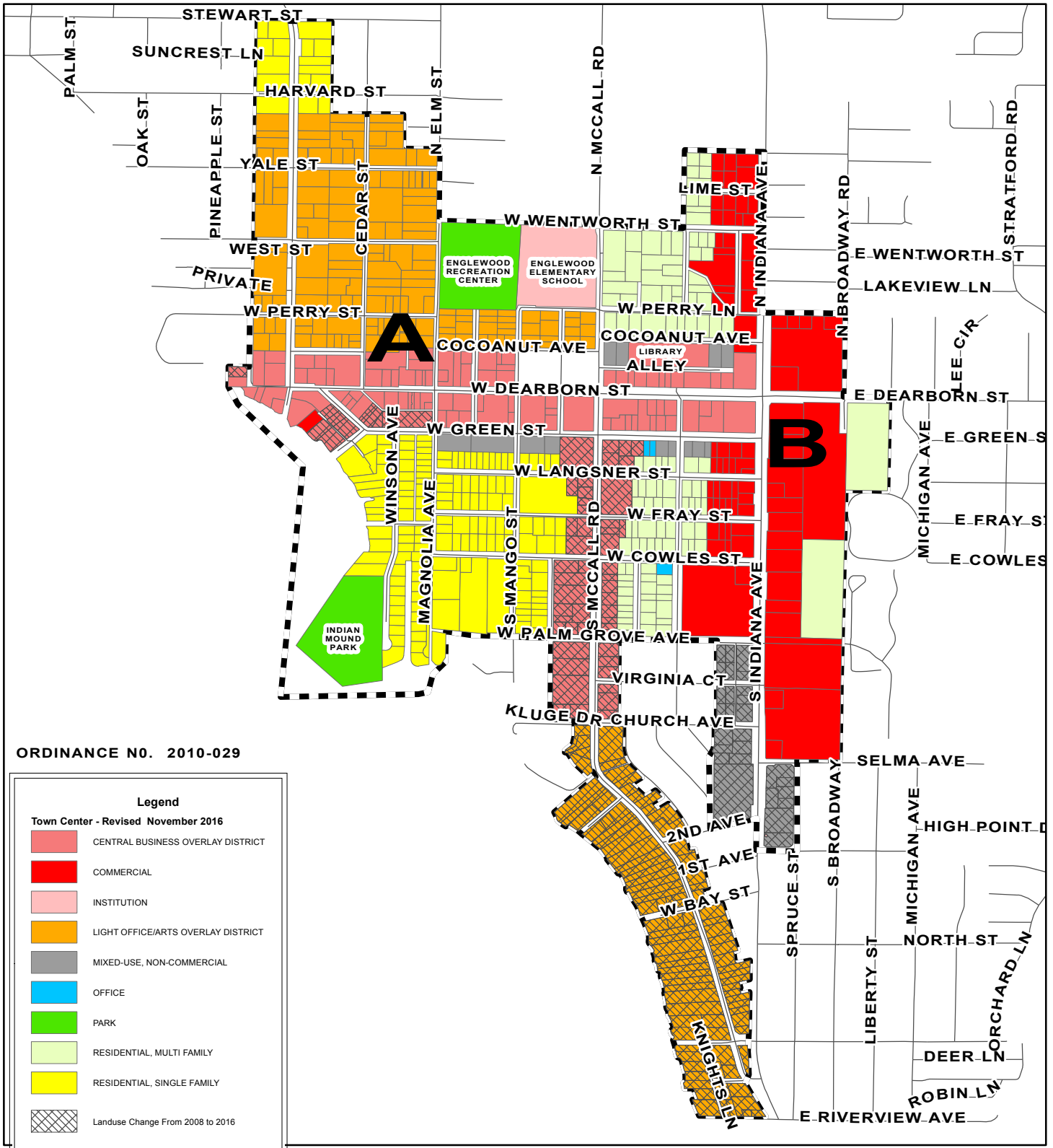
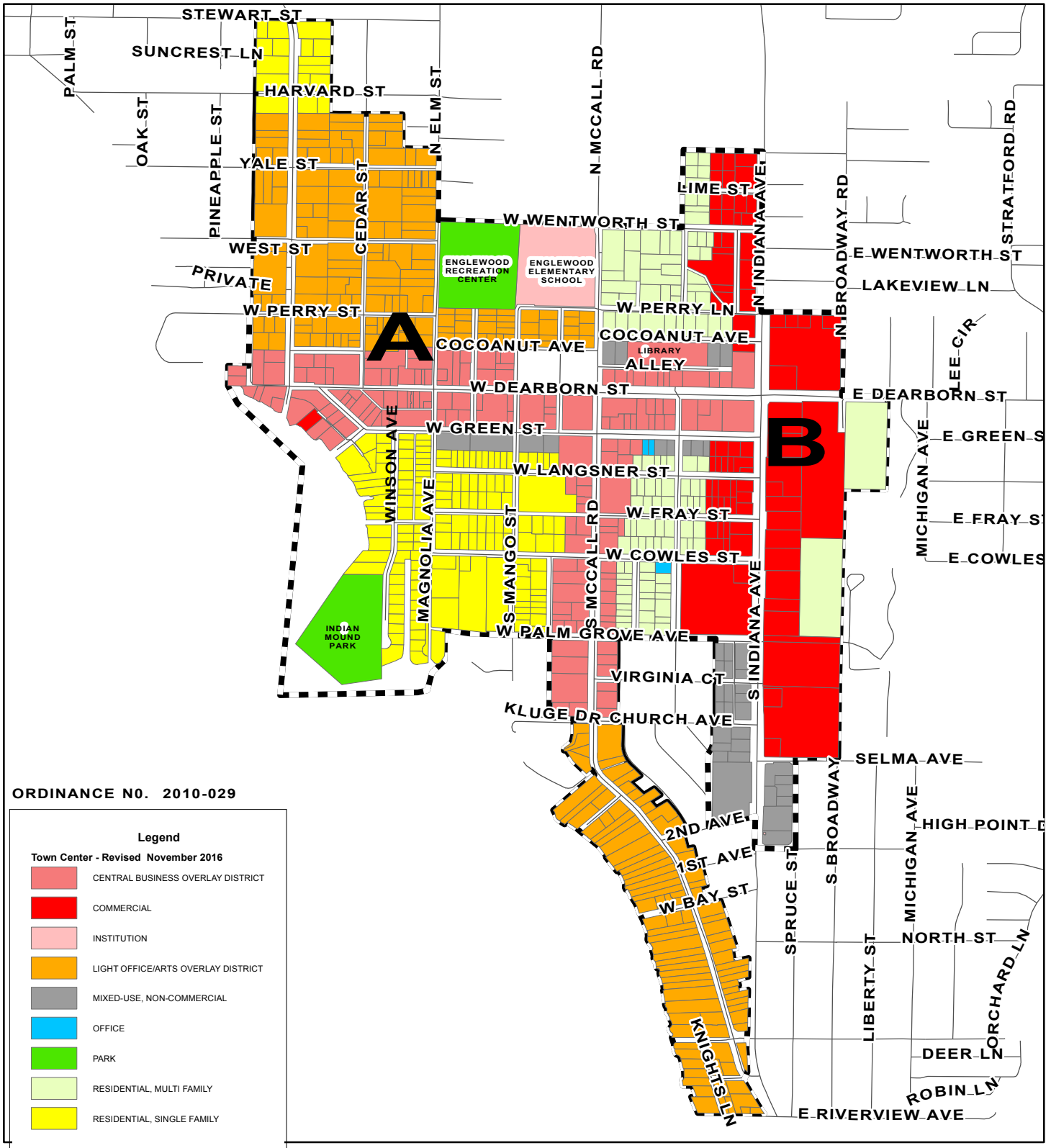


Figure 1 ENGLEWOOD TOWN CENTER REVITALIZATION PLAN 95-01 SP REVISED NOVEMBER 2016



ORDINANCE NO. 2010-029

Legend	
Town Center - Revised November 2016	
	CENTRAL BUSINESS OVERLAY DISTRICT
	COMMERCIAL
	INSTITUTION
	LIGHT OFFICE/ARTS OVERLAY DISTRICT
	MIXED-USE, NON-COMMERCIAL
	OFFICE
	PARK
	RESIDENTIAL, MULTI FAMILY
	RESIDENTIAL, SINGLE FAMILY