



the Bay

**Community Workshop
September 10, 2024**

**Discussion of a Major Conditional Use, Zoning Text Amendments, and
Rezoning Applications for The Bay Park**

Community Workshop Presenters

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Planners representing the Bay Park Conservancy

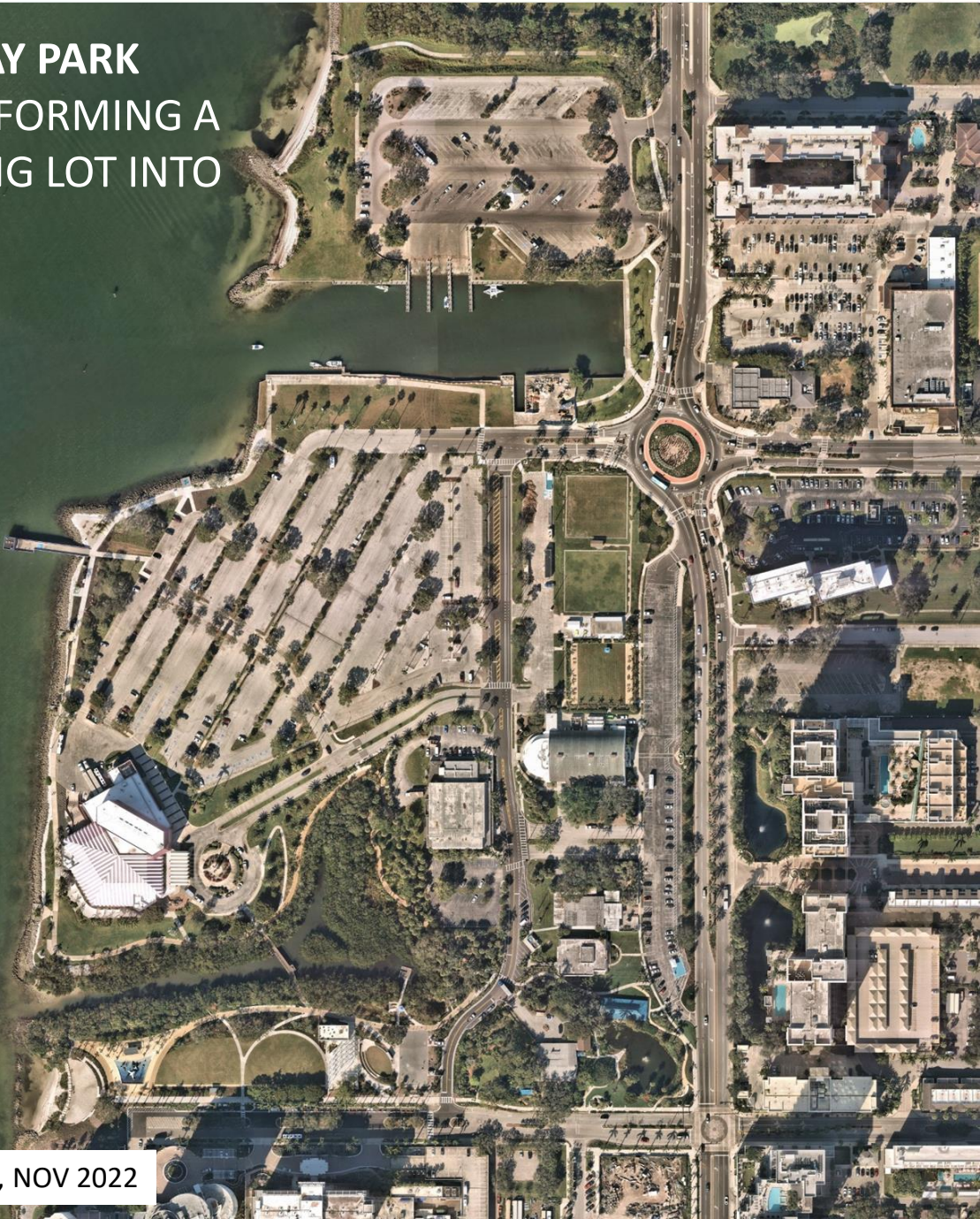
Kimley-Horn and Associates

Topics of Discussion

- ▶ The Bay Park Overview and Vision
- ▶ Major Conditional Use
- ▶ Zoning Text Amendments
- ▶ Rezoning



THE BAY PARK TRANSFORMING A PARKING LOT INTO A PARK



SITE AERIAL, NOV 2022



APPROVED MASTER PLAN, NOV 2023



The Approved Updated Bay Park Master Plan

- Originally approved in 2018
- Updated in 2023 and approved by the City Commission
- Updates the City's vision of the 53-acre park

Phase 2

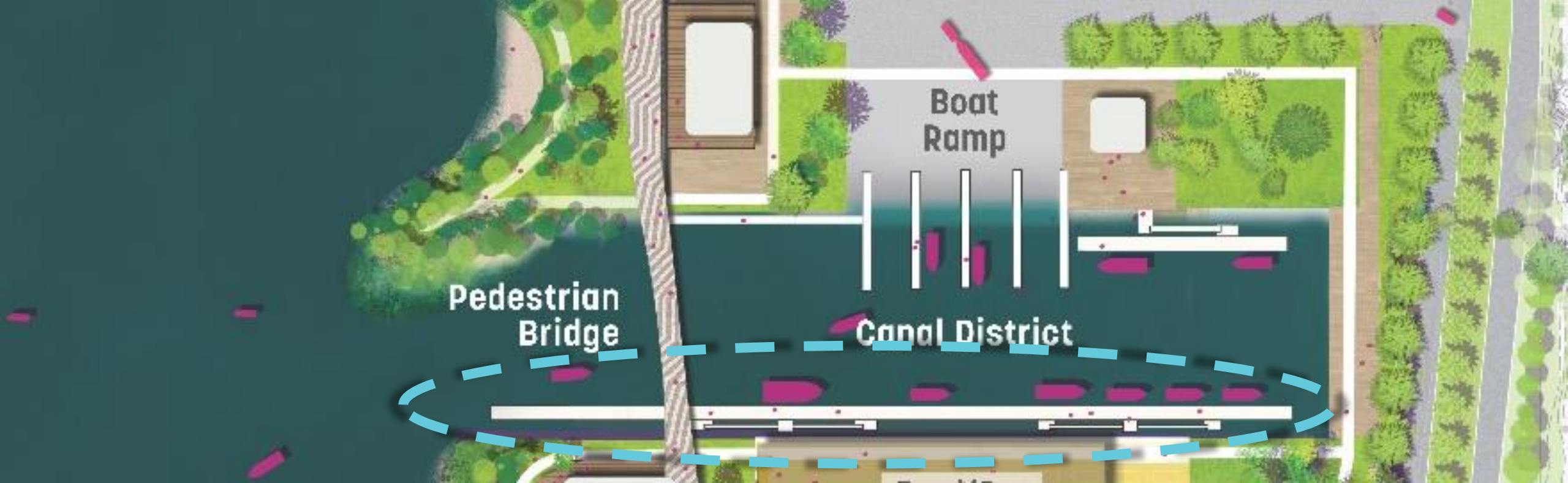
- Resilient Shoreline (incl. Hogs Creek)
- Cultural District
- Day Docks & Seawall
- Sunset Pier





The Canal District

- One of four projects in Phase 2 of park implementation
- Includes two day docks (22± slips) proposed for short-term parking for visitors coming by sea
- Improves and increases access to the park from the water



Major Conditional Use & Proposed Day Docks

- Two day docks are proposed as part of the Canal District
 - This will provide up to 22 boat parking spaces for visitors
 - 4 slips provided by the northern dock
 - 18 slips provided by the southern dock
- Per the City's Zoning Code, the southern dock requires a Major Conditional Use

Zoning Text Amendments

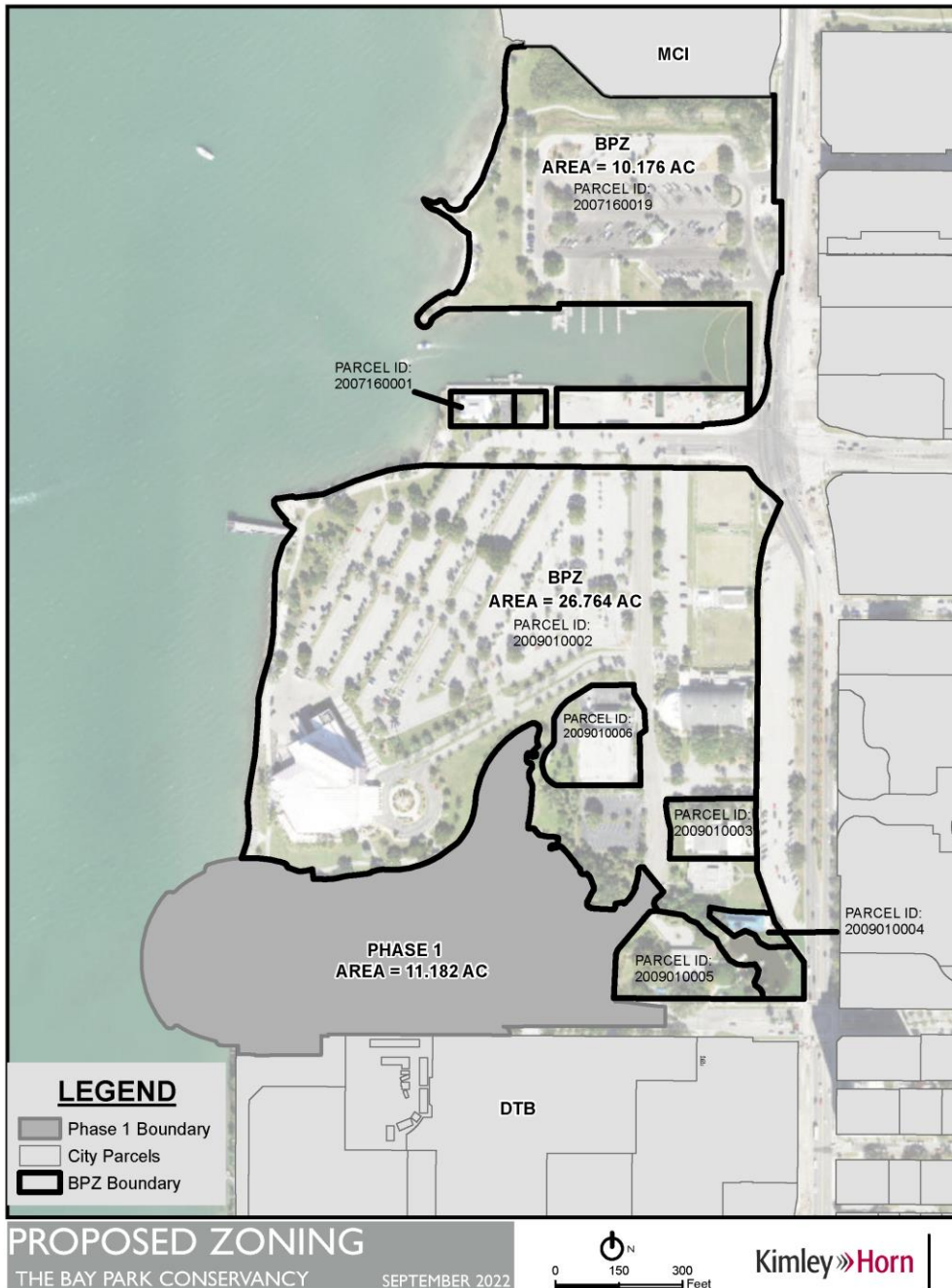
- ▶ Adds definition to clarify the distinction between commercial and non-commercial recreation facilities (fee vs. free)
- ▶ Reflects that administrative site plan reviews are permitted for the Bay Park Zone (BPZ) district within certain thresholds that were approved by the City Commission
- ▶ Introduces standards for the BPZ district as a Special Purpose Zone District
- ▶ Incorporates BPZ district into existing Zoning Code language for piers, docks, civic boardwalks, and boat ramps

Zoning Text Amendments

- ▶ Adds BPZ district to existing public sign code
- ▶ Applies signage standards to the BPZ district
- ▶ Ensures parking, buffers, landscaping, and vegetation standards and docks within the BPZ are in accordance with the Bay Park Master Plan
- ▶ Clarifies the uses permitted at the Bay Park

Rezoning

- ▶ Request to rezone approximately 36.9 +/- acres of the Bay Park from Governmental (G) to the new Bay Park Zone (BPZ) district
- ▶ Excludes Phase 1



Next Steps

- ▶ Community Workshop ([We Are Here](#))
- ▶ Formal submittal of application package
- ▶ Development Review Committee (DRC) review
- ▶ Planning Board
- ▶ City Commission

Contact Us

The Agent

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Major Conditional Use Criteria

*Zoning Code
Sec. VI-906*

- 1) Whether the conditional use is consistent with the area's future land use designation and the goals, objectives, action strategies and standards of the Sarasota City Plan, any adopted special area plan and these regulations;
- 2) The character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and private, commercial and/or service facilities available within the existing area. More specifically:
 - a. Whether, if applicable, the overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of non-residential uses in the residential area. Consideration includes the application itself and in combination with other non-residential uses in the area and is to be based on the number, size, and location of the non-residential uses and the intensity and scale of the proposed and existing non-residential uses in the area;
 - b. Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources;
 - c. Whether the application will be compatible with adjacent residential development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features; and
 - d. Whether the application will not have significant adverse impacts on the livability and usability of nearby land due to: noise, dust, fumes, smoke, glare from lights, late-night operations, odors, truck and other delivery trips, the amount, location, and nature of any outside displays, storage, or activities, potential for increased litter, and privacy and safety issues.
- 3) Whether the transportation system is capable of safely supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, zoning lot access requirements, neighborhood impacts, and pedestrian safety;
- 4) Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, has been provided and will function properly and safely;
- 5) Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;
- 6) Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation; and
- 7) Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the city, including, but not limited to, section IV-506, site plan standards for review.