



**NOTICE OF COMMUNITY WORKSHOP  
APPLICATION NO. 2010-CW-01  
DISCUSSION OF GOVERNMENTAL ZONE WAIVERS**

Date: Wednesday, December 2, 2009

Time: 6:00 p.m.

Place: City of Sarasota  
City Hall, City Commission Chambers  
1565 First Street  
Sarasota, FL 34236

Contact: Joel Freedman, applicant's representative: (941) 955-9088

As required by the City of Sarasota, a community meeting is being held to discuss two Governmental Zone Waivers for the Ed Smith Stadium Complex renovation. The subject property is located at 2700 12<sup>th</sup> Street and is in the Governmental (G) Zone District. The renovations would include additions to the existing stadium building, creation of new concourse areas, offices and restrooms. The proposal must meet the most restrictive zoning district regulations adjacent to the site, which is the Residential Single Family-3 (RSF-3) Zone District.

Two Governmental Zone Waivers are being requested by the applicant, one for an increase in height and one for a reduction to the front yard setbacks. The Residential Single Family-3 (RSF-3) Zone District has a maximum height of 35 feet and the height of the existing stadium roof is 42 feet. The applicant proposes increasing the height of the stadium roof to 46.5 feet. New architectural features at the entrance would be approximately 65 ft. in height. There may be other areas of the stadium structure that would exceed 35 feet, but would be less than the maximum proposed height of 65 feet. The Residential Single Family-3 (RSF-3) Zone District has a minimum front yard setback for institutional uses of 30 feet. The applicant proposes reducing the front yard setback along a small portion of N. Euclid Avenue to 25 feet. The front yard setbacks along 12<sup>th</sup> Street would vary from 10 feet. to over 30 feet.

The Zoning Code (2002 Ed.) of the City of Sarasota requires that all applicants hold a Community Workshop prior to filing a formal application with the City of Sarasota if requesting one or more of the following applications: Conditional Use; Rezone; Street/ROW Vacation; "G" Zone Waiver; Amendment to the Future Land Use Map Illustration LU-6 of the Sarasota City Plan; and/or Amendments to the text of the Sarasota City Plan that affect a specific and limited area of the City (as determined by the Director of the Department of Neighborhood and Development Services). The meeting is to inform neighboring property owners, residents, and business owners of the nature of the proposed development, explain the site plan, if any, solicit suggestions and identify concerns; prior to the filing of a formal development application. This meeting will be conducted by the applicant or their representative; however, a member of the City of Sarasota's staff will be in attendance to address administrative questions.

An additional Community Workshop shall be required if: an increase is proposed to the height, density or intensity of an application occurs following the previous Community Workshop; an amendment is requested that requires action by the Planning Board or City Commission; and/or an application is not filed within 12 months following the previous Community Workshop.

Once a formal application is filed with the City of Sarasota, property owners and registered neighborhood associations within 500 feet of the subject site will be notified of any public hearings held as the application proceeds through the *Development Review Process*. Interested persons are welcome to attend the public hearings and be heard.

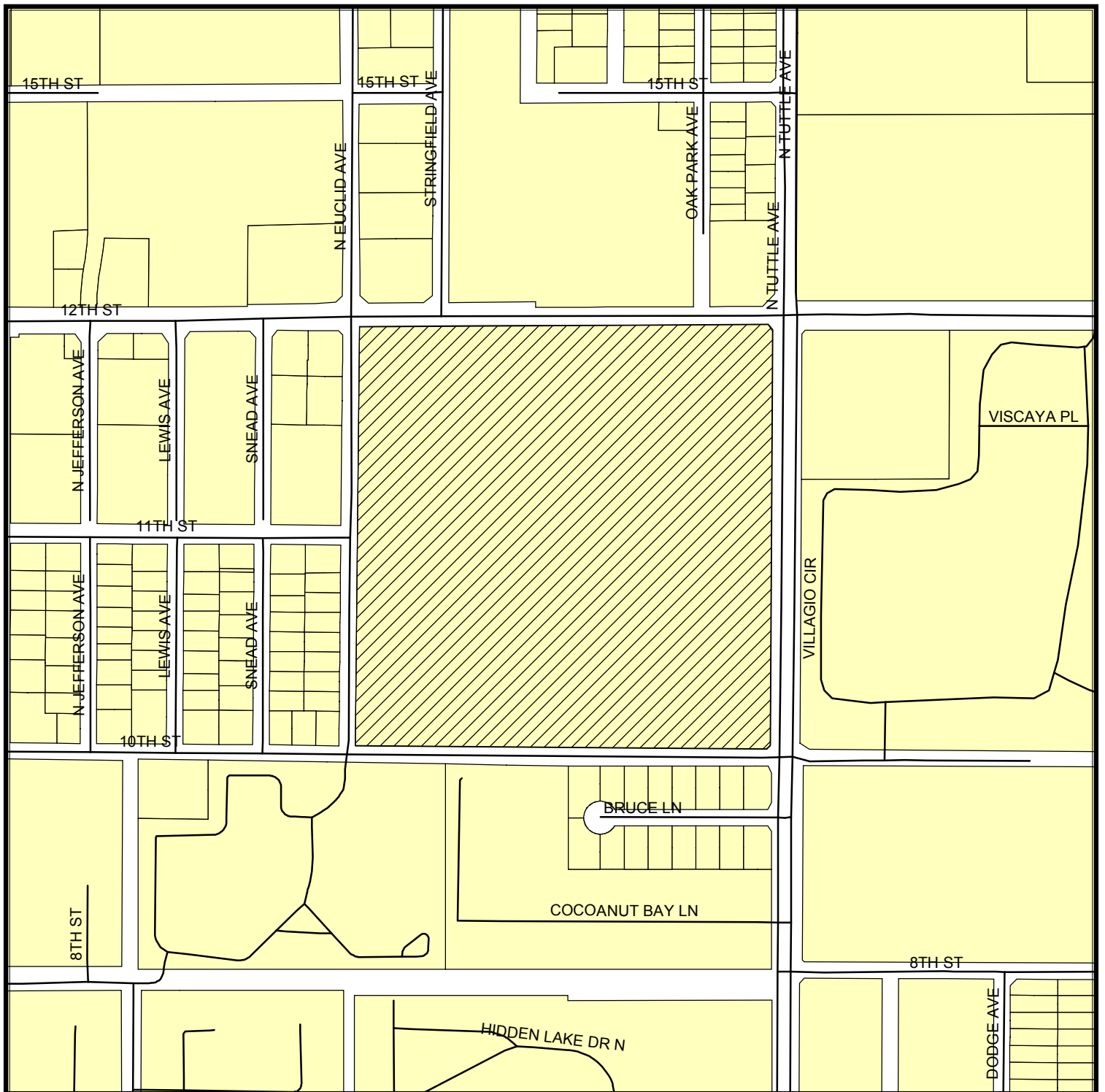
**Questions or concerns regarding the above-described proposal should be addressed to the project contact listed above. Questions regarding the Zoning and Development Review Procedures may be addressed to the Department of Neighborhood and Development Services at (941) 954-4195. Questions regarding the meeting place, directions & location, and neighborhood association(s) information may be addressed to Ronda Hayes, at (941) 954-2612.**

CITY OF SARASOTA


By: Billy E. Robinson, CMC  
City Auditor and Clerk

Mailed on: November 16, 2009

**P.O. Box 1058  
Sarasota, Florida 34230**



**Proposed Community Workshop**  
**Application No. 10-CW-01**  
**Ed Smith Stadium Complex**  
**2700 12th Street**


 Subject Area

By: Chris Gladdue  
 Date: November 12, 2009

**FOR GENERAL LOCATION INFORMATION ONLY**