



**Planning Department
COMMUNITY WORKSHOP
APPLICATION NO. 18-CW-01**

DISCUSSION OF A COMPREHENSIVE PLAN AMENDMENT, REZONE, MINOR CONDITIONAL USE, STREET VACATION ORDINANCE AMENDMENT, AND UTILITY EASEMENT VACATION

Date: November 7, 2017

Time: 5:30 P.M.

Place: City Hall Annex—SRQ Media Studio
1565 First Street
Sarasota, FL 34236

As required by the City of Sarasota, a community meeting is being held to discuss a Comprehensive Plan Amendment, Rezone, Minor Conditional Use, Street Vacation Ordinance Amendment, and Utility Easement Vacation for the property located at 811 South Palm Avenue, known as Marie Selby Botanical Gardens (Selby Gardens).

The property is approximately 14.73 acres in size and is located within the Community Office/Institutional future land use classification. A large-scale Comprehensive Plan Amendment is being requested to change the future land use classification of the entire property to Urban Edge. The property is currently zoned with three different zone districts, Residential Single Family 1 (RSF-1), Residential Multiple Family 1 (RMF-1), and Residential Multiple Family 3 (RMF-3). A rezone application would be processed concurrently to bring the subject property under the Downtown Edge (DTE) zone district, which has a maximum five story height limitation and allows for a mixture of uses. A Minor Conditional Use is being requested in order to allow for Selby Gardens to operate as a commercial recreation use within the DTE Zone District.

A Street Vacation Ordinance Amendment is being requested to vacate a 10' wide public sidewalk easement along the eastern side of the previously vacated portion of S. Palm Avenue (2011), between Mound Street and Hudson Bayou. The applicant is proposing a pedestrian-only promenade along this segment. A partial Utility Easement Vacation is also being requested within the former S. Palm Avenue right-of-way to allow for the installation of future greenhouses and conservatories.

Selby Gardens has created a master plan to maximize the use of space on their property as efficiently as possible while safeguarding rare botanical collections. Nearly half the property is currently allocated to parking which already lacks the capacity to support current visitorship. The proposed plan consolidates surface parking and replaces failing buildings, resulting in a 30% increase of gardens and open space. Additionally, a reconfiguration of traffic and site access provides for a safer and more intuitive visitor experience during arrival and exiting. A signature component of the project is the proposed Parking Garden and Sky Terrace at the northeastern section of the campus. The parking structure would accommodate approximately 450 +/- vehicles, a ground floor plant shop, rooftop restaurant and outdoor terrace, solar panel array, rainwater harvesting, and extensive plantings throughout. Additionally, a new welcome center, research and support facilities, and a new greenhouse complex with conservatory would all be part of the phased approach for implementing the master plan.

AGENDA

I. Opening and Introduction

- A. Welcome/Sign-In
- B. Meeting Purpose
- C. Agenda Review
- D. Presenter Introductions

II. Presentation

Chris Cianfaglione—Applicant's Agent

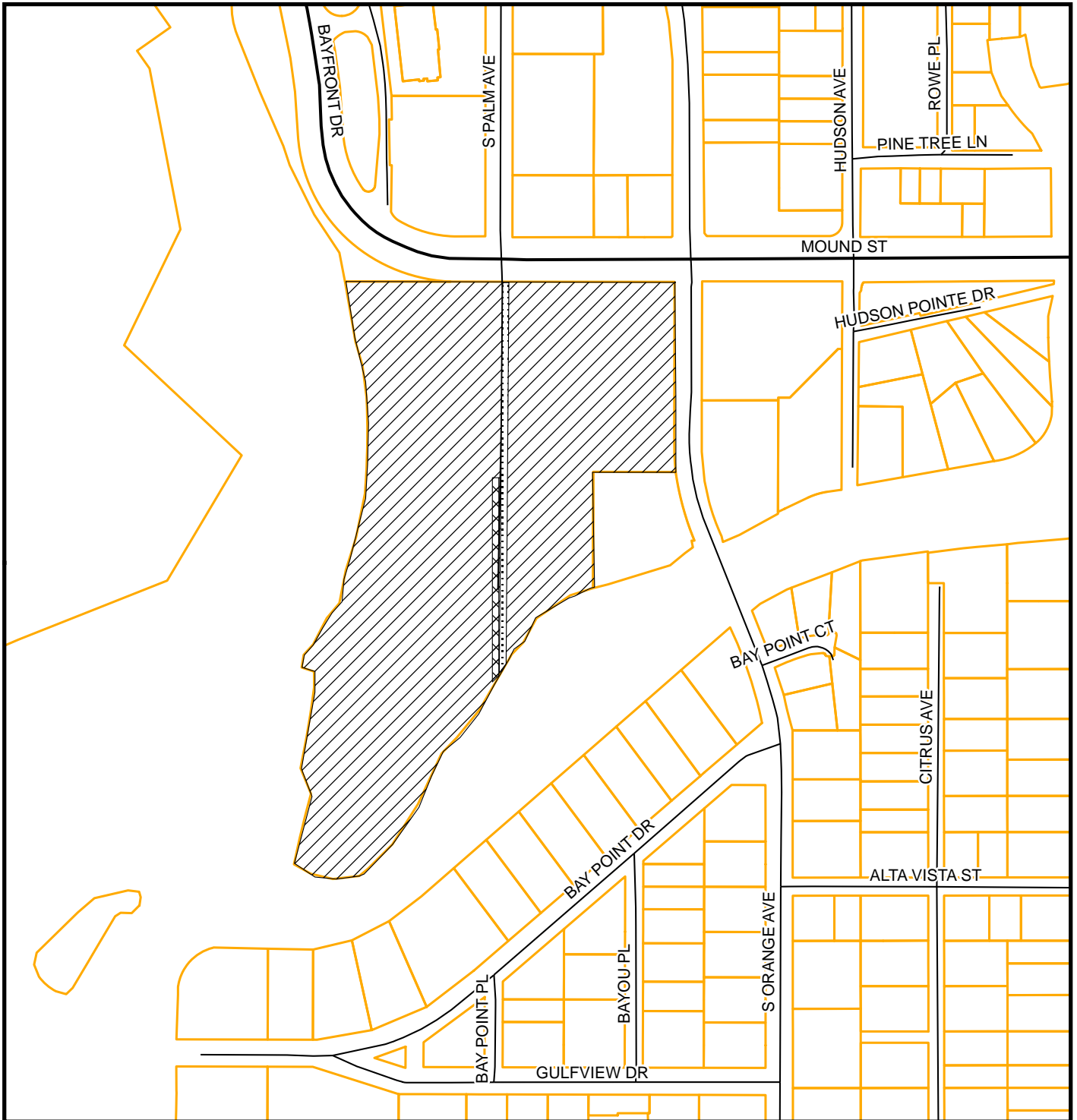
(Please take notes of any questions you may have during the presentation.)

III. Questions and Answers

IV. Follow Up

- A. Summary sent to all attendees
- B. Please make sure you have signed-in

NOTE: The City of Sarasota website address is www.sarasotagov.com. On the home page under "Videos on Demand," select "Community Workshops" from the drop down menu to access agendas, audio, and summary minutes of Community Workshops.



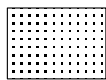
**Discussion of Proposed Comprehensive Plan Amendment, Rezone, Minor Conditional Use, Street Vacation Ordinance Amendment and Utility Easement Vacation - Application No. 18-CW-01
811 & 926 S Palm Avenue - Selby Gardens Master Plan**



Subject Property



Approx location of Utility Easement proposed to be vacated



Approx location of Sidewalk Easement proposed to be vacated

By: Lori Rivers

Date: October 23, 2017

FOR GENERAL LOCATION INFORMATION ONLY