

# Meaningful Neighborhood Input in the Development Process

**Impetus:** Fulfillment of **Goal, Objectives and Action Strategies** identified in **The Neighborhood Chapter of the Sarasota City Plan (2030) [Comprehensive Plan]**, adopted **December 1, 2008**.

**Request:** Have the City Commissioners' direct staff to take the lead in working with the CCNA's Meaningful Neighborhood Input (MNI) Committee and others as appropriate to address the following recommended actions.

## **MNI Committee Recommended Actions**

### **Comp Plan - Neighborhood Chapter Objective 1 - Neighborhood Identification**

#### **To Address: Objective 1, Strategy 1.1 Composition of Neighborhoods:**

- Recognize that the entire City of Sarasota is subdivided into neighborhoods, each with a unique set of characteristics. Every development occurs in one or more neighborhoods. Promote each city neighborhood's "character" identifying what makes them unique.

#### **To Address: Objective 1, Strategy 1.2 Neighborhood Organizations:**

- Clarify requirements for forming a recognized Neighborhood Association, ensuring only one per neighborhood is approved. Create a plan to encourage unrepresented neighborhoods to organize, with mentorship from existing associations.

#### **To Address: Objective 1, Strategy 1.3 Neighborhood Delineation:**

- Evaluate and reaffirm all existing neighborhood boundaries based on recent and proposed future use. This process may involve the addition of or the consolidation of existing neighborhoods boundaries and names.

#### **Additionally:**

- Delineate the demographics of each neighborhood including the number of parcels by type (residential, commercial, public, religious, parks, etc.)
- Delineate which streets of each neighborhood are designated arterials, collectors, and local roads, and which are serviced by public transportation and bicycle lanes.

**Resources:** Staff with the MNI Team

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## Comp Plan - Neighborhood Chapter Objective 2 - Neighborhood Information System

### To Address: Objective 2, Strategy 2.4 Computerized Data Base:

- Include a “Neighborhood” field on all relevant paper and electronic forms, reports, and within all databases used for information management. This allows city projects, capital improvements, development applications, and permitting processes to be efficiently queried, segmented, reported, and analyzed by neighborhood.

### To Address: Objective 2, Strategy 2.5 DRC Database:

- Establish a public portal for planning, zoning, and building emails, and require a protocol to create public records of staff-applicant discussions. This should include documenting all interpretations or commitments, clearly identifying projects in communications, and storing all records in a searchable, publicly accessible database.

**Resources:** Staff with the MNI Team

## Comp Plan - Neighborhood Chapter Objective 4 - Neighborhood Compatibility

### To Address: Objective 4, Strategy 4.1 Involve Neighborhood Organizations:

- Formalize and codify the development review process requiring a developer to meet with any impacted neighborhood prior to a development application submission to discuss concept and compatibility.
  - Review the Laurel Park Overlay District developer interaction process for applicability City-wide (all zones, including downtown core).
  - Evaluate the timing and breadth of presentation materials for a public “workshop”, including requiring an additional “workshop” if a project experiences a significant design change.
  - Formalize a continued neighborhood dialogue process spanning the life of the development project
  - Implement a neighborhood compatibility sign-off within the DRC process, specifying clear criteria and justification for compatibility, to facilitate thorough evaluation by the Planning Board, City Commission, and, if necessary, circuit courts.
  - Re-evaluate the type of development, if any, that may be exempt from pre-submission meeting with affected neighborhoods, public workshops, and Planning Board and City Commission review.

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## **To Address: Objective 4, Strategy 4.2 Design and Compatibility Guidelines:**

- Develop and codify an objective, and where reasonable, quantifiable process for defining and determining land use compatibility for use in city planning and development.
  - Using the Oklahoma City’s “PLANOKC”, Chapter 2 Development Guide (pages 43-128) as a proven template, develop an objective Land Use Compatibility Plan specific to the City of Sarasota, using elements from their Land Use Compatibility section (page 72-81) as a blueprint. Other references, if applicable, may be used in conjunction with this reference.

## **To Address: Objective 4, Strategy 4.3 Land Development Regulations:**

- Develop and codify a Land Use Compatibility Matrix that can be used to assess if the intensity and design of a proposed development is appropriate to surrounding uses and will complement and enhance the character of each type of Land Use areas.
  - Identify typical compatibility issues and potential mitigation techniques that might be available to address them.
  - Establish a clear process requiring developers to demonstrate compatibility and what if any mitigation techniques they may propose. City staff would provide review, guidance, and mitigation support as needed.

**Resources:** Staff with the MNI Team and representative development community representatives.

*Note: We recognize that Development Services has been working on a strategic initiative to review the DRC process, and we are participants in that process. As of this date there are only preliminary details of its intent or direction. This request should be coordinated. We acknowledge that SB-180 could impact this action item and plan to explore options that comply with SB-180, adjusting as we better understand any restrictions it imposes.*

## **Comp Plan - Neighborhood Chapter Objective 7 - Neighborhood Aesthetics and Identity**

### **To Address: Objective 7, Strategy 7.7 Unique Features**

- Establish an “Our Neighborhoods” presence on the City Website, promoting each neighborhood’s “character”, identifying parks and recreation, schools, public spaces, walkability, local businesses, churches, historic homes and buildings, etc. and neighborhood association’s contact where available. Where appropriate, link to public works and other projects. See Supporting Documents for example community websites and reference materials.

**Resources:** Staff with the MNI Team and representative Realtors.

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## Supporting Documents (and Website Links):

- **Sarasota City Comp Plan - The Neighborhood Chapter**
  - PDF Link:  
[https://www.sarasotafl.gov/files/assets/city/v/1/planning/documents/chapter2\\_neighborhoodplanaccessible.pdf](https://www.sarasotafl.gov/files/assets/city/v/1/planning/documents/chapter2_neighborhoodplanaccessible.pdf)
  - CCNA Website Link:
    - Intent and Purpose: <https://sarasotaccna.org/the-neighborhood-plan>
    - Goals and Objectives: <https://sarasotaccna.org/plan-goals-and-objectives>
    - Action Strategies (2008): <https://sarasotaccna.org/plan-action-strategies>
- **The Oklahoma City Plan - Land Use Chapter**
  - Oklahoma City Website Home Page: <https://planokc.org/>
  - Oklahoma City Development Guide: <https://planokc.org/development-guide/>
  - Oklahoma City Land Use Plan: <https://planokc.org/development-guide/land-use-plan/>
- **Laurel Park Overlay District**
  - City Website:  
[https://library.municode.com/fl/sarasota/codes/zoning?nodeId=ARTVIZODI\\_DIV9SPPUINO\\_VDI\\_SVI-911LAPAOVDI](https://library.municode.com/fl/sarasota/codes/zoning?nodeId=ARTVIZODI_DIV9SPPUINO_VDI_SVI-911LAPAOVDI)
  - CCNA Website: <https://sarasotaccna.org/zoning-overlay-districts>
- **Community Website Examples**
  - Tallahassee Florida: <https://www.talgov.com/neighborhoodservices/neighborhoodservices>
  - Jupiter Florida: <https://www.jupiter.fl.us/165/Neighborhood-Services>
  - Fort Lauderdale Florida: <https://www.fortlauderdale.gov/neighbors> and <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>
  - St. Augustine Florida: <https://www.citystaug.com/683/Homeowner-Resources>

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- Lakeland Florida: <https://lakelandgov.net/departments/community-economic-development/neighborhoods/find-your-neighborhood/>
- Tampa Florida: <https://www.tampa.gov/guide/neighborhoods> Look at their neighborhood map and the information and size of the pop in that it produces using the same software we use. <https://experience.arcgis.com/experience/a5e5015340484dd090afb48f36934035>
- Boise Idaho: <https://www.cityofboise.org/residents/neighborhoods/>
- **Neighborhood Descriptions: examples from various articles**
  - [7 Best Neighborhoods in Sarasota, FL - UpHomes](#)
  - [The 10 Best Neighborhoods in Sarasota Florida](#)
  - [11 Local Neighborhoods Where Everything Is Changing](#)
  - Or look at any real estate listing “location, location, location”

Articles support the importance of doing this now!

Nashville: <https://www.gensler.com/blog/why-connected-neighborhoods-are-key-to-urban-revitalization>

Albuquerque: <https://www.strongtowns.org/journal/2025/3/26/i-love-my-neighborhood-thats-why-i-want-more-people-to-live-here>