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## 1.9. Site and Development Plan (Quasi-Judicial Application)

### 1.9.1. Purpose and Intent

- A. Site and development plans are designed to ensure that development is carried out in compliance with this LDR, other applicable codes and ordinances, and the Comprehensive Plan.

### 1.9.2. Applicability

- A. A site and development plan is required for development and redevelopment of property if any of these criteria are met, unless otherwise permitted or exempted in this chapter (see Section 1.15.3: Minor Site and Development Plan). **Although Items 1-6 are not applicable for the reasons stated below, this project does not qualify for a Minor Site and Development Plan due to its potential impacts on neighboring properties.**
  - 1. Development of land that is vacant or substantially vacant. **Not applicable, the project is proposed on developed land.**
  - 2. Substantial redevelopment of a property in which multiple components (e.g., buildings, parking, access, landscaping and buffering, drainage, etc.) of the site will be altered. **Not applicable, the project site will not be substantially redeveloped.**
  - 3. A project that will result in an increase in residential density. **Not applicable, the project is non-residential.**
  - 4. New buildings or expansion to buildings that increases the existing building square footage on a site by more than 15 percent at ground level. **Not applicable, the existing square footage on site will not be increased by 15%.**
  - 5. Any project that increases the height of the habitable portion of a building. **Not applicable, the project is non-residential.**
  - 6. A change in the use of a property for which site improvements are required to bring the new use into compliance with this chapter. For the purpose of this section, a change in use shall be defined as a change in occupancy classification per the Florida Building Code. **Not applicable, the property use will not change.**

### 1.9.3. Specific Application Requirements

- A. A site and development plan including all subsequent required documentation and associated plans shall be signed and sealed by the appropriate state licensed engineer, architect, landscape architect, surveyor, or practicing land planner for the applicable items.
- B. The application shall, at minimum, include the following items, as part of or in addition to the requirements set out in Section 1.2:
  - 1. Site plan that contains the overall project layout, includes the title of the project and the name and contact information for the developer, property owner, and all applicable engineers, architects, planners, and any other professionals providing information as part of the project documents; date and north arrow; and is based on an exact survey of the property drawn to a scale of sufficient size to show existing and proposed information:
    - a. Boundaries of the project, any existing streets, buildings or other structures, watercourses, easements and section lines;
    - b. Access and traffic flow, including depictions of how vehicular traffic will be separated from pedestrian and other types of traffic; **Not applicable, the project does not require this as it is on the water reclamation facility property.**
    - c. Off-street parking and off-street loading areas with typical cross sections; **Not applicable, the project does not require this as it is on the water reclamation facility property.**
    - d. Recreational facilities locations (if applicable); **Not applicable, the project does not include recreational facilities.**
    - e. Landscaped areas with standards and typical cross sections; **Not applicable, no landscaping is proposed as part of this project.**
    - f. Sign location; **Not applicable, the project does not require this as it is on the water reclamation facility property.**
    - g. Location of compatibility requirements with typical cross sections(if any); **Not applicable, the project does not require this as it is on the water reclamation facility property.**
    - h. Refuse collection areas; **Not applicable, the existing refuse areas will not be modified or impacted by construction.**

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- i. Access to utilities and points of utility hookups; **Not applicable, no new utilities are proposed**
  - j. Future land use and zoning designations of adjacent properties; **Not applicable, adjacent properties are developed**
  - k. Overlay of flood zones on an aerial map of the project; and **Not applicable.**
  - l. Environmental Assessment Report consistent with Chapter 89, which addresses potential contamination on the site and evaluates whether the site is a brownfield. **Not applicable.**
  2. Tabulation of total gross acreage in the project and the percentages thereof proposed to be devoted to:
    - a. The various permitted uses;
    - b. Ground coverage by structures; and
    - c. Impervious surface coverage.
  3. Tabulations showing: **Not applicable, the project does not require this as it is on the water reclamation facility property.**
    - a. The number of proposed off-street parking and off-street loading spaces and a calculation of the minimum number of such spaces required by this chapter; and
    - b. Total project density in dwelling units per acre or total project intensity as a floor area ratio.
  4. If common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. Such statements may take the form of proposed deed restrictions, deeds of trust, homeowners' associations, surety arrangements or other legal instruments providing adequate guarantee to the city that such common facilities will not become a future liability for the city. **Not applicable, the project is does not include common facilities.**
  5. Common use improvements regulated by the city standard details shall meet the minimum design standards established in the city standard details and subdivision design standards.
  6. Storm drainage, potable water and wastewater collection system plans. **Not applicable, no new collection systems are proposed.**
  7. Color architectural elevations for all façades of each building in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type. **Not applicable, no dwelling units or buildings are proposed.**
  8. Plans for signs, if any, including dimensions and design. For ground signs, architectural elevations will be required. **Not applicable, the project does not require this as it is on the water reclamation facility property.**
  9. An exterior lighting plan, including location, dimensions, design, and photometric analysis. **Not applicable, the project is non-residential.**
  10. A landscaping plan, including types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. All calculations for landscaping and trees, per Chapter 87, must be included in the landscaping plan. A separate sheet should be provided in the landscape plan set that shows a utility overlay to ensure there are no conflicts with the proposed landscaping. **Not applicable, no landscaping is proposed as part of this project.**
  11. Plans for recreation facilities, if any, including buildings for such use. **Not applicable, the project is does not include recreational facilities.**
  12. An addressing plan per Section 3.4.1.C. **Not applicable, no new buildings are proposed.**
  13. Vehicle turning path analysis (using design-based software) to confirm safe and efficient access for large vehicles, such as emergency vehicles, solid waste collection vehicles, delivery vehicles, and others. **Not applicable, access to the property will not be modified with the proposed project.**
  14. Concurrency application (if applicable; see Section 5): **Not applicable, the project does not require this as it is on the water reclamation facility property which is already developed and no new collection systems are proposed.**
    - a. School (when required);

Not applicable, common use improvements are not proposed. Proposed improvements are based upon City Standard Design Details.



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- b. Public facilities;
  - c. Water;
  - d. Wastewater;
  - e. Solid waste;
  - f. Parks;
  - g. Stormwater.
15. Transportation Analysis. If the proposed project generates 50 or more new or net PM peak hour trips, then a traffic study shall be submitted per Section 5.2: Mobility. Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and Sarasota County staff (if applicable). Not applicable, the project does not require this as it is on the water reclamation facility property.
16. Such additional data, maps, plans or statements as may be determined by the Director to be required for the particular use or activity involved.

#### *1.9.4. Decision Criteria*

- A. In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:
- 1. Compliance with all applicable elements of the Comprehensive Plan;
  - 2. Compatibility consistent with Section 4 of this LDR;
  - 3. General layout of the development including access points, and on-site mobility;
  - 4. General layout of off-street parking and off-street loading facilities;
  - 5. General layout of drainage on the property;
  - 6. Adequacy of recreation and open spaces;
  - 7. General site arrangement, amenities, convenience, and appearance; and
  - 8. Other standards, including but not limited to, architectural requirements as may be required.

(Ord. No. 2022-15, § 3(Exh. B), 7-12-22; Ord. No. 2023-05, § 2(Exh. A), 2-28-23; Ord. No. 2024-16, § 2(Exh. A), 9-10-24)