

SARASOTA COUNTY 2050 IMPLEMENTATION

VILLAGE AND HAMLET PLANNED DEVELOPMENT DISTRICTS

Land Development Regulations, Urban Design, Planning



Village Center Prototype



Hamlet Prototype

Client:

Sarasota County Growth Management Business Center

Location:

Sarasota County, Florida

Glating Jackson Design Team:

Tim Jackson (Principal in Charge); Frances Chandler-Marino (Project Manager); Tara Salmieri (Planner); Jon Hoffman (Planner); Jay Exum (Environmental); Pete Sechler (Urban Design); John Paul Weesner (Urban Design); Blake Drury (Urban Design)

Glating Jackson created Land Development Regulations and Zoning Code amendments to implement portions of the Sarasota County 2050 Resource Management Area (RMA) System Amendment to the Sarasota County Comprehensive Plan. These revisions included revisions to their current Zoning Ordinance to provide for a series of zoning districts and design standards to implement the county's Village, Hamlet and Settlement Area land use designations.

The Village Planned Development District and the Settlement Area Planned Development District provide an area for coordinated mixed-use developments. Each VPD/SAPD District has appropriate perimeter buffering and Open Space that is achieved through the Transfer of Development Rights and density bonus programs. The variety of land uses available in this district will allow flexibility to respond to market demands and the needs of tenants and residents, which provides for a variety of physically and functionally integrated land uses. Character-based design standards were created to regulate various development block type options.

The Hamlet Planned Development District provides for detached residential uses, protected open space, Public/Civic uses and limited neighborhood type commercial. The district is not commercial in character. Hamlets are collections of rural homes and lots clustered together around a crossroads that may include small-scale commercial, Public/Civic buildings or shared amenities.