Sarasota County

Sarasota County is Florida’s 60th county, set up on May 14, 1921, from a portion of Manatee County. The beginnings of its name are misty, yet it is likely based of a few words from a Native American dialect. Sarasota is the province seat.

(Florida Maps - Sarasota County, 2015)

Sarasota

City situated in Sarasota County on the southwestern coast of the U.S. condition of Florida. The region is well-known for its social and natural courtesies, shorelines, resorts, and the Sarasota School of Architecture. The city is situated in the southern end of the Tampa Bay Area, north of Fort Myers and Punta Gorda. Its current official limits of confinement include Sarasota Bay and a few boundary islands between the bay and the Gulf of Mexico.

It is among the groups included in a two-district governmentally ordered Metropolitan Planning Organization that incorporates all of Sarasota and Manatee regions and the three’s seats components of that association have a place with the eight-region local arranging association for western central Florida.
PAST

- Sarasota civil government was last consolidated in 1913, transforming from a town sort to embracing the city kind of nearby government found in the United States and the title of its administration changed to "City of Sarasota".

- Numerous parts of the city are administered by the province government going from the schools, the libraries, the bay, major waterways, county designated roads, the airport, fire departments, property and taxes, voting, the health department, extension services, storm water control, mosquito control, the courts, and the jail, therefore election of county commissioners is important to city voters.

- Sarasota is among the groups included in a two-area governmentally ordered Metropolitan Planning Organization that incorporates all of Sarasota and Manatee counties and the three’s seats components of that association have a place with the eight-province local arranging association for western central Florida.

(Sarasota, Florida, 2015)

PRESENT

- Sarasota citizens said that they do not want shadowy streets because of tall buildings like NYC.

- The county developed an structured political system where small neighborhoods can keel over an idea.

- SCOPE — Sarasota County Opt for Excellence stands with a whole idea to pull together the community to examine their values.

- Sarasota county needs somebody who knows about the real subject, housing, transportation to satisfy the needs of the community, so they can get a better planning process.

- “Governments have taken refuge in bureaucracy”. Therefore, “you do not get great building design (architecture) when you ask them to take care of it.”

(Sarasota Magazine, 2000)

According to Wayne Drummond - Dean of the University of Florida School of Architecture — “You need to linkage a seam that runs through the city and connects everything both visually and in terms of context”. Sarasota has good neighborhoods, buildings and segments but fragmented.

(Sarasota Magazine, 2000)
**Sarasota’s Green Economy**

Sarasota County is drawing in a flourishing group of organizations based on the transaction of advancement, way of life, clean innovation, eco-accommodating and reasonable practices, and natural obligation.

Sarasota County has pulled in occupants and business people with some of North America’s finest shorelines, wetlands, and common habitats. The region has built up a society and ethos of maintainability, and a festival and watch over Sarasota’s surroundings and characteristic assets.

As the home of a country’s percentage top administrators and financial specialists and also youthful business visionaries, today the region is cultivating an exceptionally concentrated economy of natural, clean innovation, and green advancement organizations.

*(Choose Paradise, 2015)*

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**Sarasota’s Quality of Life**

The financial, city and social modernity of Sarasota County is not chance. Ceaseless, grassroots procedures create and draw in systems for proceeded with financial development and worldwide intensity. These open/private associations all resolve to accomplish maintainability in Sarasota County’s economy and environment. This group meets opportunity and test head-on, in open talk and civil argument; where business pioneers share an in number voice in the municipal dialog at the neighborhood, local and state levels.

*(Choose Paradise, 2015)*
CULTURAL AND SOCIAL UNDERPINNING

- Sarasota remained intact on the 20’s era real estate boom and started its change since the 60’s decade.

- The community was transforming into a cutting edge yet at the same time extremely alluring destination prepared to delight another new generation.

- Indeed, modern and progress were the catch words of the day, and a real sense of optimism was pervasive. But not everyone was happy with the changes.

- The city noted for its unblemished magnificence, its for the most part undeveloped, its gathering of globally prestigious specialists, scholars, celebrated nobility snowbirds, and carnival roots was currently betwixt and between.

Lahurd, J. (2014)

TRADITIONS/CULTURE/POPULATION

- Downtown Sarasota was in transition but it is still the hanging on as the center of the community.
- Ringling Shopping Center 1955 - the larger South Gate Shopping Center those days.
- Beach lodging was turning out to be progressively well known, creating another drain from downtown where most snowbirds generally remained.

Lahurd, J. (2014)

- Sarasota has a tradition of creative brilliance and design advancement, however a city’s open face is continually changing, adjusted from the development, improvement and the changing marketplace to the choices of organizers and government authorities.
- The county is considered the cultural capital of Florida, but there is not enough public art exhibited by which Sarasota has this feature.
- Another Florida towns are going through the same situation that the third and fourth generation are rising up, but there is not place for them to become big entrepreneurs, technicians and middle income people.

Sarasota Magazine, 2000

TYPOLOGY FRAMEWORK

“The more we can offer to the community, the better builders we become”.

Sarasota Magazine, 2001

We are implementing a hotel within an existing RV Resort. This would be something new in the type of accommodations Sarasota City is nowadays providing. This would offer a new option to these baby boomers and snowbirds customers who currently want to be attentive to all the technology and modernization that we are living, as well offer better service to care, quality and variety of spaces. These customers opt for this type of accommodation as a second home, it is why this proposal is given the choice of other slightly more exclusive services.

Sarasota Magazine, 2001
WIND ANALYSIS

Sun N Fun RV Resort | Lifestyle Wellness Center | 7125 Fruitville Rd | Sarasota, FL 34240

GEOGRAPHIC CHARACTERISTICS

According to Meteoblue.com, wind patterns on map are based on an average day. Wind patterns can change depending on selected time frame and location. (Beccario, n.d.)

Figure (1) – ('Sarasota', 2015) — Graph showing average estimated wind speeds in Sarasota Florida for the year 2015.
GEOGRAPHIC CHARACTERISTICS

SUN ANALYSIS AND PENETRATION

Map provided by [Google Earth, 2014]
Info provided by Gaima website

Figure (2) — (Gaima, n.d.) — Sun path Diagram for the year 2015 in Sarasota Florida, Specifically in the Sun N Fun Resort.

Figure (3) — (Jimenez, 2015) — Sun path images with Sun n Fun Wellness center building created in AutoCAD with the Gaima website information of Winter and Summer.
GEOGRAPHIC CHARACTERISTICS

Due to the information provided from the U.S climate data website 2015, the months where out of state guest will travel to Sarasota will be during the winter months.

This will affect the hotel during the winter months because as a designer we will need to provide more indoor activities.

In the summer months, local guest will be the main guest in the hotel because of the summer temperatures.

This will affect the hotel during the summer months because more outdoor activities will need to be provided.

(Data, 2015)
Based on the information gathered from the traffic and vegetation analysis the area does not have enough walking and bike riding paths.

Fruitville Road is the primary road in this area and the secondary paths are mostly used for access to homes and farms.

The area surrounding the resort has farms and vegetation which allows for a lot of natural scenery.

The Sun N Fun RV resort is located in an open area where a connection to nature is apparent. The area provides many farms for local business and even has a local farms market.
**GEOGRAPHIC CHARACTERISTICS**

**VIEWS**

Figure (12) - (Jimenez, 2015) — View from inside pool area, looking towards the outdoor pool area.

Figure (13) - (Jimenez, 2015) — View of multi use fitness area, second floor.

Figure (14) - (Jimenez, 2015) — Elliptical area.

Figure (15) - (Jimenez, 2015) — Entrance with view to indoor pool.
The Sarasota School of Architecture as mentioned in the Florida Trend Magazine, 2001 is were most people believe the birth of modern architecture in Florida began.

During the 1940’s, a great interest in modern architecture and ideas of minimalistic architecture emerged.

In the 1950’s Sarasota Modernism became much more popular and architects like Paul Rudolph, Bert Brosmith, Mark Hampton, Gene Leedy, Victor Lundy and many more came to the Sarasota school.

Little did they know how much of an impact that made to the growing town of Sarasota, Florida.

In the 1960 the movement shortly ended and most of the architects left the city of Sarasota, leaving behind some of the best examples of modern American architecture.

(Zimny, 2001)
ARCHITECTURE #1

Figure (17) - (Weiss, 2014) - Image of the Cocoon house designed by Ralph Twitchell and Paul Rudolph in 1950.

Figure (21) - (‘Cocoon House’, 2011) – Interior image of the Cocoon house showing the curved ceiling as well as the large windows that connect you with outdoors.

Figure (22) - (‘Cocoon House’, 2011) – Exterior image showing the minimalistic structure along the water. Spray on roof also known as Cocoon was discovered by Paul Rudolph “when he was serving in the Navy during World War II.”

Figure (23) - (‘Cocoon House’, 2011) – Living area shows the “floor-to-ceiling jalousie windows on two sides in order to catch the breezes off the nearby Gulf of Mexico and Sarasota Bay.”

Figure (24) - (‘Cocoon House’, 2011) – Outdoor image of cantilevered patio.

Based on the information and images provided, architectural features include the use of basic materials such as concrete, steel, glass as well as minimalistic construction in order to create spaces that connect users to the outdoors and embrace the natural elements in order to make the design much more efficient.

(‘Cocoon House’, 2011)
The images and information provided demonstrate features such as shaded walkways and outdoor gathering areas that were implemented to promote the use of the outdoors. The semi-open areas promote the use of natural ventilation, allowing for much more open spaces with strong structural characteristics for Education. Solid forms and repetition are shown in its architecture.

(Sullivan, 2008)
Based on the information provided, the architecture of the St. Paul’s Lutheran Church uses wood and concrete and steel to create buildings that are unique in shape. Through the use of curved wood beams, it provides tall ceilings as well as visual appeal. Clean lines and construction are all part of the modern architecture movement that began here in Sarasota School of Architecture in the 1940-1960.

(Sullivan, 2008)
Based on the information gathered from the Herald Tribune website “What is the Sarasota School of Architecture”, this new building incorporates the original fundamentals of the Sarasota School of Architecture which are the following:

- Respect for the land and the climate;
- Appreciation for what was good from the past;
- Eye for local materials;
- New construction techniques.

The images show many qualities that incorporate the original philosophy such as the glass, concrete, and other simple materials. Solid shapes that are vertically and horizontally dominant are created. Lastly the construction and all of its connections are clear and articulated in such a way that it seems as if the building is supported by simple objects.

The original philosophy created by Ralph Twitchell and Paul Rudolph in 1947:

1) Clarity of construction;
2) Maximum economy of means;
3) Simple overall volumes penetrating vertically and horizontally;
4) Clear geometry floating above the Florida landscape;
5) Honesty in details and in structural connections.”

(“What is the Sarasota School of Architecture?”, 2008)
Due to the information gathered in this assignment we assessed the following criteria:

The historical content of the city of Sarasota is important in the design guidance, we as designers should consider the local impact its people and culture provide.

Based on the information provided, the local people has a major impact on what will be designed and their feedback is important to us.

In reference to our clients, because of the high level of snow birds and baby boomers that travel and/or live in the area, certain activities and environmental design guidance will be very important.

The local wetlands and other natural vegetation are protected. A level of environmental testing and concerns have made Sarasota promote eco-friendly building and other sustainable practices such as solar energy, water collection, and recycling methods of waste.

This idea and new methods will carry into our design and thesis project in efforts to try to respect what areas or views of nature are existing. We would use strategies to keep the carbon footprint of the building very low. We understand that through the use of materials and fixtures we can enhance the space and thus create an efficient hotel.

The city of Sarasota has a tropical climate in the summer months and in the winter it can be colder but not as cold for the snow birds that travel to Florida in hopes to experience that natural and simple life that is the city of Sarasota. The design for our hotel should also have outdoor as well as indoor activities to gather the local families and baby boomers of the area.

Its architectural history demonstrated us that this city is one of the first cities to construct with the modernistic movement/ideas in Florida. This was created by the Sarasota School of Architecture, which is not a real school, but a group of architects that made an impact of the methods of construction between the 1940-1960. We as designers will try to capture some of the philosophies that these architects developed in order to respect its history as well as give back to the locals that still appreciate it.
POLITICAL ORGANIZATION

• Review any political law related to construction and the local government.

• Follow the standards established for the Metropolitan planning organization for the city of Sarasota.

ECONOMIC ENVIRONMENT

• Keep track of the “Green Growth” of the city of Sarasota and make sure the design of the building for hospitality integrates clean innovations.

• When adding new technologies to the building make sure to preserve the relationship of the building with the natural environment because Sarasota’s nature represents an economic issue for the city.

CULTURAL AND SOCIAL

• Use of contemporary materials to enhance the experience in the space. This follow the modernization of the city of Sarasota and the baby boomers’ culture of the area.

• Implementation of the latest technologies to maintain the snowbird’s interests of keeping up with the latest trends.

• Provide spaces that encourage the users to be proactive and aware of their health.

• Provide sociopetal spaces to support the idea of social interaction and warmth among the guests.
GEOGRAPHIC CHARACTERISTICS

- Take advantage of the orientation of the building for natural light and provide architectural features to expand this light through the different interior spaces.

- Take advantage of the direct connection with the outdoor pool area/bar area.

- Taking in consideration the winds from the east, design spaces with possible connection between indoor and outdoor areas.

- Provide walking and bicycle paths to enhance users experience with the natural environment.

- Maintain the transparency and natural light entrances of the skin of the building and considerer this in the functional diagraming when in design process.

ARCHITECTURE OF AREA

- Following the new architecture's style of the area, include local materials, concrete, steel and glass in the new hotel.

- Utilize clean lines in the design of the interior spaces and architectural features to follow the architectural trend in the city of Sarasota.

- Follow the fundamentals principles of the Architecture school of Sarasota.

- Used the theory of legibility and wayfinding to create paths, landmarks and nodes in the interior to promote a better user experience.

- Take in consideration the existing architectural/structural features of the newest buildings in Sarasota and include some of their characteristics and technologies.
SUSTAINABILITY ANALYSIS

Synthesis/Definition of each category

- **Location and transportation**
  “The Location and Transportation (LT) category rewards thoughtful decisions about building location, with credits that encourage compact development, alternative transportation, and connection with amenities, such as restaurants and parks. The LT category is an outgrowth of the Sustainable Sites category, which formerly covered location-related topics.” (LEED V4)

- **Water efficiency**
  “It addresses water holistically, looking at indoor use, outdoor use, specialized uses, and metering. The section is based on an “efficiency first” approach to water conservation.” (LEED V4)

- **Energy and Atmosphere**
  “This category approaches energy from a holistic perspective, addressing energy use reduction, energy-efficient design strategies, and renewable energy sources.” (LEED V4)

### LEED Check Off List — Future Use — Hospitality

#### LEED v4 for ID+C: Hospitality

**Project Checklist**

<table>
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<th>Y</th>
<th>N</th>
<th>Credit</th>
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**Location and Transportation**

- **LEED for Neighborhood Development**: Location
- **Surrounding Density and Diverse Uses**: Access to Quality Transit
- **Bicycle Facilities**: Reduced Parking Footprint

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- **Indoor Water Use Reduction**: Required

**Energy and Atmosphere**

- **Fundamental Commissioning and Verification**: Required
- **Minimum Energy Performance**: Required
- **Fundamental Refrigeration Management**: Required
- **Enhanced Commissioning**: Optimize Energy Performance
- **Advanced Energy Metering**: Renewable Energy Production
- **Enhanced Refrigeration Management**: Green Power and Carbon Offsets

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- **Storage and Collection of Recyclables**: Required
- **Construction and Demolition Waste Management Planning**: Long-Term Commitment

**Indoor Environmental Quality**

- **Minimum Indoor Air Quality Performance**: Required
- **Environmental Tobacco Smoke Control**: Required
- **Enhanced Indoor Air Quality Strategies**: Low-Emitting Materials
- **Construction Indoor Air Quality Management Plan**: Indoor Air Quality Assessment
- **Thermal Comfort**: Indoor Lighting
- **Daylight**: Quality Views

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- **Regional Priority**: LEED Accredited Professional
- **Regional Priority: Specific Credit**: Regional Priority: Specific Credit
- **Regional Priority: Specific Credit**: Regional Priority: Specific Credit

**Regional Priority**

**TOTALS**

Certified: 40 to 49 points. Silver: 50 to 59 points. Gold: 60 to 79 points. Platinum: 80 to 110

Figure (6) - (Lora, 2015) — Future Check off list for the Sun N Fun Wellness Center

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**Synthesis/Definition of each category**

- **Material an resources**
  
  “This credit category focuses on minimizing the embodied energy and other impacts associated with the extraction, processing, transport, maintenance, and disposal of building materials. The requirements are designed to support a life-cycle approach that improves performance and promotes resource efficiency.” *(LEED V4)*

- **Indoor Environmental Quality**

  “It addresses water holistically, looking at indoor use, outdoor use, specialized uses, and metering. The section is based on an “efficiency first” approach to water conservation.” *(LEED V4)*

- **Innovation**

  “Sustainable design strategies and measures are constantly evolving and improving. New technologies are continually introduced to the marketplace, and up-to-date scientific research influences building design strategies.” *(LEED V4)*

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SUSTAINABILITY ANALYSIS

• We compared the LEED NC V3.0 Project Checklist for Recreational building that made the Sun n Fun Wellness Center LEED Gold Certified with the LEED V4 ID+ C : Hospitality Checklist and we found some points in advantage for the building and others that where not mentioned in the NC LEED V3 2010.

• The building got a scored of 63 on the LEED NC V3.

- Location and transportation compared to sustainable sites
  Even though the two categories were different, we found that all the points that matches under this category were accomplished.

  For our design, we have the advantage that the architects took in consideration not only the surroundings, they also thought about reducing the heat island effect and the storm water reuse. We would have the opportunity to develop our interior spaces having the support of a sustainable exterior features.

- Water efficiency
  According to the LEED NC V3 checklist indoor water use reduction is already accomplished in the building.

  We would take in consideration how to keep the low use of water when specifying for all the water fixtures. We could also find other ways to keep reducing the water on site.

- Energy and atmosphere
  The comparison on this category was mainly in optimization of energy performance. There is son doubtful points such as on-site renewable energy and green power.

  For our hospitality design we have to come out with detailed solutions about the energy consumption and how to improve the buildings performance without producing any harm to the natural environment.

- Material and resources
  In this category the building is lacking of points. There is no building reuse, not material reuse and not building product disclosure.

  In the other hand, the architects and engineers used regional materials and the building has recycled content.

  When getting into the design process, we would have to propose a total improvement in terms of materials and resources use to design our hotel.

Figure (16) LEED Certification scores and official logos.
SUSTAINABILITY ANALYSIS

• Indoor environmental quality
  In this category more than 70% of the credits are succeed. There is not specification about enhancement of indoor air quality strategies and assessment. The interior lighting and the acoustic performance where ignored.

  In order to reuse this building and create a hotel resort instead, we would have to consider privacy factors and acoustic performance strategies should be planned.

  In addiction, to create successful interiors the lighting plays an important role and our mission is to make sure the fixture use are low impact and help with the energy consumption reduction.

• Regional priority
  The building got all the credits in regional priority:
  • Wec Op2
  • Eac 1 28%
  • Wec 2

  The local impact that this building causes to the community and the RV resort is invaluable and we would have to maintain or improve that.

• Innovation in design
  This building got the 6 credits in the innovation credit and the collaboration of a LEED accredited professional on the project.
  • Exemplary Performance/Innovative Wastewater Technologies.
  • Building as a great educational tools
  • Exemplary Mrc 6
  • Eac 6 Green Power

This buildings has so many accomplishment on energy and performance that we need to make sure we take advantage of all the benefits of the green power available.
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Figure (5) Reid, K. (2010, February 8). LEED-NC v 3.0 Project Checklist [PDF file]. Sarasota, Florida: Carlson Studio Architecture.


Figure (7) Jimenez, J. (2015, September 26). Traffic and vegetation analysis [Info Graphic]

Figure (12-15) Jimenez, J., Lora, A., Tang, C. (2015. September 4) Images of Sun N Fun RV Resort and Wellness Center [Digital Images]

Figure (16) LEED Certification scores. Retrieved from http://www.rcartificialgrass.com/leed-certification/


Figures


Figure (27-28) Paul Rudolph’s Sarasota High School. (2012, March 30). Retrieved 27 September 2015, from https://gatorpreservationist.wordpress.com/2012/03/30/paul-rudolphs-sarasota-high-school/


Figure (36) Corporate Partners (no date) Available at: http://www.sarasotaymca.org/corporatepartners/ (Accessed: 28 September 2015)

Figure (37) Sarasota ‘Plain Frame’ Style Maps in 30 Colors (no date) Available at: http://fcit.usf.edu/florida/maps/pages/10400/f10456/f10456-28.htm (Accessed: 28 September 2015)

