

An Ordinance of the County of Sarasota, Florida, relating to planning and zoning; pertaining to land use on Siesta Key, Casey Key and Manasota Key; making certain findings of fact; specifying the number of motel units, hotel units, boatel units, rooming and boarding house units per gross acre permitted in multiple family zoning districts; providing for the implementation of projects which have been filed for building permit approvals prior to March 11, 1975; amending ordinances in conflict; and providing an effective date.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

**Section 1. Applicability of Ordinance.** This Ordinance shall apply to unincorporated Siesta Key, Casey Key and those portions of Manasota Key in Sarasota County, Florida.

**Section 2. Findings of Fact.**

A. The best interests of the public will be served through increased emphasis on comprehensive long-range planning and stabilized zoning consistent with long-range planning.

B. An accelerating growth rate in the 1970s in Sarasota County is far in excess of the rates of growth as characterized by the 1960s.

C. The provision of public facilities and services to provide for the increasing population, in particular for water, sewer, roads and bridges, is not keeping pace, thereby creating problems which far outstrip the County's resources and capabilities or either providing said services itself or stimulating private enterprise which provides some services in meeting these critical needs. Said services are an absolute necessity if a high quality environment is to be maintained in the interest of promoting the public health, safety and general welfare.

D. Decreasing densities, particularly in multiple family zoning districts, is well recognized as one important approach, in fact a necessity, to help close the gap between an accelerating growth rate and a lagging program of providing public facilities and services.

E. Studies of the Florida Coastal Coordinating Council stress the importance of preserving, where possible, and limiting in all instances the urbanization of the offshore islands which are a major natural resource of the State of Florida.

F. That Ordinance No. 73-20, adopted July 19, 1973, recognized the need to lower density on the offshore barrier islands, namely Siesta, Casey and Manasota Keys, for the reasons set forth above.

G. That Ordinance No. 73-20 failed to specifically make reference to hotels, motels, boatels, rooming and boarding houses in such multiple use districts.

**Section 3. Permitted Number of Dwelling Units Per Gross Residential Acre.** In no event shall the permitted number of motel units, hotel units, boatel units, rooming and boarding house units per gross acre in multiple family zoning districts exceed the following:

R-3 Multiple Use Residential 26

This Ordinance shall not be construed as permitting hotels, motels, boatels, rooming or boarding houses in zoning districts not otherwise provided. Units in apartment buildings are by definition dwelling units for the purposes of this Ordinance and Ordinance No. 73-20.

**Section 4. Implementation of Existing Projects.** Hotel, motel, boatel, rooming house and boarding house development projects for which building permit approvals were filed and being processed by Sarasota County on or before March 11, 1975, may continue and building permits may be issued at the density levels applicable before the adoption of this Ordinance when all other applicable ordinances and regulations have been complied with. All projects submitted after this date shall comply with the densities as established by this Ordinance.

**Section 5. Construction.** This Ordinance shall be construed as amending Sarasota County Ordinances No. 71-27 and No. 73-20 to the extent of any conflict with this Ordinance. This Ordinance shall not affect the provisions of Sarasota County Ordinance No. 74-23.

**Section 6. Severability.** Shall any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of said Ordinance shall not be affected thereby.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office and shall remain in effect until repealed by the adoption of the new Sarasota County Zoning Ordinance No. 73-1.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 27th day of May, A.D., 1975.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

By: Jerry Rhodes  
Chairman

ATTEST:  
R. H. HACKNEY, JR., Clerk of the  
Circuit Court and Ex-Officio Clerk  
of the Board of County Commissioners  
of Sarasota County, Florida

By: Grace Joubert  
Deputy Clerk