

ORDINANCE NO. 81-126

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, RELATING TO LAND USE AND TO DEVELOPMENT IN THE UNINCORPORATED AREA OF SIESTA KEY, CASEY KEY AND THOSE PORTIONS OF MANASOTA KEY LOCATED IN SARASOTA COUNTY, FLORIDA; PROVIDING FINDINGS; TAKING ACTION ON THE BARRIER ISLAND STUDY SUBMITTED IN ACCORDANCE WITH SARASOTA COUNTY ORDINANCE NO. 81-112; REPEALING SARASOTA COUNTY ORDINANCE NO. 81-112, RELATING TO DEVELOPMENT ON THE BARRIER ISLANDS IN SARASOTA COUNTY; SUPERCEDING EMERGENCY ORDINANCE NO. 81-126 RELATING TO THE SAME SUBJECT AS THIS ORDINANCE; PROVIDING FOR A MORATORIUM ON DEVELOPMENT PERMITS FOR PROPERTY WHICH IS RECOMMENDED FOR REZONING BY THE BARRIER ISLAND STUDY; PROVIDING FOR EXEMPTIONS; RATIFYING EXEMPTIONS GRANTED TO SARASOTA COUNTY ORDINANCE NO. 81-112; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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.

1. The best interests of the public will be served through increased emphasis on comprehensive long-range planning and zoning consistent with long-range planning.
2. An accelerating growth rate in the 1970's in Sarasota County has resulted in Sarasota County experiencing one of the most rapid growth rates in the United States.
3. Development on Siesta Key has strained or exceeded the ability of many natural and man-made systems to support the existing human population living on Siesta Key.
4. The provisions of public facilities and services to accommodate increasing population, including but not limited to public roads, is not keeping pace with population growth, thereby creating problems which far outstrip the County's resources and capabilities of either providing said services itself, or of stimulating private enterprise which provides some services in meeting these critical needs. Said services are an absolute necessity to protect public health, safety and general welfare.

5. Barrier islands are extremely vulnerable to the disastrous impact of hurricanes and the resulting loss of human life and property. Evacuation of barrier island residents to the mainland is the only practical means of protecting human life in the event of such storms. Any increase in population on barrier islands increases the threat to human life from hurricanes and required additional time and effort to carry out evacuations.

6. Federal, state, regional and local studies stress the importance of preserving offshore islands, where possible, and limiting, in all instances, the urbanization of the off-shore islands which are a major natural resource of the State of Florida.

7. The Board of County Commissioners authorized a study by the County Planning Staff on the potential density and development of the barrier islands in Sarasota County under current regulations to determine if density reduction or other development restrictions should be imposed.

8. During the preparation of said County Planning Staff study an increasing number of land development requests, including plat approval and building permit applications, were filed to take advantage of existing regulations. In order to prevent such activity from frustrating the County's purpose in undertaking the Planning Staff study at considerable public expense and to prevent such activity from adversely affecting the public health, safety and general welfare, the County imposed a moratorium on the granting of development permits on the barrier islands pursuant to Sarasota County Ordinance No. 81-112. Ordinance No. 81-112 provides that a moratorium shall be effective for a period of 90 days from September 1, 1981, or until the Board of County Commissioners takes final action on the aforementioned study by the Sarasota County Planning Staff.

9. The Board of County Commissioners has now received the Sarasota County Planning Staff study, entitled "Barrier Island Study, Siesta, Casey and Manasota Keys", dated September 22, 1981, a copy of which is attached hereto as Exhibit "A", together with the graphics for the Study on file at the Sarasota County Department of Planning, and which shall hereafter be referred to as the "Barrier Island Study".

10. The Barrier Island Study indicates that appropriate density reductions on the barrier islands in furtherance of the public health, safety and general welfare can be achieved by rezoning certain areas of the barrier islands to classifications permitting lower residential densities.

11. The Board of County Commissioners has determined that in light of the recommendations of the Barrier Island Study, the continuance of a blanket moratorium on development on all areas of the barrier islands is no longer necessary to protect the public health, safety and general welfare and should be terminated immediately to avoid unnecessary hardship on property owners on the barrier islands.

12. The Board of County Commissioners has determined that a continued partial moratorium on development permits is essential with respect to those parcels for which rezoning has been recommended by the Barrier Island Study until the Board of County Commissioners has determined whether said parcels should be rezoned. In the absence of such a partial moratorium, the Board of County Commissioners finds that continued development under existing regulations of those parcels for which rezoning has been recommended by the Barrier Island Study would frustrate the County's purpose in undertaking the Barrier Island Study at considerable public expense and adversely affect the public health, safety and general welfare.

13. Based upon the foregoing findings of fact, the Board of County Commissioners determined and declared that an emergency existed and that the immediate enactment of Emergency Ordinance No. 81-126 was necessary. Accordingly, the Board adopted Emergency Ordinance No. 81-126 on October 13, 1981, which became effective on that date. Emergency Ordinance No. 81-126 immediately lifted the blanket moratorium on barrier island development and replaced it with a one year moratorium limited solely to those parcels of property which have been recommended for re-zoning by the Barrier Island Study.

14. The Board of County Commissioners determines that a period of one year from October 13, 1981 will be required to act upon the recommendations of the Barrier Island Study.

Section 3. Action on the Barrier Island Study and Repeal of Sarasota County Ordinance No. 81-112.

1. The Board of County Commissioners hereby authorizes and directs that rezoning petitions be initiated as soon as practicable for all parcels of land recommended for rezoning by the Barrier Island Study to the zoning district recommended by the study.

2. Sarasota County Ordinance No. 81-112 is repealed, and Sarasota County Ordinance No. 81-126 is superceded by the provisions of this Ordinance.

Section 4. Moratorium on Development of Property Recommended for Rezoning by the Barrier Island Study.

1. No development permit shall be granted in the unincorporated area of Siesta Key, Casey Key, or those portions of Manasota Key in Sarasota County, Florida, for development of those parcels of property which have been recommended for rezoning by the Barrier Island Study, dated September 22, 1981, attached hereto as Exhibit "A", and the graphics for the Study on file at the Sarasota County Department of Planning, for a period of one year commencing on the 13th day of October, 1981, or, with respect to a particular parcel until the Board of County Commissioners takes final action on the rezoning recommendation of the Barrier Island Study for that particular parcel, whichever occurs first.

2. "Development permit" means any building permit, zoning permit, preliminary subdivision plan, sub-division or other plat approval, site and development plan approval, rezoning, certification, special exception, variance, environmental permit or any other official action of Sarasota County or any other state or local government, commission, board, agency, department or official having the effect of permitting development of land located within the geographic area subject to the provisions of this Ordinance. Development shall include all activities set

forth in Section 380.04, Florida Statutes (1979).

3. Notwithstanding the provisions of Section 3.1 of this Ordinance, development permits may be granted for property which is subject to the moratorium provisions of Section 3.1 if the development permit complies with the density and other requirements of the zoning district to which the property is recommended to be rezoned by the Barrier Island Study and is for a use which is a permitted use in both the existing and the recommended zoning district or a special exception in both the existing and recommended zoning district.

4. The original graphics for the Barrier Island Study shall be identified by the signature of the Chairman of the Board of County Commissioners, attested by the Clerk, and sealed with the County Seal under the following words:

This is to certify that this is one of the original graphics for the Barrier Island Study referenced by Sarasota County Ordinance No. 81-126.

Said graphics shall be maintained in the files of the Sarasota County Department of Planning.

Section 5. Exemptions Based on Vested Rights.

1. Nothing contained herein shall be construed as affecting validly existing vested rights. It shall be the duty and responsibility of the person alleging vested rights to demonstrate affirmatively the legal requisites of vested rights. Rights shall vest based upon a determination by the Board of County Commissioners that the person alleging vested rights:

- (a) has relied in good faith;
- (b) upon some act or omission of the government, and
- (c) has made such a substantial change in position or incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights he has acquired.

2. All exemptions from the provisions of Sarasota County Ordinance No. 81-112 granted by the Board of County Commissioners are hereby ratified and confirmed.

Section 6. Severability.

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or decided to be invalid, inoperative or void, such holding of invalidity shall not effect the remaining portions of this Ordinance, and it shall be construed to have been the intent to pass this Ordinance without such invalid or inoperative part therein and the remainder, exclusive of such part or parts, shall be deemed and held to be valid as if such parts had not been included therein, unless to do so would frustrate the intent of this Ordinance.

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.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA this 29th day of December, 1981.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

BY: Moby Carter, Jr.  
Chairman

ATTEST:

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

BY: Tina Lee Hernandez  
Deputy Clerk

STATE OF FLORIDA, COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE EFFECTIVE DATE OF  
THE FOREGOING ORDINANCE IS 10-29-81.  
WITNESS MY HAND AND OFFICIAL SEAL THIS  
DATE 8-20-82.  
R. H. HACKNEY, JR., CLERK OF CIRCUIT COURT AND  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA.  
BY: Tina Lee Hernandez  
DEPUTY CLERK

0.81-124

BARRIER ISLAND STUDY

SIESTA, CASEY, AND MANASOTA KEYS

September 22, 1981

M E M O R A N D U M

TO: Ed Maroney, County Administrator

FROM: Douglas James, Director of Planning

DATE: September 15, 1981

SUBJ: Sarasota County's Proposed Ordinance Concerning Density Limitations on the Unincorporated Barrier Islands.

On September 22, 1981, the Board of County Commissioners will entertain a proposed ordinance to provide residential density limitations within the RSF, RMF, OPI and CG zone classifications on the unincorporated portions of the barrier islands (i.e., Siesta Key, Casey Key, Manasota Key). In order to assist the Board of County Commissioners in its review of the ordinance, the staff has prepared the attached report.

This report is divided into three major parts. Part I articulates the major assumptions upon which the report is based, defines critical terms, explains the methodology employed by the staff in carrying out the study, and illustrates how this methodology translates into specific data, observations, and recommendations contained in Part II. Part II of the report is a tabular inventory of existing conditions on the barrier islands including, but not limited to, the number of residential units in existence, the number of units that could be developed under existing plats, and the number of units that could be developed under existing zoning. This Part also contains site specific recommendations concerning density limitations. (Note: This tabular data will be supplemented by illustrations which reflect the spatial aspects of this data during the staff's oral presentation on September 22.) The final portion of this report, Part III, reflects the staff's conclusions concerning the proposed ordinance.

DJ/JG/gl

Attachments

PART I

In gathering the data for the study of development potential on Siesta, Casey, and Manasota Keys, existing regulations affecting both non-conforming lots of record and non-conforming structures, must be considered.

Section 5.2 of Ordinance 75-38 (Zoning Ordinance) states, "In any district, any permitted or permissible structure may be erected, expanded, or altered on any lot of record at the effective date of adoption or amendment of these zoning regulations, notwithstanding limitations imposed by other provisions of these zoning regulations. . The maximum residential density, maximum lot coverage, minimum width, and minimum yard requirements shall be as for the most similar district to which such lot of record most closely conforms in area." This provision is especially significant on Siesta Key since several areas were platted from 1925-1948 in lots ranging from 25'-60' in width. Therefore, maximum potential development of these lots of record could conceivably allow a single family structure on every lot, should the lots be zoned single family or a duplex on every lot should the lot be zoned multi-family, thereby resulting in densities greater than those permitted under present zoning.

Another portion of the zoning ordinance, Section 5.4b as amended by Emergency Ordinance No. 81-54 adopted by the Board of County Commissioners on April 14, 1981, refers to non-conforming structures and states in part..."any residential structure or structures in any residential zone district may be rebuilt after destruction, except when destruction has occurred by the voluntary act of the owner, to the prior extent, height and density of units per acre regardless of the percentage of destruction. In the event of such rebuilding, all setbacks and other applicable district requirements shall be met unless a variance therefor is obtained from the Board of Zoning Appeals.

\* For the purpose of this Section, a hotel, motel, or boatal structure shall be considered to be a residential structure." Under this provision, if a structure was built at a greater density than would be permitted under present zoning, that structure, if destroyed by other than voluntary means, could be reconstructed at the higher density. (To illustrate. Allowable density on the barrier islands prior to July of 1973 was 24 units/acre. The highest density presently allowed on the barrier islands is 13 units per acre. Had an individual constructed 24 units on a one acre parcel prior to July of 1973 and

today that structure was destroyed by natural forces, the 24 units constructed initially under the higher density could be rebuilt even though present density limits are 13 units per acre.) However, the voluntary removal of units would only allow re-construction to the density permitted by present zoning. (In the illustration cited above, only 13 of the 24 units could be re-built.) Finally, removal of units presently developed at densities less than what existing zoning would permit, could be re-constructed at the density permitted by the existing zoning no matter whether natural or voluntary forces resulted in the destruction of the existing units (To illustrate. Five units previously constructed on a one acre parcel now zoned for 13 units per acre, could be removed by storm or voluntary actions and replaced by 13 new units with a resultant increase of 8 units.) Based upon these various development and re-development factors, the intent of this report was to determine the maximum potential development of the keys no matter whether this potential was based upon zoning or platting.

In addition to following the pertinent non-conforming regulations of the County and in keeping with the intent of determining the maximum potential level of development, two assumptions were generated by staff in preparing this report. These assumptions are:

- 1) The calculations of maximum potential development do not recognize the Gulf Beach Setback Line, nor do they recognize ownership characteristics. (Note: by not recognizing either of these factors it becomes evident that the figure contained in this report, which deals with maximum "potential" development, are somewhat higher than the maximum "practical" development of the barrier islands.)
- 2) Parcels of significant size that could be replatted to allow higher densities under existing zoning, would, in fact, be platted to the higher density sometime in the future.

Keeping in mind the provisions of the Zoning Ordinance and the assumptions noted above, the staff began generating the data necessary to determine the maximum development potential on the three barrier islands. In order to do so, the following information was needed:

- 1) The number of acres of land on each barrier island.
- 2) The number of existing units.
- 3) The zoning and platted characteristics of each parcel of land and the maximum potential density permitted (whether based on zoning or platting).
- 4) The difference, if any, between the existing number of units and the maximum potential.
- 5) What effect, if any, a density limitation would have on these areas.

In gathering this necessary data, the staff relied heavily upon information available through the County Property Appraiser's Office. The latest available tax roll dated (October 1, 1980), containing the legal descriptions and number of existing units on a parcel by parcel basis, coupled with half-section map sheets and tax maps, supplied the bulk of the information. The plat files, contained in the Department of Planning provided the number of additional units approved by the County since October 1, 1980. Also, a planimeter, a sensitive and extremely accurate instrument capable of determining land area from maps with a known scale, was utilized to calculate acreage.

To begin the research, Siesta Key, the most intensely developed of the three barrier islands, was broken down into nine (9) Study Areas and 118 Sub-areas in order to achieve a workable size. However, due to the smaller size and more limited development diversity on Casey and Manasota Keys, these islands were examined as a whole. The information, once gathered, was then transferred to a tabular form which represents the bulk of Part II of this report. This tabular data provides the following information:

Column 1) The Sub-area or map sheet number being considered.  
(These Sub-areas will be graphically portrayed during the public hearing presentation by the staff.)

Column 2) The number of acres contained in the sub-area or on the map sheet.

Column 3) The number of platted lots. This figure is important in determining the maximum potential for development based on Section 5.2 of the Zoning Ordinance and which allows building on any non-conforming lot of record. As will be shown later, this often results in densities greater than those permitted under existing zoning.

Column 4) The existing number of dwelling units.

Column 5) The permitted density based upon existing zoning. For example, RSP-2 = 3.5/acres.

Column 6) The developed density. This figure is achieved by dividing the existing number of units by the number of acres. This will show whether existing conditions are above or below the density allowed by existing zoning.

Column 7) The maximum potential development under existing zoning or platting, whichever is greater. This value reflects either the number of platted lots of record or the number of units allowed by multiplying the permitted density by the number of acres, whichever is greater. In other words, if an area of 5 acres is zoned RSP-1 which allows 2.5 units/acre, or 12 units, but reflects an existing plat of 30 lots, then the maximum development potential would be 30, not 12. (This, of course, is based upon Section 5.2 of the Zoning Ordinance.) Also, if there are presently 40 units on only 25 of those 30 lots and 5 lots are vacant, the maximum potential would be the existing 40 units plus the additional 5 which could be constructed on the 5 vacant parcels, for a total of 45 units. In a case where there are no platted lots of record, a determination can be made as to whether or not the number of units on any given parcel meets or exceeds the density allowed by existing zoning by comparing the permitted density to the developed density.

- Column 8) The net difference between the existing number of units (Column 4) and to the maximum potential development, if any (Column 7), can be found by simply subtracting the smaller value from the larger.
- Column 9) This column depicts the present zoning of the area in question.
- Column 10) This column depicts the zoning limitation recommended by staff. In those instances where a modification of zoning limitations would not have a practical impact, due to the underlying plat characteristics or developed densities greater than that permitted by existing zoning, staff has not recommended any changes (see "gray" colored Sub-areas). However, in those instances where a modification in density limitations would result in a practical reduction in the maximum potential development, staff has recommended modifications to existing density limitations (see "white" colored Sub-areas.)
- Column 11) This column shows the maximum development potential based on the zoning limit modifications suggested by staff. The practical impact of this suggested modification, by Sub-area, can be determined by comparing the value contained within this column to the value found in Column 8 (Net Difference Number of Units vs. Maximum Potential.)
- Column 12) In this "Totals" column for each Study Area is a (-) figure which indicates the unit reduction that could occur if the staff recommendations are accepted. (Note: A comparison of the recommendations of staff, by barrier island, and the impact of the proposed ordinance, is found in Part III, Table I.)

In order to understand how the tables are used, the following examples are provided:

Example 1:

Area 3 on Siesta Key encompasses an area from the newly developed Banyan Club south to Sandy Hook Road. Sub-area C consists of 4.2 acres (Column 2) zoned RMF-3 (Column 9) which would allow 54 multi-family units (Column 7). However, there are only 42 units existing (Column 4). The permitted density is 13 units/acre (Column 5), but the developed density is only 10 units/acre (Column 6). Therefore, an additional 12 units could be added under existing zoning (Column 8). By recommending a density limitation to RMF-2 (Column 10), the maximum development potential would not exceed the 42 units which exist there now.

Example 2:

Area 5 on Siesta Key is a small area along Canal Road which is comprised of several blocks of platted lots which are zoned RMF-1 (6 units/acre). Sub-area A within Area 5 consists of 3.8 acres and is platted into 20 small lots. There are 23 units presently existing in the block at a developed density of 6 units/acre which is consistent with the present RMF-1 zoning. However, since these platted lots are zoned multi-family, theoretically, a duplex could be placed on each of the 20 lots for a maximum development potential of 40 units (17 more than presently exists). In this instance, by reclassifying the block to RSF-3, a single family residential category, the 23 units existing, can remain or even be rebuilt if destroyed by involuntary means. However, under the RSF-3 density limitation the maximum potential would only be 25 units (2 vacant lots, which under RSF-3 could support 2 single-family homes and the 23 existing) as opposed to the 17 additional units which could theoretically be built if the block were left RMF-1. The density limitation suggested could, therefore, save 15 units.

Example 3:

Switching to Casey Key, there is an unplatted area, Sheet 157, comprising 31.1 acres zoned RSF-1 (2.5/acre) which would allow under maximum potential 77 units ( $2.5 \times 31.1 = 77$ ). There are presently 42 units at a developed density of 1.3 units/acre. Therefore, this area could support an additional 35 homes. By modifying the density limitation in this area to RE-2 (1 unit/acre), the result would be the 42 units presently existing plus an additional 9 units (since 9 of the metes and bounds parcels in this area are vacant) as opposed to the potential 35 additional units which could conceivably be constructed under the existing RSF-1 zoning.

PART II

The tables which follow reflect the development characteristics of the barrier islands and how the maximum potential development on these islands could be modified without adversely affecting the development which presently exists nor impeding the rights of those property owners with vacant land to have use of that land. The staff suggested modification to existing density limitations, by Sub-area or map sheet, are shown in "white" while those "gray" colored Sub-areas have no recommended changes associated with them. A Summary Sheet for Siesta Key follows the individual area sheets for that barrier island.

PART II

The tables which follow reflect the development characteristics of the barrier islands and how the maximum potential development on these islands could be modified without adversely affecting the development which presently exists nor impeding the rights of those property owners with vacant land to have use of that land. The staff suggested modification to existing density limitations, by Sub-area or map sheet, are shown in "white" while those "gray" colored Sub-areas have no recommended changes associated with them. A Summary Sheet for Siesta Key follows the individual area sheets for that barrier island.

AREA 1

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 18.9  | 134                    | 59                       | 3.5               | 3.1               | 134 <sup>3</sup>              | + 75   | RSP-2           | *NA             | 134  |                                       |
| B        | 86.7  | 398                    | 224                      | 2.5               | 2.5               | 398 <sup>3</sup>              | +174   | RSP-1           | *NA             | 398  |                                       |
| C        | 9.2   | 25                     | 13                       | 2.5               | 1.4               | 25 <sup>3</sup>               | + 12   | RSP-1           | RFP-1           | 25   |                                       |
| TOTALS   | 114.8 | 557                    | 296                      | ---               | 2.5               | 557                           | +261   | -----           | -----           | 557  | 0                                     |

- 1 Multi-Family Units
- 2 Duplex Units
- 3 Single-family Units
- 4 Includes development of vacant lots under proposed zoning

AREA 2

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 29.6  | 167                    | 32                       | 2.5               | 1.0               | *167 <sup>3</sup>             | +135   | RSP-1           | RSP-1           | *167   |                                       |
| B        | 2.3   | 2                      | 1                        | 2.5               | .4                | 5                             | + 4  | RSP-1           | RE-2            | 2  |                                       |
| C        | 6.1   | 45                     | 7                        | 2.5               | 1.1               | 45                            | + 38   | RSP-1           | RSP-1           | 45   |                                       |
| D        | 12.9  | 12                     | 16                       | 2.5               | 1.2               | 32                            | + 16   | RSP-1           | RE-2            | 17   |                                       |
| E        | 30.0  | 100                    | 77                       | 2.5               | 2.5               | 100                           | + 23   | RSP-1           | RSP-1           | 100  |                                       |
| F        | 4.8   | 2                      | 2                        | 2.5               | .4                | 12                            | + 10   | RSP-1           | RE-1            | 2  |                                       |
| G        | 31.7  | 48                     | 56                       | 2.5               | 1.7               | 79                            | + 23   | RSP-1           | RE-2            | 59   |                                       |
| H        | 2.3   | 6                      | 5                        | 2.5               | 2.1               | 6                             | + 1  | RSP-1           | RSP-1           | 7  |                                       |
| I        | 8.5   | 8                      | 10                       | 2.5               | 1.1               | 21                            | + 11   | RSP-1           | RE-2            | 10   |                                       |
| TOTALS   | 128.2 | 390                    | 206                      | ---               | 1.6               | 467                           | +261   | -----           | -----           | 409  | -58                                   |

- 1 Multi-family units
- 2 Duplex units
- 3 Single-family units
- 4 Includes development of vacant lots under proposed zoning

\*This figure represents the maximum potential development based upon existing platted lots, the majority of which are 25' in width. These lots have been combined to form 1 acre parcels (see developed density under sub-area A). Therefore this figure is a theoretical maximum while the "practical" maximum would be substantially less.

AREA 3

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 2.8   | 12                     | 12                       | 4.5               | 4.5               | 12                            | 0  | RSF-3           | RSF-3           | 12   |                                       |
| B        | 3.9   | 0                      | 20                       | 4.5               | 5.1               | 20                            | 0  | RSF-3           | RSF-3           | 20   |                                       |
| C        | 4.2   | 0                      | 42                       | 13.0              | 10.0              | 54                            | +12  | RMF-3           | RMF-2           | 42   |                                       |
| D        | 1.7   | 3                      | 0                        | 13.0              | 0                 | 22                            | +22  | RMF-3           | RSF-1           | 3  |                                       |
| E        | .6    | 3                      | 6                        | 13.0              | 10.0              | 7                             | +1   | RMF-3           | RMF-2           | 6  |                                       |
| F        | 2.6   | 0                      | 64                       | 13.0              | 24.6              | 64                            | 0  | RMF-3           | RMF-3           | 64   |                                       |
| G        | 5.1   | 11                     | 10                       | 3.5               | 1.9               | 17                            | +7   | RSF-2           | RE-2            | 11   |                                       |
| H        | 11.6  | 0                      | 113                      | 13.0              | 9.7               | 150                           | +37  | RMF-3           | RMF-2           | 113  |                                       |
| I        | 23.6  | 44                     | 48                       | 2.5               | 2.0               | 59                            | +11  | RSF-1           | RE-2            | 51   |                                       |
| TOTALS   | 56.1  | 73                     | 315                      |                   | 5.6               | 371                           | +90  |                 |                 | 322  | -49                                   |

1 Multi-family units

2 Duplex units

3 Single-family units

4 Includes development of vacant lots under proposed zoning

AREA 4

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 22.9  | 0                      | 267                      | 13                | 11.6              | 1 <sup>1</sup><br>297         | + 30   | RMF-3           | RMF-2           | 267  |                                       |
| B        | 18.6  | 125                    | 221                      | 13                | 11.8              | 1 <sup>1</sup> , 2<br>275     | + 54   | RMF-3           | RSP-3           | *228   |                                       |
| C        | 5.0   | 0                      | 117                      | 13                | 23.0              | 1 <sup>1</sup><br>327         | 0  | RMF-3           | RMF-3           | 117  |                                       |
| D        | 2.1   | 0                      | 10                       | 13                | 4.7               | 1 <sup>1</sup><br>27          | + 17   | RMF-3           | RSP-3           | 10   |                                       |
| E        | 9.4   | 53                     | 92                       | 13                | 9.7               | 1 <sup>1</sup> , 2<br>122     | + 30   | RMF-3           | RSP-3           | 94   |                                       |
| F        | .1    | 1                      | 0                        | 0                 | 0                 | 0                             | 0  | OPI             | OPI             | 0  |                                       |
| G        | 5.6   | 20                     | 21                       | 13                | 3.7               | 1 <sup>1</sup> , 2<br>72      | + 51   | RMF-3           | RSP-3           | 28   |                                       |
| H        | 4.9   | 0                      | 59                       | 13                | 12.0              | 1 <sup>1</sup> , 2<br>63      | + 4  | RMF-3           | RMF-2           | 59   |                                       |
| I        | .9    | 2                      | 1                        | 13                | 1.1               | 1 <sup>1</sup><br>13          | + 12   | RMF-3           | RSP-3           | 2  |                                       |
| J        | 1.0   | 0                      | 5                        | 13                | 5.0               | 1 <sup>1</sup><br>13          | + 8  | RMF-3           | RSP-3           | 5  |                                       |
| K        | 1.6   | 0                      | 6                        | 13                | 3.7               | 1 <sup>1</sup><br>20          | + 14   | RMF-3           | RSP-3           | 7  |                                       |
| L        | 1.4   | 0                      | 42                       | 13                | 30.0              | 1 <sup>1</sup><br>42          | 0  | RMF-3           | RMF-3           | 42   |                                       |
| M        | 1.1   | 0                      | 6                        | 13                | 5.4               | 1 <sup>1</sup><br>14          | + 8  | RMF-3           | RMF-1           | 6  |                                       |
| N        | 1.4   | 6                      | 3                        | 13                | 2.1               | 1 <sup>1</sup> , 2<br>18      | + 15   | RMF-3           | RSP-1           | 6  |                                       |
| O        | 1.0   | 0                      | 9                        | 13                | 9.0               | 1 <sup>1</sup><br>13          | + 4  | RMF-3           | RMF-2           | 9  |                                       |
| P        | 5.7   | 31                     | 41                       | 13                | 7.1               | 1 <sup>1</sup> , 2<br>74      | + 33   | RMF-3           | RSP-3           | 48   |                                       |

AREA 4 (Continued)

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| Q        | .6    | 0                      | 3                        | 13                | 5.0               | 1                             | + 4  | RMF-3           | RMF-1           | 3  |                                       |
| R        | .6    | 0                      | 17                       | 13                | 28.0              | 17                            | 0  | RMF-3           | RMF-3           | 17   |                                       |
| S        | 10.7  | 0                      | 259                      | 13                | 24.0              | 259                           | 0  | RMF-3           | RMF-3           | 259  |                                       |
| T        | 8.0   | 0                      | 106                      | 13                | 13.2              | 106                           | 0  | RMF-3           | RMF-3           | 106  |                                       |
| TOTALS   | 102.6 | 238                    | 1,285                    | --                | 12.5              | 1,569                         | +284   | -----           | -----           | 1,313                                      | -256                                  |

1 Multi-family units  
2 Duplex units

AREA 5

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 3.8   | 20                     | 23                       | 6                 | 6.0               | 40 <sup>2</sup>               | +17  | RMF-1           | RSF-3           | 25 <sup>4</sup>  |                                       |
| B        | 4.8   | 34                     | 38                       | 6                 | 7.9               | 68 <sup>2</sup>               | +30  | RMF-1           | RSF-3           | 39 <sup>4</sup>  |                                       |
| C        | 1.5   | 9                      | 16                       | 6                 | 10.6              | 18 <sup>2</sup>               | +2   | RMF-1           | RSF-3           | 17 <sup>4</sup>  |                                       |
| D        | 1.8   | 4                      | 8                        | 6                 | 4.4               | 10 <sup>2</sup>               | +2   | RMF-1           | RSF-3           | 8 <sup>4</sup>   |                                       |
| E        | 2.7   | 15                     | 17                       | 6                 | 6.2               | 30 <sup>2</sup>               | +13  | RMF-1           | RSF-3           | 19 <sup>4</sup>  |                                       |
| F        | 1.6   | 10                     | 14                       | 6                 | 8.7               | 20 <sup>2</sup>               | +6   | RMF-1           | RSF-3           | 15 <sup>4</sup>  |                                       |
| TOTALS   | 16.2  | 92                     | 116                      | -                 | 7.1               | 186                           | +70  | -----           | -----           | 123  | -63                                   |

<sup>1</sup>Multi-family units

<sup>2</sup>Duplex units

<sup>3</sup>Single family units

<sup>4</sup>Includes development of vacant lots under proposed zoning

AREA 6

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 45.4  | 0                      | 536                      | 13                | 11.8              | 590 <sup>1</sup>              | + 54   | RMF-3           | RMF-2           | 536  |                                       |
| B        | 2.5   | 0                      | 0                        | NA                | NA                | 0                             | 0  | CG              | CG              | 0  |                                       |
| C        | 10.6  | 0                      | 108                      | 13                | 10.0              | 137 <sup>1</sup>              | + 29   | RMF-3           | RMF-2           | 108  |                                       |
| D        | 47.0  | 0                      | 914                      | 13                | 19.0              | 914                           | 0  | RMF-3           | RMF-3           | 914  |                                       |
| E        | 3.2   | 0                      | 6                        | 13                | 1.8               | 41 <sup>1</sup>               | + 35   | RMF-3           | RSF-1           | 8  |                                       |
| F        | 80.7  | 0                      | 1,290                    | 13                | 15.9              | 1,290 <sup>1</sup>            | 0  | RMF-3           | RMF-3           | 1,290  |                                       |
| G        | 12.8  | 37                     | 228                      | 13                | 17.8              | 226 <sup>1</sup>              | 0  | RMF-3           | RMF-3           | 228  |                                       |
| H        | 3.8   | 3                      | 10                       | 13                | 2.6               | 49 <sup>1</sup>               | + 39   | RMF-3           | RSP-1           | 10   |                                       |
| I        | 1.8   | 0                      | 31                       | 13                | 17.2              | 31 <sup>1</sup>               | 0  | RMF-3           | RMF-3           | 31   |                                       |
| J        | 2.2   | 13                     | 33                       | 13                | 15.0              | 35 <sup>1,2</sup>             | 0  | RMF-3           | RSF-3           | 34 <sup>4</sup>  |                                       |
| TOTALS   | 210.0 | 53                     | 3,156                    | --                | 15.0              | 3,313                         | +157   | -----           | -----           | 3,159  | -154                                  |

- 1 Multi-family units
- 2 Duplex units
- 3 Single-family units
- 4 Includes development of vacant lots under proposed zoning

AREA 7

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 40.7  | 0                      | 842                      | 13                | 20.6              | 842                           | 0  | RMF-3           | RMF-3           | 842  |                                       |
| B        | 2.5   | 0                      | 24                       | 13                | 9.6               | 32                            | + 8  | RMF-3           | RMF-2           | 24   |                                       |
| C        | .4    | 0                      | 0                        | 0                 | 0                 | 0                             | 0  | OPI             | OPI             | 0  |                                       |
| D        | 1.8   | 0                      | 5                        | 13                | 2.7               | 23                            | +18  | RMF-3           | RSP-1           | 5  |                                       |
| E        | 5.0   | 0                      | 118                      | 13                | 23.6              | 118                           | 0  | RMF-3           | RMF-3           | 118  |                                       |
| F        | 2.9   | 0                      | 0                        | 13                | 0                 | 37                            | +37  | RMF-3           | *RSP-1          | 7  |                                       |
| G        | 3.0   | 0                      | 20                       | 13                | 6.6               | 39                            | +19  | RMF-3           | RMF-1           | 20   |                                       |
| H        | 4.4   | 15                     | 11                       | 13                | 2.5               | 57                            | +46  | RMF-3           | RSP-1           | 15   |                                       |
| I        | 4.4   | 0                      | 96                       | 13                | 21.0              | 96                            | 0  | RMF-3           | RMF-1           | 96   |                                       |
| J        | 9.8   | 0                      | 74                       | 13                | 7.5               | 127                           | +53  | RMF-3           | RMF-1           | 74   |                                       |
| K        | 45.0  | 0                      | 673                      | 13                | 14.9              | 673                           | 0  | RMF-3           | RMF-3           | 673  |                                       |
| TOTALS   | 119.9 | 15                     | 1,863                    | --                | 15.5              | 2,044                         | +181   | -----           | -----           | 1,874                                      | -170                                  |

1 Multi-family units

2 Duplex units

3 Single-family units

4 Includes development of vacant lots under proposed zoning

This parcel contains a restaurant and vacant land.

\*This would make existing restaurant non-conforming but would reduce potential development.

AREA 8 NORTH

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 13.4  | NA                     | 9                        | NA                | NA                | 1,279                         | 0  | CG              | CG              | 9  |                                       |
| B        | 3.8   | 13                     | 18                       | 9.0               | 4.7               | 34                            | + 16   | RMF-2           | RSF-3           | 18   |                                       |
| C        | 15.1  | 0                      | 22                       | 2.5               | 1.4               | 37                            | + 15   | RSF-1           | RE-2            | 22   |                                       |
| D        | 5.0   | 10                     | 8                        | 2.5               | 2.0               | 10                            | + 2  | RSF-1           | RSF-1           | 10   |                                       |
| E        | 14.8  | 0                      | 160                      | 9.0               | 10.7              | 170                           | 0  | RMF-2           | RMF-1           | 166*   |                                       |
| F        | 6.8   | 16                     | 13                       | 3.5               | 1.9               | 16                            | 0  | RSF-2           | RSF-2           | 16   |                                       |
| G        | 8.6   | 35                     | 69                       | 6.0               | 8.0               | 69                            | 0  | RMF-1           | RMF-1           | 69   |                                       |
| H        | 8.9   | 20                     | 20                       | 2.5               | 2.2               | 20                            | 0  | RSF-1           | RSF-1           | 20   |                                       |
| I        | 28.6  | 52                     | 49                       | 2.5               | 1.8               | 71                            | + 19   | RSF-1           | RE-2            | 52   |                                       |
| J        | 125.7 | 96                     | 97                       | 2.5               | .7                | 314                           | +217   | RSF-1           | RE-2            | 125  |                                       |
| K        | 10.9  | 0                      | 8                        | 2.5               | .7                | 27                            | + 19   | RSF-1           | RE-2            | 10   |                                       |
| L        | 5.9   | 13                     | 11                       | 2.5               | 1.8               | 13                            | 0  | RSF-1           | RSF-1           | 13   |                                       |
| M        | 11.0  | 7                      | 11                       | 2.5               | 1.0               | 27                            | + 16   | RSF-1           | RE-2            | 11   |                                       |
| N        | 9.6   | 14                     | 16                       | 2.5               | 1.6               | 24                            | + 8  | RSF-1           | RE-2            | 16   |                                       |
| O        | 6.2   | 11                     | 6                        | 2.5               | .9                | 15                            | + 9  | RSF-1           | RE-2            | 6  |                                       |

\*Includes 2 parcels which could support 6 additional units.

AREA 8 NORTH (Continued)

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| P        | 9.9   | 11                     | 9                        | 2.5               | .9                | 24                            | + 13   | RSP-1           | RE-2            | 11   |                                       |
| Q        | 30.2  | 115                    | 97                       | 3.5               | 3.8               | 115                           | + 18   | RSP-2           | RSP-2           | 115  |                                       |
| R        | 17.6  | 0                      | 27                       | 2.5               | 1.5               | 44                            | + 17   | RSP-1           | RE-2            | 27   |                                       |
| S        | 7.0   | 19                     | 14                       | 2.5               | 2.7               | 17                            | + 3  | RSP-1           | RSP-1           | 19   |                                       |
| T        | 10.6  | 0                      | 2                        | 2.5               | .1                | 26                            | + 24   | RSP-1           | RE-2            | 10   |                                       |

AREA 8 SOUTH

|   |      |    |     |      |      |     |      |       |       |     |  |
|---|------|----|-----|------|------|-----|------|-------|-------|-----|--|
| A | 17.8 | 0  | 295 | 13.0 | 16.0 | 295 | 0    | RMP-3 | RMP-3 | 295 |  |
| B | 8.9  | 0  | 214 | 6.0  | 24.0 | 214 | 0    | RMP-1 | RMP-1 | 214 |  |
| C | 5.4  | 0  | 0   | 0    | 0    | 0   | 0    | GU    | GU    | 0   |  |
| D | 14.0 | 41 | 12  | 6.0  | .8   | 84  | + 72 | RMP-1 | RSP-1 | 41  |  |
| E | 1.6  | 0  | 0   | 6.0  | 0    | 9   | + 9  | RMP-1 | RSP-1 | 4   |  |
| F | 1.6  | 0  | 0   | 0    | 0    | 0   | 0    | CI    | CI    | 0   |  |
| G | .2   | 0  | 0   | 0    | 0    | 0   | 0    | ODC   | OUC   | 0   |  |
| H | 12.9 | 0  | 0   | 0    | 0    | 0   | 0    | GU    | GU    | 0   |  |

AREA 8 SOUTH (Continued)

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development Under Existing Zoning | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|---|--|-----------------|-----------------|--|---------------------------------------|
| I        | 7.1   | 0                      | 162                      | 13.0              | 22.0              | 1 <sup>1</sup><br>162                               | 0  | RMF-3           | RMF-3           | 162  |                                       |
| J        | 16.6  | 60                     | 302                      | 13.0              | 18.0              | 1 <sup>2</sup><br>302                               | 0  | RMF-3           | RMF-3           | 302  |                                       |
| K        | 5.8   | 0                      | 119                      | 2.5               | 20.0              | 1 <sup>1</sup><br>119                               | 0  | RSF-1           | RSF-1           | 119  |                                       |
| L        | 25.4  | 0                      | 18                       | 2.5               | .7                | 3 <sup>3</sup><br>63                                | + 45   | RSF-1           | RE-2            | 25   |                                       |
| M        | 10.0  | 0                      | 0                        | 0                 | 0                 | 0   | 0  | ODC             | ODC             | 0  |                                       |
| N        | .5    | 0                      | 1                        | 0                 | 2.0               | 1   | 0  | CG              | CG              | 1  |                                       |
| TOTALS   | 477.4 | 533                    | 1,789                    | -----             | 3.7               | 2,331   | +522   | -----           | -----           | 1,908  | -423                                  |

<sup>1</sup>Multi-Family Units

<sup>2</sup>Duplex Units

<sup>3</sup>Single-family Units

<sup>4</sup>Includes development of vacant lots under proposed zoning

AREA 9

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| A        | 250.4 | 955                    | 726                      | 3.5               | 1.8               | 955                           | 0  | RSF-2           | RSF-2           | 955  |                                       |
| B        | 25.6  | 38                     | 35                       | 2.5               | 1.3               | 64                            | +29  | RSF-1           | RE-2            | 38   |                                       |
| C        | 23.2  | 143                    | 115                      | 4.5               | 4.9               | 143                           | 0  | RSF-3           | RSF-3           | 143  |                                       |
| D        | 117.7 | 319                    | 292                      | 3.5               | 2.5               | 319                           | 0  | RSF-2           | RSP-2           | 319  |                                       |
| E        | 4.3   | 0                      | 0                        | 3.5               | 0                 | *NA                           | 0  | RSF-2           | RSF-2           | 0  |                                       |
| F        | 8.6   | 42                     | 34                       | 4.5               | 3.9               | 42                            | 0  | RSF-3           | RSF-3           | 42   |                                       |
| G        | 9.9   | 0                      | 0                        | 0                 | 0                 | 0                             | 0  | GU              | GU              | 0  |                                       |
| **H      | 5.0   | 0                      | 1                        | 3.5               | NA                | 17                            | +16  | RSF-2           | OPI             | 1  |                                       |
| I        | 23.3  | 85                     | 47                       | 3.5               | 2.0               | 85                            | 0  | RSF-2           | RSF-2           | 85   |                                       |
| J        | 50.3  | 313                    | 199                      | 3.5               | 3.9               | 313                           | +114   | RSF-2           | RSF-2           | 313  |                                       |
| K        | 7.4   | 22                     | 21                       | 2.5               | 2.9               | 22                            | 0  | RSP-1           | RSF-1           | 22   |                                       |
| **L      | 4.3   | 0                      | 1                        | 3.5               | .2                | 15                            | +14  | RSF-2           | OPI             | 1  |                                       |
| M        | 7.0   | 29                     | 16                       | 4.5               | 2.2               | 29                            | 0  | RSF-3           | RSF-3           | 29   |                                       |
| N        | 2.0   | 32                     | 14                       | NA                | 7.0               | 14                            | 0  | OPI             | OPI             | 14   |                                       |
| O        | 16.5  | 106                    | 88                       | NA                | NA                | 88                            | 0  | CG              | CG              | 88   |                                       |

\* Siesta Key Utility Authority Plant  
 \*\*Church property

AREA 9 (Continued)

| Sub-Area | Acres | Number of Platted Lots | Existing Number of Units | Permitted Density | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Existing Zoning | Proposed Zoning | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|----------|-------|------------------------|--------------------------|-------------------|-------------------|-------------------------------|--|-----------------|-----------------|--|---------------------------------------|
| P        | 4.9   | 6                      | 1                        | 3.5               | NA                | 17 <sup>3</sup>               | + 16   | RSP-2           | RE-1            | 2  |                                       |
| TOTALS   | 560.4 | 2,090                  | 1,590                    | ---               | 2.8               | 2,123                         | +189   | -----           | -----           | 2,052  | -71                                   |

- 1 Multi-family units
- 2 Duplex units
- 3 Single-family units
- 4 Includes development of vacant lots under proposed zoning

SUMMARY SHEET

| Area   | Acres   | Number of Platted Lots | Existing Number of Units | Developed Density | Maximum Potential Development | Net Difference Number of Units vs. Maximum Potential | Maximum Development Potential Based on Proposed Zoning | Net Change From Potential Development |
|--------|---------|------------------------|--------------------------|-------------------|-------------------------------|--|--|---------------------------------------|
| 1      | 114.8   | 557                    | 296                      | 2.5               | 557                           | + 261  | 557  | 0                                     |
| 2      | 128.2   | 390                    | 206                      | 1.6               | 467                           | + 261  | 409  | - 58                                  |
| 3      | 56.1    | 73                     | 315                      | 5.6               | 371                           | + 90   | 322  | - 49                                  |
| 4      | 102.6   | 238                    | 1,285                    | 12.5              | 1,569                         | + 284  | 1,313  | - 256                                 |
| 5      | 16.2    | 92                     | 116                      | 7.1               | 186                           | + 70   | 123  | - 63                                  |
| 6      | 210.0   | 53                     | 3,156                    | 15.0              | 3,313                         | + 157  | 3,159  | - 154                                 |
| 7      | 119.9   | 15                     | 1,863                    | 15.5              | 2,044                         | + 181  | 1,874  | - 170                                 |
| 8      | 477.4   | 533                    | 1,789                    | 3.7               | 2,331                         | + 522  | 1,908  | - 423                                 |
| 9      | 560.4   | 2,090                  | 1,590                    | 2.8               | 2,123                         | + 189  | 2,052  | - 71                                  |
| TOTALS | 1,785.6 | 4,041                  | 10,616                   | 5.9               | 12,961                        | +2,015   | 11,717   | -1,244                                |

PART III

- I. A unilateral modification of the density limitations on the barrier islands, as reflected in the proposed ordinance, would include certain parcels whose potential for development and/or redevelopment would not actually be impacted due to the characteristics of the underlying plats or the existing developed density which already exceeds existing zoning limitations. The only results of this unilateral action as it relates to these parcels would be a substantial increase in the number of non-conforming uses on the barrier islands. A parcel by parcel analysis, however, allows for a modification of density limitations which are sensitive to the development, zoning, and platting characteristics of each parcel and can, therefore, be translated to an actual (as opposed to paper) reduction in the maximum development or redevelopment potential.
- II. A comparison of the existing number of residential units on the three barrier islands, their maximum development and redevelopment potential based upon existing zoning and platting, the impact upon this maximum potential as reflected by the proposed ordinance, and the impact upon the maximum potential as reflected by the staff's parcel by parcel approach are reflected by the following Table I.

TABLE I

| Barrier Island | Number of Existing Units | Maximum Number of Units Based Upon Existing Zoning/ or Platted Lots which ever is Greater | Maximum Number of Units Permitted Under the Proposed Ordinance | Maximum Number of Units Permitted Under the Staff Recommendations |
|----------------|--------------------------|---|--|---|
| Casey Key      | 562                      | 997   | 674  | 679   |
| Manasota Key   | 295                      | 561   | 559  | 519   |
| Siesta Key     | 10,616                   | 12,961  | 11,962   | 11,717  |
| TOTAL          | 11,477                   | 14,519  | 13,195   | 12,915  |

- III. Based upon the detailed inventory, analysis, and synthesis of the barrier islands contained herein, staff would recommend that the Board of County

Commissioners proceed with implementing the specific density limitations reflected in Part II. As stated earlier, these site specific recommendations are color coded "white" on the tables contained in Part II.

IV. On March 24, 1981, the Board of County Commissioners enacted Ordinance No. 81-28 which, in essence, (a) deleted all townhouses and multi-family residential uses from the list of permitted uses and special exceptions in the OPI, (b) prohibited new residential uses unless totally accessory to permitted uses in the OPI, and (c) modified the OPI "Intent" accordingly. Staff would recommend that this same approach to regulating residential development within the OPI be extended to the CG districts (County-wide) and that the maximum residential density within the OPI and CG districts be reduced on the barrier islands as reflected in the proposed ordinance (i.e., from 18 to 9 units/acre in the CG and from 9 to 4.5 in the OPI.)

V. If the site specific staff recommendations contained within Part II of this report (Sub-areas color coded "white") are adopted by the Board of County Commissioners after the effective date of Apoxsee (October 1, 1981), that action would implement Program 8 of the Future Land Use Plan Element which states: "The intensity of future development on the barrier islands of Sarasota County shall not exceed that allowed by existing zoning. Parcels already developed at densities less than that permitted by the existing zoning should be down zoned to the zone district most closely corresponding to the existing development on the parcel taking into consideration existing plats. Parcels which are undeveloped and zoned for Commercial General (CG) uses are to be down zoned to a less intensive zoning district category."

## APPENDIX I

### ORDINANCE NO.

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, RELATING TO PLANNING AND ZONING; DEFINING THE APPLICABILITY OF SAID ORDINANCE TO SIESTA, CASEY AND MANASOTA KEYS; MAKING CERTAIN FINDINGS OF FACT; REDUCING THE NUMBER OF DWELLING UNITS PER GROSS ACRE FOR VARIOUS ZONING DISTRICTS; PROVIDING FOR APPLICABILITY TO PENDING DEVELOPMENTS; SUPERSEDING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; 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.

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

2. An accelerating growth rate in the 1970's in Sarasota County has resulted in Sarasota County experiencing one of the most rapid growth rates in the United States.

3. Development on Siesta Key has strained or exceeded the ability of many natural and man-made systems to support the existing human population living on Siesta Key.

4. The provision of public facilities and services to accommodate increasing population, including but not limited to public roads, is not keeping pace with population growth, thereby creating problems which far outstrip the County's resources and capabilities of either providing said services itself, or of 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.

5. Barrier islands are extremely vulnerable to the disastrous impact of hurricanes and the resulting loss of human life and property. Evacuation of barrier island residents to the mainland is the only practical means of protecting human life in the event of such storms. Any increase in population on barrier islands increases the threat to human life from hurricanes and requires additional time and effort to carry out evacuations.

6. Federal, state, regional and local studies stress the importance of preserving offshore islands, where possible, and limiting, in all instances, the urbanization of the offshore islands which are a major natural resource of the State of Florida.

7. Decreasing densities in zoning districts is well recognized as one important planning approach to help close the gap between an accelerating growth rate and a lagging program of providing public facilities and services. Furthermore, by decreasing densities in unincorporated Siesta Key, Casey Key and those portions of Manasota Key in Sarasota County, population growth on these vulnerable barrier islands can be limited while at the same time affording property owners reasonable use of their property.

## APPENDIX I

### ORDINANCE NO.

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, RELATING TO PLANNING AND ZONING; DEFINING THE APPLICABILITY OF SAID ORDINANCE TO SIESTA, CASEY AND MANASOTA KEYS; MAKING CERTAIN FINDINGS OF FACT; REDUCING THE NUMBER OF DWELLING UNITS PER GROSS ACRE FOR VARIOUS ZONING DISTRICTS; PROVIDING FOR APPLICABILITY TO PENDING DEVELOPMENTS; SUPERSEDING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; 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.

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

2. An accelerating growth rate in the 1970's in Sarasota County has resulted in Sarasota County experiencing one of the most rapid growth rates in the United States.

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Section 3. Permitted Number of Dwelling Units  
Per Gross Residential Acre.

1. The permitted number of dwelling units per gross acre in multiple family zoning is established as follows:

|       |                                       |   |
|-------|---------------------------------------|---|
| RMF-1 | Residential Multiple Family District: | 3 |
| RMF-2 | Residential Multiple Family District: | 4 |
| RMF-3 | Residential Multiple Family District: | 6 |
| RMF-4 | Residential Multiple Family District: | 9 |

2. The maximum number of dwelling units per gross acre permissible by special exception in the following districts is established as follows:

|     |  |     |
|-----|--|-----|
| CG  | Commercial General<br>(Hotels and motels: 18 units per acre) | 9   |
| OPI | Office, Professional, Institutional<br>District              | 4.5 |

3. The permitted number of dwelling units per gross acre in single family residential districts is established as follows:

|       |                                     |     |
|-------|-------------------------------------|-----|
| RSP-1 | Residential Single Family District: | 1   |
| RSP-2 | Residential Single Family District: | 1.5 |
| RSP-3 | Residential Single Family District: | 2   |
| RSP-4 | Residential Single Family District: | 2.5 |

Section 4. Applicability to Pending Developments.

1. Multiple family development projects, including those within CG and OPI Districts, for which site and development plans or preliminary plats (preliminary subdivision plans) were lawfully approved prior to the effective date of this Ordinance, may continue, and building permits 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 the above date shall comply with the densities as established by this Ordinance.

2. Single family development projects for which site and development plans or preliminary plats (preliminary subdivision plans) were lawfully approved prior to the effective date of this Ordinance may continue, and building permits 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 the above date shall comply with the densities as established by this Ordinance.

Section 5. Construction.

This Ordinance shall supersede any provision of any existing ordinance to the extent of any conflict with this Ordinance, including the adoption procedure for this Ordinance.

Section 6. Severability.

In the event any section, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY this \_\_\_\_\_ day of \_\_\_\_\_, 1981.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

BY: \_\_\_\_\_  
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: \_\_\_\_\_  
Deputy Clerk

APPENDIX II

ORDINANCE NO. 81- 54

AN EMERGENCY ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING SARASOTA COUNTY ORDINANCE NO. 75-38, RELATING TO COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF THE COUNTY; AMENDING SECTION 5.4 RELATING TO NON-CONFORMING STRUCTURES WITH RESPECT TO THE CONDITIONS UNDER WHICH SUCH STRUCTURES MAY BE REBUILT AFTER DESTRUCTION; PROVIDING FINDINGS; PROVIDING FOR THE EFFECT OF THIS ORDINANCE UPON OTHER ORDINANCE PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Findings. The Board of County Commissioners hereby makes the following findings:

A. It is the intent of the Board of County Commissioners that non-conforming structures should be permitted to continue until they are voluntarily removed or removed as required by these zoning regulations. It is not the intent of the Board of County Commissioners to encourage the survival of non-conforming structures or other non-conformities under the Sarasota County Zoning Code.

B. The occurrence of voluntary destruction of non-conforming structures and their replacement with new non-conforming structures defeats the purpose of comprehensive zoning and is contrary to the public health, safety and general welfare.

C. An emergency exists and the immediate enactment of this ordinance is necessary.

Section 2. Amendment of Sarasota County Ordinance No. 75-38. Section 5.4.b. of Sarasota County Ordinance No. 75-38 is hereby amended to read:

5.4.b. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means other than as a result of governmental action to an extent of more than fifty (50%) percent of its actual replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of these zoning regulations.

Notwithstanding the foregoing restrictions as to reconstruction, any residential structure or structures in any residential zone district may be rebuilt after destruction, except when destruction has occurred by the voluntary act of the owner, to the prior extent, height and density of units per acre regardless of the percentage of destruction. In the event of such rebuilding, all setbacks and other applicable district requirements shall be met unless a variance therefor is obtained from the Board of Zoning Appeals. For the purpose of this Section, a hotel, motel, or boathouse structure shall be considered to be a residential structure.

Section 3. Effect Upon Other Ordinance Provisions. The provisions and enactment procedure of this ordinance shall prevail over any other ordinance provisions in conflict herewith.

Section 4. Severability. If any portion of this ordinance is declared invalid for any reason by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Section 5. Effective Date. This ordinance shall become effective when a certified copy thereof has been accepted by the postal authorities of the Government of the United States for special delivery by registered mail to the Department of State of the State of Florida. The Clerk is hereby directed to take such steps as are necessary to carry out the provisions of this section.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 14th day of April, 1981.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

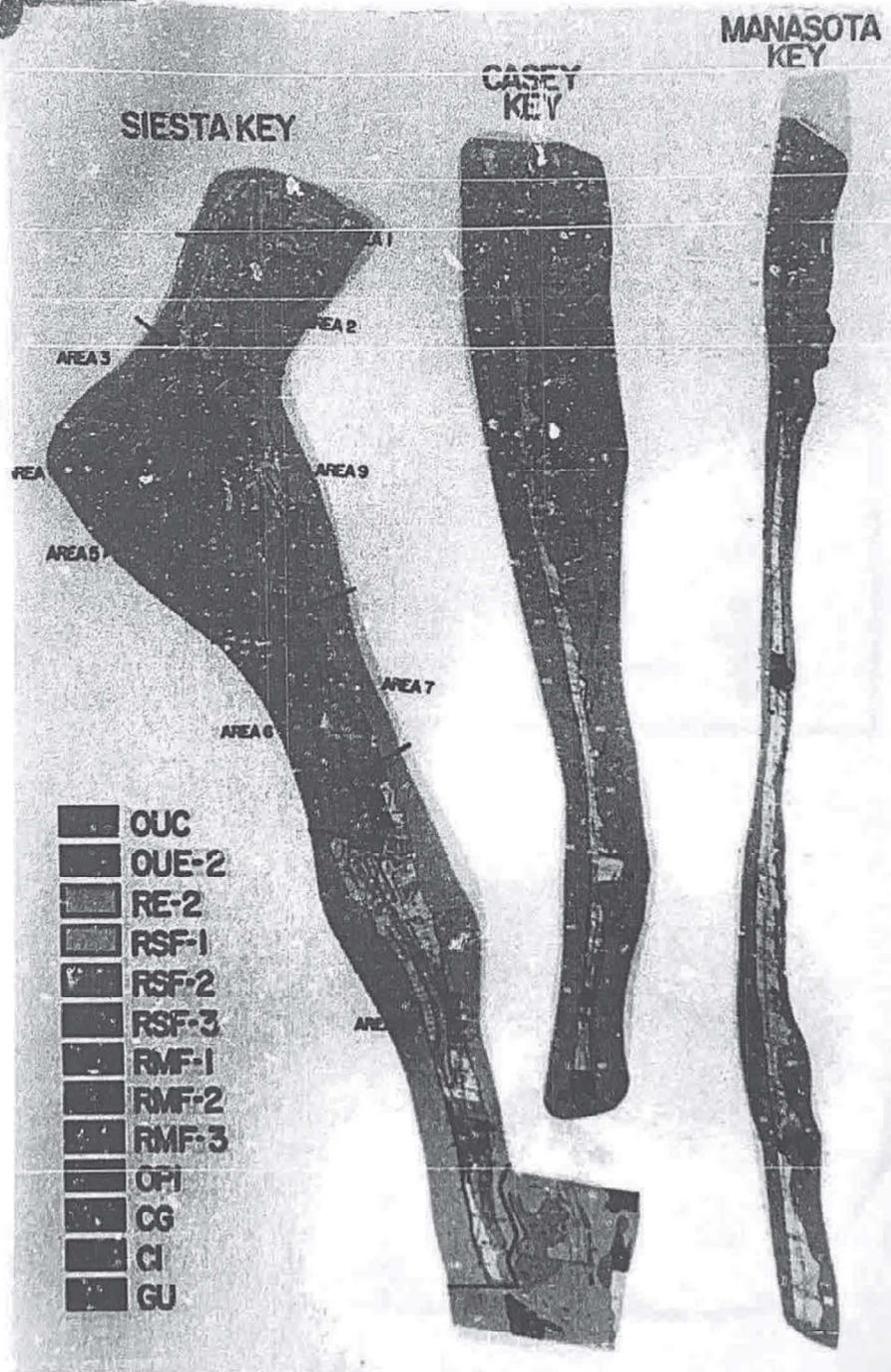
By: Beverly Clay  
Chairman

ATTEST:

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

By: Christine Galloway  
Deputy Clerk

EO 81-54



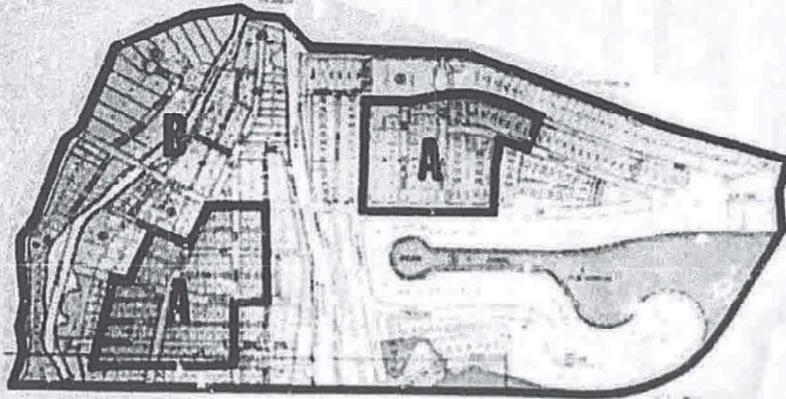
# STUDY AREA 1

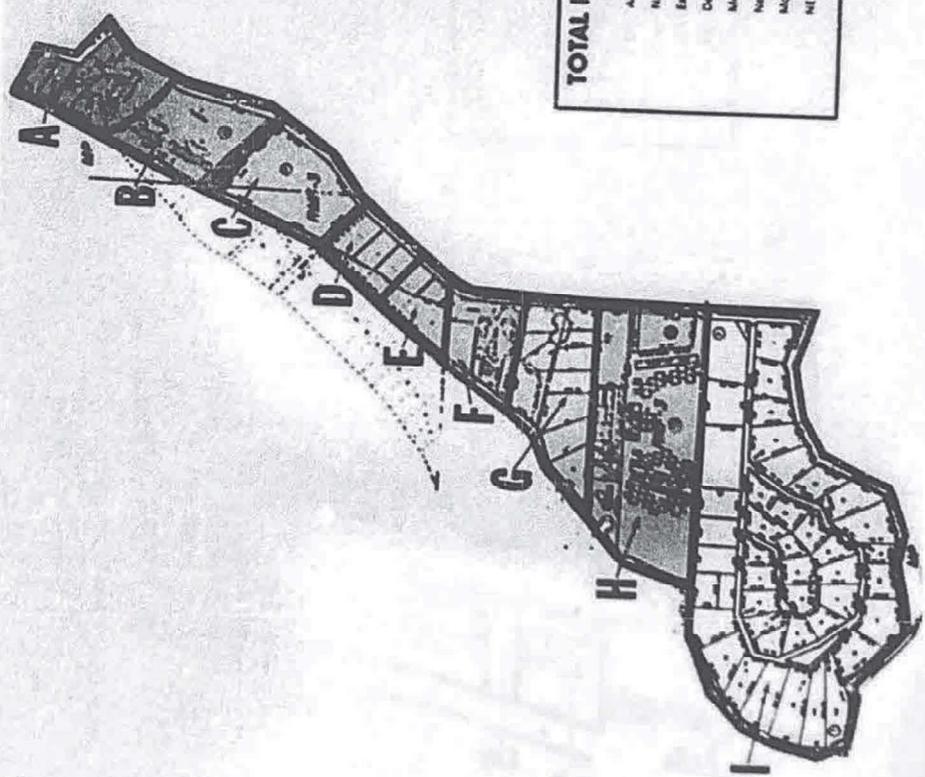
**SUB-AREAS RECOMMENDED FOR DENSITY LIMITATION:**  
None

**DENSITY LIMITATIONS FOR SUB-AREAS: N/A**

## TOTAL NET RESULTS FOR STUDY AREA:

|  |       |
|--|-------|
| Acres  | 114.8 |
| No. of Platted Lots                                    | 557   |
| Existing No. of Units                                  | 296   |
| Developed Density                                      | 2.5   |
| Maximum Potential Development Under Existing Zoning    | 557   |
| Net Difference - No. of Units vs. Maximum Potential    | +261  |
| Maximum Development Potential Based on Proposed Zoning | 557   |
| NET CHANGE FROM POTENTIAL DEVELOPMENT                  | 0     |





**STUDY AREA 3**  
**SUB-AREAS RECOMMENDED FOR DENSITY LIMITATION: C, D, E, G, H, I**  
**DENSITY LIMITATIONS FOR SUB-AREAS**  
 C from RMF-3 to RMF-2  
 D from RMF-3 to RSF-1  
 E from RMF-3 to RMF-2  
 G from RSF-2 to RE-2  
 H from RMF-3 to RMF-2  
 I from RSF-1 to RE-2

**TOTAL NET RESULTS FOR STUDY AREA:**

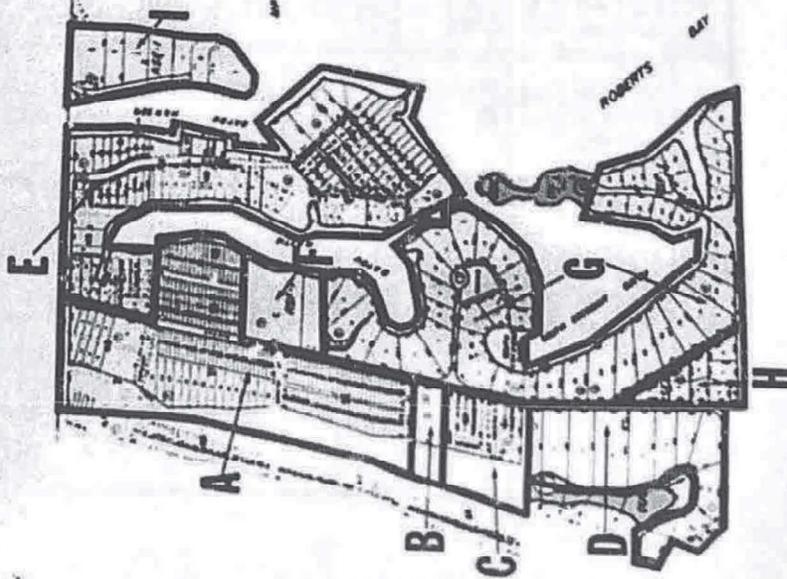
|  |      |
|--|------|
| Acres  | 56.1 |
| No. of Padded Lots                                     | 73   |
| Existing No. of Units                                  | 315  |
| Developed Density                                      | 5.6  |
| Maximum Potential Development Under Existing Zoning    | 371  |
| Net Difference - No. of Units vs. Maximum Potential    | +50  |
| Maximum Development Potential Based on Proposed Zoning | 322  |
| NET CHANGE FROM POTENTIAL DEVELOPMENT                  | -49  |

**STUDY AREA 2**

**SUB-AREAS RECOMMENDED FOR DENSITY LIMITATIONS:**  
B, D, F, G, I,

**DENSITY LIMITATIONS FOR SUB-AREAS**

- B from RSF-1 to RE-2
- D from RSF-1 to RE-2
- F from RSF-1 to RE-1
- G from RSF-1 to RE-2
- I from RSF-1 to RE-2



**TOTAL NET RESULTS FOR STUDY AREA:**

|  |       |
|--|-------|
| Acres  | 128.2 |
| No. of Finished Lots                                   | 390   |
| Existing No. of Units                                  | 206   |
| Developed Density                                      | 1.6   |
| Maximum Potential Development Under Existing Zoning    | 467   |
| Net Difference - No. of Units vs. Maximum Potential    | +261  |
| Maximum Development Potential based on Proposed Zoning | 409   |
| NET CHANGE FROM POTENTIAL DEVELOPMENT                  | -58   |

## SUMMARY SHEET

| AREA   | ACRES  | NO. OF LOTS | EXISTING<br>NO. OF UNITS | DEVELOPED<br>DENSITY | MAXIMUM<br>POTENTIAL<br>DEVELOPMENT | NET. DIFF.<br>NO. OF UNITS<br>POTENTIAL | MAXIMUM<br>DEVELOPMENT<br>POTENTIAL<br>BASED UPON<br>PROP. ZONING | NET CHANGE<br>FROM<br>POTENTIAL<br>DEVELOPMENT |
|--------|--------|-------------|--------------------------|----------------------|-------------------------------------|---|---|--|
| 1      | 114.8  | 557         | 296                      | 2.5                  | 557                                 | +261                                    | 557   | 0  |
| 2      | 128.2  | 390         | 206                      | 1.6                  | 467                                 | +261                                    | 409   | -58  |
| 3      | 56.1   | 73          | 315                      | 5.6                  | 371                                 | +90                                     | 322   | -49  |
| 4      | 102.6  | 238         | 1285                     | 12.5                 | 1569                                | +284                                    | 1313  | -256   |
| 5      | 16.2   | 92          | 116                      | 7.1                  | 186                                 | +70                                     | 123   | -63  |
| 6      | 210.0  | 53          | 3156                     | 15.0                 | 3313                                | +157                                    | 3159  | -154   |
| 7      | 119.9  | 15          | 1863                     | 15.5                 | 2044                                | +181                                    | 1874  | -170   |
| 8      | 477.4  | 533         | 1789                     | 3.7                  | 2331                                | +522                                    | 1908  | -423   |
| 9      | 560.4  | 2090        | 1590                     | 2.8                  | 2123                                | +189                                    | 2052  | -71  |
| TOTALS | 1785.6 | 4041        | 10616                    | 5.9                  | 12961                               | 2015                                    | 11717   | -1244  |