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May 18, 2020

VIA HAND DELIVERY

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Nicole M. Price
Stephen D. Rees, Jr.
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Jaime L. Wallace
John J. Waskom
Richard S. Webb, IV

Sarasota County
Planning and Development Services Department
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

Re: Siesta Key Hotel Project: Pre-Application Development Review Committee Request

Dear Sir or Madam,

Please accept this request for the Pre-Application Development Review Committee meeting scheduled for June 4, 2020. SKH 1, LLC, the "Applicant", is the land lessee under a long-term ground lease of the property generally located at the northeast quadrant of the intersection of Ocean Blvd. and the southwest quadrant of the intersection of Calle Miramar and Calle Menorca (Sarasota County PID Nos. 0080240013, 0080240014, 0080240015, and 0080240020).

Enclosed herewith are (1) Check No. 94747 payable to the Sarasota County Board of County Commissioners in the amount of \$350.00 for the Pre-Application Fee, (2) a completed Pre-Application (DRC Meeting) General Information Form and accompanying exhibits, and (3) the proposed Development Concept Plan.

Do not hesitate to contact me if you have any questions or if you require anything further. Thank you.

Sincerely,

ICARD MERRILL

G. Matthew Brockway

WM3 Sarasota Board of County Commi 5/15/2020 94747

Inv.Date	Inv.No.	Invoice Description	Amount
05-15-2020	QuickChe	WM3 69881-112278 SKH1, LLC	350.00

Total: \$350.00

WM3 69881-112278 SKH1, LLC

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A. ATTORNEYS & COUNSELORS AT LAW P.O. BOX 4195 SARASOTA, FL 34230-4195		CenterState Bank	94747
VOID AFTER 180 DAYS			94747
PAY:	<i>Three Hundred Fifty and No/100 Dollars</i>	DATE	AMOUNT
		5/15/2020	\$350.00
TO THE ORDER OF	Sarasota Board of County Commissioners	ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A. SPECIAL ACCOUNT  AUTHORIZED SIGNATURE	

Security features included. Details on back.

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

94747

1102	Sarasota Board of County Commission	5/15/2020	\$350.00
G/L Acct.	Matter I.D.	Inv.No.	Inv.Date
2000-000	69881-112278	99	QuickCheck 05-15-2020
			Amount
			350.00



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

PROJECT INFORMATION

Project Name Siesta Key Hotel
Short Legal (General location) NE Quadrant of Ocean Blvd. & Beach Rd. Intersection
Acres (Total site) 41,737 SF (0.96 acres)
Parcel Identification (PID) Numbers (note partial PIDs) See attached Exhibit "A".
Address See attached Exhibit "A".

Existing and Previous Use of Land

What are the existing uses on this property? Office and Multi-Family Apartments
What are the previous uses on this property? Same, plus Commercial and Residential

APPLICATION TEAM

Agent

Name William W. Merrill, III Company Icard Merrill
Address 2033 Main St., Suite 600, Sarasota, FL 34237
Email wmerrill@icardmerrill.com
Phone numbers: Office 941.366.8100 Cell 941.356.8100

Owner

Name Louise Khaghan Company Calle Miramar LLC
Address 400 E. 84th St., Unit PH 2C, New York, NY 10028
Email info@marvinkagan.com
Phone numbers: Office 917.687.5588 Cell 917.687.5888

~~Contract Purchaser~~ Land Lessee

Name Robert T. Anderson, Jr. Company SKH 1, LLC
Address 8388 South Tamiami Trail, Suite 306, Sarasota, FL 34238
Email robertsrq@icloud.com
Phone numbers: Office 941.350.8671 Cell 941.350.8671

Other Team Members

Name See attached Exhibit "B". Company _____
Address _____
Email _____
Phone numbers: Office _____ Cell _____



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

APPLICATION DETAILS

Application Type

- Private
- Public (County-Initiated)

Type of Request

- RZ (Rezone)
- SE (Special Exception)

****MUST INCLUDE**** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)2)a.)
(Maximum of 255 Characters)

(1) Special Exception for Transient Accommodations; (2) Special Exception for building height increase to 80± feet above BFE; (3) Comprehensive Plan Amendment to text of FLU Policy 2.9.1; and (4) UDC Text Amendment. See attached Exhibits "C" and "D".

Note other Applications that will be processed concurrently with this Application:

- Comprehensive Plan Amendment (CPA)
- Critical Area Plan (CAP) Amendment
- Zoning Text Amendment (ZTA)

PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- N
- Y

Previous Petition Numbers:

List other previous approvals (variances, alternative parking plans):

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

Zoning Districts

Existing

1. District CG/SKOD
a. Acres 0.96
2. District _____
a. Acres _____
3. District _____
a. Acres _____

Proposed

1. District CG/SKOD
a. Acres 0.96
2. District _____
a. Acres _____
3. District _____
a. Acres _____

Is a Planned District proposed?

- N
 Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- Unknown
 N
 Y; Describe

Is the purpose of the proposed application to address a code violation?

- N
 Y; Describe

Future Land Use (FLU) Designations

Existing

1. Designation Barrier Island ("BI")
a. Acres 0.96
2. Designation _____
a. Acres _____
3. Designation _____
a. Acres _____

Proposed

1. Designation Barrier Island ("BI")
a. Acres 0.96
2. Designation _____
a. Acres _____
3. Designation _____
a. Acres _____

Is this property located within the **Urban Service Boundary Layer**

- N
 Y



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Is property located in a **Critical Area Plan (CAP)**?

- Unknown
- N
- Y

Name of CAP _____

Attach a copy of the adopted ordinance to your Pre-Application Form.

PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

- N
- Y

Is the mix of uses within single development plan?

- N
- Y

Note the proposed amount of each use:

- Commercial: Sq. Ft. _____
- Office: Sq. Ft. _____
- Industrial: Sq. Ft. _____
- Civic: Sq. Ft. _____
- Residential: Number of units _____
- Transient Accommodation (hotel/motel):
 - Number of rooms _____
 - Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

SINGLE-USE

Non-Residential

Is a Non-Residential Use Proposed?

- N
 Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

Transient Accommodations: hotel with 170 rooms, with hotel restaurant, bar, and shops located inside the main building. See attached Exhibit "C".

Note the proposed use and amount:

- Assisted Living Facility (ALF)
 Number of beds per room (per Unified Development Code Section 124-144(a)) _____
- Commercial: Sq. Ft. _____
- Office: Sq. Ft. _____
- Industrial: Sq. Ft. _____
- Telecommunication Tower: Height _____
- Transient Accommodation (hotel/motel):
 Number of rooms 170
 Number of rooms with a kitchen (per Unified Development Code Section 124-305) N/A
- Other: Type _____ ; Sq. Ft. _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? 3
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Residential

Is a Residential Use Proposed?

- N
 Y

Requested Total Number of Units N/A



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Requested Density N/A (units/acre)

Type and Number of Units

- Single Family detached; Number _____
- Single Family attached; Number _____
- Multi-Family; Number _____
- Live-Work; Number _____

Anticipated Price Range (Market Rate):

For Sale _____

For Rent _____



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Is Affordable/Workforce Housing being provided?

- Unknown
- N
- Y
- At or below 80% AMI: _____ % of Units _____ # of Units
- At or below 100% AMI _____ % of Units _____ # of Units
- At or below 120% AMI: _____ % of Units _____ # of Units
- At or below 140% AMI _____ % of Units _____ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale _____

For Rent _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Development Timeframe

Anticipated Construction Start Date _____

Anticipated Build-Out Date _____



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

N Attach the Easement Agreement to the Formal Application Packet.

Y Name of public road Calle Miramar and Beach Rd.

SCAT (Sarasota County Area Transit)

Is proposed project on an existing SCAT route?

N

Y The distance of main entrance to nearest bus stop is: ~ 200 ft.

What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)

None

Yes, please list _____

Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

Existing TBD

Proposed TBD

How will stormwater runoff will be managed?

Existing (or modification of existing) stormwater facilities

Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

Wet Pond

Dry Pond

Swales

Underground Vault

Low Impact Development (LID) Techniques

Other _____

Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.

Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

- N
 Y

Is there an existing septic system on the property?

- N
 Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? 90 EDUs

Potable Water

How will potable water be provided?

- Existing well
 Proposed well
 Sarasota County Utilities
 Other provider; Provider Name _____

Wastewater

How will wastewater be provided? (Check all that apply)

- Existing septic tank
 Proposed septic tank
 Sarasota County Utilities
 Other provider; Provider Name _____

Reclaimed Water

Will reclaimed water be utilized by the proposed development?

- N
 Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

- N
 Y

Provide the name of the proposed reclaimed water supplier _____

Is reclaimed water available to the property?

- N
 Y

Will an augmentation be utilized as a backup for the reclaimed water?

- N
 Y

Estimated irrigated acreage _____



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

REQUIREMENTS SUMMARY

- Part A Pre-Application General Information Form**
- \$350.00** Pre-Application Fee
- Aerial imagery of parcel(s)** (most recent available)
 - Aerial 1** – General area of subject property, adjacent properties and area roadways
 - Aerial 2** – Subject site; label all PIDs and roadways
- Pre-Application Development Concept Plan (DCP)**
The Pre-Application DCP is required to include the following:
 - Scale Bar
 - North Arrow (prefer pointing to top of page)
 - Date
 - Legend
 - Property Boundary
 - Adjacent Existing Uses
 - Existing On-Site Uses (buildings, parking, wells, septic field)
 - Existing Land Cover (vegetation, grand trees)
 - Protected Environmental Habitat
 - Proposed Uses
 - Access Roads/Drives
 - Buffers – width and opacity
 - Buildings
 - Non-Residential Area (Sq. Ft.)
 - Parking Areas
 - Residential Units Requested (Max)
 - Setbacks – dimension
 - Stormwater ponds
- Notes / Site Data Table**
 - Area (Gross Acres)
 - Zoning – Existing and Proposed
 - Residential Units Requested
 - Non-Residential Area (Sq. Ft.)
 - Open Space – Required and Proposed
 - Parking – Required and Proposed
 - Parkland Calculations (if applicable)
 - Building Heights

EXHIBIT "A" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM

PROJECT PARCEL IDENTIFICATION (PID) NOS. AND ADDRESSES

1. PID No. 0080240013
220 Calle Miramar
Sarasota, FL 34242
2. PID No. 0080240014
226 Calle Miramar
Sarasota, FL 34242
3. PID No. 0080240015
214 Calle Miramar, #4
Sarasota, FL 34242
4. PID No. 0080240020
221 Beach Rd.
Sarasota, FL 34242

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***[EXHIBIT "B" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
COMMENCES ON FOLLOWING PAGE]***

EXHIBIT "B" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM

OTHER TEAM MEMBERS

Architect:

Mark Sultana, AIA, NCARB
DSDG Architects
1348 Fruitville Rd., Ste. 204
Sarasota, FL 34236
marks@dsdginc.com
941.955.5645 (office)
941.920.2530 (cell)

Engineer:

Christopher Hatton, P.E.
Kimley-Horn
655 North Franklin Street, Suite 150
Tampa, FL 33602
christopher.hatton@kimley-horn.com
813.635.5523 (office)
813.541.3508 (cell)

Planner:

Kelley Klepper, AICP
Kimley Horn
1777 Main Street, Suite 200
Sarasota, FL 34236
kelley.klepper@kimley-horn.com
941.379.7673 (office)
941.527.9070 (cell)

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***[EXHIBIT "C" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
COMMENCES ON FOLLOWING PAGE]***

EXHIBIT "C" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM

PROJECT NARRATIVE

SKH 1, LLC, a Florida limited liability company ("Petitioner") is seeking a Special Exception to permit (1) Transient Accommodations within the Commercial General/ Siesta Key Overlay District ("CG/SKOD") pursuant to Section 124-43 and 124-102(b)(4)e.3 of the Sarasota County Unified Development Code (the "UDC"), and (2) a height increase in the CG/SKOD zoning district to 80 feet above Base Flood Elevation ("BFE").

The subject property (the "Property") comprises approximately 0.96 acres, more or less, and is located at the northeast quadrant of the intersection of Ocean Blvd. and Beach Rd. and the southwest quadrant of the intersection of Calle Miramar and Calle Menorca. The Property is generally identified by Sarasota County PID Nos. 0080240013, 0080240014, 0080240015, and 0080240020. The current uses of the Property include office, multi-family-apartments, and commercial parking uses.

The Property's future land use designation is Barrier Island ("BI"), and, as mentioned above, its zoning district is CG/SKOD. No changes to the Property's future land use designation or zoning district are proposed. Pursuant to UDC Section 124-102(b)(4)e.3, Transient Accommodations are allowed by Special Exception in the CG/SKOD zoning district, and pursuant to UDC Section 124-76(c)(3)f, maximum height in the CG/SKOD zoning district may be increased up to 85 feet above BFE by Special Exception.

Petitioner is the land lessee of the Property under a long-term ground lease. The purpose of the Special Exception is to permit the construction, development, and operation of an 8-story hotel (a 5-level hotel over 3 levels of parking; the first parking level is below BFE) with hotel restaurant, bar, and shops located inside the main building. The proposed hotel would have a height of 80 feet above BFE. The architecture of the hotel will compliment and be consistent with the style of Sarasota and Siesta Key, incorporating key design features from the Sarasota School of Architecture. The primary access to the Property and the hotel will be from Calle Miramar.

Simultaneously with the Special Exception for the hotel, Petitioner is also requesting a text change to Future Land Use Policy 2.9.1 of the Sarasota County Comprehensive Plan (the "Comprehensive Plan"), as well as a zoning text amendment to the UDC. The proposed text of these amendments (in ~~striketrough~~/underline form) is included as Exhibit "D" to the DRC Pre-Application Form. Generally, the text amendments to the Comprehensive Plan provide that Transient Accommodations are considered a non-residential use and treated as such.

Treating Transient Accommodations as a non-residential or commercial use is consistent with the true nature of the use. After all, from a land use, planning, and zoning perspective, hotels are a commercial use critical to tourism and our local economy. To that end Transient Accommodations are only permitted (either as Permitted Uses or by Special Exception) in certain *commercial* zoning districts. The text amendments to the UDC would apply County-wide (not just to a small area of Siesta Key). Compared with the current "residential density" approach to Transient Accommodations, the proposed text amendments will result in simpler application of the UDC to Transient Accommodations. These text amendments will eliminate residential density and residential density calculations for Transient Accommodations, and instead rely on existing height, bulk, setback and other commercial development standards and requirements. This approach also results in a more efficient use of land. Where a Special Exception is currently required, the Board of County Commissioners will continue to have the right to approve Transient Accommodations through the existing Special Exception process.

EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
COMPREHENSIVE PLAN TEXT AMENDMENT AND UDC TEXT AMENDMENT

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

Comprehensive Plan Future Land Use Policy 2.9.1

Barrier Islands are designated on the Future Land Use Map to recognize existing land use patterns and to provide a basis for hurricane evacuation planning and disaster mitigation efforts. The intensity and density of future development on the Barrier Islands of Sarasota shall not exceed that allowed by zoning ordinances and regulations existing as of March 13, 1989, except that, (i) with respect to lands zoned RMF as of that date and consistently so thereafter, a non-conforming duplex whose density exceeds the density restrictions of the zoning regulations and restrictions may be rebuilt within the footprint of the structure, or a non-conforming multi-family structure may be demolished and a duplex rebuilt in its place within the prior footprint of the multi-family structure without violating this policy; and (ii) with respect to lands zoned CG/SKOD, such lands may be redeveloped to contain transient accommodations which exceed the density and intensity restrictions of the zoning regulations existing as of that date without violating this policy.

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

UDC Sec. 124 – 76(c)(1) – “CN” Commercial, Neighborhood.

* * *

- f. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CN District:

Commercial, Neighborhood	Standards CN
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations	
Over 25% of units with kitchen	n/a
Up to 25% of units with kitchen	n/a
<u>Transient Accommodations in the</u> Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	n/a
Open Space (minimum)	
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	20
Side Yard ³	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20

<i>Bulk (maximum) ²</i>	
Height by Right (feet)	25 ⁵
Height by Special Exception (feet)	35
Building Coverage	n/a
Floor Area Ratio (FAR)	1.2 ⁴
<i>Table Notes:</i>	
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.</p> <p>⁵ Upper-story residential uses in the CN District shall have a maximum height of 35 feet.</p>	

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

UDC Sec. 124 – 76(c)(2) – “OPI” Office, Professional and Institutional.

* * *

- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the OPI Districts:

Office, Professional and Institutional	Standards OPI
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations	
Over 25% of units with kitchen	n/a
Up to 25% of units with kitchen	n/a
<u>Transient Accommodations in the</u> Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	n/a
Open Space (minimum)	n/a
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	25
Side Yard ³	10
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20

<i>Bulk (maximum) ²</i>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection f., below)	85
Building Coverage	30%
Floor Area Ratio (FAR)	1.2 ⁴
<i>Table Notes:</i>	
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.</p>	

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

UDC Sec. 124 – 76(c)(3) – “CG” Commercial, General.

* * *

- f. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CG Districts:

Commercial, General	Standards CG
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	13.0
Free standing multi-family and attached residential by Special Exception	13.0
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations	
Over 25% of units with kitchen	13.0
Up to 25% of units with kitchen	26.0
<u>Transient Accommodations in the</u> Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	26.0
Open Space (minimum)	See below ⁶
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	20,000
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	20
Side Yard ³	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20

Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
<i>Bulk (maximum) ²</i>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection g., below)	85
Building Coverage	See below ⁵
Floor Area Ratio (FAR)	1.2 ⁴

Table Notes:

¹ There is no setback requirement from an active railroad right-of-way.

² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.

³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.

⁴ Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.

⁵ Multifamily use in the CG District existing as of October 27, 2003, shall be limited to 30 percent of building coverage.

⁶ See subsection g., below.

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

UDC Sec. 124 – 76(c)(4) – “CI” Commercial, Intensive.

* * *

- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CI District:

Commercial, Intensive	Standards CI
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast)	
Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assisted Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations	
Over 25% of units with kitchen	n/a
Up to 25% of units with kitchen	n/a
<u>Transient Accommodations in the Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)</u>	n/a
Open Space (minimum)	n/a
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	20
Side Yard ³	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20

<i>Bulk (maximum) ²</i>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection f., below)	85
Building Coverage	n/a
Floor Area Ratio (FAR)	1.2 ⁴
<i>Table Notes:</i>	
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.</p>	

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
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Note: Text additions are identified by underlines, and text deletions are identified by ~~strike-throughs~~.

UDC Sec. 124 – 76(c)(5) – “CHI” Commercial, Highway Interchange.

* * *

- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CHI Districts:

Commercial, Highway Interchange	Standards CHI
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	n/a
Density by Right in adopted Revitalization or Redevelopment Plan	n/a
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	n/a
Assisted Living Facilities (prohibited in SKOD)	n/a
Transient Accommodations	
Over 25% of units with kitchen	18.0
Up to 25% of units with kitchen	36.0
<u>Transient Accommodations in the</u> Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	n/a
Open Space (minimum)	30%
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	1 acre
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	400 ⁴
<i>Yards</i> (minimum feet) ²	
Street Yard	50
Side Yard ³	50
Rear Yard	50
Side, Rear Yard Abutting Res. District	50
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20

<i>Bulk (maximum) ²</i>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection f., below)	85
Building Coverage	35%
Floor Area Ratio (FAR)	n/a
<i>Table Notes:</i>	
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Minimum lot width of 200 feet required for all secondary service roads.</p>	

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

UDC Sec. 124 – 76(c)(6) – “CM” Commercial, Marine.

* * *

- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CM Districts:

Commercial, Marine	Standards CM
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast)	
Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	n/a
Assisted Living Facilities (prohibited in SKOD)	n/a
Transient Accommodations	
Over 25% of units with kitchen	13.0
Up to 25% of units with kitchen	36.0
Transient Accommodations in the Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	n/a
Open Space (minimum)	n/a
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	20
Side Yard ³	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20

<i>Bulk (maximum) ²</i>	
Height by Right (feet)	35
Height by Special Exception (feet)	n/a
Building Coverage	n/a
Floor Area Ratio (FAR)	1.2 ⁴ 1.0 ⁵
<i>Table Notes:</i>	
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.</p> <p>⁵ Maximum FAR applies when development is located within Major Employment Centers as designated in the Comprehensive Plan. FAR may be exceeded by 50% when conditions of Future Land Use Policy 3.4.9 of the Comprehensive Plan are met.</p>	

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

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UDC Sec. 124 – 76(d)(1) – “IR” Industrial, Research.

* * *

- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the IR Districts:

Industrial, Research	Standards IR
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast)	
Density by Right	n/a
Density by Right in adopted Revitalization or Redevelopment Plan	n/a
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	n/a
Assisted Living Facilities (prohibited in SKOD)	n/a
Transient Accommodations	
Over 25% of units with kitchen	n/a
Up to 25% of units with kitchen	n/a
<u>Transient Accommodations in the</u> Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	n/a
Open Space (minimum)	n/a
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	25 ⁵
Side Yard ³	8
Rear Yard	25
Side, Rear Yard Abutting Res. District	75
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20

<i>Bulk (maximum) ²</i>	
Height by Right (feet)	65
Height by Special Exception (feet)	n/a
Building Coverage	n/a
Floor Area Ratio (FAR)	1.0 ⁴
<i>Table Notes:</i>	
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Maximum FAR applies when development is located within Major Employment Centers as designated in the Comprehensive Plan. FAR may be exceeded by 50% when conditions of Future Land Use Policy 3.4.9 of the Comprehensive Plan are met.</p> <p>⁵ Street yard of 50 feet required for all arterial streets.</p>	

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

UDC Sec. 124 – 76(d)(2) – “ILW” Industrial, Light Manufacturing and Warehousing.

* * *

- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the ILW Districts:

Industrial, Light Manufacturing and Warehousing	Standards ILW
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	n/a
Density by Right in adopted Revitalization or Redevelopment Plan	n/a
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	n/a
Assisted Living Facilities (prohibited in SKOD)	n/a
Transient Accommodations	
Over 25% of units with kitchen	n/a
Up to 25% of units with kitchen	n/a
<u>Transient Accommodations</u> in the Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	n/a
Open Space (minimum)	n/a
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	25 ⁵
Side Yard ³	8
Rear Yard	25
Side, Rear Yard Abutting Res. District	75
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20

<i>Bulk (maximum) ²</i>	
Height by Right (feet)	65
Height by Special Exception (feet)	n/a
Building Coverage	n/a
Floor Area Ratio (FAR)	1.0 ⁴
<i>Table Notes:</i>	
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Maximum FAR applies when development is located within Major Employment Centers as designated in the Comprehensive Plan. FAR may be exceeded by 50% when conditions of Future Land Use Policy 3.4.9 of the Comprehensive Plan are met.</p> <p>⁵ Street yard of 50 feet required for all arterial streets.</p>	

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***[EXHIBIT "D" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
CONTINUED ON FOLLOWING PAGE]***

Note: Text additions are identified by underlines, and text deletions are identified by ~~strikethroughs~~.

UDC Sec. 124 – 305. – Defined Terms.

Transient Accommodations. A transient accommodation means a dwelling unit or other accommodation used as a dwelling unit or other place of human habitation with sleeping accommodations (hereinafter collectively referred to as “an accommodation”) which is rented, leased or sub leased for less than monthly periods or which is subject to time sharing pursuant to general law for less than monthly time share periods. “Monthly” shall mean either a calendar month or 30 days. Transient accommodations shall include hotels, motels, inn, extended-stay facility, bed and breakfasts, boatels or other similar uses. A transient accommodation shall be considered a non-residential use for density all purposes. However, a transient accommodation located in the BRR/PD District or the Nokomis Center Revitalization Plan U.S. 41 Corridor shall be considered a residential use for density purposes. ~~Each transient unit not having a kitchen shall be equal to ½ dwelling unit. Each transient unit having kitchen facilities shall be equal to one dwelling unit.~~

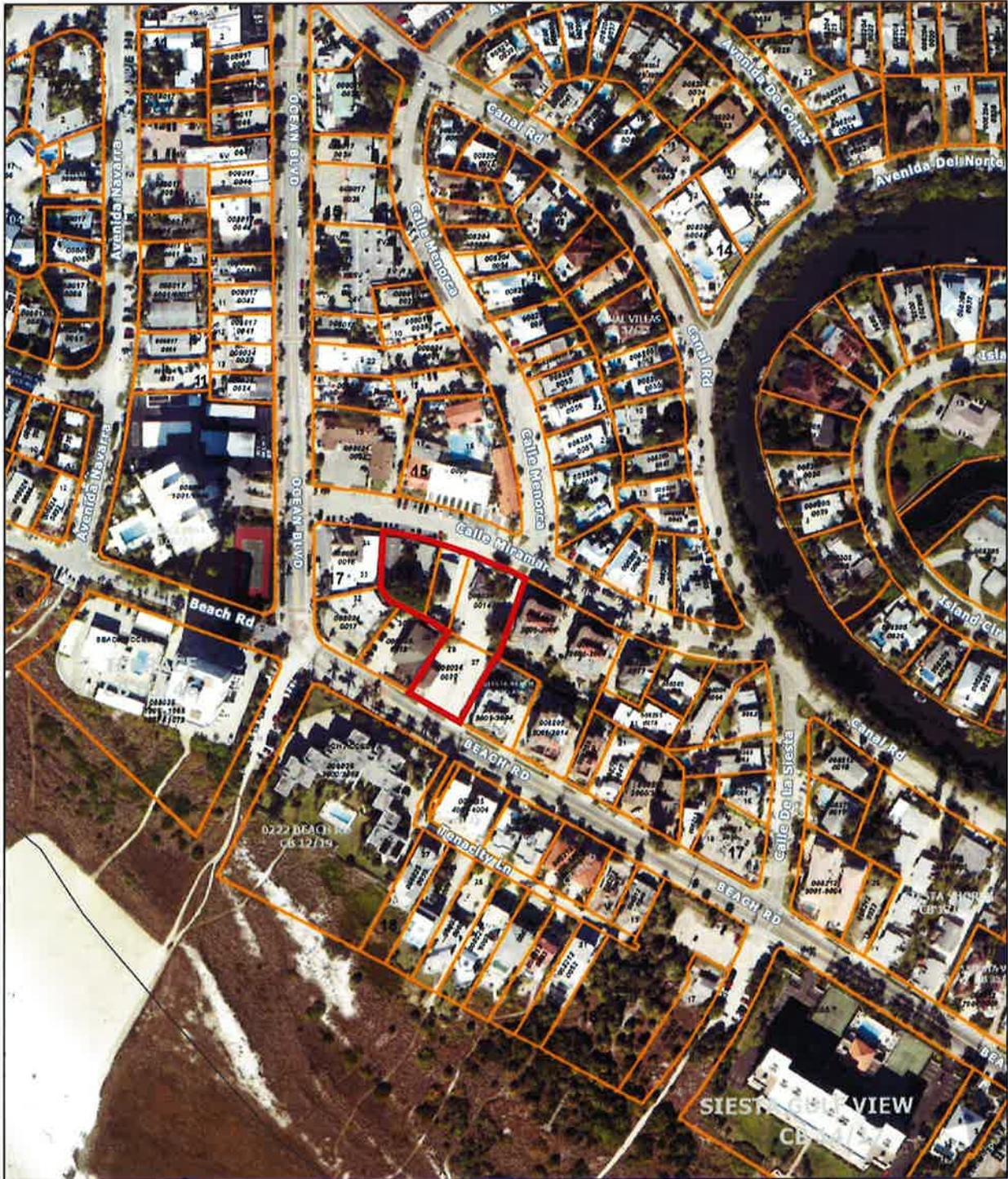
- (a) An accommodation is not a transient accommodation if it is rented, leased, or sub leased for monthly periods or longer.
- (b) An accommodation is not a transient accommodation if it is being rented or leased for less than monthly periods by the seller of the accommodation prior to his vacating the premises after sale to a purchaser.
- (c) An accommodation is not considered a transient accommodation if it is a dwelling unit, zoned RMF or RMF/SKOD, located on the Barrier Islands, and rented for periods of less than 30 days or a calendar month, whichever is less.
- (d) Transient Accommodations are allowed only in those zoning districts which list such uses as a permitted use or a special exception use.
- (e) Transient Accommodations within the BRR/PD District shall be measured and calculated pursuant to Section 124-101(b)(6).

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***[EXHIBIT “E” TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
COMMENCES ON FOLLOWING PAGE]***

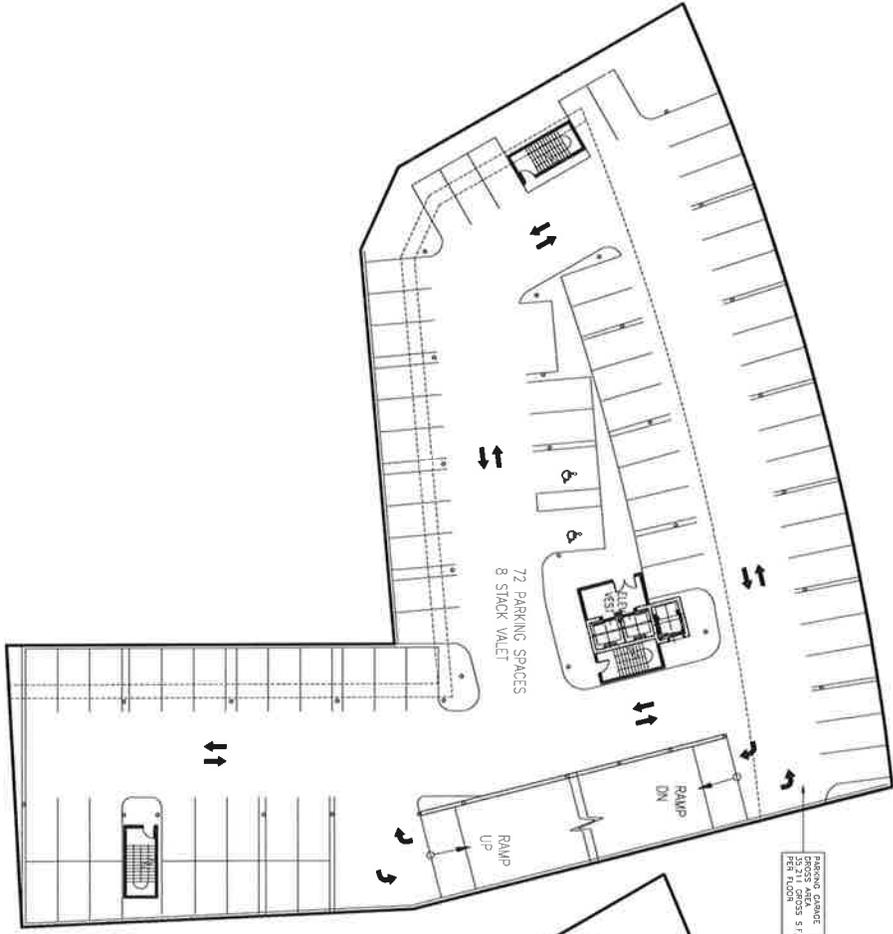
EXHIBIT "E" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM

GENERAL AREA AERIAL

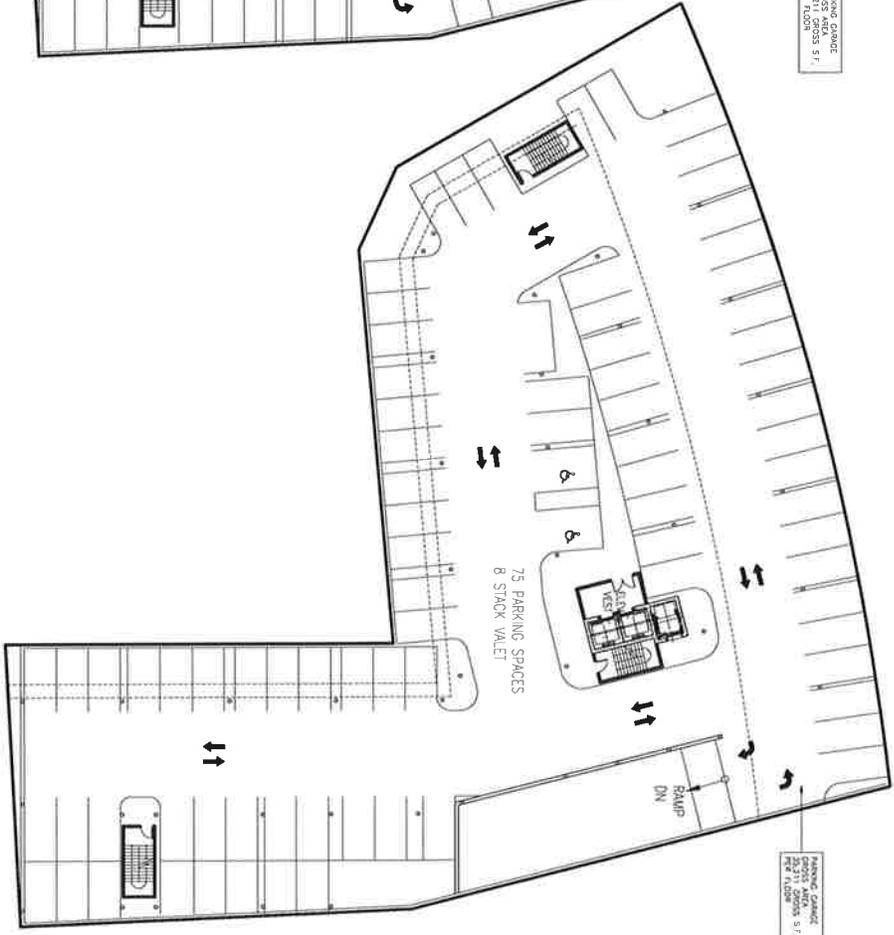


***[EXHIBIT "F" TO PRE-APPLICATION (DRC MEETING) GENERAL INFORMATION FORM
COMMENCES ON FOLLOWING PAGE]***

1 SCHEMATIC PARKING 2 FLOOR PLAN
1/8" = 1'-0"



2 SCHEMATIC PARKING 3 FLOOR PLAN
1/8" = 1'-0"



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CP1.11

PROJECT NAME
HOTEL SIESTA KEY
226 CALLE MIRAMAR
SARASOTA, FLORIDA 34242

A NEW HOTEL PROJECT FOR:
SKH1, LLC
HOTEL SIESTA KEY
226 CALLE MIRAMAR
SARASOTA, FLORIDA 34242



DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

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NO.	REVISION	DATE

Mark E. Siders, AIA
AIA 68438E

Siesta Key Hotel - SKH1, LLC 13-May-20

Option 4 Design	A/C SF	Outdoor Deck SF	Parking SF	Total Floor Gross	Parking Spaces	Value PS	Rooms
Parking Level 1	500		34,711	35,211	51	9	
Parking Level 2	300		34,911	35,211	72	8	
Parking Level 3	300		34,911	35,211	75	8	
Lobby Level	27,620	7,591		35,211			27
Hotel Level 2	18,000	2,444		20,444			39
Hotel Level 3	18,000	2,444		20,444			39
Hotel Level 4	18,000	2,444		20,444			39
Hotel Level 5	13,200	7,244		20,444			26
TOTAL -	95,920	22,167	104,533	222,620	198	25	170
Parking Required - 1 PER SLEEPING ROOM PLUS 1 PER 10 SLEEPING ROOMS							
						187	

