



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota, Florida 34240
Tel: 941-907-6900

September 28, 2023

Via: Email

File: 215617800

Sarasota County Planning and Development Services
1660 Ringling Boulevard, 1st Floor
Sarasota, Florida 34236

Attention: Matthew Osterhoudt, Director

**Reference: Comprehensive Plan Text Amendment – FLU Policy 2.9.1 and UDC Text Amendment
UDC Article 6 Section 124-76(C)(3)f/ABC Sub 2, LLC**

Dear Mr. Osterhoudt,

On behalf of the Applicant, ABC Sub 2, LLC, and pursuant to Section 94-84(a)(1) of the Sarasota County Code of Ordinances, Stantec requests authorization to process a privately initiated Comprehensive Plan Text Amendment outside of the County's annual cycle of plan amendments for the above listed project.

The Applicant proposes a Comprehensive Plan Text Amendment to FLU Policy 2.9.1. to provide an opportunity for lands zoned CG/SKOD as of March 13, 1989, with a parcel size of one acre or larger, the ability to develop a new resort/hotel/motel with a maximum density of 52 transient units per acre. This Amendment will support the redevelopment of certain sites on Siesta Key into new boutique hotels with ancillary uses, such as a restaurant/bar. The proposed Comprehensive Plan Text Amendment only allows for this type of redevelopment when very specific site conditions, such as zoning and size, are met. This request will allow for the redevelopment of historically commercial parcels on Siesta Key and provide tourists additional lodging on Siesta Key which will be a benefit for local businesses that rely on tourism.

The Comprehensive Plan Text Amendment will be processed through the Sarasota County Planning Department based on the requirements of Chapter 94 of the Sarasota County Code of Ordinances and Chapter 163, Florida Statutes.

We respectfully ask that you forward this request to the Board of County Commission at the earliest date available, with your recommendation for approval of our request for this out-of-cycle amendment. Thank you for your consideration of this request. Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink that reads "Katie M. LaBarr".

Katie M. LaBarr, AICP
Principal, Senior Project Manager
Phone: 941-907-6900
Email: katie.labarr@stantec.com

Comprehensive Plan Text Amendment - FLU Policy 2.9.1 & UDC Text Amendment UDC Article 6 Section 124-76(C)(3)f/ABC Sub 2, LLC

Project Narrative

1.1 Introduction

The Applicant, ABC Sub2, LLC, requests approval of a Comprehensive Plan Text Amendment for FLU Policy 2.9.1 and Unified Development Code (UDC) Text Amendment for UDC Article 6 Section 124-76(C)(3)f .

The proposed Comprehensive Text Amendment will amend FLU Policy 2.9.1. to reflect the following language shown in strike-through and underline format:

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 ordinances and restrictions may be rebuilt within the footprint of the structure, or a non-conforming multifamily 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 as of that date and consistently so thereafter, with parcel size of one acre or larger, such lands may be redeveloped to a new resort/hotel/motel with a maximum density of 52 transient units per acre without violating this policy.

The proposed UDC Text Amendment will amend the Commercial General (CG) dimensional standards in UDC Article 6 Section 124-76(C)(3)f to add the maximum density for Transient Accommodations as 26.0 (Over 25% of units with kitchen) and as 52.0 (Up to 25% of units with kitchen) as shown with following language in underline format:

<u>Transient Accommodations</u>	
<u>Over 25% of units with kitchen</u>	<u>26.0</u>
<u>Up to 25% of units with kitchen</u>	<u>52.0</u>

The purpose of the proposed Comprehensive Plan Text Amendment and UDC Text Amendment is to allow for the redevelopment of certain sites on Siesta Key into hotels with accessory uses that may include restaurant/bar. The proposed Comprehensive Plan Text Amendment only allows for this type of redevelopment when very specific conditions, such as zoning and size, are met.

The corresponding UDC Text Amendment allows for consistency with the proposed Comprehensive Plan language.

1.2 Unified Development Code (UDC) Consistency

This section demonstrates that the request for the Comprehensive Plan Text Amendment is consistent with Section 94-84 of the UDC.

a. Identification of all proposed changes to the Comprehensive Plan;

The Applicant is requesting a Comprehensive Plan Text Amendment to FLU Policy 2.9.1 (See **Section 1.1** above).

b. All data and maps required to meet the submittal requirements for Comprehensive Plan amendments outlined in F.S. § 163.3168;

All data and maps required to meet the submittal requirements for a Comprehensive Plan Amendment are included in this Formal Application.

c. Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan;

The purpose of the Applicant's requests is to allow for the redevelopment of sites on Siesta Key that meet specific criteria, to accommodate new hotel development to meet the needs of this very popular tourist destination. Please see **Section 1.3** below for the consistency analysis with the Comprehensive Plan.

d. Disclosure of ownership or other interest in any property proposed for redesignation, including an affidavit of ownership;

Not applicable, no redesignation of a specific property is proposed.

e. Summary of the findings of the neighborhood workshop held on the proposed amendment pursuant to subsection (a)3 of this section;

Consistent with Resolution No. 2021-165, this application is not a site-specific amendment, so a neighborhood workshop should not be required. However, at least one neighborhood workshop was held for a proposed hotel site that was ultimately approved. This proposed language was presented along with the proposed Binding Development Concept Plan, in support of a Special Exception. A summary document of the workshop was provided to county staff.

f. The fee required by Section 94-89; and

The fee required has been submitted as a part of this Formal Application.

g. Any additional information deemed necessary by the Planning Department.

Any additional information previously deemed necessary by the Planning Department has been included as a part of this Formal Application.

This section also demonstrates that the request for the UDC Text Amendment is consistent with Section 124-38 of the UDC.

a. The need and justification for the proposed amendment;

The proposed UDC Text Amendment is necessary to ensure consistency with the proposed Comprehensive Plan Text Amendment language for FLU Policy 2.9.1. The proposed changes to FLU Policy 2.9.1 allow for a maximum density of 52 transient units per acre in the CG/SKOD district when certain conditions exist. The proposed UDC Text Amendment reflects this change in the CG dimensional standards to allow for this density to occur.

b. Applicability of the proposed amendment county-wide;

The proposed UDC Text Amendment will change the CG dimensional standards to allow for Transient Accommodations to have an established density.

c. The relationship of the proposed amendment to the County's Comprehensive Plan, with appropriate consideration of consistency with the Comprehensive Plan and as to whether the proposed amendment will further the purposes of this UDC and the County Code, regulations, and actions designed to implement the Comprehensive Plan.

The proposed UDC Text Amendment is needed to ensure consistency with the proposed Comprehensive Plan Text Amendment language for FLU Policy 2.9.1. Consideration of consistency with the Comprehensive Plan is displayed in **Section 1.3** below. Consideration has also been given to how the proposed UDC Text Amendment will further the purpose of the UDC and implementation of the Comprehensive Plan by establishing standards that are consistent with the proposed language of FLU Policy 2.9.1 and that guide development for transient accommodations within the CG district.

1.3 Comprehensive Plan Consistency

The proposed Comprehensive Plan Text Amendment and UDC Amendment recognize the unique location, characteristics, and features of the site that the language will affect to allow hotel development within the SKOD. The proposed Amendments are consistent with the intent, goals, objectives, policies, guiding principles and programs of the Sarasota County Comprehensive Plan including but not limited to the following:

Chapter 7 – Future Land Use

FLU Goal 3: Encourage development where public facilities are provided or scheduled to be available.

The proposed Comprehensive Plan Text Amendment and UDC Text Amendment language addresses redevelopment of sites that already have existing public facilities available.

FLU Obj 3.2: Encourage and incentivize redevelopment opportunities, to transform underutilized properties and/or properties struggling with economic viability.

The proposed Comprehensive Plan Text Amendment and UDC Text Amendment allow for the redevelopment of sites that will allow for potential transformation of underutilized properties into hotel site(s) that will provide economic benefits to the surrounding businesses that rely on tourism.

FLU Goal 4: Promote orderly development through the establishment of innovative regulatory platforms that meet the needs of a growing and changing population.

The proposed Comprehensive Plan Text Amendment establishes development parameters that are limited in nature, given property size and zoning to encourage hotel development in a popular tourist destination within the County. The corresponding UDC Text Amendment allows for the Comprehensive Plan policy to be implemented.

CHAPTER 11 – ECONOMIC DEVELOPMENT

ECON Policy 1.1.4. Support the implementation of land use and zoning regulations that encourage the attraction, retention and expansion of business that diversify the economic base.

The proposed Comprehensive Plan Text Amendment language and corresponding UDC Text Amendment will promote development of certain sites that meet size and zoning criteria, to encourage an employment and business opportunity in that area of the County. The hotel will provide a destination for tourists and will support other businesses.

ECON Obj 3.1 supports land use policies and practices that enhance the County’s ability to compete globally for business attraction, retention and expansion.

The proposed Comprehensive Plan Text Amendment language and UDC Text Amendment will promote development of certain sites that meet size and zoning criteria, to further support the thriving tourist destination, while also supporting existing businesses and assist in future business attraction.

ECON Obj 7.1: Enhance Sarasota’s draw as a premier national and international tourist destination and retirement community by strengthening and diversifying the arts and entertainment offerings, enhancing natural resources, and expanding the availability of events and venues.

The proposed Comprehensive Plan Amendment and UDC Text Amendment will promote development of certain sites that meet size and zoning criteria, to enhance Sarasota’s draw as a tourist destination and allows for the expansion of the availability of events and venues, as well as arts and entertainment offerings, by increasing tourist capacity.

ECON policy 7.1.1: Develop and support initiatives that leverage tourism resources and strengths to promote Sarasota County’s business assets.

The proposed Comprehensive Plan Amendment and UDC Text Amendment allow for hotel development that will further support the tourism sector of the economy and stimulate other sectors of the economy by further promoting diversification of Sarasota County's business assets.