

PROPOSED COMPREHENSIVE PLAN AMENDMENTS
(Additions shown as underlined; deletions shown as ~~strike-through~~)

FLU 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) notwithstanding the provisions of this Policy 2.9.1 or any other provisions of the goals, objectives and policies of this Comprehensive Plan that might suggest otherwise, with respect to lands zoned CG/SKOD or CI/SKOD, such lands may be redeveloped to contain transient accommodations irrespective of density restrictions as of that date or currently, and which may exceed intensity restrictions and other requirements of the zoning ordinances and regulations existing as of that date, without violating or being inconsistent with this policy or any other goal, objective or policy of the Comprehensive Plan.

FLU Policy 2.9.2

Barrier Island residential density shall be in accordance with FLU Policies 2.9.1, and 1.2.3, ~~and shall not exceed the maximum gross density zoning requirements existing as of March 13, 1989.~~

FLU Policy 2.9.4

Lands zoned CG/SKOD or CI/SKOD may be redeveloped to contain transient accommodations in accordance with FLU Policy 2.9.1 and ECON Policy 7.1.4, provided:

1. No more than fifteen percent (15%) of the total, combined acreage of the CG/SKOD and CI/SKOD zoning districts shall be developed as transient accommodations; and
2. In no event shall new transient accommodations be located on the beaches of Siesta Key.

FLU Policy 1.2.6

Discourage the intensification of residential land uses within Hurricane Evacuation Zones A and B (Map 1-8, Environment Chapter), consistent with Future Land Use Policy 2.9.1, and Coastal Objective 1.2 and Policies 1.2.1 - 1.2.5.

**COASTAL OBJECTIVE 1.2
ENCOURAGE APPROPRIATE DENSITIES IN THE CHHA**

To encourage low-density residential land uses in the Coastal High-Hazard Area (CHHA) in order to direct population concentrations away from this area.

COASTAL Policy 1.2.1

Land Development Regulations and limits on urban infrastructure improvements ~~may~~shall both be used to limit development on coastal barrier islands and other high-hazard coastal areas to prevent a concentration of residential population or excessive expenditure of public and private funds.

COASTAL Policy 1.2.2

Proposed future land use ~~map plan~~ amendments in Evacuation Zones A and B hurricane vulnerability zone (storm surge areas) may be considered if such increases in density and intensity do not adversely impact hurricane evacuation times and are consistent with Future Land Use Policy

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2.9.1 and Appendix A, Article 4, Section 4.6, Residential District Intent Statement, Code of Ordinances of Sarasota County, Florida.

COASTAL Policy 1.2.3

~~Encourage hotel/motel development in the storm evacuation zones category C, D and E rather than evacuation zones A and B.~~

COASTAL OBJECTIVE 1.3

SAFE AND TIMELY EVACUATION

To protect the public safety during emergency evacuation by reducing or maintaining emergency evacuation clearance time for residents; maintaining an adequate emergency evacuation roadway system; ~~and ensuring adequate shelter space; and/or providing appropriate mitigation.~~ Appropriate mitigation shall include, without limitation, payment of money, contribution of land, construction of hurricane shelters and transportation facilities (including without limitation contributions for hurricane hardening of existing and proposed schools designated as hurricane shelters), implementing operational standards for early evacuation, meeting or exceeding current hurricane construction standards, and providing vehicular shelter for EMS, fire, law enforcement, utility and other emergency vehicles and personnel during hurricane events and hurricane recovery events. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan, as necessary.

COASTAL Policy 1.3.1

~~Encourage~~ Strive toward community preparedness for each storm category using Best Management Practices, safe and timely evacuation for residents, and appropriate sheltering, or appropriate mitigation that shall be contained and become part of the county's Comprehensive Emergency Management Plan (CEMP).

ECON Policy 7.1.4

Tourism is one of the primary and most significant contributors to Sarasota County's economy. Siesta Key is a premier national and international tourist destination largely due to Siesta Key Beach. However, few transient accommodations exist on Siesta Key. Transient accommodations shall be allowed by special exception in the CG/SKOD and CI/SKOD zoning districts as a favored land use to expand available tourist accommodations, enhance the tourism experience, and maintain the competitiveness and legacy of Sarasota's tourism on Siesta Key; provided, however, that no more than fifteen percent (15%) of the total, combined acreage of the CG/SKOD and CI/SKOD zoning districts shall be developed as transient accommodations. Notwithstanding any provisions of the goals, objectives and policies of this Comprehensive Plan that might suggest otherwise, in no event shall new transient accommodations be located on the beaches of Siesta Key.

Definitions:

RESIDENTIAL USES: Three levels of residential use areas continue to be portrayed on the 2003 Future Land Use Map: Urban, Semi-Rural and Rural. Within the Urban Area, there are four levels of residential densities: Low Density Residential, Moderate Density Residential, Medium Density Residential and High Density Residential. Medium and high density residential development are also permitted by policy in Commercial Centers and Corridors, Planned Commerce Developments within Major Employment Centers and within designated Town and Village Centers within the Urban Area. Up to 25 dwelling units per acre are also permitted within Commercial Centers (excluding Neighborhood Commercial Centers), provided alternative housing types, including variety in form and price range are

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included. In contrast to these urban densities, the maximum density in the Semi-Rural Area was set at one dwelling unit per two acres. In the Rural Area the maximum density was one dwelling unit per five acres. Where the affordable housing provisions set forth in Policy 3.1.7, and illustrated on Figure 9-4 can be met, densities within the Semi-Rural and Rural areas can range between 2 and 5 dwelling units per acre. Transient accommodations shall not be considered to be nor interpreted as residential uses and shall not be subject to or limited by maximum densities described within this Comprehensive Plan or any implementing regulations (except as may be expressly required in the BRR/PD District or the Nokomis Center Revitalization Plan U.S. 41 Corridor).

Definitions:

TRANSIENT ACCOMMODATIONS: Transient accommodations shall include hotels, motels, inns, extended-stay facilities, bed and breakfasts, boatels or other similar uses. Transient accommodations are considered non-residential, commercial uses for all purposes. Transient accommodations shall not be considered to be nor interpreted as residential uses and shall not be subject to or limited by maximum densities described within this Comprehensive Plan or any implementing regulations. Transient accommodations include rooms which include sleeping accommodations and other optional amenities, and which are rented, leased or sub leased for less than monthly periods or which are 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, whichever is less. Transient Accommodations are allowed only in those zoning districts which list such uses as a permitted use or a special exception use.

(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 within the BRR/PD District shall be measured and calculated pursuant to the requirements of that District. Because of the unique character and nature of the BRR/PD District or the Nokomis Center Revitalization Plan U.S. 41 Corridor, 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 only.