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Comprehensive Plan Text Amendment - FLU Policy 2.9.1, TRAN Policy 1.3.13 and UDC Text Amendment Article 6 Section 124-76 (c)(3)f, Article 6 Section 124-76 (c)(3)g, Article 7 Section 124-102 (b)(4)e, Article 7 Section 124-102 (b)(4)k, Article 7 Section 124-102 (b)(4)l

Project Narrative

1.1 Introduction

The Applicant, Siesta Key Chamber of Commerce, requests approval of Comprehensive Plan Text Amendments for FLU Policy 2.9.1, TRAN Policy 1.3.13 and Unified Development Code (UDC) Text Amendments for UDC Article 6 Section 124-76(c)(3)f, Article 6 Section 124-76(c)(3)g, Article 7 Section 124-102(b)(4)e, Article 7 Section 124-102(b)(4)k, Article 7 Section 124-102(b)(4)l.

The proposed Comprehensive Plan Text Amendment #1 will amend FLU Policy 2.9.1 to reflect the following language shown in 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 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 as of that date and consistently so thereafter, such lands may be redeveloped to a new boutique hotel with a maximum density of 52 units per acre without violating this policy.

The proposed Comprehensive Plan Text Amendment #2 will amend TRAN Policy 1.3.13 to reflect the following language shown in underline format:

Identify the land use and traffic conditions that warrant AM peak hour level of standards. The county shall adopt AM peak hour level of service standards and regulations for determining the applicability and procedures for AM peak hour level of service analysis by December 2022.

Develop a Siesta Key Traffic Model that is designed for the unique traffic patterns of the barrier island that has Sarasota County's number one visitor destination in Siesta Beach with the capability requirements to determine traffic impact analyses for all modes of transportation of proposed rezoning, special exceptions, and critical area plans on Siesta Key and the access evacuation roads.

The proposed UDC Text Amendment #1 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 in CG/SKOD Boutique Hotels as 52 units per acre without kitchens to reflect the following language shown in RED:

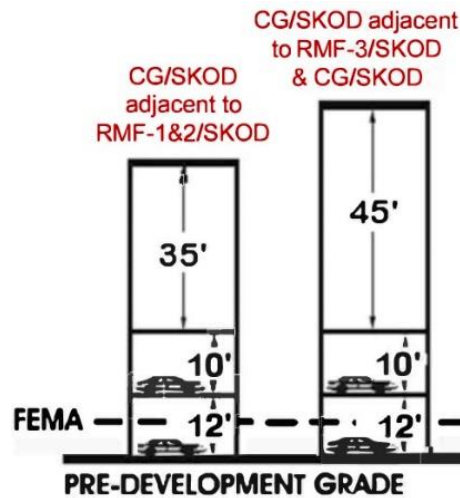
Commercial, General	Standards CG
<i>Density</i> (maximum DU/acre)	
In CG/SKOD Boutique Hotels (maximum number of hotel rooms per acre without kitchens)	52.0

Narrative:

This is a new table section states the maximum number of boutique hotel rooms without kitchens is 52.0 units per acre. Knowing that the alternative use in CG/SKOD with the highest return on investment is restaurant/bar, the properties large enough to be considered for a boutique hotel site are large enough to build a 150 to 200 seat restaurant and bar over parking by right without needing a Special Exception. The daily vehicle traffic generated by restaurants and bars this size is at least triple that of a max. 75 room boutique hotel. **This will help create a viable economic alternative that is a less intensive use.**

The proposed UDC Text Amendment #2 will amend the Commercial General (CG) additional height by special exception in UDC Article 6 Section 124-76(c)(3)g to add new subparagraphs 5. and 6. the maximum height for CG/SKOD Boutique Hotels to reflect the following language shown in underline format:

5. CG/SKOD Boutique Hotels: Maximum height allowed above FEMA by Special Exception is determined by the adjacent CG/SKOD and RMF/SKOD zoning districts. Adjacent to RMF-1 & 2/SKOD: 35' above FEMA, adjacent to RMF-3/SKOD & CG/SKOD: 45' above FEMA. If multiple zoning districts are adjacent the more restrictive zoning district height is used.
 - a. Side and rear setbacks that abut residential districts shall be 20 feet for buildings to a height of 35' above FEMA elevation. Buildings higher than 35' above FEMA shall be stepped back an additional one foot for each four feet of building height above the 35' FEMA elevation.
6. CG/SKOD Boutique Hotels: Additional Height for In-Structure Parking.
 - a. A maximum of two levels of in-structure parking shall be permitted to count toward additional building height in excess of the maximum building height requirement stated in Paragraph 5. above.
 - b. The maximum height of the two permitted levels of in-structure parking shall not exceed 22 feet measured from pre-development existing grade to the floor of the first habitable story.
 - c. The ground floor parking story shall not exceed 12 feet measured from pre-development existing grade to the floor of the second parking level. The second floor parking story shall not exceed 10 feet measured from the floor of the second parking level to the floor of the first habitable story.
 - d. When in-structure parking is used, the maximum height of the building shall be measured from the finished floor of the first habitable story.
 - e. The following graphic illustrates the requirements contained in subsection b., c., and d. above.



Narrative:

The maximum height of boutique hotels is allowed to match the allowable maximum height for adjacent RMF properties. The maximum height allowed over in-structure parking is based on UDC Article 6, Sec. 124-76. - District Development Standards – Base Districts. (b) Residential Districts, (3) “RMF” Residential Multifamily, j. Additional Height for In-Structure Parking. **The maximum height of a boutique hotel over parking is 57 feet above pre-development grade when adjacent to RMF-1 & 2/SKOD and 67 feet above pre-development grade when adjacent to RMF-3/SKOD and CG/SKOD.**

The proposed UDC Text Amendment #3 will amend the Siesta Key Overlay District (SKOD) UDC Article 7 Section 124-102(b)(4)e to add to subparagraph 3. that Boutique Hotels have a maximum number of 75 rooms without kitchens and be allowed a restaurant, bar, or retail sales as accessory uses to reflect the following language shown in underline format:

3. Transient accommodations are allowed by special exception in the CG/SKOD District subject to the following:
 - i. Boutique Hotels shall have no more than 75 rooms without kitchens.
 - ii. Boutique Hotels may have accessory uses such as a restaurant, bar, or shops for retail sale. The number of restaurant/bar seats shall not be greater than the ratio of 1.5 times the number of hotel rooms.

Narrative:

Only “boutique” hotels without kitchens will be allowed in the CG/SKOD District on Siesta Key with a Special Exception. The boutique hotel 75 maximum room total and the allowed accessory uses are taken from UDC Article 7, Sec. 124-101. - Special Zoning District Development Standards Planned & Overlay Districts. (b) Planned Development District Development Standards, (6) Boutique Resort Redevelopment/Planned Development District (BRR/PD). **Sarasota County has already defined the room number limit and allowable accessory uses for boutique hotels.**

The proposed UDC Text Amendment #4 will amend the Siesta Key Overlay District (SKOD) UDC Article 7 Section 124-102(b)(4)k to add a new subparagraph 3. to limit the height of parking structures to reflect the following language shown in underline format:

3. Structure Parking: A Maximum of three (3) levels of structure parking (two story structure) shall be permitted not to exceed 22 feet measured from pre-development existing grade to the roof of the parking structure. Exit stairs and elevator structures shall not exceed 35 feet measured from FEMA elevation.

Narrative:

This is a new paragraph to limit the height of parking garages on Siesta Key to no higher than two stories (3 levels of parking: ground floor, 2nd floor, and roof). **By limiting the size of parking garages, the intensity of the development is also limited.**

The proposed UDC Text Amendment #5 will amend the Siesta Key Overlay District (SKOD) UDC Article 7 Section 124-102(b)(4)I to add a new subparagraph 9. that states the required parking for Boutique Hotels to reflect the following language shown in underline format:

9. CG/SKOD Boutique Hotels: 1 parking space per sleeping room, plus 1 additional parking space per 10 sleeping rooms.

Narrative:

The total off-street parking requirements for a boutique hotel would include parking for the number of rooms to be the same as is stated in UDC Article 8, Sec. 124-120. - Off-Street Parking and Loading. (g) Off-Street Parking Requirements, (2) Required Parking Ratios Table for Transient Accommodations. **The boutique hotel will be required to have enough on-site parking for the room count, not the retail and restaurant/bar as they are for hotel guests.**

The purpose of the proposed Comprehensive Plan Text Amendments and UDC Text Amendments are to allow for the redevelopment of CG/SKOD zoned properties to have new boutique hotels with accessory uses through the Special Exception process that will be in character and in scale with Siesta Key.

The proposed Comprehensive Plan Text Amendments recognize that boutique hotels are a commercial use and that by increasing the maximum density per acre makes the boutique hotel redevelopment more economically viable in comparison to restaurant/bar use which is a more intensive commercial use. The development of a Siesta Key Traffic Model will confirm that proposed redevelopment on Siesta Key will have a de minimis intensity effect by comparing the traffic impact of uses allowed by right to those being proposed via rezoning, special exception, or critical area plan processes, insuring compliance with the administrative law judge's (DOAH) Final Order, "Therefore, the County must base approvals ... on maintaining the existing level of service of constrained roadways and to not allow the existing operating conditions to be degraded."

The proposed UDC Text Amendments allows for consistency with the proposed Comprehensive Plan language by defining the limits of new boutique hotels and parking structure redevelopments to ensure no increase of intensity of use on the barrier island of Siesta Key.

1.2 Unified Development Code (UDC) Consistency

This section demonstrates that the request for a 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 Comprehensive Plan Text Amendments to FLU Policy 2.9.1 and TRAN Policy 1.3.13 (See Section 1.1 above).

b. All data and maps required to meet the submittal requirements for Comprehensive Plan Amendments outlined in F.S. Section 163.368:

All data and maps required to meet the submittal requirements for Comprehensive Plan Amendments will be included in this Formal Submittal.

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

The purpose of the Applicant's request to allow for the redevelopment on Siesta Key of CG/SKOD zoned properties to have new boutique hotels with accessory uses through the Special Exception process and to develop a Siesta Key Traffic Model to be used during the approval process to ensure compliance with the Comprehensive Plan.

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

Not applicable, Applicant does not own any real estate property on Siesta Key.

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

Neighborhood workshops have not been held yet, when held summary of findings will be submitted.

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

The fee required will be submitted as part of this Formal Application.

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

Any additional information will be submitted once received by the Planning Department.

This section 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 amendments:*

The proposed UDC Text Amendments are necessary to ensure consistency with the proposed Comprehensive Plan Text Amendment language for FLU Policy 2.9.1. by placing limits on the size of new boutique hotels so that the intensity of use on the barrier island is not increased. The proposed changes to FLU Policy 2.9.1 allows the maximum number of boutique hotel rooms without kitchens to be 52 units per acre. Knowing that the alternative use in CG/SKOD with the highest return on investment is restaurant/bar, the properties large enough to be considered for a boutique hotel redevelopment are large enough to build a 150 to 200 seat restaurant and bar over parking by right without needing a Special Exception. The daily vehicle traffic generated by restaurants and bars this size is at least triple that of a max. 75 room boutique hotel. Proposed Comprehensive Plan Text Amendment language for TRAN Policy 1.3.13 for the Siesta Key Traffic Model will allow analysis of proposed redevelopment to confirm no increase in the intensity of use.

b. *Applicability of the proposed amendments county-wide:*

The proposed UDC Text Amendments will change the CG/SKOD dimensional standards to allow for Transient Accommodations on Siesta Key. The proposed UDC Text Amendments are not applicable county-wide.

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

The proposed UDC Text Amendments are necessary to ensure consistency with the proposed Comprehensive Plan Text Amendment language for FLU Policy 2.9.1. by placing limits on the size of new boutique hotels and new parking structures so that the intensity of use on the barrier island is not increased. Consideration of consistency with the Comprehensive Plan is displayed in Section 1.3 below.

1.3 Comprehensive Plan Consistency

The purpose of the proposed Comprehensive Plan Text Amendments and UDC Text Amendments are to allow for the redevelopment of CG/SKOD zoned properties to have new boutique hotels with accessory uses that will be in character and in scale with Siesta Key.

The proposed Comprehensive Plan Text Amendments are consistent with the intent, goals, objectives, policies, guiding principles, and programs of the Sarasota County Comprehensive Plan as follows:

Coastal Obj 1.2, Coastal Policy 1.2.3: Proposed land use 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 2.9.1

The proposed Comprehensive Plan Text Amendments and UDC Text Amendments will allow redevelopment of CG/SKOD zoned properties on Siesta Key to have new boutique hotels, together with a Siesta Key Traffic Model used during the approval process, will ensure no intensity of use and will have adverse impact on hurricane evacuation times to be compliance with Coastal Policy 1.2.3.

FLU Obj 1.2, FLU Policy 1.2.6: Discourage the intensification of 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.

The proposed Comprehensive Plan Text Amendments and UDC Text Amendments will allow redevelopment of CG/SKOD zoned properties on Siesta Key to have new boutique hotels, together with a Siesta Key Traffic Model used during the approval process, will ensure no intensity of use to be compliance with FLU Policy 1.2.6.

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

CG/SKOD zoned properties on Siesta Key have existing public facilities.

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

There are CG/SKOD zoned properties on Siesta Key that are underutilized. The proposed Comprehensive Plan Text Amendments and UDC Text Amendments encourage the economically viable alternative of boutique hotels which support existing businesses (restaurants, retail, visitor vacation rental activities, etc.).

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

Siesta Beach has been voted the number one beach in America several times by several organizations. This has propagated an onslaught of single and multi-family nightly rentals that have turned our residential neighborhoods into commercial rentals. The legal alternative of being able to rent a room on a nightly basis at a boutique hotel that is walking distance to the beach is needed for Sarasota County's growing population.

TRAN Policy 1.1.2: Monitor and analyze travel demand on an ongoing basis in order to assess the need for revisions to the Future Thoroughfare Plan Table and Maps and the County-wide Multi-Modal Construction and Maintenance Program. The monitoring and analysis program shall:

- **assess the impacts of proposed developments on roadway quality/level of service;**

Amending TRAN Policy 1.3.13 to develop a Siesta Key Traffic Model that is designed for the unique traffic patterns of the barrier island that has Sarasota County's number one visitor destination in Siesta Beach with the capability requirements to determine traffic impact analyses for all modes of transportation of proposed rezoning, special exceptions, and critical area plans on Siesta Key and the access evacuation roads is in support of and compliance with TRAN Policy 1.1.2.

TRAN Policy 1.3.12: Sarasota County shall continue to review individual applications for rezoning, special exceptions, and approvals under the Unified Development Code for safety, adequate ingress and egress, compatibility, operational issues at impacted intersections and circulation, as provided in the County Code, . . . The county will review proposed Comprehensive Plan Amendments and Critical Area Plans, and take into consideration their effects on the multi-modal transportation system and the adopted levels of service, and any need for facility improvements they cause or exacerbate.

Amending TRAN Policy 1.3.13 to develop a Siesta Key Traffic Model that is designed for the unique traffic patterns of Siesta Key with the capability requirements to determine traffic impact analyses for all modes of transportation of proposed rezoning, special exceptions, and critical area plans on Siesta Key and the access evacuation roads is in support of and compliance with TRAN Policy 1.3.12.

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 Amendments and UDC Text Amendments will allow redevelopment of CG/SKOD zoned properties on Siesta Key to have new boutique hotels. These new boutique hotels diversify the economic base and support the retention and expansion of existing businesses (restaurants, retail, visitor vacation rental activities, etc.) on Siesta Key.

ECON Obj 6.1: Develop and support initiative that leverage tourism resources and strengths to promote Sarasota County's diversifying business assets.

Siesta Beach has been voted the number one beach in America several times by several organizations. The proposed Comprehensive Plan Text Amendments and UDC Text Amendments will allow redevelopment of CG/SKOD zoned properties on Siesta Key to have new boutique hotels that will diversify the economic base and promote business assets.

ECON Policy 6.1.1: Utilize marketing and public relations to share the emergence of our innovation economy regionally, at the state level, and nationally. Policies that enhance public infrastructure, including amenities that facilitate the diversification of our economic base.

Siesta Key is currently marketed globally through the efforts of Visit Sarasota and the Siesta Key Chamber of Commerce. The proposed Comprehensive Plan Text Amendments and UDC Text Amendments will allow new boutique hotels on Siesta Key to be marketed regionally, at the state level, and nationally.

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 Text Amendments and UDC Text Amendments will allow redevelopment of CG/SKOD zoned properties on Siesta Key to have new boutique hotels. These new boutique hotels will enhance Sarasota's as a premier national and international tourist destination which will expand the attractability of events on Siesta Key and Sarasota County. International visitors now flock to Siesta Key. New boutique hotels will enhance their vacation experience.

PR Policy 1.2: Consistent with HB 59, passed on June 29, 2021, the following rights shall also be considered in local decision making:

- 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**

The proposed Comprehensive Plan Text Amendments and UDC Text Amendments will allow CG/SKOD zoned private property owners an economic alternative to redevelop to a boutique hotel use, which is less intensive than a restaurant/bar use.