

Regular Workshop – September 15, 2014
Agenda Item 13

Agenda Item: Update on Tourism and Commercial Revisions to Comprehensive Plan and Land Development Code

Presenter: Town Manager

Summary: At the September 8, 2014 Regular Meeting the Town Commission requested an update on efforts toward the revisions to the Comprehensive Plan and Land Development Code to address nonconforming Tourism and Commercial properties. A presentation will be provided to the Town Commission outlining the efforts to date and the anticipated process for the revisions to the Comprehensive Plan and Land development Code.

Attachments: PowerPoint Presentation

Recommended Action: None, informational only.



**NONCONFORMING
TOURISM/COMMERCIAL
LDC REVISIONS UPDATE**

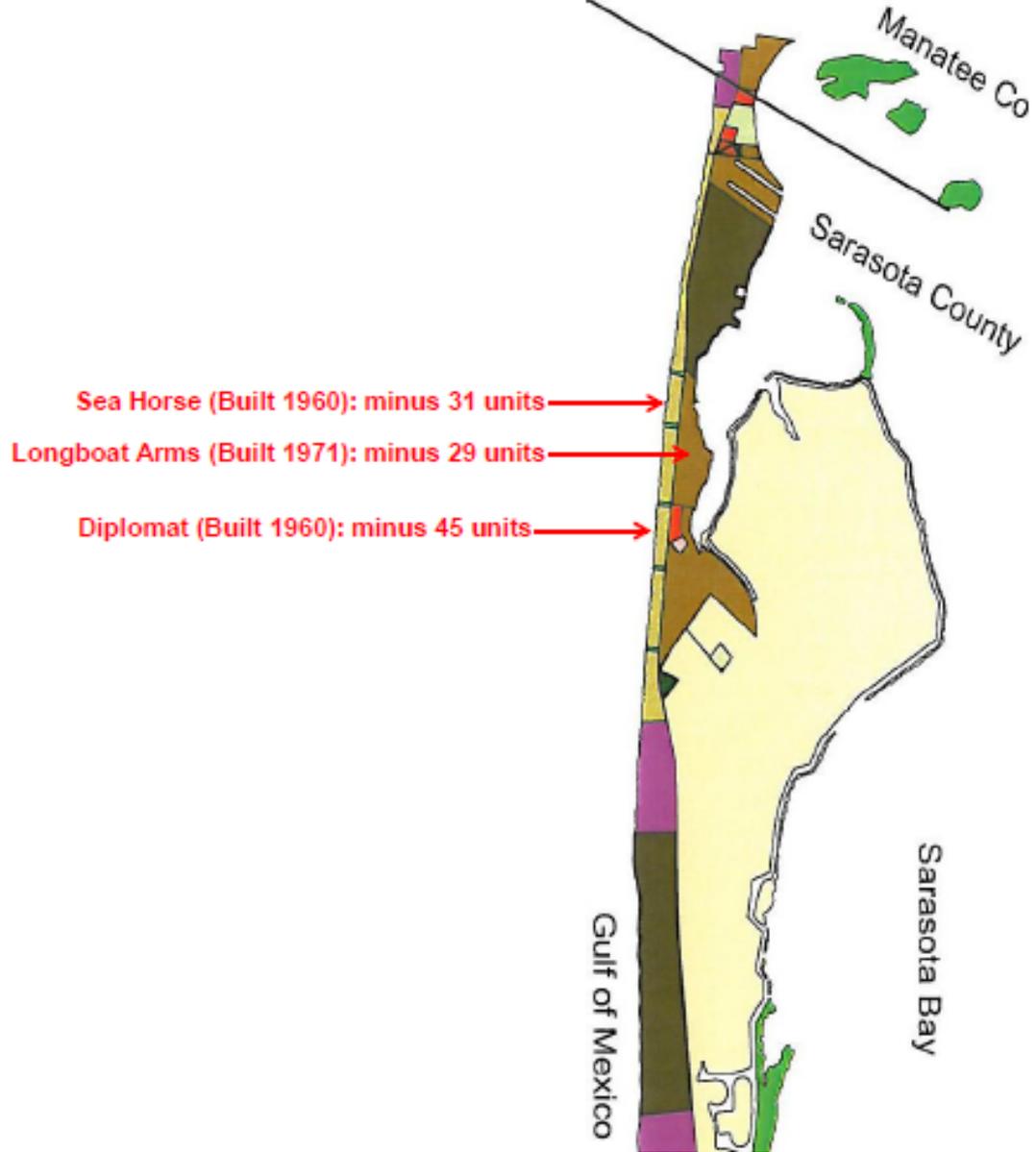
**TOWN COMMISSION REGULAR WORKSHOP
SEPTEMBER 15, 2014**



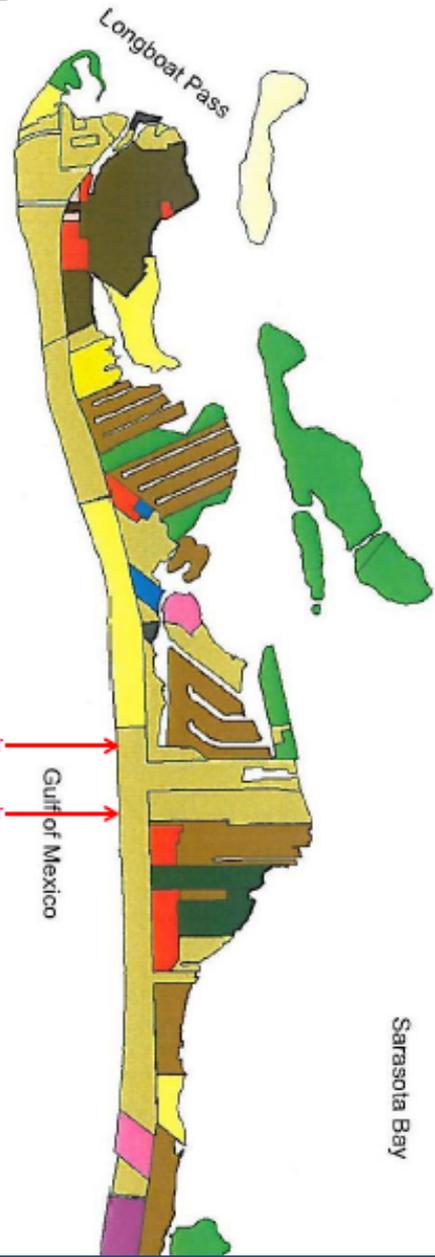
INITIAL REVIEW OF CHALLENGES

- Review existing catalog of nonconforming tourism and commercial properties to verify if all have been documented
- Classify extent of nonconformities
- Reconstruction of nonconforming properties may/may not be physically and/or economically viable under existing Code
- Need to explore referendum framework to determine if additional referendum is needed/desired

Tourism Properties (Density) with Potential Loss of 20 or More Units: Sarasota County



Tourism Properties with at least 20 units over allowed density: Manatee County



Silver Sands (Built 1972): 32 units over

Cedars West (Built 1975): 39 units over

Gulf of Mexico

Sarasota Bay

Properties with grandfathered
Tourism uses (5 or more units;
not zoned for tourism use):
Sarasota County

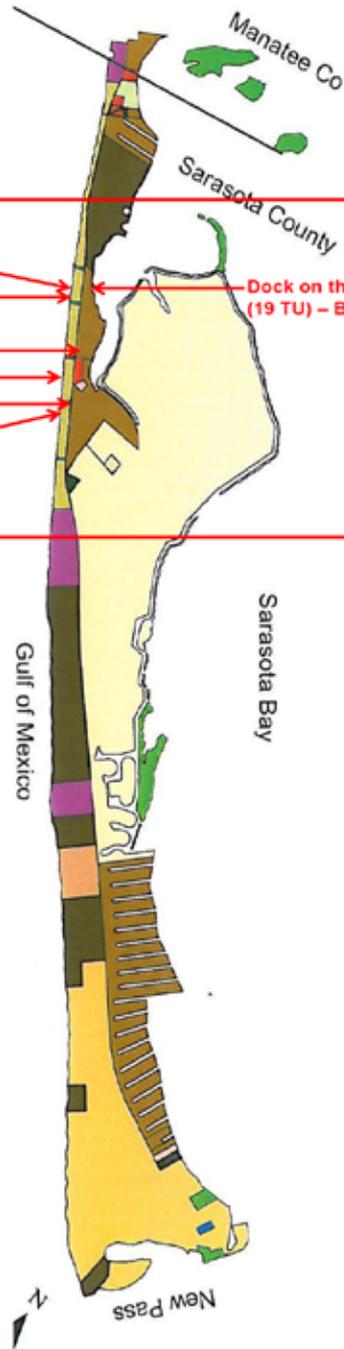
The map shows the coastline of Sarasota County, Florida, with various colored zones. A red box highlights a specific area on the northern coast. Red arrows point from text labels to specific locations on the map. The labels include property names, unit counts, and build years. The map also shows the Gulf of Mexico to the west, Sarasota Bay to the east, and Manatee County to the north. A north arrow is located at the bottom left of the map.

Seabird Beach (15 TU) – Built 1950
Sea Horse (36 TU) – Built 1960
Longboat Bay Club (15 TU) – Built 1982
Diplomat (50 TU) – Built 1960
Gulf Tides (22 TU) – Built 1983
Apollo (5 TU) – Built 1970

Dock on the Bay
(19 TU) – Built 1967

Note: See aerial inset for detail

Note: Locations are
approximate and are for
informational purposes only



**Seabird Beach (15 TU):
Built 1950
Sea Horse (36 TU):
Built 1960**

Dock on the Bay (19 TU): Built 1967

**Longboat Bay Club (15 TU):
Built 1982**

**Diplomat (50 TU):
Built 1960**

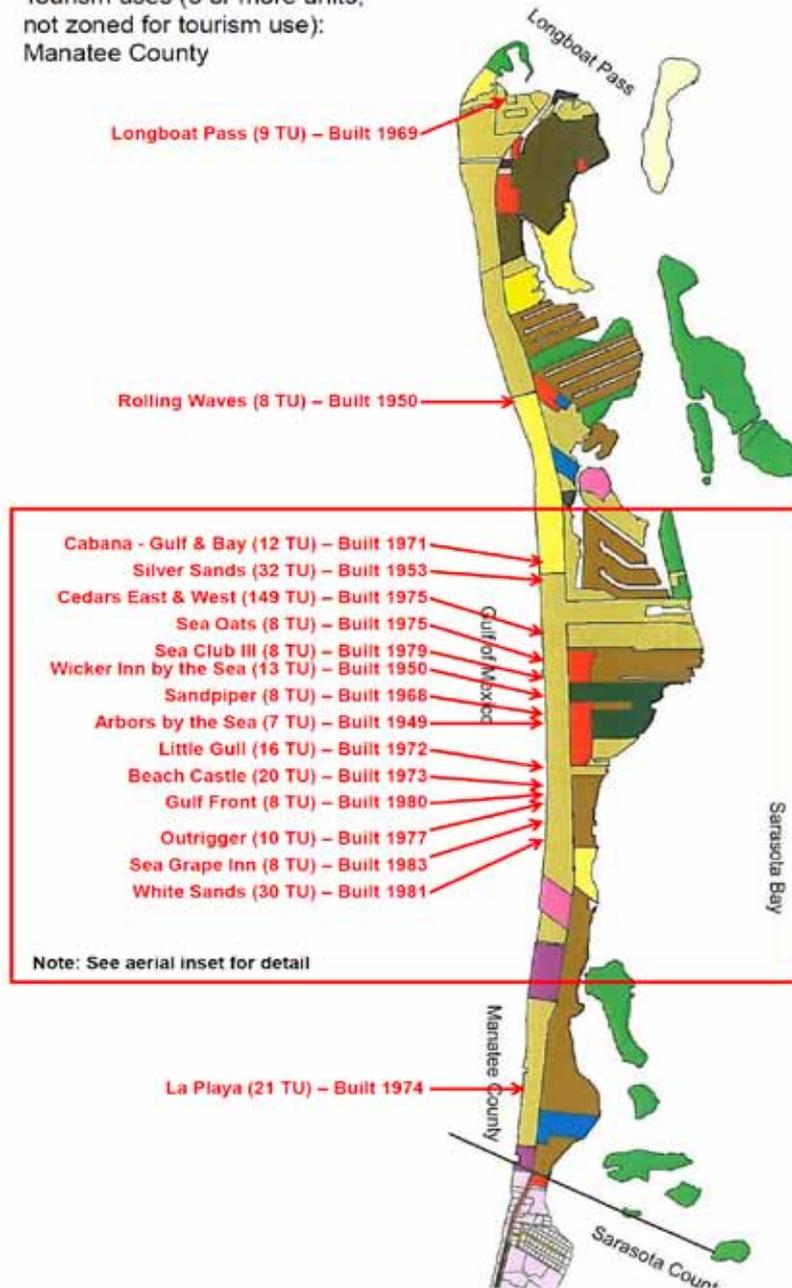
**Gulf Tides (22 TU):
Built 1983**

**Sarasota County
Nonconforming
Tourism Use Inset**

**Apollo (5 TU):
Built 1970**



Properties with grandfathered
Tourism uses (5 or more units;
not zoned for tourism use);
Manatee County



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Cabana Gulf & Bay (12 TU):
Built 1971
Silver Sands Gulf & Bay (32 TU):
Built 1953

Cedars East and West (149 TU):
Built 1975

Sea Oats (8 TU):
Built 1975
Sea Club III (8 TU):
Built 1979
Wicker Inn by the Sea (13 TU):
Built 1950

Little Gull (16 TU):
Built 1972

Sandpiper (8 TU):
Built 1968
Arbors by the Sea (7 TU):
Built 1949

Gulf Front (8 TU):
Built 1980
Outrigger (10 TU):
Built 1977

Beach Castle (20 TU):
Built 1973

**Manatee County
Nonconforming
Tourism Use Inset**

Sea Grape (8 TU):
Built 1983

**White Sands
(30 TU):**
Built 1981





POTENTIAL TOURISM UNIT LOSS

- **Additional properties with potential loss of less than 20 tourism units each also exist (not shown in previous slides)**
- **Total existing Tourisms Units on LBK = 1,460 (approx.)**
- **Total existing Tourism Units that could be lost due to existing density and zoning limitations = 600 (approx.)**



PROCESS

- **September 3rd**
 - Work Assignment with University of Florida signed
- **September 22nd**
 - Kick-off meeting for Staff/UF
- **September/October**
 - Groundwork, Code & Comp Plan Analysis, etc.
 - Town Commission Update
- **November**
 - Public Workshop
 - Town Commission Update



End of Agenda Item