



April 5, 2018

To: The Board of County Commissioners  
The Honorable Nancy C. Detert, Chair  
The Honorable Charles D. Hines, Vice-Chair  
The Honorable Paul Caragiulo  
The Honorable Alan Maio  
The Honorable Michael A. Moran

Subject: Ordinance No. 2017-070

Dear Commissioners:

Siesta Key Association of Sarasota, Inc. (SKA) is aware that, on April 11, 2018, the Sarasota County Commission will be voting on Ordinance No. 2017-070, a privately proposed amendment to Section 4.10 of Ordinance No. 2003-052, as amended, relating to the Siesta Key Overlay District Minimum Yard Requirements stated in Section 4.10.4. In March of 2018, SKA conducted a poll of current SKA members asking whether they support or oppose the proposed changes to the SKOD ordinances.

The results of this survey show an overwhelming (89%) preference for keeping the current ordinances unchanged. Our members believe that Siesta Key is already fully developed and are very concerned by the excruciating traffic issues. Please bear in mind that Siesta Key is our home – in many cases our only home. We moved here because this island has a unique and special character that we are desperately trying to preserve.

The SKOD ordinances were created to maintain the laid-back, beach community feel that originally brought us here. Any changes to the ordinances that would open the door to taller buildings on smaller lots is inconsistent with the intent of the SKOD and is strongly opposed by our members. A refresh of a run-down property with something that conforms to current ordinances would be viewed more favorably, especially where it demonstrates a clear public benefit.

For your reference, I have attached copies of the summary survey results, a selection of comments from our members, and a map that shows the locations of homes from which responses came. We ask you to take note that responses came from the entire island and were not just centered in locations likely to be affected by the proposed changes.

The SKA Board of Directors respectfully requests that the Commissioners consider that, based on the responses from our members, a compelling public benefit to changing the SKOD is not



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evident. This should be the guiding basis for any change in the SKOD. Thank you for considering the needs of SKA Members and all Siesta Key residents and property owners in this matter.

On behalf of the Board of Directors,

Eugene F. Kusekoski

President

The Siesta Key Association of Sarasota, Inc.

Cc: Jonathan Lewis, Administrator, Sarasota County Government

Attachments:

SKA Member Survey Results (1 page)

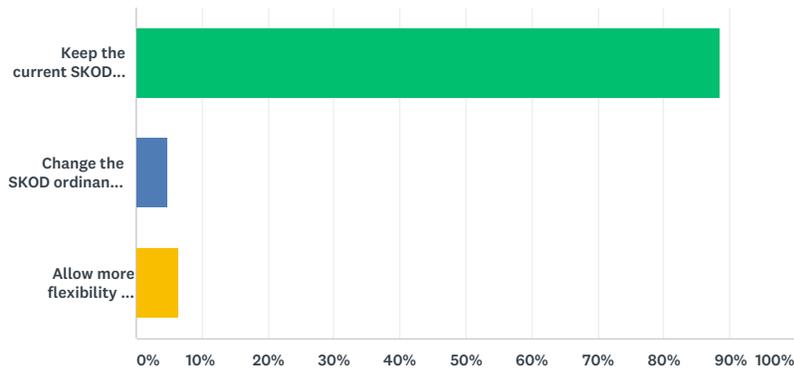
SKA Member Survey Sample Comments (4 pages)

SKA Member Survey Respondent Location Map (1 page)

SKA Member Survey on changing SKOD ordinances

Q1 What is your position on the proposed amendment to SKOD ordinances?

Answered: 411 Skipped: 0



ANSWER CHOICES	RESPONSES	
Keep the current SKOD ordinances as they are	88.56%	364
Change the SKOD ordinances to adopt a variable height-setback formula	4.87%	20
Allow more flexibility in building setback exceptions on a case by case basis	6.57%	27
TOTAL		411

## SKA Member views on changing SKOD ordinances March 2018

### Sample comments

- Density on SK is increasing to the point where the casual feel and ambiance that drew so many here is being lost. Reducing setback requirements only exacerbates the problem.
- Siesta Key has a very comfortable, walkable environment which the current setback maintains. Please keep existing regs!
- Siesta Key has a good plan to keep the ambience of this special place. Don't let developers and big \$ signs change us.
- SK is primarily residential with many single family homes. The building density near the Gulf and Bayfront properties on Ocean Blvd, Beach Rd. & Midnight Pass Rd. is already unfriendly toward the low density residential properties which carry on the traditional Siesta Key feel. Traffic for permanent residents who live and work here is heavier than ever this season. Therefore, I favor NO MORE DENSITY!
- The current SKOD ordinances are well thought through, with the help of the thousands of persons involved in developing them.
- It is my opinion that the current ordinance is more than appropriate for our small island.
- I would like to continue the casual feel of Siesta Key as it is. New buildings should comply with the rules as in force when the property was purchased.
- Like the relatively small quaint feel of Siesta Key. Let's not turn it into Miami Beach!
- Let's not change what works.
- We live on Siesta Key all year around. It is our ONLY home. We do not want any more hotels, huge condo's or buildings that will bring more traffic and make our island look like a city. We urge our commissioners to think of the beauty of Siesta Key and NOT allow builders to destroy our quaint island.
- Any amendment that allows tall buildings to be built closer to a street than currently stipulated, will inevitably change the desirable "look and feel" of Siesta

Key. People who come to vacation in Siesta are attracted by our current environment; they do not seek a more 'urban feel' locale.

- I bought on Siesta because it was different than the east coast--I lived in Manhattan and Boston and why spoil this wonderful island?
- The current setbacks have worked well for 20 years or so. There is no reason to change things now. If anything, we should go in the opposite direction and limit all new buildings to 35 feet in height. Keep Siesta Key small and charming, and not a concrete jungle.
- Siesta Key is our home, not a line item in someone's investment portfolio. We need to put homeowners first.
- Normally I am a flexible person, however, developments/new construction have begun to overtake "reasonableness" and are pushing the limits. We must protect our Siesta Key by keeping ordinances as they are. If we allow one to override, we are in dangerous territory.
- We strongly believe these changes would be wrong for our beautiful island.
- As an owner of a hotel here on SK, our guests compliment the beach first and the 'human' scale of the buildings second. They say it feels more like a neighborhood which is why they bring their families and friends. If you want tall buildings crowding out the light and air, go to Miami Beach.
- I want Siesta Key to maintain the status quo in building procedures
- The present code seems fair and reasonable.
- It's crucial to maintain the open feeling on the Key to avoid having an urban downtown feeling
- The last thing Siesta Key needs is increased density. I realize the proposed amendment is not directly related to density, but it is indirectly. And it will definitely increase visual density.
- We must maintain the quality of island life that we enjoy now. To add more traffic and lose scenic beauty is not in our best interest. How negatively will this impact our key? This cannot take place in our little community.
- There is no need to make any changes to SKOD. Siesta Key is a paradise that should not be changed.
- Please protect the beautiful Siesta Key that we all cherish today and maintain the ordinances as they are now. Any change will open the flood gates to developers to turn our lovely casual Key into something we will no longer recognize.

- The current ordinance is appropriate to maintain the balance on Siesta Key. The island is already becoming overburdened by the current population. Decreasing the setbacks would increase the population significantly and subsequently increase the burden on the infrastructure. As year-around residents of Siesta Key, we are absolutely 100% opposed to any changes in the set back standards.
- These ordinances were established for a reason. That reason is even more important today! The Key is losing its charm due to overcrowding & greedy people.
- The ordinances were originally written with great wisdom and have been serving Siesta Key very well. Wealth corrupts, and any compromise of the ordinances as currently written will only work for the wealthy and against those who love Siesta Key!
- The ordinances were set for reasons. These reasons still seem to be valid.
- Why are changes to the existing ordinances requested--merely to make more money by squeezing more development (rooms or condos or stores) into our existing and limited spaces. This adversely affects the quality of life for all present and future residents and visitors.
- Siesta Key is a relatively small island whose primary appeal to many is its beaches and the old-time Florida look and feel that gives it charm. As a full-time resident, I want the ability to see the beach and the sky from many points on the Key, and not be surrounded by tall buildings that turn the streets and sidewalks into canyons of concrete and steel. That is for large cities and downtown areas, not a residential barrier island.
- We don't want to change the ordinances and want to keep Siesta Key the way it is.
- I believe these ordinances were written as such in order to maintain lower profile buildings and to discourage buildings taller than 35 feet. Allowing flexibility in setbacks would require constant vigilance by residents to monitor proposals for higher buildings with reduced setback. It should be the Commission's responsibility to make sure developers follow the ordinances, not residents' responsibility to make sure developers are not constantly trying to change the feel of our small village commercial areas and then have to petition the Commission to disallow these types of development.
- Why change something that is fine and working now
- The character of the island is already being destroyed -- we don't need exceptions or variances for developers whose pet projects will only worsen the traffic,

congestion and negative impact on infrastructure. There is no need for a tall hotel/residence to be only two feet back from a sidewalk.

- I feel strongly that the ordinances should be kept at the current level, changing the SKOD ordinances would create a much more congested look on the Key.
- Don't feel we should open the door for taller buildings on smaller lots.
- No more density on Siesta Key. We are already beyond the limit of what this island can deal with!
- I would actually prefer that we limit the height to 35 and give a little bit more setback than 2'
- We are adamantly opposed to any zoning changes that would change the character of Siesta Key as this one would. Once the openness that currently characterizes much of the key is given up it can never be regained. It's gone forever
- Please preserve the character of Siesta Key, do not weaken setback requirements.
- The current SKOD ordinances are appropriate for Siesta Key and should not be changed.
- I do not want to make building tall buildings easier. The SKOD, as is, seems to be an effective barrier to taller buildings.
- Prefer to maintain the open feel that exists on Siesta Key.
- Please help preserve the special character of Siesta Key that attracted us here.

