



February 9, 2022

Attention: Geoffrey Michel, Board Chair, St. Armands Business Improvement District (BID)
Mark Sultana, Principal, DSDG Architects
Ryan Chapdelain, General Manager Planning, City of Sarasota

RE: The BID's Proposed Comprehensive Plan and Zoning Text Amendments

To Whom It May Concern:

It is my understanding that **the BID may have exceeded the authority granted to it in its charter** by requesting, or by having its agent request, the comprehensive plan and zoning text amendments. But, be that as it may, I offer the following feedback on what I believe the BID is pursuing.

My gut feeling is that residents would support the requested height increase (45' from grade or 35' from flood) as long as buildings were **limited to a maximum of three stories**.

It is my understanding that nowhere in the City of Sarasota are hotel/motel guest rooms allowed to exceed 50 units per acre. Why do you feel that St. Armands needs three times that number? My gut feeling is that residents would support **the same residential and guest room density as exists in all other City zones (50 units per acre)**.

It is my understanding that the BID is requesting fewer parking spaces per hotel/motel guest room that is required anywhere else in the City, including in high-density downtown. My gut feeling is that residents would support **the same number of parking spaces per residence and guest room as exists in all other City zones**.

I built my house on St. Armands approximately six years ago and I believe that I was limited to 35' from grade to the mid-point of the peaked roof. Because of this height limitation, it is my understanding that every residential structure on St. Armands **is either two stories built slab-on-fill at flood, or else three stories built from grade**. But the BID and its architect have referenced a three story house under construction on St. Armands that they claim is being built 35' from flood (not from grade). Have residential height rules changes in the last six years? Is there any other residential structure on St. Armands that you believe is taller than 35' from grade to the mid-point of the peaked roof, or is this one property an exception to all others?

Should the following text be changed from "no less than 42 inches" to "no more than 42 inches"?

h. 8. Roofs – Flat roofs shall have parapets no less than 42 inches high or as required to conceal any mechanical equipment from any adjoining sidewalk.

I would like to see the BID or its agent put together a formal document summarizing the proposed comprehensive plan and zoning text changes that I can present to St. Armands residents, and to allow me adequate time to collect resident feedback.

Sincerely,

Chris Goglia, President
St. Armands Residents Association

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