

Follow-up re: St. Armands ZTA

Chris Goglia <chris34236@gmail.com>
To: Ryan Chapdelain <Ryan.Chapdelain@sarasotafl.gov>
Cc: Tom Leonard <gtleonard2@gmail.com>

Mon, Jul 25, 2022 at 10:03 AM

Hi Ryan and Tom,

Hope all is well. I'm getting back to you by Monday, July 25th as promised.

The Board of Directors of the St. Armands Residents Association has reviewed the BID request to increase height and allow hotel usage on St. Armands, including the proposed compromises, and here is a summary of the feedback I received:

1. Back in 2002, over twenty years ago, the same City Commission established the Coastal Islands Overlay District (April 29, with Ordinance No. 02-4357) and then established the St. Armands Business Improvement District (July 16, with Ordinance No. 02-4382). We believe it was their intent to protect the City's barrier island neighborhoods from over-development and large-scale development, for the BID to operate within those parameters, and that those protections should be valued and protected.
2. We remain concerned that the proposed change to the protections of the Coastal Islands Overlay District could lead to significantly increased pedestrian and vehicular traffic in the St. Armands Commercial Tourism District. We feel that the City must first find a solution to the existing traffic flow problem between 3pm and 7pm during high season. A study of pedestrian and vehicular traffic flow during high season must precede any proposed changes.
3. The St. Armands Commercial Tourism District is defined in Zoning Code as follows: "The intent and purpose of the CT district is to serve the nonresidential needs of tourists by providing a variety of goods and services for tourists. The application of this district is restricted to St. Armand's Key." Per the original intent and purpose of this district, we oppose the addition of hotel usage.
4. We ask you to wait four months--what we feel is a fair and reasonable amount of time--before you go back in front of the City Commission to ask them to authorize City Staff to re-start this process. That will give us the time needed to educate St. Armands residents on what you are proposing and for us to measure their support or opposition to this in our next Annual Member Survey. We invite you to create your own informational materials which we will first share with residents before quantifying their vote. This will also coincide with the upcoming City Commission election, and we don't feel that this process should be re-started without first knowing if there will be a 4-1 supermajority vote to support it.

Thank you for reaching out to residents as you decide whether or not to re-start this process. I hope that you'll honor our request to wait four months before deciding whether or not to proceed.

Sincerely,

Chris Goglia, President
St. Armands Residents Association
website: starmands.org