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October 18, 2018

Via email – aroddy@scgov.net

Alan W. Roddy, Esq.
Office of the County Attorney
1660 Ringling Blvd Fl 2
Sarasota, FL 34236

Re: Siesta Promenade

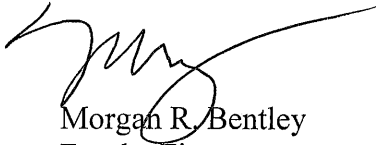
Dear Alan:

I am writing again today regarding Siesta Promenade. In looking at the latest proposed plan, I note that they are seeking stand-alone residential under the CG zoning application. As you may remember, this was allowed under a revision to the CG District about a year or so ago (previously it had to be attached to the commercial structure). However, the right to have stand-alone residential required a Special Exception request. There is no Special Exception request in the application for Siesta Promenade and certainly more has been advertised. The Neighborhood Workshops identified the Special Exception for height and density, but not for residential in CG nor Transient Accommodations.

Again, this is a procedural defect in the current application. In addition to the lack of an approved CAP Boundary, this further highlights out the need to take this matter in a more orderly fashion. Mistakes are being made that are completely avoidable (see my letter of September 12, 2018 outlining the due process issues and my letter of October 2 outlining the issues with the requested special exceptions, namely the lack thereof). There is no reason to subject the Commission, the public or the Applicant to a process that is not finished and will have to be re-done.

As always, thank you for your time and attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Morgan R. Bentley', with a long, sweeping horizontal line extending to the right.

Morgan R. Bentley
For the Firm

cc: Mike Lepore
Maria Bankemper
Sura Kochman
Todd Mathes, Esq.
Todd Dary
Hon. Nancy Detert
Hon. Mike Moran
Hon. Paul Caragiulo
Hon. Alan Maio
Hon. Charles Hines