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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:

Now that I have had a chance to read the Planning Commission materials, I have found more than one advertising defect.

In the Appendix with Neighborhood Workshop materials, it contains all the materials for both Neighborhood Workshops held on June 22, 2016 and the one held on August 11, 2018.

The following issues were identified with both these packets as follows:

1. Neither included a copy of the letter sent out to the neighborhood.
2. First Neighborhood Workshop Ad for the June 30, 2016 Neighborhood Workshop on Page B-59 of Appendix:
 - No reference to other existing zoning districts other than RMH. They failed to identify RMF-1, OPI, and existing CG zoning.
 - Referenced two Special Exceptions for density and building height but did not mention Special Exceptions for transient accommodations in the CG District or freestanding multifamily in the CG District. (The density and height were later dropped and transient added in).

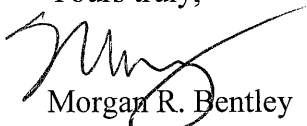
3. Second Neighborhood Workshop Ad for the August 23, 2018 Neighborhood Workshop on Page B-40 of Appendix:

- Again, no reference to other existing zoning districts such as existing RMF-1 zoning.
- Continue to refer to General Commercial (GC) and should be Commercial General (CG). The County does not have a GC District.
- Referenced only one special exception related to the hotel which should have referred to this as transient accommodations and no reference to number of units. Did not mention anything about Special Exception for height or Special Exception for freestanding multifamily in the CG District.
- The Agenda wording for the Planning Commission is labeled as CRITICAL AREA PLAN AMENDMENT/REZONE PETITION/SPECIAL EXCEPTION. As you know, this is not a Critical Area Plan Amendment.

I have not seen the language published in the legal ad, but if Staff has advertised it as an amendment it is clearly wrong. Not to mention again my contention that they have not requested two other Special Exceptions for an increase in height and the ability to have free standing multifamily buildings.

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

Yours truly,



Morgan R. Bentley
For the Firm

MRB: os

cc: Mike Lepore
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Todd Dary
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Hon. Mike Moran
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Hon. Alan Maio
Hon. Charles Hines