



Community News Update

September 2022

Presidents Message

On September 19th, the City Commission approved moving forward on specific changes to critical portions of the City's Comprehensive Plan. The plans were put on a path for final adoption by November 7th. These proposed changes are aimed at increasing the construction of more attainably priced housing throughout the city which is a goal the DSCA fully supports.

However, your DSCA board has concerns that there could be unintended consequences to changes being made that are not fully vetted and reflect further stakeholder input sought. Comprehensive plan changes are often difficult to modify. As such, on 9/15 I wrote the following to the city commission on behalf of the DSCA board of directors.

David Lough
President
Downtown Sarasota Condominium Association

DSCA Letter to City Commission

Re: Comprehensive Plan proposal, planned city commission action of 9/19/22

...[after thanking the staff for their efforts, the letter concludes] ...

"In short, the DSCA Board believes residents, developers, city staff and other stakeholders will be ill served by bringing a package of documents this complex before the city commission on the current timetable. Comprehensive plan changes have generational consequences. We urge you to use the September 19 city commission meeting as a forum for further review of these critical comprehensive plan changes, defer adoption of the comprehensive plan and the five associated draft Ordinances on this First Reading."

Read the full letter here: [DSCA comp plan position 9 16 22.pdf](#)

Comprehensive Plan News

On September 19 the Sarasota City Commission voted to move forward with a revision to the City Comprehensive Plan including 5 new Ordinances.

These Comprehensive Plan amendments include plans for the:

- Potential quadrupling of the maximum residential density in three of four downtown zoning districts. This increases the potential residential density in the Downtown Core and Downtown Bayfront zones from 50 units per acre to 200 units per acre.
- Elimination of the requirement that new downtown projects are "compatible" with existing residences when downtown density increases are proposed. A compatibility requirement is understood to remain for other areas of the city.

The changes are aimed at the very worthwhile goal of providing more attainable housing. A fundamental concern of DSCA is the increased density to be provided a developer includes a *yet to be identified* percentage of "attainable housing" units on the site. Left unchanged in the proposals, moving forward new developments in all four downtown zones could result in massive increases in density without any meaningful addition of attainable housing.

Downtown stakeholders are also reminded that new downtown residential projects move forward under an administrative approval process under which city staff have the authority to approve new residential projects, however large, with no formal community input required.

While the proposal to eliminate limits on building heights downtown was delayed to another time in response, in part due to the advocacy of DSCA, there is reason to believe it will be brought forward at a future date. The City Commission directed staff to move forward with community workshops to seek downtown resident input on any proposed changes to downtown building height limits. These community workshops have not yet been scheduled.

Sarasota Herald Tribune – 9/21/22

<https://www.heraldtribune.com/story/news/local/sarasota/2022/09/21/sarasota-commissioners-ok-plan-intended-promote-affordable-housing/10396365002/>

Your Observer - 9/22/22

<https://www.youobserver.com/article/city-development-plan-amendments-okd-to-address-housing-shortage>

Carrie Seidman...Sarasota Herald Tribune Opinion

<https://www.heraldtribune.com/story/opinion/2022/09/16/carrie-seidman-sarasota-citizens-being-pushed-aside-rush-redevelop-growth-development/10385502002/>

Election News



Call to Action – Get Out and Vote

Calling on all residents... The deadline to register to vote is Tuesday, October 11 for the November 8 general election. If you are registered, be sure your voting record is up-to-date and that you plan to vote - by mail, early or on election day.

In the August 23rd primary where At-Large City of Sarasota Commissioners were on the ballot only 41.6% of registered, downtown or near downtown residents cast their ballot. The November general elections will have consequences for our State....and, for local matters important to all.

Plan to Vote, the changes to the City's comprehensive plan and planned zoning text amendments will have generational consequences....

Nov. 8, 2022 - General Election

Tues., Oct. 11: Voter Registration Deadline

Mon., Oct. 24 - Sun., Nov. 6: Early Voting

Sat., Oct. 29, 5 p.m.: Deadline to request a vote-by-mail ballot be mailed

Tues., Nov. 8: Election day, polls open 7 a.m. - 7 p.m.: Voted vote-by-mail ballots must be received in the elections office by 7 p.m.

[Sarasota County Supervisors of Election](#)

Affordable Housing Updates

Two exciting developments regarding affordable and attainable housing in the Rosemary District:



Welcome to the Neighborhood

Move-ins have begun at the new Loft on Lemon apartment complex. Eleven families have now moved into this new 128-unit building on Cohen Way. The housing authority's \$33 million development project was made possible through a broad public-private collaboration.

The five-story building offers 76 affordable workforce units as well as 52 others specifically aimed at "hometown heroes" including teachers, firefighters, law enforcement and nurses.



Renovation work has begun on the McCown Towers apartments on Boulevard of the Arts. The planned 14-month project involves extensive renovation work including new kitchens, bathroom and other apartment improvements as well as other building-wide updates

Gulfstream Roundabout Update



Work continues on the Gulfstream Roundabout with planned completion said to be on-track for near the end of the year. And, now for those interested you can watch progress live on a webcam
NOTE - once the link loads, hover over the image and click on the play (>) button

Marina Tower Roof (Marina Tower Roof) | Nest

DSCA Board September Wrap Up

As has been the recent practice the 9/7 DSCA board meeting was held in hybrid fashion, both in person at the Broadway Promenade Club Room and via Zoom. Following are links to the full board meeting and presentation by, Doug Jeffcoat, Public Works Director, City of Sarasota

[View Meeting Video HERE](#) - DSCA Board Meeting 2022-09-07

[View Speaker Video HERE](#) - Doug Jeffcoat 2022-09-07

DSCA Upcoming Events

DSCA Board Meeting

DSCA Board Meeting | October 5, 2022 | 4:00 - 5:30 p.m. held via Zoom & at Broadway Promenade, 1064 N. Tamiami Trail, Sarasota, FL 34236



Register

Guest Speaker: **Florida Studio Theater**

Members of the Florida Studio Theatre will be describing their new 11 story residential project on their downtown campus at our October Board meeting. The project will contain a reported 40 units of apartments for use by visiting artists, with some set aside for our local rental market. The Mulva Project, named for its major donor, Patrick Mulva, will also contain a main stage theatre and two cabaret stages adding to the existing performance spaces belonging to Florida Studio Theatre.

DSCA Board Meetings are for Board Directors, with designated Condo & Associate Member Representatives, Liaison Association Representatives and invited Guests attending as observers. Contact President, David Lough at (760) 497-9230 or email DavidLough1@gmail.com, if you wish to be invited.

DSCA Workshop

A LIVE Seminar brought to you by:



**Are Fines Coming to Your Condo?
New Legislative Deadlines Are!**

OCTOBER 20th, 2022
4:00pm - 7:00pm
at Goewey Hall
(at Church of the Redeemer's Robinson Center)
222 S Palm Ave Ste B, Sarasota, FL 34236

New legislative deadlines for condos require reserve studies, milestone inspections and reserve funding that may lead to heavy fines if your association is not in compliance by 2024! Are you informed and prepared? Bring your questions and concerns as you join us for this comprehensive discussion!

- Latest Insurance Reform
- Reserve Studies, Milestone Inspections & Reserve Funding
- How We Got Here: Plans for 2023
- New Legislative Regulations
- Inspections, Fines & Governing Officials

Cost: \$10 - Members, \$15 - Non-Members

MODERATED BY:
Derrick Maginness - Norton Hammersley Lopez & Skokos

SPECIAL GUEST SPEAKER: JAMES BUCHANAN
Florida House Of Representatives

PANELISTS:

- Matt Mercier - CBIZ Insurance
- Frank Berkey - Manager, Marina Towers
- Casey Ward - Socotec Consulting
- Larry Murphy- Building Official, City of Sarasota

Thursday, October 20, 2022; 4:00pm - 7:00pm
4:00 P.M. - 4:30 P.M. Check-in & Meet the Sponsors
4:30 P.M. - 6:00 P.M. DSCA Workshop with Moderator & Panelists
6:00 P.M. - 7:00 P.M. Reception

*PARKING AVAILABLE ON LOCATION AND AT GULFSTREAM AVENUE



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[Register](#)

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Associate Member Events

[CLICK HERE TO VIEW EVENTS OR SUBMIT YOUR EVENT](#)

Upcoming Community Events

The Bay Park Grand Opening
10 days at the Bay

Starting October 14th, The Bay is having their Grand Opening Celebration which will provide free, exciting, and diverse programming for the entire community to enjoy.

With more than 90 FREE events, there's something for everyone to do, including family fun days, food and cultural festivals, headlining musical acts by We The Kings and Etana, Boo! at The Bay Halloween, Sarasota's first Parktoberfest and more.

[Click here to see all the details](#)

[Click here to view the full 10-day schedule](#)

Palm Avenue Art Walk

First Friday of each Month 6 - 9 p.m. | Art Walks on Palm Avenue

October 7th / An Evening of Classics Palm Avenue hosts a monthly Art Walk. Browse the fine art galleries, jewelers, and restaurants of Palm Avenue while enjoying dancing, live music, and refreshments. This has been one of the traditional ongoing monthly events in Sarasota for many years: Palm Avenue in Downtown Sarasota [Palm Avenue](#)

Fresh Friday's

OCTOBER FRESH | State Street | Friday, October 7th, 7-10 p.m.

This month's event, OCTOBER FRESH, features a healthy dose of Fall-themed food offerings, seasonal beverages, outdoor games like cornhole and Jenga. Celebrate the cooler weather to come with a bit of dancing to JAC of All Trades, a Fresh Fridays favorite fronted by former American Idol finalist, Jonathan Cortez.

Taking place on State Street, this event will include food + beverage offerings from downtown hospitality partners. [Click here to find out more.](#)

Rosemary District Park

Crowd gathering photo from David?

Check out the latest news and events happening in the Rosemary District, a blend of modern culture, food and activities you can schedule your whole day around.

[Click here to view Rosemary District Events](#)

The Bay Park Conservancy

Sarasota’s bayfront will be an iconic, public destination that welcomes the diversity of Sarasota, enhances our status as a cultural capital and serves as a venue for multi-generational, inter-neighborhood, broad-based enjoyment of our bayfront.

[Click to view the updates from The Bay Park Conservancy](#)

[Click to view The Bay Park - Calendar of Events](#)

We Are Downtown Sarasota Residents partnering with Businesses!

Are your neighbors receiving our emails? **Help your neighbors stay connected and forward this email to downtown condo residents!** Click here to [subscribe here](#).

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