



Coalition of City Neighborhood Associations of Sarasota, Inc. – PO Box 1851 Sarasota, FL 34230
Sarasotaccna.org

Date: June 3, 2025

To: City of Sarasota Commissioners

Dave Bullock, Interim Manager, City of Sarasota

Pat Robinson, Deputy City Manager

Steve Cover, Director of Planning

Lucia Panica, Director of Development Services

City of Sarasota Neighborhood Leaders

From: Board of Directors Coalition of City Neighborhood Associations of Sarasota

Topic: Expansion of the Vacation Rental Ordinance to Inland Sarasota

Chapter 34.5 was added to the Sarasota City Code back in May 2021. Its intent is *“to ensure the City’s residents the tranquility and peaceful enjoyment of their homes and their neighborhoods”*. The issue was the misuse by owners in running vacation rentals. In July 2023 we endorsed moving this ordinance “city-wide”, as the issues that instigated the need for the ordinance were now problematic in **every neighborhood** in the city.

On February 5, 2024, the City Commission extended Chapter 34.5 Vacation Rentals to the entire City. There was no intent on our part to exclude any neighborhoods and no discussion of that happened publicly. The provision of the ordinance that identified the applicable residential zoning on the barrier islands was not modified to include the zoning of residential neighborhoods that are unique to mainland neighborhoods thus some of the most problematic neighborhoods were not covered by the extended ordinance.

We ask that the Commissioners amend Chapter 34.5 or otherwise make revisions so that the ordinance applies to all residential structures (1 to 4 family) in the following zones:

- DTE - Downtown Edge (Rosemary, etc.)
- DTN - Downtown Neighborhood District (Gillespie Park, etc.)
- Special Overlays like Park East, etc.
- Corridors, like North Trail, etc.

The ordinance in no way takes away any owner’s property rights. The ordinance provides for a registration process to address the safety of guests, the adherence to City ordinances regarding the duration of short-term rentals and occupancy, state licensing and county bed tax collection. Having a registered responsible party has proven to be valuable in mitigating identified issues, and these provisions need to apply to all neighborhoods.

Kelly Brown, President Jim Ludwig, 1st Vice President Flo Entler, 2nd Vice President

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