

# CCNA

## Executive Board City Coalition of Neighborhood Associations

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THE PURPOSE OF THE ORGANIZATION IS TO PRESERVE, PROTECT AND ENHANCE CITY RESIDENTIAL NEIGHBORHOODS AND TO ADDRESS THE NEEDS OF THE NEIGHBORHOODS AND STAND IN SUPPORT OF THOSE NEEDS

### Comp Plan Height Amendments 22-PA-04

#### Background

- a) Language regarding the permissible heights in the downtown was purposely placed in the city's Comprehensive Plan decades ago to afford it the additional protection against change without a super majority vote.
- b) The Downtown Sarasota Condo Association, which represents the residents of the city's downtown does not support removing the height restrictions from the Comprehensive Plan.
- c) The introduction of additional height (and other incentives) in exchange for affordable housing has been introduced without any specifics.
- d) There has been insufficient public outreach to date regarding removal of the height limits from the Comprehensive Plan.

#### CCNA Position

- 1) CCNA recommends leaving the height limits in the Comprehensive Plan. There is no operative duplication with the Zoning Code because the processes for change in the two documents differs dramatically.
- 2) CCNA recognizes the value of incentives in encouraging affordable housing, however, the incentives should be enumerated before asking the public to support substantial change. Administrative review, for example, has been active in the downtown for decades and has had no measurable positive effect on affordable housing.
- 3) CCNA calls on the city to conduct significant public outreach before moving forward with this overhaul of Sarasota's Comprehensive Plan.

**Lou Costa**

CCNA Executive Board