

DRAFT

New Policy 1.3.3 (E)

Notwithstanding FLU Policy 2.9.1, an existing, lawfully established, non-conforming Residential Multi-Family structure located within the Residential Multi-Family (RMF)/Siesta Key Overlay District (SKOD), of pre-January 1, 2000 construction, may be voluntarily demolished and rebuilt, provided that all of the following requirements are met:

- (1) No increase in residential density beyond the number of dwelling units previously identified on the Sarasota County Property Appraiser's official record prior to the voluntary demolition;
- (2) Rebuilt structures shall maintain the same housing type and shall not exceed the existing number of residential units;
- (3) Rebuilt structures shall not include commercial or ancillary uses that are not residential;
- (4) All rebuilt structures shall comply with all other requirements of the Sarasota County Code;
- (5) No additional variances to the UDC, other than a Gulf Beach Setback Line variance, shall be granted associated with the rebuilt structure.