



## MANASOTA/SANDPIPER KEY ARCHITECTURAL COMMITTEE

**TO: Jorge Perez**  
**FROM: BJ Galberaith**  
**DATE: December 2, 2005**  
**SUBJECT: Weston's request to change zoning to a Planned Development**

**The Architectural Committee of the Manasota/Sandpiper Advisory Committee has reviewed the above referenced petition for compliance and offers the following comments:**

- 1. Sec. 3-9-10 Nonconformities. This ordinance clearly states nonconformities shall not be extended nor shall they be used as a basis for the addition of uses otherwise prohibited in the district.**
- 2. The Planned development zoning classification is not intended for existing nonconforming uses to make them legal and conforming.**
- 3. The proposed project to convert the resort to a condo would increase density on a barrier Island.**
- 4. The proposed project to encourage daily rentals would create a hardship on the Islands infrastructure.**
- 5. Converting a nonconforming entity to a conforming entity would set a precedent.**

**Thank you, for the opportunity to review this application. If there are any questions I may be contacted at (941) 475-5997**

**Architectural Committee recommends...Denial**

