

**City of Sarasota Development Services Department
Development Application Status Report
(Current as of October 17, 2017)**

IN PROCESS:

16-ASP-02, 16-ADP-05, 16-ADS-31

East & Fruitville Commercial [201, 210 & 218 North East Avenue]: Applicant proposes to construct a 7,500 square foot retail development with 32 parking spaces on the subject property. Access is proposed on East Avenue and Halton Place. The property is zoned Downtown Core (DTC) with North East Avenue and a portion of Fruitville Road designated as Primary Streets. Administrative Adjustment (16-ADS-05) is requested concurrently for the façade coverage requirement and an Adjustment to the Planning Board is requested for access on a Primary Street. The property is also within the Fruitville Gateway Corridor Overlay District. **[LP]** *Scheduled for 10/19/16 DRC meeting, resubmittal required. Resubmittal received, DRC 1/4/17. Resubmittal required. Resubmittal received, DRC 3/1/17. Signed-off, advertised for 5/10/17 PB meeting, ~~applicant has requested continuance to date uncertain.~~ Scheduled for 9/13/17 PB meeting. Continued to 11/8/17 PB meeting.*

17-SP-03, 17-CU-02, 17-GZW-01

MarineMax Expansion [1601 Ken Thompson Pkwy]: Proposed marina improvements including boat rack replacement and expansion of capacity, a new floating dock, a new restroom facility, shade pavilion, and parking. Conditional Use is required for the expansion of the leasehold use within the Governmental (G) zone. The G-zone waiver request is currently for a reduction in required parking, although additional waivers may be required based on DRC review and comment. **[LP]** *Scheduled for 12/7/16 DRC meeting. Resubmittal required. Resubmittal received, DRC 2/15/17. Partial sign-off, scheduled for 10/11/17 PB meeting. PB recommended approval, scheduled for 11/20/17 CC meeting.*

17-SP-05, 17-RE-01

Sarasota Station (2211 Fruitville Road): Proposed new 368 dwelling unit multifamily development with 337 parking spaces. The site is located north of 3rd Street, between Audubon Place and the Railroad. The dwelling units are proposed to be within four separate 6-story buildings. A comprehensive plan amendment has been processed to change the Future Land Use Designation to Downtown Core. A street vacation for the portion of the alley between Audubon and the railroad tracks that is within the project site is required. The two existing office buildings are proposed to be demolished. The fitness club and diner uses will remain onsite. Access is proposed from 3rd Street and Audubon Place. The site is 7.9 acres. **[LP]** *Scheduled for 12/21/16 DRC meeting. Resubmittal required. Applicants must file Street Vacation application also.*

17-SP-06, 17-CU-03, 17-MCU-01

Four Points by Sheraton (1425 S. Tamiami Trail): Applicant proposes to renovate and expand an existing hotel currently known as the Baymont Inn (formerly Best Western). Proposed renovations include converting hotel room access from exterior corridors to interior corridors, connecting the two existing buildings to the lobby and adding administrative and meeting spaces. The number of hotel rooms will be reduced from 99 to 96 rooms. The western building is proposed to be five stories (currently three stories) and the northern building is proposed to be three stories (currently two stories). The location of the two access points on Prospect St will remain and one access point is proposed on Floyd St. The property is zoned Residential Multiple Family 4 (RMF-4). **[LP]** *Scheduled for 1/4/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 6/7/17. Resubmittal required. Resubmittal received, DRC 9/6/17. Resubmittal required. Resubmittal received, DRC 10/18/17.*

17-ASP-03

Church of the Redeemer (222 South Palm Avenue): Proposed addition to an existing church at 222 South Palm Avenue consisting of a new 14,200 square foot 3 story building to be used for administrative offices, educational classrooms and event space located in the northern portion of the lot and an electrical room between two existing buildings on the western portion of the lot. The applicant has submitted an Off-Site Parking application to utilize the parcel on the south east corner of Ringling Blvd and S. Palm Ave (PID 2027-11-0020) for required parking and a Major Encroachment Agreement for encroachments into the right-of-way on McAnsh Sq. and Gulfstream Ave. The site is zoned Downtown Bayfront (DTB). **[LP]** *Scheduled for 2/1/17 DRC meeting. Resubmittal Required. Resubmittal received, DRC 9/6/17. Resubmittal required. Resubmittal received, DRC 10/18/17.*

17-ASP-04, 17-ENC-02, 17-ADS-08, ~~17-ADP-02~~

The Boulevard Sarasota (500 & 540 N. Tamiami Trail, 1224 Blvd of the Arts, 1235 5th Street): The applicant proposes to construct a multi-use phased development consisting of 51 residential units, approximately 10,918 sq. ft. of restaurant and 6,707 sq. ft. of retail/office. The applicant is also seeking approval of a major encroachment agreement to allow the building to be constructed across the 5th Way alley with clearance for the alley to remain open to public traffic, approval of an administrative adjustment for the maximum front yard setback. The parcels are zoned Downtown Bayfront (DTB) and Downtown Edge (DTE). **[LP]** *Scheduled for 3/15/17 DRC meeting. Resubmittal required. Resubmittal received, scheduled for 4/5/17 DRC. Resubmittal required. Resubmittal received, DRC 6/7/17. Resubmittal required. Resubmittal received, DRC 7/5/17. Partial sign-off. Major Encroachment agreement scheduled for 8/21/17 CC meeting. CC approved Major Encroachment Agreement.*

17-ASP-05, 17-SV-03

Ringling Blvd Mixed Use (2260 Ringling Blvd.): Applicant requests to construct a mixed-use development on the 9.74 acre site known as the Ringling Shopping Center. The site currently contains a commercial building that will be demolished. A Lot Split application has been submitted in order to divide the northern commercial portion (0.85 acres) and the southern residential portion (8.89 acres). This Administrative Site Plan request is for residential portion which includes 222 multiple family residential dwelling units, a clubhouse and 222 parking spaces. A separate Administrative Site Plan will be submitted at a future date for the commercial use. The site is zoned Downtown Edge and Downtown Neighborhood Edge. Vacation of a 2,753 sq. ft. wedge shaped portion of Lime Avenue is also requested to prevent through traffic from going through the neighborhood to the east. **[LP]** *Scheduled for 5/3/17 DRC meeting. Resubmittal required. ROW vacation for portion of Lime Avenue submitted, scheduled for 6/21/17 DRC meeting (ROW vacation only). Partial sign-off. 17-ASP-05 approved 7/12/17; 17-SV-03 scheduled for 9/13/17 PB meeting. PB recommended approval; scheduled for 11/6/17 CC meeting.*

17-SP-12, 17-CU-05, 17-MCU-02

Avant Garde Academy (930 N. Beneva Road): Applicant requests a Major Conditional Use approval to construct a public Charter School (K-8th grade) with approx. 1,300 students, a Minor Conditional Use approval to construct a daycare facility for approx. 100 students and Site Plan approval for development of the site. Vehicular access is proposed on the southern portion of the site and emergency vehicle access is proposed on the northern portion of the site, both off of Beneva Road. The site is zoned Residential Multiple Family-1 (RMF-1). **[DG]** *Scheduled for 6/21/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 8/16/17. Resubmittal required.*

17-SP-13

Airport Hotel (965 University Pkwy): Applicant is proposing to construct a 92 room hotel with 152 off-street parking spaces. One vehicular access point is proposed on the western portion of the site from an existing asphalt drive. The site is zoned Intensive Commercial District (ICD). **[LP]** *Scheduled for 6/21/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 9/6/17. Partial sign-off, PB TBD*

17-SP-14, 17-RE-02, 17-SV-04

SMH West Parking Garage (1851 & 1801 Arlington Street and 1818 Hawthorne Street): Applicant requests Site Plan approval regarding proposed 5-story parking garage with approximately 600 automobile parking spaces, located between Arlington Street and Hawthorne Street, east of N Osprey Avenue. The applicant would like to develop over a portion of Hawthorne Street and will be requesting right-of-way vacation of Hawthorne Street, beginning at N Osprey Avenue and terminating to the east at the Sarasota Memorial Hospital main campus. The project consists of three parcels. 1801 Arlington Street and 1818 Hawthorne Street are zoned SMH - Sarasota Memorial Hospital District, and 1851 Arlington Street, is zoned OPB - Office Professional Business District. The applicant is requesting to rezone to the SMH zone district. **[DG]** *Scheduled for 6/21/17 DRC meeting. Resubmittal required. Resubmittal received, scheduled for 8/2/17 DRC meeting. Resubmittal received, DRC 9/6/17. Partial sign-off, PB TBD.*

17-SP-15, 17-RE-03, 17-CU-06, 17-MCU-03

Sandcastle Resort at Lido Beach (1540 Ben Franklin Drive): Applicant is proposing to redevelop the property with a new 304 room "contemporary beach resort hotel"; ancillary facilities including restaurants, meeting rooms and non-motorized recreational/watercraft rentals; and 591 parking spaces. To facilitate the proposed redevelopment the applicant is proposing to rezone the property from Residential Multiple Family 4 (RMF-4) to Waterfront Resort (WFR) and process concurrent applications for a Site Plan, Major Condition Use and Minor Conditional Use. The site currently contains a 176 room hotel which will be demolished. **[LP]** *Scheduled for 8/16/17 DRC meeting. Resubmittal required.*

17-SP-16

Hyde Park Townhomes of Sarasota (2067 Hyde Park, 2060 & 2066 Hillview): Applicant is proposing to construct 24 dwelling units contained in six, four and five story buildings with four dwelling units in each building. Vehicular access is proposed from Hillview Street and Hyde Park Street. The site is zoned Residential Multiple Family (RMF-5) and currently contains several structures that are proposed to be demolished.

[LP] *Scheduled for 9/6/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 11/1/17.*

17-SP-17

680 Golden Gate Point: The applicant proposes to construct a 15 unit condominium development with 32 parking spaces provided. The units will be located in an eight story structure over ground level parking. The property is zoned RMF-5 and is approximately 29,139 square feet in area. Access is taken from a single driveway off of Golden Gate Point. The site is currently vacant. **[LP]** *Scheduled for 9/20/17 DRC meeting. Resubmittal required.*

17-PA-02

Vacant Parcels on Washington Blvd (Between 32nd and 33rd Street): Privately-initiated petition to amend the Future Land Use Plan Map from Community Office/Institutional to Community Commercial. A rezoning from ORD to CGD and proffered site plan is anticipated as well. **[DS]** *Will be scheduled for Planning Board no later than January 2018.*

17-PA-03, 17-REN-01

DS Properties of Sarasota (2959 Fruitville Road & 2959 Rhodes Avenue): Privately-initiated petition to amend the Future Land Use Map from Community Office/Institutional to Community Commercial. The parcels are zoned Residential Multiple Family (RMF-2). The applicant is requesting to rezone to the Commercial General District (CDG) in order to allow the expansion of the existing veterinary clinic use located at 2959 Fruitville Road. **[DS]** *17-REN-01 scheduled for 9/20/17 DRC meeting; partial sign-off. 17-PA-03 and 17-REN-01 will be scheduled for Planning Board no later than end of January 2018.*

17-SUB-01

Enclave at Laurel Park (Multiple addresses on Lafayette Ct and Laurel Park Drive): The applicant proposes to replat a 17-unit fee simple single family townhome residential development in the Downtown Edge (DTE) zone district. The development has Site Plan approval for seven structures, from two to four stories in height. Each unit has a two-car garage. During the building permit phase, discrepancies were discovered between approved Subdivision Plat #16-SUB-01 and approved Site Plan #16-SP-03 regarding Building #4. The applicant requests approval to revise the zoning lot lines surrounding Building #4 and the lot sizes for lots #4 and #6. **[DG]** *Scheduled for 10/4/17 DRC meeting.*

17-SP-18, 17-ADS-25

Quay Sarasota Block 6 (333 N. Tamiami Trail): Applicant proposes to construct a 7,500 square foot retail development with 32 parking spaces on the subject property. Access is proposed on East Avenue and Halton Place. The property is zoned Downtown Core (DTC) with North East Avenue and a portion of Fruitville Road designated as Primary Streets. Administrative Adjustment (16-ADS-05) is requested concurrently for the façade coverage requirement and an Adjustment to the Planning Board is requested for access on a Primary Street. The property is also within the Fruitville Gateway Corridor Overlay District. **[LP]** *Scheduled for 10/18/17 DRC meeting.*

17-SP-19, 17-CU-07

Days Inn Poolside Tiki Bar (5000 N Tamiami Trail): The applicant proposes to construct an outdoor poolside tiki bar at the existing Days Inn Sarasota Bay Hotel. The site is zoned North Trail (NT). Major Conditional Use approval is required to allow a bar in the NT zone district. The proposed addition measures approx. 16 feet by 18 feet in size and will be located northwest of the existing swimming pool, within a fenced-in area. **[DG]**

18-SP-01

Arbor Village (2901 Fruitville Road): The applicant is proposing to construct a mixed-use project consisting of approximately 13,530 square feet of office and 80 multifamily residential units within two buildings. The site is located on the north side of Fruitville Road and bounded by Dodge Avenue and Rhodes Avenue. The parcel is currently vacant, is zoned Office Regional District (ORD) and is within the Fruitville Gateway Corridor Overlay District. **[LP]** *Scheduled for 11/1/17 DRC meeting.*

RECENTLY APPROVED/DENIED/WITHDRAWN:

17-SP-07, 17-CU-04

Bombon Restaurant (1118 N. Washington Blvd): Applicant is requesting approval of a “nightclub” use. No changes are proposed to the existing site plan or building layout. The property is zoned Intensive Commercial District (ICD). **[LP]** *Scheduled for 1/4/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 6/21/17. Partial sign-off, PB TBD. (WITHDRAWN)*

PENDING:

13-ROA-01/13-SP-02/13-CU-01

Ritz Carlton Beach Club [1234 Ben Franklin Drive]: Applications for a Rezone Ordinance Amendment, Site Plan Amendment, Major and Minor Conditional Uses are requests to change allowable accessory uses associated with the Ritz Carlton Beach Club. Specifically, the applicant requests the addition of watercraft for guest use, new accessory beach cabanas [portable and non-portable] and construction of a beach access path within the easement previously dedicated for this access. **[GS]** *Planning Board recommended denial on 1/9/13. The application is on hold per the Applicant's request. City Commission meeting TBD.*

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