

**City of Sarasota Neighborhood & Development Services Department:  
Planning Division Project Status List  
(Current as of August 24, 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.*

**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, PB TBD.*

**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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 remain the same. 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.*

**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 meeting date TBD.*

**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. Phases 2 and 3 have been eliminated from this request. The site is zoned Downtown Bayfront (DTB) and is approximately 1.26 acres. **[LP]** *Scheduled for 2/1/17 DRC meeting. Resubmittal Required. Resubmittal received, DRC 9/6/17.*

**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. The applicant has also filed an Administrative Adjustment (17-ADS-08) for the maximum front yard setback on Boulevard of the Arts and the northern half of N. Tamiami Trail. 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. **[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.*

**17-SP-11, 17-GZW-02**

**St. Armands Parking Garage (47 Adams Drive):** The applicant (City of Sarasota) is proposing construction of a 4-level public parking garage with 507 parking spaces. The site currently contains an existing surface parking lot and is located at the intersection of Madison Avenue and Adams Drive. **[GS]** *Scheduled for 6/7/17 DRC meeting, partial sign-off. Sign-off achieved, scheduled for 7/12/17 PB meeting. PB recommended approval; scheduled for 9/18/17 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 approx. 7.5 acres and 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 2.2 acres and is zoned Intensive Commercial District (ICD). Sarasota County Parcel ID 0001-15-0004. Associated past approvals include: Rezone Ordinance Amendment 07-ROA-02 (Ordinance 07-4767) and Site Plan 07-SP-16. **[LP]** *Scheduled for 6/21/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 9/6/17.*

#### **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.*

#### **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 1.56 acre site is zoned Residential Multiple Family (RMF-5) and currently contains several structures that are proposed to be demolished.

#### **[RECENTLY APPROVED/DENIED/WITHDRAWN:](#)**

#### **16-SV-06**

**Cherry Lane [Between Lafayette and Columbia Courts]:** The applicant proposes to vacate an unimproved, 15-foot wide by 199-foot long right-of-way that runs east and west located between Lafayette Court and Columbia Court. The purpose for the request is to allow the abutting property owners (who are also the applicant) to control and maintain the area that is behind their homes. Easements for the existing overhead and unground utilities would be granted by the abutting property owners. **[GS]** *Scheduled for 9/7/16 DRC meeting. DRC signed-off, scheduled for 10/12/16 PB meeting.*

*PB recommended approval; scheduled for 11/21/16 CC meeting. CC approved, 2<sup>nd</sup> Reading to be scheduled once easements are recorded. Easements received, 2<sup>nd</sup> Reading scheduled for 8/21/17 CC meeting. CC approved.*

**17-SP-02, 17-CU-01**

**Verizon Wireless at Sarasota Shriners [600 N. Beneva Road]:** Applicant proposes placement of a 120-foot tall monopole wireless communication tower on the subject property zoned Medical Charitable Institutional (MCI) and containing the Sarasota Shriners private club. No changes are proposed to the existing building, with the proposed pole located to the rear of the property. **[LP]** *Scheduled for 11/16/16 DRC meeting. Partial sign-off, has to obtain variance. Scheduled for 12/21/16 BOA meeting; continued to 1/25/17 BOA meeting. Continued to 2/22/17 BOA meeting; continued to 3/22/17 BOA meeting; continued to 4/26/17 BOA meeting; continued to 5/31/17 BOA meeting; BOA approved variance; scheduled for 7/12/17 PB meeting. PB recommended approval, scheduled for 8/21/17 CC meeting. CC affirmed PB approval.*

**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. **[CM]** *Planning Board recommended denial on 1/9/13. The application is on hold per the Applicant's request. City Commission meeting TBD.*

.....  
**Staff Contact Information:**

GS - Gretchen Schneider, General Manager, [Gretchen.schneider@sarasotaFL.gov](mailto:Gretchen.schneider@sarasotaFL.gov), 941-365-2200 ext 4355  
DS - David Smith, AICP, Chief Planner, [David.smith@sarasotaFL.gov](mailto:David.smith@sarasotaFL.gov), 941-365-2200 ext 4175  
RC - Ryan Chapdelain, AICP, General Manager [Ryan.chapdelain@sarasotaFL.gov](mailto:Ryan.chapdelain@sarasotaFL.gov), 941-365-2200 ext 2604  
LP - Lucia Panica, Chief Planner, [Lucia.panica@sarasotaFL.gov](mailto:Lucia.panica@sarasotaFL.gov) 941-365-2200 ext 4359  
CS - Dr. Clifford Smith, Planner, [Clifford.smith@sarasotaFL.gov](mailto:Clifford.smith@sarasotaFL.gov), 941-365-2200 ext 4361  
DG - Dan Greenberg, Planner, [Dan.greenberg@sarasotaFL.gov](mailto:Dan.greenberg@sarasotaFL.gov), 941-365-2200 ext. 4351