

**City of Sarasota Neighborhood & Development Services Department:
Planning Division Project Status List
(Current as of March 15, 2017)**

IN PROCESS:

14-PA-02

Amendments to Sarasota City Plan (2030): The City of Sarasota as applicant is requesting an amendment to the Comprehensive Plan of the City of Sarasota [The Sarasota City Plan (2030)] to update the Transportation Chapter, with corresponding amendments to the Future Land Use and Capital Improvement Chapters, to make modifications based on findings of the City of Sarasota Mobility Study to integrate land use, transportation system planning and design, and transportation funding; establishing peak hour trip generation thresholds for three mobility districts; and modifying level-of-service standards. The City is also proposing to update the Environmental Protection and Coastal Islands Chapter to include revisions consistent with the Evaluation and Appraisal Report approved by the City Commission on October 19, 2015 regarding principles to eliminate inappropriate and unsafe development in coastal areas when opportunities arise. **[DS] [RC]** *Scheduled for 9/17/14 DRC meeting. DRC signed off, scheduled for 9/17 PB Special Meeting. PB continued to date uncertain to allow for additional public/PB input. Joint PB/CC workshop held 11/10/15. Scheduled for 5/25/16 Special PB meeting. PB recommended CC approve transmittal to State for transportation, future land use and capital improvement components (scheduled for 10/3/16 CC meeting); Environmental and Coastal Islands component continued to 6/8/16 PB meeting. PB's recommended revisions to be brought back to PB for final recommendation 8/17/16 (special meeting). PB recommended approval; Transportation, future land use and capital improvement components continued from 10/3/16 CC to 11/7/16 CC meeting. Readvertisement required, scheduled for 11/21/16 CC meeting. Environmental and Coastal Islands component scheduled for 11/21/16 CC meeting. CC approved transmittal of EAR based amendments to State for review. First adoption hearing scheduled for 2/21/17. Passed on first reading with the modification that credits for "Attainable Housing" are excluded, credits for "Very Low Income Housing" and "Low Income Housing" continue to be included, and directed staff to develop implementation standards for credits for the Newtown CRA and North Trail geographical boundaries. 2nd reading scheduled for 4/3/17.*

16-SP-10, 16-ROA-01, 16-DA-02

Payne Park Village Modifications [295, 301, 325 and 601 S. School Avenue]: Proposed modifications to the previously approved Development Agreement, Rezone and Site Plan for Payne Park Village to allow construction of 135 attached and detached fee simple single-family residences. The total site is approximately 9.55 acres in area and is made up of two parcels. Modifications pertain only to Parcel 1 which is 8.68 acres in area. The property is zoned Downtown Edge (DTE). **[LP]** *Scheduled for 9/7/16 DRC meeting, resubmittal required. Resubmittal received; scheduled for 11/2/16 DRC meeting. Resubmittal required. Resubmittal received, DRC 1/4/17. Partial sign-off; tentatively scheduled for 5/10/17 PB meeting.*

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, 2nd Reading to be scheduled once easements are recorded.

16-SP-14, 16-CU-05

Sunset Chevrolet Service Bay Addition [3930 Brown Avenue, 1800 & 1850 Bay Road, 1705 Nebraska Avenue]: The applicant proposes to build a single story (2,700 square feet in area), six service bay building and six additional parking spaces on the western side of the dealership. Previous approvals include 00-RE-12, 02-CU-14, 02-SP-49, 02-SV-06, 04-CU-08, 04-SP-27, 15-CU-02 and 15-SP-10. Site access is not being modified. The development site is zoned Commercial Intensive and Commercial General. **[LP]** *Scheduled for 10/19/16 DRC meeting, resubmittal required. Resubmittal received, DRC 12/21/16. Partial sign-off, scheduled for 3/8/17 PB meeting. PB approved, Conditional Use tentatively scheduled for 4/3/17 CC meeting.*

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. Partial sign-off, tentatively scheduled for 5/10/17 PB meeting.*

17-ASP-01

CitySide Phase II [850 Coconut Avenue]: Proposed development includes 253 residential dwelling units and approximately 8,700 square feet of commercial space along May Lane, in a 5 story structure. Access to the internal parking garage is taken via Florida Avenue. The property is zoned Downtown Edge and is in the Rosemary Residential Overlay District. The project site is approximately 3.61 acres. **[LP]** *Scheduled for 11/2/16 DRC meeting. Resubmittal required. Resubmittal received, DRC 1/4/17. Partial sign-off.*

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; tentatively scheduled for 5/10/17 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, tentatively scheduled for 5/10/17 PB meeting.*

17-SP-04

DeMarcay [33 S. Palm Avenue]: Requested amendment to Site Plan 06-SP-06 approved January 16, 2007 permitting 39 residential condominiums and 2,890 square feet of retail uses under the prior DROD overlay. The applicant is proposing elimination of condition C.4 in the resolution of approval stating “pre-cast or comparable construction shall be utilized above the sixth floor of the project.” **[LP]** *Scheduled for 12/7/16 DRC meeting. Resubmittal required. Resubmittal received, DRC 1/4/17. Signed-off, scheduled for 3/8/17 PB meeting. PB recommended approval; scheduled for 4/17/17 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 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.*

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.*

17-ASP-03

Church of the Redeemer (222 South Palm Avenue): Proposed multi-phase expansion and renovation of the existing church at 222 South Palm Avenue to include administrative offices, educational classrooms, event space, construction of a new chapel and other various renovations. The site is zoned Downtown Bayfront (DTB) and is approximately 1.26 acres. **[LP]** *Scheduled for 2/1/17 DRC meeting. Resubmittal Required.*

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

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.*

17-SP-09

UPS Site & Building Alterations (1932 17th Street): Applicant requests Site Plan approval for the following site modifications: the addition of four (4) pre-manufactured metal buildings (total increase of approx. 7,540 square feet in building area); the addition of an impervious surface area to accommodate employee parking spaces and trailer staging areas (total increase of approx. 110,075 square feet of impervious area); addition of two (2) stormwater retention ponds; and, new landscaping around the proposed site modifications. No changes to the access points are proposed. The development site is zoned IGD – Industrial General District. **[DG]** *Scheduled for 4/5/17 DRC meeting.*

RECENTLY APPROVED/DENIED/WITHDRAWN:

16-ASP-01

DRAPAC [1329 4th Street]: Development includes 62 residential dwelling units and approximately 2,820 square feet of commercial space along Cocoanut Avenue, in a 5-story building with supportive structured parking. A variety of residential unit types are proposed including live-work units, two story townhomes, single story units and penthouses with loft spaces. Access to the site is taken via the 4th Way Alley off of Cocoanut Avenue. The property is zoned Downtown Edge and is in the Rosemary Residential Overlay District. The project site is approximately 0.96 acres. **[LP]** *Scheduled for 8/3/16 DRC meeting. Resubmittal required. Resubmittal received; scheduled for 11/2/16 DRC meeting. Resubmittal required. Resubmittal received, DRC 1/4/17. Partial sign-off. Approved 2/17/17.*

16-PA-02

105 South Beneva Road: Privately-initiated petition to amend the Future Land Use Map from Community Commercial to Multiple Family – Medium Density. **[CS]** *Completeness Review through December 2016; scheduled for 1/11/17 PB meeting. PB recommended approval; scheduled for 2/21 CC meeting. CC approved. 2nd reading held on 3/6/17; CC adopted.*

16-PA-03

1805 Siesta Drive: Privately-initiated petition to amend the Future Land Use Map from Single Family – Low Density to Neighborhood Office. **[DS]** *Completeness Review through December 2016; scheduled for 1/11/17 PB meeting. PB recommended approval; scheduled for 2/21 CC meeting. CC denied.*

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, 941-365-2200 ext 4355
DS - David Smith, AICP, General Manager, David.smith@sarasotaFL.gov, 941-365-2200 ext 4175
RC - Ryan Chapdelain, AICP, Manager, Neighborhoods, Redevelopment & Special Projects
Ryan.chapdelain@sarasotaFL.gov, 941-365-2200 ext 2604

LP - Lucia Panica, Chief Planner, Lucia.panica@sarasotaFL.gov 941-365-2200 ext 4359
CS - Dr. Clifford Smith, Senior Planner, Clifford.smith@sarasotaFL.gov, 941-365-2200 ext 4361
DG - Dan Greenberg, Planner, Dan.greenberg@sarasotaFL.gov, 941-365-2200 ext. 4351