

Development Services

Division Meeting

July 3, 2024

Admin Issues:

Important Notes:

- . Put **“Out-Of-Office” messages** on both phone and e-mail when you are out of office
- . Keep Calendar up-to-date
- . Submit entire staff report [with appendices] and eAgenda Items to Alison for review
- . Check with Alison when scheduling petitions for PB

Lucia:

Alison

Administrative Site Plan

23-ASP-04 (The Icon) – 1000 N. Washington Blvd. and 2011, 2013, 2023 10th Street: An application for Administrative Site Plan approval to construct a four-story building with 16 residential dwelling units, 7,720 square feet of office space, and associated infrastructure. The ±0.66-acre subject site is located in the Downtown Edge (DTE) zone district and has a Future Land Use (FLU) classification of Urban Edge. Vehicular access is proposed from 10th Street. No attainable housing is proposed.

Under completeness review, 30-day period ends 3/10/23. Deemed incomplete 2/17/23, response due no later than 3/10/23. Response received 2/23/23. Deemed complete 3/7/23, DRC 4/5/23. Resubmittal required. Resubmittal received, DRC 6/21/23. Resubmittal required. Draft extension sent 11/16/23. Response to technical comments received 11/22/23. Extension agreement completed 12/7/23. Technical comments sent to applicant on 12/19/23. DRC 12/20/23, resubmittal required. Resubmittal received 1/17/24. Technical comments sent 2/6/24. DRC 2/7/24. Partial sign-off achieved. Response to comments received 4/19/24. Extension sent to applicant 4/23/24.

Next Step: Review response to comments.

Submittal Date:	2/9/23
Date Deemed Complete:	3/7/23
120-Day Completion Date:	7/6/23
Extension agreement Date:	9/5/23
2nd Extension Agreement Date:	11/6/23
3rd Extension Agreement Date:	2/5/24
4th Extension Agreement Date:	4/7/24
5th Extension Agreement Date:	6/6/24

23-ASP-08 (D&R Automotive) – 901 & 802 Mango Avenue: Application seeking Administrative Site Plan approval to construct a ±8,494 square foot automotive service shop with associated stormwater facilities, parking, and utilities. The development is proposed on two parcels, 802 and 901 Mange Ave. totaling ±1.43 acres. A portion of unimproved Mango Avenue runs through the site, between the two parcels. The subject site is located in the Industrial Light Warehousing (ILW) zone district with a Future Land Use (FLU) classification of Urban Edge. It is also located in the Limelight District (Business). Vehicular access is proposed via Apricot Avenue. There is no residential use proposed with this project.

Under completeness review, 30-day period ends 7/27/23. Deemed incomplete 7/14/23, response due no later than 8/14/23. Response received 8/31/23. Deemed complete 9/5/23, DRC 10/4/23. Resubmittal required. Resubmittal received 12/14/23. Technical comments sent 1/16/24. DRC 1/17/24. Partial sign-off achieved. Response to technical comments received 2/1/24.

Next Step: Review response to comments and draft extension.

Submittal Date:	6/27/23
Date Deemed Complete:	9/5/23
120-Day Completion Date:	1/3/24

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Site Plan

23-SP-23 (Bobby Jones Golf Course Phase 3) – 1000 Azinger Way: Application seeking Site Plan approval for the construction of an approximately 17,000 square foot permanent clubhouse. Included in the clubhouse is an approximately 5,250 square foot restaurant and 4,500 square foot cart barn. The clubhouse structure is located internal to the Bobby Jones Golf Course site, near the main surface parking lot off of Circus Boulevard. The subject site is located in the Governmental (G) zone district with a Future Land Use (FLU) classification of Open Space, Recreational, Conservation. Vehicular access is from Circus Boulevard.

Under completeness review, 30-day period ends 10/27/23. Additional materials received 10/05/2023. Deemed incomplete 10/9/2023. Response to completeness comments received 10/13/23. Deemed complete. Technical comments sent 11/14/23, DRC 11/15/23. Partial sign-off. Response to comments received 3/1/24. Full sign-off 3/5/24. PB recommended approval, 5-0.

Next Step: Prep for CC date TBD.

Submittal Date:	9/27/23
Date Deemed Complete:	10/19/23
180 Completion Date:	4/14/23

Planned Development

23-CU-03, 23-SP-22 (Harvest Tabernacle of Sarasota) – 3650 17th Street: Application seeking a major revision to a previously approved Major Conditional Use to amend the permitted uses to include community event rentals. The subject property is in the Residential Multiple Family (RMF-1) zone district and has a Future Land Use classification of Multiple Family (Moderate Density). The site is approximately 4.8 acres in area.

Under completeness review. 30-day period ends 6/9/23. Deemed incomplete 6/6/23. Response to completeness comments received 8/2/23. Deemed complete 8/23/23, DRC 9/20/23. Partial sign-off. Response to technical comments received 3/20/24. Tentatively scheduled for May PB. Full sign-off achieved 4/9/24. PB set received 12/23/24. PB recommended approval to CC.

Next Step: Prep for CC on 7/1/24.

Submittal Date:	5/11/23
Date Deemed Complete:	8/23/23
180-Day Completion Date:	2/19/24

Rezone Ordinance Amendment

23-ROA-01 (Fruitville Road Property) – 1266, 1258, 1240 4th Street; 1233, 1241 Fruitville Road: Application seeking Rezone Ordinance Amendment approval to amend previously approved Rezone Ordinance 18-5252. The requested amendment is to remove the proffered stipulation limiting height on the parcels to three or five stories, and to rather allow the maximum height permitted on surrounding properties in the Downtown Core (DTC) zone district. The subject site is located in the DTC zone district with a Future Land Use (FLU) classification of Downtown Core.

Under completeness review, 30-day period ends 10/13/23. Deemed incomplete 9/20/23, response due no later than 10/20/23. Response to comments received 9/26/23. Deemed complete, DRC 11/1/23. Full sign-off achieved. PB recommended denial to CC. Revised material received 6/06/24.

Next Step: Prep for CC continued to 5/6/24. Continued to 7/1/24 CC.

Submittal Date:	9/13/23
Date Deemed Complete:	10/3/23

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	180-Day Completion Date:	4/1/24	
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Permits

Akoya Apartments (2023-006091)
Bath & Racquet Club (2022-010907) (2023-002371)
Chase Bank (2023-003420)
DeMarcay (20160457); Staging (2020-003170)
LKR at Lido Beach (2022-008724)
The Peninsula (2022-010321); Staging (2022-011985)
Selby Parking Garage (2021-007239)
Selby Welcome Center (2022-000570)
SMH Research and Education (2023-006385) (2023-010744)
Sarasota Bayside (2023-007081)
Sota Hotel (2023-006907)
Sarasota Veterans Housing (2023-009186)
City One Stop Shop (2022-009949); Staging (2022-011529)
Commercial Parking Lot (2023-012088)

Noah

Administrative Site Plan

<p>24-ASP-02 (1718 Main Street Mixed-Use Project) -1710, 1718, 1734 Main St: An application for Administrative Site Plan Approval to construct a new 10-story, two-hundred-twenty-six (226) unit residential building with a 5,575 square feet ground-floor restaurant, and associated parking on the ±1.30-acre subject property. The site is located between Indian Place and Pine Place encompassing the entire block between Main Street and Bamboo Lane. Access is proposed from Pine Place and Indian Place. The subject site is within the Downtown Core (DTC) zone district and has a Future Land Use (FLU) classification of Downtown Core. Twenty-five units (25) are proposed to be attainable to utilize the Downtown attainable housing density bonus in Zoning Code Sec. VI-1005(b)(3).</p>	<p>Under completeness review, 30-day period ends 11/27/23. Deemed incomplete 11/2/23, response due no later than 12/2/23. Response to completeness comments received 12/6/23. Deemed complete, DRC 1/3/24. Technical comments sent 1/2/24. Resubmittal required. Resubmittal received 2/23/24. DRC 3/20/24. Technical comments sent 3/15/24. Partial sign off achieved.</p> <p>Next Step: Waiting for response to technical comments.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Submittal Date:</td><td style="text-align: center;">10/27/23</td></tr> <tr><td>Date Deemed Complete:</td><td style="text-align: center;">12/7/23</td></tr> <tr><td>120-Day Completion Date:</td><td style="text-align: center;">4/4/24</td></tr> <tr><td>Extension Agreement Date:</td><td style="text-align: center;">6/3/24</td></tr> <tr><td>2nd Extension Agreement Date:</td><td style="text-align: center;">8/2/24</td></tr> </table>	Submittal Date:	10/27/23	Date Deemed Complete:	12/7/23	120-Day Completion Date:	4/4/24	Extension Agreement Date:	6/3/24	2nd Extension Agreement Date:	8/2/24
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<p>24-ASP-12 (Art Ovation) – 1255 North Palm Avenue: An application for Administrative Site Plan Approval to construct an addition in the northwest corner of the hotel from the third level to the roof level to create eight new hotel rooms, a 450 square foot office space on the third level, and a covered area and finishing kitchen on the roof level on the 1.04-acre subject property. The site is bounded by N Palm Avenue to the south, Coconut Avenue to the west, 1st Street to the northwest, an alley to the north, and by the Palm Avenue Garage to the east. There is no vehicular access to the site and all parking is located in the Palm Avenue Garage to the east pursuant to a Parking Agreement</p>	<p>Application Received 4/30/24, under completeness review. 30-day period ends 5/30/24. Deemed incomplete, response due no later than 6/5/24. Response to completeness comments received 5/21/24. Deemed complete 5/23/24. Technical comments sent 6/17/24. DRC 6/18/24. Partial sign-off achieved.</p> <p>Next Step: Waiting for response to comments.</p>										

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<p>between the City of Sarasota and Floridays Development Co. The subject site is within the Downtown Core (DTC) zone district and has a Future Land Use (FLU) classification of Downtown Core.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">4/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">5/23/24</td> </tr> <tr> <td style="padding: 2px;">120-Day Completion Date:</td> <td style="padding: 2px;">9/20/24</td> </tr> </table>	Submittal Date:	4/30/24	Date Deemed Complete:	5/23/24	120-Day Completion Date:	9/20/24
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120-Day Completion Date:	9/20/24						

Site Plan

<p>24-SP-03 (Amaryllis Park Place III) — 0 19th Street: An application for Site Plan approval to redevelop +/- 6.65 acres, replacing the existing 64 residential units with 144 residential units in four (4) three story buildings. The site is unaddressed and located southeast of Amaryllis Place at 2012 N Orange Avenue and south of Amaryllis Place II located on 21st Street. The property is within the Government (G) zone district within the Housing Authority Overlay District (HAOD) and has a Future Land Use classification of Multiple Family (Medium Density). Vehicular access is proposed from 21st Street via Gregg Street and Carver Street. All units are proposed as attainable.</p>	<p>Received 11/27. Under completeness review, 30-day period ends 12/27. Deemed incomplete 12/4/23. Response due no later than 1/3/24. Deemed Complete 12/19/23. Technical comments sent 1/16/24. DRC 1/17/24. Resubmittal required. Resubmittal received 1/26/24. Technical comments sent 2/16. DRC 2/21, partial sign-off. Response to technical comments received 3/1/21. Technical comments sent 3/19/24. Response to comments received 3/21/24. Tentatively scheduled for June PB. Full sign-off achieved 4/12/24. Additional tree inventory information received 4/19/24. PB set received 5/8/24. PB recommended approval to CC, 5-0.</p> <p>Next Step: Prep for CC 7/15/24.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">11/27/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">12/19/23</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">6/16/24</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">8/15/24</td> </tr> </table>	Submittal Date:	11/27/23	Date Deemed Complete:	12/19/23	180 Completion Date:	6/16/24	Extension Agreement Date:	8/15/24
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<p>24-SP-06 (Quay Block 9) One Park West— 701 Quay Commons: Application requesting Site Plan approval for an 18-story mixed use building to include 75 condominium units and 4,406 square feet of commercial on the ground floor. Amenities will only be open to residents and their guests, including two guest units, a pool, garden, observation deck, spa, club room, fitness room, theater, and business center. The 0.519-acre site is located at the northwest corner of Quay Commons and Dock View Place. The parcel is located within the Downtown Bayfront (DTB) zone district and has a Future Land Use classification of Downtown Bayfront. Vehicular access is proposed via Dock View Place. No attainable units are proposed.</p>	<p>Application received 3/27/24, under completeness review. 30-day completeness review ends 4/26/24. Deemed incomplete 4/5/24, response due no later than 5/4. Response to comments received 4/4/24. Additional information received 4/8/24. Deemed complete 4/18/24. DRC 5/15/24. Technical comments sent 5/13/24. Resubmittal required. Resubmittal received 5/28/24. Technical comments 6/17/24. DRC 6/18/24. Partial sign-off achieved.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">3/27/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">4/18/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">10/15/24</td> </tr> </table>	Submittal Date:	3/27/24	Date Deemed Complete:	4/18/24	180 Completion Date:	10/15/24		
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<p>24-SP-09 (Central Gardens) – 1442 & 1456 22nd Street: Application requesting Site Plan approval for a 39 unit multi-family development on a 1.184-acre site. The site is at the southeast corner of Central Avenue and 22nd Street. The parcel is located within the Residential Multiple Family 2 (RMF-2) zone district and has a Future Land Use classification of Multiple Family (Medium Density). At the April 1, 2024, City Commission Regular Meeting, the</p>	<p>Application received 4/10/24, under completeness review. 30-day period ends 5/10/24. Deemed incomplete 4/23/24. Response to completeness comments received 4/30/24. Deemed complete 5/3/24. Technical comments sent 6/4/24. DRC 6/5/24. Resubmittal required. Resubmittal received 6/20/24. DRC 8/7/24.</p> <p>Next Step: Complete technical review.</p>								

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<p>Ordinance 24-5512 was approved, amending the Future Land Use of the site to Multiple Family (High Density) and Ordinance 24-5513 was approved, a Zoning Text Amendment to add the site to the Housing Authority Overlay District (HAOD) and amend certain regulations of the HAOD. The Ordinances have not yet been executed and filed in the Official Records of Sarasota County. Vehicular access is proposed via Central Avenue and 22nd Street. All units are proposed as attainable.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">4/10/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">5/1/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">10/27/24</td> </tr> </table>	Submittal Date:	4/10/24	Date Deemed Complete:	5/1/24	180 Completion Date:	10/27/24
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<p>24-SP-15 (Pier 550) – 550, 522, 554, 590, 616, 632 Golden Gate Point: Application requesting Site Plan approval for an eight story residential building with 54 units divided into two towers over a shared structured parking podium. There are ground and second floor amenities proposed as well as two viewing areas on the roof level. A total of 115 parking spaces are proposed. Access is proposed from Golden Gate Point. No attainable units are proposed.</p>	<p>Application received 5/31/24, under completeness review. Deemed incomplete 6/10/24. Response due 7/10/24. Response to comments received 6/25/24. Deemed incomplete 6/26/24, response due no later than 7/10/24.</p> <p>Next Step: Waiting for response to completeness comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 20px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">5/31/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;"></td> </tr> </table>	Submittal Date:	5/31/24	Date Deemed Complete:		180 Completion Date:	
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Planned Development

<p>22-SP-09, 22-ROA-01 (1701 & 1715 Residences) – 1701 & 1715 N. Tamiami Trail: The applicant is requesting to amend a proffer made with a previously approved rezone (16-RE-02) at 1715 N. Tamiami Trail to allow for multifamily development. The applicant is proposing to develop a 22-unit apartment building at 1701 N. Tamiami Trail and a 36-unit apartment building at 1715 N. Tamiami Trail, for a total of 58 units. The site is located in the North Trail zone district and the project has been designed to comply with the North Trail Overlay District standards. The parcels have a Future Land Use classification of Community Commercial. Access is proposed from the internal entryway as part of The Strand project. No attainable housing is proposed.</p>	<p>Under completeness review. 30-day period ends 3/15/22. Deemed incomplete 2/23/22. Response to completeness comments received 3/8/22. Deemed complete, DRC 4/6/22. Resubmittal required. Resubmittal received, DRC 5/18/22. Partial sign-off, PB TBD. Response to technical comments received 3/16/23. Comments sent 3/30/23. Email sent to Sean on 11/17/23 to draft 30-day denial notice. Letter sent on 12/6/23, effective 12/29/23. Response received from applicant requesting 30-day extension. Response received 2/13/24. Comments sent requesting a full set of plans. Technical comments sent 2/26/24.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 20px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">2/14/22</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">3/9/22</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">9/2/22</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">12/30/22</td> </tr> <tr> <td style="padding: 2px;">2nd Extension Agreement Date:</td> <td style="padding: 2px;">4/28/23</td> </tr> <tr> <td style="padding: 2px;">3rd Extension Agreement Date:</td> <td style="padding: 2px;">7/31/23</td> </tr> <tr> <td style="padding: 2px;">4th Extension Agreement Date:</td> <td style="padding: 2px;">7/1/24</td> </tr> <tr> <td style="padding: 2px;">5th Extension Agreement Date:</td> <td style="padding: 2px;">12/16/24</td> </tr> </table>	Submittal Date:	2/14/22	Date Deemed Complete:	3/9/22	180 Completion Date:	9/2/22	Extension Agreement Date:	12/30/22	2nd Extension Agreement Date:	4/28/23	3rd Extension Agreement Date:	7/31/23	4th Extension Agreement Date:	7/1/24	5th Extension Agreement Date:	12/16/24
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<p>22-SP-22, 22-RE-04 (Sarasota Station) – 2211 Fruitville Road: An application for a Rezone with Site Plan approval</p>	<p>Under completeness review. 30-day period ends 7/1/22. Deemed incomplete 6/13/22, response due no later than</p>																

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<p>to rezone a ±7.88-acre parcel from the Industrial Light Warehouse (ILW) zone district to Downtown Core (DTC). The subject site has a Future Land Use Classification of Downtown Core. The applicant is proposing to construct 2 six-story buildings totaling 201 affordable housing units with at least 20% at or below 80% of the area median income. The proposed development will also include associated infrastructure and resident amenities. The existing railroad car restaurant will remain on site.</p>	<p>7/13/22. Response to comments received 7/11/22. Deemed complete, DRC 8/17/22. Resubmittal required. Resubmittal received, DRC 11/16/22. Resubmittal required. Resubmittal received, DRC 1/4/23. Resubmittal required. Resubmittal received, DRC 3/15/23. Partial Sign-off. Response to technical comments received 8/8/23. Additional materials received 8/24/23. Comments sent 9/12/23. Response to comments received 10/10/23. DRC 10/18/23. Sign off achieved, 10/18/23. Affordable Housing Agreement to City Commission prior to plans going to PB. Draft extension sent to applicant on 11/27/23. Received and sent to CM on 11/29/23. Extension completed. Email sent to applicant to confirm application is being withdrawn.</p> <p>Next Step: Denial letter to be sent.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">6/1/22</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">7/21/22</td> </tr> <tr> <td style="padding: 2px;">180-Day Completion Date:</td> <td style="padding: 2px;">1/17/23</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">5/31/23</td> </tr> <tr> <td style="padding: 2px;">2nd Extension Agreement Date:</td> <td style="padding: 2px;">7/31/23</td> </tr> <tr> <td style="padding: 2px;">3rd Extension Agreement Date:</td> <td style="padding: 2px;">12/18/23</td> </tr> <tr> <td style="padding: 2px;">4th Extension Agreement Date:</td> <td style="padding: 2px;">4/15/24.</td> </tr> </table>	Submittal Date:	6/1/22	Date Deemed Complete:	7/21/22	180-Day Completion Date:	1/17/23	Extension Agreement Date:	5/31/23	2nd Extension Agreement Date:	7/31/23	3rd Extension Agreement Date:	12/18/23	4th Extension Agreement Date:	4/15/24.
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<p>23-SP-21, 23-MCU-06 (Children First New Building) – North Orange Avenue Between 18th Street & 19th Street: An application for Site Plan and Minor Conditional Use approval to construct a 22,557 square foot child day care facility on approximately 2.59 acres. The site is located on N Orange Avenue. The property is within the Residential Multiple Family 1 (RMF-1) zone district and has a Future Land Use classification of Single Family (Low Density). Vehicular access is proposed from 18th Street and 19th Street.</p>	<p>Under completeness review, 30-day period ends 9/14/23. Deemed incomplete 8/21/23, response due no later than 9/20/23. Response received 9/29/23 and 10/2/23. Technical comments sent 10/31/23. Deemed complete, DRC 11/1/23. Resubmittal required. 18th Street to be vacated.</p> <p>Next Step: Waiting for response to comments and SV application.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">8/15/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">10/9/23</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">4/6/24</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">11/13/24</td> </tr> </table>	Submittal Date:	8/15/23	Date Deemed Complete:	10/9/23	180 Completion Date:	4/6/24	Extension Agreement Date:	11/13/24						
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<p>24-SP-01, 24-MCU-01 (Temple Beth Sholom Cemetery- 801 Circus Boulevard: An application for Site Plan and Minor Conditional Use approval to allow 1,760 additional grave sites within the 8.962 acre existing cemetery site. There are no structures associated with these petitions. The site is</p>	<p>Under completeness review, 30-day period ends 11/10/23. Deemed complete 10/20/23. Technical comments sent 11/13/23. DRC 11/15/23. Partial sign-off. Response to technical comments received 4/19/24. Draft extension with</p>														

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<p>located at 801 Circus Boulevard. The property is within the Residential Single Family 1 (RSF-1) zone district and has a Future Land Use classification of Open Space Recreational Conservation. Vehicular access exists from Circus Boulevard.</p>	<p>applicant. Technical comments sent 4/29/24. 7/10/24 PB? Full sign-off achieved 5/20/24. PB set received 5/31/24.</p> <p>Next Step: PB 7/10/24.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">10/11/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">10/20/23</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">4/17/23</td> </tr> <tr> <td style="padding: 2px;">Extension Date:</td> <td style="padding: 2px;">7/10/24</td> </tr> </table>	Submittal Date:	10/11/23	Date Deemed Complete:	10/20/23	180 Completion Date:	4/17/23	Extension Date:	7/10/24
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Extension Date:	7/10/24								
<p>24-ASP-06, 24-ADP-03 (Lofts on Lemon II) – 851 North Lemon Avenue: An application for Administrative Site Plan Approval to construct a new eight story, 100-unit residential building with structured parking on the ±3.01-acre subject property. The site has 130 existing residential units in one, five-story structure with existing surface parking. The site is located on Lemon Avenue with 9th Street to the north and Cohen Way to the west. Access is proposed to remain from 9th Street. The subject site is within the Downtown Edge (DTE) zone district within the Rosemary Residential Overlay District (RROD) and has a Future Land Use (FLU) classification of Urban Edge. All units are proposed to be attainable to households making 80% of the area median income or less. The developer is proposing to utilize Zoning Code Section VI-912(c)(4), relating to residential bonus density in the RROD, to provide up to 76.4 units per acre, where up to 100 units per acre are permitted. The developer is also proposing to utilize the Section 166.04151, Florida Statutes (a.k.a. the “Live Local Act”) to permit up to eight stories in accordance with the Downtown Core (DTC) zone district standards, which is located within one mile of the subject property.</p>	<p>Application received 2/1/24. Under completeness review, 30-day period ends 2/29/24. Deemed incomplete 2/6/24, response due no later than 3/7/24. ASP deemed complete 3/12/24. DRC 4/3/24. Resubmittal required. Resubmittal received 4/19/24. DRC 5/13/24. Technical comments sent 5/14/24. Resubmittal required. Resubmittal received 5/28/24. DRC 6/18/24. Technical comments sent 6/14/24. Partial sign-off achieved.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">1/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">3/12/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">7/10/24</td> </tr> </table> <p>24-ADP-03: Response to comments received 2/13/24. Deemed complete 2/15/24. Response to technical comments received 3/1/24. Additional material received 3/8/24. PB packet received 3/8/24. Additional information received 3/21/24. ADP approved, 4-0. Approval letter sent 4/12/24.</p> <p>Next Step: ADP complete.</p>	Submittal Date:	1/30/24	Date Deemed Complete:	3/12/24	180 Completion Date:	7/10/24		
Submittal Date:	1/30/24								
Date Deemed Complete:	3/12/24								
180 Completion Date:	7/10/24								
<p>24-ASP-07, 24-ADS-04 (1260 N. Palm Residences) – 1260 N. Palm: An application requesting Administrative Site Plan Approval to construct an 18-story, 14-residential unit building with 6,350 square feet of non-residential floor area on the ±0.284-acre subject property. The site is located on the southwest side of N Palm Avenue and bounded on all other sides by Bay Plaza Condominiums. The subject property is within the Downtown Bayfront (DTB) zone district and has a Future Land Use classification of Downtown Bayfront. Vehicular access is proposed from N Palm Avenue. This project does not include any attainable housing units.</p>	<p>Application received 2/15/24, under completeness review. 30-day period ends 3/14/24. Deemed incomplete 2/16/24, response due 3/17/24. Response to comments received 3/1/24. Deemed complete 3/4/24. Technical comments sent 4/1/24. DRC 4/3/24. Resubmittal required. Resubmittal received 4/8/24. DRC 5/15/24. Technical comments sent 5/13/24. Partial sign-off achieved.</p> <p>Next Step: waiting for response to technical comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">2/13/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">3/4/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">7/2/24</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">9/2/24</td> </tr> </table>	Submittal Date:	2/13/24	Date Deemed Complete:	3/4/24	180 Completion Date:	7/2/24	Extension Agreement Date:	9/2/24
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<p>24-SP-08, 24-MCU-02 (Star Lab School) – 2300 Central Avenue: Application requesting Site Plan approval for a 39 unit multi-family development on a 1.184-acre site. The site is at the southeast corner of Central Avenue and 22nd Street. The parcel is located within the Residential Multiple Family 2 (RMF-2) zone district and has a Future Land Use classification of Multiple Family (Medium Density). At the April 1, 2024, and May 6, 2024, City Commission Regular Meetings, Ordinance 24-5512 was approved amending the Future Land Use of the site to Multiple Family (High Density) and Ordinance 24-5513 was approved, a Zoning Text Amendment to add the site to the Housing Authority Overlay District (HAOD) and amend certain regulations of the HAOD. The Ordinances have not yet been executed and filed in the Official Records of Sarasota County. Vehicular access is proposed via Central Avenue and 22nd Street. All units are proposed as attainable. [Sarasota County PIDs 2024060045 and 2024060047]</p>	<p>Application received 4/10/24, under completeness review. 30-day period ends 5/10/24. Deemed complete 4/17/24. DRC 5/15/24. Resubmittal required.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">4/10/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">4/17/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">10/14/24</td> </tr> </table>	Submittal Date:	4/10/24	Date Deemed Complete:	4/17/24	180 Completion Date:	10/14/24
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<p>24-SP-11, 24-RE-02, 24-SUB-02 (Habitat for Humanity) – 351 North Rhodes Avenue: Application requesting a Site Plan, Rezone with a Site Plan, Preliminary Plat, and Final Plat approval for a 17-unit single family attached townhome project on approximately 1.35 acres. Each townhome will be on its own platted lot of approximately 1,699 square feet. The subject property is located within the Office Regional District (ORD) and has a Future Land Use (FLU) classification of Urban Mixed Use. The applicant has proposed to Rezone the property to the Mixed Use 1 zone district, an implementing district of the Urban Mixed Use FLU. Access is proposed by a driveway for each unit from Rhodes Avenue. All units are proposed as attainable.</p>	<p>Application received 5/2/24. Under completeness review, 30-day period ends 5/30/24. Deemed incomplete 5/8/24. Response due no later 6/7/24. Response to comments received 7/2/24.</p> <p>Next Step: Review response to comments.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">4/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;"></td> </tr> </table>	Submittal Date:	4/30/24	Date Deemed Complete:		180 Completion Date:	
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<p>24-SP-12, 24-MCU-03, 24-ROA-02 (Sarasota Yacht Club) – 1100 John Ringling Blvd: Application requesting a Site Plan, Minor Conditional Use, and Rezone Ordinance Amendment approval for approximately 12,691 square feet of new building space including a new three story building and a 1,003 square foot expansion of the outdoor dining deck. The new three story building will also have a 2,540 square foot rooftop deck for outdoor dining. New structured parking is proposed with a net of 26 new parking spaces for a total of 197 parking spaces. The 2008 Rezone of the site included a proffered a Site Plan under Rezone Ordinance No. 08-4824. Therefore, a Rezone Ordinance Amendment has been submitted to amend the proffered Site Plan. No change is proposed to the vehicular access.</p>	<p>Application received 5/2/24, under completeness review. 30-day period ends 5/30/24. Deemed incomplete 5/8/24. Response due no later than 6/7/24. Response to completeness comments received 5/31/24. Deemed complete 6/4/24. Technical comments sent 7/1/24. DRC 7/3/24.</p> <p>Next Step: Resubmittal required.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">4/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">6/4/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">12/2/24</td> </tr> </table>	Submittal Date:	4/30/24	Date Deemed Complete:	6/4/24	180 Completion Date:	12/2/24
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<p>24-ASP-13, 24-ADP-06 (Bayside North) – 1250 10th Street: An application requesting Administrative Site Plan and Planning Board Adjustment Approval to construct a 96-unit apartment building with 2,995-square feet of commercial uses on the ±41,947-square foot subject property. The site is located on the southwest corner of 10th Street and Florida</p>	<p>Application received 5/2/24, under completeness review. 30-day period ends 5/30/24. Deemed incomplete, response due no later than 6/8/24. Deemed complete 6/11/24. DRC 7/3/24. Technical comments sent 7/1/24. Resubmittal required.</p>						

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<p>Avenue. It is within the Downtown Edge (DTE) zone district, has a Future Land Use classification of Urban Edge, and is also located within the Rosemary Residential Overlay District. Vehicular access is proposed from Florida Avenue. This project includes 15 attainable housing units. Previous associated applications include 21-ASP-04.</p>	<p>Next Step: Complete technical review.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px; text-align: center;">4/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px; text-align: center;">6/11/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px; text-align: center;">12/9/24</td> </tr> </table>	Submittal Date:	4/30/24	Date Deemed Complete:	6/11/24	180 Completion Date:	12/9/24
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180 Completion Date:	12/9/24						
<p>24-SP-16, 24-CU-02 (Bird Key Yacht Club) – 301 Bird Key: Application requesting Site Plan and Conditional Use approval to replace the existing building with a 21,500 square foot, one-story clubhouse building with approximately 3,500 square feet of decks and a covered drop off area. A second, one-story building will be 760 square feet with another 440 square feet of roofed area intended for tennis. Approximately 126 parking spaces are proposed. Vehicular access is slightly altered with one access point removed from Bird Key Drive and one access point added to E. Royal Flamingo Drive.</p>	<p>Application received 6/11/24, under completeness review. 30-day period ends 7/11/24. Deemed incomplete 6/17/24, response due no later than 7/18/24.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px; text-align: center;">6/11/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;"></td> </tr> </table>	Submittal Date:	6/11/24	Date Deemed Complete:		180 Completion Date:	
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Adjustments

<p>24-ADS-10 (Sprouts) – 107 Links Avenue: An Adjustment to the Sign Code to permit two wall signs to be up to 2.5 feet in height, where 2 feet in height is permitted.</p>	<p>Application received 3/28/24, under completeness review. Application deemed incomplete 4/3/24. Response due no later than 5/3/24. Deemed complete 4/12/24. Full sign plans received 5/17/24. Denial letter drafted, with GM. Applicant to send new information.</p> <p>Next Step: Awaiting response to approval criteria.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px; text-align: center;">3/28/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px; text-align: center;">4/12/24</td> </tr> <tr> <td style="padding: 2px;">120-Day Completion Date:</td> <td style="padding: 2px; text-align: center;">8/10/24</td> </tr> </table>	Submittal Date:	3/28/24	Date Deemed Complete:	4/12/24	120-Day Completion Date:	8/10/24
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Amendments to Previously Approved Site Plan

<p>24-AA-10 (Cirq Hotel) – 566 Benjamin Franklin Dr: A Minor Revision to alter the parking and loading area to the rear of the building. Open space will increase by 3,671 square feet, parking will be reconfigured, and there will be the addition of a raised drop-off.</p>	<p>Received 4/5/24, under completeness review. Deemed incomplete 4/12/24, response due no later than 5/12/24. Response to completeness comments received 6/6/24. Deemed complete 6/13/24. Comments with GM.</p> <p>Next Step: Complete technical review.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px; text-align: center;">4/5/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px; text-align: center;">6/13/24</td> </tr> <tr> <td style="padding: 2px;">120-Day Completion Date:</td> <td style="padding: 2px; text-align: center;">10/11/24</td> </tr> </table>	Submittal Date:	4/5/24	Date Deemed Complete:	6/13/24	120-Day Completion Date:	10/11/24
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120-Day Completion Date:	10/11/24						
<p>24-AA-12 (Ringling College – Hammond Studios Renovation) – 1183 Dr. Martin Luther King: A Minor Revision to the existing Hammond Studios building to convert the building from an existing food hall to educational studios.</p>	<p>Application received 5/13/24, under completeness review. Deemed complete 5/22/24. Technical comments sent 6/14/24.</p> <p>Next Step: Waiting for response to comments.</p>						

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Date Deemed Complete:	5/22/24						
120-Day Completion Date:	9/19/24						
<p>24-AA-13 (Cardinal Mooney High School) – 4171 Fruitville Road: A Minor Revision to Previously Approved Plan to permit the addition of two portable classrooms on the property.</p>	<p>Application received 6/25/24. Deemed complete 6/26/24.</p> <p>Next Step: Complete technical review.</p> <table border="1" style="margin: auto;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">6/25/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">6/26/24</td> </tr> <tr> <td style="padding: 2px;">120-Day Completion Date:</td> <td style="padding: 2px;">10/24/24</td> </tr> </table>	Submittal Date:	6/25/24	Date Deemed Complete:	6/26/24	120-Day Completion Date:	10/24/24
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Rezone

<p>24-REN-02 (North Pompano Avenue)-N Pompano Avenue: An application for Rezone without a Site Plan approval to rezone a 14,473 square foot parcel on the west side of North Pompano Avenue between 6th Street and 8th Street. The site has a Future Land Use classification of Single Family (Low Density) and is zoned Residential Single Family 3 (RSF-3). The applicant requests to rezone the parcel to the Residential Single Family 4 (RSF-4) zone district.</p>	<p>Application received 1/2/24, under completeness review. Deemed incomplete 1/12/24. Response to completeness comments received 1/12/24. Deemed complete 1/22/24. Technical comments sent 2/6/24. DRC 2/7/24. Partial sign-off. Response received 2/23/24. Full sign-off achieved 2/28/24. PB recommended approval to CC. CC approved 2nd reading.</p> <p>Next Step: Send approval.</p> <table border="1" style="margin: auto;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">1/2/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">1/22/24</td> </tr> <tr> <td style="padding: 2px;">180-Day Completion:</td> <td style="padding: 2px;">7/20/24</td> </tr> </table>	Submittal Date:	1/2/24	Date Deemed Complete:	1/22/24	180-Day Completion:	7/20/24
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180-Day Completion:	7/20/24						

Pre-Application

<p>24-PRE-11 (777 South Palm Avenue Condominiums): Application seeking a Pre-Application Conference to construct a 5-story building containing 27 residential units with structured parking on a 0.56-acre parcel. Two (2) of the proposed units are designated as attainable units for households having incomes of 120-percent of AMI or less, utilizing the downtown attainable housing density bonus. The existing office building currently on the site is proposed to be demolished. The subject parcel is located on the northeast corner of Mound Street and South Palm Avenue. The subject site is within the Downtown Edge (DTE) zone district and has a Future Land Use classification of Urban Edge. Vehicular access is proposed from South Palm Avenue. Associated previous applications include 01-VAR-41.</p>	<p>Received 5/31/24, DRC 7/3/24. Technical comments sent 7/1/24.</p> <p>Next Step: Send Letter of Understanding.</p>
<p>24-PRE-12 (Sarasota Youth Sailing) – 1717 Ken Thompson Park: A Pre-Application Conference for a new, proposed two-story building with approximately 3,000 square feet of floor area to replace the existing storage building. The building will have storage areas as well as 2,000 square feet</p>	<p>Application received 6/11/24, DRC 7/17/24.</p>

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<p>of meeting space for the youth program, offices, and bathrooms. The new building will be in the same location as the existing building. The subject property is approximately 6.2 areas and zoned Governmental (G) with a Future Land Use classification of Community Office/Institutional. No change to the vehicular access is proposed, which exists from Ken Thompson Parkway.</p>	
<p>24-PRE-13 (Royal Palm Hotel) – 5325 Royal Palm Avenue: A Pre-Application Conference to discuss a proposed four story, 102 room hotel on an approximately 1.82 acre property. The property is bounded by the Hyatt Place to the north, Sleep Inn to the west, and a vacant residential parcel to the south. The property is zoned Residential Multiple Family 2 (RMF-2) with a Future Land Use classification of Urban Mixed Use. As part of the future applications, the applicant is proposing to Rezone the property to the Mixed Use 2 zone district. Vehicular access is proposed from two curb cuts from Royal Palm Avenue.</p>	<p>Application received 6/20/24, DRC 7/17/24.</p>

Permits

Adare Cottages/Bay View Apartments (2022-002132)
BPOZ/1991 Main Street & 100 Links Avenue (2021-001635 - Building 1; 2021-001660 - Building 2; 2022-00071 – Staging; 2022-009567 -Garage)
Sprouts (2023-005191)
Sarasota Car Wash (2022-003568); Staging (2022-011078)
Aspire on 10 th [fka Luxe on Tenth] (2021-012737; Staging (2022-008807)
Park District (2024-002273)
Sunset VW, 2023-010369
Laurel on the Water Pool, 2023-011389
Rosemary Park (1386 Blvd of the Arts), 2024-001208
Oakridge Apartments, 2024-001487
New Trail Plaza, 2024-002255
RCAD Signature Academic Building (2024-002543)
Caragiulo’s (2024-00678)
Sarasota Lawn Bowling (2024-002939)
Avion Park (2024-004341)
Roers/Calypso Apartments (2024-001609)

Amy

Administrative Site Plan

<p>24-ASP-10 (711 & 717 N. Orange Avenue) – 711 & 717 N. Orange Avenue, 1591 7th Street: An application requesting Administrative Site Plan Approval to construct 19 multifamily units and 2,444-square feet of commercial uses within a six (6)-story building on the ±0.36-acre subject property. The site is located on the northwest corner of North Orange Avenue and 7th Street. It is within the Downtown Edge (DTE) zone district, has a Future Land Use classification of Urban Edge, and is located within the</p>	<p>Application received 3/29/24. Under completeness review, 30-day period ends 4/26/24. Deemed incomplete 4/5/24, response due no later than 5/4/24. Response to completeness comments received 4/19/24. Deemed complete 6/18/24, DRC 7/17/24.</p> <p>Next Step: Complete Technical review.</p>		
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Rosemary Residential Overlay District (RROD). North Orange Avenue is a Primary Street in this location. Vehicular access is proposed from 7th Street. This project does include attainable housing units. Previous associated applications include 23-PRE-05.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">6/18/24</td> </tr> <tr> <td style="padding: 2px;">120 Completion Date:</td> <td style="padding: 2px;">10/16/24</td> </tr> </table>	Date Deemed Complete:	6/18/24	120 Completion Date:	10/16/24
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Site Plan

<p>22-SP-27 (Airport Circle) – 920 University Parkway: Application seeking Site Plan approval to develop 16,960 square feet of medical office space, parking and accessory uses on a 1.76 acre parcel. The subject parcel is located on the south side of University Parkway, at the intersection of Airport Circle and University Parkway. Access is proposed from University Parkway and a private road to the east. The parcel has a Future Land Use classification of Community Commercial and is within the Commercial Park (CP) zone.</p>	<p>Under completeness review, 30-day period ends 9/30/22. Deemed incomplete 9/13/22, response due no later than 10/13/22. Response received 10/12/22. Deemed complete, DRC 11/16/22. Resubmittal required. Resubmittal received, DRC 5/17/23. Resubmittal required. Joint Use Agreement required. Resubmittal received, DRC 8/16/23. Resubmittal required. Resubmittal received 5/28/24. Technical comments sent 6/17/24. DRC 6/18/24. Resubmittal required.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">8/31/22</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">10/20/22</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">4/18/23</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">7/18/23</td> </tr> <tr> <td style="padding: 2px;">2nd Extension Agreement Date:</td> <td style="padding: 2px;">9/15/23</td> </tr> <tr> <td style="padding: 2px;">3rd Extension Agreement Date:</td> <td style="padding: 2px;">3/19/24</td> </tr> <tr> <td style="padding: 2px;">4th Extension Agreement Date:</td> <td style="padding: 2px;">7/11/24</td> </tr> </table>	Submittal Date:	8/31/22	Date Deemed Complete:	10/20/22	180 Completion Date:	4/18/23	Extension Agreement Date:	7/18/23	2nd Extension Agreement Date:	9/15/23	3rd Extension Agreement Date:	3/19/24	4th Extension Agreement Date:	7/11/24
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4th Extension Agreement Date:	7/11/24														
<p>24-SP-13 (Beneva Road Townhomes) – 930 North Beneva Road: An application requesting Site Plan Approval to construct a 83-unit single-family attached townhome development with passive amenities on the ±7.51-acre subject property. The site is located on the east side of North Beneva Road, generally north of Circus Boulevard, west of Bobby Jones & Temple Beth Shalom Cemetery, and south of The Glen Condominiums. This parcel is also the subject of application 24-RE-01 which is requesting Rezone Without a Site Plan approval to rezone from the Residential Multiple Family 1 (RMF-1) zone district to Residential Multiple Family 3 (RMF-3) zone district, which is scheduled to be before the Planning Board on May 8, 2024. The subject site has a Future Land Use Classification of Multiple Family (Moderate Density). Vehicular access is proposed from Beneva Road. No attainable housing is proposed for this project. Previous associated applications include 22-PRE-01, 23-PRE-18 and 24-RE-01.</p>	<p>Application received 5/2/24, under completeness review. 30-day period ends 5/30/24. Deemed incomplete, response due no later than 6/8/24. Email sent to applicant 7/3 to follow up on completeness comments.</p> <p>Next Step: Waiting for response to completeness comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">4/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;"></td> </tr> </table>	Submittal Date:	4/30/24	Date Deemed Complete:		180 Completion Date:									
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Planned Development

<p>23-ASP-07, 23-ADS-15 (Premier on Main) – 1625 4th Street: Application requesting Administrative Site Plan approval for a mixed-use development including 20 residential townhome units and 6,734-square feet of commercial</p>	<p>Under completeness review, 30-day period ends 6/1/23. Deemed incomplete 5/9/23 response due no later than 6/8/23. Response to comments received 5/15/23. Waiting for traffic study agreement. Deemed compete 6/7/23, DRC</p>
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<p>space. The 1.39-acre site is located north of 4th Street, between N. Orange Avenue to the west and Adelia Avenue to the east. The parcel is located within both the Downtown Neighborhood (DTN) and Downtown Edge (DTE) zone districts and has Future Land Use classifications of Urban Neighborhood and Urban Edge. All street frontages are Primary Street frontages in this location. Vehicular access is proposed from Adelia Avenue. This project does not propose attainable housing.</p>	<p>7/5/23. Resubmittal required. Resubmittal received, DRC 9/6/23. Resubmittal required. Resubmittal received, DRC 11/1/23. Partial sign-off. Extension provided to applicant. Response to technical comments received 3/5/24. Technical comments sent 4/1/24. Final plan set received 5/15/24. DRC sign-off achieved 5/30/24. Approval letter drafted. Approval letter sent 7/3/24.</p> <p>Next Step: Application complete.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">5/2/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">6/7/23</td> </tr> <tr> <td style="padding: 2px;">120 Completion Date:</td> <td style="padding: 2px;">10/5/23</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">1/11/24</td> </tr> <tr> <td style="padding: 2px;">2nd Extension Agreement Date:</td> <td style="padding: 2px;">3/11/24</td> </tr> <tr> <td style="padding: 2px;">3rd Extension Agreement Date:</td> <td style="padding: 2px;">5/11/24</td> </tr> </table> <p>23-ADS-15 received 9/13/23. Draft approval letter with LP. ADS approval letter sent.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">9/13/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">9/25/23</td> </tr> <tr> <td style="padding: 2px;">120 Completion Date:</td> <td style="padding: 2px;">1/23/24</td> </tr> </table>	Submittal Date:	5/2/23	Date Deemed Complete:	6/7/23	120 Completion Date:	10/5/23	Extension Agreement Date:	1/11/24	2nd Extension Agreement Date:	3/11/24	3rd Extension Agreement Date:	5/11/24	Submittal Date:	9/13/23	Date Deemed Complete:	9/25/23	120 Completion Date:	1/23/24
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120 Completion Date:	1/23/24																		
<p>23-ASP-09, 23-ADP-03, 24-ADS-07 (1274 4th Street Residences): 1274, 1282, 1290 4th Street: Application requesting Administrative Site Plan and Planning Board Adjustment approval for a 16-unit multifamily, 10-story building. The 15,750-square foot-acre site is located at the southwest corner of 4th Street and Coconut Avenue. The parcels are located within the Downtown Core (DTC) zone districts and Future Land Use classification. Both street frontages are Primary Street frontages in this location. Vehicular access is proposed from 4th Street. This project does not include affordable or attainable housing.</p>	<p>Under completeness review, 30-day period ends 8/11/23. Deemed complete 7/25/23, DRC 8/16/23. Resubmittal required. Resubmittal received, DRC 9/20/23. Partial sign-off. Extension provided to applicant on 1/7/24. ADP scheduled for PB 4/10/24. PB set received 3/5/24. Revised material received for ADP 3/27/24. ADP denied, 4-0. ADP denial letter sent 4/12/24, appeal period ends 4/20/24. Response to comments received 6/11/24.</p> <p>24-ADS-07 received 2/26/24, under completeness review</p> <p>Next Step: Review response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">7/12/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">7/25/23</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">1/22/24</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">4/11/24</td> </tr> <tr> <td style="padding: 2px;">2nd Extension Agreement Date:</td> <td style="padding: 2px;">8/11/24</td> </tr> </table>	Submittal Date:	7/12/23	Date Deemed Complete:	7/25/23	180 Completion Date:	1/22/24	Extension Agreement Date:	4/11/24	2nd Extension Agreement Date:	8/11/24								
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<p>23-SP-14, 24-ROA-01 (17th Street Storage) – 2530 17th Street: An application for Site Plan approval to construct a 87,000-square foot self-storage facility on the ±2.00-acre subject property. The site is located on the south side of 17th Street, west of Euclid Avenue, generally east of North Lime Avenue. The property is within the Industrial General</p>	<p>Under completeness review, 30-day period ends 4/27/23. Deemed incomplete 4/6/23, response due no later than 5/8/23. Response received 4/21/23. Deemed complete 4/26/23, DRC 6/7/23. Resubmittal required. Resubmittal received, DRC 8/2/23. Partial sign-off. Response to comments received 9/19/23. Comments sent 10/5/23.</p>																		

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<p>District (IGD) zone district and has a Future Land Use classification of Production Intensive Commercial. Vehicular access is proposed from 17th Street.</p>	<p>Response to comments received 10/17/23. Comments sent 10/26/23. Response to comments received 10/27/23, waiting on changes from applicant. Draft extension provided to applicant 11/20/23. Signed and completed extension received 11/27/23. Response to technical comments received 1/31/24. Draft extension sent 2/2/24. DRC 5/1/24. Revised material received 4/8/24. Received partial sign-off. July PB? Full sign-off achieved 5/17/24. PB packet received 5/31/24.</p> <p>Next Step: Prep for PB, scheduled for 7/10/24.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">3/28/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">4/26/23</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">10/22/23</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">2/19/24</td> </tr> <tr> <td style="padding: 2px;">2nd Extension Agreement Date:</td> <td style="padding: 2px;">8/5/24</td> </tr> </table>	Submittal Date:	3/28/23	Date Deemed Complete:	4/26/23	180 Completion Date:	10/22/23	Extension Agreement Date:	2/19/24	2nd Extension Agreement Date:	8/5/24
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2nd Extension Agreement Date:	8/5/24										
<p>24-ASP-03, 24-ADS-08 (Payne Park Townhomes) – 537 South Washington Blvd: Application requesting Administrative Site Plan approval for a mixed-use development including 50 residential townhome units, 6,900-square feet of commercial space, and 1,875-square feet of amenities and leasing office. The 2.0-acre site is located on the east side of South Washington Boulevard, between Laurel Street to the north, and Oak Street to the south, west of Payne Parkway. The parcel is located within the Downtown Edge (DTE) zone district and has Future Land Use classification of Urban Edge. South Washington Boulevard is a Primary Street frontage in this location, as is Laurel Street and the first 100-feet of Oak Street heading east from South Washington Boulevard. Vehicular access is proposed from Payne Parkway and Oak Street.</p>	<p>Under completeness review, 30-day period ends 11/27/23. Deemed complete 11/14/23. Scheduled for DRC 12/6/23, resubmittal required. Resubmittal received 1/17/24. Technical comments sent 2/6/24. DRC 2/7/24. Resubmittal required. Resubmittal received 3/12/24. Technical comments sent 4/1/24. DRC 4/3/24. Partial sign-off achieved. Response to comments received 5/6/24. Technical comments sent 5/31/24.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">10/27/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">11/14/23</td> </tr> <tr> <td style="padding: 2px;">120 Completion Date:</td> <td style="padding: 2px;">3/13/24</td> </tr> <tr> <td style="padding: 2px;">Extension Agreement Date:</td> <td style="padding: 2px;">5/13/24</td> </tr> </table> <p>24-ADS-08 received 3/20/24. Under completeness review. Deemed complete 3/20/24.</p>	Submittal Date:	10/27/23	Date Deemed Complete:	11/14/23	120 Completion Date:	3/13/24	Extension Agreement Date:	5/13/24		
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Extension Agreement Date:	5/13/24										
<p>24-ASP-05, 24-ADS-03 (Artist Court Residences) 200 S. Washington Boulevard: An application requesting Administrative Site Plan and Administrative Adjustment Approval to construct a 10-story, 242-residential unit building on the ±1.39-acre subject property. The site is located on the west side of South Washington Blvd, between Golf Street to the north and Adams Lane to the south. It is within the Downtown Core (DTC) zone district and has a Future Land Use classification of Downtown Core. Vehicular access is proposed from Golf Street. This project utilizes the attainable housing downtown density bonus and includes 26 attainable housing units.</p>	<p>Application received 1/30/24. Under completeness review, 30-day period ends 2/29/24. Deemed incomplete 2/8/24, response due no later than 3/8/24. Deemed complete 2/20/24. Technical comments sent 3/19/24. DRC 3/20/24. Resubmittal required. Resubmittal received 4/19/24. DRC 5/15/24. Technical comments sent 5/14/24. Resubmittal required. Resubmittal received 5/24/24. Technical comments sent 6/17/24. DRC 6/18/24. Partial sign-off achieved.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">1/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">2/20/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">6/19/24</td> </tr> </table>	Submittal Date:	1/30/24	Date Deemed Complete:	2/20/24	180 Completion Date:	6/19/24				
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<p>24-ASP-08, 24-ADP-04, 24-ADS-05 (Cohen Court Townhomes) – 1425 8th Street: An application requesting Administrative Site Plan, Planning Board Adjustment, and Administrative Adjustment Approval to construct a 10-lot townhome subdivision on the ±21,522-square foot subject property. The site is located on the northwest corner of Cohen Way and 8th Street. It is within the Downtown Edge (DTE) zone district, has a Future Land Use classification of Urban Edge, and is also located within the Rosemary Residential Overlay District. Vehicular access is proposed from 8th Street. This project does not include attainable housing units. Previous associate applications include 24-ASP-04, 24-BA-09, 24-BA-16, 23-PRE-33, 07-ZCC-04, 12-ZCC-13, 24-ZCC-15.</p>	<p>Received 2/15/24, under completeness review. 30-day period ends 3/14/24. Deemed complete 2/23/24. DRC 3/20/24. Technical comments sent 3/19/24. Response to comments received 4/11/24 for ADP. Resubmittal received 5/28/24. DRC 6/18/24. Additional materials received 6/6/24. Technical comments sent 6/17/24. Resubmittal required.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Submittal Date:</td> <td>2/13/24</td> </tr> <tr> <td>Date Deemed Complete:</td> <td>2/23/24</td> </tr> <tr> <td>180 Completion Date:</td> <td>8/21/24</td> </tr> </table>	Submittal Date:	2/13/24	Date Deemed Complete:	2/23/24	180 Completion Date:	8/21/24
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180 Completion Date:	8/21/24						
<p>24-ASP-09, 24-ADP-05, 24-ADS-06 (Rosemary Townhomes) – 1434 & 1442 9th Street: An application requesting Administrative Site Plan, Planning Board Adjustment, and Administrative Adjustment Approval to construct a 13-lot townhome subdivision on the ±14,348-square foot subject property. The site is located on the southwest corner of Cohen Way and 9th Street. It is within the Downtown Edge (DTE) zone district, has a Future Land Use classification of Urban Edge, and is also located within the Rosemary Residential Overlay District. Vehicular access is proposed from 9th Street. This project does not include attainable housing units. Previous associate applications include, 23-PRE-33, 07-ZCC-04, 12-ZCC-13, 24-ZCC-15.</p>	<p>Received 2/15/24, under completeness review. 30-day period ends 3/14/24. Deemed complete 2/23/24. DRC 3/20/24. Technical comments sent 3/19/24. Resubmittal required. Response to comments received 4/11/24 for ADP. Resubmittal received 5/28/24. Technical comments sent 6/17/24. DRC 6/18/24. Resubmittal required.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Submittal Date:</td> <td>1/30/24</td> </tr> <tr> <td>Date Deemed Complete:</td> <td>2/23/24</td> </tr> <tr> <td>180 Completion Date:</td> <td>8/21/24</td> </tr> </table>	Submittal Date:	1/30/24	Date Deemed Complete:	2/23/24	180 Completion Date:	8/21/24
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Date Deemed Complete:	2/23/24						
180 Completion Date:	8/21/24						
<p>24-SP-10, 24-SUB-01 (The Sanctuary) – 4529 Old Bradenton: An application requesting Site Plan and Final Plat Approval to develop 13 single-family homes and associated infrastructure accessed by a new right-of-way on a 4.8-acre parcel. Access to the site is proposed from Old Bradenton Avenue. The parcel is currently occupied by one single-family home and located on the west side of Old Bradenton Road, between 46th and 44th Streets. The parcel has a Future Land Use Classification of Single Family (Very Low Density) and is zoned Residential Single Family 3 (RSF-3).</p>	<p>Application received 4/12/24, under completeness review. 30-day period ends 5/10/24. Deemed incomplete 4/25/24. Response due no later than 5/25/24. Response to completeness comments received 5/10/24. Deemed complete 5/21/24. Technical comments sent 6/17/24. DRC 6/18/24. Resubmittal required.</p> <p>Next step: Waiting for resubmittal.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Submittal Date:</td> <td>4/12/24</td> </tr> <tr> <td>Date Deemed Complete:</td> <td>5/21/24</td> </tr> <tr> <td>180 Completion Date:</td> <td>11/18/24</td> </tr> </table>	Submittal Date:	4/12/24	Date Deemed Complete:	5/21/24	180 Completion Date:	11/18/24
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180 Completion Date:	11/18/24						
<p>24-SP-14, 24-CU-01 (Bayside Church Parking Revision) – 3375 Fruitville Road: An application requesting Major Conditional Use and Site Plan approval to expand the existing parking lot and pave parking that was previously grass parking north of the existing buildings on the ±4.32-</p>	<p>Application received 5/31/24, under completeness review. Deemed incomplete 6/7/24. Response due no later than 7/7/24.</p> <p>Next Step: Waiting for response to completeness.</p>						

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<p>acre subject property. The site is located on the northwest corner of Fruitville Road and Bailey Road. Vehicular access is proposed from Fruitville Road, Bailey Road, and Beethoven Avenue. The subject site is within the Residential Single Family 3 (RSF-3) and Residential Multiple Family 2 (RMF-2) zone districts, has a Future Land Use classification of Urban Mixed Use. Previous associate applications 24-PRE-04, 93-PSD-B, 93-SV-02, and 95-SE-07.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">5/31/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;"></td> </tr> </table>	Submittal Date:	5/31/24	Date Deemed Complete:		180 Completion Date:	
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<p>24-ASP-14, 24-ADP-07 (Florida Studio Theater Artist Wing) – 1233 1st Street: Application requesting Administrative Site Plan approval to construct a nine story mixed-use building include 24 residential units, 33 hotel rooms, and 24,152 square feet of nonresidential space. The subject property has a Future Land Use classification of Downtown Core and is zoned Downtown Core (DTC). Vehicular access is proposed from the alley to the north. 135 parking spaces are proposed. The frontage with 1st Street is designated as a primary street. There are no attainable units proposed.</p>	<p>Application received 6/11/24, under completeness review. 30-day period ends 7/11/24. Deemed incomplete 6/25/24. Response due no later than 7/25/24.</p> <p>Next Step: Waiting for response to completeness comments.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">6/11/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;"></td> </tr> </table>	Submittal Date:	6/11/24	Date Deemed Complete:		180 Completion Date:	
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Amendment to Previously Approved Site Plan

<p>23-AA-06 (Circle K) – 1200 University Pkwy:</p>	<p>Under completeness review, 30-day period ends 5/12/23. Deemed incomplete 6/20/23, response due no later than 7/21/23. Awaiting revised survey. On hold per City Attorney.</p> <p>30-day notice of denial letter sent on 11/17/23 due to no response to comments.</p> <p>Application on hold per City Attorney office.</p>						
<p>24-AA-08 (SMH Research & Education Institute) – 1880 Arlington Street: Application seeking Minor Change to a Previously Approved Site Plan approval to relocate the solid waste staging location into the adjacent alley. The previously approved Site Plan is 23-SP-03. The parcel has a Future Land Use classification of Metropolitan/Regional #8 and is within the Sarasota Memorial Hospital (SMH) zone. Prior associated applications include 23-AA-07, 22-PRE-38, 21-REN-06, 22-REN-06, 23-ENC-01, 23-SP-02, 22-VAN-02, 22-VAN-03.</p>	<p>Received 3/8/24, under completeness review. Narrative was not submitted, requested from applicant on 3/13/24. Narrative received 3/15/24. Revised material received 3/25/24. Deemed complete 3/28/24. Technical comments sent 4/19/24. Response to technical comments received 5/24/24.</p> <p>Next step: Review response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">3/8/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">3/28/24</td> </tr> <tr> <td style="padding: 2px;">120-Day Completion Date:</td> <td style="padding: 2px;">7/23/24.</td> </tr> </table>	Submittal Date:	3/8/24	Date Deemed Complete:	3/28/24	120-Day Completion Date:	7/23/24.
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Date Deemed Complete:	3/28/24						
120-Day Completion Date:	7/23/24.						

Rezone

<p>24-REN-01 (Beneva Road Townhomes) —930 N. Beneva Road: Application requesting Rezone without Site Plan approval to rezone a 7.54-acre parcel from the Residential Multiple Family 1 (RMF-1) zone district to Residential</p>	<p>Application was submitted with 24-SP-02. Site Plan was withdrawn.</p>
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<p>Multiple Family 3 (RMF-3). The subject site has a Future Land Use Classification of Multiple Family (Moderate Density). The project is located on the east side of North Beneva Road, north of Circus Boulevard, and south of The Glen Condominiums.</p>	<p>24-REN-01 deemed complete 11/20/23. DRC 1/3/24. Partial sign-off. Response to comments received 1/12/24. Response to comments received 1/31/24. All technical comments have been addressed. Awaiting traffic study. Full sign-off achieved 4/1/24. PB 5/08/24. PB recommended approval.</p> <p>Next Step: Prep for 2nd reading TBD.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">11/13/23</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">11/20/23</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">5/20/24</td> </tr> </table>	Submittal Date:	11/13/23	Date Deemed Complete:	11/20/23	180 Completion Date:	5/20/24
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<p>24-REN-03 (6th and Shade) – 2398 6th Street: An application for Rezone without a Site Plan approval to rezone +/-1.18-acres west of unimproved N. Shade Avenue, south of 6th Street and north of Aspinwall Street. The site is currently zoned Downtown Neighborhood and has a Future Land Use Classification of Downtown Neighborhood. The parcel is also the subject of the current petition (23-PA-03) to amend the Future Land Use from Urban Neighborhood to Urban Edge. The applicant requests to rezone the parcel to the Downtown Neighborhood Edge (DTNE) zone district. Previous applications include 23-CW-28, 21-PRE-15, 21-PRE-26, 23-PRE-22.</p>	<p>Received 3/8/24, under completeness review. Deemed complete 3/27/24. DRC 4/17/24. Partial sign-off achieved.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">3/8/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">3/27/24</td> </tr> <tr> <td style="padding: 2px;">180 Completion Date:</td> <td style="padding: 2px;">9/23/24</td> </tr> </table>	Submittal Date:	3/8/24	Date Deemed Complete:	3/27/24	180 Completion Date:	9/23/24
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180 Completion Date:	9/23/24						

Adjustments

<p>24-ADS-01 – 1726 10th Street: An Adjustment from Section VII-206(8)(c)(1) to allow a vegetative hedge and opaque gate where a streetwall is required to mask surface parking.</p>	<p>Application received 1/30/24. Under completeness review, 30-day period ends 2/29/24. Deemed incomplete 2/12/24, response due no later than 3/13/24. Deemed complete 2/20/24. 180-day completion date 6/19/24. Approval letter drafted.</p> <p>Next Step: Waiting for applicant to submit Boundary Adjustment.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">1/30/24</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">2/20/24</td> </tr> <tr> <td style="padding: 2px;">120 Completion Date:</td> <td style="padding: 2px;">6/19/24</td> </tr> </table>	Submittal Date:	1/30/24	Date Deemed Complete:	2/20/24	120 Completion Date:	6/19/24
Submittal Date:	1/30/24						
Date Deemed Complete:	2/20/24						
120 Completion Date:	6/19/24						
<p>24-ADS-09 – 127 South Pineapple: An Administrative Adjustment Application from the requirements of Section VII-110(5)(c) that require wall signs to be placed at the top of the first floor façade to instead allow a wall sign to be placed at the top of the second floor façade. The property is located at 127 S. Pineapple Avenue, has a Future Land Use (FLU) Classification of Downtown Core and is zoned Downtown Core (DTC). South Pineapple Avenue is a Primary Street per Map VI-1001 in this location.</p>	<p>Application received 3/26/24, under completeness review. Deemed complete 4/8/24. Additional information requested 5/31/24.</p> <p>Next Step: Waiting for response to comments.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 2px;">Submittal Date:</td> <td style="padding: 2px;">3/27/29</td> </tr> <tr> <td style="padding: 2px;">Date Deemed Complete:</td> <td style="padding: 2px;">4/8/24</td> </tr> <tr> <td style="padding: 2px;">120 Completion Date:</td> <td style="padding: 2px;">8/6/24</td> </tr> </table>	Submittal Date:	3/27/29	Date Deemed Complete:	4/8/24	120 Completion Date:	8/6/24
Submittal Date:	3/27/29						
Date Deemed Complete:	4/8/24						
120 Completion Date:	8/6/24						

Development Services

Division Meeting

July 3, 2024

Variances

<p>24-VAN-01 – 2578 Fruitville Rd: Variance from the requirements of Section VI-402, Table VI-401(4) that requires parking for office uses within the OCD zone to not be located and closer to the public street than the distance by which the principal building is setback from the public street.</p>	<p>Application received 3/21/24, under completeness review. Deemed incomplete 4/22/24. Response due no later than 5/22/24. Application to be withdrawn.</p> <p>Next step: Waiting on official WD letter.</p>
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Extensions

<p>24-EXT-01 Whitaker Lofts SP Extension</p>	<p>Extension received 4/12/24. Under review. Email sent to applicant 4/26 regarding criteria and documentation. Awaiting response from applicant. Spoke with applicant 5/17 to answer questions and was told they are still waiting for response from FDOT.</p>
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Permits

880 N. Washington Blvd (2021-000594)
Airport Circle (2023-005294)
Cocanut and 4 th (fka Drapac) Building (20194241); Staging (2020-006780)
Evolution (2019-4978)
Jellison Phase 3 Parking Garage (2023-005865)
LaVerne Concierge Living Building (2023-000639); Staging (2023-001838)
Lofts on Lemon Building (2020-005421); Staging (2020-007342); Playground (2022-012250)
Progress @ University Building (2023-004389); Staging (2023-006061)
Quay Block 10 Building (2023-003233); Sitework (2023-003143)
Quay Waterfront District Streets (2020-000854)
RCAD Chiller Plant (2023-005879)
Residence Inn and Residences (2020-003071); Staging (2020-001134)
SIX88 (2022-009878); Staging (2023-003340)
SMH Behavioral Health Center (2022-001498) – Staging permit approved 3/23 (2022-005570)
The Bay (2021-005166); Staging (2023-004181)
The Community Foundation (2022-007676)
Villa Ballada (fka 430 Kumquat) (2020-003627)
Quay Blocks 2 & 3 App ID (2021-002507): Staging (2021-002510)
The Owen (2023-009402); Staging (2023-011707)
Quay Blocks 4 & 5 Building [Bayso] (2021-002234); Staging (2021-005901); Pool (2022-011934)
N. Orange Residences (2022-002834); Staging (2022-010005)
Zahrada II (2019-2562); Staging (2022-004737)
SMH Parking Garage 2024-001115, 2023-009402

Tom [to be reassigned]

Permits

701 Cohen Way (2021-002499)
Take 5 Car Wash (2022-011909)

Development Services

Division Meeting

July 3, 2024

PLANNING DEPARTMENT PROJECTS:

David

2023 CPA Cycle Pre-Apps

<p>23-PA-01 (Solar Utilities in Production-Intensive Commercial): This city-initiated petition proposes to amend the text of the Future Land Use Plan to allow solar utilities within the Production – Intensive Commercial land use classification. This proposed amendment is being submitted to address a State of Florida mandate regarding floating solar facilities.</p>	<p>DRC 6/21/23 PB 9/13/23 – PB recommended approval. CC 11/6/23 CC Transmitted. CC 7/1/24 and 7/15/24 (5:30 PM)</p>
<p>24-ZTA-03 (Solar Utilities ZTA):</p>	<p>24-ZTA-03 DRC 2/7/24 PB 4/10/24. PB recommended approval. CC 7/1/24 and 7/15/24 (5:30 PM)</p>
<p>23-PA-02 (Sarasota Station Project): This city-initiated petition proposes to amend the text of the Future Land Use Plan relating to site specific limitations pertaining to the Sarasota Station Project’s affordability and verification periods which are located in Action Strategy 1.10(4).</p>	<p>DRC 6/21/23 PB February 1, 2024 PB approved 5-0. CC going with Southgate Mall. Transmittal hearing, 8/5/24. Adoption 10/21/24.</p>
<p>23-PA-03 (6th Street & Shade Avenue): This privately-initiated petition proposes to amend the Future Land Use Map from Urban Neighborhood to Urban Edge and to rezone from Downtown Neighborhood (DTN) to Downtown Neighborhood Edge (DTNE) for a 1.19± acre site located at 6th Street and Shade Avenue.</p>	<p>DRC 6/21/23 Awaiting Rezone application to accompany the FLUM amendment.</p>
<p>23-PA-04 (Saint Lucie & Fruitville Housing): This privately-initiated petition proposes to amend the Future Land Use Map from Single Family – Very Low Density and Community Office Institutional to Multiple Family – Medium Density and to rezone from RSF-2 to RMF-3 for a 1.825± acre site located at the southeast intersection of Saint Lucie Avenue/Fruitville Road and a portion of 4380 Fruitville Road. The Diocese of Venice proposes to develop 20 single-family attached attainable housing units on the site.</p>	<p>DRC 6/21/23 PB February 1, 2024, PB approved 5-0. CC March 18, 2024 Continued to 5/20/24 CC meeting. Continued to 7/15 CC meeting. Withdrawn 7/1/24.</p>
<p>23-PRE-25 (SARCO Admin Building): This privately-initiated petition proposes to amend the Future Land Use Map from Downtown Core, Urban Edge, and Mixed Residential to Downtown Core and Urban Edge and to rezone from DTC, DTE, and RSM-9 to DTC, DTE, and DTNE for a 15.35± acre site located at 1660 Ringling Boulevard and 1645 & 1703 Morrill Street.</p>	<p>DRC 6/21/23 Deadline to submit PA application extended to October 2023 Deadline to submit plan amendment application has been extended to December 15, 2023.</p>

Development Services

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	<p>Extended to February 16, 2024.</p> <p>Extended to 3/15/24.</p> <p>Deadline to submit application 4/30/24.</p> <p>Updated deadline: 6/17/24.</p> <p>Extended to 2/28/25.</p>
<p>23-PA-06 (Southgate Mall): This privately-initiated petition proposes to amend the Future Land Use Text for Metropolitan Regional No. 9 to permit uses other than a regional shopping mall and to permit for a base residential density of 25 dwelling units per acre with an option to increase up to 25 dwelling units per acre when 10% of the bonus density units are attainable for a 33.95± acre site located at 3501 S Tamiami Trail. The applicant also proposes to amend the CSC zone district.</p>	<p>DRC 6/21/23</p> <p>PB 5/8/24. PB recommended approval to CC (4-1).</p> <p>8/5 CC.</p> <p>Adoption 10/21/24.</p> <p>2nd Reading 11/4/24.</p>
<p>24-PRE-10 (Comprehensive Plan Amendment): This privately-initiated petition proposes to amend the Future Land Use Map from Community Office Institutional to Multiple Family – High Density for a 10.01± acre site located in the northwest quadrant of the Bahia Vista Street and Tuttle Avenue intersection. The property owner is intending to redevelop approximately six acres with a multiple family apartment complex with up to 280 dwelling units. Recreation amenities and a multi-level parking structure are also proposed for the site.</p>	<p>Application received 5/24/24, DRC 6/18/24.</p>

Briana

Zoning Text Amendment

<p>24-ZTA-04</p>	<p>DRC 5/1/24. Partial sign-off achieved.</p> <p>Full sign-off achieved.</p> <p>7/10/24 PB</p> <p>Tentatively scheduled for 8/5/24 CC meeting and 9/3/24 CC meeting.</p>
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Rebecca

Street Vacation

<p>23-SV-01 (Corwood Drive/Bayshore Road): The applicant is requesting approval to vacate the City’s public use easement on private property for the unimproved portions of 4400 Bay Shore Road. (Application Date: 10/31/22)</p>	<p>DRC 12/7/22. Partial sign-off. Response to comments received 7/19/23. Comments sent 8/8/23. Response to comments received 12/12/23. Full sign-off received 1/11/24. Scheduled for 3/13/24 PB. PB recommended approval for the northern portion of the parkway lot. CC voted to approve the vacation for the northern portion of</p>
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Development Services

Division Meeting

July 3, 2024

	<p>the parcel 5-0. Second reading contingent of a City Utilities Easement and Right-of-Way Easement by the Applicant.</p> <p>CC 5/20/2024</p> <p>CC Consent 2 7/15/24</p>
<p>23-SV-03 (East Avenue ROW Vacation at Marian Anderson Place), 2046 Dr. MLK Jr. Way and 2101 21st Street: The Applicant is requesting approval to vacate an approximately 1.39± acre portion of unimproved right-of-way located between Dr. Martin Luther King Jr. Way and 21st Street within the Marian Anderson Place property.</p>	<p>Application date: 7/21/23. 8/16/23 DRC. Full sign-off achieved. PB 11/8/23.</p> <p>PB recommended approval.</p> <p>CC date 1/2/24. CC approved 5-0.</p>
<p>23-SV-04 (Cross Street ROW Vacation): The Applicant is requesting approval to vacate Cross Street, an improved right-of-way measuring approximately 0.63± acres located between Pineapple Avenue and Orange Avenue in Downtown Sarasota originally platted as 4th Street. There is no site plan associated with this application.</p>	<p>Application date 8/11/23. DRC 9/6/23. Partial sign-off. Response to technical comments received 12/20/23. Second technical comments sent 1/12/24. Second Technical Comment Memo containing CAO response to proffers sent to Applicant 2/9/24. Second response to comments received 4/16/24. Distribution memo sent to remaining DRC reviewers 4/18/24. Additional materials received from applicant 4/23/24. Distributed electronically 4/24/24. Distributed hardcopies 4/30/24. Unable to received full DRC sign-off. Meeting with Applicant and CM 5/23/24. Applicant will submit additional materials to try to achieved sign-off from Engineering and Traffic Concurrency. Waiting for additional materials. Additional materials received 5/29/24. Distributed 6/3/24 to remaining DRC reviewers. 6/4/24 full DRC sign-off.</p> <p>Next Step: Prep for PB 7/10/24.</p>
<p>23-SV-05 (901 & 802 Mango Avenue ROW Vacation): Applicant is requesting approval to vacate an approximately 0.31 ± acres portion of unimproved right-of-way located at the terminus of Mango Avenue at 8th Street.</p>	<p>Application date 8/31/23. DRC 10/4/23. Resubmittal required. Meeting with applicant 1/12/24. Voluntary Community Workshop application submitted 2/9/24. Voluntary Community Workshop was held 3/5/24. Resubmittal received 5/28/24. DRC memo sent 5/29/24. DRC 6/18/24. Applicant resubmittal 5/23/24. DRC distribution memo 5/29/24. DRC 6/18/24. DRC sign-off at 6/18 DRC meeting. Full sign-off achieved.</p> <p>Next Step: Prep for PB, tentatively scheduled for 9/11/24..</p>
<p>24-SV-01 (10th Street ROW Vacation) The Bay Park Phase 2: The Applicant is requesting approval to vacate an improved portion of 10th Street right-of-way measuring approximately 0.804± acres located west of North Tamiami Trail and extending to the western terminus of 10th Street at Sarasota Bay.</p>	<p>Application date 2/28/24. DRC 4/3/24. Received partial sign-off. Additional materials received 5/29/24. DRC Dist Memo 5/29/24. Full sign-off achieved.</p> <p>Next Step: Prep for PB, tentatively scheduled for 9/11/24.</p>
<p>24-SV-02 (Winton Place Avenue ROW Vacation): The applicant is requesting approval to vacate an approximately 4,564 ± sq. ft. portion of unimproved Right-of-Way located at the terminus of Winton Avenue (originally platted as Winton Place Avenue) at 32nd Street (originally platted as Columbia Drive).</p>	<p>Application date 3/11/24. DRC 4/17/24. DRC sign-off 4/29/24. PB 6/12/24. Full sign-off achieved. PB recommended approval, 5-0.</p> <p>Next Step: Prep for CC 7/15/24 8/5/24.</p>

Development Services

Division Meeting

July 3, 2024

24-SV-03 (Lofts on Lemon II): The applicant is requesting approval to modify an existing Right-of-Way Use and Utility easement by approximately 137.28± sq. ft. located along 9th Street (the subject property's northern boundary). The Applicant is also requesting approval to vacate an approximately 4,560± sq. ft. Drainage and Utility easement located along Lemon Avenue (the subject property's frontage). Associated active petitions include 24-ASP-06 and 24-ADP-03.

Application date 3/14/24. DRC 4/17/24. DRC sign-off 4/29/24. PB 6/12/24. Full sign-off achieved. PB recommended approval, 5-0.

Next Step: Prep for CC 7/15/24.

Development Services

Division Meeting

July 3, 2024

Community Workshops	Date
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DRC	Potential PB Mtg Date
<u>July 17, 2024</u>	
(1) 711 & 717 North Orange Avenue (ASP)	
(2) Sarasota Youth Sailing (PRE)	
(3) Royal Palm Hotel (PRE)	
<u>August 7, 2024</u>	
(1) Central Gardens (SP)	TBD
<u>Resubmittal Required</u>	
(1) Children’s First (SP/MCU)	(2) Star Lab School (SP/MCU)
(3) Airport Circle (SP)	(4) Rosemary Townhomes (ASP/ADS/ADP)
(5) Cohen Court Townhomes (ASP/ADS/ADP)	(6) The Sanctuary (SP/SUB)
(7) Bayside North (ASP/ADP)	(8) Sarasota Yacht Club (SP/MCU/ROA)
<u>Has Partial Sign-off</u>	
(1) 1701 & 1715 N Tamiami Residences (SP/ROA)	(2) Artist’s Court (ASP/ADS)
(3) The Icon (ASP)	(4) 1718 Main Street Mixed-Use (ASP)
(5) Payne Park Townhomes (ASP/ADS)	(6) 6th and Shade (REN)
(7) D & R Automotive (ASP)	(8) 1274 4th Street Residences (ASP, ADP)
(9) 1260 N Palm Residences (ASP)	(10) Lofts on Lemon II (ASP)
(11) Quay Block 9 (SP)	(12) Art Ovation (ASP)
<u>Under Completeness Review</u>	
Beneva Road Townhomes (SP)	
Florida Studio Theater (ASP/ADP)	
Rhodes & Aspinwall Residential (SP/SUB/PP/RE)	
Bird Key Yacht Club (SP)	
Pier 550 (SP)	

Development Services

Division Meeting

July 3, 2024

PLANNING BOARD

Start Time 1:30 PM Unless Otherwise Noted

[Items will generally appear on agenda in order listed]

UPCOMING AGENDA ITEMS

July 10, 2024 (9:00 AM)

- (1) Cross Street ROW Vacation (SV) (Legislative)
- (2) Temple Beth (SP/MCU) (Quasi-Judicial)
- (3) 17th Street Storage (SP/ROA) (Quasi-Judicial)
- (4) 2024 ZTA Batch (ZTA) (Legislative)

September 11, 2024

- (1) 901 & 802 Mango Ave (SV) (Legislative)
- (2) 10th St (SV) (Legislative)
- (3) TDR Comp Plan/ZTA (Legislative) (Tentative)
- (4) Quay Block 9 (SP) (Quasi-Judicial) (Tentative)
- (5) Star Lab (SP/MCU) (Quasi-Judicial) (Tentative)

FUTURE ITEMS

PB Only

- (1) Airport Circle (SP) (Quasi-Judicial)
- (2) Children First New Building (SP/MCU) (Quasi-Judicial)
- (3) Rosemary Townhomes (ADP) (Quasi-Judicial)
- (4) Cohen Court Townhomes (ADP) (Quasi-Judicial)
- (5) Quay Block 9 (SP) (Quasi-Judicial)
- (6) Central Gardens (SP) (Quasi-Judicial)
- (7) Beneva Road Townhomes (SP) (Quasi-Judicial)
- (8) Bayside North (ADP) (Quasi-Judicial)
- (9) Florida Studio Theater (ADP) (Quasi-Judicial)
- (10) Pier 550 (SP) (Quasi-Judicial)

PB/CC

- (1) Sarasota Station (SP/RE) (Quasi-Judicial)
- (2) 1701 & 1715 N. Tamiami Trail Residences (SP/ROA) (Quasi-Judicial)
- (3) Traffic Concurrency Methodology Update (ZTA) (Legislative)
- (4) Cross Street ROW Vacation (SV) (Legislative)
- (5) D&R Automotive ROW Vacation (SV) (Legislative)
- (6) Beneva Road Townhomes (REN) (Quasi-Judicial)
- (7) North Pompano Avenue (REN) (Quasi-Judicial)
- (8) 6th & Shade Rezone (REN) (Quasi-Judicial)
- (9) 6th & Shade (PA) (Legislative)
- (10) Winton Place Avenue ROW Vacation (SV) (Legislative)
- (11) Lofts on Lemon II ROW Vacation (SV) (Legislative)
- (12) The Sanctuary (SP/SUB) (Quasi-Judicial)
- (13) Star Lab School (SP/MCU) (Quasi-Judicial)
- (11) Rhodes & Aspinwall Residential (SP/SUB/RE) (Quasi-Judicial)
- (14) Sarasota Yacht Club (SP/MCU/ROA) (Quasi-Judicial)
- (15) 10th Street (SV) (Legislative)

Development Services

Division Meeting

July 3, 2024

CITY COMMISSION

UPCOMING CITY COMMISSION MEETINGS

July 15, 2024

- (1) Solar Utilities (ZTA) [Evening Meeting] (Legislative)
- (2) Solar Utilities (PA) [Evening Meeting] (Legislative)
- (3) St. Lucie/Fruitville Housing (PA/ZTA) [Continued Hearing] (Legislative)
- (4) Lofts on Lemon II (SV) (Legislative)
- (5) Corwood Drive (SV)(Consent 2) (Legislative)

August 5, 2024

- (1) Winton Ave (SV) (Legislative)

FUTURE ITEMS TO BE SCHEDULED

- (1) 1701 & 1715 Residences (SP/ROA) (Quasi-Judicial)
- (2) Sarasota Station (SP/RE) (Quasi-Judicial)
- (3) Harvest Tabernacle (SP/CU) (Consent 2)
- (4) East Avenue ROW Vacation at Marian Anderson Place (SV) (Legislative)
- (5) Cross Street ROW Vacation (SV) (Legislative)
- (6) D&R Automotive ROW Vacation (SV) (Legislative)
- (7) 6th and Shade (REN)(Quasi-Judicial)
- (8) 10th Street ROW Vacation (Bay Park Phase 2) (SV) (Legislative)
- (16) Community Gardens, Seawalls and Accessory Uses of Religious Institutions (ZTA Batch) (Legislative)

Development Services

Division Meeting

July 3, 2024

Reminders

- (1) – Advise applicant of the **date approval expires**.
- (2) – Remember to inform Sean Wilkins & Mike Connolly when an adjustment application [or any other application that does not go through DRC] will be going to Planning Board

Out of Office

Noah: 7/5; 7/11-7/12; 7/25-7/26; 8/2-8/5

Amanda: 7/5; 7/30-7/31; 8/9; 8/29-8/30

Bri: 7/11-7/12