

**Development Services Weekly Application Update
October 18, 2024**

The projects contained in this report are included in the interactive map found on the City of Sarasota website. This interactive map allows you to search for development applications currently in the City’s review process. All the details contained in this report are not included in the map.

[Link to map](#)

**New projects are highlighted in red and updates to existing projects are in red font.*

Proposed Attainable Units:

Project Name, Number and Density Bonus Program Being Used:	Number of Proposed Attainable Units:	Number of Market Rate Units	Total Number of Proposed Units:
24-ASP-02 (1718 Main Street Mixed-Use Project) Utilizing the Downtown attainable housing density bonus per Sec. VI-1005(b)(3).	25 Attainable Units 9 units at 80% AMI or less 8 units at 80% - 100% of AMI 8 units at 100% of AMI to 120% of AMI	201 Market Rate Units	226 Total Units
24-SP-09 (Central Gardens) Housing Authority Overlay District (HAOD) base density per Sec. VI-909(c)(4)(a).	39 Attainable Units Range not specified.	0 Market Rate Units	39 Total Units
24-ASP-06, 24-ADP-03 (Lofts on Lemon II) Utilizing the Rosemary Residential Overlay District (RROD) Residential Density per Sec VI-912(c)(4).	100 Attainable Units 80% of AMI or less.	0 Market Rate Units	100 Total Units
24-SP-11, 24-RE-02, 24-SUB-02 (Habitat for Humanity) No bonuses, base density of Mixed Use 1 (via Rezone).	17 Attainable Units 80% of AMI or less adjusted for household size.	0 Market Rate Units	17 Total Units

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24-ASP-10 (711 & 717 N. Orange Ave) Affordable Housing Program not specified.	2 Attainable Units Range not specified at this time.	17 Market Rate Units	19 Total Units
24-ASP-05, 24-ADS-03 (Artist's Court) Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	26 Attainable Units 9 units 80% of AMI or less. 9 units 100% of AMI or less. 8 Units 120 Percent of AMI or less.	216 Market Rate Units	242 Total Units
24-ASP-13, 24-ADP-06 (Bayside North) Utilizing the Rosemary Resident Overlay District (RROD) Residential Density per Sec. VI-912(c)(4)	15 Attainable Units Range not specified at this time.	81 Market Rate Units	96 Total Units
24-ASP-16, 24-ADP-08, 24-ADS-13 (Sarasota Station) Utilizing the Live Local Act	110 Attainable Units 120% of AMI or Less.	164 Market Rate Units	274 Total Units
23-ASP-04 (The Icon) Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	3 Attainable Units 1 unit at 80% of AMI or less. 1 unit at 80-100% of AMI or less. 1 unit at 100-120% of AMI or less.	33 Market Rate Units	36 Total Units
25-ASP-01, 25-ADS-01 (The Highline) Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	16 Attainable Units 6 units at 80% of AMI or less. 5 units at 80-100% of AMI No more than 5 units at 100-120% of AMI.	126 Market Rate Units	142 Total Units
25-ASP-03, 25-ADP-03, 25-ENC-01 (Saravella) Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	30 Attainable Units Only 28 Units are required for the Bonus Density 10 Units at 80% of AMI or less. 11 Units at 80-100% of AMI	241 Market Rate Units	271 Total Units

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	No more than 9 Units at 100-120% of AMI		
Total	383 Attainable units	1,079 Market Rate Units	1,462 Total units

Adjustments:

	Project Name and Description:	Project Status:	Case Planner:
1.	24-ADS-15 – 1856 6th Street: Request for an Adjustment for the front setbacks.	<ul style="list-style-type: none"> . Application received 8/13/24, under completeness review. . Deemed complete 8/20/24. . Technical comments sent 8/22/24. . Response received 9/9/24. . Adjustment approved on 9/19/24. . Approval letter sent 9/30/24. <p>Next Step: Application complete.</p>	Stephanie Prince Senior Zoning Analyst 941-263-6482 Stephanie.Prince@Sarasotafl.gov
2.	24-ADS-16 (Art Ovation) – 1255 North Palm Avenue: An Administrative Adjustment to lower the required setback above the second, third, or fourth floor. More information to be requested.	<ul style="list-style-type: none"> . Application received 9/11/24, under completeness review. 30-day period ends 10/11/24. . Deemed incomplete 9/13/24. . Response to completeness comments received 9/18/24. . Deemed complete 9/25/24. . Letter with GM, 10/15/24. <p>Next Step: Complete technical review.</p>	Noah Fossick Acting Chief Planner 941-263-6548 Noah.Fossick@Sarasotafl.gov
3.	25-ADP-01 (Fruitville Road Property) – 1266 4th Street: Need Description	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. <p>Next Step: Review for completeness.</p>	Alison Christie General Manager 941-263-6516 Alison.Christie@Sarasotafl.gov

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4.	25-ADP-02 – 1605 Main Street: Second wall sign band. Need additional information.	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. <p>Need Step: Review for completeness.</p>	<p>Rutuja Vartak Development Review Planner</p> <p>941-263-6757 Rutuja.Vartak@sarasotafl.gov</p>
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Amendments to Previously Approved Site Plan:

	Project Name and Description:	Project Status:	Case Planner:
5.	Circle K (23-AA-06) 1200 University Parkway:	<ul style="list-style-type: none"> . 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. . Being withdrawn. . 30-day notice of denial letter sent on 11/17/23. <p>Next Step: Waiting for response from applicant. Application on hold per City Attorney's office.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy. Bavin@Sarasotafl.gov</p>
6.	24-AA-12 (Ringling College – Hammond Studios Renovation) – 1183 Dr. Martin Luther King Dr.: A Minor Revision to the existing Hammond Studios building to convert the building from an existing food hall to educational studios.	<ul style="list-style-type: none"> . Application received 5/13/24. . Under completeness review. . Deemed complete 5/22/24. . Technical comments sent 6/14/24. . Requested an update from applicant on 8/20/24. . Response to comments received 8/23/24. . Technical comments under review with GM, 9/5/24. . Technical comments sent 9/13/24. <p>Next Step: Waiting on response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
7.	24-AA-13 (Cardinal Mooney High School) – 4171 Fruitville Road: A Minor Revision to Previously Approved Site Plan	<ul style="list-style-type: none"> . Application received 6/25/24. . Deemed Complete 6/26/24. . Comments with GM. 	<p>Noah Fossick Acting Chief Planner</p>

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	to permit the addition of two portable classrooms on the property.	<ul style="list-style-type: none"> . Comments sent 7/11/24. . Resubmittal received 8/28/24. . Technical comments under review with GM, 9/12/24. . Technical comments sent 9/17/24. <p>Next Step: Waiting for response to comments.</p>	<p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
8.	<p>24-AA-14 (SRQ Overflow Lot A) – 1151 Air Cargo Drive: A Minor Revision to a Previously Approved Site Plan to permit an overflow parking lot for rental cars on a portion of the site. Site Plan 22-SP-17 permitted certain improvements at 1151 Air Cargo Drive and 1171 and 1191 Rental Car Road. The Minor Revision would remove the properties at 1171 and 1191 Rental Car Road from the Site Plan with the existing conditions to remain on those properties, and would permit a redesigned overflow parking lot for rental cars with improvements including demolition of the existing building, additional pavement for the parking area, and two dry ponds on the south and west boundaries of the site. Access is proposed to remain from Air Cargo Drive and Rental Car Road.</p>	<ul style="list-style-type: none"> . Application received 8/13/24, under completeness review. . Deemed complete 8/16/24. . Comments with GM, under review. . Technical comments sent 9/17/24. . Response to comments received 10/11/24. <p>Next Step: Review response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

Administrative Site Plan:

9.	<p>The Icon (23-ASP-04) 1000 N. Washington Blvd and 2011, 2013, 2023 10th Street: An application for Administrative Site Plan approval to construct a four-story building with 36 residential dwelling units, 3 of which are</p>	<ul style="list-style-type: none"> . Under completeness review, 30-day period ends 3/10/23. . Deemed incomplete 2/17/23, response due no later than 3/10/23. 	<p>Alison Christie General Manager</p> <p>941-263-6516 Alison.Christie@Sarasotafl.gov</p>
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	<p>attainable, 7,720 square feet of nonresidential space, and associated infrastructure. The ±0.66-acre subject sit 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.</p>	<ul style="list-style-type: none"> . Response received 2/23/23. Deemed complete 3/7/23, scheduled for 4/5/23 DRC meeting. Resubmittal required. . Resubmittal received, DRC 6/21/23. Resubmittal required. . Draft extension sent to applicant 11/16/23. Last extension date 11/6/23. . Response to technical comments received 11/22/23, scheduled for DRC 12/20/23. . Extension agreement completed 12/7/23. . Resubmittal required. . Resubmittal received 1/17/24. . Technical comments sent 2/6/24 . DRC 2/7/24 . Partial sign-off achieved. . Response to technical comments received 4/19/24. Extension sent to applicant 4/22/24. . Resubmittal received 7/15/24. . Technical comments sent 9/6/24. <p>Extension Agreement Date: 6/6/24 Next Steps: Waiting on response to comments.</p>	
<p>10.</p>	<p>D&R Automotive (23-ASP-08) 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</p>	<ul style="list-style-type: none"> . 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, scheduled for 10/4/23 DRC meeting. Resubmittal required. . Resubmittal received 12/14/23. Scheduled for DRC 1/17/24. . Partial sign-off achieved. . Response to Technical Comments received 2/1/24. 	<p>Alison Christie General Manager</p> <p>941-263-6516 Alison.Christie@Sarasotafl.gov</p>

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	<p>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.</p>	<p>Next Step: Review Response to comments.</p>	
<p>11.</p>	<p>1718 Main Street Mixed-Use Project (24-ASP-02) 1710, 1718, 1734 Main Street: 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>	<ul style="list-style-type: none"> . Application received on 10/27/23. . Under completeness review, 30-day period ends 11/27/23. . Deemed incomplete 11/2/23. Response due no later than 12/02/23. . Response to completeness comments received 12/6/23. . Deemed complete 12/7/23. . DRC 1/3/24. . Resubmittal required. . Resubmittal received 2/23/24. . DRC 3/20/24 . Technical comments sent to applicant 3/15/24. . Partial sign-off achieved. <p>Next Step: Waiting for response to technical comments from applicant.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
<p>12.</p>	<p>711 & 717 N. Orange Avenue (24-ASP-10) 711 & 719 N. Orange Avenue, 1591 7th Street: An application requesting Administrative Site Plan Approval to construct 19 multifamily units and 2,444-</p>	<ul style="list-style-type: none"> . Application received 3/29/24. Under completeness review, 30-day period ends 4/6/24. . Deemed incomplete 4/5/24, response do no later than 5/4/24. 	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

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	<p>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 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.</p>	<ul style="list-style-type: none"> . Response to comments received 4/19/24. . Deemed complete 6/18/24, DRC 7/17/24. . Technical comments sent 7/16/24. . Resubmittal required. . Resubmittal received 9/20/24. . DRC 10/16/24. . Moved to the 11/6/24 DRC meeting. <p>Next Step: Complete technical review.</p>	
<p>13.</p>	<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 between the City of Sarasota and Floridas Development Co.</p>	<ul style="list-style-type: none"> . 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. . DRC 6/18/24. . Technical comments sent 6/17/24. . Partial sign-off received. . Response to comments received 8/2/24. . Technical comments sent 8/22/24. . New materials received 8/24/24. . Additional comments sent 8/26/24. <p>Next Step: Waiting on response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	The subject site is within the Downtown Core (DTC) zone district and has a Future Land Use (FLU) classification of Downtown Core.		
	<p>25-ASP-02 (JBCC Old Bradenton) – University Parkway Need description.</p> <p>Please see new application number under Site Plans.</p>	<p>Application received 10/1/24, under completeness review. 30 day period ends 10/31/24.</p> <p>Next Step: Review for completeness.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

Planned Development:

14.	<p>1701 & 1715 N. Tamiami Trail Residences (22-SP-09, 22-ROA-01): 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>	<ul style="list-style-type: none"> • Under completeness review, 30-day period ends 3/15/22. • Deemed incomplete 2/23/22. • Deemed complete 3/9/22, DRC 4/6/22. • Resubmittal required. Resubmittal received, DRC 5/18/22 Partial sign-off. PB TBD. • Comments received 3/16/23. Comments sent 3/30/23. • Email sent to CAC on 11/17/23 to draft a 30-day notice of denial letter. • Withdrawal letter sent on 12/6/23. Effective 12/29/23. • Response received from applicant requesting 30-day extension. • Response to comments received 2/13/24. • Comments sent requesting a full set of plans. • Technical comments sent 2/26/24. • Advised applicant a resubmittal is required by 9/13/24. <p>Next Step: Waiting for response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
15.	<p>17th Street Storage (23-SP-14, 24-ROA-01) 2530 17th Street: An application for</p>	<ul style="list-style-type: none"> • Under completeness review, 30-day period ends 4/27/23. 	<p>Amy Bavin Development Review Planner</p>

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<p>Site Plan approval to construct a 87,000-square foot self-storage facility on the ±2-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 District (IGD) zone district and has a Future Land Use classification of Production Intensive Commercial. Vehicular access is proposed from 17th Street.</p>	<ul style="list-style-type: none"> . Deemed incomplete 4/6/23, response due no later than 5/8/23. . Response received 4/21/23. . Deemed complete 4/26/23, scheduled for 6/7/23 DRC meeting. Resubmittal required. . Resubmittal received, DRC 8/2/23. Partial sign-off. . Response to comments received 9/19/23. Comments sent 10/5/23. . Response to comments received 10/17/2023. Comments sent 10/26/23. . Response to comments received 10/27/23. . Draft extension sent to applicant 11/20/23, waiting for signed extension. . Signed and completed extension received 11/27/23. . Response to comments received 1/31/24. . Draft extension sent to applicant 2/2/24. . 24-ROA-01 received 3/27/24, under completeness review. . Revised materials received 4/8/24. . DRC 5/1/24. . Partial sign-off achieved. . Full sign-off achieved 5/17/24. . PB recommended approval to CC, 5-0. . CC 8/19/24. . Consent 2 scheduled for 9/16/24. . CC approved. Waiting on signed ordinance. . Signed Ordinance received 10/1/24. . Approval letter drafted. <p>Extension Agreement Date: 8/5/24 Next Step: Send approval letter.</p>	<p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
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<p>16.</p>	<p>Children First New Building (23-SP-21, 23-MCU-06) West of Orange Avenue between 18th and 19th Streets: 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>	<ul style="list-style-type: none"> . Under completeness review, 30-day period ends 9/14/23. . Deemed incomplete 8/23/23, response due no later than 9/20/23. . Deemed complete. Scheduled for DRC 11/1/23. Resubmittal required. . SV application submitted to Planning on 7/31/24. . Resubmittal received 8/27/24. . DRC 10/2/24. . Technical comments sent 9/30/24. . Resubmittal required. <p>Next Step: Waiting for response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
<p>17.</p>	<p>Artist Court Residences (24-ASP-05, 24-ADS-03) 200 S. Washington Blvd: 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>	<ul style="list-style-type: none"> . 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. . DRC 3/20/24. . Technical comments sent 3/19/24. . Resubmittal required. . Resubmittal received 4/19/24. DRC 5/15/24. . Technical comments sent 5/14/24. . Resubmittal required. . Resubmittal received 5/24/24. . DRC 6/18/24. . Technical comments sent 6/17/24. . Partial sign-off achieved. . Response to technical comments received 7/30/24. . Response to comments received 9/12/24. 	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy. Bavin@Sarasotafl.gov</p>

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		Next Step: Review response to comments.	
18.	<p>Lofts on Lemon II (24-ASP-06, 24-ADP-03) 851 North Lemon Avenue: An application for Administrative Site Plan Approval to construct a new five story, 100-unit residential building with structured parking on the ±3.01-acre subject property. The site has 128 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.</p>	<ul style="list-style-type: none"> . 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. . Response to comments for 24-ADP-03 received 2/13/24. ADP deemed complete 2/15/24. . Response to Technical Comments received for 24-ADP-03 3/1/24. . ASP deemed complete 3/12/24. Scheduled for DRC 4/3/24. . Additional information received for 24-ADP-03 on 3/21/24. . ASP technical comments sent 4/1/24. . ASP resubmittal required. . Amended ADP approved by PB. . ADP approval letter sent to applicant 4/12/24. . Resubmittal received 4/19/24. DRC 5/15/24. . Technical comments sent 5/13/24. . Resubmittal required. . Resubmittal received 5/28/24. . DRC 6/18/24. . Technical comments sent 6/14/24. . Partial sign-off achieved. . Response to comments received 8/9/24. . Technical comments sent 8/27/24. . Response to comments received 9/18/24. . Full sign-off achieved, awaiting final plan set. . Final plans received 10/17/24. <p>Next Step: Draft approval letter.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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<p>19.</p>	<p>24-ASP-07, 24-ADS-04 (1260 N. Palm Residences) – 1260 N. Palm: An 18-story, 14-unit mixed-use building with 6,350 square feet of nonresidential space on a 12,377 square foot parcel located at 1260, 1262, 1264, 1268, 1270, 1272, and 1274 N Palm Avenue.</p>	<ul style="list-style-type: none"> . Application received 2/15/24, under completeness review. 30-day period ends 3/14/24. . Deemed incomplete 2/16/24, response to comments due 3/17/24. . Response to comments received 3/1/24. . Deemed complete 3/4/24. . DRC 4/3/24. . Technical comments sent 4/1/24. . Resubmittal required. . Resubmittal received 4/8/24. . DRC 5/15/24 . Technical comments sent 5/13/24. . Partial sign-off achieved. . Response to comments received 7/12/24. . Technical comments sent 7/23/24. . Refuse resubmittal received 7/25/24. . Technical comments sent 8/16/24. . Final plans received 9/16/24. . Application approved, approval letter sent 10/2/24. . Appeal period ends 10/14/24. . Appeal 25-APP-01 received 10/17/24. <p>Next Step: Prep for PB, date TBD.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
<p>20.</p>	<p>24-ASP-08 (Cohen Court Townhomes) – 1425 8th Street: An application requesting Administrative Site Plan and Administrative Adjustment Approval to construct a nine (9)-unit townhome development 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</p>	<ul style="list-style-type: none"> . Application received 2/15/24, under completeness review. 30-day period ends 3/14/24. . Deemed complete 2/23/24. . DRC 3/20/24 . Response to comments received 4/11/24 for ADP. . Resubmittal received 5/28/24. . DRC 6/18/24. 	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

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	<p>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.</p>	<ul style="list-style-type: none"> . Additional materials received 6/6/24. . Technical comments sent 6/17/24. . Resubmittal required. . Resubmittal received 7/17/24, DRC 8/7/24. . DRC rescheduled to 8/14/24. . Technical comments sent 8/8/24. . Partial sign-off achieved. <p>Next Step: Waiting for response to technical comments.</p>	
<p>21.</p>	<p>24-ASP-09 (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>	<ul style="list-style-type: none"> . Application 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. . DRC 6/18/24. . Technical comments sent 6/17/24. . Response to comments received 7/17/24. DRC 8/7/24. . Technical comments sent 8/8/24. . DRC rescheduled to 8/14/24. . Partial sign-off achieved. <p>Next Step: Waiting for response to technical comments.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
<p>22.</p>	<p>24-SP-08. 24-MCU-02 (Star Lab School) – 2300 Central Avenue: Application requesting Site Plan and Minor Conditional Use approval for a private</p>	<ul style="list-style-type: none"> . Application received 4/10/24, 30-day period ends 5/10/24. . Under completeness review. . Deemed complete 4/17/24. 	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548</p>

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	<p>school to operate from the 3,450 square feet community building of the existing Janie’s Garden community. The school would have up to 20 students between Kindergarten and 5th Grade. The school would operate Monday through Friday between 7:30 a.m. and 5:30 p.m. After school care is anticipated and special events may take place periodically including occasional weekend special events for residents of the community. The 4.655-acre parcel is located within the Residential Multiple Family 5 (RMF-5) 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 via 22nd Street. No attainable units are proposed.</p>	<ul style="list-style-type: none"> . DRC 5/15/24. . Technical comments sent 5/13/24. . Resubmittal required. . Resubmittal received 7/17/24. . DRC 8/7/24. . Partial sign-off achieved. . Response to comments received 8/26/24. . Utilities comments sent 8/28/24. <p>Next Step: Waiting for response to comments.</p>	<p>Noah.Fossick@Sarasotafl.gov</p>
<p>23.</p>	<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>	<ul style="list-style-type: none"> . Application received 4/12/24, under completeness review. . 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. . DRC 6/18/24. . Resubmittal required. . Resubmittal received, DRC 9/18/24. . Technical comments sent 9/17/24. . Partial sign-off achieved. . Response to technical comments received 10/2/24. 	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

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		Next Step: Review response to comments.	
24.	24-SP-11, 24-RE-0, 24-SUB-02 (Habitat for Humanity) – 351 North Rhodes Avenue: Application requesting a Site Plan, Rezone with a Site Plan, 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.	<ul style="list-style-type: none"> . Application received 4/30/24, 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 comments received 7/2/24. . Deemed incomplete 7/8/24. . Response to comments received 7/23/24. . Deemed complete 7/24/24. . DRC 8/21/24. . Technical comments sent 8/19/24. . Resubmittal required. <p>Next Step: Waiting on response to comments.</p>	Noah Fossick Acting Chief Planner 941-263-6548 Noah.Fossick@Sarasotafl.gov
25.	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	<ul style="list-style-type: none"> . Application received 4/30/24, 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. DRC 7/3/24. . Technical comments sent 7/1/24. . Resubmittal required. . Resubmittal received 8/9/24. . DRC 9/4/24. 	Noah Fossick Acting Chief Planner 941-263-6548 Noah.Fossick@Sarasotafl.gov

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	<p>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>	<ul style="list-style-type: none"> . Technical comments sent 9/3/24. . Partial sign-off achieved. <p>Next Step: Waiting for response to comments.</p>	
<p>26.</p>	<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 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.</p>	<ul style="list-style-type: none"> . Application received 4/30/24, 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. . Resubmittal received 7/26/24. DRC 8/21/24. . Technical comments sent 8/19/24. . Resubmittal required. . Resubmittal received 9/6/24, DRC 10/2/24. . Technical comments sent 9/30/24. . Additional materials for ADP received 9/30/24. . Partial sign-off achieved. <p>Next Step: Waiting for response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
<p>27.</p>	<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</p>	<ul style="list-style-type: none"> . Application received 5/31/24, under completeness review. . Deemed incomplete 6/7/24, response due no later than 7/7/24. . Applicant advised that response to comments will be submitted within 30 days from 7/12/24. 	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

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	<p>±4.32-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.</p>	<p>Next Step: Waiting for response to comments.</p>	
<p>28.</p>	<p>24-ASP-14, 24-ADP-07 (Florida Studio 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>	<ul style="list-style-type: none"> . 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>Next Step: Waiting for response to completeness comments.</p>	<p>Amy Bavin Senior Planner 941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
<p>29.</p>	<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</p>	<ul style="list-style-type: none"> . 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. . Response to completeness comments received 8/22/24. . Deemed complete 8/26/24. DRC 9/18/24. . Technical comments sent 9/17/24. 	<p>Noah Fossick Acting Chief Planner 941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	<p>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>	<ul style="list-style-type: none"> . Resubmittal required. <p>Next Step: Waiting for response to comments.</p>	
<p>30.</p>	<p>24-ASP-15, 24-ADS-12 (701 Cohen Way Residences) – 701 Cohen Way: An application requesting administrative Site Plan and Administrative Adjustment approval to construct a six (6)-unit single-family attached townhome development on the ±13,350-square foot subject property. The site is located on the northwest corner of Cohen Way and 7th Street. The subject site has a Future Land Use Classification of Urban Edge and is within the Downtown Edge (DTE) zone district. This project is located within the Rosemary Residential Overlay District (RROD). Vehicular access is proposed from 7th Street.</p>	<ul style="list-style-type: none"> . Application received 7/2/24, under completeness review. 30-day period ends 8/1/24. . Deemed incomplete 7/12/24. Response due no later than 8/12/24. . Response to completeness comments received 8/23/24. <p>Permit to be withdrawn. Awaiting letter from applicant.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
<p>31.</p>	<p>24-ASP-16, 24-ADP-08, 24-ADS-13 (Sarasota Station) – 300 Audubon Place: Application requesting Administrative Site Plan, Planning Board Adjustment, and Administrative Adjustment approval to develop 202 multifamily units in Phases 1 and 2, and 72 single-family attached units in Phase 3. The existing Bob’s Train Diner will be relocated onsite. The property is approximately 7.878 acres. The property is zoned Downtown Edge (DTE) and Industrial Light</p>	<ul style="list-style-type: none"> . Application received 7/2/24, under completeness review. 30-day period ends 8/1/24. . Deemed incomplete 7/12/24. Response due no later than 8/12/24. . Response to completeness comments received 7/29/24. . Deemed complete 8/9/24. DRC 9/4/24. . Technical comments sent 9/3/24. . Resubmittal required. <p>Next Step: Waiting for response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	<p>Warehousing (ILW) with a Future Land Use classification of Downtown Core. 110 multifamily units are proposed to be made affordable to families at or below 120% of the Area Median Income. Vehicular access is proposed via a platted roadway that connects to Fruitville Road. The applicant is proposing to utilize the Live Local Act, specifically utilizing the Downtown Edge development standards.</p>		
<p>32.</p>	<p>24-SP-17, 24-CU-03 (Lightshare FKA First Step) – 1451 10th Street: An application requesting Site Plan and Major Conditional Use Approval to construct a 15,259-square foot addition to accommodate new offices, expanded kitchen, and 64 treatment beds on the ±2.96-acre subject property. The site is located north of 10th Street, generally east of Central Avenue, west of North Orange Avenue. This addition will replace the 2,600-square feet of modular buildings that currently exist on the site and are proposed to be removed. The subject site has a Future Land Use Classification of Urban Mixed Use and is within the Government (G) zone district. Vehicular access is proposed to remain as is from 10th Street.</p>	<ul style="list-style-type: none"> . Application received 7/2/24, under completeness review. 30-day period ends 8/1/24. . Deemed incomplete 7/12/24. Response due no later than 8/12/24. . Response to comments received, application deemed complete 8/27/24. . DRC 9/18/24. . Technical comments sent 9/17/24. . Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
	<p>Hyatt Redevelopment (24-ASP-17) – 1000 Boulevard of the Arts: Application requesting Site Plan approval to replace the existing hotel building with two 18-story towers above a shared podium</p>	<ul style="list-style-type: none"> . Application received 7/17/24, under completeness review. . 30-day period ends 8/16/24. . Deemed incomplete 7/25/24, response due no later than 8/24/24. 	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	<p>building which include 224 condominiums, 166 hotel rooms, a 7,000 square foot ballroom, and 4,700 of commercial space. Approximately 49 parking spaces are located within the adjacent Beau Ciel condominiums. The site is zoned and has a Future Land Use classification of Downtown Bayfront. Access is proposed remain from Boulevard of the Arts. No attainable units are proposed.</p> <p>25-ADP-04: A Planning Board Adjustment request to allow the relocation of the primary access from the primary street, Blvd. of the Arts.</p> <p>25-ADS-02: An Administrative Adjustment request to reduce the required parallel frontage by 24.7 percent.</p>	<ul style="list-style-type: none"> . Deemed complete 8/14/24. . DRC 9/4/24. . Technical comments sent 9/3/24. . Resubmittal required. . ADP/ADS received 10/15/24, under completeness review. 30-day period ends 11/14/24 . ADP/ADS deemed complete 10/18/24. <p>Next Step: Waiting for response to comments for ASP. Complete technical review for ADP/ADS.</p>	
<p>33.</p>	<p>24-SP-19, 24-CU-04 (Sarasota Youth Sailing) – 1717 Ken Thompson Parkway: An application requesting Site Plan and Major Conditional Use Approval to construct a new two-story, 4,230 square foot building for the Sarasota Youth Sailing Program (SYS) on a portion of the leased 6.2 acre property. The site is zoned Governmental (G) with a Future Land Use classification of Community Office/Institutional. Access is proposed to remain from Ken Thompson Pkwy.</p>	<ul style="list-style-type: none"> . Application received 8/27/24, under completeness review. 30-day period ends 9/6/24. . Deemed incomplete 10/6/24. <p>Next Step: Waiting for response to completeness comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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<p>34.</p>	<p>25-ASP-01, 25-ADS-01 (The High Line) – 32 N. Osprey Ave: An application requesting Administrative Site Plan and Administrative Adjustment Approval to demolish two existing office buildings and to construct an 11-story mixed-use building with 142 multi-family dwelling units and 6,660 square feet of commercial space. The site is zoned and has a Future Land Use classification of Downtown Core (DTC). Access is proposed from 1st Street. Main Street and N. Osprey Avenue are primary streets in this location. A total of 16 attainable units are proposed.</p>	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/14/24, response due no later than 11/14/24. <p>Next Step: Waiting on response to completeness comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
<p>35.</p>	<p>25-SP-01, 25-RE-01 (Plymouth Harbor New Building) – 700 John Ringling Blvd: An application requesting Site Plan and Rezone Approval to construct a 115-foot tall multi-family building with 153 independent living units, amenity areas, and support facilities. The site is currently zoned Medical Charitable Institutional (MCI) with a Future Land Use classification of Metropolitan / Regional #3. The applicant has proposed a Rezone to Residential Multiple Family 5 (RMF-5), an implementing zone district of the Future Land Use classification. Access is proposed to remain from John Ringling Blvd. No attainable units are proposed.</p>	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/14/24, response due no later than 11/14/24. <p>Next Step: Waiting on response to completeness comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
<p>36.</p>	<p>25-SP-02, 25-RE-02, 25-CU-01 (McBean Boys & Girls Club Redevelopment) – 1790 17th Street: Application requesting</p>	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. 	<p>Rutuja Vartak Development Review Planner</p>

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	<p>a Site Plan, Rezone and Major Conditional Use Approval to construct a new 21,760 square feet multi-purpose building. A future building of approximately 6,000 square feet is proposed for the southeast corner of the property. A multi-purpose athletic field adjacent to the new building is proposed along with a future planned field that will also be developed in the southeast corner of the property. The Applicant is requesting approval of a Major Conditional Use and Site Plan for the property zoned Government (G) located at 1900 N. Osprey Ave from Residential Multifamily 2 (RMF-2) to Government (G). Access is proposed to remain from N Osprey Ave. The Future Land Use is Multiple Family (Medium Density) for both subject parcels. No attainable housing is proposed for this project.</p>	<ul style="list-style-type: none"> . Deemed incomplete 10/17/24, response due no later than 11/14/24. <p>Next Step: Waiting on response to completeness comments.</p>	<p>941-263-6757 Rutuja.Vartak@sarasotafl.gov</p>
<p>37.</p>	<p>25-ASP-03, 25-APP-03, 25-ENC-01 (Saravella) – 430 N. Tamiami Trail: An application requesting Administrative Site Plan, Planning Board Adjustment, and Major Encroachment Agreement Approval to demolish eight existing buildings and to construct an 18-story mixed-use building with a portion at 11-stories in height, totaling 271 multi-family dwelling units and 11,402 square feet of commercial space. Five of the parcels are zoned and have a Future Land Use classification (FLU) of Downtown</p>	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/15/24, response due no later than 11/14/24. <p>Next Step: Waiting for response to completeness comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	<p>Bayfront (DTB). Four of the parcels are zoned and have a FLU of Downtown Core (DTC). Access is proposed from 5th Street. N. Tamiami Trail, 4th Street, and 5th Street are primary streets in this location. A total of 30 attainable units are proposed. 24-SV-07 is an associated application for the vacation of a portion of the existing alley.</p>		
<p>38.</p>	<p>25-SP-03, 25-RE-03 (Royal Palm Hotel) – 5325 Royal Palm Ave: Application requesting a Rezone and Site Plan Approval to construct a new 91,896 square foot, 5-story, 119-room hotel building at the ±1.87-acre subject property. The applicant has also proposed to Rezone the subject property from Residential Multiple Family 2 to Urban Mixed-Use. Vehicular access is proposed from Royal Palm Avenue along the eastern side of the property. The Future Land Use is Urban Mixed-Use for the subject parcel. No attainable housing is proposed for this project.</p>	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/17/24, response due no later than 11/14/24. <p>Next Step: Waiting for response to completeness comments.</p>	<p>Rutuja Vartak Development Review Planner</p> <p>941-263-6757 Rutuja.Vartak@sarasotafl.gov</p>
<p>39.</p>	<p>25-ASP-05, 25-ADP-05, 25-ADS-03 (Tempo Hotel) – 1524 Fruitville Road: Application requesting Administrative Site Plan, Administrative Adjustment, and Planning Board Adjustment approval to replace the existing 9,919 square feet of retail space with a 10-story hotel building with 125 hotel rooms and an amenity floor. Two Administrative Adjustments are requested to reduce the required</p>	<ul style="list-style-type: none"> . Application received 10/15/24, under completeness review. 30-day period ends 11/14/24. <p>Next Step: Review application for completeness.</p>	<p>Noah Fossick Development Review Chief Planner</p> <p>Noah.Fossick@Sarasotafl.gov 941-263-6548</p>

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<p>depth of habitable space from 20 feet to 16.4 feet, an 18 percent adjustment, and to reduce the required recess from 12 feet to nine feet, a 25 percent adjustment. One Planning Board Adjustment is requested to allow parking in the second layer as the depth of the property is less than 135 feet. The site is zoned and has a Future Land Use classification of Downtown Core. Access is proposed from the rear alley. Fruitville Road is a primary street in this location.</p>		
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Site Plan:

<p>40.</p>	<p>Airport Circle (22-SP-27) 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>	<ul style="list-style-type: none"> • 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 10/13/22. Deemed complete 10/20/22, DRC 11/16/22. Joint Use Agreement required. Resubmittal required. • Resubmittal received, DRC 5/17/23. Resubmittal required. • Resubmittal received, DRC 8/16/23. Resubmittal required. • Draft extension sent to applicant 11/20/23. • Resubmittal received 5/28/24. • DRC 6/18/24. • Technical comments sent 6/17/24. • Resubmittal required. • Response to comments received 8/19/24. • DRC 9/18/24. 	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
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		<ul style="list-style-type: none"> . Technical comments sent 9/17/24. . Partial sign-off achieve. <p>Next Steps: Waiting for response to comments.</p>	
41.	<p>Bobby Jones Golf Course Phase 3 Renovations (23-SP-23) 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.</p>	<ul style="list-style-type: none"> . Under completeness review, 30-day period ends 10/27/23. . Additional materials received 10/5/23. . Deemed incomplete. . Response to comments received, deemed complete. DRC 11/15/2023. Partial sign-off. . Response to comments received 3/1/24. Tentatively scheduled for 4/10/24 PB. . Full sign-off achieved 3/5/24. . PB recommended approval to CC. . CC 9/3/24. . Continued to CC meeting with budget discussion. <p>Next Step: CC date TBD.</p>	<p>Alison Christie Development Review Senior Planner</p> <p>941-263-6516 Alison.Christie@Sarasotafl.gov</p>
42.	<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 69 condominium units and 4,406 square feet of commercial on the ground floor. Amenities will only be open to residents and their guests, including eight 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</p>	<ul style="list-style-type: none"> . Application received 3/27/24, under completeness review. 30-day completeness review ends 4/6/24. . 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. . DRC 6/18/24. . Technical comments sent 6/17/24. . Partial sign-off received. 	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	<p>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>	<ul style="list-style-type: none"> . Response to technical comments received 7/17/24. . Technical comment sent 7/28/24. . Full sign-off achieved 8/20/24. Tentatively scheduled for PB on 10/9/24. . PB rescheduled to 10/23/24. <p>Next Step: Prep for PB.</p>	
<p>43.</p>	<p>24-SP-09 (Central Gardens) – 1442 & 1456 22nd Street: (Updated Description) 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.</p>	<ul style="list-style-type: none"> . Application received 4/10/24, 30-day period ends 5/10/24. . Under Completeness review. . Deemed complete 5/1/24. . DRC 6/5/24. . Resubmittal required. . Resubmittal received 6/20/24. DRC 8/7/24. . Technical comments sent 8/2/24. . DRC was rescheduled to 8/14/24, partial sign-off achieved. <p>Next Step: Waiting for response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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<p>44.</p>	<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.</p>	<ul style="list-style-type: none"> . 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 for follow-up. . Response to comments received 7/5/24. . Deemed complete 7/11/24. . DRC 8/7/24. . Technical comments sent 8/8/24. . DRC rescheduled to 8/14/24. . Resubmittal required. . Resubmittal received 10/14/24, DRC 11/20/24. <p>Next Step: Complete technical review.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
<p>45.</p>	<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</p>	<ul style="list-style-type: none"> . Application received 5/31/24, under completeness review. . Deemed incomplete 6/10/24, response due no later than 7/10/24. . Response to comments received 6/25/24. . Deemed incomplete 6/26/24, response due no later than 7/10/24. . Response to comments received 7/8/24. . Deemed complete 7/10/24. 	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	spaces are proposed. Access is proposed from Golden Gate Point. No attainable units are proposed.	<ul style="list-style-type: none"> . DRC 8/7/24. . DRC was rescheduled to 8/14/24, resubmittal required. . Resubmittal received 9/6/24, DRC 10/2/24. . Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	
46.	25-SP-04 (JBCC Old Bradenton) – University Parkway: An application requesting Site Plan Approval to construct 18 attached single-family units in three six-unit buildings. The site is zoned Residential Multiple-Family 2 (RMF-2) with a Future Land Use classification of Urban Mixed-Use. Access is proposed from Old Bradenton Road. No attainable units are proposed. 24-PP-02 is an associated application for the preliminary plat of the site.	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/15/24, response due no later than 11/14/24. <p>Next Step: Waiting on response to completeness comments.</p>	<p>Amy Bavin Development Review Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

REZONE ORDINANCE AMENDMENT:

47.	Fruitville Road Property (23-ROA-01) 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	<ul style="list-style-type: none"> . Under completeness review, 30-day period ends 10/13/23. . Deemed incomplete 9/20/23, response due no later than 10/23/23. . Response to comments received 9/26/23. . Deemed complete 10/3/23, scheduled for 11/1/23 DRC meeting. Full sign-off achieved. . Planning Board recommended denial to City Commission, 4-1. . City Commission 4/15/24. . Continued to 5/6/24 CC meeting. . Continued to 7/1/24 CC meeting. 	<p>Alison Christie General Manager</p> <p>941-263-6516 Alison.Christie@Sarasotafl.gov</p>
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	<p>is located in the DTC zone district with a Future Land Use (FLU) classification of Downtown Core.</p>	<ul style="list-style-type: none"> . Application to return to PB. . Tentatively scheduled for PB 9/11/24. . PB recommended approval, 5-0. . CC 10/21/24. <p>Next Step: Prep for CC.</p>	
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REZONE:

<p>48.</p>	<p>6th & Shade (24-REN-03) – 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 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.</p>	<ul style="list-style-type: none"> . Received 3/8/24, under completeness review. . Deemed complete 3/27/24. . DRC 4/17/24 . Partial sign-off achieved. . Applicant waiting for survey. . Response to comments received 8/13/24. . Full sign-off achieved 8/27/24. . scheduled for 10/9/24. . Rescheduled to 10/23/24. <p>Next Step: Prep for PB.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
<p>49.</p>	<p>24-REN-04 – 610 Tuttle Road: An application requesting Rezone Without a Site Plan approval to rezone a 0.5-acre parcel from Residential Multiple Family 1 (RMF-1) to Residential Multiple Family 2 (RMF-2). The site is located on the east side of North Tuttle Avenue north of 6th Street and south of 8th Street. The subject site has a Future Land Use Classification of Multiple Family</p>	<ul style="list-style-type: none"> . Application received 8/27/24, under completeness review. . 30-day period ends 9/26/24. . Deemed incomplete 9/10/24, response due no later than 10/6/24. . Response to completeness comments received 9/16/24. <p>Next Step: Review response to completeness comments.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

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	(Moderate Density) and is within the RMF-1 zone district.		
50.	25-REN-01 – 2547 Bahia Vista: Need description.	<ul style="list-style-type: none"> Application received 10/15/24, under completeness review. 30-day period ends 11/17/24. <p>Next Step: Review application for completeness.</p>	<p>Amy Bavin Senior Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>

G-ZONE WAIVERS:

51.	24-GZW-01 (The Bay Park Phase II) – 1101 10th Street: Application requesting G-Zone Waiver approval for two requests – from Zoning Code Section VII-1302(14) to allow for the dock pilings to be 14.5 feet above the mean high water and from Zoning Code Section VII-1304 to allow for the seawall to be up to 6.63 feet above the mean low water mark. No other site work is proposed under this application.	<ul style="list-style-type: none"> Application received 7/2/24, under completeness review. 30-day period ends 8/1/24. Deemed complete 7/15/24. DRC 8/7/24. DRC was rescheduled to 8/14/24, partial sign-off achieved. Response to comments received 10/4/24. <p>Next Step: Review response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
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PRE-APPLICATION:

52.	24-PRE-19 (Whataburger) – 4001 S Tamiami Trail: A Pre-Application Conference request to discuss a proposed 3,305 square foot quick service restaurant on a 1.02-acre property. Two drive through lanes are proposed on the east and north sides of the proposed building. Approximately 35 parking spaces are proposed. The site is zoned Commercial General (CGD) with a Future Land Use classification of Urban Mixed	<ul style="list-style-type: none"> Application received 8/28/24. DRC 10/2/24. Letter of Understanding sent 10/15/24. <p>Application complete.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>
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	Use. Access is proposed from S. Tamiami Trail and Roselawn Street.	
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PRELIMINARY PLAT

53.	<p>24-PP-02 (JBCC Old Bradenton) – University PKWY: Application seeking Preliminary Plat approval to develop 18 single-family attached residential units in three (3) buildings on a 2.33-acre parcel. The subject parcel is located on the south side of University Parkway, at the southwest corner of Old Bradenton Road and University Parkway. Access is proposed from Old Bradenton Road. The parcel has a Future Land Use classification of Community Commercial and is within the Residential Multiple Family 2 (RMF-2) zone.</p>	<ul style="list-style-type: none"> . Application received 7/17/24, under completeness review. 30-day period ends 8/16/24. . Deemed complete 7/25/24. DRC 8/21/24. . Partial sign-off achieved. . Response to comments received 9/25/24. <p>Next Step: Review response to comments.</p>	<p>Amy Bavin Development Review Planner</p> <p>941-263-6489 Amy.Bavin@Sarasotafl.gov</p>
54.	<p>24-PP-03 (Sarasota Station) – 300 & 508 Audubon Place: Application requesting Preliminary Plat approval to plat 72 single-family attached lots in Phase 3 of the Sarasota Station development with all associated tracts and easements. The property is approximately 3.19 acres. The property is zoned Downtown Edge (DTE) and Industrial Light Warehousing (ILW) with a Future Land Use classification of Downtown Core. Vehicular access is proposed via the proposed platted roadway that connects to Fruitville Road. The applicant is proposing to utilize the</p>	<ul style="list-style-type: none"> . Application received 7/31/24, under completeness review. 30-day period ends 8/30/24. . Deemed complete 8/9/24, DRC 9/4/24. . Technical comments sent 9/3/24. . Partial sign-off achieved. <p>Next Step: Waiting on response to comments.</p>	<p>Noah Fossick Acting Chief Planner</p> <p>941-263-6548 Noah.Fossick@Sarasotafl.gov</p>

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	Live Local Act, specifically utilizing the Downtown Edge development standards.		
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VARIANCE:

55.	24-VAR-05 – 2555 Hillview St: The applicant is requesting to divide the existing lot into two equal lots and is requesting a variance of 6.85 feet of lot width for both proposed lots. The proposed lots do not meet the required lot width of 80 feet.	<ul style="list-style-type: none"> . Application received 8/26/24, under completeness review. . Deemed complete 9/19/24. . Technical comments sent 9/27/24. . Final plans received 10/2/24. . Tentatively scheduled for 10/30/24 BOA meeting. . Final plans received 10/3/24. <p>Next Step: Review final plans.</p>	Stephanie Prince Senior Zoning Analyst 941-263-6482 Stephanie.Prince@sarasotafl.gov
56.	24-VAR-06 – 1595 Bay Point: The Applicant is requesting a variance of 20 feet 8 inches from the required 30 feet front yard setback, resulting in a proposed setback of 8 feet 4 inches. The variance is requested to accommodate the construction of the proposed pool house.	<ul style="list-style-type: none"> . Application received 9/9/24, under completeness review. . Deemed incomplete 9/10/24, response due no later than 10/10/24. <p>Next Step: Waiting for response to completeness comments.</p>	Rutuja Vartak Development Review Planner 941-263-6757 Rutuja.Vartak@sarasotafl.gov
57.	24-VAR-07 – 448 Bowdoin Circle: The applicant is seeking a variance of 0.65 feet for a proposed seawall with a height of 5.65 feet above the mean low water mark, exceeding the permitted height of 5 feet.	<ul style="list-style-type: none"> . Application received 9/16/24, under completeness review. . Deemed incomplete 9/23/24. . Response to completeness comments received 9/30/24. . Deemed complete 10/3/24. . Tentatively scheduled for 11/20/24 BOA meeting. . Technical comments sent 10/16/24. . Response to comments received 10/17/24. 	Rutuja Vartak Development Review Planner 941-263-6757 Rutuja.Vartak@sarasotafl.gov

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		Next Step: Review response to comments.	
58.	24-VAA-02 – 1423 Shade Ave: The Applicant is seeking a variance of 1.67 feet for the side setback to preserve the existing Grand Tree where the required minimum setback is 15 feet and proposed is 13.33 feet.	<ul style="list-style-type: none"> . Application received 9/4/24. . Under completeness review. . Completeness comments under review with GM 10/3/24. <p>Next Step: Review for completeness.</p>	<p>Rutuja Vartak Development Review Planner</p> <p>941-263-6757 Rutuja.Vartak@sarasotafl.gov</p>

SUBDIVISION:

59.	25-SUB-01 (Sarasota Station) – 300 Audubon Place: Need description.	<ul style="list-style-type: none"> . Application received 10/3/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/15/24, response due no later than 11/14/24. <p>Next Step: Waiting for response to completeness comments.</p>	<p>Noah Fossick Development Review Senior Planner</p> <p>941-263-6548 Noah.Fossick@sarasotafl.gov</p>
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