



Coalition of City Neighborhood Associations of Sarasota, Inc. – PO Box 1851 Sarasota, FL 34230  
Sarasotaccna.org

The site plan for a proposed 24-hour gas station and convenience store (7-Eleven) at 3535 N Tamiami Trail, at the corner of Myrtle Street, is currently under review by city staff. Both adjacent neighborhoods, Indian Beach/Sapphire Shores and Bayou Oaks, have expressed significant concerns about this project and its compatibility with the surrounding residential areas.

This proposal requires two separate conditional use approvals, underscoring the poor fit of this project within the existing neighborhood context.

1. Minor conditional use for 24-hour operations Experience with similar businesses shows that round-the-clock operations frequently attract late-night crime and nuisance activity. These situations often force businesses either to hire additional on-site security to manage illegal behavior or to limit their hours and cease operations after 11 p.m.
2. Major conditional use for a gas station The site's proximity to the bay, combined with the lack of robust stormwater filtration measures, raises serious environmental and public health concerns. Fueling operations in such a sensitive location increase the risk of pollutants entering nearby waterways, threatening water quality and coastal ecosystems.

Additionally, there are already multiple gas stations and convenience stores offering 24-hour or late-night service within approximately one mile of this location. The community's needs for late-night fuel and convenience retail are therefore already being met, and there is little justification for granting additional conditional use approvals that would further burden nearby residents.

For these reasons, neighborhood members participating in the Coalition of City Neighborhood Associations (CCNA) respectfully request denial of the conditional use approvals for this project.

The CCNA membership approved this position by roll-call vote on March 7, 2026.