

**Development Services Weekly Application Update
April 24, 2026**

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-SP-11, 24-RE-02, 24-SUB-02 (Habitat for Humanity) – 351 North Rhodes Avenue 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
24-ASP-10 (711 & 717 N. Orange Ave) – 711 & 717 N. Orange Avenue and 1591 7th Street Affordable Housing Program not specified.	2 Attainable Units Range not specified at this time.	17 Market Rate Units	19 Total Units
25-ASP-01, 25-ADS-01 (The Highlibne) – 32 N. Osprey Avenue 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) – 430 N. Tamiami Trail Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	40 Attainable Units Only 28 Units are required for the Bonus Density 10 Units at 80% of AMI or less. 10 Units at 80-100% of AMI 20 Units at 100-120% of AMI	242 Market Rate Units	282 Total Units

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25-ASP-05, 25-ADS-04 (Ringling Boulevard Development) – 2101 Ringling Boulevard Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	2 Attainable Units 1 Unit at 80% of AMI or less. 1 Unit at 80-100% of AMI or less.	20 Market Rate Units	22 Total Units
25-SP-10 (Midtown Plaza Development) – 1299 S. Tamiami Trail Utilizing Section VI-503(l)(5)	28 23 Attainable Units at 120% AMI or Less	84 68 Market Rate Units	112 91 Total Units
25-ASP-09 (Adagio) – 1360 Ringling Blvd Utilizing Florida’s Live Local Act and The Attainable Housing Density Bonus	76 Attainable Units Need AMI information	113 Market Rate Units	189 Total Units
25-ASP-12 (Zenith Redevelopment) – 1390 Main Street & 40 S. Pineapple Ave. Utilizing Downtown Attainable Housing Density Bonus per Section VI-1005(b)(3)	7 Attainable Units 2 at 80% of AMI or less 2 at 100% of AMI or less 3 at 120% of AMI or less	89 Market Rate Units	96 Total Units
26-ASP-06, 26-ADS-09 (1776 Ringling Condominiums) Utilizing Downtown Attainable Housing Density Bonus per Section VI-1005(b)(3)	2 Attainable Units 1 at 80% of AMI 1 at 100% of AMI or less	48 Market Rate Units	50 Total Units
26-ASP-09, 26-ADS-06 (1899 Fruitville Rd.) Utilizing Downtown Attainable Housing Density Bonus per Section VI-1005(b)(3)	36 Attainable Units 12 units at 80% of AMI or less 12 units at 100% or less 12 Units at 120 or less	288 Market Rate Units	324 Total Units
Total	221 Attainable units	1,011 Market Rate Units	1,232 Total units

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Amendment to Previously Approved Site Plan:

	Project Name and Description:	Project Status:	Case Planner:
1.	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>	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
2.	26-AA-04 (1703 Main Street): Application requesting a Minor Amendment to an Approved Site Plan for the Main Street Mixed-Use project located at 1703 Main Street. The Applicant is proposing changes to reconfigure the proposed floor plans for a 0.21 decrease in F.A.R., reduce the number of dwelling units from 35 to 27 units, increase non-residential square footage by 29,617sq.ft., decrease residential square footage by 25,819sq.ft., decrease total building square footage by 1.36% from 278,447sq.ft. to 274,649sq.ft., and increase the number of hotel rooms from 120 to 160 rooms. The site is in the Downtown Core (DTC) zone district with a Future Land Use classification of Downtown Core. There are no other proposed changes.	<ul style="list-style-type: none"> · Application received 12/31/25, under completeness review. · Deemed complete 1/26/26. · Technical comments sent 2/5/26. · Response to technical comments received 2/18/26. · Technical comments sent 3/9/26. · Response to technical comments received 4/7/26. <p>Next Step: Review response to comments. Awaiting Traffic Study.</p>	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov

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Adjustments:

<p>3.</p>	<p>26-ADS-10 (701 Cohen Way Residences) – 701 Cohen Way: The applicant requests two administrative adjustments from the Zoning Code relating to the Sidewalk Zone dimensional requirements on 7th Street. One adjustment to reduce the Pedestrian Zone width by a range of approximately 16.25 to 23.75 percent from the 8 feet required to a range between 6.1 feet and 6.7 feet proposed. A second adjustment to reduce the Amenity Zone width by approximately 12.5 percent from the 4 feet required to 3.5 feet proposed.</p>	<ul style="list-style-type: none"> . Application received 2/19/26, under completeness review. . Approval letter drafted. <p>Next Step: Send approval letter.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
<p>4.</p>	<p>26-ADP-04 (Aster & Links) – 107 Links Avenue: Application requesting approval of two adjustments to the wall sign design guidelines for the Downtown Core (DTC) zone district in Zoning Code Section VII-110(5): one allowing a sign below the top of the first floor façade of a building, and the other allowing a sign to exceed two feet in height by any length. The proposed sign is already existing, and the Applicant is seeking these adjustments to maintain it.</p>	<ul style="list-style-type: none"> . Application received 3/6/26. Under completeness review. . Deemed incomplete 3/6/26, response due no later than 4/6/26. . Response to completeness comments received 3/18/26. . Deemed incomplete 3/23/26. Response due no later than 4/22/26. . Response to completeness comments received 4/13/26. <p>Next Step: Review response to completeness comments.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
<p>5.</p>	<p>26-ADP-05 (VOCO Hotel Signage) – 1223 Boulevard of the Arts: Application seeking five Planning Board Adjustments to allow the installation of</p>	<ul style="list-style-type: none"> . Application received 3/13/26, under completeness review. . Deemed complete 3/23/26. 	<p>Devynn Glanz Planner</p> <p>941-263-6308</p>

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<p>a building identification sign on the fourth story of the west facade, to allow the sign to exceed the required maximum square footage, to allow a building identification sign on the east facade affixed to the elevator shaft, to allow the sign to exceed the required maximum square footage, and to allow a projecting sign on the south facade that exceeds the required maximum square footage at the existing VOCO Hotel located at 1223 Boulevard of the Arts. The site is located within the Downtown Bayfront (DTB) zone district and has a future land use designation Downtown Bayfront.</p>	<p>Next Step: Complete technical review.</p>	<p>Devynn.Glanz@Sarasotafl.gov</p>
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Administrative Site Plan:

<p>6.</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-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</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. . 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. . Revised form A received 10/24/24. . Technical comments sent 11/7/24. . Resubmittal required. 	<p>Rebecca Webster Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
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	<p>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"> . Resubmittal received 4/28/25. DRC 5/21/25. . Technical comments sent 5/20/25. . Partial sign-off achieved. . Response to technical comments received 8/15/25. . Technical comments sent 8/28/25. . Response to technical comments received 9/22/25. . Full sign-off achieved 10/2/25 . Final plans requested 10/14/25. . Final plans received 10/16/25. . Affordable Housing agreement required prior to sending approval. . Proposed Affordable Housing Agreement received 3/2/26. <p>Next Step: Work with Planning, City Attorney Office and OHCD to review proposed agreement.</p>	
<p>7.</p>	<p>25-ASP-07 (First Baptist Church) – 1661 Main Street: Application seeking Administrative Site Plan approval to allow for the expansion of First Baptist Church of Sarasota on the ±4.36-acre property located at 1661 Main Street. The property is comprised of six (6) parcels and is located within the Downtown Core zone district with a Future Land Use designation of Downtown Core. The expansion will consist of the demolition of a three-story vacant structure on the north side of the church, the interior renovation of</p>	<ul style="list-style-type: none"> . Application received 4/4/25. Under completeness review, 30-day period ends 5/4/25. . Deemed incomplete 4/11/25. Response due no later than 5/11/25. . Response to completeness comments received 4/28/25. . Deemed complete 4/29/25, DRC 5/21/25. . Technical comments sent 5/20/25. . Resubmittal required. . Resubmittal received 11/24/25. DRC 1/7/25. . Technical comments sent 1/2/26. . Partial sign-off achieved. 	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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	<p>the present Sanctuary building, construction of a three-story Welcome Center and five-story addition for church accessory uses, and demolition of the one-story strip retail building abutting Main Street. The application intent to construct a new outdoor park with the renovation. Access will remain from Adelia Ave, 2nd Street, and Goodrich Ave.</p>	<p>Next Step: Waiting on response to technical comments.</p>	
<p>8.</p>	<p>25-ASP-08 (The Well fka 777 S. Palm Avenue Condos) – 777 S. Palm Avenue: Application requesting Administrative Site Plan approval to redevelop the approximately 1.09-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. Approximately 28 residential condominium units (previously 66), 72 condo/hotel units, and 15,244 square feet of retail space (previously 17,946 square-feet of retail space) are proposed in a seven (7)-story building utilizing the Historic Transfer of Development Rights (TDR) program outlined in Section VI-1005(g)(6) to allow additional density by one unit and additional two stories in height. No attainable units are proposed (previously Five). Access is proposed from S. Palm Ave. and S. Orange Ave.</p>	<ul style="list-style-type: none"> . Application received 5/2/25. Under completeness review, 30-day period ends 6/1/25. . Deemed complete 5/12/25. DRC 6/4/25. . Technical comments sent 6/3/25. . Resubmittal required. . Response to technical comments received 7/11/25. DRC 8/6/25. . Technical comments sent 8/1/25. . Partial sign-off achieved. . Response to technical comments received 12/17/25. . Technical comments sent 1/22/26. . Response to technical comments received 2/24/26. DRC 3/18/26. . Technical comments sent 3/12/26. . Revised technical comments sent 3/17/26. . Partial sign off achieved. <p>Next Step: Awaiting response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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<p>9.</p>	<p>25-ASP-10 (7th & Central Residential Development) – 650 Central: Application requesting Administrative Site Plan approval to redevelop a portion of an approximately 1.12-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Downtown Edge. Central Avenue is a Primary Street in this location. A new building fronting 7th Street with 24 residential units, seven (7)-stories in height, is proposed with a new public park abutting Cohen Way. The existing building abutting Central Avenue is proposed to remain. The existing building abutting Cohen Way is proposed to be demolished. No attainable units are proposed. Vehicular access will remain from 7th Street.</p>	<ul style="list-style-type: none"> . Application received 5/14/25. . Under completeness review, 30-day period ends 6/13/25. . Deemed incomplete 6/23/25. Response due no later than 6/23/25. . Response to completeness comments received 5/29/25. . Deemed complete 6/9/25. DRC 7/2/25. . Additional materials received 6/13/25. . Technical comments sent 7/1/25. Resubmittal required. . Resubmittal received 8/29/25. DRC 10/01/25. . Technical comments sent 9/29/25. . Resubmittal required. . Response to technical comments received 10/27/25. DRC 11/19/25. . Technical comments sent 11/18/25. Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
<p>10.</p>	<p>25-ASP-12 (Zenith Redevelopment) – 1390 Main Street & 40 S. Pineapple Avenue: Application requesting Administrative Site Plan approval to redevelop an approximately ±1.18-acre site utilizing two parcels to provide a unified development with split-zoning. One parcel is currently zoned Downtown Bayfront (DTB) with a Future Land Use classification of Downtown Bayfront and the other parcel is currently zoned Downtown</p>	<ul style="list-style-type: none"> . Application received 7/18/25, under completeness review. . 30-day period ends 8/17/25. Deemed complete 7/23/25. DRC 8/20/25 . Technical comments sent 8/18/25. . Resubmittal required. . Resubmittal received 9/24/25. DRC 10/15/25. . Technical comments sent 10/13/25. . Partial sign-off achieved. . Response to technical comments received 2/6/26. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	<p>Core (DTC) with a Future Land Use classification of Downtown Core. The existing 12-story multitenant office building on the parcel zoned DTB and the existing 2-story office building on the parcel zoned DTC are proposed to be demolished and a new mixed-use development consisting of one building measuring 18 stories on the DTB parcel and 10 stories on the DTC parcel is proposed. Two vehicular access points from Mira Mar Court are proposed to remain. A total of 41,837 square feet of commercial and office uses, and 96 dwelling units are proposed. Of the 96 dwelling units, 89 units are proposed as market-rate units and 7 units are proposed as attainable units utilizing the Downtown Attainable Housing Density Bonus.</p>	<ul style="list-style-type: none"> . Technical comments sent 3/16/26. <p>Next Step: Awaiting response to technical comments.</p>	
<p>11.</p>	<p>26-ASP-05 (1776 Ringling Condominiums) – 1776 Ringling Blvd: Application requesting Administrative Site Plan approval to demolish one existing multi-story office building and one multi-family residential building to construct a 10-story condominium with 50-units on an approximately ±0.77-acre site that is zoned Downtown Core (DTC) with a Future Land Use designation of Downtown Core. Proposed building height is 146 feet and 8 inches. The project proposes a unified development of the two parcels located</p>	<ul style="list-style-type: none"> . Application received 11/10/25, under completeness review. 30-day period ends 12/10/25. . Deemed complete 11/12/25. DRC 12/17/25. . Technical comments sent 12/15/25. Resubmittal required. . Resubmittal received 2/6/26, DRC 3/4/26. . Technical comments sent 2/27/26. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	<p>at 1776 Ringling Boulevard and 222 South Osprey across the existing public right-of-way of Osprey Court. A total of two attainable housing units are proposed utilizing the Downtown Attainable Housing Bonus in Zoning Code Section VI-1005(b)(3). The primary streets for the property are Ringling Boulevard and Osprey Avenue. Vehicular access is proposed from two access points, one ingress and one egress, along Osprey Avenue.</p>		
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Planned Development:

<p>12.</p>	<p>1701 & 1715 N. Tamiami Trail Residences (22-SP-09, 22-ROA-01) – 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</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. 	<p>Alison Christie, AICP General Manager</p> <p>Alison.Christie@Sarasotafl.gov 941-263-6516</p>
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	<p>Strand project. No attainable housing is proposed.</p>	<ul style="list-style-type: none"> . Advised applicant a resubmittal is required by 9/13/24. . Response to comments received 11/22/24. . Technical comments sent 11/25/24 and 11/26/24. . Resubmittal received 3/25/25. Full sign-off achieved 3/27/25. . Scheduled for 5/14/25. . PB plan set received 4/4/25. . Additional plans requested 4/17/25. . Plans received 4/21/25. . PB recommended denial to CC, 3-1. . Scheduled for CC 7/21/25. . Denied by CC. . Denial letter drafted 7/28/25. Waiting on City Attorney for review. . Denial letter sent 8/19/25. . Application continuing with Fluedra. . FLUEDRA hearing 1/13/26. . 2nd hearing 1/27/26. <p>Next Step: Prep for FLUEDRA.</p>	
<p>13.</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,</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. 	<p>Alison Christie, AICP General Manager</p> <p>Alison.Christie@Sarasotafl.gov 941-263-6516</p>

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	<p>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"> . Partial sign-off achieved. . Response to technical comments received 10/2/24. . Response to comments received 10/24/24. . Response to comments received 11/25/24. . Tentatively scheduled for 1/8/25 PB meeting. . Full sign-off achieved 12/18/24. Tentatively scheduled for 3/12/25 PB meeting. . Comments received 12/30/24. . PB approved 4-1. . Scheduled for 5/5/25 CC meeting. . CC approved. . Waiting on mylars to send approval letter. . Emailed applicant on 8/21/25 for an update. . Mylars received 9/15/25. Waiting on signatures. <p>Next Step: Send approval letter.</p>	
<p>14.</p>	<p>24-SP-11, 24-RE-0, 24-SUB-02, 25-ADS-10 (Habitat for Humanity AKA Rhodes & Aspinwall) – 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</p>	<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. 	<p>Alison Christie, AICP General Manager</p> <p>Alison.Christie@Sarasotafl.gov 941-263-6516</p>

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	<p>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>25-ADS-10: The applicant is seeking a reduction to the 20-foot minimum frontage requirement for zoning lots to accommodate the zero-lot-line townhome development.</p>	<ul style="list-style-type: none"> . Resubmittal required. . Resubmittal received 11/20/24, DRC 12/18/24. . Technical comments sent 12/17/24. . Partial sign-off achieved. . Additional material received 12/19/24. . 25-ADS-10 received 4/9/25, under completeness review. . Response to technical comments received 3/16/25. . ADS deemed complete 4/17/25. . ADS approval letter drafted. . Technical comments sent 4/29/25. . Response to technical comments received 5/29/25. . ADS application approved 6/24/25. Approval letter sent 6/25/25. . Full sign-off achieved 6/26/25. Tentatively scheduled for August 7, 2025 PB Meeting. . PB set received 7/3/25. . PB recommended approval, 5-0. . CC date TBD. . Scheduled for 9/15/25 CC meeting. . CC approved on first reading. Consent 2 TBD. . Consent 2 10/20/25. . CC approved. <p>Next Step: Need ordinance and mylars before sending approval letter.</p>	
<p>15.</p>	<p>24-SP-19, 24-CU-04, 25-GZW-01 (Sarasota Youth Sailing) – 1717 Ken Thompson Parkway: An application requesting Site Plan and Major</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>Camden Jenkins Planner 941-263-6208</p>

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	<p>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"> . Deemed complete 2/14/25. . DRC 3/19/25. . Technical comments sent 3/18/25. . Resubmittal required. . Resubmittal received 4/14/25. DRC 5/7/25. . Technical comments sent 5/6/25. . Partial sign-off achieved. . GZW received 8/28/25. . Response to technical comments received 10/20/25. . Full sign-off achieved 11/4/25. PB 12/10/25. . PB set received 11/6/25. . Continued to future PB meeting due to lease agreements. . Scheduled for 3/11/26. . PB recommended approval to CC, 5-0. . CC scheduled for 5/18/26 CC 7/20/26. <p>Next Step: Prep for CC.</p>	<p>Camden.Jenkins@Sarasotafl.gov</p>
<p>16.</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</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. . Deemed complete 1/14/25, DRC 2/5/25. . Technical comments sent 2/4/25. . Resubmittal required. . Resubmittal received 4/14/25. DRC 5/21/25. . Technical comments sent 5/20/25. . Partial sign-off achieved. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	<p>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"> . Response to technical comments received 6/23/25. . Response to arborist comments received 7/7/25. . Technical comments sent 7/14/25. <p>Next Step: Waiting on response to technical comments.</p>	
<p>17.</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. . Response to completeness comments received 3/18/25. . Deemed complete 3/19/25. DRC 4/16/25. . Technical comments sent 4/15/25. Resubmittal required. . Resubmittal received 5/23/25. DRC 6/18/25. . Technical comments sent 6/17/25. . Partial sign-off achieved at the 6/18/25 DRC meeting. . Response to technical comments received 10/13/25. . Technical comments sent 11/25/25. . Response to technical comments received 1/2/26. . Full sign off achieved 1/2/26. . PB recommend approval to CC, 4-1. . Scheduled for 3/23/26 CC meeting. . CC approved, 5-0. 2nd Reading 4/20/26. . CC approved on 2nd reading, 5-0. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6489</p>

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		Next Step: Awaiting signed Ordinance to send approval letter.	
18.	25-ASP-03, 25-ADP-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 282 multi-family dwelling units and ±11,384 square feet of commercial space. Five of the parcels are zoned and have a Future Land Use classification (FLU) of Downtown 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 40 attainable units are proposed. 24-SV-07 is an associated application for the vacation of a portion of the existing alley.	<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. . Response to completeness comments received 11/8/24. . Deemed complete 11/12/24, DRC 12/18/24. . Technical comments sent 12/16/24. . Resubmittal required. . Resubmittal received 1/27/25. . DRC 2/19/25. . Technical comments sent 2/18/25. . Resubmittal required. . Resubmittal received 6/23/25. . DRC 7/16/25. . Technical comments sent 7/15/25. . Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>Rebecca.Wesbter@Sarasotafl.gov 941-263-6489</p>
19.	25-ASP-04, 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	<ul style="list-style-type: none"> . Application received 10/15/24, under completeness review. 30-day period ends 11/14/24. . Deemed incomplete 11/1/24. Response due no later than 12/2/24. . Deemed complete 11/12/24, DRC 12/4/24. . Technical comments sent 12/3/24, resubmittal required. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	<p>Administrative Adjustments are requested to reduce the required 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>	<ul style="list-style-type: none"> . Resubmittal received 8/25/25, DRC 9/17/25. . Technical comments sent 9/12/25. . Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	
<p>20.</p>	<p>25-ASP-05, 25-ADS-04 (Ringling Blvd Redevelopment) – 2101 Ringling Boulevard: Application requesting Administrative Site Plan and Administrative Adjustment approval to replace the existing drive through, quick-service restaurant with a 6-story mixed-use building. The building will include a 3,100 square-foot restaurant and 800 square-foot retail space on the ground floor. The upper floors will include 22 residential units, of which two units will be attainable in accordance with the downtown attainable housing density bonus provisions. The applicant has requested an Administrative Adjustment to reduce the parallel façade from 90 percent to 78 percent, and to reduce the habitable</p>	<ul style="list-style-type: none"> . Application received 11/8/24, under completeness review. 30-day period ends 12/8/24. . Deemed incomplete 11/20/24, response due no later than 12/19/24. . Response to completeness comments received 1/29/25. . Deemed complete 1/31/25. DRC 3/5/25. . Technical comments sent 3/3/25. . Resubmittal required. . Resubmittal received 3/14/25. . DRC 4/16/25. . Technical comments sent 4/15/25. . Partial sign-off achieved at the 4/15/25 DRC meeting. . Response to comments received 6/9/25. . Technical comments sent 6/18/25. <p>Next Step: Waiting on response to comments.</p>	<p>Alison Christie General Manager</p> <p>941-263-6516 Alison.Christie@Sarasotafl.gov</p>

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	<p>space coverage from 100 percent to 78 percent. The site is zoned and has a Future Land Use classification of Downtown Core (DTC). Access is proposed from the abutting alley and from the abutting site to the east. Ringling Boulevard is a primary street in this location.</p>		
<p>21.</p>	<p>25-ASP-09, 25-ADS-14 (Adagio) – 1360 Ringling Boulevard: Application for Administrative Site Plan approval for development of a residential multifamily building located at 1360 Ringling Blvd., 202 S. Palm Ave., and 330 S. Pineapple Ave. The proposed development includes an 18-story building with 113 market-rate condominium units and a 9-story building with 76 attainable units utilizing Florida’s Live Local Act and the City of Sarasota’s Downtown Attainable Housing Density Bonus as well as +/- 31,933 ±31,315 square feet of commercial space. The site is located within the Downtown Core (DTC) zone district with a Future Land Use designation of Downtown Core. Access is proposed from S. Palm Ave.</p>	<ul style="list-style-type: none"> . Application received 5/2/25. Under completeness review, 30-day period ends 6/1/25. . Deemed incomplete 5/13/25. Response to comments due no later than 6/13/25. . Response to comments received 6/9/25. . Deemed complete 6/10/25. DRC 7/2/25. . Technical comments sent 7/1/25. Resubmittal required. . Response to arborist comments received 7/9/25. . Resubmittal received 8/11/25. DRC 9/3/25. . Technical comments sent 8/29/25. . Resubmittal required. . Resubmittal received 9/8/25. DRC 10/1/25. . ADS received 9/8/25, under completeness review. 30-day period ends 10/8/25. . Technical comments sent 9/29/25. . Resubmittal required. . ADS deemed complete 10/16/25. . Resubmittal received 10/13/25. DRC 11/5/25. 	<p>Rebecca Webster, AICP Acting Development Review Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6489</p>

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		<ul style="list-style-type: none"> Per applicant's request, postponed to future DRC meeting. Date TBD. <p>Next Step: Awaiting additional materials from applicant. Complete technical review for ADS.</p>	
22.	<p>25-SP-15, 25-CU-03 (South Shore Community Church) – 1899 S. Tuttle Avenue: Application requesting Site Plan and Major Conditional Use approval to expand the existing South Shore Community Church located at 1899 S. Tuttle Ave. The Property is ±2.89-acres and is located in the RMF-1 zone district with a Future Land Use designation of Multiple Family (Moderate Density). The proposed 4,750 sq. ft. expansion includes a two-story building with a community space/auditorium, additional office and conference space, and an outdoor pavilion on the south side of the Property. There are an additional 41 parking spaces proposed with the expansion. Vehicular access will remain from Arlington St. and Hillview St.</p>	<ul style="list-style-type: none"> Application received 6/13/25, under completeness review. 30-day period ends 7/3/25. Comments sent to applicant 6/19/25, regarding application type. Corrections made 6/24/25. Deemed complete, DRC 7/16/25. Technical comments sent 7/14/25. Resubmittal required. Resubmittal received 11/4/25. DRC 12/3/25. Technical comments sent 12/1/25. Partial sign-off achieved. Response to Traffic comments received 12/19/25. Full response to technical comments received 12/23/25. Technical comments sent 2/3/26. Response to technical comments received 2/20/26. Response to technical comments received 3/31/26. <p>Next Step: Review response to comments.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>
23.	<p>26-SP-03, 26-MCU-01 (Southwest Recycling & Transfer) – 3100 North Washington Boulevard: Application requesting a Site Plan with Minor Conditional Use approval for property</p>	<ul style="list-style-type: none"> Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. Deemed incomplete 10/10/25, response due no later than 11/10/25. 	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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	located at 3100 N. Washington Blvd. to demolish two existing buildings on an approximately ±4.52-acre site and redevelop the property with three new buildings containing 49,500 square-feet of industrial/warehouse space, 2,400 square-feet of office space, and 8,000 square-feet of office and storage space. Vehicular access is proposed to remain from North Washington Boulevard (301).	<ul style="list-style-type: none"> . Deemed complete 10/10/25, DRC 11/5/25. . DRC postponed. . DRC scheduled 1/7/25. . Technical comments sent 1/6/26. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	
24.	26-ASP-03, 26-ADS-01 (333 Coconut) – 1274, 1282, 1290, 4th Street: Application requesting Administrative Site Plan approval to redevelop an approximately 0.36-acre site zoned Downtown Core (DTC) with a Future Land Use designation of Downtown Core. 4th Street and Coconut Avenue are Primary Streets in this location. A new building fronting 4th Street and Coconut Avenue with 18 residential units, eleven (11)-stories in height, is proposed. No attainable units are proposed. Vehicular access will be from the southern alley. Additionally, two Administrative Adjustments are requested: an 18-percent reduction of parallel frontage along the primary street and a 25-percent increase to a projection into a required recess.	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. . 30-day period ends 11/2/25. . Deemed complete 10/10/25. . DRC 11/5/25 . Technical comments sent 11/4/25. Resubmittal required. . Resubmittal received 11/20/25, DRC 12/17/25. . Technical comments sent 12/16/25. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
25.	26-ASP-04, 26-ADS-03 (The Mira Mar) – 65 S. Palm Avenue: Application requesting Administrative Site Plan	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. 	Rebecca Webster, AICP Acting Development Review Chief Planner

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	<p>approval to rehabilitate two existing historic buildings on an approximately ±1.42-acre site that is split zoned Downtown Core (DTC) and Downtown Bayfront (DTB) with a split Future Land Use designation of Downtown Core and Downtown Bayfront. The project proposes a mixed-use development that includes the rehabilitation of the two historic buildings, four levels of parking, 38,000 square-feet of commercial space, and two 18-story residential towers totaling 70 residential units. Palm Avenue is a Primary Street in this location. No attainable units are proposed. Vehicular access is proposed from Mira Mar Court.</p>	<ul style="list-style-type: none"> . Deemed complete 10/8/25, DRC 11/5/25. . Technical comments sent 11/4/25. Resubmittal required. . Resubmittal received 12/9/25, DRC 1/7/26. . 26-ADS-03 received 12/9/25, under completeness review. . Technical comments sent 1/2/26. . Partial sign off achieved. . Response to technical comments received 4/22/26. . Technical comments sent 4/24/26. <p>Next Step: Awaiting response to comments.</p>	<p>Rebecca.Webster@Sarasotafl.gov 941-263-6489</p>
<p>26.</p>	<p>26-ASP-06, 26-MCU-02 (1000 North Sarasota Members Club) – 520 N. Tamiami Trail: Application requesting Administrative Site Plan and Minor Conditional Use approval to allow an approximately ±13,025 square-foot private club on the first floor and mezzanine of the existing building located at 520 North Tamiami Trail. A private club requires a Minor Conditional Use in the Downtown zone districts per Zoning Code Table VI-1001. All Conditional Uses require a Site Plan per Zoning Code Section IV-902. The private club will include a fine dining restaurant, private dining room, wine</p>	<ul style="list-style-type: none"> . Application received 11/10/25, under completeness review. 30-day period ends 12/10/25. . Deemed complete 11/10/25. DRC 12/17/25. . Technical comments sent 12/16/25. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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	lockers, and a lounge area. No exterior modifications to the building are proposed.		
27.	<p>26-ASP-07, 26-ROA-02, 26-ADP-02, 26-ADS-04 (Lime Avenue) – 414 N. Lime Ave: Application requesting Administrative Site Plan, Rezone Ordinance Amendment, Administrative Adjustment, and Planning Board Adjustment approval to develop an approximately ±1.91-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. The Applicant is proposing 41 single family attached residential units with a requested reduction of the minimum lot size from 1,800 square feet to 1,350 square feet. The applicant is also requesting an adjustment of the habitable space requirement for the corner lot, to locate parking in the second layer of the parking garage, and to waive the private yard requirement. No attainable units are proposed. Vehicular access is proposed from Aspinwall Street and North Shade Avenue. North Lime Avenue and Aspinwall are designated as Primary Streets.</p>	<ul style="list-style-type: none"> . Application received 12/12/25, under completeness review. 30-day period ends 1/10/26. . Deemed complete 12/19/25, DRC 1/21/26. . Technical comments sent 1/19/26. Resubmittal required. . Resubmittal received 2/23/26, DRC 3/18/26. . Technical comments sent 3/13/26. Partial sign off achieved. <p>Next Step: Awaiting response to technical comments.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>
28.	<p>26-ASP-08, 26-ADS-05 (Gillespie Live Works) – 575 N Washington: Application requesting Administrative Site Plan and Administrative Adjustment approval to develop an</p>	<ul style="list-style-type: none"> . Application received 1/14/26, under completeness review. 30-day period ends 2/13/26. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	<p>approximately ±0.571-acre vacant parcel located at 575 N. Washington Blvd currently zoned Downtown Edge (DTE) with a Future Land Use classification of Urban Edge. Approximately eight multi-family units within a four-story building, with seven detached garages and seven associated apartment units above each garage are proposed. An Administrative Adjustment has been filed to reduce the required parallel façade coverage along U.S. 301 from 77 feet to 73 feet, a reduction of 4-feet. Vehicular access is proposed from 6th Street.</p>	<ul style="list-style-type: none"> . Deemed incomplete 1/21/26. Response to completeness comments due no later than 2/20/26. . Response to completeness comments received 1/26/26. . Emailed applicant to advise of missing materials. . Response to completeness comments received 2/24/26. . Deemed complete 2/25/26. DRC 3/18/26. . Technical comments sent 3/12/26. . Revised technical comments sent 3/17/26. . Resubmittal required. <p>Next Step: Awaiting resubmittal.</p>	
<p>29.</p>	<p>26-SP-07, 26-CU-01, 26-MCU-03 (North Trail 7-Eleven) – 3535 N. Tamiami Trail: Application requesting Site Plan with a Major Conditional Use and Minor Conditional Use approval to demolish an existing one-story ±14,270 square-foot commercial building and construct a one-story ±4,852 square-foot retail store, motor vehicle fueling station consisting of 10 fueling stations and associated canopy on an approximately ±1.56-acre site that is zoned North Trail (NT) with a Future Land Use designation of Urban Mixed-Use. The proposed fueling stations require minor conditional use approval, and the proposed 24-hour operation requires major conditional use approval. A total of 29 parking spaces are proposed.</p>	<ul style="list-style-type: none"> . Application received 1/28/26, under completeness review/ 30-day period ends 2/27/26. . Deemed incomplete 1/29/26, response due no later than 2/6/26. . Response to completeness comments received 2/2/26. . Deemed complete 2/3/26. DRC 3/4/26. . Technical comments sent 3/2/26. Resubmittal required. . Resubmittal received 4/5/26. DRC 5/6/26. <p>Next Step: Complete technical review.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	<p>Vehicular access is proposed from two access points, one along Myrtle Street and one along N. Tamiami Trail.</p>		
<p>30.</p>	<p>26-SP-08, 26-ADP-03, 26-ADS-07 (Fruitville Townhomes) – 2250 Fruitville Road: Application requesting Rezone with a Site Plan Approval to redevelop an existing ±1.943-acre site to demolish the existing ±29,702 square-foot commercial bowling alley and construct a total of eight four-story townhome buildings including two five-unit single-family attached townhome buildings and six six-unit single-family attached townhome buildings containing a total of 46 townhome units. The site is currently zoned Commercial General (CG) with a Future Land Use classification of Urban Edge. The applicant proposed to rezone the subject property to Downtown Edge (DTE), an implementing zone district of the Urban Edge Future Land Use classification. Vehicular access is proposed via East Main Street. No attainable housing units are proposed. The Applicant requests an Administrative Adjustment to allow a 20% reduction in the minimum required lot size from 1,800 square feet to allow a minimum lot size of 1,441 square feet for certain lots within the proposed development. The Applicant also requests a Planning Board</p>	<ul style="list-style-type: none"> . Application received 2/13/26, under completeness review. . 30-day period ends 3/15/26. . Deemed incomplete 2/20/26. Response to completeness comments due no later than 3/15/26. . Deemed complete 3/10/26, DRC 4/1/26. . Technical comments sent 3/30/26. Resubmittal required. <p>Next Step: Awaiting resubmittal.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	Adjustment to eliminate the private yard requirement for each single-family attached residential zoning lot.		
31.	<p>26-ASP-09, 26-ADS-06 (1899 Fruitville Road): Application requesting Administrative Site Plan and Adjustment approval to redevelop an approximately 3.44-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. Approximately 324 residential units and six levels of structured parking are proposed within a five-story multi-family residential building utilizing the Downtown Attainable Housing Density Bonus found in Zoning Code Section VI-1005(b)(3). 36 attainable housing units are proposed. Three Adjustments have been filed to reduce the minimum parallel façade requirements along 4th Street, reduce the required 20-foot habitable space depth at two locations along Fruitville Road and 4th street, and to permit location of parking within the second layer, between the facade line and 20 feet from the same façade, along Fruitville Road and 4th Street. The existing residential structure and all commercial/retail structures currently located on the subject site are proposed to be demolished. Vehicular access is proposed from two access points along 4th Street and one access point along Fruitville Road. [Sarasota County PID#s</p>	<ul style="list-style-type: none"> . Application received 2/13/26, under completeness review. . 30-day period ends 3/15/26. . Deemed complete 2/20/26, DRC 3/18/26. . Technical comments sent 3/17/26. Resubmittal required. . Resubmittal received 4/15/26. DRC 5/6/26. <p>Next Step: Complete technical review.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	<p>2026-16-0040, 2026-09-0100, 2026-09-0099, 2026-09-0098, 2026-09-0097, 2026-09-0096, 2026-09-0095, 2026-09-0094, 2026-09-0092, 2026-09-0089, 2026-09-0090, 2026-09-0091, 2026-16-0041, 2026-16-0042, 2026-16-0043, 2026-16-0044, 2026-16-0045, 2026-16-0046, 2026-16-0047, 2026-16-0048, 2026-16-0049, 2026-16-0051]</p>		
<p>32.</p>	<p>26-OSP-01, 26-ADS-08 (Modern Hotel) – 1290 Boulevard of the Arts: Application requesting approval of an Off-Site Parking agreement for the Modern Hotel locating parking north of Boulevard of the Arts and an Administrative Adjustment to allow six (6) of the thirteen (13) proposed off-site parking spaces to be located further than the maximum 600 feet required by Zoning Code Section VII-206(8)(f)(4)(ii).</p> <p>26-BA-08: Application requesting approval of a lot split separating an approximately ±10,640 square-foot parcel from the existing ±42,521 square-foot parcel. There is currently a structure on the proposed parcel, which is proposed to be demolished and replaced with a parking lot to serve the Modern Hotel.</p> <p>26-OSP-02: Application requesting approval of an Off-Site Parking agreement for the Modern Hotel</p>	<ul style="list-style-type: none"> . Application received 2/13/25, under completeness review. . 30-day period ends 3/15/26. . ADS deemed complete 3/12/26. . BA approval letter sent 3/25/26. <p>Next Step: Complete technical review.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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locating parking on the created parcel from 26-BA-08.		
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Site Plan:

33.	<p>25-SP-10 (Midtown Plaza Development) – 1299 S. Tamiami Trail: Application requesting Site Plan approval to redevelop approximately 3.52 3.21± acre site zoned Commercial General District (CGD) with a Future Land Use designation of Urban Mixed Use. The redevelopment will replace approximately 45,860 square feet of commercial space with a 145-room hotel, 112-unit 91-unit apartment building, 5,800 4,697 square feet of retail, and a parking structure. The hotel and apartment building are utilizing the CGD height bonus in Section VI-503(l)(4) to allow each building to be up to 65 feet in height. The apartment building is utilizing the CGD residential intensity bonus, by providing 25 percent of the residential units as attainable to households having incomes at or below 120 percent of the Area Median Income (AMI). Vehicular access will remain from Prospect Street, S. Tamiami Trail, and Bahia Vista Street.</p>	<ul style="list-style-type: none"> . Application received 2/28/25, under completeness review. 30-day period ends 3/30/25. . Deemed incomplete 3/10/25. . Response to completeness comments received 5/7/25. . Deemed complete 5/15/25. DRC 6/18/25. . Technical comments sent 6/17/25. . Resubmittal required. . Resubmittal received 9/24/25. DRC 10/15/25. . Technical comments sent 10/13/25. . Resubmittal required. . Resubmittal received 12/23/25. DRC 1/21/26. . Technical comments sent 1/16/26. Partial sign off achieved. . Response to technical comments received 3/5/26. . Technical comments sent 4/13/26. <p>Next Step: Awaiting response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
34.	<p>25-SP-12 (Stone Tile Gallery) – 1500 N. Washington Dr.: Application seeking Site Plan approval to construct a 30,246 square-foot Showroom Warehouse</p>	<ul style="list-style-type: none"> . Application received 4/4/25. Under completeness review. 30-day period ends 5/4/25. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov</p>

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	<p>building with associated parking on the property located at 1500 N. Washington Blvd. The site has a zoning designation of Industrial General District with a Future Land Use designation of Production Intensive Commercial. Access is proposed from 15th & 16th Street.</p>	<ul style="list-style-type: none"> . Deemed incomplete 4/11/25, response due no later than 5/12/25. . Response to completeness comments received 6/2/25. Advised applicant of missing documents. . Applicant submitted Traffic Analysis application 9/20/25. . Waiting on deminimis letter or traffic study. . Response to completeness comments received 10/28/25. . Deemed complete 10/29/25, DRC 11/19/25. . Technical comments sent 11/17/25. Resubmittal required. . Left applicant a VM on 4/7/26 requesting an update. . Resubmittal received 4/23/26, DRC 5/20/26. <p>Next Step: Complete technical review.</p>	<p>941-263-6308</p>
<p>35.</p>	<p>25-SP-13 – 1312 N. Tamiami Trail: Application requesting Site Plan approval to redevelop the ±0.40-acre site, demolishing the existing building and associated infrastructure to construct an 11,040 square-foot mixed-use building with structured parking, general office space, and 8 residential units. The site is zoned North Trail (NT) and is located within the North Trail Overlay District (NTOD). The property has a Future Land Use designation of Urban Mixed-Use. Access is proposed</p>	<ul style="list-style-type: none"> . Application received 4/18/25, under completeness review. 30-day period ends 5/18/25. . Response to completeness comments received 4/29/25. . Waiting for Community Workshop to be held. . Response to completeness comments received 6/2/25. . Deemed complete 6/16/25. DRC 7/16/25. . Technical comments sent 7/14/25. . Resubmittal required. 	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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	from 13 th Street. No attainable units are proposed with this project.	<ul style="list-style-type: none"> . Email sent to applicant requesting an update. . Partial resubmittal received 2/6/26. <p>Next Step: Waiting on full resubmittal.</p>	
36.	26-SP-01 (Kompose Hotel – SRQ) – 1106 Rental Car Road: Application requesting Site Plan approval to develop an approximately ±2.255-acre vacant lot with an existing zone district of Intensive Commercial District (ICD) and a Future Land Use designation Metropolitan Regional #1. A new 60-room, four-story hotel with accessory uses such as a business center, fitness center, and a 100-seat restaurant open to the public is proposed. Vehicular access is proposed from the right-of-way located east of the site between University Parkway and Rental Car Road.	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. . 30-day period ends 11/2/25. . Deemed incomplete 10/8/25, response to completeness comments due no later than 11/7/25. . Response to completeness comments received 10/22/25. . Deemed complete 10/28/25, DRC 11/19/25. . Technical comments sent 11/17/25. Resubmittal required. . Resubmittal received 1/23/26. DRC 2/18/26. . Technical comments sent 2/17/26. Partial sign-off achieved. . Response to technical comments received 3/13/26. . Full sign off achieved 4/1/26. Tentatively scheduled for 5/15/26 PB. . Planning Board materials received 4/13/26. <p>Next Step: Prep for PB.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>
37.	26-SP-02 (Old Bradenton Rd) PID# 2001-01-0001 – University Park No address at this time: Application requesting Site Plan approval to	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. . 30-day period ends 11/2/25. . Deemed complete 10/9/25. 	<p>Devynn Glanz Planner</p> <p>941-263-6308</p>

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	<p>develop an approximately ±2.33-acre site zoned Residential Multifamily 2 (RMF-2) with a Future Land Use designation of Urban Mixed-Use. 18 single-family residential units are proposed. No attainable units are proposed. Vehicular access is proposed from Old Bradenton Road.</p>	<ul style="list-style-type: none"> . DRC 11/5/25 . Technical comments sent 11/3/25. Resubmittal required. . Resubmittal received 3/23/26, DRC 4/15/26. . Technical comments sent 4/13/26. Resubmittal required. <p>Next Step: Awaiting resubmittal.</p>	<p>Devynn.Glanz@Sarasotafl.gov</p>
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REZONE:

<p>38.</p>	<p>25-REN-03 (Alderman Oaks) – 727 Hudson Avenue: Application requesting Rezone without a Site Plan approval to rezone the subject property from Residential Multiple Family (RMF-5) to Downtown Edge (DTE). The Future Land Use classification for the sire is Urban Edge. No site development or redevelopment is proposed at this time.</p>	<ul style="list-style-type: none"> . Application received 1/31/25, under completeness review. 30-day period ends 3/2/35. . Deemed complete 2/10/25. DRC 3/5/25. . Technical comments sent 3/3/25. . Partial sign-off achieved. . Response to technical comments received 4/11/25. . Response to comments received 4/28/25. . Full sign-off achieved 5/9/25. . PB Packet received 6/3/25. . PB voted 2-2. Automatically continued to 8/7/25. . PB recommended approval 4-1. . CC date TBD. . Scheduled for 9/15/25 CC meeting. . Continued to future CC meeting, date TBD. . First CC reading 3/2/26. . CC approved 3-2. Application to return to CC Unfinished Business. . CC approved, 3-2. 	<p>Alison Christie, AICP General Manager</p> <p>Alison.Christie@Sarasotafl.gov 941-263-6516</p>
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		Next Step: Awaiting signed Ordinance to send approval letter.	
39.	25-REN-04 (Marian Anderson) -2046 Dr. Martin Luther King Jr Way: Application requesting Rezone Without a Site Plan approval to rezone an approximately ±9.22-acre portion of the approximately ±13.19-acre site commonly known as Marian Anderson Place. The site is currently zoned Commercial Residential District (CRD) with a Future Land Use designation of Community Commercial. The Applicant is proposing to rezone the subject area from CRD to Industrial General District (IGD) and is also proposing a concurrent amendment to the Future Land Use Map from Community Commercial to Production Intensive Commercial. The IGD zone district is an implementing zone district for the Production Intensive Commercial Future Land Use classification.	<ul style="list-style-type: none"> . Application received 7/9/25, under completeness review. 30-day period ends 8/8/25. . Deemed incomplete 7/11/25. Response due no later than 7/18/25. . Response to completeness comments received 7/16/25. Deemed complete 7/17/25. DRC 8/6/25. . Technical comments sent 8/1/25. . Full sign-off achieved 8/7/25. . PB recommend approval to CC. . CC 11/3/25. . CC meeting TBD. <p>Next Step: Awaiting Traffic ZTA.</p>	<p>Rebecca Webster Acting Development Review Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6548</p>
40.	25-REN-05 (Modera) – 1750, 1716, 1770 N. Tamiami Trail & 1232 18th Street: Application requesting Rezone Without a Site Plan approval to rezone an approximately 3.28±-acre site currently zoned North Trail (NT) and Residential Multiple Family 4 (RMF-4) located within the North Trail Overlay District (NTOD) with a Future Land Use	<ul style="list-style-type: none"> . Application received 9/12/25, under completeness review. 30-day period ends 10/12/25. . Deemed complete 9/15/25. . DRC 10/15/25. . Technical comments sent 10/13/25. Partial sign-off achieved. . Proffers received for Traffic. 	<p>Camden Jenkins Planner</p> <p>Camden.Jenkins@Sarasotafl.gov 941-263-6208</p>

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	designation of Urban Mixed-Use to the Urban Mixed-Use 3 (North Trail Only) (MU-3) zone district. The MU-3 zone district is an implementing zone district for the Urban Mixed-Use Future Land Use. No site development or redevelopment is proposed at this time.	Next Step: Awaiting Traffic ZTA.	
41.	26-REN-01 (Ringling Blvd Rezone) – 2283 Ringling Blvd: Application requesting Rezone Without a Site Plan approval to rezone the ±3,913 square foot site. The site is currently zoned Commercial General (CG) with a Future Land Use designation of Urban Edge. The Applicant is proposing to rezone the subject area from CG to Downtown Edge (DTE), which is an implementing zone district for the Urban Edge Future Land Use designation.	<ul style="list-style-type: none"> . Application received 12/12/25, under completeness review. 30-day period ends 1/10/26. . Additional information received 1/6/26. . Deemed complete 1/1/26. DRC 2/4/26. . Technical comments sent 2/2/26. Sign off achieved. . Tentatively scheduled for March PB. . Full sign off achieved 2/11/26. PB 3/11/26. . PB recommended approval to CC, 5-0. . Scheduled for 4/20/26 CC. . CC approved, 5-0. 2nd Reading 5/18/26. <p>Next Step: Prep for CC.</p>	<p>Camden Jenkins Planner</p> <p>Camden.Jenkins@Sarasotafl.gov 941-263-6208</p>
42.	26-REN-02 (Mango Avenue) – 401 Mango Avenue: Application requesting Rezone Without a Site Plan approval to rezone the ±25,000 square foot parcel. The site is currently zoned Industrial Light Warehouse (ILW) with a Future Land Use designation of Urban Edge. The Applicant is proposing to rezone the subject area from ILW to Downtown Edge (DTE), which is an	<ul style="list-style-type: none"> . Application received 1/28/26, under completeness review. . Deemed incomplete 1/30/26. Response due no later than 3/2/26. . Response to completeness comments received 2/20/26. . Deemed complete 2/26/26. DRC 4/1/26. . Technical comments sent 3/30/26. Partial sign off achieved. 	<p>Camden Jenkins Planner</p> <p>Camden.Jenkins@Sarasotafl.gov 941-263-6208</p>

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	implementing zone district for the Urban Edge Future Land Use designation.	Next Step: Awaiting response to technical comments.	
43.	<p>26-REN-03 (1660 Ringling Rezone) – 1660 Ringling Boulevard: Application requesting Rezone Without a Site Plan to rezone a 1-acre portion of an approximately ±2.88-acre site. The site is currently split zoned Downtown Core (DTC) on the northern portion and Downtown Edge (DTE) on the southern portion of the subject property. The Applicant is proposing to rezone the southern portion of the subject property from DTE to DTC. The subject property also has split Future Land Use designation of Downtown Core on the northern portion and Urban Edge on the southern portion. There is an associated Comprehensive Plan Amendment (26-PA-01) to change the Future Land Use classification of the southern portion of the subject property from the Urban Edge Future Land Use designation to the Downtown Core Future Land Use designation. The Downtown Core zone district is an implementing zone district for the Downtown Core Future Land Use designation. Associated active petitions include 26-PA-01.</p>	<ul style="list-style-type: none"> • Application received 2/27/26, under completeness review. 30-day period ends 3/29/26. • Deemed complete 3/2/26 3/2/26. DRC 4/1/26. • Technical comments sent 3/27/26. Partial sign off achieved. • Response to technical comments received 4/14/26. <p>Next Step: Review response to comments.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>

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SUBDIVISION:

<p>44.</p>	<p>25-SUB-02 (701 Cohen Way Residences) – 1500 N. Washington: Application requesting Final Subdivision Plan approval to plat 6 single-family lots on the northwest quadrant of 7th Street and Cohen Way with associated tracts and easements. The Property is approximately 13,350 square feet. The Property is zoned Downtown Edge (DTE) and is located within the Rosemary Residential Overlay District.</p>	<ul style="list-style-type: none"> . Application received 4/4/25. Under completeness review. 30-day period ends 5/4/25. . Deemed complete 4/10/25. DRC 5/7/25. . Technical comments sent 5/6/25. Partial sign-off achieved. . Response to technical comments received 7/11/25. . Response to technical comments received 11/18/25. . Technical comments sent 11/18/26. . Response to technical comments received 2/4/26. . Full sign off achieved 2/13/26. <p>Next Step: Engineer’s Certification.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
<p>45.</p>	<p>26-SUB-01 (Sage Park Townhomes) – 930 N. Beneva Road: Application requesting Final Subdivision Plat for approval of an 83-lot single-family subdivision located at 930 N. Beneva Road. The property is approximately 7.51-acres and is zoned Residential Multifamily-3 (RMF-3) with a designated Future Land Use classification of Multiple Family (Moderate Density).</p>	<ul style="list-style-type: none"> . Application received 1/28/26, under completeness review, 30-day period ends 2/27/26. . Deemed incomplete 2/2/26, response to completeness comments due no later than 3/4/26. . Response to completeness comments received 2/2/26. . Deemed complete 2/3/26. DRC 3/4/26. . Technical comments sent 2/27/26. Partial sign-off achieved. <p>Next Step: Awaiting response to technical comments.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>

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VARIANCE:

<p>46.</p>	<p>26-VAR-01 (Kathwaty Residence) – 506 Jackson Dr.: Henry J. Kahwaty and Mary K. Dooher, property owners, propose five variances to reduce the northern and southern side yard setbacks, reduce the rear yard setback, and encroach on the northern and southern daylight planes required by Zoning Code Sections VI-102(u)(2), VI-203 and Table VI-203. Pursuant to Section VI-102(u)(2), VI-203 and Table VI-203 of the Zoning Code, Residential Single Family (RSF-2) zoning is required to have a minimum side yard setback of 8 feet with 20 feet combined, a rear yard setback of 15 feet, and shall not be of a height that encroaches on the daylight plane. Three variances to reduce setbacks are requested, including a reduction of the required side yard setback from an 8-foot setback to a 4-foot setback on the northern side, for a total variance of 4 feet, a reduction of the required side yard setback from a 12-foot setback to a 9.8-foot setback on the southern side, for a total variance of 2.2 feet, and a reduction of the required rear yard setback from 15 feet to 10 feet, 11 and three-quarters inches for a total variance of 4 feet, one quarter inch. Two variances for an encroachment into the daylight plane on the northern side of the residence</p>	<ul style="list-style-type: none"> . Application received 12/3/25. Under completeness review. . Tentatively scheduled for 1/28/25 BOA. . Deemed complete 12/9/25. . Emailed applicant 12/11/25 to request clarification. . Response from applicant received 12/13/25. . Awaiting additional materials from applicant. . Scheduled for 2/25/26 BOA meeting. . Final plans received 2/12/26. . Hearing continued to 3/25/26. . BOA approved, 3-2. . Approval letter and resolution sent 3/30/26. . BOA approval appealed to Circuit Court. <p>Next Step: Awaiting decision from Circuit Court.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>
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	<p>up to 3 feet, 8 and one-eighth inch in the vertical dimension and 4 feet in the horizontal dimension to total 133.34 square feet, and on the southern side of the residence up to 6 feet, 5 and eleven-sixteenth inches in the vertical dimension and 2 feet, 2 and seven-sixteenth inches in the horizontal dimension to total 116.41 square feet.</p>		
<p>47.</p>	<p>26-VAN-02 (2001 Webber): Charles D. Bailey Jr., Esq., on behalf of Phoenix Professional Enterprises LLC, owner, proposes a variance to reduce the required front yard setback along a portion of the western front setback to construct a generator and fuel tank for emergency power to the associated pathology lab. Pursuant to Zoning Code Section VI-403 and Table VI-403, properties located within the Office Professional Business (OPB) zone district are required to have a minimum front yard setback of 20 feet for nonresidential uses. The applicant is requesting: a reduction of the required front yard setback from a 20-foot setback to a 5.58-foot setback for a total variance of 14.42 feet. Zoning Code Section: VI-403 and Table VI-403. Legal Description: On file in the Development Services Department, City of Sarasota. Zone District: OPB (Office Professional Business). Phoenix Professional Enterprises LLC, owner.</p>	<ul style="list-style-type: none"> . Application received 3/4/26, under completeness review. . Deemed complete 3/6/26. Scheduled for 4/29/26 BOA meeting. <p>Next Step: Prep for BOA.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>

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<p>48.</p>	<p>26-VAN-03 (0 Boyd Avenue): Mark J. Powers, property owner, proposes three variances to reduce the required front setback, north side setback, and south side setback of the subject property. Pursuant to Table VI-603 of the Zoning Code, the minimum required front setback for the Industrial General District (IGD) is 20 feet and the minimum required side setback is also 20 feet. The Applicant is requesting a reduction of the required front setback from 20 feet to 5 feet, for a total variance request of 15 feet, and a reduction of both required side setbacks from 20 feet to 5 feet, for total variance requests of 15 feet each. Zoning Code Table: VI-603. Legal Description: On file in the Development Services Department, City of Sarasota. Zone District: IGD (Industrial General District). Mark J. Powers, property owner.</p>	<ul style="list-style-type: none"> . Application received 3/4/26, under completeness review. . Deemed complete 3/9/26. Scheduled for 4/29/26 BOA meeting. <p>Next Step: Prep for BOA.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
<p>49.</p>	<p>26-VAR-04 (3710 Higel Avenue): [SUBJECT TO CHANGE] Property owner proposes one variance to reduce one of their three required front yard setbacks along Pierson Lane. Pursuant to Section VI-102(m), in the case of corner lots in residential districts, a front yard of the required depth shall be provided on one frontage, and a front yard of no less than 20 feet shall be provided on the</p>	<ul style="list-style-type: none"> . Application received 3/4/26, under completeness review. . Deemed complete 3/11/26. Tentatively scheduled for 4/29/26 BOA meeting. . Tentatively scheduled for 5/27/26 BOA. <p>Next Step: Complete technical review.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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	<p>other. Pursuant to Table VI-203 of the Zoning Code, the minimum front setback for the Residential Single Family 2 (RSF-2) Zone District is 20 feet. The subject property includes three front yards and therefore is required to provide a minimum 20-foot setback on all three frontages. The Applicant is requesting a reduction of the required front setback from 20 feet to 19.4 feet, for a total variance request of 0.6 feet. The 19.4-foot front setback along Pierson Lane is an existing legal nonconformity pursuant to Section V-105 of the Zoning Code.</p>		
<p>50.</p>	<p>26-APP-03 (330 S. Pineapple): Morgan Bentley, Esq., on behalf of Sarasota Alliance for Historic Preservation, appellant, proposes an appeal to the approval of Demolition Permit #2026-000658 pursuant to Zoning Code Section IV-823 requiring an application and review process for structures listed on the Florida Master Site File that are proposed to be demolished. Address: 330 S. Pineapple Avenue. Zoning Code Section: Section IV-823. Legal Description: On file in the Development Services Department, City of Sarasota. Zone District: DTC (Downtown Core). Sarasota Alliance for Historic Preservation, appellant.</p>	<ul style="list-style-type: none"> . Application received 3/4/26, under completeness review. . Deemed complete 3/11/26. Tentatively scheduled for 4/29/26 BOA meeting. . Technical comments sent 3/20/26. . Response to comments received 4/13/26. <p>Next Step: Prep for BOA.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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51.	26-VAN-04 (707 S. Washington): Need description	<ul style="list-style-type: none"> . Application received 4/2/26, under completeness review. <p>Next Step: Review for completeness.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
52.	26-VAR-05 (444 N. Washington): Need description	<ul style="list-style-type: none"> . Application received 4/1/26, under completeness review. . Deemed complete 4/6/26. Tentatively scheduled for 5/27/26 BOA meeting. <p>Next Step: Complete technical review.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>

ENCROACHMENT:

53.	<p>26-ENC-01 (Villa Ballada) – 430 Kumquat: A Major Encroachment Agreement for a constructed condominium, Villa Ballada, for a structural wall along the west side of the property to encroach a maximum of approximately ±1.14 feet into the public right-of-way.</p>	<ul style="list-style-type: none"> . Application received 2/19/26, under completeness review. . Deemed complete 2/26/26, DRC 3/18/26. . Technical comments sent 3/17/26. Resubmittal required. . Resubmittal received 3/27/26. DRC 4/15/26. . Partial sign off achieved. . Response to technical comments received 4/15/26. <p>Next Step: Review response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
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PRE-APPLICATION:

54.	<p>26-PRE-09 (SPARCC Treasure Chest) – 1901 Hansen Street: A Pre-Application conference for the redevelopment of the approximately ±0.86-acre property located at 1901 Hansen Street. The</p>	<ul style="list-style-type: none"> . Application received 3/19/26, DRC 4/15/26. . Comments sent 4/13/26. . Letter of Understanding sent 4/24/26. 	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
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	<p>subject property is part of the Commercial General District (CGD) zone district with a designated Future Land Use classification of Urban Mixed-Use. The Applicant is proposing to construct an ±8,000 square-foot, one-story retail building that will replace the existing 8,000 square-foot building on-site. A total of 22 parking spaces are proposed to serve the new building. Vehicular access is proposed from Hansen Street and Brown Avenue.</p>	<p>Next Step: Application complete.</p>	
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