

Development Services Weekly Application Update
September 11, 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
25-ASP-01, 25-ADS-01 (The Highline) – 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
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

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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
26-ASP-06, 26-ADS-09 (1776 Ringling Condominiums) Utilizing Downtown Attainable Housing Density Bonus per Section VI-1005(b)(3)	2 4 Attainable Units AMI TBD	48 Market Rate Units	52 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	216 Attainable units	905 Market Rate Units	1,119 Total units

Amendment to Previously Approved Site Plan:

	Project Name and Description:	Project Status:	Case Planner:
1.	Circle K (23-AA-06) 1200 University Parkway:	- 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.	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov

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		Next Step: Waiting for response from applicant. Application on hold per City Attorney's office.	
2.	26-AA-05 (Sage Park) – 930 N. Beneva Road: Application requesting a Minor Amendment to an Approved Site Plan for the Beneva Road Townhomes/ Sage Park application to construct 83-unit single-family attached townhomes on the ±7.51-acre subject property. The Applicant is requesting changes to reduce overall building size and square footage to better match market demand. The site is in the Multiple Family 3 (RMF-3) zone district with a Future Land Use classification of Multiple Family (Moderate Density). There are no other proposed changes.	- Application received 7/3/26. Under completeness review. - Deemed incomplete 7/20/26. Response to completeness comments due no later than 8/19/26. - Response to completeness comments received 7/29/26. Deemed complete. - Technical comments sent 8/12/26. - Emailed applicant 8/27/26 for an update. Next Step: Awaiting response to technical comments.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

Adjustments:

3.	26-ADP-05 (VOCO Hotel Signage) – 1223 Boulevard of the Arts: Application seeking five Planning Board Adjustments to allow the installation of 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	- Application received 3/13/26, under completeness review. - Deemed complete 3/23/26. - Technical comments sent 5/6/26. - Response to technical comments received 5/19/26. - Technical comments sent 5/21/26. - Scheduled for 8/19/26 PB. - PB approved, 3-2. - PB resolution received 9/2/26. - Final plans received 9/3/26. Approval letter sent 9/8/26.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
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	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.	Next Step: Application complete.	
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Administrative Site Plan:

4.	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 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	. 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. . Response to technical comments received 5/15/26. . Technical comments sent 8/11/26. . Final plans received 8/21/26. Next Step: Review final plans.	Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
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	from Adelia Ave, 2nd Street, and Goodrich Ave.		
5.	25-ASP-08 (The Well fka 777 S. Palm Avenue Condos) – 777 S. Palm Avenue, 786 South Orange Avenue: Application requesting Administrative Site Plan approval to redevelop the approximately ±1.10-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. This fourth submission has been revised from a mixed-use, seven-story structure consisting of 72 hotel-condo units, 28 residential condo units, and 15,244 square feet of retail space to a mixed-use, 7-story structure consisting of 66 residential condominium units, ±12,114 square feet of retail space, and ±15,978 square feet of amenity space. The seven-story building utilizes the Historic Preservation Transfer of Development Rights (TDR) program outlined in Section VI-1005(g)(6) to allow one additional unit of density and two additional stories of building height. Five attainable housing units are being proposed. Access is proposed from South Palm Avenue and South Orange Avenue. The Applicant is also proposing to utilize the Downtown Attainable Housing Density Bonus found in Zoning Code Section VI-1005(b)(3).	. 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. . Response to technical comments received 8/18/26. Returning to DRC as there were changes to the project. . DRC 9/16/26. Next Step: Complete technical review.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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6.	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.	. 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. Next Step: Awaiting response to technical comments.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
7.	26-ASP-10 (Clerk of Court Record Facility) – 401 Mango Ave: Application requesting Administrative Site Plan approval to redevelop the ±53,820 square foot subject property. The site (pending approval of 26-REN-02, 26-SV-01) is zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. This request proposes the demolition of the existing warehouse uses and the construction of a new one-	. Application received 4/29/26, under completeness review. 30-day period ends 5/29/26. . Deemed incomplete 5/11/26. Response due no later than 6/10/26. . Response to completeness comments received 6/23/26. . Deemed complete 6/26/26. DRC 8/5/26. . Technical comments sent 8/3/26. Resubmittal required.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	story, ±26,372 square foot government use building, ±3,500 square feet of which will serve as office space. A total of 19 parking spaces are proposed, and ±2,902 square feet are proposed to be provided to the City for a multi-use recreational trail easement. Vehicular access is proposed from Aspinwall Street.	Next Step: Awaiting resubmittal.	
8.	26-ASP-12 (McCown Residences & Parking): Need description	- Application received 8/13/26, under completeness review. 30-day period ends 9/12/26. - Deemed incomplete 8/19/26. Response to comments due no later than 9/20/2026. Next Step: Awaiting response to completeness comments.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

Planned Development:

9.	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	- 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.	Alison Christie, AICP General Manager <u>Alison.Christie@Sarasotafl.gov</u> 941-263-6516
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	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.	. 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. . 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. Next Step: Prep for FLUEDRA.	
10.	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	. Application received 4/12/24, under completeness review. . Deemed incomplete 4/25/24, response due no later than 5/25/24.	Alison Christie, AICP General Manager Alison.Christie@Sarasotafl.gov 941-263-6516

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	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).	. 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. . 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. Next Step: Send approval letter.	
11.	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	. Application received 4/30/24, under completeness review. 30-day period ends 5/30/24.	Alison Christie, AICP General Manager Alison.Christie@Sarasotafl.gov

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	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. 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.	. 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. . 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.	941-263-6516
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		CC approved. Next Step: Need ordinance and mylars before sending approval letter.	
12.	24-SP-19, 24-CU-04, 25-GZW-01 (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.	- Application received 8/27/24, under completeness review. 30-day period ends 9/6/24. - Deemed incomplete 10/6/24. - 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. - Scheduled for 7/20/26 CC. - CC approved, 5-0. - Approval letter drafted 7/23/26. Awaiting PB Chair to sign resolution. - Awaiting approval of GZW Resolution.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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		- GZW Resolution scheduled for 9/8/26 CC meeting on Consent. GZW approved, 5-0. Next Step: Draft approval letter.	
13.	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.	- 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. - Response to technical comments received 6/23/25. - Response to arborist comments received 7/7/25. - Technical comments sent 7/14/25. Next Step: Waiting on response to technical comments.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
14.	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	- 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.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	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.	. 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. . Response to technical comments received 5/15/26. . Response to ADP comments received 5/15/26. ADP scheduled for 7/8/26 PB. . PB approved ADP, 4-1. . ADP approval letter drafted 7/23/26. Awaiting resolution from CAO. . ADP approval letter sent 8/3/26. . Response to technical comments received 9/10/26. Next Step: Review response to technical comments.	
15.	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	. 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.	Cristian Toellner Development Review Senior Planner Development Services 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	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 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.	- 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. - Emailed applicant 5/15/26 for an update. Response to technical comments received 9/10/26. Next Step: Review response to technical comments.	
16.	25-ASP-09, 25-ADS-14 (Adagio) – 398 Burns Court: Application for Administrative Site Plan and Administrative Adjustment approval for development of a residential multifamily building located at 398 Burns Court. 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, for a total of 189 residential units as well as ±31,315	- 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.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	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. Vehicular access is proposed from S. Palm Avenue and S. Pineapple Avenue. Three Administrative Adjustments are proposed to reduce the required awning width along Pineapple Avenue from 8-feet to 6-feet, to reduce the required parallel façade length along Pineapple Avenue by 23.4-feet or approximately 16.8%, and to reduce the required habitable space along Pineapple Avenue by 25.7-feet or approximately 22.1%.	. 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. . Per applicant's request, postponed to future DRC meeting. Date TBD. . Resubmittal received 4/29/26. DRC 5/20/26. . Technical comments sent 5/18/26. Partial sign off achieved. . Response to technical comments received 8/4/26. . Technical comments sent 8/27/26. . Response to technical comments received 9/10/26. Next Step: Review response to technical comments.	
17.	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 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	. 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. . Deemed complete 10/10/25, DRC 11/5/25. . DRC postponed. . DRC scheduled 1/7/25.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	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).	- Technical comments sent 1/6/26. Resubmittal required. - Resubmittal received 8/28/26. DRC 10/7/26. Next Step: Complete technical review.	
18.	26-ASP-03, 26-ADS-01 (333 Cocoanut) – 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 Cocoanut Avenue are Primary Streets in this location. A new building fronting 4th Street and Cocoanut 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.	- 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. - Response to technical comments received 5/27/26. Next Step: Review response to technical comments.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
19.	26-ASP-05, 26-ADS-09 (1776 Ringling Condominiums) – 1776 Ringling Blvd: Application requesting Administrative Site Plan approval to demolish one existing multi-story office building and	- Application received 11/10/25, under completeness review. 30-day period ends 12/10/25. - Deemed complete 11/12/25. DRC 12/17/25.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	one multi-family residential building to construct a 10-story condominium with 50 52-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 at 1776 Ringling Boulevard and 222 South Osprey across the existing public right-of-way of Osprey Court. A total of two four 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.	- 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. - Response to technical comments received 7/14/26. Returning to DRC 8/5/26 as two attainable units were added. - Technical comments sent 8/3/26. Partial sign off achieved. - Response to technical comments received 8/12/26. Next Step: Complete technical review.	
20.	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.	- 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. - Response to technical comments received 5/21/26. - Full sign-off achieved 6/10/26. Scheduled for special August 19, 2026.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	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 lockers, and a lounge area. No exterior modifications to the building are proposed.	. PB voted 3-2 to continue to 9/9/26 PB meeting. . PB voted unanimously to continue item to a date uncertain, per applicant's request. Next Step: Prep for PB.	
21.	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.	. 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. . Response to technical comments received 7/21/26. . Tentatively scheduled for 10/14/26 PB. Next Step: Review response to technical comments.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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22.	26-ASP-08, 26-ADS-05, 26-ADP-07 (Gillespie Live Works) – 575 N Washington: Application requesting Administrative Site Plan and Administrative Adjustment approval to develop an 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.	. Application received 1/14/26, under completeness review. 30-day period ends 2/13/26. . 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. . Resubmittal and ADP received 7/27/26. DRC 8/19/26. . Technical comments sent 8/18/26. Resubmittal required. Next Step: Awaiting resubmittal.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
23.	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	. 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.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	±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. Vehicular access is proposed from two access points, one along Myrtle Street and one along N. Tamiami Trail.	- Technical comments sent 5/4/26. - Resubmittal required. - Resubmittal received 6/22/26. DRC 7/15/26. - Technical comments sent 7/13/26. Partial sign off achieved. Next Step: Awaiting response to technical comments.	
24.	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	- 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. - Resubmittal received 4/27/26. DRC 5/20/26. - Technical comments sent 5/14/26. - Partial sign off achieved. - Response to technical comments received 7/9/26. - Full sign off achieved 8/11/26. Tentatively scheduled for 10/14/26 PB. Next Step: Prep for PB.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	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 Adjustment to eliminate the private yard requirement for each single-family attached residential zoning lot.		
25.	26-ASP-09, 26-ADS-06, 26-ADP-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	. 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. . Technical comments sent 5/4/26. . Resubmittal required. . Resubmittal received 5/22/26. DRC 6/17/26. . Technical comments sent 6/12/26. Partial sign off achieved. . ADP scheduled for 8/19/26. . PB approved ADP 5-0. Next Step: Awaiting response to technical comments. Awaiting PB resolution to send approval letter.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	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 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]		
26.	26-SP-09, 26-MCU-04 (The Wine Concierge) – 1224 Boulevard of the Arts: Application requesting Administrative Site Plan and Minor Conditional Use approval to allow an approximately ±484 square-foot alcoholic beverage store on the ground floor of the existing building located at 1224 Boulevard of the Arts. An alcoholic beverage store requires a Minor Conditional Use in the subject property's Downtown Bayfront (DTB) zone district per Zoning Code Table VI-1001. All Conditional Uses require a Site Plan per Zoning Code Section IV-902. No	. Application received 4/29/26, under completeness review. 30-day period ends 5/29/26. Traffic review received 5/6/26. . Deemed incomplete 5/12/26. Response to comments due no later than 6/11/26. . Response to completeness comments received 5/15/26. . Additional response to completeness comments received 6/2/26. . Deemed complete 6/3/26. DRC 7/1/26. . Technical comments sent 6/30/26. Partial sign off achieved. . Response to technical comments received 7/6/26. . Full sign off achieved 7/14/26.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	exterior modifications to the building are proposed.	• PB 9/9/26. • PB approved, 5-0. Next Step: Draft approval letter.	
27.	26-SP-12, 26-SUB-02 (Habitat for Humanity) – 1190 Lockwood Ridge Road: Need description.	• Application received 7/17/26, under completeness review. 30-day period ends 8/16/26. • Deemed incomplete 7/30/26. Response to comments due no later than 8/31/26. Next Step: Awaiting response to completeness comments.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
28.	26-SP-13, 26-MCU-06 (Sarasota Motor Club) – 1060 Goodrich: Application requesting Site Plan and Minor Conditional Use approval to allow an approximately ±25,320 square-foot private club in the existing building located at 1060 Goodrich Avenue. A private club requires a Minor Conditional Use in the Intensive Commercial District (ICD) per Zoning Code Table VI-601. All Conditional Uses require a Site Plan per Zoning Code Section IV-902. The private club will include a fine dining and lounge area, private conference and dining room, racing and golf simulators, wine lockers, climate-controlled vehicle storage, and event space. Exterior modifications to a portion of the building are proposed. There will be 55 surface parking spaces on the site. The interior vehicle storage	• Application received 7/17/26, under completeness review. 30-day period ends 8/16/26. • Deemed complete 7/23/26. DRC 8/19/26. • Technical comments sent 8/17/26. Resubmittal required. Next Step: Awaiting resubmittal.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	will be able to accommodate 90 vehicles. Vehicular access will continue to be located along Goodrich Avenue, and no additional access is proposed.		
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Site Plan:

29.	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.	. 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. . Response to technical comments received 5/6/26. . Technical comments sent 5/19/26. . Response to technical comments received 6/12/26. . Full sign off achieved 6/17/26. Tentatively scheduled for PB 9/9/26. . PB denied, 3-2.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
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		Next Step: Send denial letter.	
30.	25-SP-12 (Stone Tile Gallery) – 1500 N. Washington Dr.: Application seeking Site Plan approval to construct a 30,246 square-foot Showroom Warehouse 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.	. 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 5/12/25. . Response to completeness comments received 6/2/25. Advised applicant of missing documents. . Applicant submitted Traffic Analysis application 9/20/25. . Waiting on de minimis 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. . Technical comments sent 5/15/26. Resubmittal required. . Resubmittal received 7/31/26. DRC 9/2/26. . Technical comments sent 9/2/26. Partial sign off achieved. Next Step: Awaiting response to technical comments.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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31.	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 from 13th Street. No attainable units are proposed with this project.	. 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. . Email sent to applicant requesting an update. . Partial resubmittal received 2/6/26. . Resubmittal received 6/4/26. DRC 7/1/26. . Technical comments sent 6/29/26. Per applicants request, rescheduled to 7/15/26 DRC meeting. . Technical comments sent 7/13/26. Resubmittal required. Next Step: Awaiting resubmittal.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
32.	26-SP-02 (Old Bradenton Rd) PID# 2001-01-0001 – University Park No address at this time: Application requesting Site Plan approval to 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	. Application received 10/3/25, under completeness review. . 30-day period ends 11/2/25. . Deemed complete 10/9/25. . DRC 11/5/25 . Technical comments sent 11/3/25. Resubmittal required. . Resubmittal received 3/23/26, DRC 4/15/26.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	proposed. Vehicular access is proposed from Old Bradenton Road.	Technical comments sent 4/13/26. Resubmittal required. Next Step: Awaiting resubmittal.	
33.	26-SP-10 (Bobby Jones Clubhouse) – 1000 Azinger Way: Application requesting Site Plan approval to redevelop a ±3.80-acre portion of the ±307.43-acre site, removing the existing clubhouse trailer and demolishing associated infrastructure to construct a ±6,850 square-foot clubhouse building with a golf pro shop, restaurant, bar, and outdoor patio. Additionally, a ±4,953 square-foot cart barn building is requested to provide additional cart storage capacity. The site is zoned Governmental (G), and while part of the subject property is located in the Fruitville Gateway Corridor Overlay (FGCO) District, the project area is not located within any overlays. The property has a Future Land Use designation of Open Space-Recreational-Conservation. Access is proposed from Azinger Way.	- Application received 5/27/26, under completeness review. 30-day period ends 6/26/26. - Deemed complete 6/8/26. DRC 7/1/26. - Technical comments sent 6/30/26. Partial sign off achieved. Next Step: Awaiting response to technical comments.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
34.	26-SP-11 (Shore Restaurant) – 28 N. Boulevard of the Presidents: Application requesting Site Plan approval to renovate an existing 2-story ±14,020 square-foot commercial building and demolish an existing 2-story ±5,087 square-foot commercial building to construct a 3-story mixed-	- Application received 5/27/26, under completeness review. 30-day period ends 6/26/26. - Deemed incomplete 6/2/26. Response to completeness due no later than 6/26/26. - Response to completeness received 6/4/26.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	use building that consists of ±8,463 square feet of restaurant area, ±1,820 square feet for a café, ±7,023 square feet of retail, and one dwelling unit on an approximately ±0.33-acre site that is zoned Commercial Tourist (CT) with a Future Land Use designation of Metropolitan/Regional #7. A total of 8 parking spaces are required, and an additional eight are proposed to potentially be purchased from the St. Armands public parking garage. Vehicular access is proposed via a private roadway connected to Madison Drive.	- Response to completeness comments received 6/12/26. - Deemed complete 6/15/26. DRC 7/15/26. - Technical comments sent 7/13/26. Resubmittal required. Next Step: Awaiting resubmittal.	
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REZONE:

35.	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	- 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. - Scheduled for 9/8/26 CC meeting. CC approved, 5-0. 2nd reading TBD. Next Step: Prep for CC.	Cristian Toellner Development Review Senior Planner Development Services 941-263-6489 Cristian.Toellner@Sarasotafl.gov
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	IGD zone district is an implementing zone district for the Production Intensive Commercial Future Land Use classification.		
36.	25-REN-05 (1750 N. Tamiami Trail fka 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 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.	- 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. - Response to comments received 7/15/26. Next Step: Review response to comments.	Camden Jenkins Development Review Planner Camden.Jenkins@Sarasotafl.gov 941-263-6208
37.	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 implementing zone district for the	- 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. - Full sign off achieved 4/27/26. PB 6/10/26.	Camden Jenkins Development Review Planner Camden.Jenkins@Sarasotafl.gov 941-263-6208

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	Urban Edge Future Land Use designation.	· PB recommended approval to CC, 4-0. · CC approved 5-0. 2nd Reading 9/8/26. · CC approved, 5-0. Next Step: Draft approval letter.	
38.	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.	· 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. · Full sign off achieved 4/27/26. · Scheduled for 7/8/26 PB. · PB recommended approval to CC, 5-0. · CC approved 5-0. 2nd Reading 9/8/26. · CC approved, 5-0. Next Step: Draft approval letter.	Devynn Glanz Development Review Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov

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39.	26-REN-04 (The Rose Pointe) – 1551 Beneva Road: Application requesting a Rezone Without a Site Plan to rezone ±2.8 acres. The site is currently zoned Residential Multiple Family 1 (RMF-1). The Applicant is proposing to rezone the subject property from RMF-1 to Residential Multiple Family 3 (RMF-3). The subject property has a Future Land Use designation of Multiple Family (Moderate Density). The RMF-3 zone district is an implementing zone district for the Multiple Family (Moderate Density) Future Land Use designation.	• Application received 5/13/26, under completeness review. 30-day period ends 6/12/26. • Additional materials received 5/15/26. • Deemed incomplete 5/19/26. Response to completeness comments due no later than 6/17/26. • Response to completeness comments received 6/18/26. • Deemed complete 6/18/26. DRC 7/15/26. • Technical comments sent 7/13/26. • Full sign off achieved 7/22/26. • Tentatively scheduled for 9/9/26 PB. • PB recommend approval, 4-1. Next Step: Prep for CC, date TBD.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
40.	26-REN-05 (The Bay Park Phase 2) – 803 N. Tamiami Trail: Application requesting Rezone Without a Site Plan approval to rezone The Bay Park, a ±44.84-acre property. The site is currently zoned Governmental (G) with a Future Land Use designation of Metropolitan/Regional #5. The Applicant is proposing to rezone the subject area from G to Bay Park Zone (BPZ), a newly proposed implementing zone district for the Metropolitan/Regional #5 Future Land Use designation. The Zoning Text Amendment that would create the BPZ is 26-ZTA-03.	• Application received 5/29/26, under completeness review. 30-day period ends 6/28/26. • Deemed incomplete 6/9/26. Response to completeness comments due no later than 7/8/26. • Response to completeness comments received 7/31/26. • Deemed complete 8/3/26. DRC 8/19/26. • Technical comments sent 8/17/26. Partial sign off achieved. Next Step: Awaiting response to technical comments.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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41.	26-REN-06 (The Breakfast House on Briggs) – 128 North Briggs Avenue: Application requesting Rezone Without a Site Plan approval to rezone an approximately ±45,509-square-foot property from the Residential Single-Family 2 (RSF-2) to Urban Mixed-Use 1 (MU-1) zone district in order to facilitate the adaptive reuse of a single family home into a restaurant. The Future Land Use designation will remain unchanged, and MU-1 is an implementing zone district for the Urban Mixed-Use designation.	• Application received 8/31/26, under completeness review. • 30-day period ends 10/4/26. • Deemed complete 9/2/26. DRC 10/7/26. Next Step: complete technical review.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
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SUBDIVISION:

42.	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.	• 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. • Engineering comments sent 4/15/26. • Response to comments received 5/15/26.	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
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		- Response to technical comments received 7/1/26. - Awaiting certification approval from City Engineer and CM. - Approval letter sent 9/11/26. Next Step: Application complete.	
43.	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).	- 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. - Response to technical comments received 5/1/26. - Technical comments sent 5/14/26. - Response to technical comments received 5/26/26. - Response to technical comments received 7/1/26. - Full sign off achieved 7/22/26. - Approval letter sent 9/11/26. Next Step: Application complete.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

VARIANCE:

44.	26-VAR-01 (Kathwaty Residence) – 506 Jackson Dr.: Henry J. Kahwaty and Mary K. Dooher, property owners, propose	- Application received 12/3/25. Under completeness review. - Tentatively scheduled for 1/28/25 BOA.	Devynn Glanz Planner
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	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 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	. 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. Next Step: Awaiting decision from Circuit Court.	941-263-6308 Devynn.Glanz@Sarasotafl.gov
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	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.		
45.	26-VAN-07 – 2069 Cornell Street: Spencer Johnson, on behalf of Go Fix Yourself, LLC, the property owner, proposes a 12-foot variance to the Industrial General District's minimum 20-foot rear setback, along the northern property line of the Subject Property, resulting in an 8-foot setback. Address: 2069 Cornell Street. Zoning Code: Table VI-603. Legal Description: LOT 18 BLK 7 MONTEREY. Zone District: IGD (Industrial General District).	- Application received 7/31/26, under completeness review. - Deemed incomplete 8/6/26, response due no later than 9/5/26. - Additional materials received 8/7/26. - Response to completeness comments received 9/10/26. - Deemed complete 9/10/26. BOA 10/28/26. Next Step: Prep for BOA.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
46.	26-APP-07 – 3942 Glen Oaks Manor Dr.: Marcia Wood, the property owner, is appealing the denial of the Tree Removal Permit Application No. 2026-009389, pursuant to Zoning Code Section VII-321. Address: 3942 Glen Oaks Manor Drive. Zoning Code Sections: VII-321 and IV-702(c). Legal Description: LOT 19 GLEN OAKS MANOR HOMES PH 1. Zone District: RMF-1 (Residential Multiple Family 1).	- Application received 7/31/26, under completeness review. - Deemed complete 8/6/26. - Technical comments sent 8/18/26. - Response to technical comments received 8/18/26. - BOA scheduled 10/28/26. Next Step: Prep for BOA.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
47.	26-VAR-07 – 232 N. Conrad Ave: Need description	- Application received 8/28/26, under completeness review. - Deemed complete 8/31/26. Tentatively scheduled for 10/28/26 BOA.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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		Deemed Complete 8/31/26. BOA 10/28/26. Next Step: Prep for BOA.	
48.	26-VAR-08 – 2499 Bay Street: Need description	- Application received 9/2/26, under completeness review. - Deemed complete 9/4/26. Tentatively scheduled for 10/28/26 BOA. - Deemed complete 9/4/26. BOA 10/28/26. Next Step: Prep for BOA.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov
49.	26-VAR-09 – 1700 Benjamin Franklin: Need description	- Application received 9/2/26, under completeness review. - Tentatively scheduled for 10/28/26 BOA. Next Step: Review for completeness.	

ENCROACHMENT:

50.	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.	- 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. - All required materials received 4/21/26. - Full sign off achieved 5/8/26. - CC 7/20/26 - To be continued to future CC meeting. Date TBD.	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
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		Next Step: Prep for CC Consent 1.	
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PREAPPLICATION:

51.	26-PRE-10 (On the Park) – 295 S. School Avenue: A Pre-Application Conference for the development of the approximately ±38,149 square-foot property located at 295 South School Avenue. The subject property is part of the Downtown Edge (DTE) zone district with a designated Future Land Use classification of Urban Edge. The Applicant is proposing an approximately ±39,115 square-foot, five-story mixed-use apartment with 48 attainable rental units and approximately ±1,300 square feet of retail on the first floor fronting South School Avenue. A total of 43 parking spaces and 6 bicycle spaces are proposed to serve the new building. Vehicular access is proposed from South School Avenue and Shopping Lane. The Legacy Trail runs along the eastern boundary of the property.	. Application received 8/21/26. DRC 9/16/26. Next Step: Prep for preapplication conference.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
52.	26-PRE-11 (African American Cultural & Arts Center) – 1538 Martin Luther King Jr. Way: A Pre-Application Conference for the development of the approximately ±66,700 square-foot property located at 1538 Dr. Martin	. Application received 8/21/26. DRC 9/16/26. Next Step: Prep for preapplication conference.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

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	Luther King Jr. Way. The subject property is within the Commercial Business Newtown (CBN) zone district and has the Urban Edge Future Land Use designation. The proposed development consists of a two-story, approximately ±12,000-square-foot Community Services building, a surface parking lot, and a pedestrian walking trail providing a connection through the site. The subject property is located west of the historic Leonard Reid House, which is owned by the City, and contains nine (9) grand trees, three (3) of which are in poor condition.		
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