Development Services Weekly Application Update
November 13, 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 (Saravela) – 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-SP-10 (Midtown Plaza Development) – 1299 S. Tamiami Trail Utilizing Section VI-503(l)(5)	23 Attainable Units at 120% AMI or Less	68 Market Rate Units	**91 Total Units**
25-ASP-09 (Lumoraf ka Adagio) – 1360 Ringling Blvd	9 Attainable Units Need AMI Information	169 Markey Rate Units	**178 Total Units**

Need more information			
26-ASP-06, 26-ADS-09 (1776 Ringling Condominiums) Utilizing Downtown Attainable Housing Density Bonus per Section VI-1005(b)(3)	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**
26-ASP-12 (McCown Residences & Parking) Utilizing RROD Bonus Density per Sec. VI-912	96 age restricted Attainable Units at 80% of AMI or less	0 Market Rate Units	**96 Total Units**
26-ASP-08 (The Well Sarasota) Utilizing the Downton Attainable Housing Density per Section VI-1005(b)(3)	5 Attainable Units 2 units at 80% of AMI or less 2 units at 100% of AMI or less 1 units at 120% of AMI or less	61 Market Rate Units	**66 Total Units**
Total	**237 Attainable units**	**1,002 Market Rate Units**	**1,239 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. **Next Step:** Waiting for response from applicant.	~~Rebecca Webster, AICP~~ ~~Acting Chief Planner~~ ~~941-263-6489~~ ~~Rebecca.Webster@Sarasotafl.gov~~

		Application on hold per City Attorney's office.	
2.	**27-AA-01 (Bayside South) – 850 Cocoanut Avenue:** Application requesting a Minor Amendment to an approved Site Plan application to relocate the proposed pool from at grade in the south courtyard to the top of the garage.	. Application received 10/6/26, under completeness review. . Deemed complete 10/29/26. . Technical comments sent 11/9/26. . Response to technical comments received 11/18/26. **Next Step: Review response to technical comments.**	Stephanie Prince Senior Zoning Analyst Stephanie.Prince@Sarasotafl.gov

Administrative Site Plan:

3.	**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	. 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.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

	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).	. Response to technical comments received 8/18/26. Returning to DRC as there were changes to the project. . DRC 9/16/26. . Technical comments sent 9/14/26 Partial sign off achieved. **Next Step: Awaiting response to technical comments.**	
4.	**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. . Response to technical comments received 9/23/26. **Next Step: Review response to technical comments.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

5.	**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-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.	. 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. . Resubmittal received 9/28/26. DRC 10/21/26. . Technical comments sent 10/20/26. Partial sign off achieved. **Next Step: Awaiting response to technical comments.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
6.	**26-ASP-12 (McCown Residences & Parking):** Application for Administrative Site Plan approval to redevelop the surface parking lot serving the existing 11-story, 101-unit McCown Tower with a five-story mixed-use building containing 96 age-restricted attainable residential units, a 343-space parking garage, and 6,897 square feet of ground-floor commercial space. The Sarasota Housing Authority proposes to enter into a Joint Use Agreement to share density, access, and parking with the existing building, and proposes 160	. 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. . Response to completeness comments received 9/17/26. . Deemed complete 9/17/26, DRC 10/7/26. . Technical comments sent 10/6/26. . Resubmittal required. . Resubmittal received 11/4/26. . DRC 12/2/26.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

	parking spaces to be managed by the City. The subject property is located within the Downtown Edge (DTE) Zone District, the Rosemary Residential Overlay District (RROD), and the Urban Edge Future Land Use designation. Access to the proposed and existing structures is provided by a one-way eastbound private internal driveway entering from Coconut Avenue and exiting onto Florida Avenue.	**Next Step: Complete technical review.**	
7.	**27-ASP-02 (The Bay Park 10th Street Restaurant) – 803 & 1059 N. Trail:** An Administrative Site Plan request for the construction of an approximately ±4,999 square foot restaurant located at 1059 North Tamiami Trail. The proposed development is contingent upon approval of development applications 26-ZTA-03 and 26-REN-05, which propose to rezone the subject property to the newly created Bay Park Zone (BPZ) district. The subject property is within The Bay Park and the Governmental (G) zone district; however, review of this project will be conducted under the Bay Park Zone (BPZ) district. The Future Land Use for this property is Metropolitan/Regional #5. Vehicular access is proposed from 10th Street.	. Application received 11/9/26, 30-day period ends 12/9/26. . Application deemed complete 11/16/26. . DRC 12/16/26. **Next Step: Complete technical review.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

Planned Development:

8.	**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 Trial, for a total of 58 units. The site is located in the North Trail zone district and the project has been designed to comply with the North Trail Overlay District standards. The parcels have a Future Land Use classification of Community Commercial. Access is proposed from the internal entryway as part of The Strand project. No attainable housing is proposed.	. Under completeness review, 30-day period ends 3/15/22. . Deemed incomplete 2/23/22. . Deemed complete 3/9/22, DRC 4/6/22. . Resubmittal required. Resubmittal received, DRC 5/18/22 Partial sign-off. PB TBD. . Comments received 3/16/23. Comments sent 3/30/23. . Email sent to CAC on 11/17/23 to draft a 30-day notice of denial letter. . Withdrawal letter sent on 12/6/23. Effective 12/29/23. . Response received from applicant requesting 30-day extension. . Response to comments received 2/13/24. . Comments sent requesting a full set of plans. . Technical comments sent 2/26/24. . Advised applicant a resubmittal is required by 9/13/24. . 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.	Alison Christie, AICP General Manager Alison.Christie@Sarasotafl.gov 941-263-6516

		. 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.**	
9.	**24-SP-10, 24-SUB-01 (The Sanctuary) – 4529 Old Bradenton:** An application requesting Site Plan and Final Plat Approval to develop 13 single-family homes and associated infrastructure accessed by a new right-of-way on a 4.8-acre parcel. Access to the site is proposed from Old Bradenton Avenue. The parcel is currently occupied by one single-family home and located on the west side of Old Bradenton Road, between 46th and 44th Streets. The parcel has a Future Land Use Classification of Single Family (Very Low Density) and is zoned Residential Single Family 3 (RSF-3).	. Application received 4/12/24, under completeness review. . Deemed incomplete 4/25/24, response due no later than 5/25/24. . Response to completeness comments received 5/10/24. . Deemed complete 5/21/24. . DRC 6/18/24. . Resubmittal required. . Resubmittal received, DRC 9/18/24. . Technical comments sent 9/17/24. . Partial sign-off achieved. . Response to technical comments received 10/2/24. . 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.	Alison Christie, AICP General Manager Alison.Christie@Sarasotafl.gov 941-263-6516

		. 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.**	
10.	**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 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	. Application received 4/30/24, under completeness review. 30-day period ends 5/30/24. . Deemed incomplete 5/8/24, response due no later than 6/7/24. . Response to comments received 7/2/24. . Deemed incomplete 7/8/24. . Response to comments received 7/23/24. . Deemed complete 7/24/24. . DRC 8/21/24. . Technical comments sent 8/19/24. . Resubmittal required. . 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.	Alison Christie, AICP General Manager Alison.Christie@Sarasotafl.gov 941-263-6516

	accommodate the zero-lot-line townhome development.	. 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. **Next Step: Need ordinance and mylars before sending approval letter.**	
11.	**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.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

		Next Step: Waiting on response to technical comments.	
12.	**25-ASP-03, 25-ADP-03, 25-ENC-01, 27-ADS-01 (Saravela) – 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~~ ±10,450 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.	. 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. . 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. . Application returning to DRC 10/21/26 as changes were made.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

		. Technical comments sent 10/20/26. Resubmittal required. . Resubmittal received 11/4/26, DRC 12/2/26. **Next Step: Complete technical review.**	
13.	**25-ASP-05, 25-ADS-04 (Ringling Blvd Redevelopment) – 2101 Ringling Boulevard:** The applicant is requesting Administrative Site Plan and Administrative Adjustment approval to develop a vacant lot with a seven-story mixed-use building. The proposed development includes 3,100 square feet of restaurant space and 800 square feet of retail space on the ground floor, 26 dwelling units on Floors 2 through 6, accessory amenity uses, and a rooftop deck. The requested Administrative Adjustments would reduce the parallel façade requirement by 14.8 percent and the habitable space coverage requirement by 11.9 percent. The site is located within the Downtown Core (DTC) Zone District and Future Land Use designation and abuts Ringling Boulevard, a designated primary street. Vehicular access is proposed from the alley to the north and through the abutting property to the east.	. 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. . Emailed applicant 5/15/26 for an update. . Response to technical comments received 9/10/26. . Application returning to 10/21/26 DRC meeting due to changes made with the resubmittal. . Technical comments sent 10/20/26. Partial sign off achieved. . Response to technical comments received 11/3/26.	Cristian Toellner Development Review Senior Planner Development Services 941-263-6489 Cristian.Toellner@Sarasotafl.gov

		Next Step: Review response to technical comments.	
14.	**25-ASP-09, 25-ADS-14 (Lumora fka Adagio) –1360 Ringling Boulevard:** Application for Administrative Site Plan and Administrative Adjustment approval for the development of a ten-story, mixed-use building located at 1360 Ringling Boulevard. The proposed development includes 178 market-rate residential units, nine (9) of which will be attainable rental units, distributed throughout a four-story podium and six-story tower. The ground and mezzanine levels will include approximately 32,740 square feet of combined non-residential space and 562 parking spaces. The application also includes several proposed Administrative Adjustments to the habitable space and parallel façade requirements in Table VI-1004. The subject property is located within the Downtown Core (DRC) Zone District and Downtown Core Future Land Use Designation.	. 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. . 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.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

		. Response to technical comments received 8/4/26. . Technical comments sent 8/27/26. . Response to technical comments received 9/10/26. . Application returning to 10/7/26 DRC meeting due to changes. . Technical comments sent 10/6/26. **Next Step: Awaiting response to technical comments.**	
15.	**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 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).	. 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. . Technical comments sent 1/6/26. Resubmittal required. . Resubmittal received 8/28/26. DRC 10/7/26. . Technical comments sent 10/5/26. Resubmittal required. **Next Step: Awaiting resubmittal.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
16.	**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	. Application received 10/3/25, under completeness review. . 30-day period ends 11/2/25. . Deemed complete 10/10/25. . DRC 11/5/25	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

	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.	. 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. . ADS determination letter sent 9/1/26. **Next Step: Awaiting encroachment agreement.**	
17.	**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 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	. 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. . 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: Awaiting Affordable Housing Agreement.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

	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.		
18.	**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 lockers, and a lounge area. No exterior modifications to the building are proposed.	. 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. . 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. . ~~Scheduled for 12/9/26.~~ . Tentatively scheduled for 1/13/26 PB meeting. **Next Step: Prep for PB.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
19.	**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	. 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.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

	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.	. 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. . Full sign off achieved 9/15/26. . Rescheduled to 11/17/26 PB Meeting. . PB recommended approval to CC, 5-0. Tentatively scheduled for 1/4/27 CC meeting. **Next Step: Prep for CC.**	
20.	**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	. 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.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

	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.	. Resubmittal and ADP received 7/27/26. DRC 8/19/26. . Technical comments sent 8/18/26. Resubmittal required. . Resubmittal received 9/14/26. DRC 10/7/26. . Technical comments sent 10/5/26. Partial sign off achieved. . Response to technical comments received 10/30/26. **Next Step: Review response to technical comments.**	
21.	**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. Vehicular access is proposed from two	. 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. . 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. . Response to technical comments received 9/18/26. . Technical comments sent 9/9/26.	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

	access points, one along Myrtle Street and one along N. Tamiami Trail.	. Full sign off achieved 10/22/26. Scheduled for 12/9/26 PB meeting. **Next Step: Prep for PB.**	
22.	**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	. 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. . PB recommended approval to CC, 5-0. . CC approved 5-0. 2nd reading scheduled 1/4/27. **Next Step: Prep for CC.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

	also requests a Planning Board Adjustment to eliminate the private yard requirement for each single-family attached residential zoning lot.		
23.	**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 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	. 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. . ADP approval letter sent 10/8/26. . Emailed CAC to send withdrawal letter to applicant due to no response.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

	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]		
24.	**26-SP-12, 26-SUB-02 (Habitat for Humanity) – 1190 Lockwood Ridge Road:** A Site Plan and Preliminary Plat for the development of the approximately ±1.34-acre vacant property located at 1190 North Lockwood Ridge Road. The subject property is zoned Residential Multiple Family 3 (RMF-3) with a designated Future Land Use classification of Multiple Family (Medium Density). The Applicant is proposing to construct two townhome buildings, with building one containing 4 units and building two containing 12 units, respectively, totaling approximately ±16,058 square feet. Vehicular access is proposed from North Lockwood Ridge Road and 12th Street.	. 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. . Response to completeness comments received 9/28/26. . Deemed incomplete 10/13/26. Response to completeness comments due no later than 11/13/26. . Response to completeness comments received ~~10/30/26~~ 10/23/26. . Deemed complete 10/28/26, DRC 11/18/26. . Technical comments sent 11/17/26. Resubmittal required. **Next Step: Awaiting resubmittal.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
25.	**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	. Application received 7/17/26, under completeness review. 30-day period ends 8/16/26. . Deemed complete 7/23/26. DRC 8/19/26.	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

	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 will be able to accommodate 90 vehicles. Vehicular access will continue to be located along Goodrich Avenue, and no additional access is proposed.	. Technical comments sent 8/17/26. Resubmittal required. . Resubmittal received 9/14/26. DRC 10/7/26. . Technical comments sent 10/5/26. Partial sign off achieved. . Response to technical comments received 10/30/26. . Full sign off achieved 11/5/26. PB 12/9/26. **Next Step: Prep for PB.**	
26.	**27-SP-02, 27-ADP-01, 27-ADS-02 (1502 Ringling Boulevard) – 200 S. Orange Avenue: Need description.**	. Application received 11/9/26, 30-day completeness review ends 12/9/26. . Deemed incomplete 11/16/26. . Response to technical comments received 11/17/26. . Deemed complete 11/17/26. DRC 12/16/26. **Next Step: Complete technical review.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

Site Plan:

27.	**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. . Response to technical comments received 9/10/26. **Next Step: Review response to technical comments.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

28.	**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
29.	**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	. 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

	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.		
30.	**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-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.	. 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. . 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. . Resubmittal received 9/14/26. DRC 10/7/26. . Technical comments sent 10/5/26. . Resubmittal required. **Next Step: Awaiting resubmittal.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

31.	**27-SP-01 (10th Street Self Storage) – 1331 10th Street:** Application requesting Site Plan approval to redevelop an approximately ±0.63-acre property zoned Industrial Light Warehousing with a Future Land Use designation of Urban Mixed-Use. The project proposes construction of a four-story, ±58,330 square-foot self-storage facility. Vehicular access is proposed from Florida Avenue and 10th Street, which is a Primary Street.	. Application received 10/2/26, under completeness review. 30-day period ends 11/1/2026. . Deemed complete 10/14/26. DRC 11/4/26. . Technical comments sent 10/30/26. . Resubmittal required. **Next Step: Awaiting resubmittal.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
32.	**27-SP-02 (SCAFA Renovation) 2896 Ringling Boulevard:** Application requesting Site Plan approval to replace approximately ±45,000 square feet of agricultural exhibition structures with an approximately ±45,000 square-foot enclosed agricultural event center barn. This redevelopment request is for the approximately ±54.16-acre property commonly known as the Sarasota Fairgrounds. There are no proposed changes to other portions of the property. Vehicular access will remain from Ringling Boulevard and Pompano Avenue, neither of which are part of the Primary Street Grid.	. Application received 10/26/26, under completeness review. 30-day period ends 11/25/26. . Deemed incomplete 10/30/26. . Response to completeness comments received 10/30/26. . Deemed complete 11/12/26, DRC 12/2/26. **Next Step: Complete technical review.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

REZONE:

33.	**25-REN-05 (1750 N. Tamiami Trail fka Modera) – 1750, 1716, 1770 N. Tamiami Trail & 1232 18th Street:**	. Application received 9/12/25, under completeness review. 30-day period ends 10/12/25.	Camden Jenkins Development Review Planner

	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.	. 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@Sarasotafl.gov 941-263-6208
34.	**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. . CC 10/19/26. . CC approved, 3-2. **Next Step: Awaiting recorded Ordinance to send approval letter.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov

35.	**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. • Full sign off achieved 9/15/26. • PB 10/14/26. • PB recommended approval, 4-1. • CC approved, 5-0. • 2nd Reading 12/7/26 at 5:30 p.m. **Next Step: Prep for CC.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
36.	**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. • Technical Comments sent 10/2/26. Partial sign off achieved. • Response to technical comments received 10/29/26. • Full sign-off achieved 10/30/26. **Next Step: Prep for PB 12/9/26.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

VARIANCE:

37.	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	. 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. **Next Step: Awaiting decision from Circuit Court.**	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov

	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.		
38.	**26-VAR-09 – 1700 Benjamin Franklin:** John Bryant, AIA, agent, on behalf of Lido Regency Condominium Association, property owner, proposes one variance to reduce the required accessory structure setback along the southern property line. Pursuant to Section VII-903(2), in all residential zoning districts (for multi-family dwelling projects, other than individual fee-simple townhouse projects), accessory buildings, antennas and their supporting structures, and swimming pools shall be set back at least ten feet from all property lines. The applicant is requesting a reduction of the southern property line's required accessory structure setback from 10 feet to 1 feet, a total reduction of 9 feet. The applicant intends to replace a carport that sustained hurricane damage. Address: 1585 South Drive. Zoning Code Table: VI-203. Legal Description: On file in the Zoning Division of the Development Services Department, City of Sarasota.	. Application received 9/2/26, under completeness review. . Scheduled for ~~10/28/26~~ 11/18/26 BOA. . BOA approved, 5-0. **Next Step: Send approval letter.**	Camden Jenkins Development Review Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

	Zone District: RSF-1 (Residential Single Family – 1). John Bryant, AIA, agent, on behalf of Lido Regency Condominium Association, property owner.		
39.	**27-VAR-01 (1323 Loma Linda):** The applicant proposes a pool cage in the front yard with a zero-foot setback along the southern property line fronting Prospect Street and along the eastern property line abutting their neighbor to the east. Zoning Code Section VII-903(1)(b) and Section VII-903(1)(e). Legal Description: LOT 37 LOMA LINDA PARK. Zone District: RSF-4 (Residential Single Family – 4). Nazar Hrusevych, agent, on behalf of Obrad and Branko Milisic, property owner.	. Application received 10/21/26, under completeness review. . Deemed complete 11/2/26. BOA 12/16/26. **Next Step: Prep for BOA.**	Josh Law Planner Josh.Law@Sarasotafl.gov
40.	**27-VAR-02 (1542 Gulfview): Need description**	. Application received 11/9/26, under completeness review. **Next Step: Review for completeness.**	

ENCROACHMENT:

41.	**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.	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov

		. 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. **Next Step: Prep for CC Consent 1.**	

PRELIMINARY PLAT:

42.	**26-PP-01 (Orange & 7th Subdivision) – 628 N. Orange Avenue:** Application seeking Preliminary Plat approval to combine two parcels into one parcel (1) and plat eight (8) single-family residential lots on an approximately ±15,116-square-foot site. The subject property is located on the southeast corner of N. Orange Avenue and 7th Street. Access to the proposed site is provided from 7th Street via a 22-foot-wide private street that bisects the proposed lots. The subject property is within the Downtown Edge (DTE) zone district and has the Urban Edge Future Land Use designation.	. Application received 9/19/26, under completeness review. . Scheduled for 10/21/26 DRC meeting. . Technical comments sent 10/19/26. Partial sign off achieved. **Next Step: Awaiting response to technical comments.**	Cristian Toellner Development Review Senior Planner 941-263-6489 Cristian.Toellner@Sarasotafl.gov