

City of Sarasota Development Services Department
Development Application Status Report

(Current as of June 21, 2021)

In Process:

19-ASP-06

Zahrada II (1558 4th Street): Applicant is proposing to construct 18 residential units over ground floor parking and four retail spaces. The site is zoned Downtown Edge is within the Rosemary Residential Overlay District and 4th Street is classified as a Primary Street. The site is currently vacant and is 0.24 acres in area. [BD] *Scheduled for 3/6/19 DRC meeting, resubmittal required. Resubmittal received, scheduled for 10/2/19 DRC meeting. Resubmittal required. Resubmittal received, scheduled for 3/4/20 DRC meeting. Partial sign-off. Needs Joint Use Agreement.*

19-SV-03

Vacation of Portion of Seeds Avenue: The applicant proposes to vacate an unimproved 50 foot wide segment of Seeds Avenue from 10th Street to approximately 89 feet north of Margaret Street. The subject right of way to be vacated would be split evenly and incorporated into the six adjacent properties. [BD] *Scheduled for 3/20/19 DRC meeting. Partial sign-off, PB TBD. ~~Tentatively scheduled for 12/11/19 PB meeting.~~ Full sign-off achieved, scheduled for 3/11/20 PB meeting. PB recommended approval. CC TBD CC approved 7/6/20. 2nd reading on hold until three conditions met.*

20-SP-11, 20-MCU-02

2nd Street Renovations-Motor Vehicle Sales Agency (2221 and 2277 2nd Street, 2280 Aspinwall Street): The applicant is proposing to adapt an existing 8,866 sq. ft. building at 2221 2nd Street for use as an accessory building for a proposed 5,380 sq. ft. Motor Vehicle Sales Agency at 2277 2nd Street, and construct a building in the future at 2280 Aspinwall Street. Ingress and egress are proposed from 2nd Street and the alley between 2nd Street and Aspinwall Street. There are 46 total proposed parking spaces, including 22 grass parking spaces on the Aspinwall parcel. The site is located at 2221 and 2277 2nd Street and 2280 Aspinwall Street, is zoned Downtown Edge (DTE) and is 1.74 acres in area. [BD] *Under Completeness Review. Deemed incomplete 4/15/20. Deemed complete 5/21/20, DRC 7/1/20. Resubmittal required. Resubmittal received, DRC 6/2/21. Resubmittal required.*

20-REN-03

Bath and Racquet Club (2170 Robinhood Street): The applicant is proposing to rezone the 13.45 acre site from Office Neighborhood District (OND) and Intensive Commercial District (ICD) to Office Regional District (ORD), Office Community District (OCD) and Commercial Storefront District (CSD). The Future Land Use for the property is Community Office/Institutional and Community Commercial. The applicant is not applying for Site Plan approval at this time but has submitted proffers to limit the intensity and density of the lot and to establish additional development parameters for the future development. [BD]. *Under Completeness Review. 30-day period ends 9/15/20. Special DRC meeting 9/24/20. Partial sign-off. Full sign-off achieved, schedeld for 12/9/20 PB meeting. Continued to 1/13/21. PB recommended approval, scheduled for 3/2/21 CC meeting. CC approved, 2nd reading scheduled for 4/5/21 CC meeting. Applicant revising proffers, CC public hearing scheduled for 5/18/21. CC continued to ~~date uncertain.~~ 7/7/21.*

20-SP-13, 20-MCU-03, 21-ROA-01

Sarasota Yacht Club (1100 John Ringling Boulevard): The applicant is requesting a Site Plan and Minor Conditional Use approval to construct a new dock and reconstruct the existing three docks on the property. The site is approximately 3.17 acres. The property is zoned Office Regional District (ORD). The Future Land Use classification is Community/Office Institutional. The applicant is also requesting Rezone Ordinance Amendment approval to modify Ordinance 08-4824. **[BD] Under Completeness Review. 30-day period ends 9/29/20. Deemed incomplete, response due no later than 11/2/20. Response received 10/15/20. Deemed complete 11/4/20, DRC 12/2/20. Resubmittal required. Resubmittal received, DRC 4/7/21. Partial sign-off.**

21-SP-01, 20-RE-01

2035 Wisteria Street: The applicant is proposing to construct an employee-only parking lot in order to provide additional patient parking on the existing medical/out-patient surgical center property. The site is approximately 8,476 sq. ft. on property zoned RSF-3. The applicant requests to rezone the parcel from the Residential Single Family-3 (RSF-3) to the Office Regional District (ORD). The parcel is currently a vacant residential lot. A companion Comprehensive Plan Amendment Application (20-PA-01) to change the Future Land Use Classification From Single Family-Moderate Density to Neighborhood Office has also been filed. **[BD] Under Completeness Review. 30-day period ends 11/3/20. Deemed complete 11/4/20, DRC 12/16/20. Partial sign-off. Full sign-off achieved, scheduled for 5/12/21 PB meeting. PB recommended approval, scheduled for 7/7/21 CC meeting.**

20-ZTA-07

Tree Protection: Proposed amendments to the Tree Protection Chapter of the Zoning Code based on the recommendations of the Tree Advisory Committee. **[BD] DRC 9/16/20. Sign-off, PB 12/9/20. PB recommended approval with changes, tentatively scheduled for ~~4/6/21~~ 5/4/21 CC meeting. CC directed a special meeting be scheduled, date TBD.**

21-SP-03, 21-RE-02

Luxe on Tenth (1313 & 1315 10th Street, 1030 & 1042 Coconut Avenue, 1019 & 1037 Florida Avenue): The applicant is requesting approval to rezone ten (10) parcels totaling approximately 3.5 acres from Residential Multiple Family 3 (RMF-3) and Industrial Light Warehouse (ILW) to Residential Multiple Family 7 (RMF-7), and approval of a proffered site plan for the construction of 157 residential units. The applicant is also requesting approval of a street vacation for a portion of the north/south alley between 10th and 11th Streets. The project area is generally located in the northeast quadrant of the 10th Street and Coconut Avenue intersection. A concurrent Comprehensive Plan amendment is being processed to change the Future Land Use of the parcels from Community Office Institutional to High Density Residential. **[BD] Under Completeness Review. 30-day period ends 12/15/20. Deemed complete, DRC 1/6/21. Resubmittal required. Resubmittal received, DRC 2/17/21. Resubmittal required. Resubmittal received, DRC 4/7/21. Partial sign-off. Response to comments received 5/10/21; tentatively scheduled for ~~9/8/21~~ 7/14/21 PB meeting.**

21-ASP-01, 21-ADS-04

Artist Court (200 S. Washington Blvd): The applicant is proposing to construct a mixed-use building with approximately 4,026 square feet of commercial space, 69 apartments and a parking structure with approximately 166 spaces at the northwest quadrant of the Adams Lane and Washington Boulevard intersection. The property is currently occupied by three commercial buildings and a surface parking lot. The applicant proposes to demo the existing northern building and construct additional surface parking. Access to the existing and new parking lot will continue off Adams Lane. The new mixed-use building and parking garage will be accessed off Golf Street. The property is zoned Downtown Core (DTC). **[BD] Under Completeness Review. 30-day period ends 12/1/20. Deemed Complete 12/3/20. DRC 12/16/20. Resubmittal required. Resubmittal received, DRC 2/17/21. Partial sign-off.**

21-REN-01

4 Street LLC (1274, 1282, 1290 4th Street): The applicant is proposing to rezone the subject 15,750 square foot property from Downtown Edge (DTE) to Downtown Core (DTC). The site is bounded by 4th Street to the north, Coconut Avenue to the east, and an alley to the south. The applicant proposes to relocate the existing residential structure. No additional changes to the site are proposed at this time. The Future Land Use Classification is Downtown Core. **[BD] Under Completeness Review. 30-day period ends 12/29/20. Revised narrative & surveys received 12/10/20. Deemed incomplete, response due no later than 1/29/21. Deemed complete, scheduled for 3/3/21 DRC meeting. Full sign-off achieved, scheduled for 6/9/21 PB meeting. PB recommended approval, scheduled for 8/3/21 CC meeting.**

21-REN-02

Lido Beach Residences (930 & 1008 Benjamin Franklin Drive): The applicant is proposing to rezone the subject 3.89-acre property from Residential Multiple Family 4 (RMF-4) to Waterfront Residential (WFR). The Future Land Use classification is Resort Residential. The applicant is proposing to demolish the two existing motels. No uses have been proffered at this time. **[BD] Under Completeness Review. 30-day period ends 1/12/21. Deemed complete 1/7/21, DRC 2/17/21. Full sign-off achieved, tentatively scheduled for 4/14/21 PB meeting. PB recommended approval, scheduled for 6/8/21 CC meeting. CC approved; 2nd reading on hold until conditions met.**

21-SP-04, 21-CU-01

Town and Country Phase 2 (300 North Beneva Road): The applicant proposes to demo the three existing structures and construct three new buildings within the same building footprint for unspecified commercial use. Associated but separate petitions include 20-SP-14 and 20-CU-05. The subject property is approximately 1.15 acres and is zoned Commercial Shopping Center Regional (CSC-R). The Future Land Use classification is Community Commercial. **[BD] Under Completeness Review, 30-day period ends 12/29/20. Deemed incomplete, response due no later than 1/29/21. ~~No response to deficiencies received.~~ Response received 3/2/21, review pending submittal of traffic study. Materials received, deemed complete 4/22/21. DRC 5/19/21. Resubmittal required.**

21-SP-05

First Home Bank (2075 South Tamiami Trail): The applicant seeking Site Plan Approval to construct a two-story, 6,277 square foot financial institution. The approximately 0.56 acre property fronts S. Tamiami Trail, Hyde Park and Datura Street. Vehicular access is proposed from Datura Street with egress on Hyde Park Street. The subject property is zoned Office Professional Business 1 (OPB-1) and the Future Land Use classification is Community Office/Institutional. Associated petitions include Variance Application 21-VAN-03 and Preapplications 20-PRE-05 and 19-PRE-24. **[BD] Under Completeness Review. 30-day period ends 1/12/21. Deemed incomplete 1/11/21, response due NLT 2/1/21. DRC Completeness Update 1/20/21. Response received, deemed Complete 1/14/21. DRC 2/17/21. Resubmittal required. Resubmittal received, DRC 4/7/21. Partial sign-off. Tentatively scheduled for 9/8/21 PB meeting.**

21-SP-06

Amaryllis Park Place Phase 2 (2101 N. Orange Avenue): The applicant is proposing to demolish 40 of the existing 100 residential units and construct 84 new residential units and a resident club house. The proposed Phase 2 of the project will occur on approximately 4.4 acres of the 14.64 acre site. Previous approvals include Site Plan 18-SP-02 (for Phase I). The site is zoned Governmental (G) and within the Housing Authority Overlay District (HAOD). The Future Land Use classification is Multiple Family (Medium Density). **[BD] Under Completeness Review. 30-day period ends 2/3/21. Deemed Complete,**

scheduled for 3/3/21 DRC meeting. Resubmittal required. Resubmittal received, DRC 4/7/21. Partial sign-off. Signed-off, scheduled for 7/14/21 PB meeting.

21-SP-07, 21-MCU-02

Sarasota Car Wash (2290 Fruitville Road and 2287 Main Street): The applicant is proposing to construct an approximately 3,739 square foot self-service car wash and 25 parking spaces. Access is proposed from Main Street. The approximately 0.81 acre site is bounded by Fruitville Road, Lime Avenue and Main Street. Associated petitions include 20-PRE-14. The subject property is zoned Commercial Intensive (CI) and Commercial General (CG) and the Future Land Use classification of Community Commercial. The two existing structures are proposed to be demolished. **[BD] Under Completeness Review. 30-day period ends 3/12/21. Deemed Incomplete, response due no later than 4/5/21. Pending submittal of Traffic Study Agreement. Agreement received, deemed complete 4/23/21. DRC 5/19/21, resubmittal required. Resubmittal received, DRC 7/7/21.**

21-SP-08, 21-RE-03

Education Foundation of Sarasota County (3964 Fruitville Road): The applicant is proposing to construct a two story, 21,607 square foot office building. The site is approximately 1.98 acres and the property is zoned Residential Single Family Estate (RSF-E). The applicant requests to rezone the parcel from RSF-E to Office Community District (OCD). The subject property is currently vacant. **[BD] Under Completeness Review. 30-day period ends 3/31/21. Deemed Complete 3/30/21, DRC 4/21/21. Resubmittal required. Resubmittal received, DRC 5/19/21. Resubmittal required. Resubmittal received, DRC 7/7/21.**

21-SP-09

Sarasota Ford Major Amendment (707 South Washington Blvd): The applicant is proposing to construct a 2,493 square foot expansion of the showroom building and a redesign of the guest café. Initial Site Plan approval was granted under 13-SP-11. The property is zoned Community Intensive (CI) and the Future Land Use (FLU) classification is Community Commercial. The project site is approximately 6.74 acres. **[BD] Under Completeness Review. 30-day period ends 3/31/21. Deemed Incomplete 3/30/21. Response due no later than 4/29/21. Response received, deemed complete 4/22/21. DRC 5/19/21, partial sign-off.**

21-SP-10, 21-ROA-02

Pines of Sarasota (1501 N. Orange Avenue): The applicant is requesting Site Plan and Rezoning Ordinance Amendment Approval to modify Ordinance No. 20-5315. The applicant proposes to construct a child daycare building to replace the child daycare facility that was demolished in Phase 1. The 25-acre property is zoned Downtown Edge (DTE) and Future Land Use is Metropolitan / Regional #10. Associated petitions include Pre-application 21-PRE-05. **[BD] Under Completeness Review. 30-day period ends 4/14/21. Deemed Incomplete, response due no later than 5/3/21. Response received, deemed complete 5/1/21. DRC 5/19/21, resubmittal required. Resubmittal received, DRC 7/7/21.**

21-REN-03

1625 Hansen Street: The applicant is requesting a Rezoning (without site plan) approval from Residential Single Family (RSF-1) to Residential Single Family (RSF-2). No current building plan has been submitted for the subject parcel. The applicant plans to demolish the existing structures and divide the parcel into two (2) 10,000 square foot parcels. The subject property has a Future Land Use classification (FLU) of Single Family (Very Low Density). The site is approximately 20,470 square feet in area. **[AP] Under Completeness Review. 30-day period ends 4/14/21. Deemed Incomplete 4/14/21. Additional materials received; deemed Complete 4/19/21. Scheduled for 5/5/21 DRC meeting. Signed-off, scheduled for 6/9/21 PB meeting. PB recommended approval; scheduled for 8/3/21 CC meeting.**

21-ASP-02

602 N. Orange Avenue Residences (602 N. Orange Avenue): The Applicant is seeking Administrative Site Plan approval to develop 7 residential units with approximately 1,300 square feet of commercial space on a .287 acre parcel located on the northeast corner of N. Orange Avenue and 6th Street. The parcel has a Future Land Use Classification of Urban Edge and is zoned Downtown Core (DTC). Access to the site is proposed from 6th Street. **[AP] Under Completeness Review. 30-day period ends 5/19/21. Deemed complete, DRC 6/2/21. Resubmittal required. Resubmittal received, DRC 7/7/21.**

21-ASP-04

Swell Restaurant (1250 10th Street): The applicant is seeking an Administrative Site Plan Approval to develop the property with a 1,448+/- square foot /7-seat restaurant with a 1,490+/- square foot open air dining area. The 0.96 acre property fronts on 10th Street and Florida Avenue. Vehicular access is proposed from Florida Avenue. The subject property is zoned Downtown Edge (DTE) and the Future Land Use classification is Urban Edge. **[KM] Under Completeness Review, 30-day period ends 6/25/21.**

21-ASP-05

307 S. Orange Property (307 & 495 S. Orange Avenue and 1623 Laurel Street): Application seeking Administrative Site Plan Approval to develop a 1.8 acre parcel as a senior living facility with 31 independent living units, 104 assisted living units, and 20 memory care units. The project also includes dining, recreation, personal service amenities for the residents as well as approximately 500 square feet of commercial space and 137 parking spaces. Located on the east side of N. Orange Avenue between Morrill and Laurel Streets, west of Rawls Avenue, the parcel has a Future Land Use Classification of Downtown Core and is zoned Downtown Core (DTC). The parcel is located within the Laurel Park Overlay District (LPOD). Orange Avenue is a Primary Street in this location as are the first westerly 50 feet of Morrill and Laurel Streets. Access to the site is proposed from Laurel and Morrill Streets. **[AP] Under Completeness Review. 30-day period ends 7/14/21.**

21-SP-12, 21-RE-04

SMH Bayside Center for Behavioral Health (1625 S. Osprey Avenue): The applicant is proposing to construct a Behavioral Health Center with 82 beds within private rooms at 1625 South Osprey Avenue. The existing structures on the property would be demolished. In addition, the applicant is requesting to rezone to two parcels to the south, 1705 and 1717 Osprey, from Office Professional Business (OPB) to Sarasota Memorial Hospital (SMH). The Future Land Use classification is Metropolitan Regional Site 8 - SMH for all properties. **[BD] Under Completeness Review. 30-day period ends 7/14/21.**

Recently Approved/Denied/Withdrawn:

20-ASP-01

The Beacon (1243 2nd Street): The applicant is requesting Administrative Site Plan approval to develop currently vacant property in the Downtown Core (DTC) zone district into a nine-story multi-dwelling (residential) structure. Six dwelling units are proposed to be located above eight ground floor parking spaces. The property abuts 2nd Street to the south and an alley to the north. Access to the site is proposed from both 2nd Street to the south and the alley to the north, with ingress only proposed from 2nd Street. **[BD] Under completeness review. Deemed incomplete 12/17/19, response due no later than 1/16/20. Response received, deemed complete 1/16/20. Scheduled for 2/5/20 DRC meeting. Resubmittal required. Resubmittal received, DRC 8/5/20. Partial sign-off. Full sign-off achieved, waiting for submittal of final plans for review/approval. Final plans received 5/6/21. Approved 6/3/21.**

20-ASP-06, 20-ADS-13

Ringling Plaza-East (243 S. Orange Avenue): The applicant is proposing to construct a 10-story addition to the existing commercial office building at the southeast corner of Orange Avenue and Ringling Boulevard. The property is currently a surface parking lot. The addition would contain ground floor

retail, 5 stories of parking and 5 stories of office. Access will be from the existing driveway on Orange Avenue and Rawls Avenue. The property is zoned Downtown Core (DTC). Applicant also requests staff adjustment for reduction in façade coverage. **[LP] Under Completeness Review. 30-day period ends 9/1/20. Deemed Complete 9/8/20, DRC 9/16/20. Resubmittal required. Resubmittal received, DRC 10/21/20. Resubmittal required. Resubmittal received, DRC 12/2/20. Partial sign-off. Full sign-off achieved, final plans received 5/17/21, under review. Approved 5/21/21.**

21-ASP-03

2338 Datura Street: The applicant is proposing to construct four single-family homes on a 1.25 acre lot. The subject property currently consists of two vacant lots. All access is taken from a proposed private Right of Way off Datura Street. The properties are zoned Residential Single Family 3 (RSF-3) and the Future Land Use classification is Single-Family (Low Density). **[AP] Under Completeness Review. 30-day period ends 6/2/21. Applicant needs to file for subdivision approval. Application withdrawn**

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