

**City of Sarasota Development Services Department  
Development Application Status Report  
(Current as of January 8, 2018)**

**IN PROCESS:**

**17-SP-05, 17-RE-01**

**Sarasota Station (2211 Fruitville Road):** Proposed new 368 dwelling unit multifamily development with 337 parking spaces. The site is located north of 3<sup>rd</sup> Street, between Audubon Place and the Railroad. The dwelling units are proposed to be within four separate 6-story buildings. A comprehensive plan amendment has been processed to change the Future Land Use Designation to Downtown Core. A street vacation for the portion of the alley between Audubon and the railroad tracks that is within the project site is required. The two existing office buildings are proposed to be demolished. The fitness club and diner uses will remain onsite. Access is proposed from 3<sup>rd</sup> Street and Audubon Place. The site is 7.9 acres. **[LP]** *Scheduled for 12/21/16 DRC meeting. Resubmittal required. Applicants must file Street Vacation application also. 18-SV-01 received 12/22/17, DRC TBD.*

**17-SP-06, 17-CU-03, 17-MCU-01**

**Four Points by Sheraton (1425 S. Tamiami Trail:** Applicant proposes to renovate and expand an existing hotel currently known as the Baymont Inn (formerly Best Western). Proposed renovations include converting hotel room access from exterior corridors to interior corridors, connecting the two existing buildings to the lobby and adding administrative and meeting spaces. The number of hotel rooms will be reduced from 99 to 96 rooms. The western building is proposed to be five stories (currently three stories) and the northern building is proposed to be three stories (currently two stories). The location of the two access points on Prospect St will remain and one access point is proposed on Floyd St. The property is zoned Residential Multiple Family 4 (RMF-4). **[LP]** *Scheduled for 1/4/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 6/7/17. Resubmittal required. Resubmittal received, DRC 9/6/17. Resubmittal required. Resubmittal received, DRC 10/18/17. Partial sign-off, PB TBD.*

**17-ASP-03**

**Church of the Redeemer (222 South Palm Avenue):** Proposed addition to an existing church at 222 South Palm Avenue consisting of a new 14,200 square foot 3 story building to be used for administrative offices, educational classrooms and event space located in the northern portion of the lot and an electrical room between two existing buildings on the western portion of the lot. The applicant has submitted an Off-Site Parking application to utilize the parcel on the south east corner of Ringling Blvd and S. Palm Ave (PID 2027-11-0020) for required parking and a Major Encroachment Agreement for encroachments into the right-of-way on McAnsh Sq. and Gulfstream Ave. The site is zoned Downtown Bayfront (DTB). **[LP]** *Scheduled for 2/1/17 DRC meeting. Resubmittal Required. Resubmittal received, DRC 9/6/17. Resubmittal required. Resubmittal received, DRC 10/18/17. Resubmittal required.*

**17-SP-12, ~~17-CU-05~~, 17-MCU-02**

**Sarasota Day Care [fka Avant Garde Academy] (930 N. Beneva Road):** The Applicant has withdrawn their prior request for Major Conditional Use. The Applicant now requests Minor Conditional Use approval to construct a daycare facility with up to 300 students and Site Plan approval for development of the site. Vehicular access is proposed on the southern portion of the site and emergency vehicle access is proposed on the northern portion of the site, both off of Beneva Road. The site is approx. 7.5 acres and is zoned Residential Multiple Family-1 (RMF-1). **[DG]** *Scheduled for 6/21/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 8/16/17. Resubmittal required. Revised submittal received, DRC 1/3/18. Resubmittal required.*

### 17-SP-13

**Airport Hotel (965 University Pkwy):** Applicant is proposing to construct a 92 room hotel with 152 off-street parking spaces. One vehicular access point is proposed on the western portion of the site from an existing asphalt drive. The site is zoned Intensive Commercial District (ICD). **[LP]** *Scheduled for 6/21/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 9/6/17. Partial sign-off. Full sign-off achieved, PB 1/10/18.*

### 17-SP-14, 17-RE-02, 17-SV-04

**SMH West Parking Garage (1851 & 1801 Arlington Street and 1818 Hawthorne Street):** Applicant requests Site Plan approval regarding proposed 5-story parking garage with approximately 600 automobile parking spaces, located between Arlington Street and Hawthorne Street, east of N Osprey Avenue. The applicant would like to develop over a portion of Hawthorne Street and will be requesting a partial right-of-way vacation of Hawthorne Street, beginning approx. 138.95 feet east of N Osprey Ave. and terminating to the east at the Sarasota Memorial Hospital main campus. The project consists of three parcels. 1801 Arlington Street and 1818 Hawthorne Street are zoned SMH – Sarasota Memorial Hospital District, and 1851 Arlington Street, is zoned OPB – Office Professional Business District. The applicant is requesting to rezone to the SMH zone district. **[DG]** *Scheduled for 6/21/17 DRC meeting. Resubmittal required. Resubmittal received, scheduled for 8/2/17 DRC meeting. Resubmittal received, DRC 9/6/17. Partial sign-off, scheduled for 12/13/17 PB meeting. PB recommended approval, scheduled for 1/16/18 CC meeting.*

### 17-SP-15, 17-RE-03, 17-CU-06, 17-MCU-03

**Sandcastle Resort at Lido Beach (1540 Ben Franklin Drive):** Applicant is proposing to redevelop the property with a new 304 room “contemporary beach resort hotel”; ancillary facilities including restaurants, meeting rooms and non-motorized recreational/watercraft rentals; and parking spaces. To facilitate the proposed redevelopment the applicant is proposing to rezone the property from Residential Multiple Family 4 (RMF-4) to Waterfront Resort (WFR) and process concurrent applications for a Site Plan, Major Conditional Use and Minor Conditional Use. The site currently contains a 176 room hotel which will be demolished. The site is approximately 6.09 acres. **[LP]** *Scheduled for 8/16/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 11/15/17. Partial sign-off, PB TBD.*  
*[Special permit to construct a seawall scheduled for 11/6/17 CC meeting. CC approved special permit.]*

### 17-SP-16

**Hyde Park Townhomes of Sarasota (2067 Hyde Park, 2060 & 2066 Hillview):** Applicant is proposing to construct 24 dwelling units contained in six, four and five story buildings with four dwelling units in each building. Vehicular access is proposed from Hillview Street and Hyde Park Street. The site is zoned Residential Multiple Family (RMF-5) and currently contains several structures that are proposed to be demolished. **[LP]** *Scheduled for 9/6/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 11/1/17. Signed off, BOA 11/29. BOA approved variance, scheduled for 1/10/18 PB meeting.*

### 17-SP-17

**680 Golden Gate Point:** The applicant proposes to construct a 15 unit condominium development with 32 parking spaces provided. The units will be located in an eight story structure over ground level parking. The property is zoned RMF-5 and is approximately 29,139 square feet in area. Access is taken from a single driveway off of Golden Gate Point. The site is currently vacant. **[LP]** *Scheduled for 9/20/17 DRC meeting. Resubmittal required.*

### 17-PA-02

**Vacant Parcels on Washington Blvd (Between 32<sup>nd</sup> and 33<sup>rd</sup> Street):** Privately-initiated petition to amend the Future Land Use Plan Map from Community Office/Institutional to Community Commercial. A rezoning from ORD to CGD and proffered site plan is anticipated as well. **[DS]** *Scheduled for 1/10/18 Planning Board meeting.*

### 17-PA-03, 17-REN-01

**DS Properties of Sarasota (2959 Fruitville Road & 2959 Rhodes Avenue):** Privately-initiated petition to amend the Future Land Use Map from Community Office/Institutional to Community Commercial. The parcels are zoned Residential Multiple Family (RMF-2). The applicant is requesting to rezone to the Commercial General District (CDG) in order to allow the expansion of the existing veterinary clinic use located at 2959 Fruitville Road. **[DS]** *17-REN-01 scheduled for 9/20/17 DRC meeting; partial sign-off. Tentatively scheduled for 3/14/18 PB meeting.*

### 17-SUB-01

**Enclave at Laurel Park (Multiple addresses on Lafayette Ct and Laurel Park Drive):** The applicant proposes to replat a 17-unit fee simple single family townhome residential development in the Downtown Edge (DTE) zone district. The development has Site Plan approval for seven structures, from two to four stories in height. Each unit has a two-car garage. During the building permit phase, discrepancies were discovered between approved Subdivision Plat #16-SUB-01 and approved Site Plan #16-SP-03 regarding Building #4. The applicant requests approval to revise the zoning lot lines surrounding Building #4 and the lot sizes for lots #4 and #6. **[DG]** *Scheduled for 10/4/17 DRC meeting. Resubmittal required. Resubmittal received, DRC walk-through.*

### 17-SP-18, 17-ADS-25

**Quay Sarasota Block 6 (333 N. Tamiami Trail):** The applicant proposes to construct a multi-use 18-story development consisting of 73 dwelling units, 9,500 square feet of restaurant and 159 parking spaces on Block 6 located on the southwest portion of the Quay Sarasota site. The applicant is also seeking approval of an Adjustment for the waterfront setback for an elevated pedestrian walkway connecting the Ritz Carlton to the proposed building. Access is taken from N. Tamiami Trail or Boulevard of the Arts. Previous approvals include 16-SP-08, 16-SV-03, 16-SV-05 and 16-DA-01 and all Site Plans must be consistent with those previous approvals. The entire Quay Sarasota site is approximately 14.69 acres and is zoned Downtown Bayfront (DTB). Block 6 is 1.90 acres of that site. **[LP]** *Scheduled for 10/18/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 12/6. Resubmittal required.*

### 17-SP-19, 17-CU-07

**Days Inn Poolside Tiki Bar (5000 N Tamiami Trail):** The applicant proposes to construct an outdoor poolside tiki bar at the existing Days Inn Sarasota Bay Hotel. The site is zoned North Trail (NT). Major Conditional Use approval is required to allow a bar in the NT zone district. The proposed addition measures approx. 16 feet by 18 feet in size and will be located northwest of the existing swimming pool, within a fenced-in area. **[DG]** *Scheduled for 10/18/17 DRC meeting. Partial sign-off, scheduled for 12/13/17 PB meeting. PB recommended approval, scheduled for 1/16/18 CC meeting.*

### 18-SP-01

**Arbor Village (2901 Fruitville Road):** The applicant is proposing to construct a mixed-use project consisting of approximately 13,530 square feet of office and 80 multifamily residential units within two buildings. The site is located on the north side of Fruitville Road and bounded by Dodge Avenue and Rhodes Avenue. The parcel is currently vacant, is zoned Office Regional District (ORD) and is within

the Fruitville Gateway Corridor Overlay District. **[LP]** *Scheduled for 11/1/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 12/6. Partial sign-off, PB TBD.*

#### **18-SP-02**

**Amaryllis Park Place (1912 N Orange Avenue):** Applicant requests Site Plan review from the DRC regarding proposed redevelopment of an approx. 3.92 acre portion of an 18.4 acre parcel located at the southeast intersection of 21st Street and N Orange Avenue. The subject area is bordered at the east by Greg Street, a street internal to the larger parcel. The site is zoned Governmental (G) and within the Housing Authority Overlay District. The subject area currently contains 60 residential units within 12 separate structures which are proposed to be demolished. The proposed development consists of one large L-shaped structure comprised of 84 residential units and 110 parking spaces. The dwelling units are proffered for adults aged 55 and up. Additional site changes include parking lot and interior circulation revisions, the addition of a storm water retention area and a storm water treatment area. **[DG]** *Scheduled for 11/15/17 DRC meeting. Resubmittal required. Resubmittal received, DRC 1/3/18. Partial Sign-off, PB TBD.*

#### **18-SP-03, 18-CU-01**

**Bird Key Yacht Club Sports Courts (301 Bird Key Drive):** The applicant proposes to modify an area currently utilized for parking and requests approval to construct six badminton/pickleball courts, depicted as “sports courts”, within a 10,680 sq. ft. area. A 396 sq. ft. shade structure is proposed for spectators and players at the west end of the courts. North of the sports courts, the applicant proposes a 1,780 sq. ft. kayak storage area. Northwest of the kayak storage area, a kayak lift is proposed for kayakers to access the water. Additional landscaping and fencing, as well as a pedestrian walkway and shade sails, are proposed north of the of the parking lot, leading to the existing docks. Two dumpsters, a trash compactor and an auto-gate are proposed near the entrance to the site. The yacht club site measures approx. 5 acres and is zoned Residential Single Family (RSF-1). Major Conditional Use approval is required to expand the existing yacht club use in the RSF-1 zone district. **[DG]** *Scheduled for 12/6/17 DRC meeting. Partial sign-off, PB TBD.*

#### **18-SUB-01**

**Payne Park Village Phase 1 (301 S. School Avenue):** Proposed subdivision for Phase I of the Payne Park Village development. Related approvals for the construction of 135 attached and detached fee simple single-family residences consist of Development Agreement 16-DA-02, Rezone Ordinance Amendment 16-ROA-01 and Site Plan 16-SP-10. Phase I consists of 77 of the 135 residential units and is located on the southern half of the site. The site is approximately 8.68 acres in area. The property is zoned Downtown Edge (DTE). **[LP]** *Scheduled for 12/6/17 DRC meeting. Resubmittal required.*

#### **18-SP-04**

**1<sup>st</sup> and Audubon Townhomes (2150 1<sup>st</sup> Street):** Applicant requests Site Plan review from the DRC regarding proposed redevelopment of seven parcels of land totaling approximately 1.68 acres. The subject area is located south of 1st Street, west of Audubon Place and east of N East Avenue. The site is zoned Downtown Core (DTC). The subject area currently contains 13 residential dwelling units which are proposed to be demolished. 32 fee simple three and four-story townhomes are proposed within a total of six structures. The applicant is required to submit a subdivision plat application. Each residence would have an attached garage. 10 interior guest parking spaces are proposed along with 13 on-street parking spaces along 1st Street. **[DG]** *Scheduled for 12/6/17 DRC meeting. Resubmittal required.*

#### **RECENTLY APPROVED/DENIED/WITHDRAWN:**

None at this time

**PENDING:**

None at this time

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