



## Notice of Meeting

The **November 20, 2024** DRC meeting will be held at 9:00 a.m. in the **CITY COMMISSION CHAMBERS**, City Hall, 1565 First Street. The following items will be discussed:

Note: Development Review Committee meetings are open to the public. However, participation is limited to committee members, unless a committee member requests information of an applicant [Reference: Zoning Code, Section III-603]. Opportunities for citizen comment on proposed developments are provided through Community Workshops, by scheduling appointments with individual City Staff, or by speaking or submitting written comments at public hearings before the Planning Board or City Commission. The City's website address is [sarasotafl.gov](http://sarasotafl.gov). Select "Meetings/Agendas/Video" from the Main Web Page to view DRC agendas and recordings of meetings.

**DATE: NOVEMBER 20, 2024**

**TIME: 9:00 AM**

**LOCATION: City Hall, City Commission Chambers, 1565 First Street, Sarasota, FL**

### DEVELOPMENT APPLICATIONS

**1. 23-SP-21 (Third Submittal)**

**Children First New Building, N Orange Ave between 18<sup>th</sup> Street and 19<sup>th</sup> Street:** An application for Site Plan and Minor Conditional Use approval to construct a 28,471 square foot child day care facility on approximately 2.59 acres. The site is located at the southwest corner of the intersection of N. Orange Avenue and 19<sup>th</sup> Street. The property is within the Residential Multiple Family 1 (RMF-1) zone district and has a Future Land Use classification of Single Family (Low Density). Vehicular access is proposed from 19<sup>th</sup> Street. An associated Street Vacation for the right-of-way of 18<sup>th</sup> Street has been submitted under application number 24-SV-04.

**(Noah Fossick, AICP, Development Review Chief Planner, Development Services)**

**2. 24-SP-13 (Second Submittal)**

**Beneva Road Townhomes, 930 N Beneva Road:** An application requesting Site Plan Approval to construct an 83-unit single-family attached townhome development with passive amenities on the ±7.51-acre subject property. The site is located on the east side of N. Beneva Road, generally north of Circus Boulevard, west of Bobby Jones Golf Club and the Temple Beth Shalom Cemetery, and south of The Glen Condominiums. The subject site has a Future Land Use Classification of Multiple Family (Moderate Density) and is zoned Residential Multiple Family 3 (RMF-3). Vehicular access is proposed from N. Beneva Road. No attainable housing is proposed for this project.

**(Amy Bavin, Development Review Senior Planner, Development Services)**

**3. 24-SP-15 (Third Submittal)**

**Pier 550, 550, 554, 590, 616 and 632 Golden Gate Point:** Application requesting Site Plan approval for an eight-story residential building with 54 units divided into two towers over a shared structured parking podium. There are ground and second floor amenities proposed. The property is zoned Residential Multiple Family 5 (RMF-5) with a Future Land Use classification of Multiple Family (Medium Density). Access is proposed from Golden Gate Point. No attainable units are proposed.

**(Noah Fossick, AICP, Development Review Chief Planner, Development Services)**

4. **24-SP-16, 24-CU-02 (Second Submittal)**

**Bird Key Yacht Club, 301 Bird Key Drive:** Application requesting Site Plan and Major Conditional Use approval to replace the existing building with a 23,000 square foot, one-story clubhouse building with approximately 3,504 square feet of decks and a covered drop off area. A second, one-story building will be 1,064 square feet supporting a pro shop for the tennis courts. Approximately 163 parking spaces are proposed. Vehicular access is proposed to be altered with three access points from E. Royal Flamingo Drive. The site is zoned Residential Single Family 1 (RSF-1) with a Future Land Use classification of Single Family (Very Low Density).

**(Noah Fossick, AICP, Development Review Chief Planner, Development Services)**

5. **24-ASP-16, 24-ADP-18, 24-ADS-13 (Second Submittal)**

**Sarasota Station, 300 Audubon Place:** Application requesting Administrative Site Plan, Planning Board Adjustment, and Administrative Adjustment approval to develop 202 multifamily units in Phases 1 and 2, and 72 single-family attached units in Phase 3. The existing Bob's Train Diner will be relocated onsite. The property is approximately 7.878 acres. The property is zoned Downtown Edge (DTE) and Industrial Light Warehousing (ILW) with a Future Land Use classification of Downtown Core. 110 multifamily units are proposed to be made affordable to families at or below 120% of the Area Median Income with 42 multifamily units proposed to be made affordable to families at or below 80% of the Area Median Income. Vehicular access is proposed via a platted roadway that connects to Fruitville Road. The applicant is proposing to utilize the Live Local Act, specifically utilizing the Downtown Edge development standards.

**(Noah Fossick, AICP, Development Review Chief Planner, Development Services)**

6. **25-SUB-01 (New Submittal)**

**Sarasota Station, 300 & 508 Audubon Place:** Application requesting Final Subdivision Plat approval to plat 72 single-family attached lots in Phase 3 of the Sarasota Station development with all associated tracts and easements. The property is approximately 3.19 acres. The property is zoned Downtown Edge (DTE) and Industrial Light Warehousing (ILW) with a Future Land Use classification of Downtown Core. Vehicular access is proposed via the proposed platted roadway that connects to Fruitville Road. The applicant is proposing to utilize the Live Local Act, specifically utilizing the Downtown Edge development standards.

**(Noah Fossick, AICP, Development Review Chief Planner, Development Services)**

7. **25-SP-03, 25-RE-03 (New Submittal)**

**Royal Palm Hotel, 5325 Royal Palm Ave:** An application requesting a Rezone and Site Plan Approval to construct a new 91,896 square foot 5-story, 119-room hotel building on the ±1.87-acre subject property. The applicant has also proposed to Rezone the property from Residential Multiple Family 2 to Urban Mixed-Use. Vehicular access is proposed from Royal Palm Avenue along the eastern side of the property. The Future Land Use is Urban Mixed-Use for the subject parcel. No attainable housing is proposed for this project; however, the applicant is utilizing the provisions of Sec. VI-1103(j)(4) to allow for a fifth story by providing contribution equal to at least one percent of the construction costs to the city's Affordable Housing Trust Fund.

**(Noah Fossick, AICP, Development Review Chief Planner, Development Services)**

8. **25-SP-04 (New Submittal)**

**JBCC Old Bradenton, University Parkway:** An application requesting Site Plan Approval to construct 18 attached single-family units in three six-unit buildings. The site is zoned Residential Multiple-Family 2 (RMF-2) with a Future Land Use classification of Urban Mixed-Use. Access is proposed from Old Bradenton Road. No attainable units are proposed. 24-PP-02 is an associated application for the preliminary plat of the site.  
**(Amy Bavin, Development Review Senior Planner, Development Services)**

9. **25-SP-05, 25-CU-02 (New Submittal)**

**Bay Park Phase II, 1101 10<sup>th</sup> Street:** A Site Plan and Major Conditional Use application to permit the construction of a 660-linear foot day dock able to accommodate up to 18 vessels on the south side of the canal located within Bay Park. The Major Conditional Use is required pursuant to Zoning Code Section VII-1302(18) and the Site Plan is required pursuant to Zoning Code Section IV-902. The site is zoned Governmental (G) and has a Future Land Use classification of Metropolitan / Regional #5. No vehicular access is proposed, as the application is for boat docks.  
**(Noah Fossick, AICP, Development Review Chief Planner, Development Services)**

**PROJECTS HAVE RECEIVED FULL SIGN-OFF**

1. The following project(s) that previously received partial sign-off have now received full sign-off:
  - Art Ovation (ASP)

**STAFF DISCUSSION**

1. Pending Building Permits and Projects Under Construction