



**Planning Department
COMMUNITY WORKSHOP
APPLICATION NO. 18-CW-19**

DISCUSSION OF COMPREHENSIVE PLAN AMENDMENT, REZONE, MAJOR CONDITIONAL USE AND SITE PLAN

Date: Tuesday, August 14, 2018

Time: 5:30 P.M.

Place: City Hall—SRQ Media Room
1565 First Street
Sarasota, FL 34236

As required by the City of Sarasota, a community meeting is being held to discuss a Comprehensive Plan Amendment, Major Conditional Use, Rezone, and Site Plan for the 13.46± acre property located at 2170 and 2104 Robinhood Street, known as Bath and Racquet Fitness Club.

The property is located within the Community Office/Institutional and Community Commercial future land use classifications. A large-scale Comprehensive Plan Amendment is being requested to change the future land use classification of the entire property to Multiple Family (Medium Density). The property is currently zoned with two different zone districts, Office Neighborhood District (OND) and Intensive Commercial District (ICD). A rezone application is being processed concurrently to bring the entire property under the Residential Multiple Family 4 (RMF-4) zone district, which allows for residential densities up to 18 dwelling units per acre and has an overall maximum height limitation of 95 feet. A Major Conditional Use is also being requested in order to allow for the continued operation of the Bath and Racquet Fitness Club within the RMF-4 zone district.

Primary access to the property would still occur via Glengary Street and Robinhood Street. However, an additional access point at the northeast corner of the subject property is being provided via South School Avenue. The proposed plan preserves all 12 identified grand trees on-site and includes 150-180 market rate residential units and up to an additional 27 (15%) affordable housing units. The residential units will be located within three- to four-story buildings along the south and east property boundaries with a 20-foot landscape buffer, as well as a seven-story building located in the existing parking lot area. The goal of this plan is to renovate and preserve the Bath and Racquet Fitness Club in a manner that respects the club's history. The proposed plan consolidates surface parking and renovates existing buildings and amenities in an efficient manner that maximizes the use of the site, while also preserving facilities, such as 18-20 existing tennis courts.

AGENDA

I. Opening and Introduction

- A. Welcome/Sign-In
- B. Meeting Purpose
- C. Agenda Review
- D. Presenter Introductions

II. Presentation

(Please take notes of any questions you may have during the presentation.)

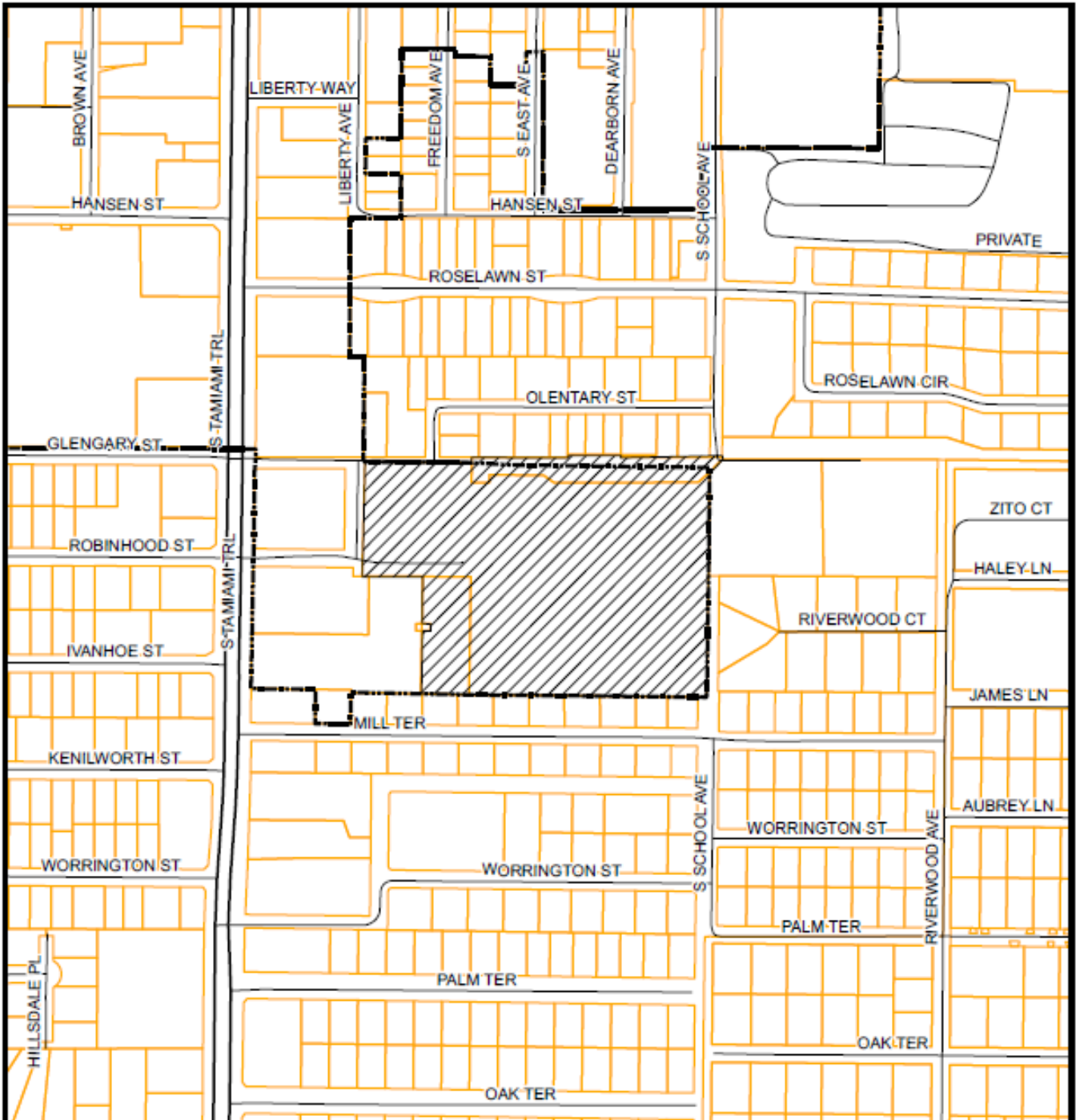
Shawn Dressler, PLA, applicant's agent

III. Questions and Answers

IV. Follow Up

- A. Summary sent to all attendees
- B. Please make sure you have signed-in

NOTE: The City of Sarasota website address is www.sarasotafl.gov. On the home page under the "Meetings/Agendas/Video" link, select "Community Workshops" to access agendas, audio, and summary minutes of Community Workshops.



Community Workshop Application No. 18-CW-19
Discussion of Proposed Comprehensive Plan Amendment, Rezone,
Major Conditional Use and Site Plan
2170 Robinhood Street - Bath & Racquet Club



Subject area



City Limit Boundary

By: Lori Rivers
Date: July 26, 2018

FOR GENERAL LOCATION INFORMATION ONLY