



**Planning Department  
COMMUNITY WORKSHOP  
APPLICATION NO. 19-CW-10**

**DISCUSSION OF A COMPREHENSIVE PLAN AMENDMENT, REZONE, AND SITE PLAN**

Date: August 14, 2019

Time: 5:30 P.M.

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

A community meeting is being held to discuss a Comprehensive Plan Amendment, Rezoning, and Site Plan for 24.44± acres of the 26.60± acre property located at 5400 Old Bradenton Road. The subject property is currently developed as the Sarasota Kennel Club and contains a racing track, large clubhouse, dog kennels, and parking lot. The property comprises two parcels: a western parcel (PID #0025-04-0001) and an eastern parcel (PID #0025-04-0002). The western parcel contains a City of Sarasota zoning of Commercial Intensive (CI) and is currently classified as Community Commercial on the City's Future Land Use Map. The eastern parcel contains a Sarasota County zoning of Commercial Intensive (CI) and is currently classified as Moderate Density Residential on the County's Future Land Use Map. The eastern parcel is proposed to be annexed into the City during the entitlement process.

The applicant proposes to change the future land use classifications of the 24.44± acre portion of the property to Multiple Family – Medium Density and concurrently rezone this portion of the property to the Residential Multiple-Family 5 (RMF-5) zone district. The RMF-5 zone district allows up to 25 dwelling units per acre and is an implementing zone district for the Multiple Family – Medium Density future land use classification. The intent of the applicant is to redevelop the 24.44± acre portion of the property with an assisted living and memory care facility with up to 275 beds and multiple-family apartments with up to 340 units. The RMF-5 zone district does allow a maximum height of 90 feet; however, due to the proximity of the subject property to the Sarasota-Bradenton International Airport, the applicant is proposing to limit building height on this portion of the property to no more than 35 feet.

The remaining 2.16± acre portion of the property, located in the northwest corner near the intersection of University Parkway and Old Bradenton Road, is currently used as associated parking for the Sarasota Kennel Club and will be redeveloped under the existing CI zoning and retain the current Community Commercial future land use classification.

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**AGENDA**

**I. Opening and Introduction**

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

**II. Presentation**

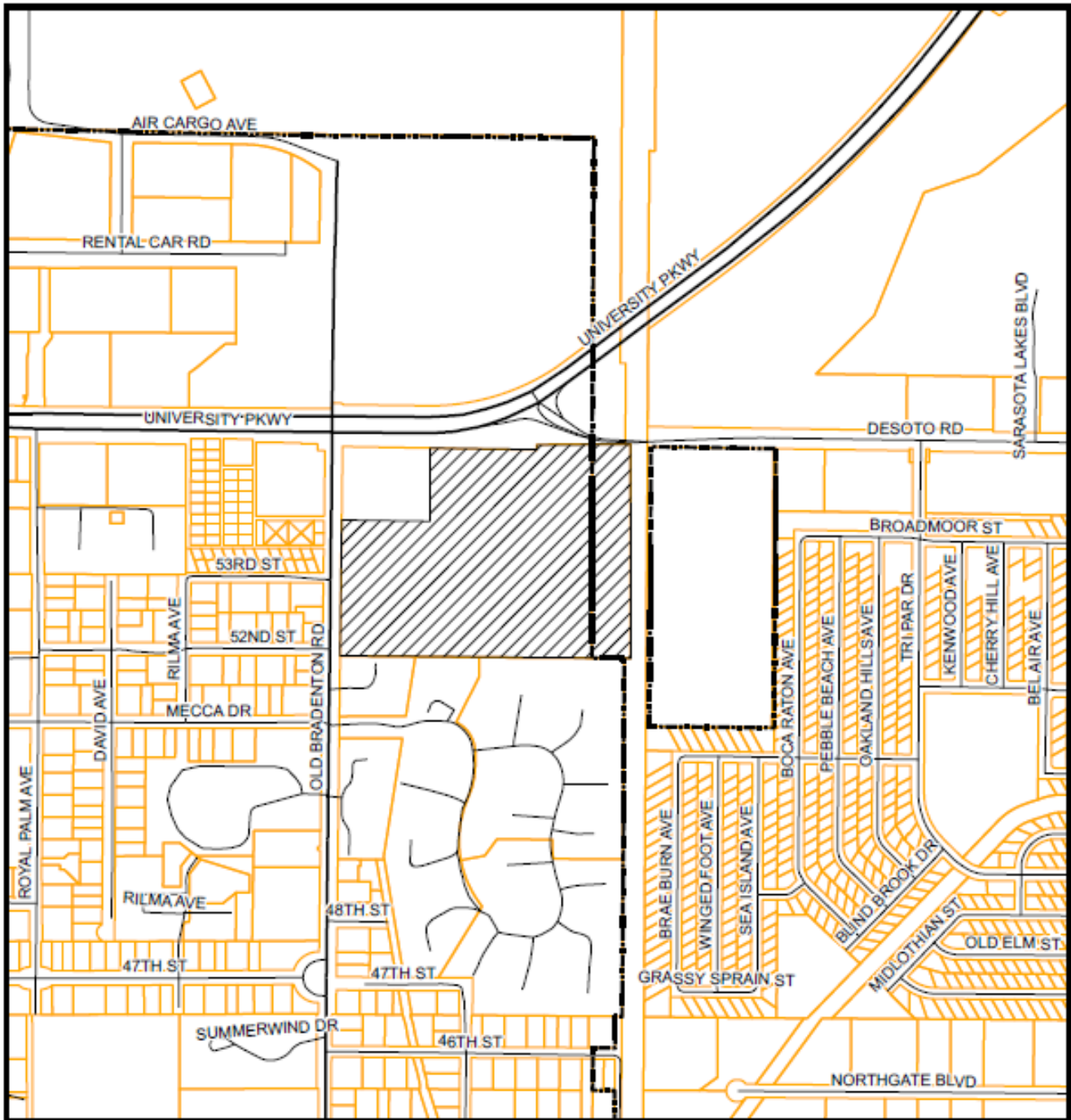
(Please take notes of any questions you may have during the presentation.)

**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](http://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. 19-CW-10**  
**Discussion of Proposed Comprehensive Plan Amendment,**  
**Rezone and Site Plan**  
**5400 Old Bradenton Road - Sarasota Kennel Club Property**



Subject Area



City Limit Boundary

By: Lori Rivers  
 Date: July 25, 2019

**FOR GENERAL LOCATION INFORMATION ONLY**