

**City of Sarasota Neighborhood & Development Services Department:
Planning Division Project Status List
(Current as of November 22, 2016)**

IN PROCESS:

16-SP-08, 16-SV-03, 16-DA-01, 16-SV-05

Quay Sarasota (fka Sarasota Bayside) [333 N. Tamiami Trail]: The applicant is requesting approval with respect to (1) proposed Site Plan for the development of multi-use project; and (2) proposed Street Vacation for a portion of the El Vernona Avenue right-of-way (south of Boulevard of the Arts) and portions of two alley right-of-ways located east and west of El Vernona Avenue. Previous approvals include 06-SP-05, 06-DA-02 and 06-SV-06. A new Development Agreement application is anticipated to be submitted. Access to the site is proposed off of three driveways on North Tamiami Trail and one driveway on Boulevard of the Arts. The project site is approximately 14.69 acres and is zoned Downtown Bayfront (DTB). **[LP]** *Scheduled for 3/16/16 DRC meeting. Resubmittal required. Resubmittal received; scheduled for 4/20/16 DRC meeting. Resubmittal required. Resubmittal received; scheduled for 6/1/16 DRC meeting. Signed-off, scheduled for 8/17/16 Special PB meeting. PB recommended approval; scheduled for 10/17/16 CC meeting. CC approved street vacations, 2nd reading for Street Vacations and required second public hearing for Development Agreement scheduled for 12/5/16.*

14-PA-02

Amendments to Sarasota City Plan (2030): The City of Sarasota as applicant is requesting an amendment to the Comprehensive Plan of the City of Sarasota [The Sarasota City Plan (2030)] to update the Transportation Chapter, with corresponding amendments to the Future Land Use and Capital Improvement Chapters, to make modifications based on findings of the City of Sarasota Mobility Study to integrate land use, transportation system planning and design, and transportation funding; establishing peak hour trip generation thresholds for three mobility districts; and modifying level-of-service standards. The City is also proposing to update the Environmental Protection and Coastal Islands Chapter to include revisions consistent with the Evaluation and Appraisal Report approved by the City Commission on October 19, 2015 regarding principles to eliminate inappropriate and unsafe development in coastal areas when opportunities arise. **[DS] [RC]** *Scheduled for 9/17/14 DRC meeting. DRC signed off, scheduled for 9/17 PB Special Meeting. PB continued to date uncertain to allow for additional public/PB input. Joint PB/CC workshop held 11/10/15. Scheduled for 5/25/16 Special PB meeting. PB recommended CC approve transmittal to State for transportation, future land use and capital improvement components (scheduled for 10/3/16 CC meeting); Environmental and Coastal Islands component continued to 6/8/16 PB meeting. PB's recommended revisions to be brought back to PB for final recommendation 8/17/16 (special meeting). PB recommended approval; Transportation, future land use and capital improvement components continued from 10/3/16 CC to 11/7/16 CC meeting. Readvertisement required, scheduled for 11/21/16 CC meeting. Environmental and Coastal Islands component scheduled for 11/21/16 CC meeting. CC approved transmittal of EAR based amendments to State for review. Adoption hearings to be held Spring of 2017.*

16-PA-01, 16-ZTA-03, 16-REN-01

Ringling Shopping Center [2260 Ringling Blvd: A small-scale Comprehensive Plan Amendment will be requested to bring the entire 9.73-acre property into the Urban Edge Future Land Use Classification. Concurrent with this request, two segments of Ringling Boulevard adjacent to the subject property would be designated as primary streets (with the 100-foot break between intended to allow for a central access drive). Concurrent rezone will be requested to bring the property under the Downtown Edge

(DTE) and Downtown Neighborhood Edge (DTNE) zone districts. Specifically, the DTNE district would be requested for both the portion of the site currently zoned RSF-3 and a 100-foot depth section along the southern property line. The remainder of the site would be rezoned to DTE. Development of the property may contain a combination of 175,000 square feet of retail/non-residential uses and 222 residential units (or equivalent in total trip generation to that mix of development). **[CM]** *Scheduled for 9/7/16 DRC meeting. DRC signed-off, scheduled for 10/12/16 PB meeting. PB recommended approval; scheduled for 11/21/16 CC meeting. CC approved, second reading scheduled for 1/3/17.*

16-ASP-01

DRAPAC [1329 4th Street]: Development includes 62 residential dwelling units and approximately 2,820 square feet of commercial space along Cocoanut Avenue, in a 5-story building with supportive structured parking. A variety of residential unit types are proposed including live-work units, two story townhomes, single story units and penthouses with loft spaces. Access to the site is taken via the 4th Way Alley off of Cocoanut Avenue. The property is zoned Downtown Edge and is in the Rosemary Residential Overlay District. The project site is approximately 0.96 acres. **[LP]** *Scheduled for 8/3/16 DRC meeting. Resubmittal required. Resubmittal received; scheduled for 11/2/16 DRC meeting. Resubmittal required.*

16-SP-10, 16-ROA-01, 16-DA-02

Payne Park Village Modifications [295, 301, 325 and 601 S. School Avenue]: Proposed modifications to the previously approved Development Agreement, Rezone and Site Plan for Payne Park Village to allow construction of 135 attached and detached fee simple single-family residences. The total site is approximately 9.55 acres in area and is made up of two parcels. Modifications pertain only to Parcel 1 which is 8.68 acres in area. The property is zoned Downtown Edge (DTE). **[CM]** *Scheduled for 9/7/16 DRC meeting, resubmittal required. Resubmittal received; scheduled for 11/2/16 DRC meeting. Resubmittal required.*

16-GZW-03

10th Street Boat Basin [1059 N. Tamiami Trail]: The project incorporates seawall replacement and basin dredging. The dredging will remove accumulated sediment to an elevation of -8'. An estimate of 20,400 cubic yards of material will be removed. Approximately 250' of the seawall is proposed to be replaced and will tie into existing concrete seawall panels at fixed elevations on both ends of the replacement. **[CM]** *Scheduled for 9/7/16 DRC meeting; partial sign-off. Scheduled for 12/14/16 PB meeting.*

16-SV-06

Cherry Lane [Between Lafayette and Columbia Courts]: The applicant proposes to vacate an unimproved, 15-foot wide by 199-foot long right-of-way that runs east and west located between Lafayette Court and Columbia Court. The purpose for the request is to allow the abutting property owners (who are also the applicant) to control and maintain the area that is behind their homes. Easements for the existing overhead and unground utilities would be granted by the abutting property owners. **[CM]** *Scheduled for 9/7/16 DRC meeting. DRC signed-off, scheduled for 10/12/16 PB meeting. PB recommended approval; scheduled for 11/21/16 CC meeting. CC approved, 2nd Reading scheduled for 1/3/17.*

16-PA-04, 16-ZTA-04

Primary Grid Streets Map Revisions [Segments of Morrill Street, Laurel Street, Oak Street]: The City of Sarasota is proposing to revise the Primary Grid Street Maps in order to remove the primary designation from segments of Morrill Street, Laurel Street and Oak Street. The portion of each street proposed to be de-designated commences at a point 50 ft. east of the intersection of each street with S.

Orange Avenue and continues easterly to Rawls Avenue. These segments would become Secondary Grid Streets. **[DS]** *Scheduled for 10/5/16 DRC meeting; signed-off, scheduled for 11/9/16 PB meeting. PB continued to 12/14/16 PB meeting.*

16-SP-11, 16-CU-03

Ted Sperling Park [190 Taft Drive]: Applicant is seeking approval to allow commercial activity to occur within the park, namely rental of kayaks and similar non-motorized watercraft. The property is zoned Governmental (G), and is within the Conservation Overlay District (COD). **[CM]** *Scheduled for 10/5/16 DRC meeting. Partial sign-off, scheduled for 11/9/16 PB meeting. PB recommended approval; scheduled for 1/3/17 CC meeting (requires public hearing due to location in a G-Zone)*

16-SP-13, 16-CU-04

World of Beer [1888 Main Street]: Applicant is requesting approval of a “nightclub” use as defined by the Zoning Code, specifically to allow change from 4COP-SRX license accessory to the current restaurant to an unrestricted 4COP alcoholic beverage license. No changes are proposed to the existing site plan or building layout. A proffer has been provided limiting the conditional use “for World of Beer, its entities and any other restaurant which serves food and alcohol.” **[CM]** *Scheduled for 10/19/16 DRC meeting. DRC signed-off, scheduled for 12/14/16 PB meeting.*

16-SP-14, 16-CU-05

Sunset Chevrolet Service Bay Addition [3930 Brown Avenue, 1800 & 1850 Bay Road, 1705 Nebraska Avenue): The applicant proposes to build a single story (2,700 square feet in area), six service bay building and six additional parking spaces on the western side of the dealership. Previous approvals include 00-RE-12, 02-CU-14, 02-SP-49, 02-SV-06, 04-CU-08, 04-SP-27, 15-CU-02 and 15-SP-10. Site access is not being modified. The development site is zoned Commercial Intensive and Commercial General. **[LP]** *Scheduled for 10/19/16 DRC meeting, resubmittal required.*

16-ASP-02, 16-ADP-05, 16-ADS-31

East & Fruitville Commercial [201, 210 & 218 North East Avenue]: Applicant proposes to construct a 7,500 square foot retail development with 32 parking spaces on the subject property. Access is proposed on East Avenue and Halton Place. The property is zoned Downtown Core (DTC) with North East Avenue and a portion of Fruitville Road designated as Primary Streets. Administrative Adjustment (16-ADS-05) is requested concurrently for the façade coverage requirement and an Adjustment to the Planning Board is requested for access on a Primary Street. The property is also within the Fruitville Gateway Corridor Overlay District. **[LP]** *Scheduled for 10/19/16 DRC meeting, resubmittal required.*

17-ASP-01

CitySide Phase II [850 Coconut Avenue): Proposed development includes 253 residential dwelling units and approximately 8,700 square feet of commercial space along May Lane, in a 5 story structure. Access to the internal parking garage is taken via Florida Avenue. The property is zoned Downtown Edge and is in the Rosemary Residential Overlay District. The project site is approximately 3.61 acres. **[LP]** *Scheduled for 11/2/16 DRC meeting. Resubmittal required.*

17-SP-02, 17-CU-01

Verizon Wireless at Sarasota Shriners [600 N. Beneva Road]: Applicant proposes placement of a 120-foot tall monopole wireless communication tower on the subject property zoned Medical Charitable Institutional (MCI) and containing the Sarasota Shriners private club. No changes are proposed to the existing building, with the proposed pole located to the rear of the property. **[CM]** *Scheduled for*

11/16/16 DRC meeting. Partial sign-off, scheduled for 12/21 BOA meeting. Tentatively scheduled for 1/11/17 PB meeting.

17-SP-03, 17-CU-02, 17-GZW-01

MarineMax Expansion [1601 Ken Thompson Pkwy]: Proposed marina improvements including boat rack replacement and expansion of capacity, a new floating dock, a new restroom facility, shade pavilion, and parking. Conditional Use is required for the expansion of the leasehold use within the Governmental (G) zone. The G-zone waiver request is currently for a reduction in required parking, although additional waivers may be required based on DRC review and comment. **[CM]** *Scheduled for 12/7/16 DRC meeting.*

17-ASP-02

Fruitville Hotel [1351 & 1365 Fruitville Road]: Proposed new 5-story, 118 room limited service hotel with 59 parking spaces. The site is located on the north side of Fruitville Road between Cocoanut Avenue and Central Avenue. The existing structures are proposed to be demolished. Access is proposed from the alley located north of Fruitville Road AND Fruitville Road. The site is 0.67 acres and is zoned Downtown Edge (DTE). **[LP]** *Scheduled for 11/16/126 DRC meeting; resubmittal required.*

17-SP-04

DeMarcay [33 S. Palm Avenue]: Requested amendment to Site Plan 06-SP-06 approved January 16, 2007 permitting 39 residential condominiums and 2,890 square feet of retail uses under the prior DROD overlay. The applicant is proposing elimination of condition C.4 in the resolution of approval stating “pre-cast or comparable construction shall be utilized above the sixth floor of the project.” **[CM]** *Scheduled for 12/7/16 DRC meeting.*

RECENTLY APPROVED/DENIED/WITHDRAWN:

17-SP-01

Sarasota Memorial Hospital Newtown Medical Office Building [1811 Dr. Martin Luther King Jr. Way]: Proposed 6,600 square foot medical office building, including 15 parking spaces as Phase I. The parking lot on the eastern portion of the lot consisting of 14 parking spaces is considered Phase II and is contingent upon approval of a variance for the location of parking. The property is zoned Commercial Business Newtown (CBN) and currently contains a building that will be demolished. Access is proposed on N. Osprey Ave and N. Links Ave. **[LP]** *Scheduled for 10/19/16 DRC meeting, partial sign-off. Variance required, scheduled for 11/30/16 BOA meeting. PB approved at 11/9/16 meeting.*

PENDING:

12-REN-02

Reflections Resort [1174 & 1186 Hampton Road]: Proposal to rezone the subject properties from RMF-3 [Residential Multiple Family-3] to NT [North Trail]. Proffers eliminating the following uses are included: gas stations, convenience stores, alcoholic beverage stores, bars or nightclubs, and industrial services. Conceptual plans for a hotel have been provided for information and are not subject to DRC sign-off at this time. **[CM]** *Scheduled for 6/6/2012 DRC. Determined that project requires a traffic study; on hold until completed. Planning Board recommended denial on 1/23/13. The application was heard at the 3/4/13& 6/3/13 City Commission meetings and continued to the 7/1/13 City Commission meeting. Discussion regarding land use classification at 7/1/13 City Commission meeting; hearing continued to 9/16/13. CC continued to date uncertain. 11/18/13 CC Discussion Re: Land Use Designation; CC pursuing purchase of property, will discuss again at 12/2/13 meeting. Applicant*

declined to sell, submitting site plan. CC discussed 10/3/16, gave applicant 90 days to submit site plan or petition will be considered withdrawn.

13-ROA-01/13-SP-02/13-CU-01

Ritz Carlton Beach Club [1234 Ben Franklin Drive]: Applications for a Rezone Ordinance Amendment, Site Plan Amendment, Major and Minor Conditional Uses are requests to change allowable accessory uses associated with the Ritz Carlton Beach Club. Specifically, the applicant requests the addition of watercraft for guest use, new accessory beach cabanas [portable and non-portable] and construction of a beach access path within the easement previously dedicated for this access. **[CM]** *Planning Board recommended denial on 1/9/13. The application is on hold per the Applicant's request. City Commission meeting TBD.*

.....

Staff Contact Information:

GS - Gretchen Schneider, General Manager, Gretchen.schneider@sarasotagov.com, 941-365-2200 ext 4355

DS - David Smith, AICP, General Manager, David.smith@sarasotagov.com, 941-365-2200 ext 4175

RC - Ryan Chapdelain, AICP, Manager, Neighborhoods, Redevelopment & Special Projects
Ryan.chapdelain@sarasotagov.com, 941-365-2200 ext 2604

CM - Courtney Mendez, AICP, Chief Planner, Courtney.mendez@sarasotagov.com, 941-365-2200 ext 4351

CS - Dr. Clifford Smith, Senior Planner, Clifford.smith@sarasotagov.com, 941-365-2200 ext 4361

LP - Lucia Panica, Planner, Lucia.panica@sarasotagov.com 941-365-2200 ext 4359