

**City of Sarasota Neighborhood & Development Services Department:  
Planning Division Project Status List  
(As of September 7, 2011)**

**Recently Approved/Denied:**

**10-REN-02**

**City-Initiated Rezone for Martin Luther King Jr. Blvd Corridor:** The proposed rezone would change the zoning of the properties from their current zoning (including CND, G, RMF-2, RMF-3, RMF-6, RSF-2 and RSF-4) to the implementing district of Commercial Business Newtown (CBN). The CBN District was specifically updated in the latest round of amendments to the Zoning Code to implement the Urban Edge Future Land Use classification within the boundaries of the Newtown CRA. The subject area includes the corridor from just west of Cocanut Avenue eastward to approximately US 301, and extending north and south approximately 300 feet from Martin Luther King Jr. Way. (Case Planner – Mendez). *Planning Board at the 6/9/2010 hearing, recommended approval with delay of final reading until, through a separate Zoning Text Amendment, the site plan review process within CBN zone district standards is revised to remove the Administrative Site Plan Approval provision. City Commission approved on first reading 7/19/2010, with second public hearing and adoption on 7/5/2011.*

**10-REN-04**

**Sylvan Drive Proffered Rezone [1173 Sylvan Drive]:** Application 10-REN-04 proposes rezoning a 14,408 s.f. site from RSF-2 [Single Family Residential] to NT [North Trail] subject to proffers that would limit future use, building area and height. The rezoning is contingent upon adoption of an amendment to the *Sarasota City Plan 2030* Future Land Use map which is being processed simultaneously with this rezone application. (Case Planner – Hoglund). *Received DRC sign-off on 11/17/2010. Planning Board recommended denial on 1/12/2011. City Commission approved on first reading 5/16/2011, with second reading and adoption on 6/6/2011 (consent agenda).*

**11-REN-01**

**Pillion Office Building [1671 Mound Street]:** Proposal to rezone a 3,654 s.f. site from OPB [Office, Professional and Business] to DTE (Downtown Edge). The site is designated Urban Edge by the 2030 Future Land Use Map, and DTE is an implementing zone district for that land use classification. No building plans are proposed at this time. (Case Planner – Hoglund). *Received DRC sign-off on 3/2/2011. Planning Board recommended approval on 4/13/2011. . City Commission approved on first reading 6/6/2011, with second reading and adoption on 6/20/2011 (consent agenda).*

**11-REN-02, 11-SV-01**

**Marion Anderson Rezone [2046 Dr. Martin Luther King, Jr. Way]:** Proposal for a City-initiated rezone of a portion of the Marion Anderson Brownfield Site (approx. 13.2 acres) owned by the City of Sarasota from the Governmental (G) Zone District to Commercial Residential District (CRD). A concurrent Street Vacation of the unimproved right-of-way of East Avenue from Dr. Martin Luther King Jr. Way to the existing lift station adjacent to 21st Street was also proposed and is still pending. The Rezone and Street Vacation are proposed as a component of the cleanup and redevelopment efforts for the Site. (Case Planner – Mendez). *Heard by DRC on 3/2/2011. Rezone received DRC sign-off and Planning Board recommended approval on 4/13/2011. City Commission approved on first reading 6/6/2011, with second reading and adoption on 6/20/2011 (consent agenda).*

**11-SV-02, 11-MCU-01, 11-SP-02**

**Children's Rainforest Garden at Marie Selby Botanical Gardens [811 South Palm Avenue]:** The applicants propose to vacate the segment of Palm Avenue right-of-way between Mound Street and Hudson Bayou in order to create a rainforest garden for children. The Site Plan calls for additional planting, a paved plaza, wood decking, additional hardscape features, and a walkway through existing tree canopy. (Case Planner - Hoglund). *Went before DRC on 4/1/2011 and again on 5/4/2011 and received sign-off. Planning Board recommended approval on 6/8/2011. . City Commission approved on first reading 7/18/2011, with second reading and adoption on 8/15/2011 (consent agenda).*

**11-ENC-02**

**Sarasota School of Arts & Sciences [Central Ave. @ 7th Street]:** This application is a request for a temporary encroachment agreement to allow the relocation of a 6-inch fire line along the western edge of Central Avenue during construction of a new gymnasium on the block south of 7th Street. [Harvey Hoglund, AICP, Senior Planner]. *Received sign-off at 7/6/2011 DRC. City Commission approved on 8/15/2011(consent agenda).*

**11-SP-04**

**Walmart Neighborhood Market [3500 N. Tamiami Trail]:** Proposal for a 34,244 s.f. grocery store to replace an existing building that was previously a Winn Dixie grocery store. A concurrent Variance application has been submitted for location of accessory structures and window requirements in the NT Zone District. [Courtney Mendez, AICP, Senior Planner] *Received sign-off at 8/17/2011 DRC. Planning Board approved Site Plan on August 10, 2011.*

**10-ZCI-01**

**Hotel @ Five Points [1400 Main Street]:** Proposes an 18-story building including a restaurant, hotel (shown as Hyatt), office space and four residential units. The subject property is located within the DTC and DTB zone districts, and therefore, would require additional approval for the 18-story building under the two allowed height exceptions for the DTC zone district. Additional standards and limitations would apply based on this height request. (Case Planner - Mendez). *Pre-Application Meeting held 4/7/2010. Application for Zoning Code Interpretation applied for to gain determination on height exception to allow DTC portion of the building to exceed 10 stories, up to 180 feet. Request denied on 7/8/2010 and notice letter to property owners within 500 feet mailed on 7/22/2010. Appeal filed 9/7/2010. Decision of Director of Neighborhood and Development Services (denying the request) upheld by Planning Board at 12/8/2010 Public Hearing. Appeal of the Planning Board decision filed, City Commission Public Hearing initially scheduled for 2/7/2011 and continued to 6/6/2011 at Applicant's request. Second continuance granted (at Applicant's request) to September 6, 2011 City Commission. City Commission DENIED request for additional height on 9/6/2011, upholding decision of Director of Neighborhood & Development Services and Planning Board.*

**Pending:**

**10-RE-02, 10-SV-03, 10-SP-07, 10-MCU-01**

**Bethlehem Baptist Church [1680, 1622 & 1608 8th Street and 1726 Orange Ave. and 1661 & 1663 17th Street]:** Proposes a multi-phase expansion project to include a daycare, new sanctuary and a mixed-use building containing offices, possibly an accessory café, and age-restricted residential units. To implement the proposal, a rezone from RMF-2 to ORD is required as well as a Street Vacation for an unimproved

portion of Goodrich Avenue between 17th and 18th Streets. Minor conditional use and site plan applications are required for the daycare. (Case Planner – Mendez). *Received sign-off at 9/1/10 DRC Meeting. Planning Board recommended approval on 10/13/2010. City Commission approved on first reading on 11/15/2010. Rezone adopted by City Commission 12/6/2010 (consent agenda). Street Vacation 2<sup>nd</sup> Reading pending receipt of required easements, date TBD.*

#### **11-ENC-01**

**New College Major Encroachment [5800 Bay Shore Road]:** Proposal to install two 6-inch chilled water lines and a 4-inch irrigation line within a 10-foot wide segment of Bay Shore Road. (Case Planner – Hoglund). *Received DRC sign-off on 11/3/2010. Planning Board review not required. City Commission date TBD.*

#### **11-DA-01**

**New College of Florida Campus:** Florida Statutes Section 1013.30 requires Development Agreements between institutions of higher learning and their host communities. The New College campus agreement currently in place was adopted in 2000 when it was a branch of the University of South Florida. This application consists of a draft of the updated agreement, the Master Plan adopted by the New College administration in 2008, and a level-of-service analysis of public services and facilities. (Case Planner – Hoglund) *Discussed at 1/12/2011 DRC, requires re-submittal.*

#### **11-REN-02, 11-SV-01**

**Marion Anderson Site East Avenue Street Vacation [2046 Dr. Martin Luther King, Jr. Way]:** A proposed Street Vacation of the unimproved right-of-way of East Avenue from Dr. Martin Luther King Jr. Way to the existing lift station adjacent to 21st Street is proposed. This was initially heard with a rezone of the property to CRD, which was approved by the City Commission. The Rezone and Street Vacation are proposed as a component of the cleanup and redevelopment efforts for the Site. (Case Planner – Mendez). *Heard by DRC on 3/2/2011. Street Vacation will require DRC re-submittal pending finalization of right-of-way area, date TBD.*

#### **11-RE-01, 11-SV-03, 11-MCU-02, 11-SP-03**

**P.F. Chang's China Bistro [766 S. Osprey and 1751 Novus]:** Proposal to rezone two properties from OPB [Office Professional Business] and CND [Commercial Neighborhood District] to DTNE [Downtown Neighborhood Edge]. The rezone is accompanied by a site plan depicting construction of a 7,000 s.f. restaurant at 766 S. Osprey, with the street vacation applying to a portion of Floral Lane adjacent to that property. A Minor Conditional Use has also been requested to allow a commercial parking lot at 1751 Novus Street. (Case Planner – Mendez). *Items heard before DRC on 4/20/2011. Re-submittal required, date TBD.*

#### **11-ADP-01**

**Crime Stoppers LED Sign [2071 Ringling Boulevard]:** Proposed location of a LED Crime Stoppers sign on County Property across from the Judicial Center. Adjustment is requested to allow change of copy more frequently than once per 24 hour period. (Case Planner – Mendez). *Application deemed incomplete, additional materials required prior to scheduling item for public hearing before Planning Board. Application placed on hold at Applicant's request.*

**11-CU-01, 11-SP-05**

**Discount Tobacco and Beer [2067 Siesta Drive]:** Proposal to operate an alcoholic beverage store in an existing shopping center located on the north side of Siesta Drive east of Tamiami Trail. A variance application has been filed simultaneously since the site is within 500 ft. of residentially zoned property. [Harvey Hoglund, AICP, Senior Planner]. *Received sign-off at 7/20/2011 DRC. Scheduled for 9/14/2011 Planning Board.*

**11-REN-03**

**Sarasota Arthritis Center [1954 Siesta Drive & 3500 S. Tamiami Trail]:** Applicant requests rezoning from the RSF-3 [Residential Single Family-3] and OPB [Office Professional Business] zone districts to the OCD [Office Community District] zone district. A 28 ft. height limit is proffered on the 1954 Siesta Drive property only. [Courtney Mendez, AICP, Senior Planner]. *Received sign-off at 8/17/2011 DRC. Scheduled for 10/12/2011 Planning Board.*

**11-SP-06**

**Mediterranean Apartments Redevelopment [1720 Dr. Martin Luther King Jr. Way]:** Proposed redevelopment of the Mediterranean Apartments with 28 townhome style units plus accessory parking and play area. This is a joint project of the Office of Housing and Community Development and the Sarasota Housing Authority under the HUD NSP2 program. [Courtney Mendez, AICP, Senior Planner] *Received sign-off at 9/7/2011 DRC. Scheduled for 10/12/2011 Planning Board.*

**11-RE-02, 11-SP-07**

**1400 Desoto Road:** Proposal to rezone a 16.6-acre site from Sarasota County RMF-2 and CI to City of Sarasota RMF-4. The proffered site plan depicts one 2-story building and eleven 3-story buildings containing 280 residences in total. A 2,355 s.f. community building and swimming pool would be located in the center of the site. Off-street parking for 504 vehicles will be provided with access from DeSoto Road. The Future Land Use Map 2030 designates the site Medium-Density, Multi-Family Residential. [Harvey Hoglund, AICP, Senior Planner] *Received sign-off at 9/7/2011 DRC. Scheduled for 10/12/2011 Planning Board.*

**11-MCU-03, 11-SP-09**

**Twigg Residence [1910 Laurel Street]:** The applicant proposes to construct a two-story duplex on a vacant 10,492 square foot lot located on the south side of Laurel Street approximately 60 feet east of Columbia Court. The site is located in the RSM-9 zone district, where duplexes may be approved as a conditional use. A pair of two car garages would be located in the southern portions of the site, with access to Laurel Street by way of a driveway along the western edge of the property. [Harvey Hoglund, AICP, Senior Planner] *Scheduled for the 9/21/2011 DRC Meeting.*

**11-CU-02, 11-SP-10**

**State Street Cookery [1533 State Street]:** Applicant requests Conditional Use and Site Plan approval to allow a nightclub use within the existing property. While the use proposed is generally described as a restaurant, the proposed 4-COP alcoholic beverage license and number of seats (70 proposed) would qualify the use as a nightclub under the definitions of the Zoning Code. [Courtney Mendez, AICP, Senior Planner] *Scheduled for the 9/21/2011 DRC Meeting.*