

**City of Sarasota Neighborhood & Development Services Department:  
Planning Division Project Status List  
(Current as of 1/6/2010)**

**Recently Approved:**

**10-ROA-02**

**Florida Studio Theatre [751 Cohen Way]:** Request for an amendment to Ordinance No. 08-4809 and a subsequent agreement with the City of Sarasota requiring construction of a liner building on the west side of Cohen Way south of 8th Street. The proposed amendment would eliminate this requirement due to the inability to obtain financing and the lack of a specific purpose for the building. (Case Planner - Hoglund) *Received sign-off at 9/1/10 DRC Meeting. Planning Board recommended approval on 10/13/10. City Commission approved on first reading on 11/15/2010 (first reading) and 12/6/2010 (adoption).*

**10-ROA-01**

**Bishop Nevins Academy Rezone Ordinance Amendment, 4380 Fruitville Road:** Rezone Ordinance Amendment to Ordinance 00-4242 amending the condition related to transportation concurrency analysis and to separate the approved site plan proffered as part of the rezone. The site plan would remain associated with the existing Minor Conditional Use (00-MCU-02) approved for a private elementary school on the site. (Case Planner - Mendez) *Scheduled for 6/9/2010 Planning Board. Petition was continued to 10/13/2010 Planning Board, and again to 11/10/2010 Planning Board to allow for further consideration of traffic and access issues. Planning Board recommended approval on 11/10/2010. Approved by the City Commission on 12/6/2010 (first reading) and 1/3/2011 (adoption).*

**10-CU-05, 10-SP-08**

**Coastal Behavioral Office Building [1451 10th Street]:** Proposal to construct two 1,960 s.f., single-story office buildings approximately 70 ft. west of the existing Crisis Stabilization Units. The +/- 2.97 acre site is zone "G", Governmental; and therefore, the site plan also requires conditional use approval. (Case Planner - Hoglund) *Received sign-off at 9/1/10 DRC Meeting. Scheduled for 10/13/10 Planning Board, continued to 11/10/2010. Planning Board recommended approval on 11/10/2010. Approved by the City Commission on 12/6/2010 (first reading) and 1/3/2011 (adoption).*

**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, possible 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. A minor conditional use and site plan applications are required for the daycare. *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.*

**10-SV-05, 10-DA-01**

**City Place at Pineapple Square:** Requests amendment of Ordinance 07-4713 regarding the vacation of a portion of State Street between Pineapple and Lemon Avenue and amendment of the Development Agreement related to City Place and the Pineapple Square Development which would provide vesting

for a period of 10 years and set other allowances related to the development, review procedures and obligation of both the City and the Applicant. (Case Planner - Mendez) *Received sign-off at 9/15/2010 DRC Meeting. Planning Board recommended conditional approval on 10/13/2010. CRA Advisory Board recommended conditional approval on 10/28/2010. City Commission approved Development Agreement and Street Vacation (1<sup>st</sup> reading) on 12/6/2010. Street Vacation adopted by City Commission on 1/3/2010. Development Agreement will become effective 30 days from receipt by Florida Department of Community Affairs, date TBD.*

**2010-VAN-05, 10-CU-04, 10-SP-09**

**Publix Liquor Store [1058 N Tamiami Trail]:** Publix has requested a variance from the City's 500-foot distance separation requirements for alcohol beverage establishments in Section VII-601(r) of the Zoning Code, allowing an alcoholic beverage store within 17 feet of residentially zoned property and within 277 feet of another establishment selling alcoholic beverages. Conditional Use and Site Plan Approval also requested. The proposed liquor store would be located within the Broadway Promenade shopping center proximate to their existing grocery. (Case Planner - Mendez) *Variance approved by Board of Adjustment on 10/27/2010. Conditional Use and Site Plan received DRC sign-off on 10/6/2010. Planning Board recommended approval on 11/10/2010. Approved by City Commission on 12/6/2010 (consent agenda).*

**10-APP-01**

**Center Pointe/ Icard Merrill [2033 Main Street]:** Application 10-APP-01 is an appeal of the decision by the General Manager of Neighborhood and Development Services which denied placement of signage for Icard Merrill on top of the third floor façade. Section VII-110(5)(C) of the Zoning Code requires wall signs to be located at the top of the first floor façade. (Case Planner - Hoglund) *Planning Board upheld decision of the General Manager of Neighborhood and Development Services in a Public Hearing held 9/15/2010. Decision of the Planning Board appealed by Applicant. City Commission reversed the decision of the Planning Board in a Public Hearing held 1/3/2011, thus approving the original sign adjustment.*

**Pending:**

**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. [Lawrence Weber, Weber Engineering, applicant's representative]. *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 properties 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 in Public Hearing 12/8/2010. Appeal of the Planning Board Decision Filed, City Commission Public Hearing date tentatively 2/7/2011.*

#### 08-SV-10

**Judicial Center Alley Vacation [Adjacent to 2050 Ringling Blvd. & 2041-2057 Adams Lane]:** Requests approval to vacate the western approximately 237-foot portion and the southern approximately 152-foot portion of an alley that currently connects East Avenue with Adams Lane. The eastern 240-foot portion would remain as public right-of-way and would connect to a northern 20-foot wide strip of land that would be dedicated as public right-of-way. This would allow the alley to be "re-routed" from East Avenue to Ringling Blvd. for the future expansion of the Judicial Center. (Case Planner - Hoglund) *Approved by City Commission 12/15/2008. Second Reading TBD.*

#### 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 Coconut 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 hearing held 6/9/2010, recommendation of approval with delay of final reading until Site Plan process revised to remove Administrative Site Plan Approval provisions (through separate Zoning Text Amendment). City Commission approved on first reading 7/19/2010. Second reading (adoption) to be determined based on completion of associated Zoning Text Amendment.*

#### 10-SV-01 & 10-SV-02

**Orange Avenue & 35<sup>th</sup> Street ROW Vacation:** The School Board of Sarasota County proposes to realign Orange Avenue between 32<sup>nd</sup> and 35<sup>th</sup> Streets in order to consolidate east and west portions of the Booker High School campus. Vacating the existing right-of-way is the first step. The realigned right-of-way will be dedicated once construction of the new street has been completed. *The Orange Avenue segment will be presented to the City Commission in a public hearing on 6/21/2010. The Planning Board will conduct another public hearing to consider the 35<sup>th</sup> Street vacation on 7/7/2010. Second reading for both will be scheduled upon completion and dedication of new Orange Avenue alignment.*

#### 07-SP-20, 07-OSP-02, 08-CU-09

**Whitaker Hotel and Suites [1701 & 1715 Tamiami Trail]:** Site Plan application 07-SP-20 proposes developing a 78,191 s.f. 3-story, 132-room hotel with a 5,550 s.f. quality restaurant on the +/- 4.55 acre site. Major Conditional Use application 08-CU-09 requests approval for 16 auxiliary boat docks to be used in association with the hotel. Offsite Parking Agreement application 07-OSP-02 would allow a 15% reduction in the number of required parking spaces for two independent uses in the NT [North Trail] zone district. (Case Planner - Hoglund) *Scheduled for 3/10/2010 Planning Board, at which time they continued application (without opening public hearing). Planning Board Recommended approval on 9/15/2010. City Commission set for Public Hearing 1/3/2011, received continuance to 4/4/2011.*

#### 11-ZTA-01

**Zoning Text Amendments:** The proposed amendments cover a range of issues. Batch one includes:

Awnings in the right-of-way in the CT zone district [St. Armands]; Awning material specified for the CT zone district [St. Armands]; Signage for 2nd Floor Businesses in the CT zone district [St. Armands]; Awning and Canopy definitions and standards; Public Art; Lighting Standards; Telecommunication Tower placement; Florida Friendly Landscaping; Residential Urban Chicken Keeping; and Errata Amendments. Batch two includes: criteria for Site Plan approval outside the Downtown Zone Districts; payment-in-lieu parking options within the Downtown Core; and definition and additional regulation regarding timeshare uses. *Discussed before DRC on 11/03/2010. Special Planning Board Meeting on 11/29/2010 batch one items. Batch one items will go forward to City Commission on 1/18/2011. Batch two discussed by Planning Board on 1/5/2011. Downtown parking received okay to move forward, date TBD. Remaining items directed for additional public comment, meeting schedule to be developed.*

#### **11-SP-01**

**Public Works Service Garage [1761 12th Street]:** The Department of Public Works proposes to enclose the service bays located at the southwest corner of the fleet maintenance garage. The site is located in the "G" [Governmental] zone district. (Case Planner - Hoglund) *Received DRC sign-off on 12/1/2010. Planning Board scheduled for 1/12/2011.*

#### **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. City Commission date TBD.*

#### **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 that is being processed simultaneously with this rezone application. (Case Planner - Hoglund) *Received DRC sign-off on 11/17/2010. Planning Board scheduled for 1/12/2011.*

#### **11-SP-01**

**Public Works Service Garage [1761 12th Street]:** The Department of Public Works proposes to enclose the service bays located at the southwest corner of the fleet maintenance garage. The site is located in the "G" [Governmental] zone district. *Received DRC sign-off on 12/01/2010. Planning Board scheduled for 1/12/2011.*

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

**New College of Florida Campus Development Agreement:** Section 1013.30 Florida Statutes requires development agreements between institutions of higher learning and their host communities. The most recent agreement for the New College campus 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 campus master plan adopted by the New College administration in 2008, and a level-of-service analysis of public services and facilities. (Case Planner - Hoglund) *Scheduled for 1/19/2011 DRC.*