

U.S. Garage

Project Briefing



LAST UPDATED: 9/8/2026

PROJECT: U.S. Garage Building, 330 S. Pineapple Ave

PROJECT SUMMARY: The purpose of this project briefing is to provide a summary of the activities related to the proposed demolition of the US Garage (Built 1925), which was properly evaluated in compliance with the City's existing Historic Ordinance (Sec. IV Division 8 of the Zoning Code) and approved for demolition on July 5, 2023, and subsequently approved as a demolition permit on November 6, 2025.

PROJECT FACTS:

What is Required prior to demolition for a property listed on the Florida Master Site File

The Florida Master Site File is a statewide inventory of buildings and resources older than 50 years but is not limited to buildings that actually possess historic value. Per the City's Zoning Code (Sec. IV-823. (a)(1)) any building listed on the Florida Master Site File (FMSF) cannot be demolished prior to the Planning Department performing a historic review. The purpose of this review is to determine if the structure is a contributing building to a historic district, or eligible for local or national designation. A building that is not contributing to a historic district, nor eligible for designation, may be approved for demolition administratively. A building that is contributing or eligible must be approved for demolition only through a request to the Historic Preservation Board. The only exception to this is if a building has documented structural failure.

What is evaluated in a Historic Review of an FMSF-listed building

Before an on-site review, staff determines if the building is part of a designated historic district by reviewing the record of all the districts and their contributing structures. (In the case of the U.S. Garage building, it is not a contributing structure to any designated district). There is also prior documentation to support a building's potential eligibility for designation. Building surveys have taken place periodically since 1977, with the last major survey taking place in 2020. Each survey is recorded on a Historical Structure Form, which is assigned an individual identification number. These forms (FMSF Forms) are then recorded with the State of Florida, and typically include a determination of potential eligibility for being officially designated as a historic structure; either locally and/or nationally.

Each surveyed property is evaluated from the exterior, and the evaluator performs subsequent research of available records including tax records, libraries/archives/Sanborn insurance maps/local planning office records/etc. Most surveys indicate whether a building is eligible or ineligible for local designation, national designation, or both. When a building has a subsequent survey, it is recorded as an update and reflects any new changes to a building. These subsequent evaluations may reveal that a building is no longer considered eligible for designation.

Initial Evaluation of the US Garage Building

The *1977 Historical, Architectural, and Archaeological Survey of Sarasota, Florida* (published in 1982), inventoried 280 sites, and listed the Garage as one of 235 buildings with Local Significance - attributed to its 'Architecture'.

Renovation of the US Garage Building

In 1987, the U.S. Garage participated in the City's Downtown Storefront Revitalization Program and simultaneously underwent a major renovation of the interior and exterior by the building's owners. The transformation is recorded in a Storefront Program summary document published by the City.

Subsequent Evaluations of the US Garage Building

The 2003 FMSF form reveals that the evaluators incorrectly recorded the building as having been demolished. This was likely a result of the major changes to the façade from the previously recorded building images. The 2010 FMSF form identified the US Garage as being ineligible for local or national designation, stating that the building had *been* "Altered – not to standards", meaning the 1987 renovations did not comply with the Secretary of the Interior's Standards for Historic Rehabilitation.

2023 Historical Review for Demolition

On July 5, 2023, Historic Preservation Senior Planner Dr. Clifford Smith, did an on-site review of the building's interior and exterior. He confirmed it was ineligible for designation, which allows an administrative approval of demolition.

Administrative Approval July 2023

When Dr. Smith filled in the required portions of the Application Form, he filled in the property address, the proposed action, and the date on which he confirmed that *"the structure is not eligible for the National Register of Historic Places. The Structure is not eligible for Local Historic Designation. The structure is not eligible as a Contributing Historic Structure."* The remaining entries on the Form get filled out when the Applicant applies for a Demolition Permit, including the identification of the Applicant's name, and the Demolition Permit #. The final entry on the Application Form is entered by the Office of the City Auditor and Clerk when the Application is submitted and assigned an application number (___- FMSF - ___). This is standard practice, as buildings slated for redevelopment may take years to come to fruition, and cannot proceed without confirmation of their ability to be demolished.

August 2025: New Historic Preservation Senior Planner, Susan Dodd, was asked about the 'status of the U.S. Garage', in relation to the proposed Adagio redevelopment project. Ms. Dodd was familiar with the U.S. Garage (interior and exterior), was aware of the 1987 renovation program, and was aware of the potential Live Local Act restrictions related to historic demolitions – but was not aware of the outstanding request for demolition.

September 2025: Ms. Dodd confirmed there were no existing restrictions on demolition related to the Downtown Storefront Revitalization Program's 1987 project funding (via communications with the Records Division, Procurement Division, and the Finance Department); Ms. Dodd worked with the City Attorney's Office and Development Services' staff to determine that the newly-adopted Live Local Legislation did not preclude the City from complying with code-requirements for a potential Historic Preservation Board review; Ms. Dodd informed the Development Services Planner assigned to review the proposed redevelopment, that the Applicant should be informed of the Historic Review and Historic Preservation Board approval process required prior to a demolition approval.

October 1, 2025: At the Development Review Committee (DRC) Meeting regarding the redevelopment proposal, the Applicant confirmed that approval for demolition had already been issued by Dr. Smith. The Applicant forwarded that confirmation to Ms. Dodd on the same day, and she confirmed the document read as an official confirmation from Dr. Smith.

October 2, 2025: Ms. Dodd informed all parties with whom she had prior communication (City Attorney's Office, planners, the Sarasota Alliance for Historic Preservation, and other staff) that the issue was resolved; the demolition had already been approved.

October 14, 2025: Ms. Dodd informed the Historic Preservation Board of this above fact (October 14, 2025, Historic Preservation Board Agenda item "XI. C. Update requested by the Board: U.S. Garage at 330 S. Pineapple").

October 16, 2025: The Applicant submitted for a Demolition Permit (#2026-000658).

November 6, 2025: Ms. Dodd received the processed FMSF Application via the Development Services Department portal, allowing sign-off of the Demolition Permit, as the historic review had been completed.

COMMISSIONER TALKING POINTS:

- 1) The City Historic Preservation Senior Planner confirmed that exterior alterations to the US Garage resulted in a loss of historic integrity, rendering it ineligible for historic designation.
- 2) As an ineligible structure, the property owner may proceed to demolition without review of the Historic Preservation Board.
- 3) The City complied with the requirements related to approving demolition for buildings listed on the Florida Master Site File.
- 4) Approval of individual demolition permits of non-historically designated structures in the City do not require public notice.

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