

Development Services Weekly Application Update
December 19, 2025

The projects contained in this report are included in the interactive map found on the City of Sarasota website. This interactive map allows you to search for development applications currently in the City's review process. All the details contained in this report are not included in the map.

[Link to map](#)

**New projects are highlighted in red and updates to existing projects are in red font.*

Proposed Attainable Units:

Project Name, Number and Density Bonus Program Being Used:	Number of Proposed Attainable Units:	Number of Market Rate Units	Total Number of Proposed Units:
24-SP-11, 24-RE-02, 24-SUB-02 (Habitat for Humanity) – 351 North Rhodes Avenue No bonuses, base density of Mixed Use 1 (via Rezone).	17 Attainable Units 80% of AMI or less adjusted for household size.	0 Market Rate Units	17 Total Units
24-ASP-10 (711 & 717 N. Orange Ave) – 711 & 717 N. Orange Avenue and 1591 7th Street Affordable Housing Program not specified.	2 Attainable Units Range not specified at this time.	17 Market Rate Units	19 Total Units
24-ASP-13, 24-ADP-06 (Bayside North) – 1250 10th Street Utilizing the Rosemary Resident Overlay District (RROD) Residential Density per Sec. VI-912(c)(4)	15 Attainable Units Range not specified at this time.	81 Market Rate Units	96 Total Units
25-ASP-01, 25-ADS-01 (The Highline) – 32 N. Opsrey Avenue Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	16 Attainable Units 6 units at 80% of AMI or less. 5 units at 80-100% of AMI No more than 5 units at 100-120% of AMI.	126 Market Rate Units	142 Total Units

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25-ASP-03, 25-ADP-03, 25-ENC-01 (Saravella) – 430 N. Tamiami Trail Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	40 Attainable Units Only 28 Units are required for the Bonus Density 10 Units at 80% of AMI or less. 10 Units at 80-100% of AMI 20 Units at 100-120% of AMI	242 Market Rate Units	282 Total Units
25-ASP-05, 25-ADS-04 (Ringling Boulevard Development) – 2101 Ringling Boulevard Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	2 Attainable Units 1 Unit at 80% of AMI or less. 1 Unit at 80-100% of AMI or less.	20 Market Rate Units	22 Total Units
25-SP-10 (Midtown Plaza Development) – 1299 S. Tamiami Trail Utilizing Section VI-503(l)(5)	28 Attainable Units at 120% AMI or Less	84 Market Rate Units	112 Total Units
25-ASP-09 (Adagio) – 1360 Ringling Blvd Utilizing Florida's Live Local Act and The Attainable Housing Density Bonus	76 Attainable Units Need AMI information	113 Market Rate Units	189 Total Units
25-ASP-12 (Zenith Redevelopment) – 1390 Main Street & 40 S. Pineapple Ave. Utilizing Downtown Attainable Housing Density Bonus per Section VI-1005(b)(3)	7 Attainable Units 2 at 80% of AMI or less 2 at 100% of AMI or less 3 at 120% of AMI or less	89 Market Rate Units	96 Total Units
Total	143 Attainable units	772 Market Rate Units	915 Total units

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Amendment to Previously Approved Site Plan:

	Project Name and Description:	Project Status:	Case Planner:
1.	Circle K (23-AA-06) 1200 University Parkway:	<ul style="list-style-type: none"> Under completeness review, 30-day period ends 5/12/23. Deemed incomplete 6/20/23, response due no later than 7/21/23. Awaiting revised survey. Being withdrawn. 30-day notice of denial letter sent on 11/17/23. <p>Next Step: Waiting for response from applicant. Application on hold per City Attorney's office.</p>	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
2.	26-AA-02 (Sandcastle Resort) – 1540 Benjamin Franklin Dr.: Application requesting a Minor Amendment to an Approved Site Plan for the Sandcastle Report development located at 1540 Benjamin Franklin Drive to reduce the total guestrooms from 304 guestrooms to 267 guestrooms with a reduction of 37 keys in the North tower, an increased lot coverage by 0.45% or 556.17 SF. The site is located in the Waterfront Resort (WFR) zone district with a FLU classification of Resort Residential. There are no other proposed changes to the existing development.	<ul style="list-style-type: none"> Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. Deemed complete 10/9/25. Approval letter drafted and under review with GM. Additional materials received from applicant 11/26/25. <p>Next Step: Review additional materials.</p>	Devynn Glanz Planner Devynn.Glanz@Sarasotafl.gov 941-263-6308
3.	26-AA-03 (The Reserve) – 307 S. Orange Avenue: Application requesting a Minor Amendment to an Approved Site Plan for The Reserve development located at 307 S Orange Avenue to convert the 1,293 square feet of commercial space	<ul style="list-style-type: none"> Application received 11/12/25, under completeness review. Deemed complete 11/17/25. Approval letter drafted 12/16/25, with GM for review. 	Devynn Glanz Planner Devynn.Glanz@Sarasotafl.gov 941-263-6308

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	to “residences only” internal space, enlargement of the café, changing the unit mix from 37 independent living units, 104 assisted living units, and 20 memory care units to 40 independent living units, 97 assisted living units, and 22 memory care units, and the reduction of parking spaces from 134 parking spaces to 131 parking spaces (still exceeding the required 94 parking spaces). The site is in the Downtown Core (DTC) zone district with a FLU classification of Downtown Core. There are no other proposed changes to the existing development.	Next Step: Send approval letter.	
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Administrative Site Plan:

4.	D&R Automotive (23-ASP-08) 901 & 802 Mango Avenue: Application seeking Administrative Site Plan approval to construct a ±8,494 square foot automotive service shop with associated stormwater facilities, parking, and utilities. The development is proposed on two parcels, 802 and 901 Mango Ave. totaling ±1.43 acres. A portion of unimproved Mango Avenue runs through the site, between the two parcels. The subject site is located in the Industrial Light Warehousing (ILW) zone district with a Future Land Use (FLU) classification of Urban Edge. It is also located in the Limelight District (Business). Vehicular access is proposed	<ul style="list-style-type: none"> . Under completeness review, 30-day period ends 7/27/23. . Deemed incomplete 7/14/23, response due no later than 8/14/23. . Response received 8/31/23. . Deemed complete 9/5/23, scheduled for 10/4/23 DRC meeting. Resubmittal required. . Resubmittal received 12/14/23. Scheduled for DRC 1/17/24. . Partial sign-off achieved. . Response to Technical Comments received 2/1/24. . Response to comments received 12/4/24. . Final plans requested 6/9/25. Approval letter drafted. . Emailed applicant for final plans 8/5/25. . Emailed applicant for follow up on 10/17/25. 	<p>Alison Christie General Manager</p> <p>941-263-6516 Alison.Christie@Sarasotafl.gov</p>
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	via Apricot Avenue. There is no residential use proposed with this project.	<ul style="list-style-type: none"> Final plans received 12/17/25. <p>Next Step: Review final plans.</p>	
5.	<p>711 & 717 N. Orange Avenue (24-ASP-10) 711 & 719 N. Orange Avenue, 1591 7th Street: An application requesting Administrative Site Plan Approval to construct 19 multifamily units and 2,444-square feet of commercial uses within a six (6)-story building on the ±0.36-acre subject property. The site is located on the northwest corner of North Orange Avenue and 7th Street. It is within the Downtown Edge (DTE) zone district, has a Future Land Use classification of Urban Edge, and is located within the Rosemary Residential Overlay District (RROD). North Orange Avenue is a Primary Street in this location. Vehicular access is proposed from 7th Street. This project does include attainable housing units. Previous associated applications include 23-PRE-05.</p>	<ul style="list-style-type: none"> Application received 3/29/24. Under completeness review, 30-day period ends 4/6/24. Deemed incomplete 4/5/24, response do no later than 5/4/24. Response to comments received 4/19/24. Deemed complete 6/18/24, DRC 7/17/24. Technical comments sent 7/16/24. Resubmittal required. Resubmittal received 9/20/24. DRC 10/16/24. Moved to the 11/6/24 DRC meeting. Revised form A received 10/24/24. Technical comments sent 11/7/24. Resubmittal required. Resubmittal received 4/28/25. DRC 5/21/25. Technical comments sent 5/20/25. Partial sign-off achieved. Response to technical comments received 8/15/25. Technical comments sent 8/28/25. Response to technical comments received 9/22/25. Full sign-off achieved 10/2/25 Final plans requested 10/14/25. Final plans received 10/16/25. Affordable Housing agreement required prior to sending approval. <p>Next Step: Waiting on AHA.</p>	<p>Rebecca Webster Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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6.	<p>25-ASP-07 (First Baptist Church) – 1661 Main Street: Application seeking Administrative Site Plan approval to allow for the expansion of First Baptist Church of Sarasota on the ±4.36-acre property located at 1661 Main Street. The property is comprised of six (6) parcels and is located within the Downtown Core zone district with a Future Land Use designation of Downtown Core. The expansion will consist of the demolition of a three-story vacant structure on the north side of the church, the interior renovation of the present Sanctuary building, construction of a three-story Welcome Center and five-story addition for church accessory uses, and demolition of the one-story strip retail building abutting Main Street. The application intent to construct a new outdoor park with the renovation. Access will remain from Adelia Ave, 2nd Street, and Goodrich Ave.</p>	<ul style="list-style-type: none"> . Application received 4/4/25. Under completeness review, 30-day period ends 5/4/25. . Deemed incomplete 4/11/25. Response due no later than 5/11/25. . Response to completeness comments received 4/28/25. . Deemed complete 4/29/25, DRC 5/21/25. . Technical comments sent 5/20/25. . Resubmittal required. . Resubmittal received 11/24/25. DRC 1/7/25. <p>Next Step: Complete technical review.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
7.	<p>25-ASP-08 (S. Palm Avenue Condos) – 777 S. Palm Avenue: Application requesting Administrative Site Plan approval to redevelop the approximately 1.09-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. Approximately 66 residential units and 17,946-square feet of retail are proposed in a seven (7)-story building</p>	<ul style="list-style-type: none"> . Application received 5/2/25. Under completeness review, 30-day period ends 6/1/25. . Deemed complete 5/12/25. DRC 6/4/25. . Technical comments sent 6/3/25. . Resubmittal required. . Response to technical comments received 7/11/25. DRC 8/6/25. . Technical comments sent 8/1/25. . Partial sign-off achieved. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	utilizing the Downtown Attainable Housing Density Bonus found in Zoning Code Section VI-1005(b)(3) and the Transfer of Development Rights (TDR) outlined in Section VI-1005(g)(6) to allow additional height. Five (5) attainable units are proposed. Access is proposed from S. Palm Ave. and S. Orange Ave.	<ul style="list-style-type: none"> Response to technical comments received 12/17/25. <p>Next Step: Review response to technical comments.</p>	
8.	25-ASP-10 (7th & Central Residential Development) – 650 Central: Application requesting Administrative Site Plan approval to redevelop a portion of an approximately 1.12-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Downtown Edge. Central Avenue is a Primary Street in this location. A new building fronting 7th Street with 24 residential units, seven (7)-stories in height, is proposed with a new public park abutting Cohen Way. The existing building abutting Central Avenue is proposed to remain. The existing building abutting Cohen Way is proposed to be demolished. No attainable units are proposed. Vehicular access will remain from 7th Street.	<ul style="list-style-type: none"> Application received 5/14/25. Under completeness review, 30-day period ends 6/13/25. Deemed incomplete 6/23/25. Response due no later than 6/23/25. Response to completeness comments received 5/29/25. Deemed complete 6/9/25. DRC 7/2/25. Additional materials received 6/13/25. Technical comments sent 7/1/25. Resubmittal required. Resubmittal received 8/29/25. DRC 10/01/25. Technical comments sent 9/29/25. Resubmittal required. Response to technical comments received 10/27/25. DRC 11/19/25. Technical comments sent 11/18/25. Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
9.	25-ASP-12 (Zenith Redevelopment) – 1390 Main Street & 40 S. Pineapple Avenue: Application requesting Administrative Site Plan approval to	<ul style="list-style-type: none"> Application received 7/18/25, under completeness review. 30-day period ends 8/17/25. Deemed complete 7/23/25. DRC 8/20/25 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489</p>

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	<p>redevelop an approximately ±1.18-acre site utilizing two parcels to provide a unified development with split-zoning. One parcel is currently zoned Downtown Bayfront (DTB) with a Future Land Use classification of Downtown Bayfront and the other parcel is currently zoned Downtown Core (DTC) with a Future Land Use classification of Downtown Core. The existing 12-story multitenant office building on the parcel zoned DTB and the existing 2-story office building on the parcel zoned DTC are proposed to be demolished and a new mixed-use development consisting of one building measuring 18 stories on the DTB parcel and 10 stories on the DTC parcel is proposed. Two vehicular access points from Mira Mar Court are proposed to remain. A total of 41,837 square feet of commercial and office uses, and 96 dwelling units are proposed. Of the 96 dwelling units, 89 units are proposed as market-rate units and 7 units are proposed as attainable units utilizing the Downtown Attainable Housing Density Bonus.</p>	<ul style="list-style-type: none"> . Technical comments sent 8/18/25. . Resubmittal required. . Resubmittal received 9/24/25. DRC 10/15/25. . Technical comments sent 10/13/25. . Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca.Webster@Sarasotafl.gov</p>
10.	<p>26-ASP-05 (1776 Ringling Condominiums) – 1776 Ringling Blvd: Application requesting Administrative Site Plan approval to demolish one existing multi-story office building and one multi-family residential building to construct a 10-story condominium with</p>	<ul style="list-style-type: none"> . Application received 11/10/25, under completeness review. 30-day period ends 12/10/25. . Deemed complete 11/12/25. DRC 12/17/25. . Technical comments sent 12/15/25. Resubmittal required. 	<p>Devynn Glanz Planner</p> <p><u>Devynn.Glanz@Sarasotafl.gov</u> 941-263-6308</p>

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	<p>50-units on an approximately ±0.77-acre site that is zoned Downtown Core (DTC) with a Future Land Use designation of Downtown Core. Proposed building height is 146 feet and 8 inches. The project proposes a unified development of the two parcels located at 1776 Ringling Boulevard and 222 South Osprey across the existing public right-of-way of Osprey Court. A total of two attainable housing units are proposed utilizing the Downtown Attainable Housing Bonus in Zoning Code Section VI-1005(b)(3). The primary streets for the property are Ringling Boulevard and Osprey Avenue. Vehicular access is proposed from two access points, one ingress and one egress, along Osprey Avenue.</p>	<p>Next Step: Waiting on resubmittal.</p>	
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Planned Development:

11.	<p>1701 & 1715 N. Tamiami Trail Residences (22-SP-09, 22-ROA-01) – 1701 & 1715 N. Tamiami Trail: The applicant is requesting to amend a proffer made with a previously approved rezone (16-RE-02) at 1715 N. Tamiami Trail to allow for multifamily development. The applicant is proposing to develop a 22-unit apartment building at 1701 N. Tamiami Trail and a 36-unit apartment building at 1715 N. Tamiami Trail, for a total of 58 units. The site is located in the North Trail zone district</p>	<ul style="list-style-type: none"> . Under completeness review, 30-day period ends 3/15/22. . Deemed incomplete 2/23/22. . Deemed complete 3/9/22, DRC 4/6/22. . Resubmittal required. Resubmittal received, DRC 5/18/22 Partial sign-off. PB TBD. . Comments received 3/16/23. Comments sent 3/30/23. . Email sent to CAC on 11/17/23 to draft a 30-day notice of denial letter. . Withdrawal letter sent on 12/6/23. Effective 12/29/23. 	<p>Alison Christie, AICP General Manager</p> <p>Alison.Christie@Sarasotafl.gov 941-263-6516</p>
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	and the project has been designed to comply with the North Trail Overlay District standards. The parcels have a Future Land Use classification of Community Commercial. Access is proposed from the internal entryway as part of The Strand project. No attainable housing is proposed.	<ul style="list-style-type: none"> . Response received from applicant requesting 30-day extension. . Response to comments received 2/13/24. . Comments sent requesting a full set of plans. . Technical comments sent 2/26/24. . Advised applicant a resubmittal is required by 9/13/24. . Response to comments received 11/22/24. . Technical comments sent 11/25/24 and 11/26/24. . Resubmittal received 3/25/25. Full sign-off achieved 3/27/25. . Scheduled for 5/14/25. . PB plan set received 4/4/25. . Additional plans requested 4/17/25. . Plans received 4/21/25. . PB recommended denial to CC, 3-1. . Scheduled for CC 7/21/25. . Denied by CC. . Denial letter drafted 7/28/25. Waiting on City Attorney for review. . Denial letter sent 8/19/25. . Application continuing with Fluedra. <p>Next Step: Date TBD.</p>	
12.	24-SP-10, 24-SUB-01 (The Sanctuary) – 4529 Old Bradenton: An application requesting Site Plan and Final Plat Approval to develop 13 single-family homes and associated infrastructure accessed by a new right-of-way on a 4.8-acre parcel. Access to the site is proposed from Old Bradenton Avenue. The parcel is currently occupied by one	<ul style="list-style-type: none"> . Application received 4/12/24, under completeness review. . Deemed incomplete 4/25/24, response due no later than 5/25/24. . Response to completeness comments received 5/10/24. . Deemed complete 5/21/24. . DRC 6/18/24. . Resubmittal required. 	<p>Tom Sacharski Planner</p> <p>941-263-6548 Tom.Sacharski@Sarasotafl.gov</p>

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	single-family home and located on the west side of Old Bradenton Road, between 46th and 44th Streets. The parcel has a Future Land Use Classification of Single Family (Very Low Density) and is zoned Residential Single Family 3 (RSF-3).	<ul style="list-style-type: none"> . Resubmittal received, DRC 9/18/24. . Technical comments sent 9/17/24. . Partial sign-off achieved. . Response to technical comments received 10/2/24. . Response to comments received 10/24/24. . Response to comments received 11/25/24. . Tentatively scheduled for 1/8/25 PB meeting. . Full sign-off achieved 12/18/24. Tentatively scheduled for 3/12/25 PB meeting. . Comments received 12/30/24. . PB approved 4-1. . Scheduled for 5/5/25 CC meeting. . CC approved. . Waiting on mylars to send approval letter. . Emailed applicant on 8/21/25 for an update. . Mylars received 9/15/25. Waiting on signatures. <p>Next Step: Send approval letter.</p>	
13.	24-SP-11, 24-RE-0, 24-SUB-02, 25-ADS-10 (Habitat for Humanity AKA Rhodes & Aspinwall) – 351 North Rhodes Avenue: Application requesting a Site Plan, Rezone with a Site Plan, and Final Plat approval for a 17-unit single family attached townhome project on approximately 1.35 acres. Each townhome will be on its own platted lot of approximately 1,699 square feet. The subject property is located within the Office Regional District (ORD) and has a Future Land Use (FLU) classification of Urban Mixed Use. The applicant has	<ul style="list-style-type: none"> . Application received 4/30/24, under completeness review. 30-day period ends 5/30/24. . Deemed incomplete 5/8/24, response due no later than 6/7/24. . Response to comments received 7/2/24. . Deemed incomplete 7/8/24. . Response to comments received 7/23/24. . Deemed complete 7/24/24. . DRC 8/21/24. . Technical comments sent 8/19/24. . Resubmittal required. . Resubmittal received 11/20/24, DRC 12/18/24. . Technical comments sent 12/17/24. 	<p>Tom Sacharski Planner</p> <p>Tom.Sacharski@Sarasotafl.gov 941-263-6548</p>

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	<p>proposed to Rezone the property to the Mixed Use 1 zone district, an implementing district of the Urban Mixed Use FLU. Access is proposed by a driveway for each unit from Rhodes Avenue. All units are proposed as attainable.</p> <p>25-ADS-10: The applicant is seeking a reduction to the 20-foot minimum frontage requirement for zoning lots to accommodate the zero-lot-line townhome development.</p>	<ul style="list-style-type: none"> . Partial sign-off achieved. . Additional material received 12/19/24. . 25-ADS-10 received 4/9/25, under completeness review. . Response to technical comments received 3/16/25. . ADS deemed complete 4/17/25. . ADS approval letter drafted. . Technical comments sent 4/29/25. . Response to technical comments received 5/29/25. . ADS application approved 6/24/25. Approval letter sent 6/25/25. . Full sign-off achieved 6/26/25. Tentatively scheduled for August 7, 2025 PB Meeting. . PB set received 7/3/25. . PB recommended approval, 5-0. . CC date TBD. . Scheduled for 9/15/25 CC meeting. . CC approved on first reading. Consent 2 TBD. . Consent 2 10/20/25. . CC approved. <p>Next Step: Need ordinance and mylars before sending approval letter.</p>	
14.	<p>24-SP-17, 24-CU-03 (Lightshare FKA First Step) – 1451 10th Street: An application requesting Site Plan and Major Conditional Use Approval to construct a 15,259-square foot addition to accommodate new offices, expanded kitchen, and 64 treatment beds on the ±2.96-acre subject property. The site is located north of 10th Street, generally</p>	<ul style="list-style-type: none"> . Application received 7/2/24, under completeness review. 30-day period ends 8/1/24. . Deemed incomplete 7/12/24. Response due no later than 8/12/24. . Response to comments received, application deemed complete 8/27/24. . DRC 9/18/24. . Technical comments sent 9/17/24. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	east of Central Avenue, west of North Orange Avenue. This addition will replace the 2,600 square feet of modular buildings that currently exist on the site and are proposed to be removed. The subject site has a Future Land Use Classification of Urban Mixed Use and is within the Government (G) zone district. Vehicular access is proposed to remain as is from 10th Street.	<ul style="list-style-type: none"> . Resubmittal required. . Resubmittal received 2/25/25. DRC 3/19/25. . Technical comments sent 3/18/25. . Partial sign-off. . Response to technical comments received 9/29/25. . Technical comments sent 10/20/25. . Response to technical comments received 10/29/25. . Full sign-off achieved 11/6/25. PB 12/10/25. . PB recommended approval, 5-0. <p>Next Step: Prep for CC, 1/20/26. CC scheduled for 2/17/26.</p>	
15.	24-SP-19, 24-CU-04, 25-GZW-01 (Sarasota Youth Sailing) – 1717 Ken Thompson Parkway: An application requesting Site Plan and Major Conditional Use Approval to construct a new two-story, 4,230 square foot building for the Sarasota Youth Sailing Program (SYS) on a portion of the leased 6.2-acre property. The site is zoned Governmental (G) with a Future Land Use classification of Community Office/Institutional. Access is proposed to remain from Ken Thompson Pkwy.	<ul style="list-style-type: none"> . Application received 8/27/24, under completeness review. 30-day period ends 9/6/24. . Deemed incomplete 10/6/24. . Deemed complete 2/14/25. . DRC 3/19/25. . Technical comments sent 3/18/25. . Resubmittal required. . Resubmittal received 4/14/25. DRC 5/7/25. . Technical comments sent 5/6/25. . Partial sign-off achieved. . GZW received 8/28/25. . Response to technical comments received 10/20/25. . Full sign-off achieved 11/4/25. PB 12/10/25. . PB set received 11/6/25. . Continued to future PB meeting due to lease agreements. <p>Next Step: Prep for PB, date TBD.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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16.	25-ASP-01, 25-ADS-01 (The High Line) – 32 N. Osprey Ave: An application requesting Administrative Site Plan and Administrative Adjustment Approval to demolish two existing office buildings and to construct an 11-story mixed-use building with 142 multi-family dwelling units and 6,660 square feet of commercial space. The site is zoned and has a Future Land Use classification of Downtown Core (DTC). Access is proposed from 1st Street. Main Street and N. Osprey Avenue are primary streets in this location. A total of 16 attainable units are proposed.	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/14/24, response due no later than 11/14/24. . Deemed complete 1/14/25, DRC 2/5/25. . Technical comments sent 2/4/25. . Resubmittal required. . Resubmittal received 4/14/25. DRC 5/21/25. . Technical comments sent 5/20/25. . Partial sign-off achieved. . Response to technical comments received 6/23/25. . Response to arborist comments received 7/7/25. . Technical comments sent 7/14/25. <p>Next Step: Waiting on response to technical comments.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>
17.	25-SP-01, 25-RE-01 (Plymouth Harbor New Building) – 700 John Ringling Blvd: An application requesting Site Plan and Rezone Approval to construct a 115-foot tall multi-family building with 153 independent living units, amenity areas, and support facilities. The site is currently zoned Medical Charitable Institutional (MCI) with a Future Land Use classification of Metropolitan / Regional #3. The applicant has proposed a Rezone to Residential Multiple Family 5 (RMF-5), an implementing zone	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/14/24, response due no later than 11/14/24. . Response to completeness comments received 3/18/25. . Deemed complete 3/19/25. DRC 4/16/25. . Technical comments sent 4/15/25. Resubmittal required. . Resubmittal received 5/23/25. DRC 6/18/25. . Technical comments sent 6/17/25. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6489</p>

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	district of the Future Land Use classification. Access is proposed to remain from John Ringling Blvd. No attainable units are proposed.	<ul style="list-style-type: none"> Partial sign-off achieved at the 6/18/25 DRC meeting. Response to technical comments received 10/13/25. Technical comments sent 11/25/25. <p>Next Step: Waiting on response to technical comments.</p>	
18.	25-SP-02, 25-RE-02, 25-CU-01 (McBean Boys & Girls Club Redevelopment) – 1790 21st Street: Application requesting a Site Plan, Rezone and Major Conditional Use Approval to construct a new 21,760 square feet multi-purpose building. A future building of approximately 6,000 square feet is proposed for the southeast corner of the property. A multi-purpose athletic field adjacent to the new building is proposed along with a future planned field that will also be developed in the southeast corner of the property. The Applicant is requesting approval of a Major Conditional Use and Site Plan for the property zoned Government (G) located at 1900 N. Osprey Ave from Residential Multifamily 2 (RMF-2) to Government (G). Access is proposed to remain from N Osprey Ave. The Future Land Use is Multiple Family (Medium Density) for both subject parcels. No attainable housing is proposed for this project.	<ul style="list-style-type: none"> Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. Deemed incomplete 10/17/24, response due no later than 11/14/24. Response to completeness comments received 3/13/25. Deemed complete 3/13/25. DRC 4/16/25. Technical comments sent 4/15/25. Resubmittal required. Resubmittal received 5/12/25, DRC 6/4/25. Technical comments sent 6/4/25. Partial sign-off achieved. Response to technical comments received 10/7/25. Full signoff achieved 10/22/25. Tentatively scheduled for 12/10/25 PB. PB recommended approval to CC, 5-0. <p>Next Step: Prep for CC, 1/20/26.</p>	<p>Camden Jenkins Planner</p> <p>Camden.Jenkins@Sarasotafl.gov 941-263-6208</p>

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19.	<p>25-ASP-03, 25-APP-03, 25-ENC-01 (Saravella) – 430 N. Tamiami Trail: An application requesting Administrative Site Plan, Planning Board Adjustment, and Major Encroachment Agreement Approval to demolish eight existing buildings and to construct an 18-story mixed-use building with a portion at 11-stories in height, totaling 271 282 multi-family dwelling units and 11,402 ±11,384 square feet of commercial space. Five of the parcels are zoned and have a Future Land Use classification (FLU) of Downtown Bayfront (DTB). Four of the parcels are zoned and have a FLU of Downtown Core (DTC). Access is proposed from 5th Street. N. Tamiami Trail, 4th Street, and 5th Street are primary streets in this location. A total of 30 40 attainable units are proposed. 24-SV-07 is an associated application for the vacation of a portion of the existing alley.</p>	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/15/24, response due no later than 11/14/24. . Response to completeness comments received 11/8/24. . Deemed complete 11/12/24, DRC 12/18/24. . Technical comments sent 12/16/24. . Resubmittal required. . Resubmittal received 1/27/25. . DRC 2/19/25. . Technical comments sent 2/18/25. . Resubmittal required. . Resubmittal received 6/23/25. . DRC 7/16/25. . Technical comments sent 7/15/25. . Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>Rebecca.Wesbter@Sarasotafl.gov 941-263-6489</p>
20.	<p>25-ASP-04, 25-ADP-05, 25-ADS-03 (Tempo Hotel) – 1524 Fruitville Road: Application requesting Administrative Site Plan, Administrative Adjustment, and Planning Board Adjustment approval to replace the existing 9,919 square feet of retail space with a 10-story hotel building with 125 hotel rooms and an amenity floor. Two Administrative Adjustments are requested to reduce the required depth</p>	<ul style="list-style-type: none"> . Application received 10/15/24, under completeness review. 30-day period ends 11/14/24. . Deemed incomplete 11/1/24. Response due no later than 12/2/24. . Deemed complete 11/12/24, DRC 12/4/24. . Technical comments sent 12/3/24, resubmittal required. . Resubmittal received 8/25/25, DRC 9/17/25. . Technical comments sent 9/12/25. . Partial sign off achieved. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	of habitable space from 20 feet to 16.4 feet, an 18 percent adjustment, and to reduce the required recess from 12 feet to nine feet, a 25 percent adjustment. One Planning Board Adjustment is requested to allow parking in the second layer as the depth of the property is less than 135 feet. The site is zoned and has a Future Land Use classification of Downtown Core. Access is proposed from the rear alley. Fruitville Road is a primary street in this location.	Next Step: Waiting on response to technical comments.	
21.	25-ASP-05, 25-ADS-04 (Ringling Blvd Redevelopment) – 2101 Ringling Boulevard: Application requesting Administrative Site Plan and Administrative Adjustment approval to replace the existing drive through, quick-service restaurant with a 6-story mixed-use building. The building will include a 3,100 square-foot restaurant and 800 square-foot retail space on the ground floor. The upper floors will include 22 residential units, of which two units will be attainable in accordance with the downtown attainable housing density bonus provisions. The applicant has requested an Administrative Adjustment to reduce the parallel façade from 90 percent to 78 percent, and to reduce the habitable space coverage from 100 percent to 78 percent. The site is zoned and has a Future Land Use classification of Downtown Core (DTC). Access is	<ul style="list-style-type: none"> . Application received 11/8/24, under completeness review. 30-day period ends 12/8/24. . Deemed incomplete 11/20/24, response due no later than 12/19/24. . Response to completeness comments received 1/29/25. . Deemed complete 1/31/25. DRC 3/5/25. . Technical comments sent 3/3/25. . Resubmittal required. . Resubmittal received 3/14/25. . DRC 4/16/25. . Technical comments sent 4/15/25. . Partial sign-off achieved at the 4/15/25 DRC meeting. . Response to comments received 6/9/25. . Technical comments sent 6/18/25. <p>Next Step: Waiting on response to comments.</p>	<p>Tom Sacharski Planner</p> <p>941-263-6548</p>

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	proposed from the abutting alley and from the abutting site to the east. Ringling Boulevard is a primary street in this location.		
22.	25-ASP-09, 25-ADS-14 (Adagio) – 1360 Ringling Boulevard: Application for Administrative Site Plan approval for development of a residential multifamily building located at 1360 Ringling Blvd., 202 S. Palm Ave., and 330 S. Pineapple Ave. The proposed development includes an 18-story building with 113 market-rate condominium units and 76 attainable units utilizing Florida's Live Local Act as well as +/- 31,933 square feet of commercial space. The site is located within the Downtown Core (DTC) zone district with a Future Land Use designation of Downtown Core. Access is proposed from S. Palm Ave.	<ul style="list-style-type: none"> . Application received 5/2/25. Under completeness review, 30-day period ends 6/1/25. . Deemed incomplete 5/13/25. Response to comments due no later than 6/13/25. . Response to comments received 6/9/25. . Deemed complete 6/10/25. DRC 7/2/25. . Technical comments sent 7/1/25. Resubmittal required. . Response to arborist comments received 7/9/25. . Resubmittal received 8/11/25. DRC 9/3/25. . Technical comments sent 8/29/25. . Resubmittal required. . Resubmittal received 9/8/25. DRC 10/1/25. . ADS received 9/8/25, under completeness review. 30-day period ends 10/8/25. . Technical comments sent 9/29/25. . Resubmittal required. . ADS deemed complete 10/16/25. . Resubmittal received 10/13/25. DRC 11/5/25. . Per applicant's request, postponed to future DRC meeting. Date TBD. <p>Next Step: Awaiting additional materials from applicant. Complete technical review for ADS.</p>	<p>Rebecca Webster, AICP Acting Development Review Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6489</p>
23.	25-SP-15, 25-CU-03 (South Shore Community Church) – 1899 S. Tuttle Avenue: Application requesting Site Plan and Major Conditional Use	<ul style="list-style-type: none"> . Application received 6/13/25, under completeness review. 30-day period ends 7/3/25. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov</p>

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	approval to expand the existing South Shore Community Church located at 1899 S. Tuttle Ave. The Property is ±2.89-acres and is located in the RMF-1 zone district with a Future Land Use designation of Multiple Family (Moderate Density). The proposed 4,750 sq. ft. expansion includes a two-story building with a community space/auditorium, additional office and conference space, and an outdoor pavilion on the south side of the Property. There are an additional 41 parking spaces proposed with the expansion. Vehicular access will remain from Arlington St. and Hillview St.	<ul style="list-style-type: none"> . Comments sent to applicant 6/19/25, regarding application type. . Corrections made 6/24/25. Deemed complete, DRC 7/16/25. . Technical comments sent 7/14/25. . Resubmittal required. . Resubmittal received 11/4/25. DRC 12/3/25. . Technical comments sent 12/1/25. Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	941-263-6308
24.	26-SP-03, 26-MCU-01 (Southwest Recycling & Transfer) – 3100 North Washington Boulevard: Application requesting a Site Plan with Minor Conditional Use approval for property located at 3100 N. Washington Blvd. to demolish two existing buildings on an approximately ±4.52-acre site and redevelop the property with three new buildings containing 49,500 square-feet of industrial/warehouse space, 2,400 square-feet of office space, and 8,000 square-feet of office and storage space. Vehicular access is proposed to remain from North Washington Boulevard (301).	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. . 30-day period ends 11/2/25. . Deemed incomplete 10/10/25, response due no later than 11/10/25. . Deemed complete 10/10/25, DRC 11/5/25. . DRC postponed. . DRC scheduled 1/7/25. <p>Next Step: Complete technical review.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
25.	26-ASP-03, 26-ADS-01 (333 Cocoanut) – 1274, 1282, 1290, 4th Street:	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. 	Camden Jenkins Planner

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	<p>Application requesting Administrative Site Plan approval to redevelop an approximately 0.36-acre site zoned Downtown Core (DTC) with a Future Land Use designation of Downtown Core. 4th Street and Cocoanut Avenue are Primary Streets in this location. A new building fronting 4th Street and Cocoanut Avenue with 18 residential units, eleven (11)-stories in height, is proposed. No attainable units are proposed. Vehicular access will be from the southern alley. Additionally, two Administrative Adjustments are requested: an 18-percent reduction of parallel frontage along the primary street and a 25-percent increase to a projection into a required recess.</p>	<ul style="list-style-type: none"> . 30-day period ends 11/2/25. . Deemed complete 10/10/25. . DRC 11/5/25 . Technical comments sent 11/4/25. Resubmittal required. . Resubmittal received 11/20/25, DRC 12/17/25. . Technical comments sent 12/16/25. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
26.	<p>26-ASP-04, 26-ADS-03 (The Mira Mar) – 65 S. Palm Avenue: Application requesting Administrative Site Plan approval to rehabilitate two existing historic buildings on an approximately ±1.42-acre site that is split zoned Downtown Core (DTC) and Downtown Bayfront (DTB) with a split Future Land Use designation of Downtown Core and Downtown Bayfront. The project proposes a mixed-use development that includes the rehabilitation of the two historic buildings, four levels of parking, 38,000 square-feet of commercial space, and two 18-story residential towers totaling 70 residential units. Palm</p>	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. . Deemed complete 10/8/25, DRC 11/5/25. . Technical comments sent 11/4/25. Resubmittal required. . Resubmittal received 12/9/25, DRC 1/7/26. . 26-ADS-03 received 12/9/25, under completeness review. <p>Next Step: Complete technical review. Review ADS for completeness.</p>	<p>Rebecca Webster, AICP Acting Development Review Chief Planner</p> <p><u>Rebecca.Webster@Sarasotafl.gov</u> 941-263-6489</p>

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	Avenue is a Primary Street in this location. No attainable units are proposed. Vehicular access is proposed from Mira Mar Court.		
27.	26-ASP-06, 26-MCU-02 (1000 North Sarasota Members Club) – 520 N. Tamiami Trail: Application requesting Administrative Site Plan and Minor Conditional Use approval to allow an approximately ±13,025 square-foot private club on the first floor and mezzanine of the existing building located at 520 North Tamiami Trail. A private club requires a Minor Conditional Use in the Downtown zone districts per Zoning Code Table VI-1001. All Conditional Uses require a Site Plan per Zoning Code Section IV-902. The private club will include a fine dining restaurant, private dining room, wine lockers, and a lounge area. No exterior modifications to the building are proposed.	<ul style="list-style-type: none"> Application received 11/10/25, under completeness review. 30-day period ends 12/10/25. Deemed complete 11/10/25. DRC 12/17/25. Technical comments sent 12/16/25. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
28.	26-ASP-07, 26-ROA-02, 26-ADP-02, 26-ADS-04 (Lime Avenue) – 414 N. Lime Ave: Need description.	<ul style="list-style-type: none"> Application received 12/12/25, under completeness review. 30-day period ends 1/10/26. <p>Next Step: Review for completeness.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

Site Plan:

29.	25-SP-10 (Midtown Plaza Development) – 1299 S. Tamiami Trail: Application requesting Site Plan approval to redevelop approximately	<ul style="list-style-type: none"> Application received 2/28/25, under completeness review. 30-day period ends 3/30/25. Deemed incomplete 3/10/25. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489</p>
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	<p>3.52 acres of the 7.51-acre site zoned Commercial General District (CGD) with a Future Land Use designation of Urban Mixed Use. The redevelopment will replace approximately 45,860 square feet of commercial space with a 145-room hotel, 112-unit apartment building, 5,800 square feet of retail, and a parking structure. The hotel and apartment building are utilizing the CGD height bonus in Section VI-503(I)(4) to allow each building to be up to 65 feet in height. The apartment building is utilizing the CGD residential intensity bonus, by providing 25 percent of the residential units as attainable to households having incomes at or below 120 percent of the Area Median Income (AMI). Vehicular access will remain from Prospect Street, S. Tamiami Trail, and Bahia Vista Street.</p>	<ul style="list-style-type: none"> Response to completeness comments received 5/7/25. Deemed complete 5/15/25. DRC 6/18/25. Technical comments sent 6/17/25. Resubmittal required. Resubmittal received 9/24/25. DRC 10/15/25. Technical comments sent 10/13/25. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	<p>Rebecca.Webster@Sarasotafl.gov</p>
30.	<p>25-SP-12 (Stone Tile Gallery) – 1500 N. Washington Dr.: Application seeking Site Plan approval to construct a 30,246 square-foot Showroom Warehouse building with associated parking on the property located at 1500 N. Washington Blvd. The site has a zoning designation of Industrial General District with a Future Land Use designation of Production Intensive Commercial. Access is proposed from 15th & 16th Street.</p>	<ul style="list-style-type: none"> Application received 4/4/25. Under completeness review. 30-day period ends 5/4/25. Deemed incomplete 4/11/25, response due no later than 5/12/25. Response to completeness comments received 6/2/25. Advised applicant of missing documents. Applicant submitted Traffic Analysis application 9/20/25. Waiting on deminimis letter or traffic study. Response to completeness comments received 10/28/25. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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		<ul style="list-style-type: none"> . Deemed complete 10/29/25, DRC 11/19/25. . Technical comments sent 11/17/25. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	
31.	25-SP-13 – 1312 N. Tamiami Trail: Application requesting Site Plan approval to redevelop the ±0.40-acre site, demolishing the existing building and associated infrastructure to construct an 11,040 square-foot mixed-use building with structured parking, general office space, and 8 residential units. The site is zoned North Trail (NT) and is located within the North Trail Overlay District (NTOD). The property has a Future Land Use designation of Urban Mixed-Use. Access is proposed from 13 th Street. No attainable units are proposed with this project.	<ul style="list-style-type: none"> . Application received 4/18/25, under completeness review. 30-day period ends 5/18/25. . Response to completeness comments received 4/29/25. . Waiting for Community Workshop to be held. . Response to completeness comments received 6/2/25. . Deemed complete 6/16/25. DRC 7/16/25. . Technical comments sent 7/14/25. . Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
32.	25-SP-14 (Motorhaus Storage) – 1087 N. Orange Avenue: Application requesting a major revision to an approved Site Plan for the Motorhaus Storage for two private vehicular parking garages located at 1087 N. Orange Ave. The ±1.3-acre site is located within the Industrial zone district with a Future Land Use classification of Urban Mixed-Use. The application is proposing two storage buildings totaling 16,477 square feet. An office will be located internal to building 1. The plans include revised parking and loading areas as well as a	<ul style="list-style-type: none"> . Application received 5/30/25, under completeness review. 30-day period ends 6/29/25. . Response to completeness comments received 6/11/25. . Email sent to applicant on 6/19/25 advising applicant of missing documents. . Response to completeness comments received 7/14/25. . Application deemed complete 7/15/25. DRC 8/20/25. . Technical comments sent 8/18/25. . Resubmittal required. . Resubmittal received 9/24/25. DRC 10/15/25. 	Devynn Glanz Planner 941-263-6308

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	new sidewalk connection. Vehicular access is proposed from N. Orange Ave.	<ul style="list-style-type: none"> Technical comments sent 10/10/25. Partial sign-off achieved. Response to technical comments received 11/12/25. Full sign-off achieved 12/18/25. Scheduled for 1/14/26 PB. <p>Next Step: Prep for PB.</p>	
33.	26-SP-01 (Kompose Hotel – SRQ) – 1106 Rental Car Road: Application requesting Site Plan approval to develop an approximately ±2.255-acre vacant lot with an existing zone district of Intensive Commercial District (ICD) and a Future Land Use designation Metropolitan Regional #1. A new 60-room, four-story hotel with accessory uses such as a business center, fitness center, and a 100-seat restaurant open to the public is proposed. Vehicular access is proposed from the right-of-way located east of the site between University Parkway and Rental Car Road.	<ul style="list-style-type: none"> Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. Deemed incomplete 10/8/25, response to completeness comments due no later than 11/7/25. Response to completeness comments received 10/22/25. Deemed complete 10/28/25, DRC 11/19/25. Technical comments sent 11/17/25. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov
34.	26-SP-02 (Old Bradenton Rd) – University Park No address at this time: Application requesting Site Plan approval to develop an approximately ±2.33-acre site zoned Residential Multifamily 2 (RMF-2) with a Future Land Use designation of Urban Mixed-Use. 18 single-family residential units are proposed. No attainable units are proposed. Vehicular access is proposed from Old Bradenton Road.	<ul style="list-style-type: none"> Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. Deemed complete 10/9/25. DRC 11/5/25 Technical comments sent 11/3/25. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov

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35.	26-SP-05 (Siesta Row Publix) – 3825 S. Osprey Ave: Need description.	<ul style="list-style-type: none"> Application received 12/12/25, under completeness review. 30-day period ends 1/10/26. <p>Next Step: Review for completeness.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
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PREAPPLICATION:

36.	<p>26-PRE-01 (SarCo New Records Facility) – 2250 Aspinwall: A Pre-Application conference for the redevelopment of the approximately 1.24-acre area including property located at 401 Mango Avenue and 2250 Aspinwall Street. The subject properties are zoned Downtown Edge (DTE) and Industrial Light Warehousing (ILW) respectively, with a designated Future Land Use classification of Urban Edge. The Applicant is proposing to construct a ± 26,334 square-foot, one-story building that will serve as a new Records Center Facility for Sarasota County. A total of 23 parking spaces are proposed. Vehicular access is proposed from Aspinwall Avenue. As part of the redevelopment, the Applicant held a Community Workshop (25-CW-13) requesting a partial Street Vacation for a portion of Aspinwall Street located between 401 Mango Avenue and 2250 Aspinwall Street as well as a rezone of the north parcel located at 401 Mango Avenue from ILW to DTE.</p>	<ul style="list-style-type: none"> Application received 11/5/25. DRC 12/3/25. Technical comments sent 12/2/25. <p>Letter of Understanding sent 12/17/25.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
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37.	26-PRE-02 (Shore Restaurant) – 28 & 24 N. Boulevard of the Presidents: A Pre-Application conference for the redevelopment of an approximately ±0.33-acre property located at 28 & 24 N. Boulevard of the Presidents. The subject property has an existing zone district of Commercial Tourist (CT) and a Future Land Use classification of Metropolitan/Regional #7. The Applicant is proposing a phased renovation of the existing two-story commercial building to eventually construct a three-story mixed-use building containing a restaurant, retail space, and approximately eight residential units. This property is located within the Coastal Islands Overlay District.	<ul style="list-style-type: none"> . Application received 11/20/25, DRC 12/17/25. . Technical comments sent 12/16/25. <p>Next Step: Send Letter of Understanding.</p>	<p>Rebecca Webster, AICP Acting Development Review Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
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REZONE:

38.	25-REN-03 (Alderman Oaks) – 727 Hudson Avenue: Application requesting Rezone without a Site Plan approval to rezone the subject property from Residential Multiple Family (RMF-5) to Downtown Edge (DTE). The Future Land Use classification for the site is Urban Edge. No site development or redevelopment is proposed at this time.	<ul style="list-style-type: none"> . Application received 1/31/25, under completeness review. 30-day period ends 3/2/25. . Deemed complete 2/10/25. DRC 3/5/25. . Technical comments sent 3/3/25. . Partial sign-off achieved. . Response to technical comments received 4/11/25. . Response to comments received 4/28/25. . Full sign-off achieved 5/9/25. . PB Packet received 6/3/25. . PB voted 2-2. Automatically continued to 8/7/25. 	<p>Tom Sacharski Planner</p> <p>941-263-6548 Tom.Sacharski@Sarasotafl.gov</p>
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		<ul style="list-style-type: none"> . PB recommended approval 4-1. . CC date TBD. . Scheduled for 9/15/25 CC meeting. . Continued to future CC meeting, date TBD. <p>Next Step: Prep for CC.</p>	
39.	25-REN-04 (Marian Anderson) -2046 Dr. Martin Luther King Jr Way: Application requesting Rezone Without a Site Plan approval to rezone an approximately ±9.22-acre portion of the approximately ±13.19-acre site commonly known as Marian Anderson Place. The site is currently zoned Commercial Residential District (CRD) with a Future Land Use designation of Community Commercial. The Applicant is proposing to rezone the subject area from CRD to Industrial General District (IGD) and is also proposing a concurrent amendment to the Future Land Use Map from Community Commercial to Production Intensive Commercial. The IGD zone district is an implementing zone district for the Production Intensive Commercial Future Land Use classification.	<ul style="list-style-type: none"> . Application received 7/9/25, under completeness review. 30-day period ends 8/8/25. . Deemed incomplete 7/11/25. Response due no later than 7/18/25. . Response to completeness comments received 7/16/25. Deemed complete 7/17/25. DRC 8/6/25. . Technical comments sent 8/1/25. . Full sign-off achieved 8/7/25. . PB recommend approval to CC. . CC 11/3/25. . CC meeting TBD. <p>Next Step: Prep for CC.</p>	Rebecca Webster Acting Development Review Chief Planner <u>Rebecca.Webster@Sarasotafl.gov</u> 941-263-6548
40.	25-REN-05 (Modera) – 1750, 1716, 1770 N. Tamiami Trail & 1232 18th Street: Application requesting Rezone Without a Site Plan approval to rezone an approximately 3.28±-acre site currently zoned North Trail (NT) and Residential Multiple Family 4 (RMF-4) located	<ul style="list-style-type: none"> . Application received 9/12/25, under completeness review. 30-day period ends 10/12/25. . Deemed complete 9/15/25. . DRC 10/15/25. . Technical comments sent 10/13/25. Partial sign-off achieved. 	Camden Jenkins Planner <u>Camden.Jenkins@Sarasotafl.gov</u> 941-263-6208

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	within the North Trail Overlay District (NTOD) with a Future Land Use designation of Urban Mixed-Use to the Urban Mixed-Use 3 (North Trail Only) (MU-3) zone district. The MU-3 zone district is an implementing zone district for the Urban Mixed-Use Future Land Use. No site development or redevelopment is proposed at this time.	<ul style="list-style-type: none"> Proffers received for Traffic. Next Step: Proffers under review with Traffic.	
41.	25-REN-01 (Ringling Blvd Rezone) – 2283 Ringling Blvd: Need description	<ul style="list-style-type: none"> Application received 12/12/25, under completeness review. 30-day period ends 1/10/26. Next Step: Review for completeness.	Camden Jenkins Planner Camden.Jenkins@Sarasotafl.gov 941-263-6208

PRELIMINARY PLAT

42.	25-PP-01 (Cohen Way Residences) – 701 Cohen Way: Application seeking Preliminary Plat approval to plat six (6) single-family attached residential units on a 13,350-square foot parcel. The subject parcel is located on the northwest corner of Cohen Way and 7th Street. Access is proposed from 7th Street. The parcel is zone Downtown Edge (DTE) within the Rosemary Residential Overlay District and has a Future Land Use classification of Urban Edge.	<ul style="list-style-type: none"> Application received 11/22/24, under completeness review. 30-day period ends 12/22/24. Deemed complete 12/13/24. DRC 1/2/25. Partial sign-off achieved. Response to comments received 1/16/25. Full sign-off achieved 3/20/25. Approval letter sent 12/15/25. Application complete.	Tom Sacharski Planner 941-263-6548 Tom.Sacharski@Sarasotafl.gov
43.	25-PP-02 (Sage Park Townhomes) – 930 N. Beneva Road: Application requesting Preliminary Plat approval to redevelop the approximately 7.51-acre site zoned	<ul style="list-style-type: none"> Application received 5/2/25, under completeness review. 30-day period ends 6/1/25. Deemed complete 5/23/25. DRC 6/18/25. 	Tom Sacharski Planner 941-263-6548

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	Residential Multiple Family (RMF-3) with a Future Land Use designation of Multiple Family (Moderate Density). There are 83 proposed lots, a private street, and three (3) other tracts for drainage, utilities, access, and open space. Access is proposed from North Beneva Road.	<ul style="list-style-type: none"> Technical comments sent 6/17/25. Partial sign-off achieved. Full sign-off achieved 8/21/25. Approval letter sent 12/15/25. <p>Application complete.</p>	Tom.Sacharski@Sarasotafl.gov
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SUBDIVISION:

44.	25-SUB-02 (701 Cohen Way Residences) – 1500 N. Washington: Application requesting Final Subdivision Plan approval to plat 6 single-family lots on the northwest quadrant of 7th Street and Cohen Way with associated tracts and easements. The Property is approximately 13,350 square feet. The Property is zoned Downtown Edge (DTE) and is located within the Rosemary Residential Overlay District.	<ul style="list-style-type: none"> Application received 4/4/25. Under completeness review. 30-day period ends 5/4/25. Deemed complete 4/10/25. DRC 5/7/25. Technical comments sent 5/6/25. Partial sign-off achieved. Response to technical comments received 7/11/25. <p>Next Step: Review response to comments.</p>	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
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VARIANCE:

45.	26-VAN-01 (700 John Ringling Blvd) – Plymouth Harbor: Variance Petition No. 26-VAN-01. Joel J. Freedman, on behalf of Plymouth Harbor, Inc., property owner, proposes a variance to reduce the required front setback along a portion of the southern property line of the city-owned lift station. Pursuant to Table VI-303 of the Zoning Code, properties are required to have a	<ul style="list-style-type: none"> Application received 10/22/25, under completeness review. Deemed incomplete 11/14/25. Response to comments due no later than 11/14/25. Response to comments received 11/12/25. Deemed complete 11/12/25. BOA 12/17/25 BOA approved 5-0. <p>Next Step: Send approval letter.</p>	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
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	<p>minimum front setback of 30 feet. The applicant is requesting: a reduction of the required front setback of 30 feet to 2 feet and 7.5 inches, for a total variance request of 27 feet and 4.5 inches. Address: 700 John Ringling Boulevard. Zoning Code Table: Table VI-303. Legal Description: On file in the Zoning Division of the Development Services Department, City of Sarasota. Zone District: RMF-5 (Residential Multiple Family 5). Joel J. Freedman, on behalf of Plymouth Harbor, Inc.</p>		
46.	<p>25-VAR-01 (Kathwaty Residence) – 506 Jackson Dr.: Need description</p>	<ul style="list-style-type: none"> . Application received 12/3/25. Under completeness review. . Tentatively scheduled for 1/28/25 BOA. . Deemed complete 12/9/25. . Emailed applicant 12/11/25 to request clarification. . Response from applicant received 12/13/25. <p>Next Step: Review for completeness.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>