



Notice of Meeting

The **June 18, 2025** DRC meeting will be held at 9:00 a.m. in the **CITY COMMISSION CHAMBERS**, City Hall, 1565 First Street. The following items will be discussed:

Note: Development Review Committee meetings are open to the public. However, participation is limited to committee members, unless a committee member requests information of an applicant [Reference: Zoning Code, Section III-603]. Opportunities for citizen comment on proposed developments are provided through Community Workshops, by scheduling appointments with individual City Staff, or by speaking or submitting written comments at public hearings before the Planning Board or City Commission. The City's website address is sarasotafl.gov. Select "Meetings/Agendas/Video" from the Main Web Page to view DRC agendas and recordings of meetings.

DATE: JUNE 18, 2025

TIME: 9:00 AM

LOCATION: City Hall, City Commission Chambers, 1565 First Street, Sarasota, FL

DEVELOPMENT APPLICATIONS

1. 25-SP-01, 25-RE-01 (Second Submittal)

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 district of the Future Land Use classification. Access is proposed to remain from John Ringling Blvd. No attainable units are proposed. **(Tom Sacharski, AICP, Development Review Planner, Development Services)**

2. 25-SP-10 (New Submittal)

Midtown Plaza Redevelopment, 1299 S. Tamiami Trail: Application requesting Site Plan approval to redevelop approximately 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(l)(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.

(Tom Sacharski, AICP, Planner, Development Services)

3. 25-PP-02 (New Submittal)

Sage Park Preliminary Plat, 930 N. Beneva Road: Application requesting Preliminary Plat approval to redevelop the approximately 7.51-acre site zoned 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. **(Tom Sacharski, AICP, Planner, Development Services)**

4. 25-PRE-22 (Preapplication Conference)

414 Lime Ave Residential: A Pre-Application conference for an approximately 1.91-acre site located within the DTE zone district with a Future Land Use designation of Urban Edge. The applicant is proposing an Administrative Site Plan for 47 single-family-attached dwelling units with a total height of 3-stories. North Lime Avenue and Aspinwall Street are both designated as Primary Streets in this area. Access is proposed from Aspinwall Street. No attainable units are proposed.

(Tom Sacharski, AICP, Planner, Development Services)

PROJECTS THAT HAVE RECEIVED FULL SIGN-OFF

1. The following project(s) that previously received partial sign-off have now received full sign-off:

STAFF DISCUSSION

1. Pending Building Permits and Projects Under Construction

AGENDA

DEVELOPMENT REVIEW COMMITTEE (DRC)

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Notice to the Public

The City of Sarasota is committed to providing qualified disabled individuals an opportunity to participate in meetings of the City Commission.

The City of Sarasota prohibits discrimination in all services, programs, or activities on the basis of race, color, national origin, age, disability, sex or gender, marital or familial status, religion, sexual orientation, veteran status, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information such as Braille, large print, audiotape, etc., should contact: The City of Sarasota ADA Coordinator, Jake Brown, at (941) 263-6299 or by email at adacoordinator@sarasotafl.gov.

In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in a meeting should contact the ADA Coordinator at (941) 263-6299 at least two business days prior to the date of the meeting as to the nature of the auxiliary aids and/or service necessary.

Every effort will be made to provide such aid or service to the extent that they are reasonable, do not result in undue financial or administrative burden, and do not alter the fundamental nature of the meeting. Consideration will be given to the individual's preferred aid or service. However, alternatives may be provided if in the City's determination such alternatives provide an effective means of communication. For the benefit of individuals utilizing hearing aids with a T-coil, the City Commission Chambers and SRQ Media Studio are outfitted with a Hearing Induction Loop for enhanced hearing assistance.

Proceedings will be electronically recorded. Should an individual feel that a verbatim transcription of the proceedings may later be needed, said individual has the burden and expense of arranging for same. Copies of the electronic recording may be purchased from the Office of the City Auditor and Clerk.

Shayla Griggs
City Auditor and Clerk