



INTEROFFICE MEMORANDUM		DATE:	February 16, 2022
TO:	Development Review Committee Members		
FROM:	Tom Sacharski, Development Review Senior Planner		
SUBJECT:	February 16, 2022 Development Review Committee		

(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 the Neighborhood 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.)

Notice of Meeting

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DEVELOPMENT APPLICATIONS

1. 22-SP-04, 22-RE-02 (Resubmittal) Sarasota Kennel Club Property (5400 Old Bradenton Road): The Applicant is seeking Rezoning with Site Plan Approval to develop 372 multi-family residential units, 744 parking spaces, and on-site amenities on a 25.8-acre parcel. Vehicular access is proposed from Old Bradenton Road. The Applicant is requesting the site be rezoned from Commercial Intensive (CI) to Residential Multiple Family 4 (RMF-4). Comprehensive Plan Amendment (21-PA-01) is being processed to change the Future Land Use of the site from Community Commercial to Multiple Family-Medium Density. A 3.24-acre portion of the site is the subject of an Applicant for Annexation. The subject property has been utilized as a parimutuel facility that is proposed to be demolished. (Amy Pintus, Development Review Planner)

[Click Here to View Application Materials](#)

[Click Here to View Site Plan](#)

2. 22-PRE-22 (New Submittal) 2101 Main Street: Application seeking a Pre-Application Conference to develop a 4-story multifamily building with 12 rental units, a rooftop patio with small gym, and ±4600 sq. ft. of commercial uses with an office for rental management.

The ± 0.3-acre site is located on the northeast corner of Main Street and East Avenue. The parcel is located in the Downtown Core (DTC) Zone District and has a Future Land Use Classification of Downtown Core (DTC). Vehicular access to the site is proposed from East Avenue. (Alison Christie, Development Review Senior Planner)

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3. 22-PRE-23 (New Submittal) The Artists Theater Wing (1233 & 1221 1st Street): Application seeking a Pre-Application Conference to redevelop 2 parcels totaling approximately 0.48 acres as a mixed-use project. The project includes 2 new theater spaces, retail and office spaces, 24 multi-family residential units, and 48 hotel rooms. The site is located on the north side of 1st Street, mid-block between Cocoanut Avenue and Tamiami Trail. The parcels are currently occupied with a surface parking lot and 1,300 square foot office building. The parcels have the Future Land Use and zone designation of Downtown Core (DTC). Access is proposed from the public alley abutting the parcels to the north. (Amy Pintus, Development Review Planner)

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STAFF DISCUSSION

1. Pending Building Permits and Projects Under Construction

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