



Notice of Meeting

The **April 15, 2026** DRC meeting will be held at 9:00 a.m. in the **SRQ MEDIA STUDIO, ANNEX BUILDING**, 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: APRIL 15, 2026

TIME: 9:00 AM

LOCATION: City Hall, Annex Building, SRQ Media Studio, 1565 First Street, Sarasota, FL

DEVELOPMENT APPLICATIONS

1. **26-SP-02 (Second Submittal)**

Old Bradenton, University Parkway: Application requesting Site Plan approval to develop an approximately ±2.33-acre site zoned Residential Multiple Family 2 (RMF-2) with a Future Land Use designation of Urban Mixed-Use. 18 single-family attached residential units are proposed. No attainable units are proposed. Vehicular access is proposed from Old Bradenton Road.

(Devynn Glanz, Development Review Planner, Development Services)

2. **26-ENC-01 (Second Submittal)**

Villa Ballada Major Encroachment Agreement, 430 Kumquat Ct: A Major Encroachment Agreement for a constructed condominium, Villa Ballada, for a structural wall along the west side of the property to encroach a maximum of approximately ±1.14 feet into the public right-of-way.

(Rebecca Webster, AICP, Acting Development Review Chief Planner, Development Services)

3. **26-PRE-09 (Pre-Application Conference)**

SPARCC Treasure Chest, 1901 Hansen Street: A Pre-Application conference for the redevelopment of the approximately ±0.86-acre property located at 1901 Hansen Street. The subject property is part of the Commercial General District (CGD) zone district with a designated Future Land Use classification of Urban Mixed-Use. The Applicant is proposing to construct an ±8,000 square-foot, one-story retail building that will replace the existing 8,000 square-foot building on-site. A total of 22 parking spaces are proposed to serve the new building. Vehicular access is proposed from Hansen Street and Brown Avenue.

(Camden Jenkins, Development Review Planner, Development Services)

4. **26-ZTA-01 (New Submittal)**

Traffic Concurrency Clarification: The proposed Zoning Text Amendment clarifies the methodology used to evaluate transportation concurrency as outline in Appendix A of the Zoning Code. The revisions update references to the most recent editions of applicable technical manuals and reorganize sections of the methodology for clarity and consistency. The amendment further clarifies how trip generation and concurrency credits are calculated for different development application types, including site plans, rezonings (with/without proffers), rezonings (with/without site plans), and Future Land Use Map amendments. Additional language distinguishes between site access safety and off-site traffic impact analysis.

(Briana Dobbs, AICP, CNU-A, Chief Planner, Planning)

PROJECTS THAT HAVE RECEIVED FULL SIGN-OFF

1. The following project(s) that previously received partial sign-off have now received full sign-off:
 - Kompose Hotel - SRQ (26-SP-01)

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 three 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