



NOTICE OF PUBLIC MEETING

Notice is hereby given that a **Special Meeting** of the Planning Board/Local Planning Agency will be held, as set forth in Section III-203(a) of the Zoning Code and Rules of Procedure adopted by the Planning Board/Local Planning Agency, on **August 7, 2025, at 1:30 p.m.** in the City Commission Chambers, 1565 First Street, Sarasota, Florida.

Individuals who wish to participate in the Planning Board meeting in person may do so by coming to City Hall, reporting to the Commission Chambers, and completing a blue Request to Speak form at the front of the room.

Individuals interested in viewing the meeting without providing public input can access the meeting via the City's website at <https://www.sarasotafl.gov/services/meetings-agendas-videos> and clicking on the "View Event" link. There is no registration required.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**For additional information contact Amanda Cisneros, Development Review Coordinator,
941-263-6596**

Alison Christie

General Manager and Secretary to the Board

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: Stacie Mason, Director of Human Resources, Sarasota City Federal Building, 111 Orange Avenue, Sarasota, Florida 34236, (941) 263-6000 ext. 36334, or email Stacie.Mason@Sarasotafl.gov.

DEVELOPMENT SERVICES DEPARTMENT
1575 Second Street
Sarasota, FL 34236
Tel 941-263-6000



PLANNING BOARD
SPECIAL MEETING

AGENDA

August 7, 2025, at 1:30 P.M.
City Hall Commission Chambers

Pledge of Conduct

- **We may disagree, but we will be respectful to one another**
- **We will direct all comments to issues**
- **We will not engage in personal attacks**

I. CALL MEETING TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. CHANGES TO THE ORDER OF THE DAY

IV. LAND USE ADMINISTRATION PUBLIC HEARINGS

NOTICE TO THE PUBLIC: At this time anyone wishing to speak at the following public hearings will be required to take an oath. (Time limitations will be established by the Planning Board.)

A. Quasi-Judicial Public Hearing:

- 1. Alderman Oaks (727 Hudson Avenue) (Continued from July 9, 2025):** Rezone Application No. 25-REN-03 request for Rezone without Site Plan approval to Rezone the subject property with a street address of 727 Hudson Avenue from Residential Multiple Family 5 (RMF-5) Zone District to Downtown Edge (DTE) Zone District. The Future Land Classification for the site is Urban Edge.
(Tom Sacharski, AICP, Planner, Development Services)
- 2. Main Street Monument Sign (1600 Main Street) (Continued from July 9, 2025):** Planning Board Adjustment Application No. 25-ADP-08 request for application seeking a Planning Board Adjustment to allow for two monument ground signs located on designated primary streets within the Downtown Core (DTC) Zone District. The property has a Future Land Use Designation of Downtown Core.
(Tom Sacharski, AICP, Planner, Development Services)
- 3. Florida Studio Theater Artist Wing (1221, 1233, and 1247 1st Street) (Continued from July 9, 2025):** Planning Board Adjustment Application No. 24-ADP-07 request for Planning Board Adjustment approval to allow for a ceiling height of less than 12 feet on the first floor, two additional marquee signs, one additional building identification sign, increased height to the building identification signage, and parking within the second layer along a designated primary grid street for the proposed Florida Studio Theater Artist Wing on Subject Property with street addresses of 1221, 1233, and 1247 1st Street.
(Tom Sacharski, AICP, Planner, Development Services)
- 4. Rhodes and Aspinwall (351 North Rhodes Avenue):** Rezone with Site Plan, and final Plat Subdivision Application Nos. 24-SP-11, 24-RE-02, and 24-SUB-02 request for



Rezone with Site Plan and Subdivision approval to develop a 17-unit, single-family attached townhome project on an approximately 1.35-acre parcel with a street address of 351 N. Rhodes Avenue. Each townhome will be located on its own platted lot of approximately 1,699 square feet. The subject property has a Future Land Use (FLU) Classification of Urban Mixed Use. The applicant is also requesting approval to rezone the property from the Office Regional District (ORD) Zone District to the Mixed Use 1 (MU-1) Zone District. Vehicular access is proposed via a driveway for each unit accessible from Rhodes Avenue. All units are proposed as attainable.

(Tom Sacharski, AICP, Planner, Development Services)

5. **Marie Selby Botanical Gardens (1534 Mound Street):** Site Plan Application No. 25-SP-09 request for Site Plan approval to redevelop approximately 3.96 acres of the 14.73-acre subject site with a street address of 1534 Mound Street. The redevelopment will replace 17,164 square feet of greenhouses, a 3,370-square foot admissions building, a 2,300-square foot plant shop, and 1,340 square feet of accessory buildings with a 35,770-square foot conservatory and a 2,725-square foot learning pavilion. New pedestrian paths are also proposed to create a coordinated network of pathways. No changes to the vehicular access or parking are proposed.

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

V. Citizen's Input

NOTICE TO THE PUBLIC: At this time Citizens may address the Planning Board on topics of concern. Items which have been previously discussed at Public Hearings may not be addressed at this time. (A maximum 5-minute time limit.)

VI. APPROVAL OF MINUTES

VII. PRESENTATION OF TOPICS BY STAFF

Items presented are informational only (no action taken). Any issue presented that may require future action will be placed on the next available agenda for discussion.

VIII. PRESENTATION OF TOPICS BY PLANNING BOARD

Items presented are informational only (no action taken). Any issue presented that may require future action will be placed on the next available agenda for discussion.

IX. ADJOURNMENT

Note: The City's Website address is sarasotafl.gov. Select the meeting under "Meetings/Agendas/Video" from the Main Web Page to view agendas, videos of meetings, and minutes.



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