



HUMANE SOCIETY OF SARASOTA COUNTY



REDEVELOPMENT PORT Q1 2021

THE CITY OF SARASOTA PROVIDES THIS QUARTERLY REPORT TO KEEP RESIDENTS, VISITORS, AND BUSINESSES INFORMED ABOUT OUR CITY'S EVOLUTION

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COMPREHENSIVE OVERSIGHT OF DEVELOPMENT IN THE CITY OF SARASOTA IS PROVIDED BY THE CITY'S DEVELOPMENT SERVICES DEPARTMENT WITHOUT WHOM THIS REPORT COULD NOT BE PRODUCED:

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REPORTING SUMMARIES

All values reflect data attributable to the period between Jan 1, 2021 and April 1, 2021 for projects with an estimated construction value over \$500,000 (excluding single-family homes) as identified by the City of Sarasota Development Services Department.

Development Type	#	Increase in Citywide Inventory (By Status)			
Residential Mixed Use	19		In Develop.	Under Construct.	Completed w/i 12 mo.
Commercial	16				
Residential	15				
Religious	3				
Medical/Hospital	3				
Commercial Renovation	2				
Educational	2				
Open Space/Park	2				
Hotel	1				
Hotel Renovation	1				
Industrial	1				
Grand Total	65				
		Commercial Space (Sq. Ft.)	340,149	54,444	180,754
		Quantity of Apartments	618	259	319
		Quantity of Residences	926	423	286
		Quantity of Hotel Rms	136	0	136

Project Status by Location	
Barrier Islands	2
In Development	1
Under Construction	1
City East	13
In Development	7
Under Construction	2
Project Completed	4
City North	14
In Development	7
Under Construction	5
Project Completed	2
City South	6
In Development	4
Under Construction	1
Project Completed	1
Downtown	30
In Development	15
Under Construction	10
Project Completed	5
Grand Total	65

STAYING INFORMED:

Current and archived Development Reports: [SarasotaFL.gov/EconomicDevelopmentOffice](https://www.sarasotafl.gov/EconomicDevelopmentOffice)

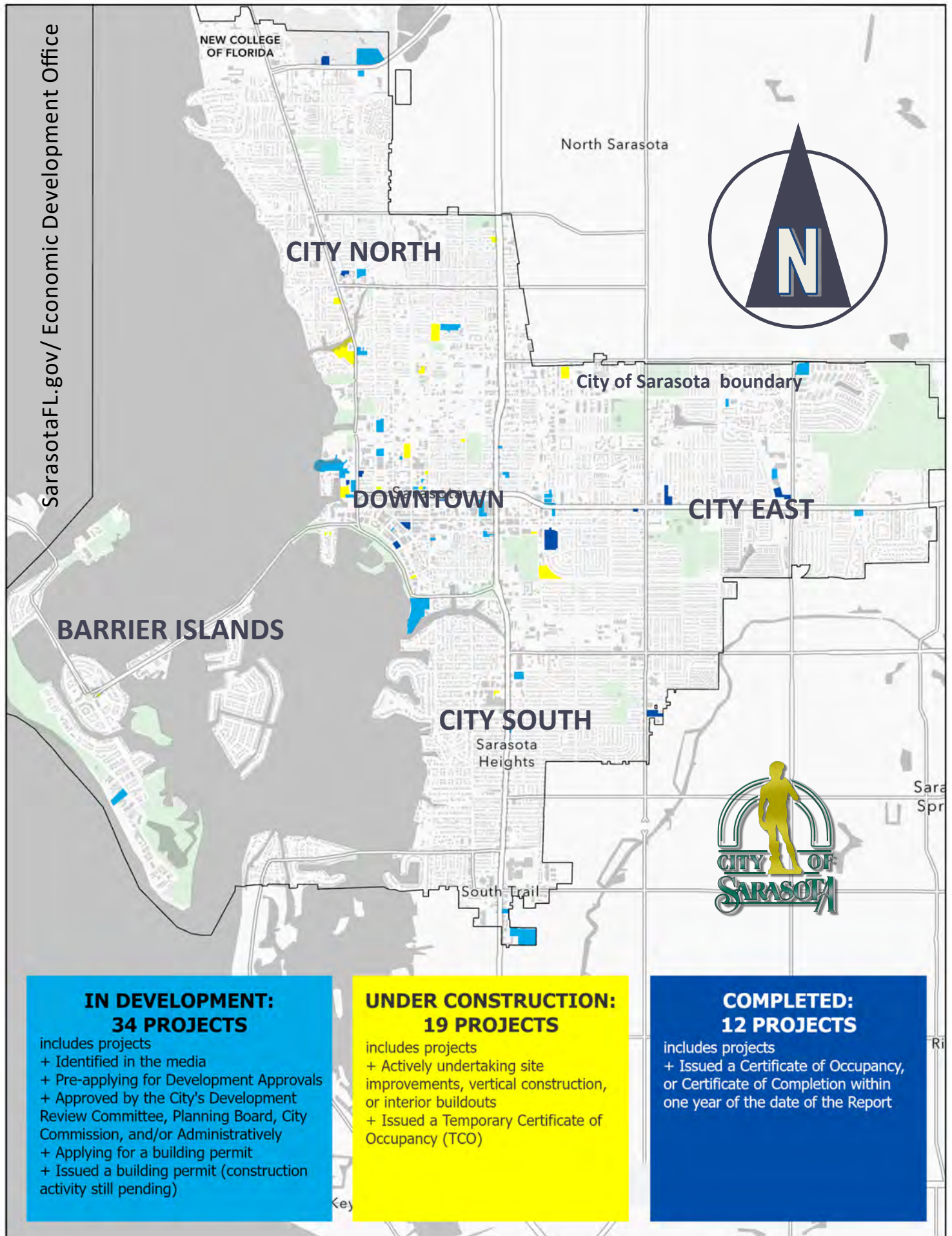
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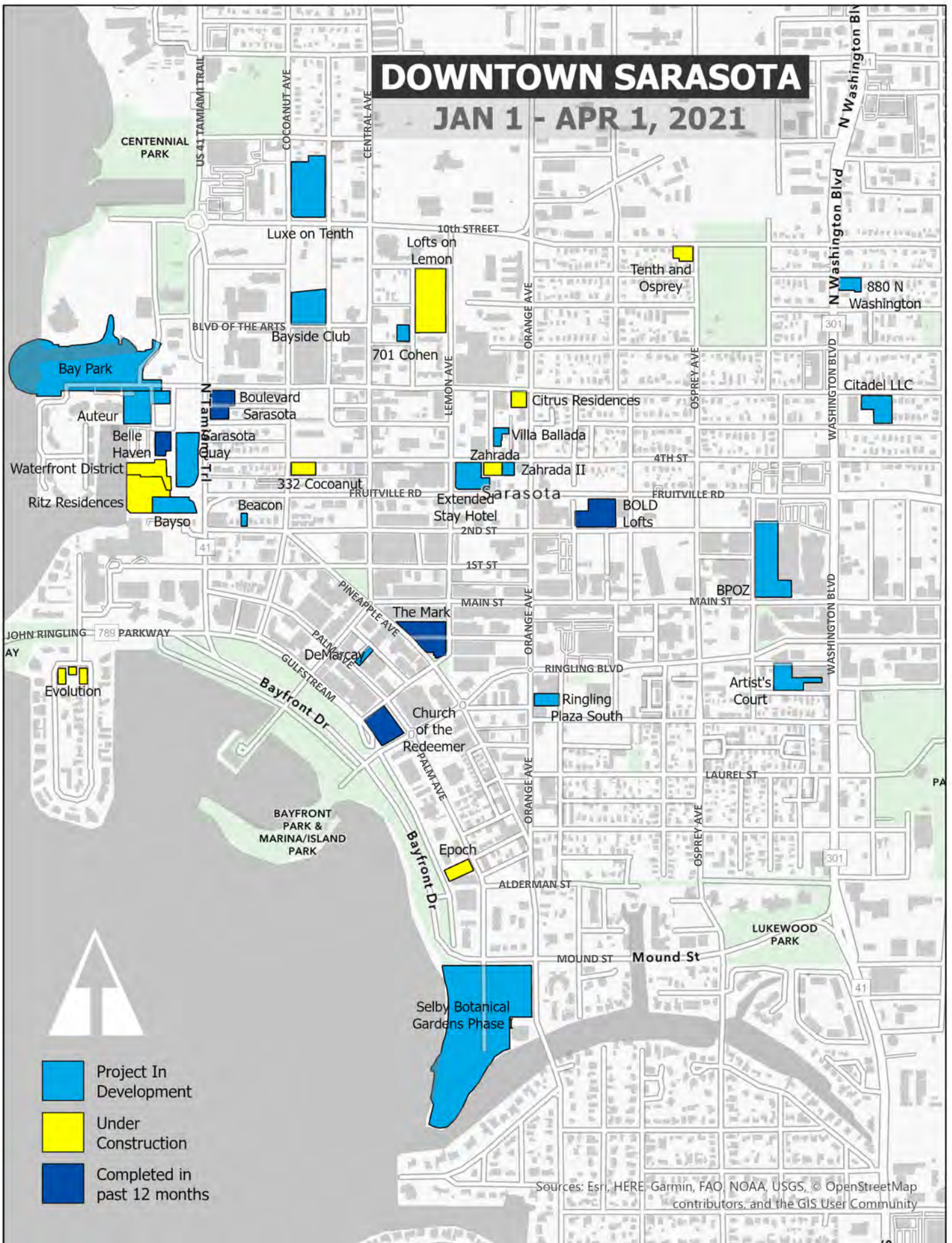
The contents of this report are available as an interactive web map:

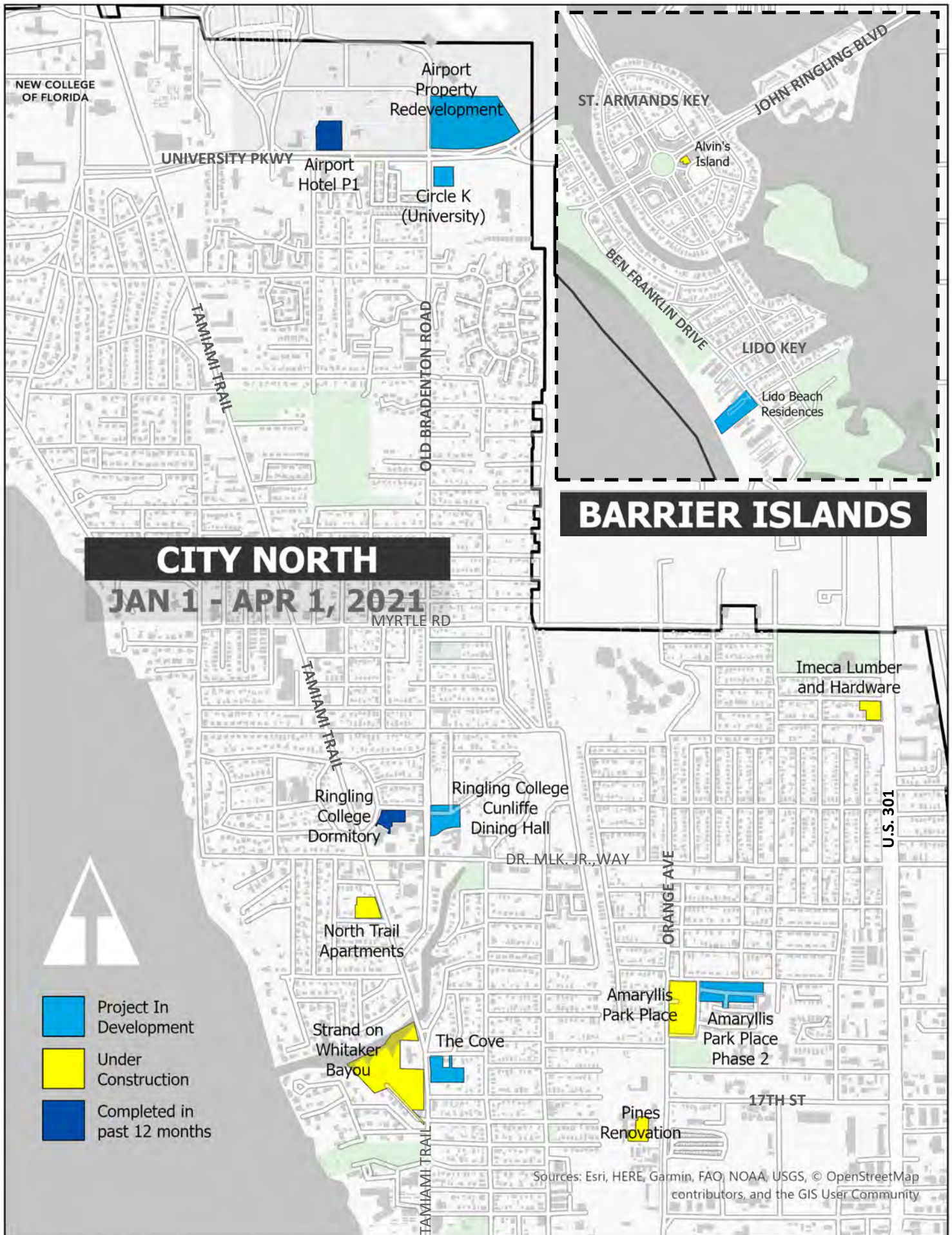
To use the web map, visit the website [SarasotaFL.gov/EconomicDevelopmentOffice](https://www.sarasotafl.gov/EconomicDevelopmentOffice) and chose the "INTERACTIVE MAP" option.

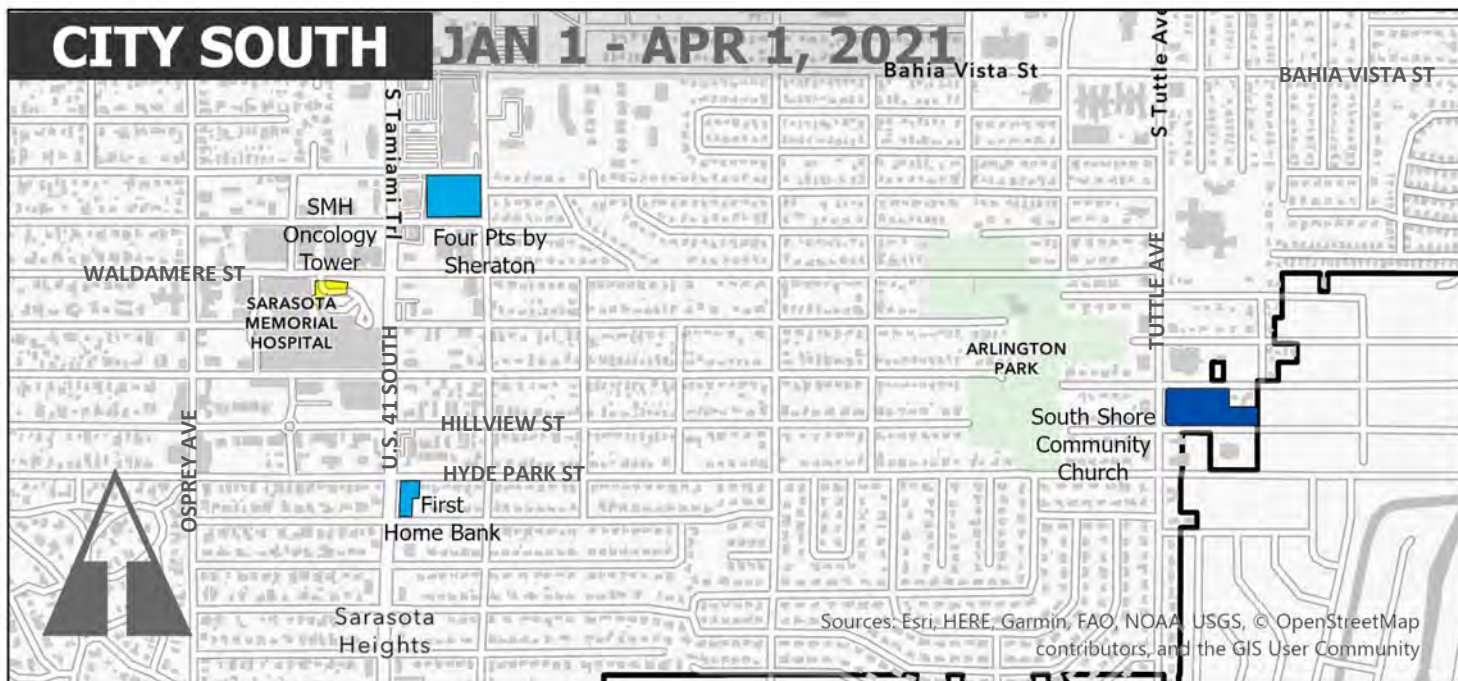
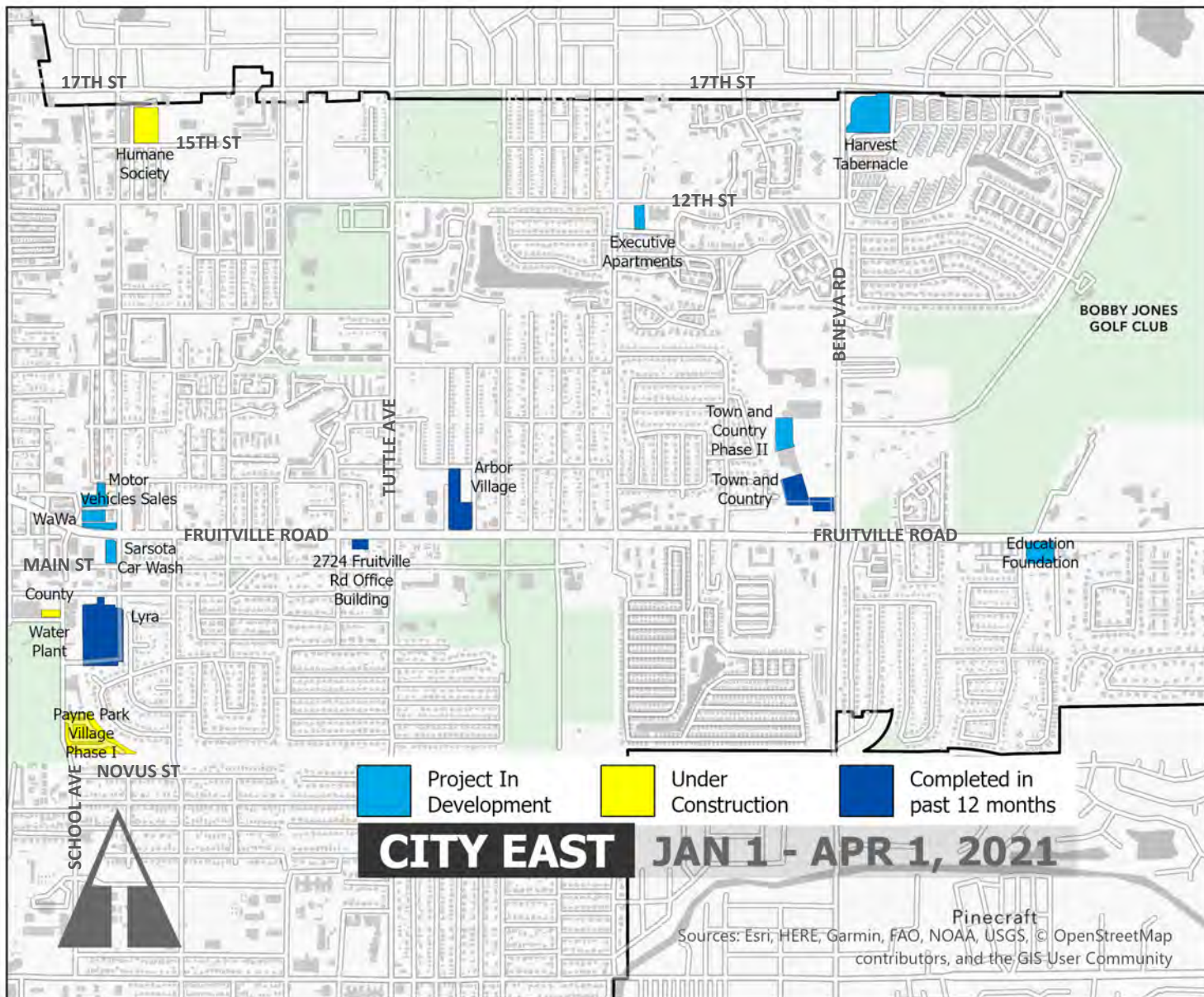


DOWNTOWN SARASOTA

JAN 1 - APR 1, 2021







City of Sarasota Q1 2021 ReDevelopment Report PROJECTS SUMMARY (January 1 - April 1, 2021)

Project	Type	Status	Location	Developer	Architect	Cost Millions	Cmrcd sq. ft.	Apts units	Condo units	Hotel rooms	Height floors
2724 Fruitville Rd Office	CML	Project Completed	2724 Fruitville Rd	2700 Fruitville, LLC	CMSA Architects	\$0.6	5,009	0	0	0	1
332 Cocoanut	RES-MIXED	Under Construct.	332 Cocoanut Ave	LC Aldina (Famiglio)	DSDG Architects	\$8.0	9,151	0	36	0	5
701 Cohen Office	CML	In Develop.	701 Cohen Way	Vinland Holdings	DSDG	\$1.2	9,998	0	0	0	3
880 N Washington Blvd	RES-MIXED	In Develop.	880 N Washington Blvd	Stanley Tarasov	Parker Walter Group	\$3.0	2,164	0	11	0	5
Airport Hotel Phase 1	LODG	Project Completed	965 University Pkwy	Sarasota Manatee Airport Authority	Chancellor Design Group (Warwick, RI)	\$7.0		0	0	136	5
Airport Property Redev.	CML	In Develop.	6000 Airport Circle	Sarasota Manatee Airport Authority	TBD	TBD	TBD	0	0	0	TBD
Alvin's Island	CML	Under Construct.	462 John Ringling Blvd	Marco Destin, Inc.	Parker Walter Group	\$3.1	14,506	0	0	0	2
Amaryllis Park Place	RES	Under Construct.	1912 N Orange Ave	City of Sarasota Housing Authority	HOYT Architects	\$13.2	0	84	0	0	3
Amaryllis Park Place Ph II	RES	In Develop.	2101 N Orange Ave	Sarasota Housing Authority	TBD	TBD	0	84	0	0	3
Arbor Village	RES	Project Completed	2901 Fruitville Rd	Centennial Bank/Blue Sky Communities	Forum Architecture (Altamonte Springs, FL)	\$1.4	10,000	0	80	0	4
Artist's Court	RES-MIXED	In Develop.	200 S Washington Blvd	G.K. Real Estate	HOYT Architects	TBD	4,026	0	69	0	7
Auteur (Parking Garage)	RES-MIXED	In Develop.	1000 Blvd of the Arts	BOTA Development Holdings, LLC	Curtis Gaines Hall Jones (Tampa, FL)	\$12.0	9,988	0	57	0	18
Bath & Racquet Rezone	TBD	In Develop.	2104 & 2170 Robinhood St	Bath & Racquet Development Inc.	Halfants + Pichette	N/A	TBD	0	TBD	0	TBD
Bay Park (The Bay: Ph 1)	TBD	In Develop.	Blvd of the Arts, Tamiami Trail	The Bay Park Conservatory	Sasaki/Kimley Horn	TBD	0	0	0	0	0
Bayside Club	RES-MIXED	In Develop.	850 Cocoanut Avenue	Jay Harvey Holdings LLC	Forum Architecture (Altamonte Springs, FL)	TBD	9,988	253	0	0	5
The Beacon	RES	In Develop.	1243 Second Street	Noble Equity	5G Studio (Miami, FL)	TBD	0	0	6	0	9
The Belle Haven	TBD	Project Completed	601 Quay Commons	Quay Venture	HOYT Architects	\$0.9	0	0	0	0	3
BOLD Lofts	RES-MIXED	Project Completed	1659 2nd St	Biter Idea Vault	HOYT Architects	\$15.5	6,271	97	0	0	5
BLVD Sarasota	RES-MIXED	Project Completed	1224 Blvd of the Arts	Core Development	Stantec Architecture (Orlando, FL)	\$69.0	17,625	0	49	0	18
BPOZ	RES-MIXED	In Develop.	1991 Main St	Belpointe REIT Inc.	Humphreys + Partners (Maitland, FL)	\$51.0	56,500	0	243	0	10
Cafe Baci	CML	In Develop.	4001 S. Tamiami Tr	Café Baci	TBD	TBD	5,000	0	0	0	1
Church of the Redeemer	RELIG	Project Completed	222 S Palm Ave	Church of the Redeemer, Inc	APEX-Studio Suarez	\$5.2	0	0	0	0	3
Circle K (University)	CML	In Develop.	1200 University Pkwy	JBCC Development, LLC	Cuhaci and Peterson (Orlando, FL)	\$2.0	4,500	0	0	0	1
Citadel (SNN Office)	CML	In Develop.	2040 6th St	Citadel Communications	HOYT Architects	TBD	7,404	0	0	0	1
Citrus Residences	RES-MIXED	Under Construct.	555 N Orange Ave	MBFC LLC	HOYT Architects	\$2.5	6,300	0	18	0	4
County Chilled H2O Plant	IND	Under Construct.	2150 Ringling Blvd	Sarasota County Government	Hall Architects, PA	\$17.0	0	0	0	0	1
The Cove	RES-MIXED	In Develop.	1750 & 1770 Tamiami Tr	TBD	TBD	TBD	15,000	100	0	0	4
The DeMarcay	RES-MIXED	In Develop.	33 S Palm Ave	GK Development	Parker Walter Group	\$23.7	2,400	0	39	0	18
Education Foundation	CML	In Develop.	3964 Fruitville Rd	Education Foundation	TBD	TBD	21,607	0	0	0	2
Epoch	RES	Under Construct.	605 S Gulfstream	Seaward Development	Nichols Brosch Wurst Wolfe (Coral Gables)	\$42.5	0	0	23	0	18
Evolutio	RES	Under Construct.	Golden Gate Pt	WB Golden Point LLC	DSDG Architects	\$15.0	0	0	20	0	9
Executive Apartments	RES	In Develop.	1000 Lockwood Ridge	Executive House Partners	TBD	\$3.5	0	24	0	0	2
Extended Stay Hotel	CML	In Develop.	1515 + 1551 Fruitville Rd	RK Hospitality Development	TBD	TBD	13,600	0	0	136	7

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First Home Bank	CML	In Develop.	2075 S. Tamiami Tr	First Home Bank	TBD	TBD	6,277	0	0	0	2
4 Pts by Sheraton	LODG	In Develop.	1425 S. Tamiami Tr	Daus Investments, LLC	Leese and Associates (Denver, CO)	TBD	0	0	0	0	5
Harvest Tabernacle	RELIG	In Develop.	3650 17th St	Harvest Tabernacle of Sarasota	Zollery Autry Architects	\$1.6	0	0	0	0	1
Humane Society	HLTH	Under Construct.	2331 15th St	Humane Society of Sarasota County	Leader Design Studio, LLC	\$6.1	0	0	0	0	1
Imeca	CML	Under Construct.	3251 N Washington Blvd	Cocchiola, LLC	Schimberg Group	\$0.8	9,425	0	0	0	1
Lido Beach Residences	RES	In Develop.	930 & 1008 Ben Franklin Dr	The Ronto Group	TBD	TBD	0	0	70	0	TBD
Lofts on Lemon	RES	Under Construct.	851 N. Lemon Ave	Housing Authority Garner Capital, and Duvernay & Brooks	HOYT Architects	\$21.1	0	128	0	0	5
Luxe on Tenth	RES	In Develop.	10th St and Cocoanut Ave	Christian Dial	HOYT Architects	TBD	0	157	0	0	5
Lyra	RES- MIXED	Project Completed	2260 Ringling Blvd	Richman Group of FLA	Humphreys and Partners (Maitland, FL)	\$22.4	36,849	222	0	0	4
The Mark	RES- MIXED	Project Completed	1400 State St	Kolter Group	HOYT Architects	\$70.0	46,000	0	157	0	11
Motor Vehicles Sales	CML	In Develop.	2nd Street & Aspinwall	Second Street LLC	Alan Anderson	TBD	8,866	0	0	0	1
North Trail Apartments	RES	Under Construct.	2413-2433 N Tamiami Tr	Tamiami Trl Apts LLC	Parker Walter Group, Inc	\$5.0	0	47	0	0	4
Payne Park Village	RES	Under Construct.	301 S School Ave	David Weekly Homes	Weekley Homes	\$2.2	0	0	87	0	1
The Pines	HLTH	Under Construct.	1501 N Orange Ave	Pines of Sarasota	Harvard Jolly Architects	\$28.0	0	0	0	0	2
Quay 'Waterfront District'	CML	Under Construct.	Quay Commons	Quay Ventures	Stantec Architecture, Inc. (Orlando, FL)	\$18.0	0	0	0	0	0
Quay 'Sarasota Quay'	RES- MIXED	In Develop.	601 Quay Commons	Quay Ventures	Dorsky + Yue Architecture (Ft. Lauderdale, FL)	\$75.0	13,844	0	240	0	12
Quay 'Ritz Carlton Resid.'	RES- MIXED	Under Construct.	401 Quay Commons	Quay Venture, LLC	SB Architects (Coral Gables, FL)	\$95.0	9,500	0	73	0	18
Quay 'Bayso'	RES	In Develop.	301 Quay Commons	Sarasota Quay, LLC	SB Architects (San Francisco, CA)	\$70.0	0	0	149	0	18
RCAD Cunliffe Dining	EDUC	In Develop.	2736 Old Bradenton Rd	Ringling College of Art and Design	Ayers Saint Gross (Baltimore, MD)	\$11.0	0	0	0	0	2
RCAD Dormitory	EDUC	Project Completed	1160 Greensboro Ln	Ringling College of Art and Design	Ayers Saint Gross (Baltimore, MD)	\$22.0	0	0	0	0	5
Ringling Plaza South	CML	In Develop.	243 S Orange Ave	Ringling and Orange LLC	HOYT Architects	\$25.0	84,506	0	0	0	10
Sarasota Car Wash	CML	In Develop.	Fruitville and Lime	Anthom Holdings	TBD	TBD	4,465	0	0	0	1
Selby Gardens	EDUC	In Develop.	926 S. Palm Ave	Selby Botanical Gardens	Overland Partners (San Antonio, TX)	TBD	6,879	0	0	0	4
SMH Oncology Tower	HLTH	Under Construct.	1700 Tamiami Tr	Sarasota County Hospital Board	Flad Architects (Tampa, FL)	\$112.6	0	0	0	0	9
South Shore Church	RELIG	Project Completed	1899 S Tuttle Ave	South Shore Community Church	Lawson Group Architects, Inc.	\$1.4	0	0	0	0	1
The Strand	RES	Under Construct.	1889 N Tamiami Tr	Jebco Ventures	HOYT Architects	\$6.3	0	0	152	0	4
10th and Osprey	RES	Under Construct.	10th St and Osprey Ave	10th and Osprey, LLC	DSDG Architects	\$2.0	0	0	8	0	2
Town and Country	CML	Project Completed	180-500 N Beneva Rd	Benderson Development	Cooper Johnson Smith Architects, Inc (Tampa, FL)	\$4.0	59,000	0	0	0	1
Town and Country Ph II	CML	In Develop.	300 N Beneva	Benderson	TBD	TBD	49,919	0	0	0	1
Villa Ballada	RES- MIXED	In Develop.	430 Kumquat Ct	Victoria King	Halfants + Pichette	\$7.5	1,500	0	24	0	5
Zahrada	RES- MIXED	Under Construct.	1542 4th St	Dunn Hospitality Grp.	Halfants + Pichette	\$4.8	5,562	0	6	0	3
Zahrada II	RES- MIXED	In Develop.	1558 4th St	Dunn Hospitality Grp.	Halfants + Pichette	\$7.0	0	0	18	0	5



2724 FRUITVILLE ROAD OFFICE

The 2724 Fruitville Road project (located west of Tuttle) replaced half an acre of vacant land with a 5,009 sq. ft. one-story office building. The project was issued a construction permit in January 2020 and received a final Certificate of Occupancy in March 2021.

COMPLETED



332 COCOANUT

The southeast corner of Cocoanut and 4th Street is the site of a new 5-story mixed-use development featuring 36 residential units and approx. 9,151 sq. ft. of ground floor commercial space. Construction of 332 Cocoanut began in April 2019 and a Temporary Certificate of Occupancy was issued in March 2021. (332Cocoanut.com)

UNDER CONSTRUCTION



701 COHEN

The redevelopment of 701 Cohen Way will convert two parcels in the Rosemary District into a three-story modern office building at the corner of 7th Street and Cohen Way. Most recently the location of the historic Leonard Reid home (which will be preserved and relocated to N Orange Avenue), the offices at 701 Cohen will create close to 10,000 sq. ft. of class A office space.

IN DEVELOPMENT



880 N WASHINGTON BLVD

880 N. Washington may be the location of a new five story building, with two ground floor office spaces, and eleven residential units on floors 2-5. The site, located at the southeast corners of 9th Street and N. Washington Blvd, is currently vacant. The development proposal has completed the application and review process, and has applied for a building permit (issuance of permit is still pending as of March 2021).



AIRPORT HOTEL PHASE I

A 5-story hotel containing 132 rooms has been constructed by the Sarasota Manatee Airport Authority at 965 University Parkway. The "Kompose" Hotel is "Phase 1" of a two-phase project (the second phase will be located diagonally from The Kompose, at 995 University Parkway). Construction of The Kompose began in October 2018 and the hotel received a final Certificate of Occupancy in February 2021.



AIRPORT PROPERTY REDEVELOPMENT

The Airport Authority is considering options for redeveloping vacant land along the north side of University Parkway. Potential opportunities include the construction of self-storage facilities, convenience store(s), cell-phone permit lots, restaurants, and/or retail businesses. Airport developers are currently reviewing their plans with City and County planning and zoning staffs.



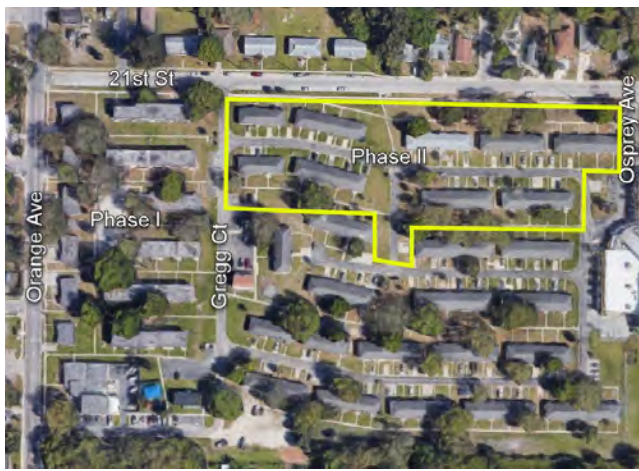
ALVIN'S ISLAND ON ST. ARMANDS CIRCLE

Renovation of the Alvin's Island retail store on St. Armand's Circle is almost complete. The new space includes a renovated first-floor retail space and an expanded and renovated second level with a 3,000 sq. ft. indoor/outdoor restaurant. Alvin's Island store closed just after Labor Day 2019, construction permits were issued in September 2019, and construction activities are nearing completion as of March 2021.



AMARYLLIS PARK PLACE

Amaryllis Park Place is transforming the western 4 acres of the 18-acre Housing Authority subdivision at Orange Avenue and Gregg Street. Amaryllis Park Place replaces 12 buildings built between 1955 and 1975 (containing 60 living units), with one three-story building containing 84 residential units, and adds on-site parking, landscaping, storm water-retention features, and other amenities. The Site Plan was approved by the City Commission in August 2018, and demolition of the existing buildings was completed by March 2020. Construction of the residential buildings began in July 2020 and continues as of April 2021.



AMARYLLIS PARK PLACE—PHASE II

The second phase of the Housing Authority's effort to renew the public housing complex known as Amaryllis Park Place has begun to move forward. "Phase II" of Amaryllis Park Place will demolish 40 dated housing units and replace them with 84 new residential units and a club house, on approx. 4 acres of the 14 acre site Housing Authority site. The proposed Site Plan is currently being reviewed by the City's Development Review Committee.



ARBOR VILLAGE

Arbor Village redeveloped 3.5 vacant acres across from the Sarasota Fairgrounds into a mixed-use residential development consisting of 80 multi-family apartments within two buildings, and one commercial office space (10,000 sq. ft.) with two units. The project was a partnership between the City and County of Sarasota's Office of Housing and Community Development, CASL (Community Assisted and Supported Living), and the Tampa-based affordable housing developer Blue Sky Communities. Construction began in December of 2018, and the project received a Certificate of Occupancy in July 2020. (ArborVillageSarasota.com)



ARTIST'S COURT

Artist's Court proposes to redevelop the western portion of Washington Blvd, Golf Street and Adams Lane with a mixed-use building. The building would provide 69 new residential units for Downtown living, and create 4,026 sq. ft. of new commercial space on Adams Lane. Parking for the seven-story building will be on site (166 spaces, including parking provided for the Centerplex Building across Golf Ave), and the building will also offer an on-site pool, gym, and other residential amenities. The proposal, which includes an administrative adjustment to address the amount of facade required on a primary street, is currently being reviewed by the City of Sarasota.



THE AUTEUR (PARKING GARAGE)

The "Auteur" will reinvent the eastern edge of the Hyatt Hotel and transform an undeveloped 1.23 acre parcel of land into an 18-story mixed use building along Boulevard of the Arts. The structure will include 57 residential units, almost 10,000 sq. ft. of commercial space, and 284 parking spaces. Included in the development plans is an alley vacation to allow construction of part of the project above (a public easement will be established for continued alley access). The first phase of the Auteur to be constructed is the central energy plant and a 5-story parking garage, which will replace part of the existing on-site structured parking located adjacent to the Hyatt Regency. Construction of the garage is currently pending issuance of a building permit.



BATH AND RACQUET REZONE

The Bath and Racquet Fitness Club has now progressed through almost all approvals needed to rezone the 13.46 acre property to commercial and neighborhood-compatible zoning designation(s). Following final rezone, developers will subsequently submit for approval of a site plan, followed by request for a construction permit. Conceptual designs that were presented in the rezoning hearings are featured as part of this report.



BAY PARK (THE BAY: PHASE I)

The Bay is a community-led project that reenvision 53-acres of publicly-owned waterfront land - transforming it into an ecologically-sound public plaza. First phase of The Bay ("Phase 1 - Bay Park") will address the southern-most 11.4 acres of the project area, creating a large waterfront park with a food and beverage structure, restroom structure, and a boardwalk that extends into the Sarasota Bay. Ecological improvements will include a stabilized shoreline, a pervious walking path made of recycled materials, planting of Florida-friendly landscaping, and restoration of the Mangrove Bayou. Mobility enhancements will include the creation of a parking and drop-off area, the addition of a canoe/kayak launch, and improvements to Boulevard of the Arts. Phase 1 has now received Planning Board and City Commission approval and efforts will subsequently focus on permitting/construction plans. An initial improvement, the Bay Park's "Mangrove Walkway" recently opened to the public. (TheBaySarasota.org)



BAYSIDE CLUB

The Bayside Club will redevelop 3.61 acres of vacant land located north of "Cityside" on Cocoanut Avenue, into 253 living spaces (a mix of rental units and condominiums) and approximately 9,988 sq. ft. of commercial space. The Site Plan received City of Sarasota approval in 2017 and subsequently received additional approvals in late 2018 for adjustments and amendments to modify the building proportions and frontage, the amount of habitable space, and to increase the commercial square footage. Final site plan approval was received in April 2019. No building permit has been issued to date. (TheBaysideClub.com)



THE BEACON

0.12 acres of vacant land zoned Downtown Core may be redeveloped as a residential structure containing six dwelling units in nine stories, called "The Beacon". The project site is on the north side of 2nd Street, just east of the Embassy Suites hotel. Each residence will be designed to include its own swimming pool. Administrative Site Plan approval and issuance of a construction permit are both currently pending. (TheBeaconSarasota.com)



THE BELLE HAVEN

The historic Belle Haven building (Built 1926 as the El Vernona Apartments) has been preserved and renewed, as part of the overall site development of Quay Sarasota. The interior of the three story building was demolished down to its load-bearing members while preserving the first floor wood beam ceilings, interior light well, and original interior doors. The building, originally designed by Dwight James Baum, offers over 20,000 sq. ft. of Downtown Bay-front-zoned interior space, which could become retail, restaurant, office, or residential. Approximately \$1 Million in renovation work on the Belle Haven was completed in January 2021.



BOLD LOFTS

The 5-story BOLD Lofts (located next to the 4-story BOLD Building at 2nd Street east of Orange Ave) began construction in Spring 2017, and received a final Certificate of Occupancy in July of 2020. BOLD Lofts created 97 new residential apartments, and 6,271 sq. ft. of office space in the Downtown core. (BoldLWP.com/Locations/Bold-Lofts-Sarasota)



BLVD SARASOTA

The Boulevard Sarasota ("BLVD") broke ground in September 2018, and received a final Certificate of Occupancy in December 2020. BLVD's 18-story structure contains a total of 49 residential units, approx. 10,918 sq. ft. of restaurant space, and 6,707 sq. ft. of retail/office space. The redevelopment effort included executing a Major Encroachment Agreement with the City of Sarasota, and allowing the building to be constructed above the 5th Way Alley while leaving public alley access underneath. (BLVDSarasota.com)



BPOZ

Upper Main Street will be reinvented with the construction of the BPOZ Buildings. Developers demolished the existing commercial buildings at the NE corner of Links Ave and Main Street in late 2020 (leaving the current movie theatre and parking facilities on the east side of the block) and have applied for a construction permit to create the first of two ten-story structures which will contain 418 dwelling units (across two buildings) atop a 56,500 sq. ft. retail shopping center. Building 'one' is currently pending construction permit approval - and will contain 243 residential units and 12 retail units for a total of 527,945 sq. ft.



CAFÉ BACI

Beloved local restaurant Cafe Baci is considering a renewal. Owners are considering demolishing the existing structure and constructing a new 5,000 sq. ft. restaurant at the same location on 4001 S. Tamiami Trail. The new Cafe Baci will also feature a covered driveway. The project is currently being evaluated by the City's Development Review Committee.



CHURCH OF THE REDEEMER

Palm Avenue's Episcopalian Church of the Redeemer (built 1952) added a 14,200 sq. ft. three-story addition to its 1.26 acre site, which houses classrooms, administrative offices, and event space. The project's completion included executing an off-site parking agreement, and an agreement to encroach into the right-of-way of Gulfstream Ave and McAnsh Square. Construction began in August 2018 and a final Certificate of Occupancy was issued in August 2020.



CIRCLE K (UNIVERSITY)

The northwest corner of the Sarasota Kennel Club's parking lot is to be transformed into a full-service Circle K: 4,350 sq. ft. convenience store, 7 fuel pumps, and a drive-through car wash. 138 existing Kennel Club parking spaces will be removed to allow for the proposed redevelopment, and the Gas Station/Convenience Store will establish new parking for 41 customers on site. The project recently received all required development approvals, and is currently pending approval of a construction permit.



CITADEL (SNN OFFICE)

Citadel Communication is seeking approval to construct a single-story office building at 2040 6th St, which would provide approx. 7,400 sq. ft. for a Sun-coast News Network (SNN) office. The property is zoned Downtown Neighborhood (DTN) and has an Urban Neighborhood classification for future land use. The project's Site Plan and Minor Conditional Use applications have both received initial approval from the City's Development Review Committee and Planning Board.



CITRUS RESIDENCES

Citrus Residences (Phase II of the Courtyard at Citrus Square) will complete the transformation of an entire block of Orange Avenue between 5th and 6th Street. The Courtyard at Citrus (Phase I) was recently completed, and construction began on Phase II in August 2019. Phase II adds another 6,300 sq. ft. of storefront commercial space to the Rosemary District, with 18 residential units located above the ground-floor storefronts. Construction continues as of April 2021. (TheCourtyardatCitrus.com)



COUNTY CHILLED WATER PLANT

Sarasota County is constructing a new Downtown Cooling Plant adjacent to the County's Public Parking Garage located at the southwest corner of School Avenue and Ringling Boulevard. The Plant will contain three water chillers, four cooling tower cells, ice storage tanks, and 350 sq. ft. of maintenance office and restroom space. The Plant will be built in place of the 41-space surface parking lot currently located to the east of the County's parking garage, and parking for the new facility will occur off-site. A construction permit for the project was issued in October 2020, and construction continues as of April 2021.



THE COVE

The Cove is a new proposal that will reinvigorate two historic parcels at 1750 and 1770 N. Tamiami Trail. The proposal would create 100 new residential units, and an additional 15,000 sq. ft. of new commercial space, and is currently being evaluated by the City's Development Review Committee.



THE DEMARCAI

The DeMarcai is planned as an adaptive reuse of the historic DeMarcai Hotel façade, combined with 18 stories of new construction. The DeMarcai will create 39 residential units and 2,400 sq. ft. of new retail space on historic Palm Avenue. Demolition of the prior structure has been completed, and construction permits for the new structure are currently being pursued. (TheDeMarcai.com)



EDUCATION FOUNDATION

Almost two acres of vacant land at the SW corner of Fruitville Rd and Bearded Oak Drive may be converted into a two-story, 21,607 sq. ft. office building. The land is currently zoned for residential (RSF-E), so a rezone request to allow Office (OCD) is being pursued concurrently with Site Plan approval. The project is currently moving through the City's Development Review Committee processes.



EPOCH

The Epoch began construction in June 2019, and replaced the 5-story Versailles Condominium (built 1974) with an 18-story, 23 unit condominium. The Epoch tower faces Sarasota Bay, with access from Gulfstream Avenue and Palm Avenue. The building offers a pool terrace, rooftop terrace, and secured parking storage on its half-acre site. The project is nearing structural completion as of April 2021. (EpochSarasota.com)



EVOLUTION

The ten northernmost parcels within the central portion of Golden Gate Point were previously planned (2016) to become ten individual townhomes, known collectively as the Allure Townhomes. The parcels have now been re-platted to allow for multi-family structures. The Evolution received development approval in November 2018 to create a 9-story multi-family condominium with 20 units and 46 ground-level parking spaces, and a building permit was issued in January 2021. Active construction of The Evolution is currently underway. (111GoldenGatePoint.com)



EXECUTIVE APARTMENTS

Executive Apartments is a nine-building apartment complex located at 1000 N. Lockwood Ridge Rd. Developer Executive House Partners intends to convert an overflow parking area to the north of the existing complex into two new apartment buildings. Both buildings will be two-stories, and contain 12 residential two-bedroom units. The proposal for the two new apartment buildings is currently being evaluated by the City's Development Review Committee.



EXTENDED STAY HOTEL

The northeast corner of Fruitville Road and Lemon Avenue will be the site of long-awaited redevelopment with the creation of an Extended Stay Hotel. RK Development Group has embraced the community's goals for the Rosemary District with their proposal for a 136-room extended stay hotel, with a ground-floor restaurant, outdoor dining, and on-site structured parking. The proposed project will also incorporate a tribute to the property's Overtown origins, and will create approx. 4,350 sq. ft. of new public greenspace along Fruitville Road. The project received Planning Board approval in November 2020 to allow for an adjustment (so parking can be accessed from 4th Street), and will now be seeking Site Plan approval.



FIRST HOME BANK

First Home Bank is looking to redevelop 0.55 acres of vacant land at Hyde Park and S. Tamiami Trail into a two-story financial institution. The Site Plan, and an application for a Variance, are currently progressing through the City's Development Review Committee processes.



FOUR POINTS BY SHERATON

The Baymont Inn (currently 99 hotel rooms) will be renovated to add height to the western building (from 3 stories to 5) and the northern building (from 2 stories to 3). The exterior walkways will be converted to interior hallways, and the buildings will be connected with a central lobby space, however the total number of hotel rooms will decrease by 3, for 96 rooms total. The Inn will be operated as a Four Points by Sheraton. The project received the approval of the City Commission in March 2018, but in February 2020 developers requested additional amendments to the previously approved Plan. A building permit has not been applied for at this time.



HARVEST TABERNACLE

Harvest Tabernacle Church is proposing construction of an additional building on their 5 acre site at Beneva Rd and 17th Street. If approved, the Church will construct an approx. 11,000 sq. ft. recreation building to be used for church purposes. The project was recommended for approval by the City's Planning Board in March 2021, and will next seek the approval of the City Commission.



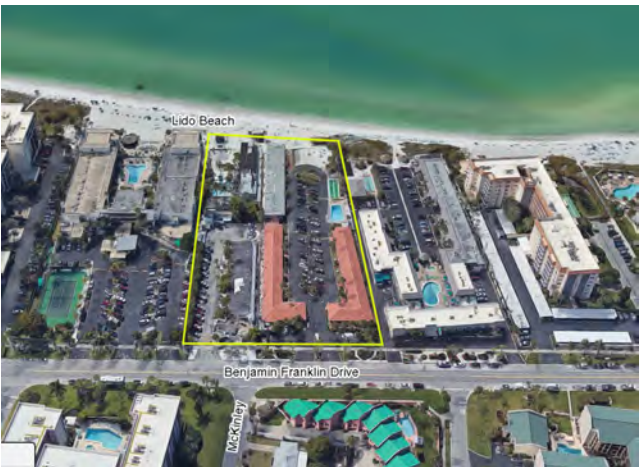
HUMANE SOCIETY

The Humane Society of Sarasota currently operates a not-for-profit animal care and adoption center in the Limelight District of Sarasota. The organization is undertaking comprehensive improvements to their 2.7 acre property in order to renew outdated facilities and construct new facilities. In 2019 10,530 sq. ft. of outdated facilities were demolished, and work began on constructing almost 20,000 new square feet including new kennels, a welcome center, adoption areas, an on-site clinic, multi-purpose areas, and future-feline spaces - which are being constructed in multiple phases based on continued community-fund raising efforts.



IMECA LUMBER AND HARDWARE

Redevelopment of this Newtown area 1.03 acre vacant parcel was approved in November 2018, including a successful rezoning of the parcel from 'Office Regional' to 'Commercial General' to allow the construction of a 9,425 sq. ft. "Imeca" hardware and home improvements store. A building permit was issued in July of 2019 and construction continues as of April 2021.



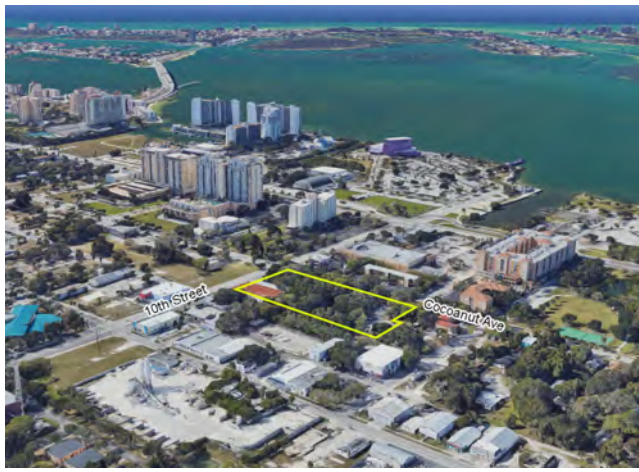
LIDO BEACH RESIDENCES

Two parcels on Lido Key may be rezoned from Residential MultiFamily to Waterfront Resort, paving the way for the creation of a 70-unit condominium on the Lido beachfront. New construction requires demolition of the aging Gulf Beach Motel, and Coquina on the Beach, which currently occupy the future condominium site. The rezone request will be considered for recommendation by the Planning Board in April 2021, with Commission consideration to follow.



LOFTS ON LEMON

Three vacant acres of land on Lemon Avenue are being redeveloped into 128 apartments aimed at helping local professionals by providing 76 units of affordable housing and 52 units of workforce housing. Lofts on Lemon will also contain a 1-acre park, and approx. 123 surface parking spaces. The project is being carried out by the Sarasota Housing Authority, and development partners Gardner Capital, and Duvernay and Brooks. Significant contributions from the Sarasota-based Barancik Foundation will allow for designation of a portion of the residential units to provide specific housing accommodations for Sarasota teachers and other providers of critical services, such as nurses and emergency responders. The 5-story building project received Administrative Site Plan approval in September 2019, a Construction Permit in October 2021, and broke ground shortly after. A future 'Phase II' project may add another 65 residential units and a parking deck with 65 spaces, however no approvals for Phase II have been sought at this time.



LUXE ON TENTH

Developers of Luxe on Tenth are proposing to rezone land just north of Downtown to create 157 units of multifamily housing. Ten parcels, many of which are currently vacant, will be converted into a modern multi-family development, located near shopping, parks, and boating access. Multiple proposals related to advancing this project are currently being reviewed by the City of Sarasota - including Future Land Use Changes, Zoning Text Amendments, and a Street Vacation.



LYRA (RINGLING BOULEVARD MIXED USE)

Located on the site of the former Ringling Shopping Center the "Lyra" Apartments/Mixed Use Project is a 4-story multifamily building with 222 residential apartments, a business center, fitness center, and pool, and approx. 36,849 sq. ft. of commercial space along Ringling Blvd. Demolition of the vacant shopping center and associated parking area was completed in January 2019. Project construction began two months later, and a final Certificate of Occupancy was issued in September 2020.



THE MARK

The Mark's 11 story mixed-use residential building has reached final completion as of September 2020 following two years of active construction. The project includes 157 condominium units, 35,000 sq. ft. of retail, 11,000 sq. ft. of office space, and on-site structured parking for guests and residents. The Mark's structure spans a vacated portion of State Street (between Pineapple and Lemon Avenues). Completion of the Mark included redesign and construction of the Mark's frontage ("streetscape") on Lemon Ave and Pineapple Avenue, as well as the alley between The Mark and Main Street.



MOTOR VEHICLE SALES AGENCY

Three parcels just north of Fruitville Road and east of the Seminole Gulf Railroad are seeking approval to use for the sale and display of rare and collectable vehicles. Two existing buildings will be reused, and a new 8,866 sq. ft. structure will be constructed as part of the proposal. The project will require a Boundary Adjustment, and a Minor Conditional Use approval in addition to review and approval of a Site Plan. The proposal is currently being reviewed by the City's Development Review Committee for appropriateness.



NORTH TRAIL APARTMENTS

Tamiami Trail Apartments, LLC is redeveloping 1.4 acres on N Tamiami Trail into a four-story apartment complex with 47 units, on-site parking, and streetfront landscaping. The project, located at 2413 and 2433 N Tamiami Trail, is just south of the recently completed North Trail Starbucks (opened Winter 2019). The apartment complex received development approval in June 2019, a construction permit in May 2020, and construction continues as of April 2021.



PAYNE PARK VILLAGE

Payne Park Village is transforming 8.68 acres of previously vacant land into a new subdivision of 135 attached and detached single-family homes located adjacent to the City's spectacular Payne Park. Phase I of the Village includes the southern portion of the site (87 two story villas). Phase II will complete the northern half of the subdivision by adding 58 residential units in the form of multi-story townhomes. Each of the residential structures is permitted and constructed incrementally, with much of the Phase 1 work already completed, and Phase II well underway. (DavidWeekleyHomes.com/Neighborhoods/FL/Sarasota/Payne-Park-Village)



THE PINES: NEW RESIDENTIAL BUILDING

The Pines continues to carry out its long-range Master Plan with the construction of a new 82,000 sq. ft. residential building. The two-story building will provide skilled nursing care for 90 residents. Construction began on the new facility in Summer 2020 and continues as of April 2021. In 2019 the Pines also completed significant campus improvements, including renovations to the Senior Care facilities on Orange Avenue, modernization of residents' rooms, a new Porte cochere, refurbished public areas, and a new activities room.



QUAY SARASOTA - "WATERFRONT DISTRICT" (Block 10)

Quay Sarasota will create an on-site waterfront gallery with visitor and resident amenities, to be known as the 'Waterfront District'. The outdoor park began construction in October 2020, and will be the centerpiece of the multi-structure redevelopment known as Quay Sarasota. The "Scenic MURT" (Multi-Use Recreational Trail) is a City of Sarasota public pathway that connects walkers and bikers from Lido Key to North Sarasota and will pass through the western edge of the Waterfront District. A companion trail, the "Bayfront MURT", is located along the southern and eastern boundaries of Quay Sarasota.



QUAY SARASOTA - "SARASOTA QUAY" (Blocks 2 & 3)

The second piece in redeveloping the 14.69 acre Quay site will take place on "Block 2 and Block 3" of The Quay Sarasota. A multi-use 12-story building is proposed to be built on the 1.65 acres that make up these two blocks. The development will contain 240 condominiums and 13,844 sq. ft. of commercial retail space. The Site Plan received City approval in late 2020, and the project is currently pending issuance of a building permit.



QUAY SARASOTA - "RITZ CARLTON RESIDENCES" (Block 6)

The first piece in redeveloping the 14.69 acre Quay site is The Ritz Carlton Residences, an 18-story mixed use development on 1.9 acres that includes 72 condominiums, two commercial units (approx. 9,500 sq. ft. of restaurant space), and a 105,520 sq. ft. parking garage for 159 vehicles. The building is located in the southwest corner of the Quay site - also known as "Block 6 of the Quay", and will be linked to the Ritz-Carlton tower (to the south) by an elevated pedestrian walkway. Construction began in December 2018 and a Temporary Certificate of Occupancy was issued in March 2021. (TheResidencesSarasota.com)



QUAY SARASOTA - "BAYSO" (Blocks 4 & 5)

Quay Sarasota "Blocks 4 and 5" will be developed by the Kolter Group as "Bayso" - an eighteen-story residential building with 149 dwelling units. Bayso residences will range from 1,600 - 4,000 sq. ft., and plans include eight penthouse units that will overlook Sarasota Bay and downtown Sarasota. Development reviews and approvals were completed in Spring 2020 and a construction permit is currently pending issuance. Developers have provided a target completion date of 2023.



RCAD CUNLIFFE DINING HALL

Ringling College continues to rejuvenate its campus with a proposal for a new Dining Hall. The Cunlife Commons building will create 27,940 sq. ft. in a two-level structure for on-campus student dining (approx. 400 interior seats and 114 courtyard dining seats). Creation of the structure will be accompanied by other proposed changes, namely the realignment of N. Riverside Drive to better route pedestrian and vehicular traffic in and around the building. The proposed improvements were recommended for Commission approval in October 2020, and received initial Commission approval at a Public Hearing in December 2020 - although final Commission approval is still pending. A construction permit is also pending.



RCAD DORMITORY (GREENSBORO HALL)

New student housing has been completed on the campus of the Ringling College of Art and design. Three college buildings at East Tamiami Circle and Greensboro Lane were demolished in early 2019, and construction of a new 74,487 sq. ft. dormitory facility began in May 2019. The 5-story dormitory houses 269 first-year art and design students in approx. 75 living units. A final Certificate of Occupancy was issued for the new student building in November 2020.



RINGLING PLAZA SOUTH

Ringling Plaza (at the SW corner of Ringling Blvd and Orange Avenue) will be extended to the south with the creation of a 'Ringling Plaza South' building. Currently a surface parking lot, Developers will create a new ten-story building: five stories of parking (with ground-floor retail on Orange Ave) and five stories of Class-A office space. The project is currently pending issuance of a Construction Permit.



SARASOTA CAR WASH

Developers are considering transforming an existing auto-repair facility and laundry mat into a self-service car wash. Two parcels would be combined into one facility, with ample on-site parking and a 4,465 sq. ft. automated vehicle washing facility (drive through).



SELBY BOTANICAL GARDENS

Marie Selby Botanical Gardens (Est. 1975) is implementing a three-part, 10-year strategic plan to sustain their historic 14.7 acre campus which currently houses botanical gardens, research facilities, visitor areas, and historic buildings. Phase 1 of the Master Plan introduces a new 28,600 sq. ft. welcome center and research building, and a 4-story 450-space parking garage with ground floor restaurant (approx. 4,377 sq. ft.) and retail space (approx. 2,502 sq. ft.). The Phase 1 Plan received final approval from the City Commission in January 2021.



SARASOTA MEMORIAL HOSPITAL (ONCOLOGY TOWER)

As part of a series of facility developments to address regional cancer care, a 9-story, 743-bed Surgical Oncology Tower is being constructed on Sarasota Memorial Hospital's main campus, at the southwest corner of Waldemere St at US 41. Construction of the 170,000 sq. ft. treatment center is expected to cost over \$113 Million. The building, which began construction in April 2019, continues vertical construction as of April 2021.



SOUTH SHORE COMMUNITY CHURCH

South Shore Community Church added 2,905 additional square feet of building area to their 2.9 acre site which fronts the east side of Tuttle Avenue, the south side of Arlington Street, and the north side of Hillview Street. The existing Church structures (built 1956 and 1972) were expanded to include a new foyer (670 sq. ft.), accessible restrooms (1,625 sq. ft.), and a multi-purpose room (610 sq. ft.). South Shore Community Church was issued a construction permit in August 2019 and received a Certificate of Occupancy in July 2020. (SouthShoreChurch.com)



THE STRAND ON WHITAKER BAYOU

Construction of The Strand on Whitaker Bayou is underway. Nine and a half acres of land alongside historic Whitaker Bayou were cleared as the site was readied for the construction of two five-story residential condominiums with waterfront access, and 47 private boat slips. The two buildings will feature 152 new condominiums, and a single-story building will house resident amenities. Construction began in October 2019 and continues as of April 2021. (TheStrand.life)



TENTH AND OSPREY TOWNHOMES

Four parcels at the southwest corner of 10th Street and Osprey Avenue are being redeveloped into a new collection of townhomes, adjacent to both Gillespie Park and the neighborhood Canine Club at 10th Street. Construction permits have been issued for two buildings - one containing five townhomes (for a total of two stories), and one containing three townhomes (for a total of two stories). Construction of the first building began in the summer of 2020 and continues as of April 2021.



TOWN AND COUNTRY—PHASE I

Redevelopers of the Town and Country Plaza at Beneva and Tuttle demolished the prior Sweetbay Grocery and adjacent commercial space and carried out major site work before beginning construction of 54,000 sq. ft. of new commercial space. The new buildings included a Publix Supermarket, 6,000 sq. ft. Publix Liquors, and 5,000 sq. ft. free-standing building with two commercial suites. Construction began in early 2020 and Publix Market opened to the public in late 2020. Publix Liquors is now in the final stages of completion.

TOWN AND COUNTRY-PHASE II

Phase II will create an additional 49,919 sq. ft. of commercial space in the form of three separate retail spaces, all to be located between the existing stores of Bealls, and Big Lots (an area which is currently vacant). The project is progressing through the City's development review processes.



VILLA BALLADA (PREVIOUSLY "430 KUMQUAT COURT")

Another residential option in the Rosemary District is being proposed just west of Citrus Square, at 430 Kumquat Court. Villa Ballada will be a 5-story, 24-unit condominium with 1,500 sq. ft. of ground level retail (three retail spaces). Redevelopment of the 0.29 acre site will activate sidewalks in and around Kumquat with retail activity and residential terraces, and site amenities will include an elevated courtyard with pool, and discrete surface parking. The project is currently pending issuance of a construction permit.



ZAHARADA

The Zahrada (Czech for 'garden') is a mixed-use addition to the Rosemary district of Downtown, with six individual three-story condominium residences located over six retail/office suites (approx. 5,562 sq. ft. of commercial space) that face onto 4th Street. Construction on the project began in February 2019 and nears completion as of April 2021. (ZahradaSarasota.com)



ZAHARADA II

Adjacent to the Zahrada (currently under construction at 1542 4th Street) will be the "Zahrada II". Proposed as an 18-unit, 5-story residential condominium with four ground-floor commercial spaces. Zahrada II will continue to activate 4th Street by introducing not only commercial activity to the pedestrian level but vertical interest, through the use of translucent terraces and visible staircase landings. The Zahrada (Czech for 'Garden'), and Zahrada II will both provide residential and commercial infill to the Rosemary District, activating 0.24 acres of land that has remained vacant for more than a decade. The project has been progressing through the City's Development Review processes, and an application for construction has been simultaneously submitted for review. (ZahradaSarasota.com)