

RE DEVELOPMENT REPORT



**Q 1 - 3
2020**

January 1 — October 1



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

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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COVID EDITION

THE PRODUCTION OF THIS REPORT HAS BEEN DELAYED BY
ACTIVITIES RELATED TO THE COVID-19 PANDEMIC.

THIS EDITION COVERS QUARTERS 1, 2, AND 3 OF 2020
(JANUARY 1—OCTOBER 1, 2020).

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**CLEARING THE SITE
OF THE QUAY
SARASOTA**



**RITZ CARLTON RESIDENCES
IN CONSTRUCTION
JUNE 2019**



AUGUST 2020



On the Cover:

The Ritz Carlton Residences

The first of a series of projects that are part of **Quay Sarasota** - a redevelopment project that will comprehensively transform almost 15 acres in Downtown Sarasota - is "Block 6: The Ritz Carlton Residences". The Quay Sarasota project includes mobility improvements at Fruitville Rd and US41, and preservation of the Historic Belle Haven hotel.



THE BELLE HAVEN



TRANSFORMING A TRADITIONAL INTERSECTION INTO A MODERN ROUNDABOUT AT FRUITVILLE ROAD AND US41





1, 2 & 3
Jan 1 – Oct 1
2020

CITY NORTH

City of Sarasota boundary

DOWNTOWN

CITY EAST

BARRIER ISLANDS

CITY SOUTH



**IN DEVELOPMENT:
44 PROJECTS**

includes projects
+ Identified in the media
+ Pre-applying for Development Approvals
+ Approved by the City's Development Review Committee, Planning Board, City Commission, and/or Administratively
+ Applying for a building permit
+ Issued a building permit (construction activity still pending)

**UNDER CONSTRUCTION:
25 PROJECTS**

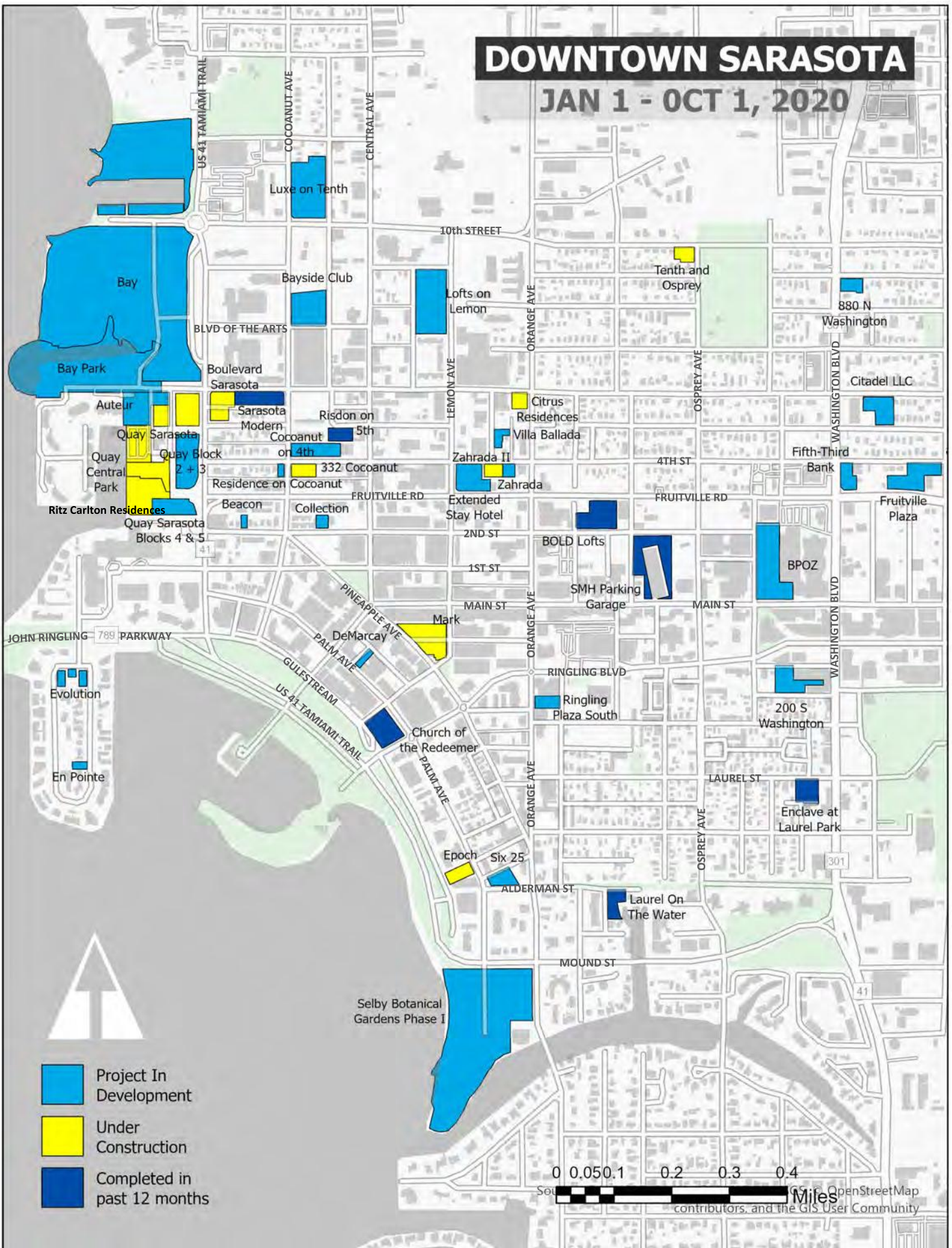
includes projects
+ Actively undertaking site improvements, vertical construction, or interior buildouts
+ Issued a Temporary Certificate of Occupancy (TCO)

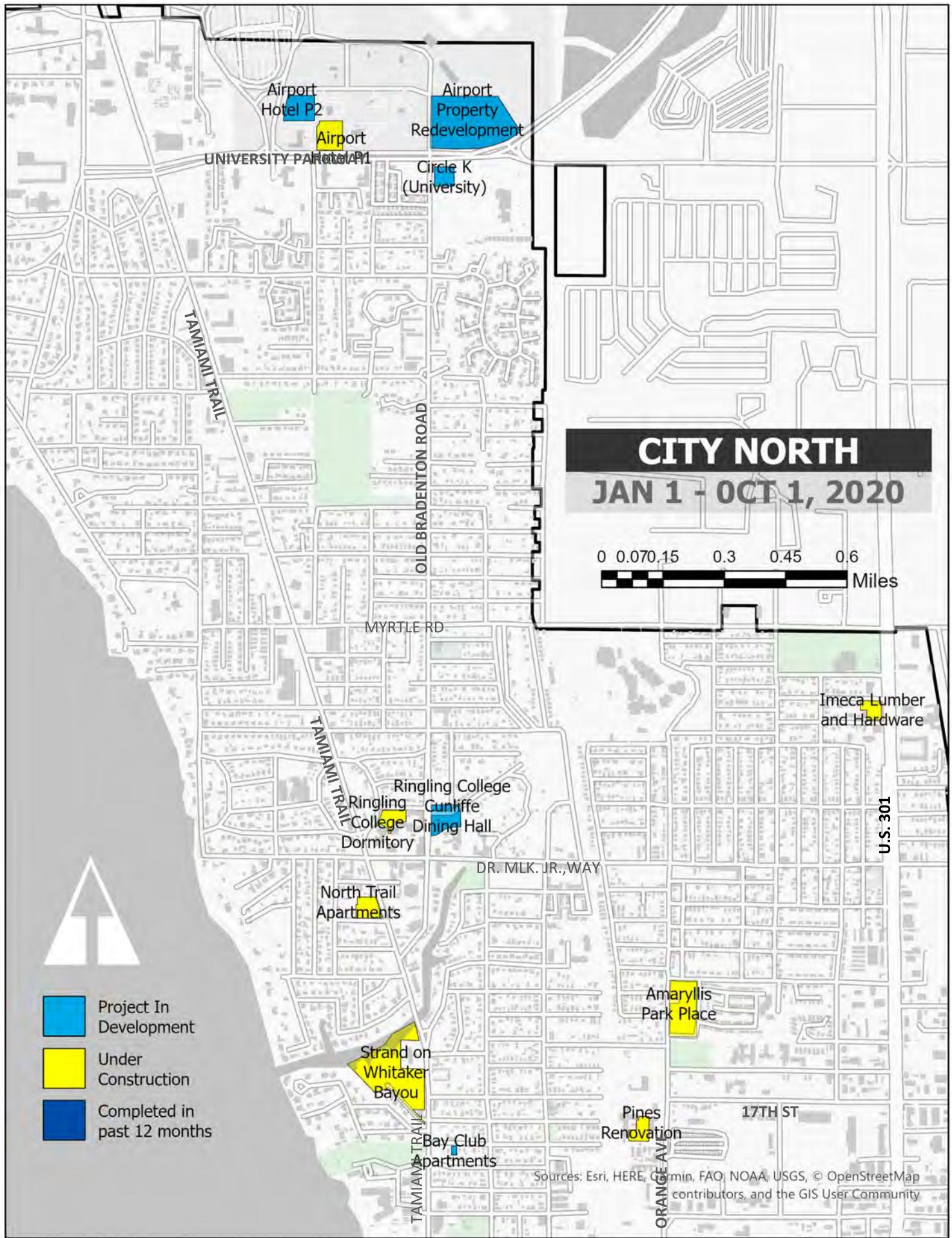
**COMPLETED:
10 PROJECTS**

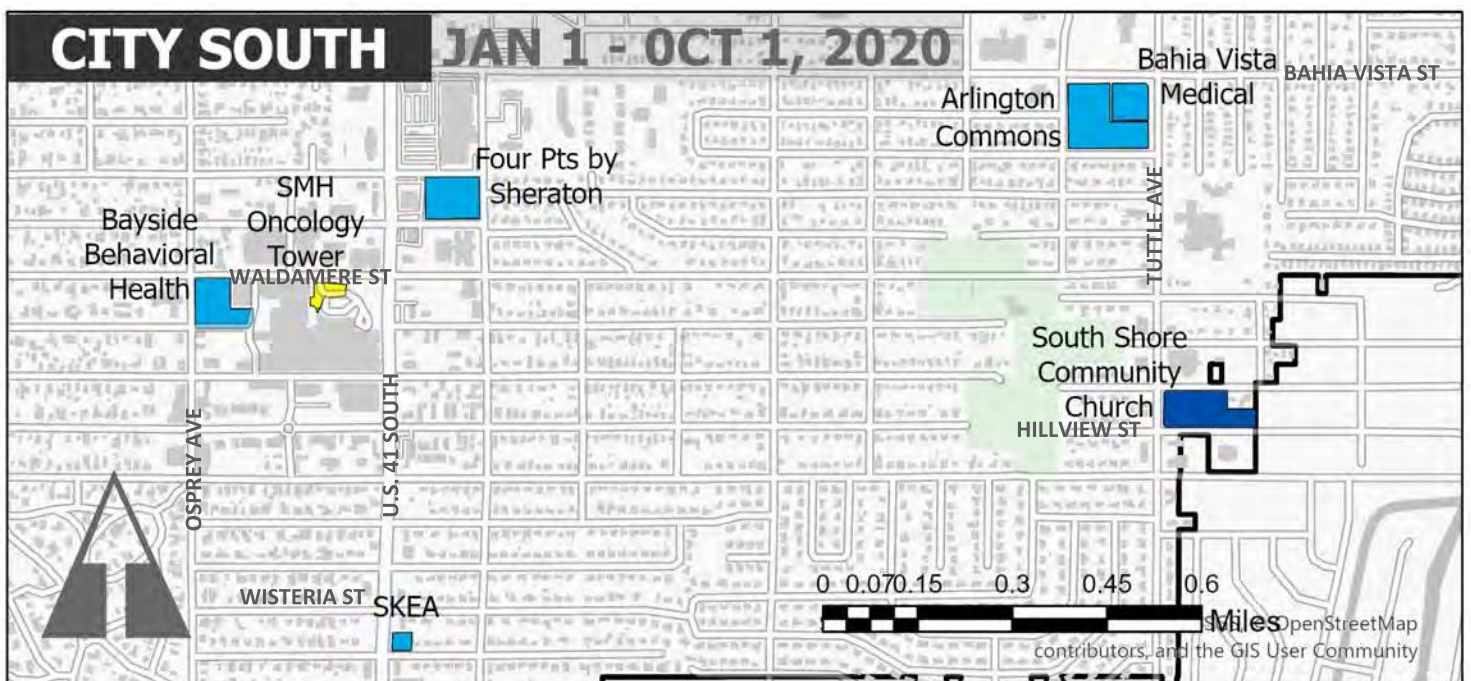
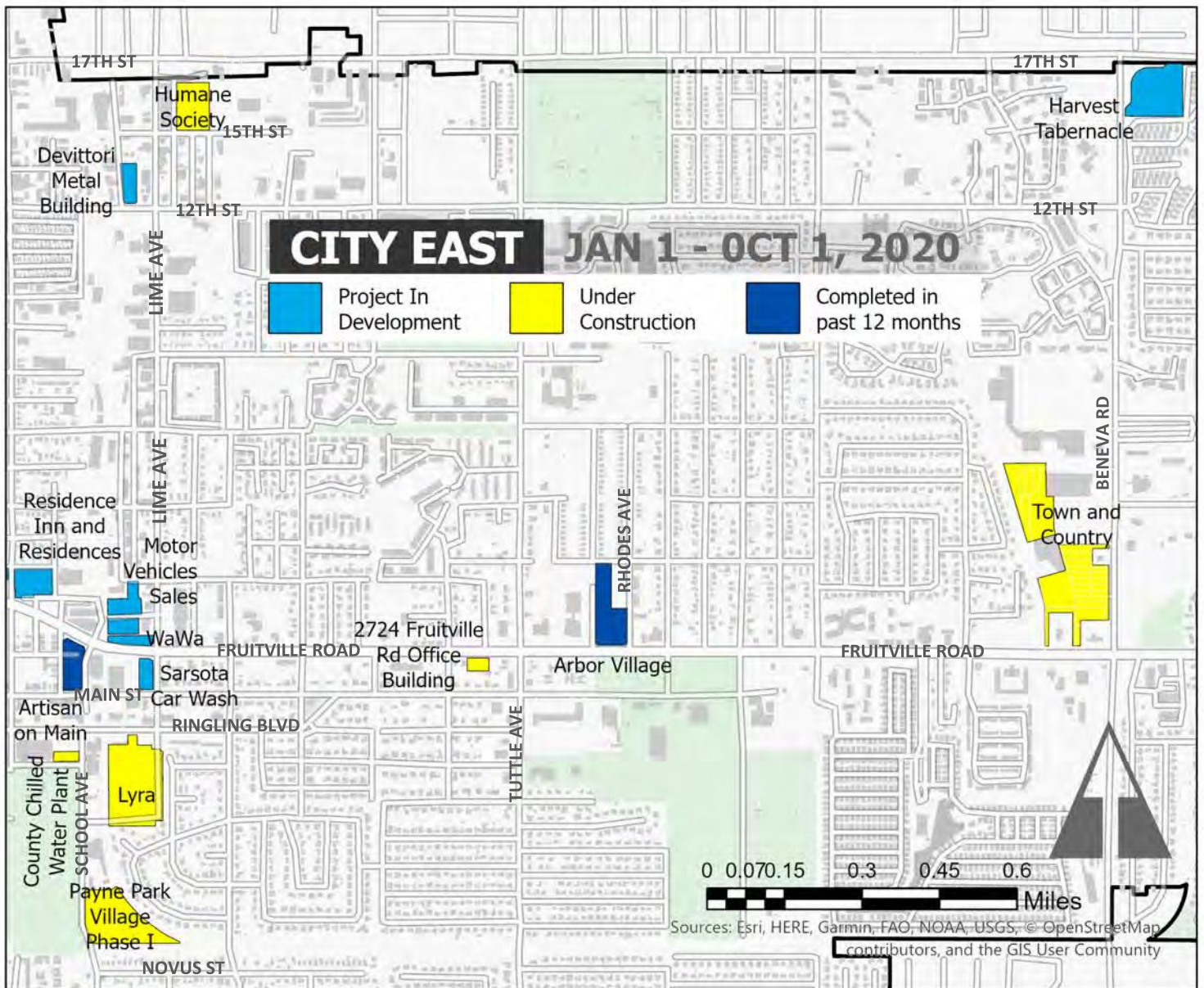
includes projects
+ Issued a Certificate of Occupancy, or Certificate of Completion within one year of the date of the Report

DOWNTOWN SARASOTA

JAN 1 - OCT 1, 2020







BARRIER ISLANDS

JAN 1 - OCT 1, 2020

LONG BOAT
KEY

CITY ISLAND

ST. ARMANDS KEY

Alvin's
Island

JOHN RINGLING BLVD

BIRD KEY

LIDO BEACH

LIDO KEY

BEN FRANKLIN DRIVE

Lido Beach
Residences


Sandcastle
Resort

BEN FRANKLIN DRIVE

NORTH SIESTA
KEY



-  Project In Development
-  Under Construction
-  Completed in past 12 months

0 0.07 0.15 0.3 0.45 0.6
 Miles

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Sarasota Q1-Q3 2020 ReDevelopment Report PROJECTS SUMMARY (January 1 - October 1, 2020)

Project	Type	Status	Location	Developer	Architect	Cost Millions	CmrcI sq. ft.	Apts units	Condo units	Hotel rooms	Height floors
200 S Washington	RES-MIXED	In Develop.	200 S Washington Blvd	G.K. Real Estate	HOYT Architects	TBD	4,000		69		7
2724 Fruitville Rd Office	COMM	Under Construct.	2724 Fruitville Rd	2700 Fruitville, LLC	CMSA Architects	\$0.6	5,009				1
332 Cocoanut	RES-MIXED	Under Construct.	332 Cocoanut Ave	LC Aldina (Famiglio)	DSDG Architects	\$8.0	9,151		36		5
880 N Washington Blvd	RES-MIXED	In Develop.	880 N Washington Blvd	Stanley Tarasov	Parker Walter Group	TBD	2,164		11		5
Airport Hotel Phase 1	LODG	Under Construct.	965 University Parkway	Sarasota Manatee Airport Authority	Chancellor Design Group (Warwick, RI)	\$7.0				136	5
Airport Hotel Phase 2	LODG	In Develop.	995 Airport Circle	Sarasota Manatee Airport Authority	Chancellor Design Group (Warwick, RI)	TBD				60	4
Airport Property Redev.	COMM	In Develop.	6000 Airport Circle	Sarasota Manatee Airport Authority	TBD	TBD	TBD				TBD
Alvin's Island	COMM	Under Construct.	462 John Ringling Blvd	Marco Destin, Inc.	Parker Walter Group	\$3.1	14,506				2
Amaryllis Park Place	RES	Under Construct.	1912 N Orange Ave	City of Sarasota Housing Authority	HOYT Architects	\$13.2		84			3
Arbor Village	RES	Project Completed	2901 Fruitville Rd	Centennial Bank BlueSky Comm.	Forum Architecture (Altamonte Springs)	\$1.4	10,000		80		4
Arlington Commons	RES	In Develop.	2750 Bahia Vista St	Bahia Vista Assoc.	TBD	TBD		233			4
Artisan on Main	RES	Project Completed	Main St and School Ave	ICON Residential	ROJO Architecture (Tampa, FL)	\$5.1			37		3
Auteur (Parking Garage)	RES-MIXED	In Develop.	1000 Blvd of the Arts	BOTA Development	Curtis Gaines Hall Jones (Tampa, FL)	\$12.0	9,988		57		18
Bahia Vista Medical Bldg	OFFICE	In Develop.	2750 Bahia Vista St	Bahia Vista Assoc.	Fleischman Garcia	TBD					
Bay Club Apartments	RES	In Develop.	1234 15th St	Freedom Mgmt	HOYT Architects	\$0.5		4			2
Bay Park (The Bay: Ph 1)	PARK	In Develop.	Blvd of the Arts, Tamiami Trail	Bay Conservancy Sarasota City/Cty	Sasaki/Kimley Horn	\$0.8					--
Bayside Behav. Health Ctr	MED/HOSP	In Develop.	1625 S Osprey Avenue	Sarasota County Hospital Board	Flad Architects (Tampa, FL)	TBD					3
Bayside Club	RES-MIXED	In Develop.	850 Cocoanut Avenue	Jay Harvey Holdings	Forum Architecture (Altamonte Springs)	TBD	9,988	253			5
The Beacon	RES	In Develop.	1243 Second Street	Noble Equity	5G Studio (Miami, FL)	TBD			6		9
BOLD Lofts	RES-MIXED	Project Completed	1659 2nd St	Biter Idea Vault	HOYT Architects	\$15.5	6,271	97			5
BLVD Sarasota	RES-MIXED	Under Construct.	1224 Blvd of the Arts	Core Development	Stantec Architecture (Orlando, FL)	\$69.0	17,625		49		18
BPOZ	RES-MIXED	In Develop.	1991 Main St	Belpointe REIT	Humphreys + Partners (Maitland, FL)	TBD	56,500		418		10
Church of the Redeemer	RELIG	Project Completed	222 S Palm Ave	Church of the Redeemer, Inc	APEX-Studio Suarez	\$5.2					3
Circle K (University)	COMM	In Develop	1200 University Pkwy	JBCC Development	Cuhaci and Peterson (Orlando, FL)	\$2.0	4,500				1
Citadel (SNN Office)	COMM	In Develop.	2040 6th Street	Citadel Communications	HOYT Architects	TBD	7,404				1
Citrus Residences	RES-MIXED	Under Construct.	555 N Orange Ave	MBFC LLC	HOYT Architects	\$2.5	6,300		18		4
Cocoanut on 4th	RES-MIXED	In Develop.	1329 4th St	Drapac	Halfants + Pichette	\$18.4	2,820		61		5
The Collection	RES	In Develop.	1335 2nd St	MK Equity Corp	ARS Architecture	\$12.0			12		12
County Chilled H2O Plant	INDUST	Under Construct.	2150 Ringling Blvd	Sarasota County Government	Hall Architects, PA	\$17.0					1
The DeMarcay	RES-MIXED	In Develop.	33 S Palm Ave	GK Development	Parker Walter Group	\$23.7	2,400		39		18

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Devittori Metal Building	INDUST	In Develop.	2243 12th St	Devittori Custom Woodwork	TBD	TBD	17,000				1
En Pointe	RES	In Develop.	509 Golden Gate Point	509 GoldenGate Pt	ECHT Architects	TBD			4		5
Enclave at Laurel Park	RES	Project Completed	500 Laurel Park Dr	CND-Laurel Park	C. Alan Anderson	\$4.3			17		4
Epoch	RES	Under Construct.	605 S Gulfstream	Seaward Developmt	Nichols Brosch Wurst Wolfe (Coral Gables)	\$42.5			23		18
Evolution	RES	In Develop.	101-681 Golden Gate Pt	WB Golden Point	DSDG Architects	\$15.0			20		9
Extended Stay Hotel	COMM	In Develop.	1515 + 1551 Fruitville Rd	RK Hospitality	TBD	TBD	13,600			136	7
Fifth Third Bank	COMM	In Develop.	300 N Washington Blvd.	Washington Prop Inc	BDG Architects (Birmingham, AL)	TBD	2,800				1
Four Points by Sheraton	LODG	In Develop.	1425 S. Tamiami Trail	Daus Investments	Leese and Associates (Denver, CO)	TBD					5
Fruitville Plaza	RES- MIXED	In Develop.	Fruitville Rd and 4thSt	Ronald Webber	Patrick M. Pillot	TBD	36,144		4		3
Harvest Tabernacle	RELIG	In Develop.	3650 17th Street	Harvest Tabernacle	Zollery Autry Architects	TBD					1
Humane Society	MED/ HOSP	Under Construct.	2331 15th Street	Humane Society of Sarasota Cty	Leader Design Studio	\$6.1					1
Imeca Lumber Hardware	COMM	Under Construct.	3251 N Washington Blvd	Cocchiola, LLC	Schimberg Group	\$0.8	9,425				1
Laurel On The Water	RES	Project Completed	725 Rowe Place	Gulfside Homes	Cochon Vazquez	\$0.9			7		3
Lido Beach Residences	RES	In Develop.	930 + 1008 Ben Franklin Dr	The Ronto Group	TBD	TBD			70		TBD
Lofts on Lemon	RES	In Develop.	851 N. Lemon Avenue	Housing Authority Garner Capital, and Duvernay & Brooks	HOYT Architects	\$21.1		128			5
Luxe on Tenth	RES	In Develop.	10th St, Cocoanut Av, and Florida Ave	Christian Dial	HOYT Architects	TBD		157			5
Lyra (Ringling Mixed-Use)	RES- MIXED	Under Construct.	2260 Ringling Blvd	Richman Group of FLA	Humphreys & Partners (Maitland, FL)	\$22.4	36,849	222			4
The Mark	RES- MIXED	Under Construct.	1400 State St	Kolter Group	HOYT Architects	\$70.0	46,000		157		11
Motor Vehicles Sales	COMM	In Develop.	2nd St and Aspinwall St	Second Street LLC	Alan Anderson	TBD	8,866				1
North Trail Apartments	RES	Under Construct.	2413-2433 N Tamiami Trail	Tamiami Trl Apts LLC	Parker Walter Group	\$5.0		47			4
Payne Park Village Ph I	RES	Under Construct.	301 S School Ave	David Weekly Homes	Weekley Homes	\$2.2			87		1
The Pines: New Building	MED/ HOSP	Under Construct.	1501 N Orange Avenue	Pines of Sarasota	Harvard Jolly	\$28.0					2
Quay Central Park	COMM	Under Construct.	601 Quay Commons	Quay Ventures	Stantec Engineering	\$18.0					--
Quay Sarasota	RES- MIXED	Under Construct.	333 N Tamiami Trail	GreenPoint Communities LLC	Stantec Engineering	\$3.5	218,550		622	175	--
Quay Sarasota Blocks 2&3	RES- MIXED	In Develop.	333 N Tamiami Trail	Lennar Multifamily	Dorsky + Yue (Ft. Lauderdale, FL)	\$150.0	12,748	241			11
Quay Sarasota Blocks 4&5	RES	In Develop.	333 N. Tamiami Trail	Kolter Group	SB Architects (Coral Gables, FL)	TBD			150		19
Residence Inn	COMM	In Develop.	2145 3rd St	HQ Acquisitions, LLC	George White (Lake Worth, FL)	\$10.5			2	121	4
Residence on Cocoanut	RES	In Develop.	1290 4th St	Pelican Devel. Grp.	Dreamcatcher Designs	\$1.0			3		3
RCAD Cunliffe Dining Hall	EDUC	In Develop.	2736 Old Bradenton Rd	Ringling College of Art and Design	Ayers Saint Gross (Baltimore, MD)	TBD					2
RCAD Dormitory	EDUC	Under Construct.	1160 Greensboro Lane	Ringling College of Art and Design	Ayers Saint Gross (Baltimore, MD)	\$22.0					5
Ringling Plaza South	COMM	In Develop.	243 S Orange Ave	Ringling & Orange	HOYT Architects	TBD	84,506				10

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Risdon on 5th	RES-MIXED	Project Completed	1350 5th St	Steven Bradley Risdon Group	Halfants + Pichette	\$6.1	7,000		22		5
Ritz Carlton Residences	RES-MIXED	Under Construct.	333 N Tamiami Trail	Quay Venture, LLC	SB Architects (Coral Gables, FL)	\$95.0	9,500		73		18
Sandcastle Resort	LODG	In Develop.	1540 Ben Franklin Drive	Lido Sand, LLC	Nichols Brosch Wurst Wolfe (Coral Gables)	TBD				304	9
The Sarasota Modern	LODG	Project Completed	1242 Blvd of the Arts	Cocoanut Arts West	HOYT Architects	\$17.0	3,500			81	5
Sarasota Car Wash	COMM	In Develop.	2290 Fruitville and 2287 Main St	Anthom Holdings	TBD	TBD	4,465				1
Selby Botanical Gardens	Other	In Develop.	926 S. Palm Avenue	Selby Botanical Gardens	Overland Partners (San Antonio, TX)	TBD					--
Six 25 Palm Ave	RES	In Develop.	625 S. Palm Ave	Palm One Group	DSDG Architects	TBD			12		5
SKEA	COMM	In Develop.	2375 S. Tamiami Trail	SKEA Enterprises, LLC	Lawson Group	TBD	7,267				3
SMH Oncology Tower	MED/HOSP	Under Construct.	1700 Tamiami Trail	Sarasota County Hospital Board	Flad Architects (Tampa, FL)	\$112.6					9
SMH Main Street Garage	OFFICE	Project Completed	1743 Main Street	Sarasota County Hospital Board	TRC Parkitects	TBD					1
South Shore Church	RELIG	Project Completed	1899 S Tuttle Ave	South Shore Community Church	Lawson Group	\$1.4					1
The Strand	RES	Under Construct.	1889 N Tamiami Trail	Jebco Ventures	HOYT Architects	\$6.3			152		4
10th & Osprey	RES	Under Construct.	969 N Osprey and 1778 10th St	10th and Osprey, LLC	DSDG Architects	\$2.0			8		2
Town and Country	COMM	Under Construct.	180-500 N Beneva Road	Benderson Develop.	Cooper Johnson Smith (Tampa, FL)	\$4.0	59,000				1
Villa Ballada	RES-MIXED	In Develop.	430 Kumquat Court	Victoria King	Halfants + Pichette	\$7.5	1,500		24		5
WaWa - Fruitville Road	COMM	In Develop.	2nd St and Fruitville Rd	JBCC Development	Cuhaci and Peterson (Orlando, FL)	\$1.1	5,636				1
Zahrada	RES-MIXED	Under Construct.	1542 4th St	Dunn Hospitality Grp.	Halfants + Pichette	\$4.8	5,562		6		3
Zahrada II	RES-MIXED	In Develop.	1558 4th Street	Dunn Hospitality Grp.	Halfants + Pichette	\$7.0			18		5

REPORTING SUMMARIES

All values reflect data attributable to the period between Jan 1, 2020 and Oct 1, 2020 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	#
Residential	22
Residential Mixed Use	21
Commercial	16
Medical/Hospital	5
Hotel	4
Religious	3
Educational	2
Industrial	2
Park	1
Hotel Renovation	1
Parking Garage	1
Commercial Renovation	1
Grand Total	79

Increase in Citywide Inventory (By Status)			
	In Develop.	Under Construct.	Completed w/i 12 mo.
Commercial Space (sq ft)	294,296	437,477	26,771
Quantity of Apartments	1,016	353	97
Quantity of Residences	980	1,231	163
Quantity of Hotel Rms	621	311	81

Project Status by Location

Barrier Islands	3
In Development	2
Under Construction	1
City East	14
In Development	8
Under Construction	5
Project Completed	1
City North	14
In Development	7
Under Construction	7
City South	7
In Development	5
Under Construction	1
Project Completed	1
Downtown	41
In Development	22
Under Construction	11
Project Completed	8
Grand Total	79



200 S WASHINGTON

The northwestern quadrant of Washington Blvd, Golf Street and Adams Lane currently contains three commercial buildings (office and retail uses) and associated surface and structured parking. A proposal to redevelop the western portion of the site would require the demolition of one of the existing commercial buildings, and the replacement of a surface parking lot with a mixed-use building. The building would provide 69 new residential units for Downtown residents, and introduce 4,000 s.f. of commercial space on Adams Lane to activate the pedestrian network of commercial/neighborhood buildings. Parking for seven-story building will be on-site (166 spaces, including parking provided for the Centerplex Building on Golf Ave), and the residential building will also offer on-site pool, gym, and other residential amenities. The Proposal is currently being reviewed with the City of Sarasota at the time of this Report.



2724 FRUITVILLE ROAD OFFICE

The proposed 2724 Fruitville Road project (located west of Tuttle) would replace half an acre of vacant land with a 5,009 sf building shell intended to house multiple office suites. The project was issued a construction permit this past January. The building is expected to be completed late 2020.



332 COCOANUT

The southeast corner of Coconut and 4th Street is the new site of a mixed-use development that features a 5-story structure with 36 single-family attached dwelling units, and 9,151 sf of commercial space (6 commercial units: 8,326 sf of office space, and an approx. 825 sf coffee shop). Construction of "332 Coconut" began in April 2019 and continues as of October 2020. (332Coconut.com)



880 N WASHINGTON BLVD

880 N. Washington may be the site of a new five story building, with two ground floor office spaces, and eleven residential units on floors 2-5. The site is currently vacant and is located at the southeast corners of 9th Street and North Washington Boulevard. A surface parking lot with 15 parking spaces is also proposed to be located to the east of the building. The proposal has completed the development application and review process, and applied for a building permit in October 2020.



AIRPORT HOTEL PHASE I

A 5-story hotel has been constructed by the Sarasota Manatee Airport Authority, containing 132 hotel rooms. The "Kompose" Hotel at 965 University Parkway is "Phase 1" of a two-phase project (the second phase, located at 995 University Parkway, is progressing through the City's Development approval processes). Construction of Kompose began in October 2018 and is nearing completion as of October 2020.

AIRPORT HOTEL PHASE II

Located diagonally from 'Airport Hotel Phase I' Phase II will create a new 4-story hotel with 60 hotel rooms and 125 parking spaces. The hotel will replace what is now vacant land owned by the Sarasota Manatee Airport Authority. The site plan and associated rezoning amendments were approved by the City Commission in May of 2019. A building permit has not been applied for at this time.



ALVIN'S ISLAND ON ST. ARMANDS CIRCLE

Renovation of the existing Alvin's Island retail store will result in a renovated first-floor retail space, and an expanded and renovated second level with a 3,000 s.f. indoor/outdoor restaurant. The store closed after Labor Day 2019, construction permits were issued in September 2019, and permits remain active as of October 2020.



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.



AMARYLLIS PARK PLACE

Amaryllis Park Place will transform the western 3.92 acres (between Orange Ave and Gregg St) of the 18.4 acre Housing Authority subdivision by replacing 12 buildings built between 1955 and 1975 (containing 60 living units), with one three story building containing 84 residential units, on-site parking, landscaping, storm water-retention features, and on-site 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 October 2020.



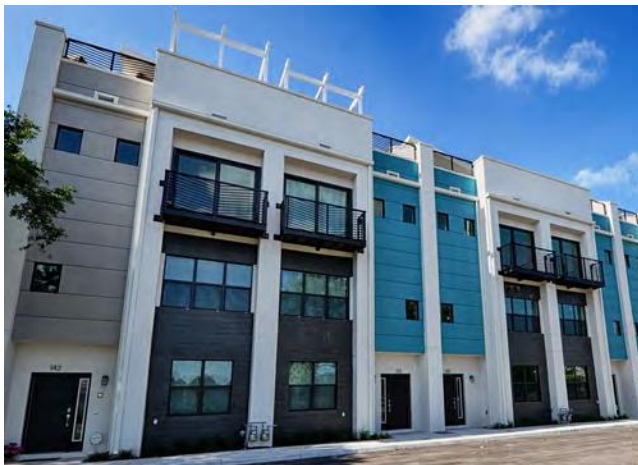
ARBOR VILLAGE

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 sf) with two units. The project is 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 Temporary Certificate of Occupancy in February 2020. (ArborVillageSarasota.com)



ARLINGTON COMMONS

The 6.1 acre parcel located at the southwest corner of Tuttle Avenue and Bahia Vista may have residential redevelopment in the near future. The site currently contains a two-story medical office building (formerly known as Doctor's Hospital of Sarasota), a four-story parking garage, and a two-story out-parcel building. 1.4 acres of the parcel are to be redeveloped into a new one-story medical office building (see "Bahia Vista Medical Building" in this report), but the remaining ~ 4.7 acres are being considered for redevelopment into a residential apartment building. Arlington Commons is proposed as a 4-story, 233-apartment residential complex that will replace the existing medical-use buildings located on site. The +/- 400-space parking garage currently on site will also be refurbished. Approval of the apartment complex concept will require a change to the City of Sarasota's Comprehensive Plan, a parcel rezoning, and subsequent Site Plan approval.



ARTISAN ON MAIN

The Artisan on Main has converted 37 individual parcels located near Fruitville Road into a residential subdivision that will eventually contain six multi-unit structures. Two of the residential buildings were completed in 2019 (Buildings "3", and "4"), and the third (Building "6") was completed in 2020. Each features seven two-story townhomes located over one floor of parking. The three remaining multi-unit structures are slated for future construction. (IconResLiving.com/Project/The-Artisan-On-Main)



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 s.f. 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.



BAHIA VISTA MEDICAL BUILDING

A new 15,000 s.f. medical office building is proposed for the southwest corner of Bahia Vista Street and Tuttle Avenue. The site was previously occupied by a medical office building built in 1977, which was demolished in 2015. The new single-story structure will add 54 surface parking spaces, occupying approx. 1.4 acres of the larger 6.1 acre parcel. The remaining property is currently occupied by medical office buildings (2) and a parking garage (1), but is being considered for future residential redevelopment (see "Arlington Commons" in this report).



THE BAY: BAY PARK

The Bay's three-phase Master Plan received unanimous approval from the City Commission in September 2019, advancing a three-year community-lead effort to make the Sarasota bayfront a public plaza open to all visitors. The first phase of the 53-acre project is Phase 1: Bay Park. Bay Park will revitalize the southernmost 11.4 acres of the project area, creating a large waterfront area 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. Work on the Mangrove Walkway is nearing completion, while the City continues to review plans for the larger Phase 1 improvements. (TheBaySarasota.org)



BAY CLUB APARTMENTS

The Bay Club of Sarasota is constructing residential apartments to accommodate their support staff, at 1234 15th St. Four apartments will be created in a two-story building, within walking distance of the Bay Club. The project is currently seeking a building permit.



BAYSIDE BEHAVIORAL HEALTH CENTER (SMH)

Sarasota Memorial Health will improve the ability to provide behavioral health services on their main hospital campus, by constructing a unified behavioral health center at the southwest corner of Waldemere St and S Osprey Ave. The building would provide inpatient and outpatient services, with rooms and services to accommodate 86 inpatient beds, including surface parking. The new construction will follow demolition of the existing Behavioral Health building.



BAYSIDE CLUB

The Bayside Club will redevelop 3.61 acres of vacant land located north of "Cityside" on Coconut Avenue, into 253 living spaces (a mix of rental units and condominiums) and approximately 9,988 sf 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. (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. Developers continue to engage in pre-sale contracting while preparing to submit for a construction permit, and have given a construction completion goal in year 2021. (TheBeaconSarasota.com)



BOLD LOFTS

The 5-story BOLD Lofts (located next to the 4-story BOLD Building at 2nd Street east of Orange Ave) are nearing completion. Begun in Spring 2017, Bold Lofts received a Temporary Certificate of Occupancy in March 2020. Construction of The Lofts created 97 new residential apartments, and 6,271 sf of office space in the Downtown core. (www.BoldLWP.com/Locations/Bold-Lofts-Sarasota)



BLVD SARASOTA

The Boulevard Sarasota ("BLVD") is a multi-phased mixed use development that will provide a total of 49 residential units, approx. 10,918 sf of restaurant space, and 6,707 sf of retail/office in an 18-story structure. The redevelopment effort included executing a Major Encroachment Agreement with the City, allowing the building to be constructed above the 5th Way Alley, while leaving public alley access. Construction began in September 2018 and a Temporary Certificate of Occupancy was issued in September 2020. (BLVDSarasota.com)



BPOZ

Upper Main Street will be reinvented with the construction of the BPOZ Buildings. Developers have begun to demolish the existing commercial area at the NE corner of Links Ave and Main Street (leaving the current movie theatre and parking facilities on the east side of the block) and will replace it with two ten-story structures containing 418 dwelling units atop a 56,500 sq ft retail shopping center. Administrative Site Plan approval is currently in progress.



CHURCH OF THE REDEEMER

Palm Avenue's Episcopal Church of the Redeemer (built 1952) has added a 14,200 sf three-story addition to its 1.26 acre site, to be used for classrooms, administrative offices, and event space. The project's development included off-site parking agreements, and agreements to encroach into the right-of-way of Gulfstream Ave and McAnsh Square. Construction began in August 2018 and a 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 Communications 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 development application is currently under review.



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 sf of storefront commercial space to the Rosemary District, with 18 residential units located above the ground-floor storefronts. Construction continues as of October 2020. (TheCourtyardatCitrus.com)



COCANUT ON 4TH

Site plan approval was received in February of 2017 to allow for redevelopment of a 1-acre site located at the northeast corner of Cocanut Ave and 4th St. "Cocanut on 4th" will include 60 residential units around a landscaped courtyard: Units from 900 sq ft - 3,000 sq ft, including live-work units with private yards, townhomes, one-bedroom units, and penthouses with loft spaces. All condominiums will offer oversized terraces and +12' ceilings. The building will also feature approx. 2,820 sq ft of retail space. A construction permit was requested in March 2019 and the permit application remains in review as of October 2020.



THE COLLECTION

The Collection will be built at 1335 2nd St as a twelve-story, 12-unit residential tower. The project is currently in review for construction permit approval. (www.MKEquity.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 sf 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 has been issued as of October 2020.



THE DEMARCAIY

The DeMarcay is planned as an adaptive reuse of the historic DeMarcay Hotel façade, combined with 18 stories of new construction. The DeMarcay will create 39 residential units and 2,400 sq. ft. of new retail space on historic Palm Avenue. GK Development Team has indicated that construction planning is ongoing, and construction permitting will follow.



DEVITTORI METAL BUILDING

The Devittori Building is proposed as a 17,000 sq. ft. metal industrial building that will replace an undeveloped parcel just north of the existing Devittori Custom Woodworking facility, located at 12th Street and Mango.



EN POINTE

"En Pointe" plans to bring neo-modernism to Downtown's Golden Gate Point. En Pointe will replace a multi-family building built in 1950 with four residential units built over parking. The building faces the Downtown skyline, and each full-floor residence has multi-directional views from the southern half of Golden Gate Point. The project proposal is scheduled to be reviewed by the Planning Board in November 2020.



ENCLAVE AT LAUREL PARK

The Enclave at Laurel Park replaces 17 individual parcels and a portion of Cherry Ln (totaling 0.8 acres) with a unified subdivision that will include as many as 7 residential structures with a possible total of 17 dwelling units (four multi-family buildings, and three single-family). Four of the multi-family buildings were completed in 2019, and two single family residences have now been completed. (<https://www.davidweekleyhomes.com/new-homes/fl/sarasota/sarasota/enclave-at-laurel-park>)



EPOCH

The Epoch began construction in June 2019, and replaces 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 will offer a pool terrace, rooftop terrace, and secured parking storage on its half-acre site. The project continues construction as of October 2020. (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 has applied for a building permit. Building permit approval is currently pending.



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 is currently being considered by the City's Planning Board for an Adjustment, prior to seeking Site Plan approval.



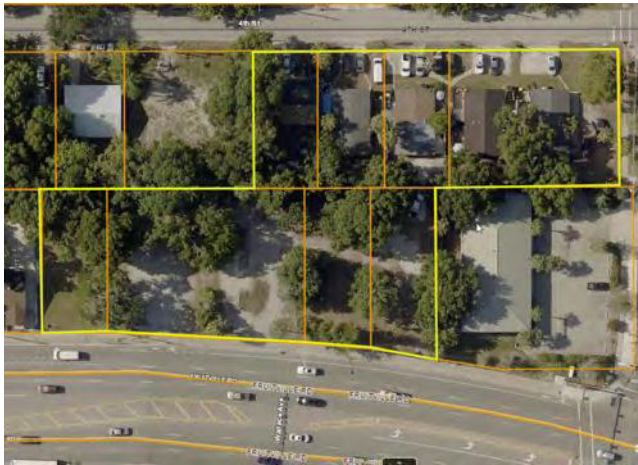
FIFTH THIRD BANK

The location of an existing Shell station at the northeast corner of Fruitville and US 301 could be the location of a future Fifth Third bank facility. The proposed building would eliminate the gas station and convenience store and replace it with a new, approx. 2,800 sf building and a detached two-lane drive through.



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 June 2019 developers requested additional amendments to the previously approved Plan. A building permit has not been applied for at this time.



FRUITVILLE PLAZA

Fruitville Plaza will transform four vacant parcels on the north side of Fruitville Road, and four adjacent parcels on the south side of 4th Street, into a 1.45 acre mixed-use residential development. The project will begin by demolishing nine existing residential units which will allow for the creation of a three story office building fronting on Fruitville Road, and four residential units fronting on 4th Street. The proposed site plan meets the requirements for a property zoned 'Downtown Edge', and falls within the zoning overlay known as the Fruitville Gateway Corridor Overlay District. The project is currently seeking Administrative Site Plan approval.



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.



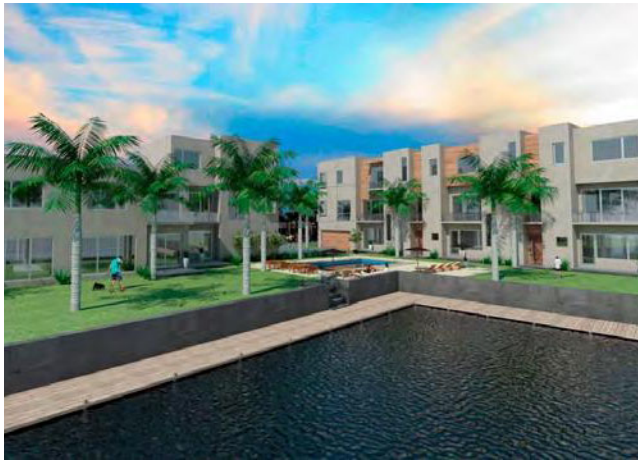
HUMANE SOCIETY

The Humane Society of Sarasota currently operates a not-for-profit animal care and adoption center in the industrial area of 15th Street, near Lime Avenue. The organization will undertake a comprehensive redevelopment of the 2.7 acre property in order to renew outdated facilities, and construct new facilities. Demolishing 10,530 sf of existing buildings and constructing a total of 19,965 sf (including new kennels, welcome center, adoption areas, clinic, multi-purpose areas, and future-feline spaces) may be accomplished in multiple phases depending on continued community-fund raising efforts. Demolition and construction permits have been issued, and the project is currently under construction.



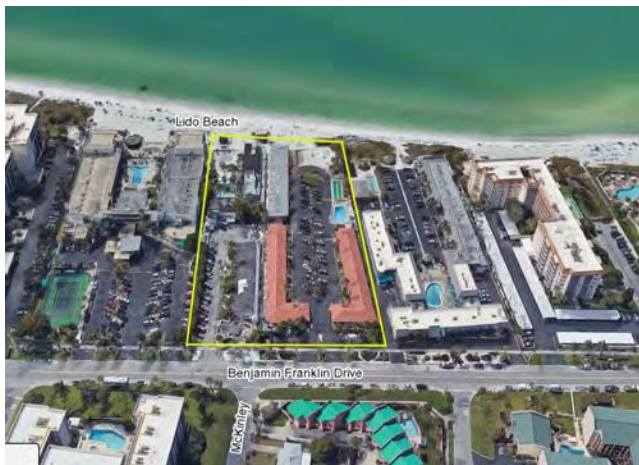
IMECA LUMBER AND HARDWARE

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 s.f. "Imeca" hardware and home improvements store. A building permit was issued in July of 2019 and construction is currently underway.



LAUREL ON THE WATER

Gulfside Homes combined four parcels along Hudson Bayou to construct a new residential townhome offering four waterfront residences. The newly constructed "Laurel on the Water" also includes finger docks which extend into the Bayou for resident's vessels. Construction was completed in early 2020. (LaurelOnTheWater.com)



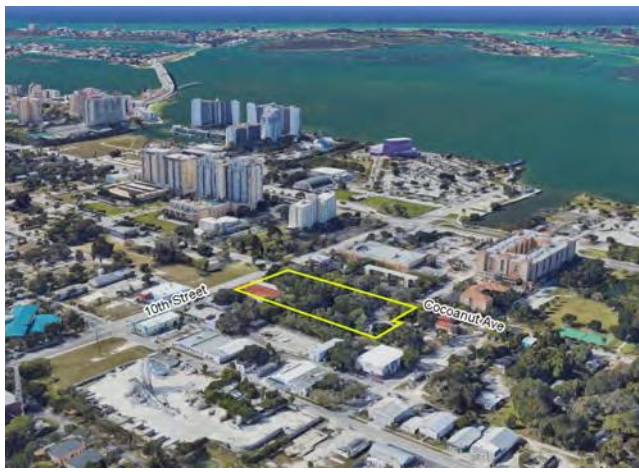
LIDO BEACH RESIDENCES

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 occupy the future condominium site. The condominium proposal is currently being reviewed by the City's Development Review Committee.



LOFTS ON LEMON

Three vacant acres of land on Lemon Avenue will be 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 will be 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, and applied for a building permit in October 2020. 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 creating a 4-story multifamily building with 222 residential apartments, a business center, fitness center, and pool, and approx. 36,849 s.f. 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 continues as of October 2020.



THE MARK

The Mark's 11 story mixed-use residential building is nearing final completion, with the issuance of a Temporary Certificate of Occupancy in August 2020. The project includes 157 condominium units, 35,000 s.f. of retail, 11,000 s.f. of office space, and on-site structured parking for guests and residents. The Mark's construction spans a vacated portion of State Street (between Pineapple and Lemon Avenues). Completion of the Mark has 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 for 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 North Tamiami Trail into a four-story apartment complex with 47 units, on-site parking, and street front 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 October 2020.



PAYNE PARK VILLAGE (PHASE 1)

The Payne Park Village Development is transforming 8.68 acres of vacant land just east of Payne Park into a new subdivision of 135 attached and detached single-family homes. Phase I of the Village includes the southern portion of the site, and will result in 87 residences (two story villas). Each of the residential structures is permitted and constructed incrementally, with many homes already completed. A Phase II of The Village will follow (to be constructed on the northern-half of the site). (www.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, and construction began on the new facility in Summer 2020 and continues as of October. Other recently completed improvements have included 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 - all completed in 2019.



QUAY SARASOTA

The City of Sarasota has approved a Development Agreement for the 14.69 acre "Quay Sarasota" site that allows redevelopment within the parcel boundaries in nine sections, or 'blocks' - for a total of (up to) 695 residences, 175 hotel rooms, 189,050 s.f. of retail, and nearly 39,000 s.f. of office space, in buildings with a maximum of 18 stories. Additional improvements will include renovation of the historic Belle Haven Hotel, completion of a section of the City's public Multi-Use Recreational Trail (MURT), and improvements to the right-of-way on Blvd of the Arts, and on US 41. A permit for \$1.7M of site work has been issued, and will include underground utilities, storm, sanitary, and potable water, pavement, curb, base, and asphalt work. Developers for the Quay have also taken the lead in partnering with the City of Sarasota to construct intersection improvements at Fruitville Rd and US41 - transforming a multi-lane four-way signalized intersection into a free-flowing modern roundabout.



QUAY CENTRAL PARK

Quay Sarasota will create an on-site waterfront gallery with visitor and resident amenities, to be known as Quay Central Park. 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 - a City of Sarasota public pathway that connects walkers and bikers from Lido Key to North Sarasota) will pass through the western edge of the new park.



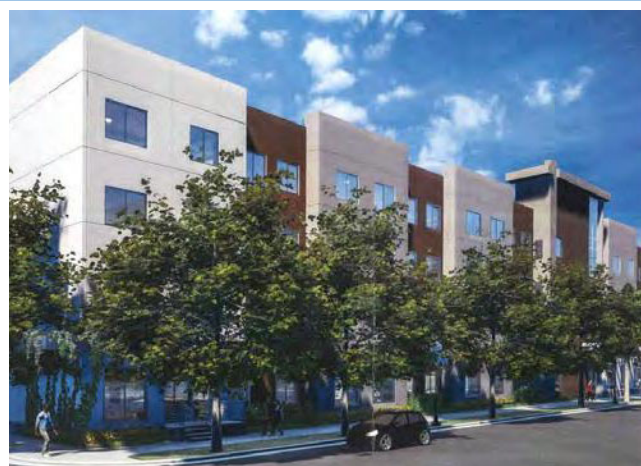
QUAY SARASOTA (BLOCK 2 AND 3)

The second piece in redeveloping the 14.69 acre Quay site will take place on Block 2 and Block 3 of The Quay. A multi-use 11-story building is proposed to be built on the 1.65 acres that make up these two blocks. The development will contain 241 apartments, 12,748 s.f. of commercial retail and restaurant space, and 589 parking spaces. A request for Site Plan approval is currently progressing through the City's development review processes, and construction is estimated to start in 2020.



QUAY SARASOTA (BLOCKS 4 AND 5)

Quay Sarasota "Blocks 4 and 5" will be developed by Kolter Group into a nineteen-story residential building with 150 dwelling units. Residences will range from 1,600 - 4,000 sq ft, including eight penthouse units. Development reviews and approvals were completed in Spring 2020. A request for construction permit has not been submitted at this time. Developers have provided a target completion date of 2023.



RESIDENCE INN AND RESIDENCES

Ten parcels just north of Fruitville Road at East Ave are to be combined as the location of a new Residence Inn. The Residence Inn will offer 121 hotel rooms, two residential dwelling units, 1,800 s.f. of hotel conference space, and a 59-seat restaurant. The 1.98 acre site will have 121 ground level parking spaces, and will meet a requirement for residential frontage on 4th Street. The project is currently pending issue of a construction permit.



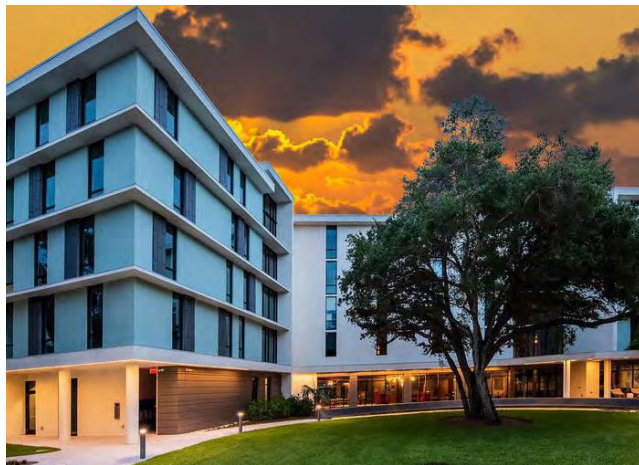
THE RESIDENCE ON COCOANUT

The Residence on Coconut would create a triplex - of three individual dwelling units in a three story building at the southwest corner of 4th Street and coconut Ave. The 0.12 acre site is currently vacant, and is zoned Downtown Edge (DTE). Each of the three residences will contain 3 bedrooms, 2&1/2 baths, and on-site parking.



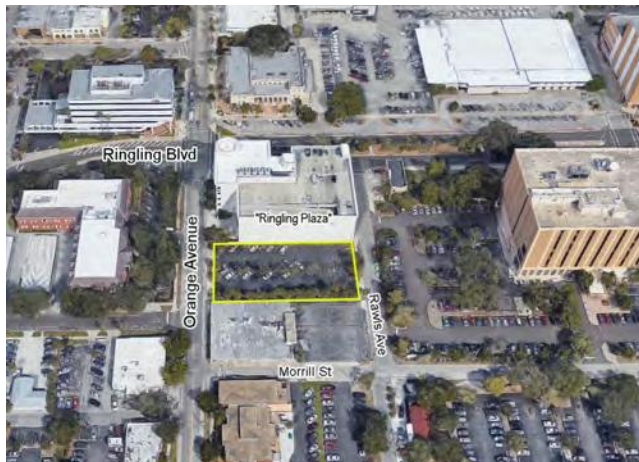
RCAD CUNLIFFE DINING HALL

Ringling College OF Art and Design continues to rejuvenate its campus with a proposal for a new Dining Hall. The Cunlife Commons building will create 27,940 sf 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 are being reviewed by the City's Planning Board in early October 2020.



RCAD DORMITORY (GREENSBORO HALL)

Newest student housing is being constructed at the Ringling College of Art and design. Three college buildings at East Tamiami Circle and Greensboro Lane were demolished in early 2019, and construction on a new 74,487 s.f. dormitory facility began in May 2019. The 5-story dormitory will house 269 first-year art and design students in approx. 75 living units. A Temporary Certificate of Occupancy was issued for the new student building in September 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.



RISDON ON 5TH

The Risdon on 5th is a mixed use project, combining 22 residential units on top of 6 ground-level retail spaces in the heart of the Rosemary District. Construction began on the 5 story project in March of 2018, and a Certificate of Occupancy was issued in July 2020. (RisdonOn5th.com)



RITZ CARLTON RESIDENCES (QUAY SARASOTA 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 s.f. of restaurant space), and a 105,520 s.f. parking garage for 159 vehicles. The Residences will be linked to the Ritz-Carlton tower (to the south) by an elevated pedestrian walkway, and is located in the southwest corner of the Quay site - also known as "Block 6 of the Quay". Construction began in December 2018 and continues as of October 2020. (TheResidencesSarasota.com)



SANDCASTLE RESORT AT LIDO BEACH

The 6.1 acre beachfront site on Lido Key has now been re-zoned (from Residential to Waterfront Resort) to allow the continued use of the site as a beachfront hotel, and has received required Site-Plan approvals, and sea-wall restoration approval. Future demolition of the existing 176-room Sandcastle Resort (previously the Helmsley Sandcastle) will allow for creation of a 304-room modern resort hotel (two towers of eight and nine stories) including restaurants, two ballrooms, meeting space, and two garage levels of parking (601 spaces). The current Sandcastle Resort will continue to operate until architecture and engineering plans have been completed for the future facility and a demolition/construction permit can be applied for.



SARASOTA MODERN

The Sarasota Modern broke ground in late 2017, and has been open for business since December 2018. The 81-room, 5-story, Rosemary District hotel has received a Certificate of Occupancy March 2020.



SARASOTA CAR WASH

Developers are considering transforming an existing auto-repair facility and laundry mat into a self-service car wash. Two parcels will 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 14.73 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 was recommended for approval by the City's Planning Board in September 2020, and will next go in front of the City Commission. (Selby.org)



SIX 25 PALM AVENUE

Two parcels in Burns Court may be redeveloped into "Six 25 South Palm". A proposal for a five-story, multi-family building would create 12 living units over 24 on-site parking spaces, on Palm Avenue between Elder Lane and Alderman Street. The residential building will front Alderman, and the project has been designed to highlight the property's existing grand oaks in order to create a park-like setting for the residents.



SKEA

SKEA Enterprises proposes to construct a three-story medical office building on S. Tamiami Trail in place of an aging single story office structure. The future medical office building will have a 4,247 s.f. footprint, and the 0.35 acre site will also accommodate 31 vehicle parking spaces. SKEA's site plan was approved by the Planning Board in June 2019, and a building permit has yet to be applied for.



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 Waldamere St at US 41. The 170,000 s.f. treatment center is expected to cost approximately \$113 Million, with an opening date anticipated for 2021.



SARASOTA MEMORIAL HOSPITAL (SUPPORT SRVCS PARKING)

The Sarasota Memorial Hospital Support Services Building in Downtown Sarasota constructed a level of structured parking on top of an existing (233 spaces) surface parking lot, resulting in the creation of 81 new on-site parking spaces. The configuration of the existing surface parking lot was also modified. Construction began in Fall 2019, and was completed in March 2020.



SOUTH SHORE COMMUNITY CHURCH

South Shore Community Church will add 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) will be expanded to include a new foyer (670 sf), accessible restrooms (1,625 sf), and a multi-purpose room (610 sf). South Shore Community Church was issued a construction permit in August 2019 and a Certificate of Occupancy in July 2020.



THE STRAND ON WHITAKER BAYOU

Construction of The Strand on Whitaker Bayou is underway. The project team has prepared 9.5 acres of land along historic Whitaker Bayou for 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. Developers intend to complete the project by Summer 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 summer of 2020.



TOWN AND COUNTRY (PUBLIX)

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 before beginning work on a new 54,000 s.f. structure. The new buildings include a new Publix and three independent commercial spaces (including drive through). An additional 5,000 s.f. retail structure is also included within the project boundaries. Construction began in early 2020 and the Publix store, 6,000 sq ft Publix Liquors commercial shell, 6,000 sq ft tenant shell, and 5,000 sq ft outparcel are currently nearing completion.



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 sf 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.



WAWA—FRUITVILLE ROAD

Nine parcels located between Fruitville Rd and 2nd St (west of Lime) within the Fruitville Gateway Corridor Overlay District will be combined to locate a WaWa gas and convenience store. The 1.82 acre site will include 5,636 s.f. of convenience area and 6 gas pumps. The project was issued a construction permit in February 2020 however construction has not commenced at this time.



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 s.f. of commercial space) that will face onto 4th Street. Construction on the project began in February 2019 and continues as of October 2020. (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 two ground-floor office 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. Site Plan approval and building permit approval are (simultaneously) pending approval(s).



Schimmel