



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

PROJECT INFORMATION

Project Name Siesta Key Resort Parking Garage
Short Legal (General location) North of intersection of Old Stickney Pt Rd & Sabal Dr.
Acres (Total site) .58 Acres
Parcel Identification (PID) Numbers (note partial PIDs) 0108080003
Address 1237 STICKNEY POINT RD

Existing and Previous Use of Land

What are the existing uses on this property? Vacant
What are the previous uses on this property? Bank

APPLICATION TEAM

Agent

Name Robert Medred Company Genesis Planning & Dev
Address 5972 River Forest Cir. Bradenton FL 34203
Email robertbomo@aol.com
Phone numbers: Office 9413745844 Cell _____

Owner

Name SIESTA KEY PARKING LLC Company _____
Address PO BOX 25368, SARASOTA, FL, 34277
Email hammocksjim@gmail.com
Phone numbers: Office _____ Cell _____

Contract Purchaser

Name N/A Company _____
Address _____
Email _____
Phone numbers: Office _____ Cell _____

Other Team Members

Name Ty Gremaux Company Kimley-Horn & Assoc.
Address 1777 Main Street, Suite 200, Sarasota, FL 34236
Email ty.gremaux@kimley-horn.com
Phone numbers: Office 941 379 7600 Cell _____



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

APPLICATION DETAILS

Application Type

- ☒ Private
☐ Public (County-Initiated)

Type of Request

- ☐ RZ (Rezone)
☒ SE (Special Exception)

****MUST INCLUDE**** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)2)a.)
(Maximum of 255 Characters)

Special Exception for Height Increase for Parking Garage to be 47' above BFE and to allow minimum street setback of the Parking garage structure to be 4' +/- from Old Stickney Pt Rd and Stickney Point Road right of way.

Note other Applications that will be processed concurrently with this Application:

- ☒ Comprehensive Plan Amendment (CPA)
☐ Critical Area Plan (CAP) Amendment
☒ Zoning Text Amendment (ZTA)

PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- ☒ N
☐ Y

Previous Petition Numbers:

List other previous approvals (variances, alternative parking plans):

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.



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Part A – Pre-Application (DRC Meeting) General Information Form

ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

Zoning Districts

Existing

1. District CI/SKOD
a. Acres 0.58
2. District _____
a. Acres _____
3. District _____
a. Acres _____

Proposed

1. District CI/SKOD
a. Acres 0.58
2. District _____
a. Acres _____
3. District _____
a. Acres _____

Is a Planned District proposed?

- ☒ N
☐ Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- ☐ Unknown
☐ N
☐ Y; Describe

Is the purpose of the proposed application to address a code violation?

- ☒ N
☐ Y; Describe

Future Land Use (FLU) Designations

Existing

1. Designation BI
a. Acres 0.58
2. Designation _____
a. Acres _____
3. Designation _____
a. Acres _____

Proposed

1. Designation BI
a. Acres 0.58
2. Designation _____
a. Acres _____
3. Designation _____
a. Acres _____

Is this property located within the **Urban Service Boundary Layer**

- ☐ N
☒ Y

Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Is property located in a **Critical Area Plan (CAP)**?

☐ Unknown

☒ N

☐ Y

Name of CAP _____

Attach a copy of the adopted ordinance to your Pre-Application Form.

PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

☒ N

☐ Y

Is the mix of uses within single development plan?

☐ N

☐ Y

Note the proposed amount of each use:

☐ Commercial: Sq. Ft. _____

☐ Office: Sq. Ft. _____

☐ Industrial: Sq. Ft. _____

☐ Civic: Sq. Ft. _____

☐ Residential: Number of units _____

☐ Transient Accommodation (hotel/motel):

☐ Number of rooms _____

☐ Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____

What type of parking is proposed?

☐ On-Street parking

☐ Surface parking

☐ Understory parking (parking on lower floors with other uses above)

How many floors of parking? _____

☒ Parking structure (parking only, no other uses)

How many floors of parking? 4

Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

SINGLE-USE

Non-Residential

Is a Non-Residential Use Proposed?

☐ N

☒ Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

Commercial parking garage for onsite retail uses, offsite hotel planned at 1266 Old Stickney Point Road and for use by the general public.

Note the proposed use and amount:

☐ Assisted Living Facility (ALF)

☐ Number of beds per room (per Unified Development Code Section 124-144(a)) _____

☒ Commercial: Sq. Ft. 7445 sf

☐ Office: Sq. Ft. _____

☐ Industrial: Sq. Ft. _____

☐ Telecommunication Tower: Height _____

☐ Transient Accommodation (hotel/motel):

☐ Number of rooms _____

☐ Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____

☐ Other: Type _____ ; Sq. Ft. _____

What type of parking is proposed?

☐ On-Street parking

☒ Surface parking

☐ Understory parking (parking on lower floors with other uses above)

How many floors of parking? _____

☒ Parking structure (parking only, no other uses)

How many floors of parking? 4

Residential

Is a Residential Use Proposed?

☒ N

☐ Y

Requested Total Number of Units N/A



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Requested Density N/A (units/acre)

Type and Number of Units

- ☐ Single Family detached; Number _____
- ☐ Single Family attached; Number _____
- ☐ Multi-Family; Number _____
- ☐ Live-Work; Number _____

Anticipated Price Range (Market Rate):

For Sale _____

For Rent _____

Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Is Affordable/Workforce Housing being provided?

☐ Unknown

☒ N

☐ Y

☐ At or below 80% AMI: _____ % of Units _____ # of Units

☐ At or below 100% AMI: _____ % of Units _____ # of Units

☐ At or below 120% AMI: _____ % of Units _____ # of Units

☐ At or below 140% AMI: _____ % of Units _____ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale _____

For Rent _____

What type of parking is proposed?

☐ On-Street parking

☐ Surface parking

☐ Understory parking (parking on lower floors with other uses above)

How many floors of parking? _____

☐ Parking structure (parking only, no other uses)

How many floors of parking? _____

Development Timeframe

Anticipated Construction Start Date _____

Anticipated Build-Out Date _____

Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

- ☐ N Attach the Easement Agreement to the Formal Application Packet.
☒ Y Name of public road OLD STICKNEY POINT RD & STICKNEY POINT RD

SCAT (Sarasota County Area Transit)

- ☐ Is proposed project on an existing SCAT route?
☐ N
☒ Y The distance of main entrance to nearest bus stop is: Less than 20ft
☐ What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)
☐ None
☐ Yes, please list _____

Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

- ☐ Existing 100%
☒ Proposed 100%

How will stormwater runoff will be managed?

- ☐ Existing (or modification of existing) stormwater facilities
☐ Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

- ☐ Wet Pond
☐ Dry Pond
☐ Swales
☐ Underground Vault
☐ Low Impact Development (LID) Techniques
☐ Other Existing impervious is 100%
☐ Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.
☐ Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.

Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

☒ N

☐ Y

Is there an existing septic system on the property?

☒ N

☐ Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? 2.1 EDUs

Potable Water

How will potable water be provided?

☐ Existing well

☐ Proposed well

☒ Sarasota County Utilities

☐ Other provider; Provider Name _____

Wastewater

How will wastewater be provided? (Check all that apply)

☐ Existing septic tank

☐ Proposed septic tank

☒ Sarasota County Utilities

☐ Other provider; Provider Name _____

Reclaimed Water

Will reclaimed water be utilized by the proposed development?

☒ N

☐ Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

☐ N

☐ Y

Provide the name of the proposed reclaimed water supplier _____

Is reclaimed water available to the property?

☒ N

☐ Y

Will an augmentation be utilized as a backup for the reclaimed water?

☒ N

☐ Y

Estimated irrigated acreage _____

Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

REQUIREMENTS SUMMARY

- ☐ **Part A Pre-Application General Information Form**
- ☐ **\$350.00** Pre-Application Fee
- ☐ **Aerial** imagery of parcel(s) (most recent available)
 - ☐ Aerial 1 – General area of subject property, adjacent properties and area roadways
 - ☐ Aerial 2 – Subject site; label all PIDs and roadways
- ☐ **Pre-Application Development Concept Plan (DCP)**

The Pre-Application DCP is required to include the following:

 - ☐ Scale Bar
 - ☐ North Arrow (prefer pointing to top of page)
 - ☐ Date
 - ☐ Legend
 - ☐ Property Boundary
 - ☐ Adjacent Existing Uses
 - ☐ Existing On-Site Uses (buildings, parking, wells, septic field)
 - ☐ Existing Land Cover (vegetation, grand trees)
 - ☐ Protected Environmental Habitat
 - ☐ Proposed Uses
 - ☐ Access Roads/Drives
 - ☐ Buffers – width and opacity
 - ☐ Buildings
 - ☐ Non-Residential Area (Sq. Ft.)
 - ☐ Parking Areas
 - ☐ Residential Units Requested (Max)
 - ☐ Setbacks – dimension
 - ☐ Stormwater ponds
 - ☐ Notes / Site Data Table
 - ☐ Area (Gross Acres)
 - ☐ Zoning – Existing and Proposed
 - ☐ Residential Units Requested
 - ☐ Non-Residential Area (Sq. Ft.)
 - ☐ Open Space – Required and Proposed
 - ☐ Parking – Required and Proposed
 - ☐ Parkland Calculations (if applicable)
 - ☐ Building Heights

**Narrative for a Special Exception for the Siesta Key Resort Parking Garage on
Stickney Point Road in Sarasota**

April 29, 2020

Parcel ID No.: 0108080003

Current Zoning: CI/SKOD

The subject parcel is approximately .58 acres in size and located on the south of Stickney Point Road and west of the South Bridge onto Siesta Key. The applicant is proposing a special exception to allow height increase in the CI/SKOD zoning district to allow a parking garage to be 47 feet in height. In addition, the applicant is also requesting a modification to the minimum street yard setbacks per Section 124-102(b)(4) j.2. of the UDC to the street yards on both Stickney Point Road and Old Stickney Point Road. The site is currently used as a commercial parking lot and was the former site of the Bank of America building which was recently demolished on the site. 99% of the site is or has been impervious surface.

The site has a FLU designation of Commercial on the Barrier Island of Siesta Key. The subject property and the surrounding properties are zoned commercial and used for various commercial operations.

The applicant is proposing to construct a four story parking garage with approximately 192 parking spaces that would provide parking for:

- 1) Approximately 7448 sf of onsite retail space;
- 2) 72 spaces for the proposed Siesta Key Resort Hotel proposed at 1266 Old Stickney Point Road; and
- 3) Approximately 90 parking spaces for the general public to utilize.

Special Exception Request:

The applicant is proposing a four story structure that would be 47 feet in height above BFE which is an increase in height of 12 feet above the district standard 35 feet within CI/SKOD without a special exception.

The applicant is also requesting a modification to the minimum street yard setback for structures over 35 feet in height to allow the garage structure to be 4' from the right of way line for both Stickney Point Road and Old Stickney Point Road as permitted in Section 124-102(b)(4) j.2. of the UDC.

Development Concept Plan:

The applicant is proposing a multi-use parking structure that will provide onsite parking to the retail space within the structure as well as parking spaces for use by the proposed

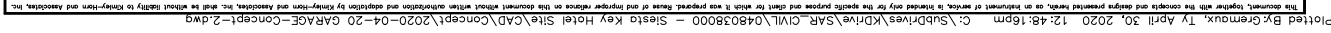
120 room Siesta Key Resort Hotel to be located across Old Stickney Point Road from the site. In addition, there will be approximately 90 additional parking spaces for use by the general public within the garage structure.

Access to the site will be from both Stickney Point Road and Old Stickney Point Road. The applicant proposes to construct the access points as shown on the DCP

The site is 100% impervious surface at this time. No storm water management areas are shown on the DCP due to this existing condition. Note No. 7 has been added to the binding DCP to address any future storm water if needed.

Connection to central water and sewer is available to the site.

There are no wetlands or grand trees found on the site.



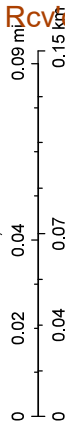
Planning Explorer Map



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Parcel

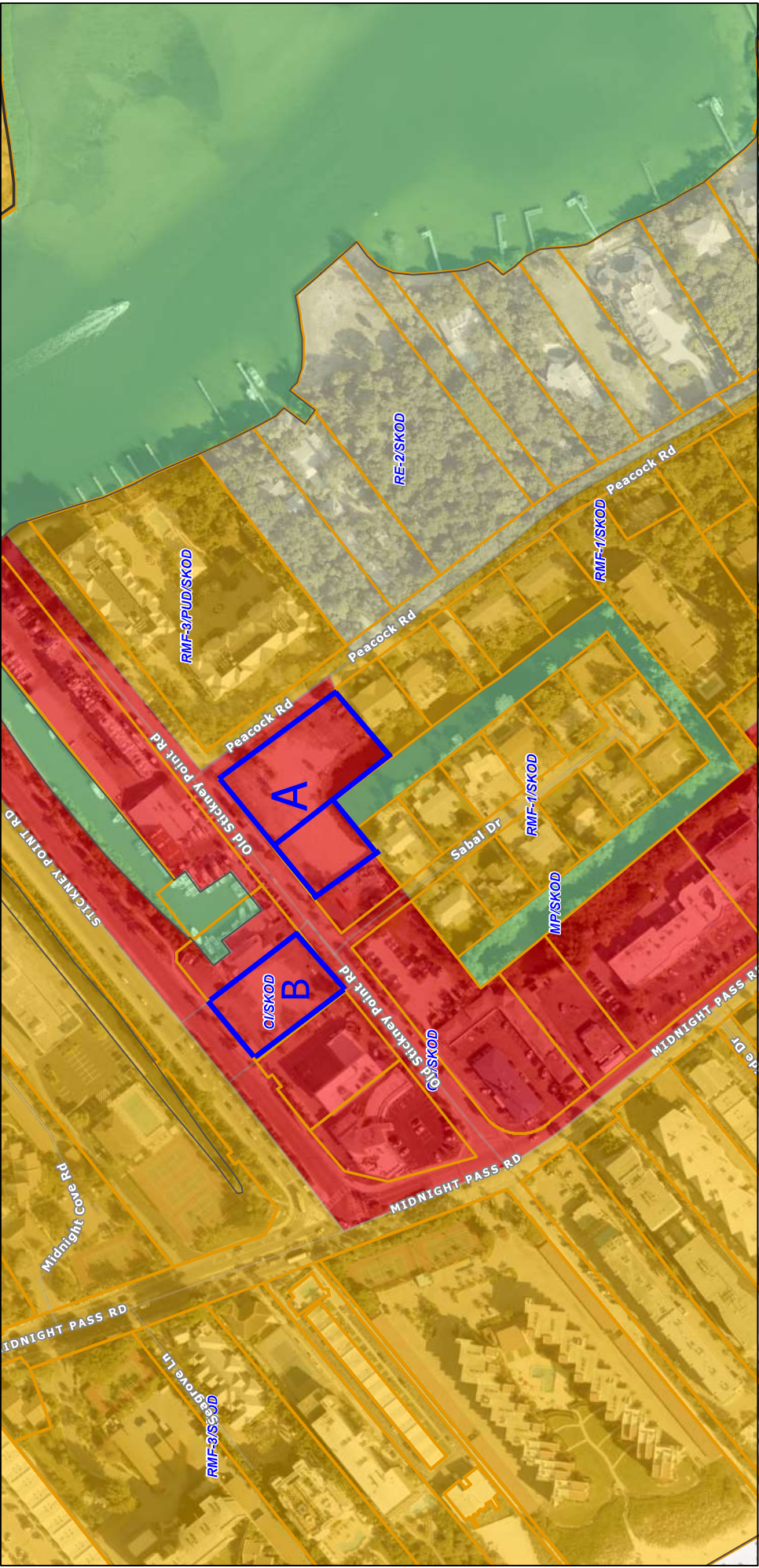
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES
Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

State of Florida, USDA FSA, GeoEye, Maxar, CNES/Airbus DS |
Sarasota County GIS

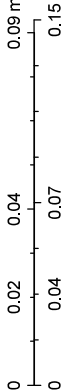
Planning Explorer Map



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- County Zoning
 - Residential Conservation, Estate, Planned Unit Development
 - Commercial
 - Marine Park
- Residential Multi-Family
- Parcel

1:2,257



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES
Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

State of Florida, USDA FSA, GeoEye, Maxar, CNES/Airbus DS |
Sarasota County GIS