

## Development Review Coordination (DRC) Meeting

Sarasota County Operations Center (BOB)  
1001 Sarasota Center Blvd, Sarasota, FL 34240  
Conference Room 2  
Thursday, November 21<sup>st</sup>, 2019 at 9:00 am

### AGENDA

#### Site Development Pre-submittals:

1. Project: Encompass Health Improvements  
Permit#: 19-161662 PS  
PID#: 0240121003  
Location: 6400 Edgelake Drive  
Zoning: PCD / Planned Commerce Development  
FLUC: MEC / Major Employment Center  
Applicant: Kimley-Horn / William E. Conerly, PE [bill.conerly@kimley-horn.com](mailto:bill.conerly@kimley-horn.com)

The applicant proposes a building expansion with parking.

2. Project: 345 O'Day Drive  
Permit#: 19-163926 PS  
PID#: 0503150035  
Location: 345 O Day Drive  
Zoning: RSF-2 / Residential Single Family  
FLUC: MODR / Moderate Density Residential  
Applicant: DMK Associates / Kreg E. Maheu [kmaheu@dmkassoc.com](mailto:kmaheu@dmkassoc.com)

The applicant proposes a subdivision of a single-family lot into three (3) parcels.

#### Planning Pre-Applications:

1. Project: Beneva Apartment Homes  
Permit#: 19-161271 PA  
PID#: 0052050001, 0052050004  
Location: 1,700 ft north of the intersection of Bahia Vista Street  
Zoning: OPI / PD / Office, Professional and Institutional / Planned District  
FLUC: LTOFF / Light Office  
Applicant: Dave Lantz / [dave.lantz@inplastech.com](mailto:dave.lantz@inplastech.com)  
Agent: Robert Medred / Genesis Planning / [robertbomo@aol.com](mailto:robertbomo@aol.com)

Applicant requests a CPA for Parcel 1 from LTOFF to MDR with rezone from OPI/PD to RMF-2 and a special exception on Parcel 2 to allow offsite stormwater retention for Parcel 1 development of an 88-unit apartment complex.

2. Project: Country Estates (fka Cowpen Place)  
Permit#: 19-162187 PA  
PID#: 0203010001, 0203010002, 0204010001  
Location: North of Fruitville Rd, East of Cowpen Lane  
Zoning: OUR / Open Use Rural **and** OUE-1 / Open Use Estate, 1  
FLUC: RURAL / Rural  
Applicant: Lance Ponton / Cordoba Development Co., LLC, [lance@cordobadev.com](mailto:lance@cordobadev.com)  
Agent: Don Neu / Neumorris, LLC. / [donaldneu@gmail.com](mailto:donaldneu@gmail.com)

Applicant requests a rezone of OUR and OUE parcels to Conservation Subdivision (CS) in order to preserve environmental features as well as allow density calculation with overall development acreage.

3. Project: Artistry  
Permit#: 19-161946 PA  
PID#: 0231022610  
Location: East of Palmer Boulevard and Iona Road Intersection  
Zoning: RSF-1/PUD  
FLUC: Rural and Semi-Rural  
Applicant: The Kolter Group LLC / KH Palmer Blvd LLC  
Agent: Don Neu / Neumorris, LLC. / [donaldneu@gmail.com](mailto:donaldneu@gmail.com)

Applicant requests a rezone from RSF1/PUD to RSF-1/PUD with an amended site plan and existing stipulations. Proposed is a modification to the existing retention pond without an increase in density or any major site modifications.

4. Project: Coastlife Church  
Permit#: 19-163795 PA  
PID#: 0450090020  
Location: 2235 Seaboard Avenue  
Zoning: RSF-1 / Residential Single Family  
FLUC: MODR / Moderate Density Residential  
Applicant: Ted Gadoury / Gladstone Builders [tgadoury@gladstonebuild.com](mailto:tgadoury@gladstonebuild.com)  
Agent: Brittney Williamson, PE / Weiler Engineering Corp  
[bwilliamson@weilerengineering.org](mailto:bwilliamson@weilerengineering.org)

Applicant requests a special exception for a House of Worship. The proposed project includes an addition to the existing buildings with additional parking, stormwater infrastructure and entrance drive.

5. Project: 320 Beach Road  
Permit#: 19-164037 PA  
PID#: 0082120040  
Location: 320 Beach Road  
Zoning: OPI/SKOD / Office, Professional, Institutional/Siesta Key Overlay District  
FLUC: BI / Barrier Island  
Applicant: Craig Holick & Tamara Solarich  
Agent: G. Mathew Brockway [mbrockway@icardmerrill.com](mailto:mbrockway@icardmerrill.com)

Applicant requests to rezone the subject property from OPI/SKOD to RMF-2/SKOD. All surrounding properties are zoned RMF.

CC. William E. Conerly  
Don Neu

Kreg E. Maheu  
Brittney Williamson

Robert Medred  
G. Mathew Brockway

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Each item is anticipated to take approximately 15 minutes at the meeting unless otherwise noted. Due to space constraints and security staff will escort you in and out of the meeting when your item is being heard.

- For more information on the Site Development Pre-submittals, please contact Jennifer Bullock, Land Development Coordinator at [bullock@scgov.net](mailto:bullock@scgov.net)
- For more information on the Planning projects please see the [Petitions and Applications folder](#) on the PDS Documents and Petitions web page.

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**Sarasota County ADA/ Civil Rights Coordinator**  
**1660 Ringling Blvd, Sarasota, Florida 34236**  
**941-861-5000; TTY 7-1-1 or 1-800-955-8771**  
**Email: [adacoordinator@scgov.net](mailto:adacoordinator@scgov.net)**