

Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre-Application (Development Review Coordination) and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of \$215.00

A Planning staff member is required by Resolution 2021-165 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

Project Name: Cloonen - Special Exception for Boat Cover

Pre Application Conference Date: _____ The Applicant obtained a waiver of the Pre Application Conference. See attached letter from Matt Osterhoudt.

Date of Workshop: 3/3/2026

Time: 6:00 PM

Location: Virtual (link: <https://us06web.zoom.us/j/87508689117>) (Meeting ID: 875 0868 9117)

- Advertisement in a local newspaper must be published at least 7 days prior to the date of the workshop.
- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.

Is the subject property within a Neighborhood Homeowners Association: No
(If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? No

Is the subject property within 2 miles of another County or Municipality? No

List Parcel Identification Number(s) below: **(Include any adjacent properties under the same ownership as the subject property)**

0128070023

Contact Information:

Patrick Seidensticker and Leah West

Name

2033 Main Street, Suite 600

Address

Sarasota, FL 34237

City /State / Zip

941.366.8100

Phone Number

pseidensticker@icardmerrill.com and lwest@icardmerrill.com

Email Address

Electronic Files Provided: Word formatted labels and Excel spreadsheet

Submit to: planner@scgov.net

Please allow 2-3 business days for processing



Patrick C. Seidensticker, Esq
2033 Main Street, Suite 600
Sarasota, FL 34237
941.366.8100
Fax: 941.552.0108
pseidensticker@icardmerrill.com

February 4, 2026

Planning and Development Services Department
Sarasota County, Florida
1001 Sarasota Center Blvd.
Sarasota, FL 34240
planner@scgov.net

VIA E-MAIL AND FEDERAL EXPRESS

Re: Neighborhood Workshop Request

Dear Planning and Development Services Staff:

Enclosed you will find a check payable to the Sarasota County Board of County Commissioners in the amount of \$215.00 for the required Neighborhood Workshop Request Processing Fee. Also enclosed are copies of the Neighborhood Workshop Request Form and Public Notice for the Special Exception application to allow a currently existing fabric boat cover to remain at 8347 Midnight Pass Road, Sarasota, FL 34242.

Let me know if there are any questions or if you need anything further from my office.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

Patrick C. Seidensticker

Patrick C. Seidensticker, Esq

Enclosures: As stated



Planning and Development Services

1001 Sarasota Center Blvd.
Sarasota, FL 34240

phone: 941-861-5000
scgov.net

January 6, 2026

Patrick C. Seidensticker
Icard Merrill
2033 Main Street, Suite 600
Sarasota, FL 34237

**RE: Pre-Application Development Review Coordination Waiver Request
8347 Midnight Pass Road – Special Exception for Boathouse in MP Zone District**

Dear Mr. Seidensticker:

Thank you for your January 5, 2026, request for a Pre-Application Development Review Coordination waiver pursuant to Chapter 124 - Article 5, Section 124-37(b) of the Unified Development Code. Specifically, you have requested a waiver of the requirement for a situation where the size, scale and complexity of the proposed application do not warrant the need for such a review. Pursuant to the request letter provided, the Applicant will be providing a nearly identical Special Exception to the WNCA Application.

Your request has been reviewed by staff and your request for the waiver is approved.

Sincerely,

Matthew R. Osterhoudt, Director
Planning and Development Services

copy: Todd Dary

PUBLIC NOTICE OF VIRTUAL NEIGHBORHOOD WORKSHOP

Michael O. Cloonen and Sheila F. Cloonen, as Co-Trustees of the Michael O. Cloonen and Sheila F. Cloonen Revocable Trust dated July 29, 2013 (collectively, the “Applicant”), will be hosting a virtual neighborhood workshop on Zoom at the URL below to review a Special Exception application to allow a currently existing fabric boat cover to remain.

The subject property is located at 8347 Midnight Pass Road, Sarasota, FL 34242, and generally identified by Sarasota County PID No. 0128070023. The workshop presentation will begin at 6:00 P.M. on Tuesday, March 3, 2026, with an opportunity to ask questions following a brief presentation.

This is not a public hearing. The purpose of the neighborhood workshop is for the Applicant to inform the neighboring residents of the nature of the Special Exception, to solicit suggestions/questions, and to explain the related Development Concept Plan.

Request: The Applicant is seeking a Special Exception to allow a currently existing fabric boat cover to remain pursuant to Section 124-43 and Section 124-77(b)(2)d. of the Sarasota County Code of Ordinances. For more information, please visit:
<https://www.scgov.net/government/planning-and-development-services/pds-calendar>

Zoom Info: Meeting ID: 875 0868 9117
<https://us06web.zoom.us/j/87508689117>

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[END OF PUBLIC NOTICE OF NEIGHBORHOOD WORKSHOP]

SITE MAP



BOUNDARY & TIDAL WATER SURVEY
 Section 29, Township 37 South, Range 18 East
 8347 Midnight Pass Road, Sarasota, Florida 34242

- Legend
- (P) - Denotes Plot Data
 - (F) - Denotes Field Measurement
 - (C) - Denotes Calculated Measurement
 - ⊙ - Denotes Wood Piling

Curve Table

LINE	BEARING	DISTANCE
L1(F)	S.15°26'59" E	95.98'
L2(F)	S.29°25'16" E	44.13'



SCALE: 1"=30'

DESCRIPTION: (Official Records Instrument #2022169711)

Lots 25 and 26, Block A, Ocean View, according to the plat thereof recorded in Plat Book 2, Page 32A, of the Public Records of Sarasota County, Florida.

REPORT OF SURVEY

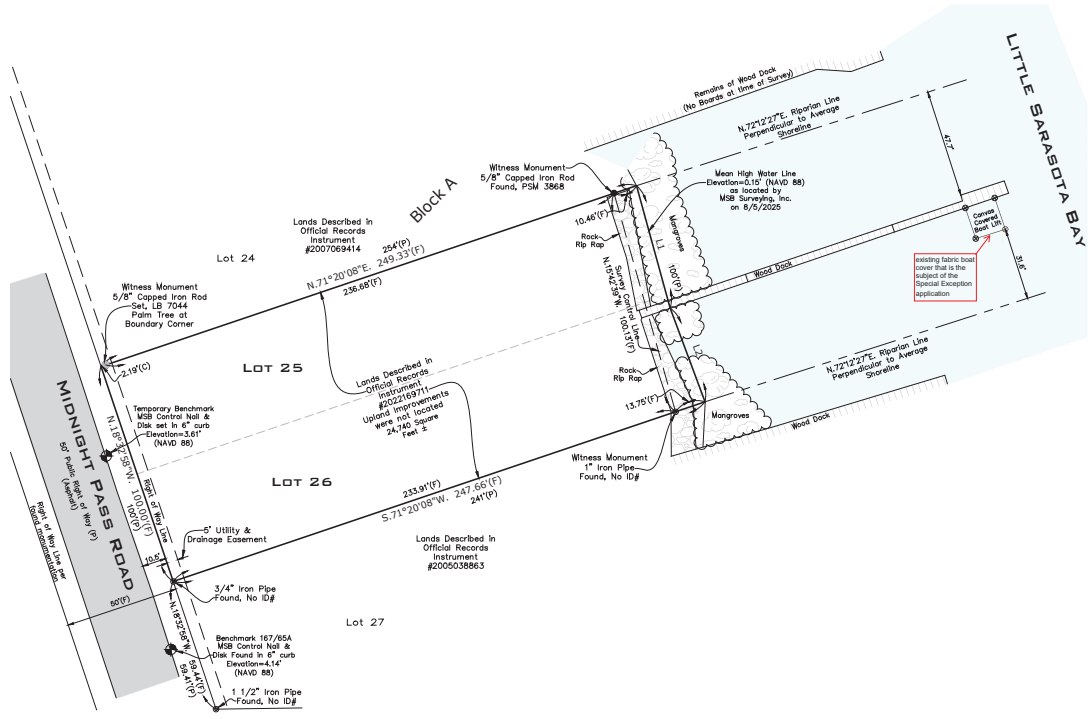
Accuracy
 Horizontal - The accuracy obtained by measurement and calculation of a closed geometric figure was found to be 1 foot in 61,962 feet.
 Vertical - The accuracy obtained by a closed level loop, based on National Geodetic Survey Benchmark # 8715, produced a vertical unadjusted error of 0.03'.

- Data Sources:
- Plot of Ocean View recorded in Plat Book 2, Page 32A, Public Records of Sarasota County, Florida.
 - Warranty Deed recorded in Official Records Instrument #2022169711, Public Records of Sarasota County, Florida.
 - General Warranty Deed in Trust recorded in Official Records Instrument #2007066414, Public Records of Sarasota County, Florida.
 - Warranty Deed recorded in Official Records Instrument #2005038863, Public Records of Sarasota County, Florida.
 - A Boundary Survey by Samsay & Burchett, Inc., Job No. 01-145, Dated 09/27/01.
 - A Survey by Mosby Surveying and Mapping Service, Job No.: 611, Dated December 10, 1956.
 - A Survey by Mosby Surveying and Mapping Service, Dated April 2, 1952.
 - A Survey by Darrell E. Gerken, Professional Land Surveyors, Drawing Number FB-89, Date: May 6, 1982.
 - A Boundary Survey by Robinson Land Surveying, Inc., Job No.: 92-1818, Date: 1/5/93.
 - A Boundary Survey by Robinson Land Surveying, Inc., Job No.: 983299, Date: 2/12/98.
 - A Boundary Survey by Robinson Land Surveying, Inc., Job No.: 2010-8849, Date: October 26, 2010.
 - A Boundary Survey by Robinson Land Surveying, Inc., Job No.: 94-2128, Date: 5/11/94.
 - A Boundary Survey by Robinson Land Surveying, Inc., Job No.: 90-1182-A, Date: January 12, 1996.
 - A Tidal Water Boundary Survey by MSB Surveying, Inc., Job Number 908065, Date 9/02/2019.
 - A Tidal Water Boundary Survey by MSB Surveying, Inc., Job Number 210519, Date 05/28/2021.
 - Tidal data was furnished by Florida Department of Environmental Protection, Tidal Water Survey Procedural Approval Sheet, Dated: 7/11/2025.
 - 2024 geo-rectified aerial Imagery furnished by Sarasota County.
 - Sarasota County Property Appraiser's web site - www.scpa.com.
 - No other information was researched or furnished.

Apparent Physical Use:
 Residential

Easements:
 1. Easements are shown on the plat of record: Five feet on the rear of all roads for electric lights, telephone, water, drainage, etc.
 2. No other easements were furnished.

- Notes:
- This map represents a Boundary & Tidal Water Survey for the purpose of a Water Navigation Control Authority (WNCA) permit. Other improvements were not field located and are not a part of this survey.
 - Horizontal datum is based on the North American Datum (NAD) of 1983 (2011 adjustment), Florida State Plane, West Zone, and was derived from real-time kinematic GPS observations utilizing the Florida Permanent Reference Network (FPRN) producing a bearing of N18°32'58" W, along the East Line of Midnight Pass Road.
 - Elevations shown herein are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Benchmark # 8715, published elevation is 2.93'.
 - There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
 - Description shown herein was obtained from Official Records Instrument #2022169711.
 - Subject to easements and rights of way of record, if any.
 - This map has been prepared without the benefit of a Commitment for Title Insurance of a Title Policy.
 - Florida Department of Environmental Protection, Tidal Data 1983-2001 Epoch (Tide Interpolation Point No. 349): Mean High Water Elevation = 0.15 feet (NAVD 88) extended to site.
 - Conventional radial surveying methods were used to establish the horizontal position of the mean high water line.
 - This Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Line Survey File Number 9381.



Revision: Added Mean High Water Survey File Number, RUB, 8-13-2025

CERTIFIED TO: MICHAEL O'CONNOR & SHEILA F. CLOONEN
 REVOCABLE TRUST dated July 29, 2013

DATE OF SURVEY: 8/5/2025 FIELD BOOK/PAGE: 208/75-77
 250707 JOB NUMBER

536 INTERSTATE COURT
 SARASOTA, FLORIDA 34240
 PHONE NO.: (941) 341-9925
 CERTIFICATE OF AUTHORIZATION NO. LB. 7044
 www.msbsurvey.com

MSB SURVEYING, INC.
 Surveying & Mapping

MARTIN S. BRITZ, Surveyor
 LICENSE NO. 12,000
 MOST RECENT AND VALID LICENSE EXPIRES ON 12/31/2025
 OR BY THE END OF ELECTRONIC SIGNATURE AND MAPS

Notification Labels

NWS 3/03/2026

Cloonen - Special Exception for Boat Cover Buffer: 773 Feet (750 Feet Plus ROW)



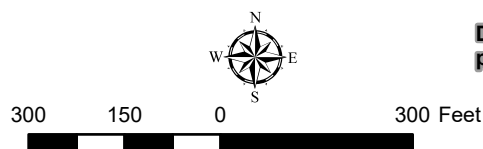
Legend

- 773Ft Buffer of Mailing List Request Parcels
- Mailing Label Request Parcels
- Area To Notify Parcels
- Incorporated Areas

NOTIFY: Siesta Key Association, Siesta_Key_Association

Map published using ArcGIS Pro by gschells on Monday, February 9, 2026

Draft: For discussion purposes only.



NWS 3/03/2026

REGIS HOLDINGS LTD
1155 LESLIE ST
NORTH YORK, ON M3C 2J6
CANADA

AGUIRRE CHRIS
11801 DINWIDDIE DR
NORTH BETHESDA, MD 20852-4459

ALESSANDRELLI PAMELA (E LIFE EST)
8324 MIDNIGHT PASS RD
SARASOTA, FL 34242-2704

APPLEYARD ANDREW P
8407 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705

AUSTRIA DANIEL T (TTEE)
4044 N EMERALD CT
BEAVERCREEK, OH 45430-2077

AVRORA REALTY LLC
1216 DERBY LN
SARASOTA, FL 34242-8702

BAVOL-MONGTOMERY TODD
8334 SANDERLING RD
SARASOTA, FL 34242-2747

BAVOL-MONTGOMERY SEAN
8334 SANDERLING RD
SARASOTA, FL 34242-2747

BENCIE SARAH DIANNE
7250 ALICANTE DR
SARASOTA, FL 34238-4596

BORDEIANU OVID
15 MAPLE ST
SUNAPEE, NH 03782-2734

BRAD MANDELL TRUST
8516 HERON LAGOON CIR
SARASOTA, FL 34242-3811

BUSKEY PAUL D
8247 MIDNIGHT PASS RD FRNT
SARASOTA, FL 34242-2713

CANNON JOHN K (TTEE)
8615 MIDNIGHT PASS RD
SARASOTA, FL 34242-3822

CARSON LOIS M
2042 KAI DR
SARASOTA, FL 34231-6904

CLOONEN MICHAEL O & SHEILA F
REVOCABLE TRUST
PO BOX 129
PALMER, TX 75152-0129

COHEN AMBER
8319 MIDNIGHT PASS RD
SARASOTA, FL 34242-2703

COTTOM JAMES MICHAEL
8325 MIDNIGHT PASS RD
SARASOTA, FL 34242-2703

ELIZABETH C DE MANIO AMENDED &
RESTATED TRUST
8318 MIDNIGHT PASS RD
SARASOTA, FL 34242-2704

FEINBERG HEATHER
8234 MIDNIGHT PASS RD
SARASOTA, FL 34242-2731

FORHAN ANNE C (TTEE)
8324 SANDERLING RD
SARASOTA, FL 34242-2747

FORTENBERRY CHARLES M
8317 MIDNIGHT PASS RD
SARASOTA, FL 34242-2703

FRANK CYNTHIA D (TTEE)
8504 HERON LAGOON CIR
SARASOTA, FL 34242-3811

GARRETT ALFRED C (LIFE EST)
8303 MIDNIGHT PASS RD
SARASOTA, FL 34242-2703

GARRETT ANITA H
7131 CURTISS AVE STE 2
SARASOTA, FL 34231-8002

GRATTON BLAKE (TTEE)
8415 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705

GRIERSON DONALD K
8423 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705

HAYLOCK DOROTHY M
8330 MIDNIGHT PASS RD
SARASOTA, FL 34242-2704

HERON LAGOON PROPERTIES ASSN
8512 HERON LAGOON CIR
SARASOTA, FL 34242-3811

HIGHFI INVESTMENTS LLC
PO BOX 338
MULBERRY, FL 33860-0338

JACQUELYN S JORDAN TRUST
8456 MIDNIGHT PASS RD
SARASOTA, FL 34242-2706

NWS 3/03/2026

JAGDFELD AARON
8330 SANDERLING RD
SARASOTA, FL 34242-2747

JAMES L SPRINGER JR LIVING TRUST
8285 MIDNIGHT PASS RD
SARASOTA, FL 34242-2701

JOHN R JIRKOFISKY REVOCABLE TRUST
8338 MIDNIGHT PASS RD
SARASOTA, FL 34242-2704

KICHI NAVID
8424 MIDNIGHT PASS RD
SARASOTA, FL 34242-2706

LAHNERS CRYSTAL
8501 MIDNIGHT PASS RD
SARASOTA, FL 34242-3820

MARTELLUCCI THOMAS
2 BERNER LN
MALVERN, PA 19355-9503

MARTHA K LUGER PERSONAL RESIDENCE
TRUST (LESSOR)
6101 BRADFORD LANDING DR
GLEN ALLEN, VA 23059-7116

MARY E CHADSEY REVOCABLE TRUST
8339 MIDNIGHT PASS RD
SARASOTA, FL 34242-2703

MONTEI JULIA
6251 MYAKKA VALLEY TRL
SARASOTA, FL 34241-9668

PEOPLES TIMOTHY R
8329 MIDNIGHT PASS RD
SARASOTA, FL 34242

PROZZI JAMES A
8340 MIDNIGHT PASS RD
SARASOTA, FL 34242-2704

RAYMOND J CARO AND MARY A CARO
JOINT REVOCABLE TRUST
8429 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705

REYNOLDS JOSHUA
8512 HERON LAGOON CIR
SARASOTA, FL 34242-3811

RICHMOND LANDON
8457 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705

RICHMOND REAL ESTATE LLLP
7155 16TH ST E UNIT 101
SARASOTA, FL 34243-6815

ROBERTI REVOCABLE LIVING TRUST
8448 SANDERLING RD
SARASOTA, FL 34242-2749

ROSENBAUM MARC
8430 MIDNIGHT PASS RD
SARASOTA, FL 34242-2706

ROSS SCHILLING REVOCABLE TRUST
8307 MIDNIGHT PASS RD
SARASOTA, FL 34242-2703

SAFRONOVA-CHERTKOV MARINA
8419 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705

SEIGEL KURT L
1466 W ROCKSPRAY RD
JAMISON, PA 18929-1720

Siesta Key Association
PO Box 5067

SARASOTA, FL 34277

Siesta_Key_Association/Catherine Lucker
5041 Sandy Beach Ave
SARASOTA, FL 34242

STEPHANY RICHMOND REVOCABLE
TRUST
8451 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705

STOWELL JERRY
8246 MIDNIGHT PASS RD
SARASOTA, FL 34242-2731

TALLY RENTALS LLC
5830 MIDNIGHT PASS RD # 24
SARASOTA, FL 34242-2108

TRUST U/A/D 04/23/1996
8355 MIDNIGHT PASS RD
SARASOTA, FL 34242-2703

TURTLE BEACH CABANAS INC
8588 MIDNIGHT PASS RD
SARASOTA, FL 34242

WILLIAM S DODGE REVOCABLE TRUST
8447 MIDNIGHT PASS RD
SARASOTA, FL 34242-2705