



**Planning Department
COMMUNITY WORKSHOP
APPLICATION NO. 18-CW-02**

DISCUSSION OF A COMPREHENSIVE PLAN AMENDMENT, REZONE, AND MAJOR CONDITIONAL USE

Date: December 11, 2017

Time: 5:30 P.M.

Place: City Hall—Conference Room 112
1565 First Street
Sarasota, FL 34236

As required by the City of Sarasota, a community meeting is being held to discuss a Comprehensive Plan Amendment, Rezone, and Major Conditional Use for the property located at 2170 and 2104 Robinhood Street, known as Bath and Racquet Fitness Club (Bath and Racquet).

The property is approximately 12.5 acres in size and is located within the Community Office/Institutional and Community Commercial future land use classifications. A large-scale Comprehensive Plan Amendment is being requested to change the future land use classification of the entire property to Multiple Family (Medium Density). The property is currently zoned with two different zone districts, Office Neighborhood District (OND) and Intensive Commercial District (ICD). A rezone application would be processed concurrently to bring the subject property under the Residential Multiple Family 4 (RMF-4) zone district, which allows for 18 dwelling units per acre and has an overall maximum height limitation of 95'. A Major Conditional Use is also being requested in order to allow for the continued operation of the Bath and Racquet Fitness Club within the RMF-4 zone district.

Access to the subject area would still occur via Glengary Street. Additional access points are being considered. The proposed plan preserves all 12 identified grand trees on-site, and includes 150-180 residential units within four to five-story buildings along the south and east property boundaries, as well as a nine-story building in the existing parking lot area.

The goal of the Bath and Racquet redevelopment is to have a total renovation of the facilities while preserving the Bath and Racquet Fitness Club in a manner that respects the Club's history. The proposed plan consolidates surface parking and renovates existing buildings and amenities in an efficient manner that maximizes the use of the site, while also preserving facilities, such as 18-20 existing tennis courts.

AGENDA

I. Opening and Introduction

- A. Welcome/Sign-In
- B. Meeting Purpose
- C. Agenda Review
- D. Presenter Introductions

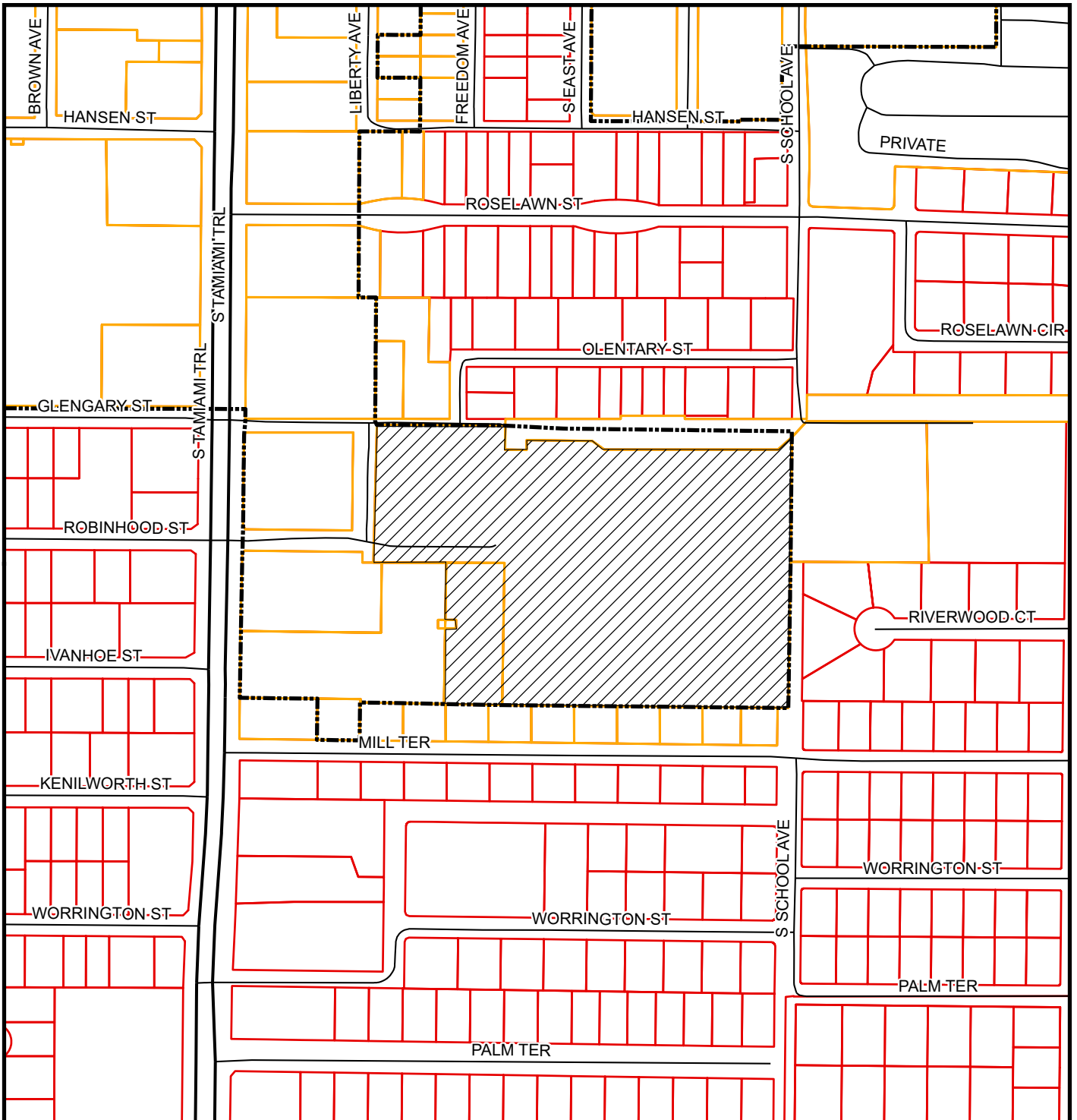
II. Presentation

(Please take notes of any questions you may have during the presentation.)

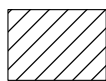
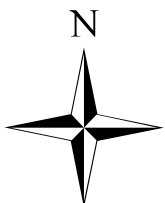
III. Questions and Answers

IV. Follow Up

- A. Summary sent to all attendees
- B. Please make sure you have signed-in



**Discussion of Proposed Comprehensive Plan Amendment, Rezone,
 Major Conditional Use and Site Plan
 Application No. 18-CW-02
 Bath & Racquet Club - 2170 Robinhood St**



Subject Area



City Limit Boundary

By: Lori Rivers

Date: November 22, 2017

FOR GENERAL LOCATION INFORMATION ONLY