



## CITY OF SARASOTA

### **DOWNTOWN REAL ESTATE DEVELOPMENT IN PROGRESS – June 30, 2017**

This report tracks real estate development projects with construction values of over \$500,000 each that are taking place within and adjacent to the Downtown Community Redevelopment Area (CRA) boundary, an area of approximately one square mile. Changes since last report are highlighted in **red**. Photos below are projects at various stages of construction.

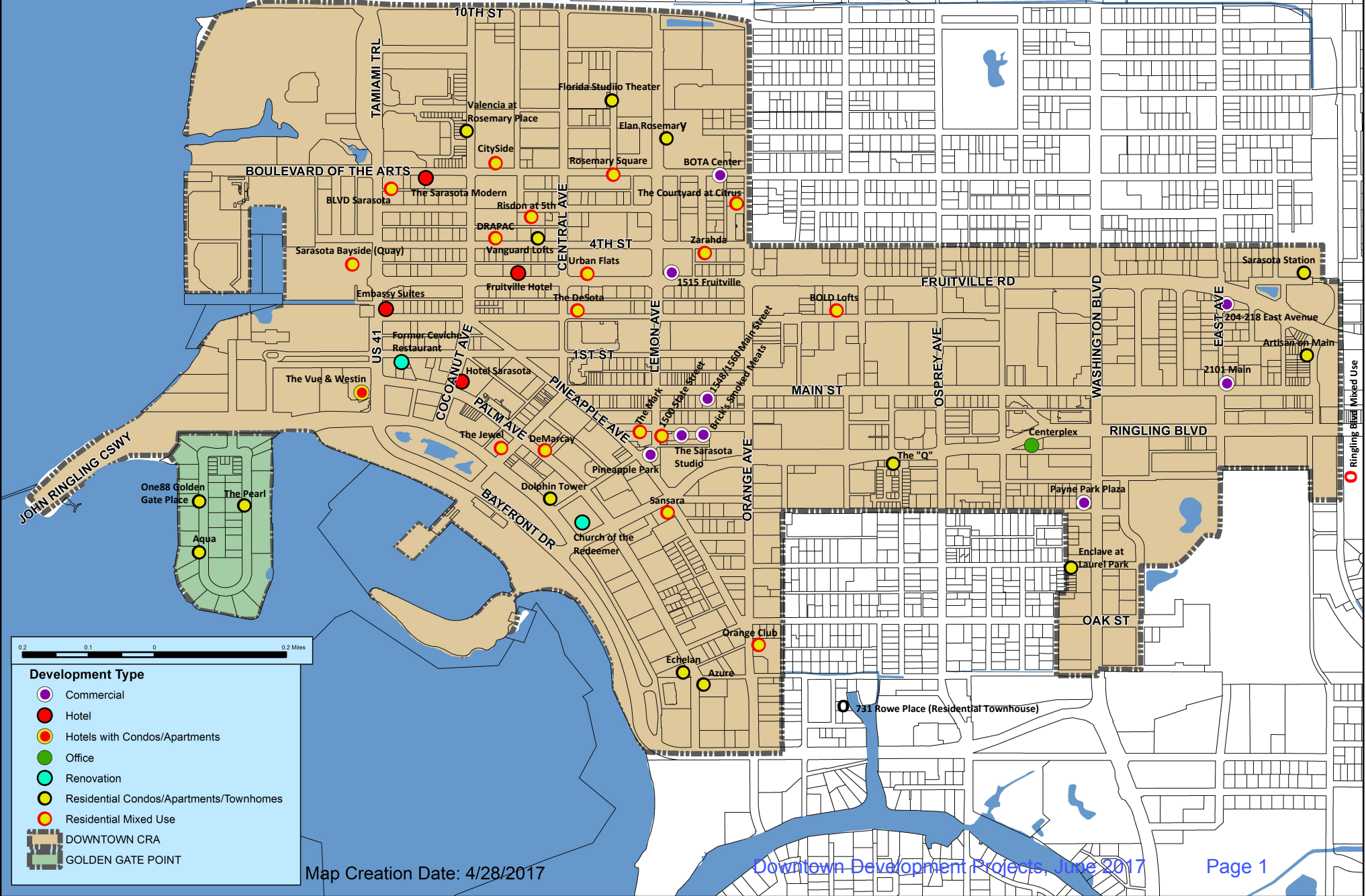


View from the top of The Westin hotel. *Photo Courtesy: Jan Thornburg*









# Building Projects 2016/2017/2018





Page #	Project	Anticipated Completion	Bldg. Permit Issued	Rental Apartments	Condominiums & Townhomes	Hotel Rooms	Commercial Office	SF Retail/ Restaurant
<b>Downtown Community Redevelopment Area (CRA)</b>								
4	1500 State Street	Summer 2017	Yes		20		4,699	3,708
	Pineapple Park (fka Lemon Ave Pad Site)	Fall 2017	No				4,310	4,310
	The Mark (fka City Place)	Fall 2018	No		157		11,000	35,000
	DeMarcaay*		<b>Yes</b>		39			2,400
5	The Jewel	Summer 2017	Yes		20			Unavailable
	The DeSota*	Summer 2017	Yes	180			21,000	15,076
6	Ovation (fka Hotel Sarasota)	Fall 2017	Yes			164		
	Embassy Suites & Spa	Fall 2017	Yes			180		
	The Vue (Westin & Residential)	Summer 2017	Yes		141	255		
7	Quay Sarasota (fka Sarasota Bayside)		No		695	175	38,972	189,050
	BLVD Sarasota		No		51		506	7,327
	Renaissance (fka Valencia at Rosemary Place)	2017	Yes		30			
8	Cityside	229 Units/2017	Yes	482				8,700
	Vanguard Lofts	2017	Yes		6			
	Risdon on 5 <sup>th</sup>	2017	Yes		22		7,000	
9	The Sarasota Modern		<b>Yes</b>			81		
	Rosemary Square	2017	Yes		46			30,000
	DRAPAC		No	62			2,820	
10	Zahrada		No		6			<b>5,562</b>
	Florida Studio Theatre		Yes		5			
	BOTA Center (renovation)	2017	Yes					19,900
	Elan Rosemary	Winter 2018	Yes	286				
11	The Courtyard at Citrus		Yes		28			4,200
	Urban Flats (fka Sarasota Flats)	Fall 2017	Yes	228				3,700
	1515 Fruitville Rd (renovation)		Yes					15,058
12	Artisan on Main		Yes		37			
	2101 Main St		No				3,370	
13	Centerplex Office Bldg	2017	Yes				28,660	
	The "Q"	Partially Occupied	Yes		39			
	Sansara	2017	Yes		17			2,632
	Orange Club		Yes		24		3,174	
14	Azure on Palm		No		16			
	Echelon	Summer 2017	Yes		17			
	Enclave at Laurel Park		Yes		17			
	BOLD Lofts (fka HUB Building Garage)		Yes	97			6,271	




Page #	Project	Anticipated Completion	Bldg. Permit Issued	Rental Apartments	Condominiums & Townhomes	Hotel Rooms	Commercial Office	SF Retail/ Restaurant
15	Fruitville Hotel		No			118		
	Sarasota Station		No	393				
16	Ringling Blvd Mixed Use		No		222			
	731 Rowe Place		No		4			
	Total			1,728	1,659	973	131,782	346,623
<b>Golden Gate Point</b>								
16	The Pearl (fka 809 Golden Gate Point)		No		8			
17	Aqua	Completed	Yes		8			
18	One88 Golden Gate Point	Completed	Yes		8			
	Total				24			

\* Denotes grandfathered projects within the former DROD designation (Downtown Residential Overlay District).

PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b><u>1500 State Street</u></b>  <i>6 Stories, 20 Residential units, 4,699 SF Office, 3,708 SF Retail/Restaurant.</i>	State Street Partners (SRQ) LLC  HOYT Architects	\$4,200,000	Under construction.	Yes
	<b><u>Pineapple Park</u></b> (fka Lemon Ave Pad Site) <b><u>145 Pineapple Ave</u></b>  <i>2 Stories, 4,310 SF Retail/Restaurant, 4,310 SF Office.</i>	State Street Partners (SRQ) LLC  HOYT Architects	\$950,000	Sale of City right-of-way closed June 6th.  Permit for Pineapple Park retail and office building submitted on 3/16/17.	No
	<b><u>The Mark</u></b> (fka City Place at Pineapple Square) <b><u>1400 State St</u></b>  <i>11 Stories, 157 Condo units, 35,000 SF Retail, 11,000 SF Office.</i>	Kolter Group  HOYT Architects	\$50,000,000	Development Agreement expires December 2020. Foundation Permit applied for 4/29/16.	No
	<b><u>DeMarcay</u></b> <b><u>33 S Palm Ave</u></b>  <i>18 Stories, 39 Residential units, 2,400 SF Retail.</i>	XAC Developers  Parker Walter Group Inc	\$23,744,000	<b>Building Permit issued 6/12/17.</b>	Yes




PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
<i>Image unavailable</i>	<b>Church of the Redeemer</b> <u>222 S Palm Ave</u>  <i>Multi-phase expansion.</i>		Unknown	Administrative site plan submitted 1/6/17.	No
<i>Image unavailable</i>	<b>Interior renovation of former Ceviche Restaurant</b> <u>1216 1<sup>st</sup> St</u>	Design Concepts	\$980,000	Under renovation.	Yes
	<b>The Jewel</b> <u>1301 Main St</u>  <i>18 Stories, 20 Residential condos, Retail.</i>	Main Street J Development  HOYT Architects	\$19,498,259  \$520,000	TCO issued on 5/8/17.  4 tenant buildout permits.	Yes
	<b>The DeSota</b> (fka 2 <sup>nd</sup> St Apartments) <u>1401-1445 2<sup>nd</sup> St</u>  <i>10 Story mixed-use, 180 Apartments, 2 Accessory guest units, 21,000 SF Commercial, 15,076 SF Retail.</i>	Sarasota Second Street Owner LLC  HOYT Architects	\$40,000,000  \$120,000	Under construction.  Pool permit.	Yes






PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>Ovation (fka Hotel Sarasota)</b> <u>1255 N Palm Ave</u> (Adjacent to Palm Ave garage)  <i>8 Stories, 164 Rooms, 10,000 SF Ballroom, restaurant.</i>	Palm Avenue Hospitality Holdings, LLC  Jonathan Parks Architects	\$13,000,000	Under construction.	Yes
	<b>Embassy Suites &amp; Spa</b> <u>202 N Tamiami Trl</u>  <i>18 Stories, Approximately 180 rooms, 8,000 SF Ballroom, restaurant.</i>	Hotel Paradise Sarasota, LLC  Parker Walter Group Inc	\$25,000,000	Under construction.	Yes
	<b>Vue / Westin</b> <u>1 N Tamiami Trl</u>  <i>18 Stories, 141 Residential units, 255 Room Westin hotel, 14,000 SF Ballroom, 2 Jr Ballrooms, 5-6k SF ea.</i>	Kolter Group  Nichols Brosch Wurst Wolfe & Assoc Inc	\$120,712,600	Under construction.  Completion dates: Residences and Westin hotel scheduled for Summer 2017.	Yes




PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>Quay Sarasota (fka Sarasota Bayside)</b>  <i>City Development Agreement allows up to:          695 Residential units,          175 Hotel rooms,          38,972 SF Office,          189,050 SF Retail.</i>	GreenPoint Communities LLC	N/A	Master plan and Development Agreement approved by City Commission 12/5/16.	No
	<b>BLVD Sarasota</b> (fka The Boulevard) <u>500 and 540 N Tamiami Trl</u>  <i>18 Stories,          51 Condos,          7,327 SF Restaurant,          506 SF Office/Retail.</i>	Core Development  Stantec	N/A	Admin Site plan, encroachment, adj. applications applied 2/15/17. Going to DRC on <b>7/5/17</b> .	No
	<b>Renaissance</b> (fka Valencia at Rosemary Place)  <b>Phase I:</b> <u>601 Cocoanut Ave</u> <i>3 Stories, 12 units, 2 bldgs,          40,707 total SF.</i>  <b>Phase II:</b> <u>661 Cocoanut Ave</u> <i>2 Stories, 6 units, 1 bldg,          14,226 total SF.</i>  <b>Phase III:</b> <u>1294 May Lane</u> <i>3 Stories, 12 units, 1 bldg,          29,185 total SF.</i>	Icon Residential  BDG Architects	<b>Phase I:</b> \$2,500,000  <b>Phase II:</b> \$1,138,080  <b>Phase III:</b> \$2,334,800	<b>Phase I:</b> Received CO on <b>6/15/17</b> .  <b>Phase II:</b> Building Permit pending.  <b>Phase III:</b> Permit issued on 3/27/17.	Yes   No   Yes





PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>Cityside</b>  <b>Phase I:</b> <u>700 Cocoanut Ave</u> 4 Stories, 229 units.  <b>Phase II:</b> 5 Stories, 253 units, 8,700 SF Commercial.	Rosalyn Holdings LLC  Forum Architecture & Interior Design Inc	<b>Phase I:</b> \$25,700,000  <b>Phase II:</b> Unknown	<b>Phase I:</b> Completed 3/15/17  <b>Phase II:</b> Received Site Plan approval on 6/2/17.	Yes
	<b>Vanguard Lofts</b> <u>1343 4<sup>th</sup> St</u>  4 Stories, 6 Residential townhomes.	Tetra Terra Development  Halflants + Pichette	\$2,400,000	Under construction.	Yes
	<b>Risdon on 5<sup>th</sup></b> <u>1350 5<sup>th</sup> St</u>  2 Buildings, 2 to 5 stories, 22 Residential condos, 7,000 SF Office/Retail, Commercial in 6 ground floor units.	WSL 5 <sup>th</sup> Street Lofts LLC Steven Bradley  Halflants + Pichette	\$6,000,000	Under construction.	Yes

PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>The Sarasota Modern</b> <u>1242 Boulevard of the Arts</u>  <i>5 Story hotel, 81 rooms, Approx. 60,000 SF total.</i>	Cocoanut Arts LLC  HOYT Architects	\$17,000,000	Foundation permit issued on 3/24/17.	Yes
	<b>Rosemary Square</b> <u>550 Central Ave, 1433 5<sup>th</sup> St, 1430 and 1440 Boulevard of the Arts</u>  <i>3 Buildings, 30,000 SF Retail.</i>  <b>Phase I, Bldg 1:</b> <i>4 Stories, 39 units, 44,256 total SF.</i>  <b>Phase II, Bldgs 2 and 3:</b> <i>3 Stories, 7 units, 20,617 total SF.</i>	Rosemary Square LLC  Property sold by the City Nov 2, 2015.  Jonathan Parks Architects	<b>Phase I, Bldg 1:</b> \$3,500,000  <b>Phase II, Bldgs 2 and 3:</b> \$2,704,000	<b>Phase I, Bldg 1:</b> Final CO issued on 5/12/17.  <b>Phase II, Bldgs 2 and 3:</b> (550 Central Ave) under construction.	Yes
	<b>DRAPAC</b> <u>1329 4<sup>th</sup> St</u>  <i>5 Stories, 62 Residential units, 2,820 SF Commercial.</i>	Halflants + Pichette	\$4,200,000	Site Plan approved on 2/2/17.	No

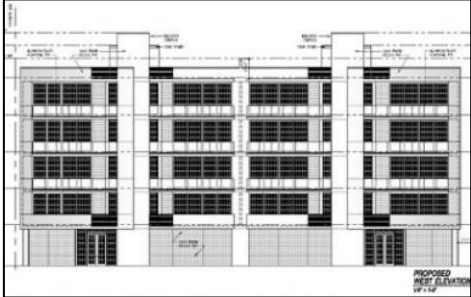


PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>Zahrada</b> <u>1542 4<sup>th</sup> St</u>  <i>3 Stories,          6 Condo units,          6 Business/Retail units,          (Approx. 5,562 SF total          Retail).</i>	Rosemary District Development LLC  Halfplants + Pichette	\$4,800,000	Permit applied for on 1/23/17.	No
	<b>Florida Studio Theatre</b> <u>751 Cohen Way</u>  <i>2 Stories,          5 Residential units (for          performers).</i>	Florida Studio Theatre  C Alan Anderson Architects PA	\$1,292,000	City Commission approved. Building permit issued on 1/27/17.	Yes
	<b>BOTA Center</b> <u>1570 Boulevard of the Arts</u>  <i>1 &amp; 2 Stories,          19,900 SF Commercial.</i>	Howard Davis  Sweet Sparkman Architects	\$850,000	Permit issued on 9/28/16 for renovations.	Yes
	<b>Elan Rosemary Apartments</b> <u>710 N Lemon Ave</u>  <i>5 Stories,          286 Residential apartments.</i>	Greystar GB II, LLC  Meeks & Partners	\$33,677,600	Under construction.	Yes



PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<p><b>The Courtyard at Citrus</b> (fka Citrus Square Phases II &amp; III)</p> <p><b>Phase II:</b> <u>505 N Orange Ave</u> 3 Stories, 10 Residential condos.</p> <p><b>Phase III:</b> <u>555 N Orange Ave</u> 4 Stories, 18 Residential condos 4,200+ SF Commercial.</p>	<p>MBFC LLC</p> <p>HOYT Architects</p>	<p><b>Phase II:</b> \$1,943,250 for foundation.</p> <p><b>Phase III:</b> \$2,539,125</p>	<p><b>Phase II:</b> Under construction.</p> <p><b>Phase III:</b> Foundation permit applied for.</p>	Yes
	<p><b>Urban Flats</b> (fka Sarasota Flats) <u>1401 Fruitville Rd</u></p> <p>5 Stories, 228 Residential units, 3,700 SF Retail.</p>	<p>Framework Group, LLC</p> <p>Charlan, Brock &amp; Associates</p>	\$30,000,000	Under Construction.	Yes
	<p><b><u>1515 Fruitville Rd</u></b></p> <p>1 Story Retail center, 6 First class retail spaces, 15,058 SF total retail.</p>	<p>KGJ Properties Management LLC</p> <p>C Alan Anderson Architect PA</p>	\$847,500	Under Construction.	Yes




PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<p><b>Artisan on Main</b> (fka School Ave Townhomes) <u>41 School Ave</u></p> <p><i>7 Buildings, 3 Stories, 37 Residential units total (avg. 2,100 SF each).</i></p> <p><b>Bldg. 3:</b> 7 Residential units <b>Bldg. 4:</b> 7 Residential units.</p>	<p>Icon Residential  ROJO Architecture</p>	<p><b>Building 3:</b> \$1,476,675</p> <p><b>Building 4:</b> \$1,579,200</p>	<p>City Commission approved vacating the right-of-way on 5/16/16.</p> <p><b>Building 3:</b> Building Permit issued on 3/9/16.</p> <p><b>Building 4:</b> Building Permit Issued on 4/7/17.</p>	<p><b>Yes</b></p>
	<p><b><u>2101 Main St</u></b></p> <p><i>2 Story Building, 4 Units, Approx. 3,370 SF Retail/Restaurant, 3,370 SF Office.</i></p>	<p>East Main LLC  The Schimberg Group</p>	<p>\$764,000</p>	<p>Permit applied for (foundation only) and ready to be issued 2/23/17.</p>	<p>No</p>
<p><i>Image unavailable</i></p>	<p><b>East and Fruitville</b> <u>204-218 N East Avenue</u></p> <p><i>1 Story, 7500 SF Retail, 32 Parking spaces.</i></p>			<p>Administrative site plan applied for.</p>	<p>No</p>




PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>Centerplex</b> <u>1936 Ringling Blvd</u> (at Golf St)  <i>4 Story Office building,            28,660 SF Commercial.</i>	Mark Kauffman  Apex Studio Suarez	\$5,000,000	Building Permit issued 7/12/16.  Under construction.	Yes
	<b>The "Q"</b> <u>1750 Ringling Blvd</u>  <i>3 Stories,            7 Buildings,            39 Residential townhomes.</i>	JEBCO Ventures  Arcticstar Design Inc	\$8,437,839	All phases are under construction.  Certificates of Occupancy issued for 31 Units.	Yes
	<b>Sansara</b> <u>300 S Pineapple Ave</u>  <i>10 Stories,            17 Residential units,            2,632 SF Ground floor            commercial,            Approx. 89,670 total SF.</i>	MK Equity Corp.  HOYT Architects	\$11,000,000	TCO issued on <b>6/26/17</b> .	Yes
	<b>Orange Club</b> <u>635 S Orange Ave</u>  <b>Building 1:</b> <i>4 Stories.</i>  <b>Buildings 2 and 3:</b> <i>3 Stories.</i>  <i>3 Separate buildings with 24            total residential units,            (15 condos / 9 townhomes).</i>  <i>2 Retail/Office units that            total approx. 3,174 SF.</i>	Vandyk USA  DSDG Architects	<b>Building #1:</b> \$4,713,890  <b>Building #2:</b> \$1,822,000  <b>Building #3:</b> \$2,277,500	Buildings 1, 2 & 3 under construction.	Yes




PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>Azure on Palm</b> <u>711 S Palm Ave</u>  <i>5 Stories, 16 Residential units, 2 Guest suites.</i>	South Palm Development LLC  DSDG Architects	\$9,465,000	Applied for Building Permit 12/30/15. No response to staff comments.	No
	<b>Echelon</b> <u>624 S Palm Ave</u> (formerly 621 Gulfstream Ave)  <i>18 Stories, 17 Residential units.</i>	The Ronto Group  MHK Architecture & Planning	\$20,000,000	Bldg. permit issued 11/9/15.  Under construction.	Yes
	<b>Enclave at Laurel Park</b> <u>500, 512 Laurel Park Dr and 501 Lafayette Ct</u>  <i>3-4 Stories, 17 Single-Family attached units.</i>	CND-Laurel Park LLC  C Alan Anderson Architect PA	\$1,200,000	Building permit for 500 Laurel Park Dr issued on 1/9/17.  Building permit for 512 Laurel Park Dr is pending.  <b>Building permit for 501 Lafayette Ct is pending.</b>	Yes

PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<p><b>BOLD Lofts</b> (fka HUB Parking Garage) <u>1697 2<sup>nd</sup> St</u></p> <p><i>5 Stories, Demolition of existing parking garage and construction of a mixed-use building: 97 Residential apartment units, 6,271 SF Office, 247 Parking spaces.</i></p>	<p>Biter Idea Vault</p> <p>HOYT Architects</p>	\$14,500,000	Permit issued on 3/2/17.	Yes
Image unavailable	<p><b>Fruitville Hotel</b> <u>1351 &amp; 1365 Fruitville Rd</u></p> <p><i>5 Stories, 118 Room Hotel.</i></p>	<p>Choice Hotels International</p>		Administrative Site plan approved.	No
	<p><b>Sarasota Station</b> <u>2211 Fruitville Rd</u></p> <p><i>393 Residential apartments.</i></p> <p><i>A portion of this project falls within the Downtown CRA boundary.</i></p>	<p>S.S. Sasquatch</p> <p>Nelson B Roy Architect LLC</p>	N/A	<p>Comp. Plan change approved by City Commission on 5/16/16.</p> <p>Applied for Site Plan and Rezoning on 11/30/16.</p> <p>Went to DRC on 12/21/16.</p> <p>Need to apply for a street vacation.</p>	No



PROJECT IMAGE	PROJECT/LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
<i>Image unavailable</i>	<b>Ringling Blvd Mixed Use</b> <b><u>2260 Ringling Blvd</u></b>  <b>222 Residential Units.</b>		<b>N/A</b>		
<i>Image unavailable</i>	<b>731 Rowe Place</b> <b><u>731 Rowe Place</u></b>  <b>4 Residential townhomes.</b>		<b>\$899,000</b>	<b>Permit applied for 6/26/17.</b>	<b>No</b>
<b>GOLDEN GATE POINT</b>					
	<b>The Pearl</b> (fka 609 Golden Gate Point) <b><u>609 Golden Gate Point</u></b>  <i>5 Stories, 8 Residential units.</i>	Golden Gate Point Ventures LLC  HOYT Architects	\$5,985,000	Permit applied for 8/26/16.	No

PROJECT IMAGE	LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
<b>COMPLETED PROJECTS 2015/2016/2017</b>					
	<b>Payne Park Plaza</b> <u>242 S Washington Ave</u>  <i>8,295 SF Office.</i>	Mark Kauffman  Apex Studio	\$1,500,000	Completed.	CO issued on 6/17/15.
	<b>State Street Garage w/Ground Floor Retail</b> <u>1538 State St</u>  <i>395 Parking spaces, 13,873 SF Retail (under garage).   Sidewalk Improvements.</i>	Garage = City of Sarasota Ground Floor Retail Condo = WMR Consulting  The AD Morgan Corp	\$11,379,459 Garage  N/A	Garage completed.  Issued for @6,873 sq. ft. Dimmitt Auto Salon. Application for adjacent 7,000 SF ground floor tenant space not yet submitted.	CO issued on 11/20/15.
	<b><u>1548/1560 Main St</u></b>  <i>Demo and new construction for new Retail spaces.   Complete Renovation for Pho Cali, Drunken Poet and Melange restaurants.</i>	Landhole LLC  HOYT Architects	\$1,010,000	Certificate of Occupancy issued for Evie's, Pho Cali, Melange, Drunken Poet, and Cask & Ale.	CO issued on 12/16/15.

PROJECT IMAGE	LOCATION	DEVELOPER/ ARCHITECT	CONST.VALUE	STATUS	PERMIT
	<b>Aqua</b> <u>280 Golden Gate Point</u>  <i>9 Stories, 8 Residential units.</i>	280 Golden Gate Point, LLC  Parker Walter Group Inc	\$11,043,654	Completed.	CO issued on 1/23/17.
	<b>Dolphin Tower Condos</b> <u>101 S Gulfstream Blvd</u>  <i>117 Unit Condo (structural repairs).</i>	Dolphin Tower Condo Association	\$9,000,000	Main Structural repair complete. Individual units being renovated by contractors. Temporary Certificates of Occupancy Issued. Some tenants have moved in.	CO issued on 5/1/15.
	<b>ONE88 Golden Gate Point</b>  <i>5 Stories, 8 Residential units.</i>	Vandyk Sarasota - Golden Gate Point LLC  DSG Architects Inc	\$8,641,611	Completed.	CO issued on 5/16/16.
Image unavailable	<b>Brick's Smoked Meats</b> <u>1528 State St</u>  <i>4,300 SF Restaurant.</i>	The Shoppes at State Street, LLC  HOYT Architects	\$300,000	Completed.	CO issued on 6/8/17.

**Information Subject To Change.**

Project information provided by the City of Sarasota, Economic Development Division.  
Information reflects projects in various stages of the city development process and/or projects with a city development agreement in place.

**For Further Information Contact:**

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