



**Planning Department  
COMMUNITY WORKSHOP  
APPLICATION NO. 21-CW-13  
DISCUSSION OF A SITE PLAN WITHIN THE LAUREL PARK OVERLAY DISTRICT**

Date: Thursday, June 3, 2021

Time: 5:30 P.M.

A virtual community meeting is being held to discuss a proposed site plan for three parcels that make up the 1.85± acre property located at 307 S. Orange Avenue, 495 S. Orange Avenue, and 1623 Laurel Street (PID#s 2027100027, 2027100026 and 2027100052, respectively). The subject area is zoned Downtown Core (DTC) and within the Laurel Park Overlay District (LPOD), and bounded by Morrill Street to the north, Orange Avenue to the west, Laurel Street to the south, and Rawls Avenue to the east.

The proposed seven story project will be a luxury senior living community with three major components, with a preliminary breakdown of each: independent living units (31); assisted living units (104); and memory care living units (20). There may also be up to five (5) transient units (guest suites) proposed. The majority of the ground floor will be made up of uses associated with the senior living community. However, a small amount of the ground floor area (500± sq. ft.) may be open to the public for a potential commercial use such as a coffee shop. There will be a total of 140 on-site parking spaces for the proposed project and driveways accessing the site are proposed from both Laurel Street (left in, left out) and Morrill Street (left in, left out). No vehicular access will be to or from Rawls Avenue. A sidewalk and landscaping are proposed along the entire length of the property along Rawls Avenue. The existing structure at 307 S. Orange Avenue will be demolished.

The assisted and memory care living units will be licensed as an Assisted Living Facility under Section 429 of the Florida Statutes by the Florida Agency For Health Care Administration (AHCA). There will be communal dining facilities available to all residents (including the independent living units), treatment areas, recreation amenity areas and other support service areas located in the building per the applicant's program and as required for Assisted Living Facilities licensed by the State.

A second Community Workshop will be held following the filing of a complete administrative site plan/building permit application.

*Due to the Covid-19 pandemic, the City of Sarasota will be utilizing Communications Media Technology (i.e., Zoom) for this Community Workshop and there will be no physical location. Citizens who wish to participate in the workshop remotely are encouraged to pre-register no later than 12:00 p.m. Tuesday, June 1, 2021 with the Planning Department by emailing [CommunityWorkshops@Sarasotafl.gov](mailto:CommunityWorkshops@Sarasotafl.gov) with their contact information (full name, address, phone number, and email address). Remote meeting protocols and instructions will be emailed to those citizens wishing to participate remotely after such a request is received.*

*If interested in only viewing/streaming the meeting and not participating, you may access it via the City's website under [www.sarasotafl.gov/services/meetings-agendas-videos](http://www.sarasotafl.gov/services/meetings-agendas-videos) and then select 'View Event' or 'Video' for the specific meeting in which you are interested in watching. There is no registration required to view meetings on the City's website.*

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**AGENDA**

**I. Opening and Introduction**

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

**II. Presentation**

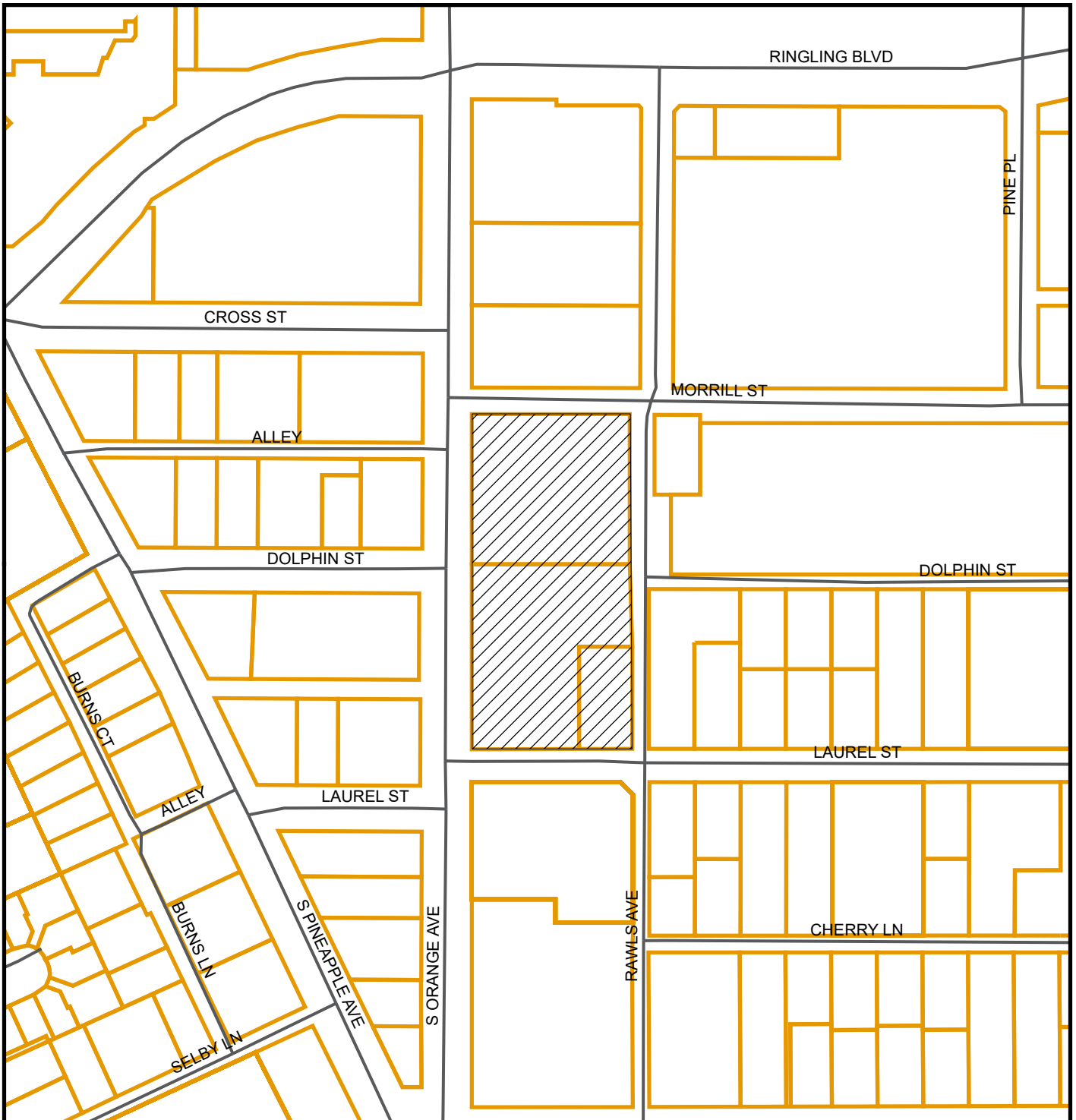
(Please take notes of any questions you may have during the presentation.)

**III. Questions and Answers**

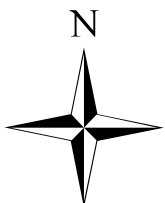
**IV. Follow Up**

- A. Summary sent to all attendees

*NOTE: The City of Sarasota website address is [www.sarasotafl.gov](http://www.sarasotafl.gov). On the home page under the "Meetings/Agendas/Video" link, select "Community Workshops" to access agendas, audio, and summary minutes of Community Workshops.*



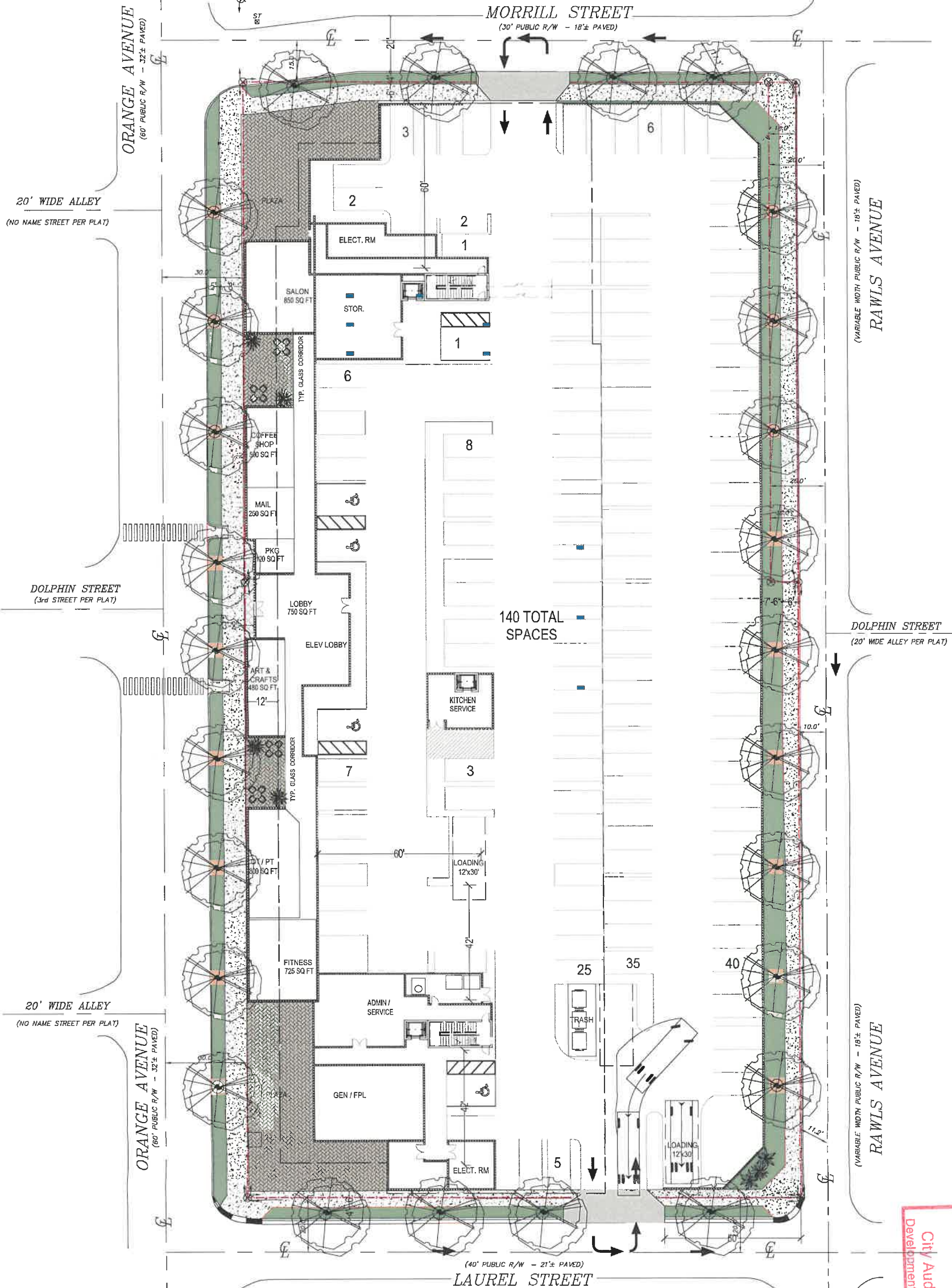
**Community Workshop Application No. 21-CW-13  
 Discussion of Proposed Site Plan within the LPOD  
 307 & 459 South Orange Avenue, and 1623 Laurel Street**



Subject Parcels

By: Sean Wilkins  
 Date: May 11, 2021

**FOR GENERAL LOCATION INFORMATION ONLY**



**RECEIVED**  
 MAY 11 2021  
 City Auditor & Clerk  
 Development Review Division



Scale: 1" = 40'

# OVERALL GROUND LEVEL PLAN

## 307 S. Orange Ave ALF Concept Plan



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 Date: 05.07.2021