

## Laurel Park Neighborhood Association Board Meeting Minutes, July 21, 2025

Held via Zoom

Attending: Matt Arcari, Steve Fantauzzo, Juliette Reynolds, Ron Kashden.

Absent: Stim Schantz, Marc Epstein, Jason Turner

The meeting started at 5:00 pm.

Items discussed:

1. The two neighborhood events in Laurel Park, tentatively named “Music in the Park”, was approved unanimously. The LPNA board also unanimously approved for Jolie McInnis to apply for the 2025/26 city of Sarasota neighborhood grant cycle for both Music in the Park events to be held in Nov. 2025 and April 2026. *These events help to encourage and engage residents which is an important aspect of the LPNA.* Also, part of the approval was to retain a musical act and other spending for other elements of the event.

2. Land-use issues affecting the neighborhood:

A. Discussion on the grave concerns about the proposed rezoning of Alderman Oaks (727 Hudson Ave) which is adjacent to the Laurel Park neighborhood. The applicant is requesting a rezone to Downtown Edge and giving the reason that they could use the attainable housing bonus density to transition from assisted living to independent living. The owners are hoping to add kitchens to the units. This rezone will change the land-use from “residential” to “mixed-use” which would make the lot eligible for “Live Local” overrides of the City’s zoning and allow for a 254-foot-tall building. The board is opposed to the proposal and discussed alternatives that would allow the owners to install their kitchens without risking Live Local out-of-scale construction. The board will reach out to city attorney John Shamsey to request “affected party” status at the continued planning board meeting (tentatively scheduled for August 7<sup>th</sup>) and will reach out to applicant’s attorney, Patrick Seidensticker, to discuss concerns and suggest alternative solutions.

B. Regarding a proposed street vacation for 1776 Ringling Project (corner of Ringling & S. Osprey) Matt and Ron gave the board an update of the meeting with architect Mark Sultana (DSDG Architects) and attorney Macaire King (Icard Merrill) regarding the street vacation of Osprey Court. The applicants are requesting that the city vacate the street so the owners can join both lots to build a new structure. Being outside of the Laurel Park Overlay district and on the outskirts of the neighborhood, LPNA stressed the importance of that “neighborhood entrance”, particularly for pedestrians. We requested shade trees and to retain the neighborhood feel (as opposed to the commercial starkness of the northern side of Ringling and Osprey. We asked that the applicant include a commitment for shade trees and an overall shaded pedestrian experience as part of the vacation application, since a vacation must include a public good.

The meeting adjourned at 6:15 pm. Minutes approved on July 29, 2025