



# Community News Update

January 2024



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## President's Message

Neighbors,

There are three significant developments that affect our downtown area, which I want to share with you in this newsletter. These developments involve several elements related to zoning and ordinances that are vital to our neighborhood.

**1. Zoning Text Amendments:** Last week, the City Commission gave initial approval to significant changes in our city's Zoning Text Amendments (ZTAs). These changes aim to bring clarity and address specific requirements for restaurants, bars, and nightclubs throughout the city, with a particular focus on downtown. Many residents and stakeholders, along with DSCA, have closely monitored the progress made by the City Planning Department in shaping these amendments.

The provisions of the new ZTAs have been modified based on input from stakeholders including DSCA. But notably, the portion of the ZTA dealing with the distinction between bars and outdoor bars needs to be a continuing significant point of discussion. More details are provided in the following link. The potential adoption of these zoning changes for bars, with or without final edits, is planned for February 20th.

[In Defining Bars and Clubs, City Asks: Do Restaurants Need Kitchens? - Observer](#)

**2. City Sound Ordinance Discussion:** Mark your calendars for February 20th, as an important discussion regarding a revised City Sound Ordinance is scheduled before the City Commission. During this presentation there will be an analysis of the current situation, applicable options, and legal limitations presented by the city attorney, who will seek direction from the City Commission. This discussion is a crucial step towards developing a revised ordinance for adoption later this spring. The focus will include sound limitations for outdoor restaurants and bars, as well as the relationship

between  
hours of operation for establishments with entertainment and music, which  
will be a  
central part of this discussion.

**3. Special Events Ordinance:** Another upcoming topic will be an update on  
the special  
event ordinance. Examples include events where city streets are closed off and  
significant events are held in city parks. City staff will initially reach out to  
resident and  
business stakeholders for input as a modified draft ordinance becomes  
available.

Managing these changes in ZTAs and ordinances involves coordination  
between different city departments, including Planning, Government Relations,  
and the City Attorney's office. We must navigate these complexities, as there  
are clear connections, both direct and indirect, with each of the above.

The updates mentioned above are examples of seemingly straightforward  
modifications to zoning and ordinances. They aren't simple or straightforward  
and have long-term consequences that all stakeholders must consider  
carefully. DSCA is urging additional discussion about the ZTAs mentioned  
above and that the revised sound and special events ordinances  
receive careful review and take benefit from meaningful community input.  
DSCA feels we need to ensure that these ZTAs achieve the necessary degree of  
consensus, avoid creating unintended loopholes, and provide clarity. As we  
strive to strike the right balance between vibrancy, livability and maintaining  
our community's character, your participation is important.

Thank you for your involvement in DSCA.

Best regards,

**David Lough**

DSCA President

[DavidLough1@gmail.com](mailto:DavidLough1@gmail.com)

[DowntownSarasotaCondoAssoc.com](http://DowntownSarasotaCondoAssoc.com)

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**DSCA March Workshop**

**DSCA March Workshop - Wednesday, March 20, 2024**

4:00 PM – 7:00 PM | @ Church of the Redeemer, Goewey Hall, 222 S Palm Ave Ste B, Sarasota, FL, 34326

For More Information and to Register

A Workshop brought to you by:



## Sensible, Smart, and Sustainable Development

### Shaping Downtown Sarasota in 2024 and Beyond

SPONSORED BY:

THE DSCA ASSOCIATE PLATINUM MEMBERS



## Wednesday, March 20th, 2024

### 4:00 P.M. - 7:00 P.M.

Goewey Hall (3rd Floor)  
Church of The Redeemer's Robinson Center  
222 S Palm Ave Ste B, Sarasota, FL 34326

Join us for a dynamic workshop on Sarasota's future, where we'll delve into vital changes happening in 2024 and beyond. This event will be a chance to hear from city staff, the Sarasota Chamber of Commerce, and learn from the takeaways from Architect Sarasota Speakers Series. We'll explore updates on zoning, sensible ordinances, transportation, street planning, and smart growth, all with a focus on sustainable development for a prosperous future. Don't miss this opportunity to engage with experts, neighbors, and city officials as we collectively shape Sarasota's path towards a smart, sustainable, and prosperous future.

**SPEAKERS:**

**Lucia Panica** - Director, Development Services Department, City of Sarasota  
**Nick Patel** - Chief Engineer, City of Sarasota  
**Jennifer Jorgensen** - Director of Governmental Affairs, City of Sarasota  
**Heather Kasten** - President/CEO, Sarasota Chamber of Commerce  
**Howard Davis** - Architecture, Sarasota Board Member

**Moderated By:**

**Kevin Cooper** - VP Communications and Strategic Initiatives, Mote Marine

**4:00 P.M. - 4:30 P.M.** Check-in and Meet The Sponsors  
**4:30 P.M. - 6:30 P.M.** DSCA Workshop and Q&A  
**6:30 P.M. - 7:00 P.M.** Reception  
*Cost: \$10 - Members, \$15 - Non-Members*



# Sarasota Living



## Obsidian - Planning Board rejects downtown condo tower, but appeal likely

Last week's denial of requested adjustments for the proposed Obsidian project means the controversial luxury condo tower planned for 1260 N. Palm Ave. is likely headed to the City Commission on appeal.

Following hours of testimony by representatives of developer Matt Kihnke, city staff, affected parties and the public;- the Planning Board on Jan. 10 determined by a 4-1 vote that the requested adjustments to the project are not consistent with the zoning code.- The Planning Board decision on denial was primarily because of a lack of required street level retail and commercial space, which is required in the Downtown Bayfront zoning district. [Read more.](#)



## One Park Sarasota alternative design released

Developers of One Park Sarasota have released updated renderings and details about their downtown high-rise project after losing a legal fight over air rights at The Quay late last year. The revised plans will call for two buildings on about two acres of property owned by the developers. Just one of the building plans have been released so far. Plans call for that building to have 86 residences in an 18-story tower loaded with luxury amenities. [Read More.](#)

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**Get Involved - Make A Difference**



Suncoast Partnership to End Homelessness is conducting their annual count of sheltered and unsheltered homeless individuals in both Sarasota and Manatee counties from 12 p.m. on Jan. 29 to 12 p.m. on Jan. 30.

This count is needed in order to provide resources for those in need throughout the year.

This year, individuals who participate in the count will be given a small supply bag assembled by the Homeless Outreach Teams from Bradenton, Manatee, North Port, Sarasota City and County and Venice law enforcement agencies.

If you would like to volunteer, email Amiee Barth at [amiee@suncoastpartnership.org](mailto:amiee@suncoastpartnership.org).

The count result will be provided later this spring.

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## Bay Park

## The Bay Park Conservancy reaches another fundraising milestone

An additional \$5 million in private philanthropy triggers another \$1 million match from The Patterson Foundation.

The Bay Park Conservancy (BPC), the non-profit organization responsible for designing, developing, operating and programming a signature public park on 53 acres of City-owned land along Sarasota Bay, has reached another significant milestone. Thanks to generous donors, local businesses and other friends in the community, The Bay has raised a third \$5 million from private sources, triggering a third \$1 million match from The Patterson Foundation's (TPF's) current challenge match – resulting in a total cumulative TPF gift of more than \$8 million to date. [Read More.](#)

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## The Bay Park Conservancy welcomes two new Board members

Felice Schulaner and Mark Pritchett join the Board of Directors.

The Bay Park Conservancy (BPC), the non-profit organization responsible for designing, developing, managing and operating a signature public park on 53-acres of City-owned land along Sarasota Bay, has elected two new Board members. [Read More.](#)





## Arts & Cultural



### Public Art Collection Audio Tour

A casual walk down Palm will lead you on an art walk, housing exceptional pieces curated by downtown galleries and murals created by local artists. The City of Sarasota is committed to the aesthetic enrichment of the community through private and public acquisition of works of art so that citizens and visitors to the City are afforded an opportunity to enjoy and appreciate art. Click [here](#) for an audio tour guide and for more information.

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## Getting Around

### SRQ Airport



Records continue to be set at Sarasota's very own airport. SRQ has also continued to grow over the last five years, expanding from six airlines to 11, and 12 nonstop destinations to 53. By December construction to be complete on the new (five)-gate terminal is scheduled to open to the public in January 2025. The new (five)-gate terminal will not only alleviate congestion in Concourse B, but also allow the airlines serving SRQ to expand their flight offerings and introduce new destinations. [Learn More](#).

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## DSCA Board January Wrap Up

As has been the recent practice, the Jan. 3 DSCA Board meeting was held in hybrid fashion, both in person at the Broadway Promenade Club Room and via Zoom. Following are links to the full Board meeting and guest speaker presentation.

**Guest Speaker:** Kevin Stiff - Suncoast Partnership to End Homelessness

View full meeting video: <https://www.youtube.com/watch?v=bFa9xNSrBnY>

View speaker meeting video: <https://www.youtube.com/watch?v=uMou6Qqijwg>

# DSCA Upcoming Events

## DSCA Board Meeting

## DSCA Board Meeting - February 7, 2024

@ Zoom & Broadway Promenade, 1064 N. Tamiami Trail, Sarasota, FL 34236

Guest Speaker: Mark Smith - Sarasota County Commissioner



Mark Smith was elected to the Sarasota County Commission in November 2022. Smith is a long-time Sarasota resident. Born in Detroit, he moved to Sarasota in 1963 and graduated from Riverview High School in 1973. Smith earned bachelor's and master's degrees from the Georgia Institute of Technology before returning to Sarasota with his family in 1990. In 1994, he started his own architectural firm, Smith Architects, P.A., which is located in Siesta Key Village. Smith is active both in his profession and in the Siesta Key community, serving on the Siesta Key Chamber of Commerce Board of Directors, the Siesta Key Presidents Council, and the Sheriff's Advisory Board. He is a past board member of the Siesta Key Association, Siesta Key Village Association, All Faiths Food Bank, and the Girl Scouts of Gulfcoast Florida. He served as President of the Florida Association of the American Institute of Architects (AIA) in 2007 and received the 2009 AIA Florida Silver Medal in recognition of his years of leadership and service. Traffic, water and air quality, and affordable housing are some of the issues he wants to focus on as a commissioner. He and his wife Esther have four children – Liz, Jackie, John, and Ashley.

[Register](#)



DSCA Board Meetings are for Board Directors, with designated Condo Member Representatives, Associate Members, Liaison Organization Representatives and invited Guests attending as observers. Contact President, David Lough (760) 497-9230, if you wish to be invited.

**Associate Members - Post your event on our DSCA Calendar to share with the community!**

[CLICK HERE TO SUBMIT YOUR EVENT](#)

**Prepare your  
Condo/HOA  
for the Corporate  
Transparency Act**

February 8, 2024  
11 AM - 12 PM

**Laura Bryant**  
Castle Group  
Business Development  
Manager

**Shauna Fleischbein**  
Castle Group  
Senior Business  
Development Manager

**Kyla Thomson**  
Partner  
Varnum Law

**Gregory M. Wright**  
Partner  
Varnum Law

[Register Now!](#)

## Upcoming Community Events



## Downtown Sarasota Festival of the Arts

**Saturday Feb. 10th & Sun., Feb. 11 (10:00am - 5:00pm)**

The Festival will fill Main Street starting at Orange Avenue and heading east to Links Avenue. The overwhelming success of the Festival each year led to expanding and covering more than five city blocks with over 200 national and regional artists. The high level of artistic quality, the accessibility of the free, outdoor festival and the diversity of art has led to the Festival of the Arts' consecutive rankings among the top 100 art festivals in the nation, according to Sunshine Artist Magazine. Residents and visitors are invited to stroll amidst life-size sculptures, spectacular paintings, one-of-a-kind jewels, photography, ceramics and more from the 200 artists who are on site to discuss their inspirations and processes for each hand-made work. Parking is free and pets on leashes are always welcomed. Read more [here](#).





## The Ringling - Bayfront Garden Tour

This small group guided walking tour introduces you to interesting botanical specimens, while providing a historic overview of the development of the estate. The Ringling has over 2,350 trees representing native, exotic, historical, and culturally significant trees.

The tour is offered seasonally, December 9 – April 29, 2024. Tickets will be available 30 days prior to each tour date. Tours are 90 minutes long and take place entirely outdoors. Participants are encouraged to bring bottled water, and wear appropriate footwear, and sun protection. The tour is subject to weather conditions and your ticket includes access to the Bayfront Gardens for the rest of the day. Visit [TheRingling](#) for tickets and more information.





## Fresh Fridays | Heart & Soul On State | February 2nd | 7 - 10 PM

See you there, Friday, February 2nd, from 7-10 p.m., for more signature giveaways, beverages and bites from special hospitality partners, and more fresh entertainment to be announced! Until then, stay tuned for more Heart & Soul on State updates in the coming weeks!

Please LIKE and Follow @[DowntownSarasotaDID](#) to show your appreciation for the Downtown Improvement District's incredible work funding and creating Fresh Fridays events! - Remember, "The DID did it! Click [here](#) for more information.





## **SARASOTA FARMERS MARKET | Saturdays | 7 AM - 1 PM**

The Market is open every Saturday all year round! In the heart of downtown Sarasota, centered at the intersection of Main Street and Lemon Avenue, extending to First Street on the North End, and Pineapple Avenue on the South End, with Vendors also located on State Street. Click [here](#) for more information.



### **PALM AVENUE GALLERY WALK**

“Palm Avenue’s First Friday Walks” are held the first Friday of each month from 6 'til 9pm.

Enjoy gallery openings, dining, antiques, specialty shops and live performances as members of the Palm Avenue Arts Alliance sing, dance, stroll and serenade the community and its guests. Click [here](#) for more information.

## **The Bay Park Conservancy**

## The Bay Park | Calendar of Events

Sarasota's bayfront is an iconic, public destination that welcomes the diversity of Sarasota, enhances our status as a cultural capital and serves as a venue for multi-generational, inter-neighborhood, broad-based enjoyment of our bayfront.

[View the updates from The Bay Park Conservancy.](#)

[View The Bay Park - Calendar of Events](#)

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**If you missed any of our newsletters [Click here](#) to view past issues to share with your condo community**

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### **We Are Downtown Sarasota Residents partnering with Businesses!**

Are your neighbors receiving our emails? ***Help your neighbors stay connected and forward this email to downtown condo residents!*** Click here to [subscribe here](#).

This message was sent to you by {Organization\_Name}.  
If you no longer wish to receive these emails, you can [unsubscribe](#) at any time

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