



THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

Ken Marsh, Director, Long Range Planning


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TO: School Board Members
Mrs. Lori White, Superintendent of Schools

FM: Ken Marsh, Director, Long Range Planning 

DT: June 11, 2010

RE: June 15, 2010 Monthly Work Session -- Landings Outparcel

This memorandum communicates important information regarding the district's central offices at the Landings and the likelihood of a three-story office building to be constructed on the corner of US41 and Phillippi Shores Drive.

As background, when the original Landings corporate office park was built in the mid 1980's, the developer retained a small outparcel and added a perpetual condition granting shared parking between the main property and the outparcel. Since moving onto this site about 15 years ago, district staff and visitors have enjoyed the benefit of parking throughout the entire property.

Now, the developer has plans to construct an office building as portrayed on the site plan [see back]. The outparcel's borders are the vehicular entrance from Phillippi Shores Drive, the internal loop road, then eastward to US41 and around the corner. Plans include a first floor bank with three drive-in lanes, tenants on the two upper floors, and some parking spaces. Technically, the developer is meeting local codes by agreeing to establish up to 37 additional parking spaces along the western and northern edges of our parcel; we will work with them on where the spaces will be.

The developer expects the project to begin in the next 4-12 months, as soon as tenants sign-on. Until then no changes are necessary for the 20-25 staff who regularly park on the outparcel. As construction nears, we will coordinate parking and signage to ensure the safety of staff, visitors, and construction workers. When the office building opens, parking throughout the property will be open to all, though we may seek an agreement for reserved spaces at the maroon awning building for non-employee visitors to Human Resources, Pre-K, and ESE.

Your patience is requested as we begin to share this property with others. Should you have questions or suggestions, please contact our office at extension 31193.