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# COMPREHENSIVE PLAN AMENDMENT

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## STRIKETHROUGH/UNDERLINE REVISIONS

### *Oaks at Venice*

The following strikethrough/underline revisions to the text of the Comprehensive Plan are required, as detailed below:

1. **Section IV – Elements – Pinebrook Neighborhood** (page 147)

The Property will be located within the Pinebrook Neighborhood upon annexation. Therefore, the description of the Pinebrook Neighborhood acreage as well as the map depicted on page 147 should be revised to account for the addition of the Property to the neighborhood. Both of these necessary changes have been identified (circled in red) in the image of page 147 here below:

#### *Overview*

The Pinebrook Neighborhood lies east of U.S. 41 Bypass, north of East Venice Avenue, south of Laurel Road and to the west of I-75. A key feature to this neighborhood are the City parks including Wellfield, Pinebrook Park, and the Curry Creek Preserve.



#### *Existing Land Use & Development*

The Pinebrook Neighborhood encompasses approximately 2,415 acres (gross acreage) or approximately 22 percent of the total City size (area) including roads/rights-of-way. Based on information obtained in 2016 from the Sarasota County Property Appraiser's Office, there are approximately (within the City):

- 6,941 residential units (single family detached, single family attached, multifamily/ condominium)
  - Includes the Bay Indies Mobile Home Park and Ridgewood Mobile Home Park
- 362,628 square feet of non-residential uses (commercial, office, civic, professional)

2. **Section IV – Elements – Pinebrook Neighborhood – Future Land Use Table**  
**(page 148)**

The proposed Comprehensive Plan Amendment seeks to provide the Property with a FLU designation of Medium Density Residential upon its annexation into the City. As the Property will be located within the Pinebrook Neighborhood upon annexation, the following changes to this neighborhood’s Future Land Use Table calculations are necessitated, as detailed below:

- ***Acreage Columns*** – because the Property is approximately 1.43 acres, the acreage column should be adjusted to increase the Medium Density Residential cells, column totals before ROW, and Total City Boundary.
- ***Density Columns*** – because the Property is 1.43 acres and the Medium Density Residential FLU category permits up to 13 dwelling units per acre, the density columns should be adjusted to increase the calculations for the Medium Density Residential cells and column totals accordingly.

***Future Land Use***

Pinebrook	City-Wide					
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	17	744,531	0	190	8,264,210	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	644	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	74	1,622,174	0	152	3,320,143	0
LOW DENSITY RESIDENTIAL	85	0	427	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	96	0	1,253	273	0	3,554
MIXED USE CORRIDOR	0	0	0	606	10,944,108	4,977
<i>Areas of Unique Concern</i>				49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,271	1,107,656	6,357	4,306	3,543,766	21,165
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	334	0	3,006	566	0	5,097
OPEN SPACE FUNCTIONAL	79	0	0	573	0	0
	2,188	3,474,362	11,116	10,073	81,029,919	44,545
ROW	227			887		
Total City Boundary	2,415			10,960		

3. **Section IV – Elements – “City-Wide” Column of each Neighborhood Future Land Use Tables (pages 120, 132, 142, 148, 168, 178)**

All relevant sections of the “City-Wide” column of every Neighborhood FLU Table shall be revised in accordance with the calculations as explained above.

4. **Figures and Maps**

The figures and maps identified by name and page number below should, as applicable, be updated to reflect the Property as annexed and with the FLU designation of MUC.

1. (Map) LU-1 – page 22
2. (Map) LU-2 – page 23
3. (Map) LU-10 – page 37
4. (Map) LU-11 – page 40
5. (Map) LU-12 – page 41
6. (Map) TR-1 – page 51
7. (Map) TR-2 – page 55
8. (Map) TR-3 – page 57
8. (Map) TR-4 – page 59
9. (Map) TR-5 – page 62
10. (Map) TR-8 – page 67
11. (Map) OS-1 – page 85
12. (Map) OS-2 – page 86
13. Image/Map shown on page 119
14. (Map) LU-IS-1 – page 126
15. (Map) LU-IS-2 – page 127
16. (Map) LU-IS-3 – page 128
17. (Map) LU-IS-4 – page 129
18. Image/Map shown on page 131
19. (Map) LU-GW-1 – page 137
20. (Map) LU-GW-3 – page 139
21. (Map) LU-GW-4 – page 140
22. (Map) LU-EV-1 – page 145
23. (Map) LU-EV-2 – page 146
24. (Map) LU-PB-1 – page 152
25. (Map) LU-PB-2 – page 153
26. (Map) LU-PB-3 – page 154
27. (Map) LU-PB-4 – page 155