

COMPREHENSIVE PLAN AMENDMENT

STRIKETHROUGH/UNDERLINE REVISIONS

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

1. Section IV- Elements – Laurel Road Neighborhood – Future Land Use Table (page 158)

The proposed Comprehensive Plan Amendment seeks to provide the Property, upon its annexation into the City, with a FLU designation of Mixed-Use Corridor. As the Property is located within the Laurel Road Neighborhood, the following changes to this neighborhood’s Future Land Use Table calculations are necessitated, as detailed below:

- ***Acreage Columns*** – because the Property is approximately 23 acres, the acreage column should be adjusted to increase the Mixed-Use Corridor cells, column totals before ROW, and Total City Boundary cells calculations accordingly. We are not certain as to how the ROW calculation should be adjusted, if at all.
- ***Intensity Columns*** – because the Property is 23 acres and the Mixed-Use Corridor FLU category permits up to 0.5 floor-area ratio area-wide, the intensity columns should be adjusted to increase the calculations for the Mixed-Use Corridor cells and column totals by 500,940.
- ***Density Columns*** – because the Property is 23 acres and the Mixed-Use Corridor FLU category permits up to 13 dwelling units per acre, the density columns should be adjusted to increase the calculations for the Mixed-Use Corridor cells and column totals accordingly.

Future Land Use

Laurel Rd Corridor				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	0	0	0	184	8,015,040	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	71	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	0	0	0	145	3,167,683	0
LOW DENSITY RESIDENTIAL	0	0	0	994	0	4,968
MEDIUM DENSITY RESIDENTIAL	0	0	0	273	0	3,554
MIXED USE CORRIDOR	299	5,860,998	972	621	11,194,920	3,475
<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	0	0	0	4,307	3,544,477	21,169
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	72	0	648	541	0	4,869
OPEN SPACE FUNCTIONAL	0	0	0	568	0	0
	442	5,860,998	1,620	10,073	81,489,652	42,973
ROW	31			887		
Total City Boundary	473			10,960		

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

As shown below, the highlighted sections of the “City-Wide” column of every Neighborhood FLU Table shall be revised in accordance with the calculations as explained above.

City-Wide		
Acreages	Intensity	Density
184	8,015,040	0
608	0	0
634	0	0
134	0	2,412
523	45,563,760	0
145	3,167,683	0
994	0	4,968
273	0	3,554
621	11,194,920	3,475
49	0	0
84	1,902,701	756
67	1,970,001	422
127	1,936,242	0
4,307	3,544,477	21,169
214	4,194,828	1,348
541	0	4,869
568	0	0
10,073	81,489,652	42,973
887		
10,960		

3. Section IV- Elements – Laurel Road Neighborhood – Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC) (page 159)

The highlighted figures below should be revised to add the additional 23 acres of MUC proposed through this application.

Land Use:

Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 298.8 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

A. The minimum residential density is 5.1; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20
MUC	299	13	10%	25%	389	972	289

B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUC is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20
MUC	299	0.50	75%	90%	4,884,165	5,860,998	166,551

4. Section IV- Elements – Laurel Road Neighborhood (page 157)

The figures circled in red below should be adjusted to accurately account for the additional 23 acres added to the Laurel Road Neighborhood.

Existing Land Use & Development

The **Laurel Road** Neighborhood encompasses approximately **473 acres** (gross acreage) or approximately **4.4%** 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:

- 17 residential units (single family detached, single family attached, multifamily/ condominium), and
- 146,624 square feet of non-residential uses (commercial, office, civic, professional)

5. Figures and Maps (pages 120, 132, 142, 148, 168, 178)

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: Neighborhoods – page 22
2. (Map) LU-2: Future Land Use Map – page 23
3. (Map) LU-11: Coastal High Hazard Area Identified – page 40
4. (Map) LU-12: Coastal High Hazard Area FLU – page 41
5. (Map) TR-1: Functional Classification – page 51
6. (Map) TR-2: Existing (2015) Roadway Level of Service – page 55
7. (Map) TR-3: Existing Pedestrian Level of Service – page 57
8. (Map) TR-4: Existing Bicycle Level of Service – page 59
9. (Map) TR-5: Existing Transit Level of Service – page 62
10. (Map) TR-8: Possible Complete Street Map – page 67
11. (Map) OS-1: Coastal High Hazard Area (CHHA) – page 85
12. (Map) OS-2: Coastal High Hazard Area with Future Land Use – page 86
13. (Map) LU-PB-1: Aerial – page 152
14. (Map) LU-PB-2: Future Land Use Map – page 153
15. (Map) LU-PB-3: Coastal High Hazard Area – page 154
16. (Map) LU-PB-4: Coastal High Hazard Area identified (w/ FLU) – page 155
17. (Map) LU-LR-1: Aerial – page 163
18. (Map) LU-LR-2: Future Land Use Map – page 164
19. (Map) LU-LR-3: Coastal High Hazard Area – page 165
20. (Map) LU-LR-4: Coastal High Hazard Area identified (w/ FLU) – page 166
21. Map FLUM-1 City of Venice 2030 Future Land Use Map – page A30
22. Map FLUM-14 – page A39
23. Map FLUM-20 – page A48