

Required Revisions related to narrative as contained in review comments
dated March 18, 2024

Rezone Project Narrative

The subject property is approximately 5.0 +/- acres and is located east of Pinebrook Road and south of Curry Lane. The property is less than ¼ mile south, as the crow flies from the new Sarasota Memorial Hospital which can be clearly seen from the subject parcel. It is only .8 miles from the Hospital campus to walk or bicycle ride using Curry Lane and Pinebrook Road and is direct across the street from other similar medical rehabilitation facilities, making it an ideal location for Doctors, Nurses and other medical staff to easily get to employment opportunities.

The subject property is located immediately east of the Pinebrook Road Neighborhood JPA/ILSBA (Area No. 6) as identified in the Comprehensive Plan, which identifies areas for annexation by the City. The subject property, although east of JPA/ILSBA Area No. 6, contains nearly identical characteristics as other areas along Curry Lane, identified for Medium Density Residential Areas allowing up to 13 DU/AC.

The nearby JPA/ILSBA No. 6 identified among the potential uses for those properties east of Pinebrook Road along Curry Lane, residential dwellings up to 13 dwelling units per acre. The proposed Comprehensive Plan Amendment is consistent with the nearby JPA/ILSBA, which designated the properties east of Pinebrook Neighborhood- Medium Density Residential.
