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# COMPREHENSIVE PLAN AMENDMENT

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## STRIKETHROUGH/UNDERLINE REVISIONS

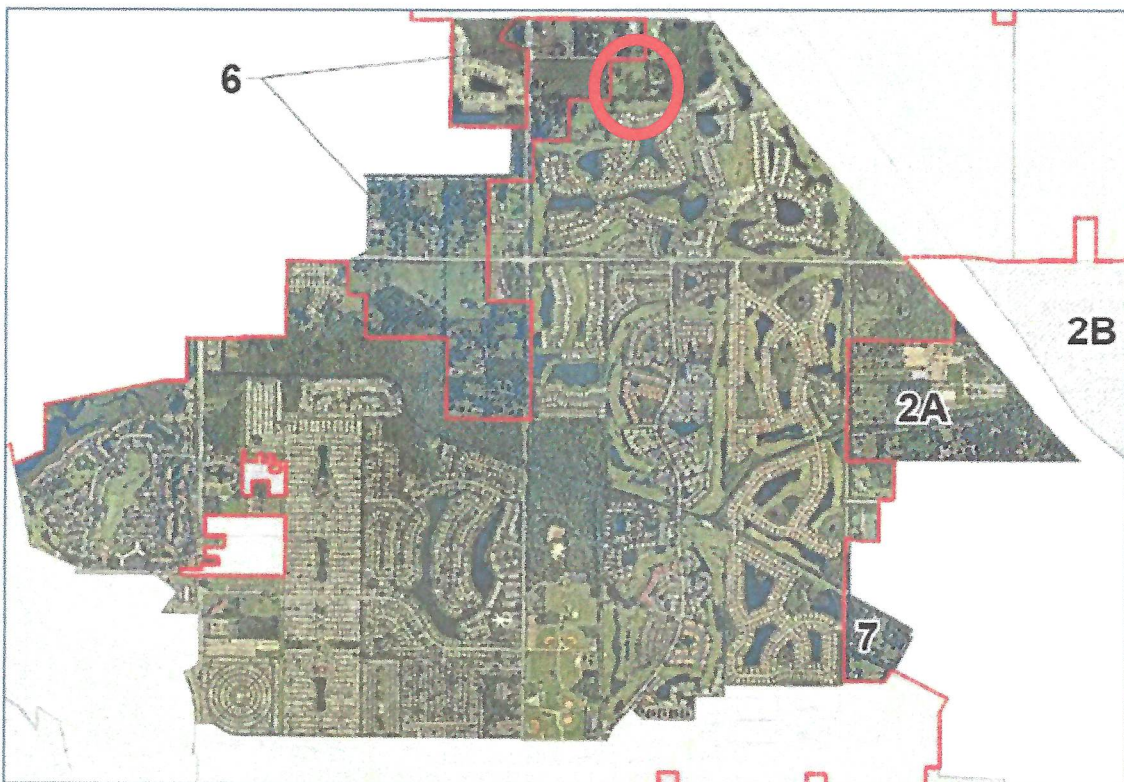
The following strikethrough/underline revisions to the text of the Comprehensive Plan are required, as detailed below:

1. **Section IV- Elements – Pinebrook Neighborhood – Future Land Use Table (page 147)**

The proposed Comprehensive Plan Amendment seeks to amend City FLU designation of Moderate Density Residential to Medium Density Residential. As the property is located within the Pinebrook Neighborhood, the following changes to 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 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 2,366 acres (gross acreage) or approximately 23 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 as part of the proposed Comprehensive Plan Amendment. As the property is within the Pinebrook Neighborhood, the following changes to this neighborhood's Future Land Use Table calculations are necessitated, as detailed below:

- **Acreage Columns** – because the Subject Property is approximately 5 acres, the acreage column should be adjusted to increase the Medium Density Residential cells column cells, column total before ROW, and total City Boundary.
- **Density Columns** – because the Property is 5 acres and the Medium Density FLU category permits up to 13 DU/Acre, the Density column should be adjusted to increase the calculations for the Medium Density Residential cells and column total accordingly.

### Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	11	479,160	0	184	8,015,040	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	32	696,960	0	96	2,090,880	0
LOW DENSITY RESIDENTIAL	119	0	595	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	67	0	871	244	0	3,172
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49		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	1,267	1,103,810	6,335	3,909	3,405,521	19,545
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
	2,139	2,279,930	10,879	9,412	76,079,065	39,774
ROW	227			887		
Total City Boundary	2,366			10,299		

**3. Section IV – Elements – “City-Wide” Column of each Neighborhood Future Land Use Tables**

All relevant 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
194	8,015,050	0
608	0	0
634	0	0
134	0	2,412
523	45,563,760	0
145		0
994		4,968
273		3,554
621		3,475
49		0
84		756
67		422
127		0
4,307		21,169
214		1,348
541		4,869
568		0
<u>10,083</u>	<u>81,703,657</u>	<u>42,973</u>
887		
10965		

**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 amended through the CPA with the FLU designation of Medium Density Residential.

1. (Map) LU-2: Future Land Use Map – page 23
2. ((Map) Pinebrook Future Land Use - Page 153
25. Map FLUM-20 – page A45