

Section IV – ELEMENTS – Pinebrook Neighborhood

Overview

The Pinebrook Neighborhood lies east of U.S. 41 Bypass, north of E 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.

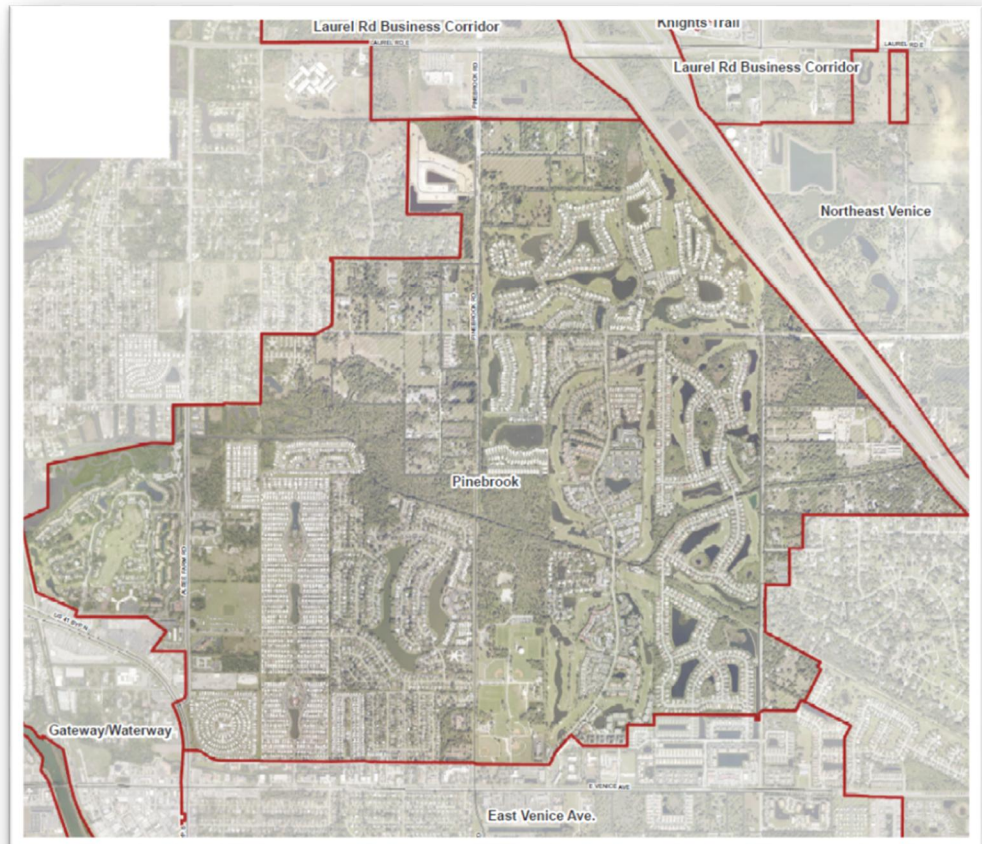
Existing Land Use

The Pinebrook Neighborhood encompasses approximately 2,139 acres (gross acreage) or approximately 23.8 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:

- 6,883 residential units (single family detached, single family attached, multifamily/ condominium), and
 - Includes the Bay Indies Mobile Home Park and Ridgewood Mobile Home Park.
- 423,203 square feet of non-residential uses (commercial, office, civic, professional).

These numbers represent approximately 35 percent and 5 percent of the City's current residential and non-residential development, respectively.



Key Thoroughfares

The Pinebrook Neighborhood is generally developed along Pinebrook Road running in a north/south direction and includes other major thoroughfares:

- Albee Farm Road
- Auburn Road
- Edmondson Road

Unique Neighborhood Strategies

Land Use:

Strategy LU-PB 1.1.1 – Neighborhood Open Space Protection

The City shall require that functional and conservation open spaces within existing residential developments including those zoned Planned Unit Development (PUD) be protected from redevelopment and infill development which may negatively affect their use. Reduction and or elimination of open spaces developed consistent with the underlying PUD zoning shall not be supported by the City.

Strategy LU-NE 1.1.2 – Mixed Use Residential

The MUR within the Pinebrook Neighborhood comprises approximately 1,267 acres generally including residential areas west of I-75 and along Pinebrook Road (see mixed use descriptions in the Future Land Use Element).

The following shall apply for the MUR designation: *(New)*

- A. The maximum density is 5.0 units per acre limited to a maximum of 50% of the total acreage within the MUR designation. Based on this maximum density, as of 01/01/2017, the MUR designation allows no more than 3,168 units; xxxx residential units are indicated as existing in this area.
- B. The maximum non-residential FAR across the Neighborhood is 0.20 limited to a maximum of 5% of the total acreage within the PUD subject property. Based on the maximum non-residential intensity, as of 01/01/2017, the MUR designation allows no more than 276,000 square footage allowed within the MU designation; existing non-residential development is indicated as xxxxx square feet.

Transportation:

Strategy TR-PB 1.1.3 – Complete Street Elements

Multimodal transportation improvements shall be designed in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the neighborhood. Specific complete street elements to be included on a particular street

segment shall be subject to evaluation and approval on a segment by segment basis. Potential candidates for complete street principles include but are not limited to. *(New)*

Complete Street Elements	Roadway Segments			
	Pinebrook Road	Albee Farm Road	Auburn Road	Edmondson Road
Bike Lanes / Sharrows	X	X	X	X
Sidewalks	X	X	X	X
Multi-Use Trail	X			X
Cross Walks	X	X	X	X
Pedestrian Safety Treatments	X	X		X
Curb Extensions Bulb-outs				
Median Islands	X	X	X	X
Shade Trees and Landscaping	X	X	X	X
Linear Park/Greenway				
On-street Parking				
Transit Improvements (bus shelters) Note: coordinate with transit routes				
Road Diet				
Lighting	X	X	X	X

Strategy TR-PB 1.1.4 – Roadway Improvements

To achieve complete street elements, improvement to roadways may need to incorporate additional travel lanes, sidewalks, bicycle lanes and other street improvements.

Open Space:

Strategy OS-PB 1.1.5 – Park Preservation

Consistent with the Parks Master Plan, the City shall preserve the public open spaces, both functional and conservation, including Curry Creek Preserve, Wellfield Park and Pinebrook Park. Parks may also be expanded to address the needs identified in the Parks Master Plan. In addition, portions of existing and or proposed parks may be utilized for City public safety uses.

Strategy OS-PB 1.1.6 – Open Space Connectivity

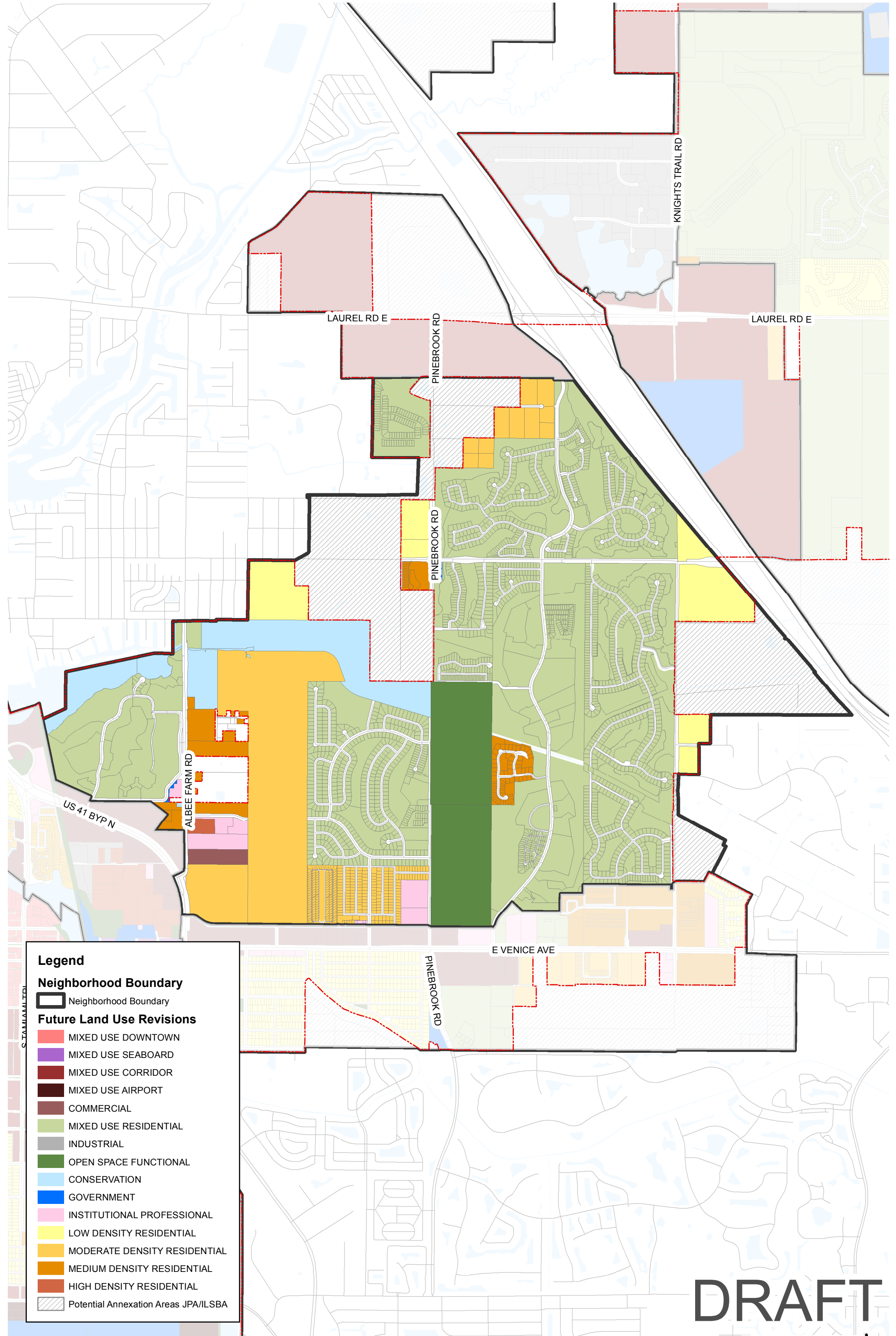
The City shall preserve and enhance the existing connectivity features for both wildlife and humans within the open space areas of this Neighborhood. This strategy may be

provided through, but not limited to, obtaining conservation easements, transfer of development rights, and property acquisitions.

Areas for Future Consideration:

The following topics have been identified but not included within this planning horizon. However, changing conditions may require their consideration:

- A. The City needs to coordinate and review the Joint Planning Areas with Sarasota County to confirm or assess the need for revisions to potential annexation and coordination areas.
- B. Growth, development, and the Honore extension may cause Pinebrook Road to reach an unacceptable LOS between Edmondson Road and E. Venice Avenue that will require improvements.



Legend

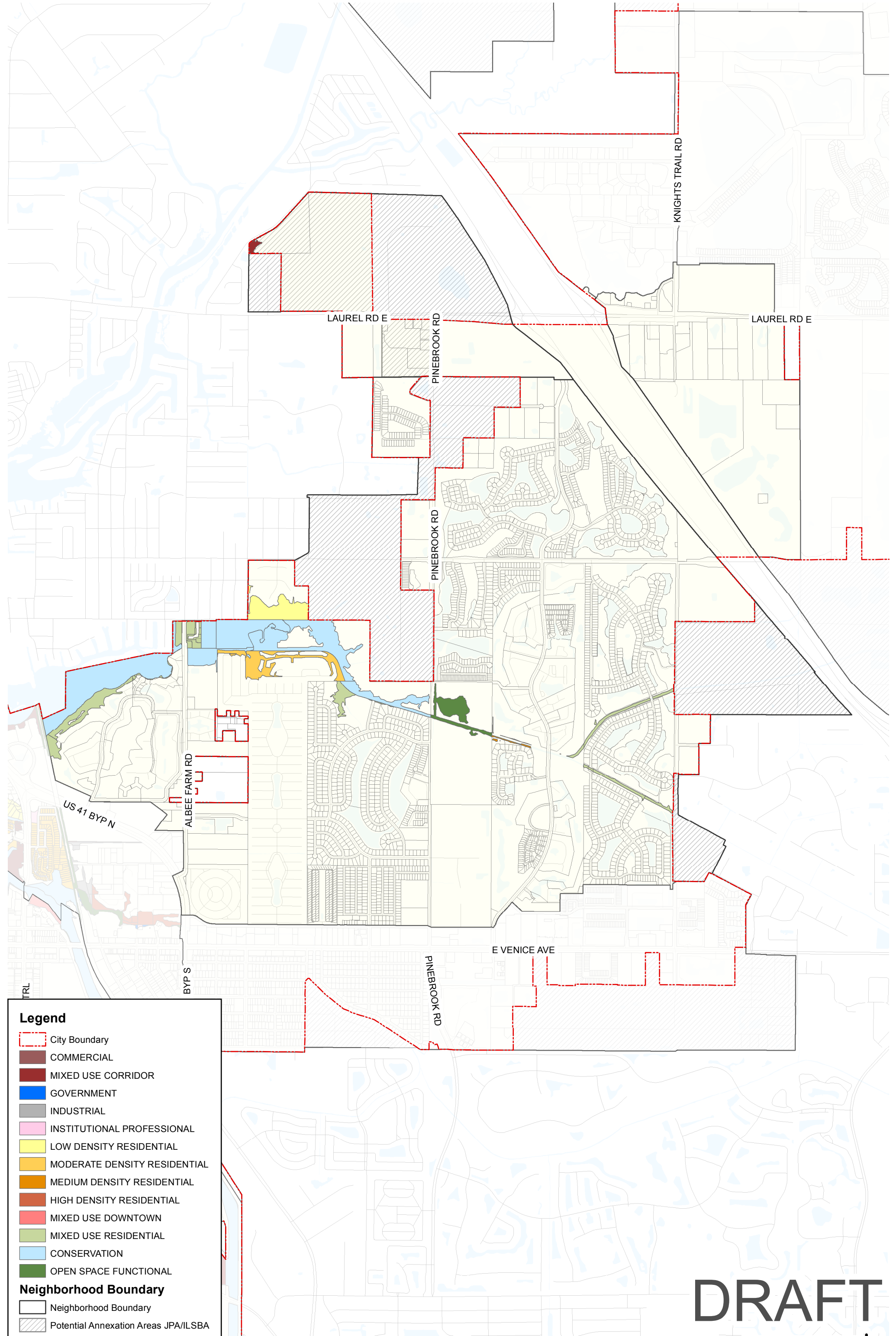
Neighborhood Boundary

Neighborhood Boundary

Future Land Use Revisions

- MIXED USE DOWNTOWN
- MIXED USE SEABOARD
- MIXED USE CORRIDOR
- MIXED USE AIRPORT
- COMMERCIAL
- MIXED USE RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE FUNCTIONAL
- CONSERVATION
- GOVERNMENT
- INSTITUTIONAL PROFESSIONAL
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Potential Annexation Areas JPA/ILSBA

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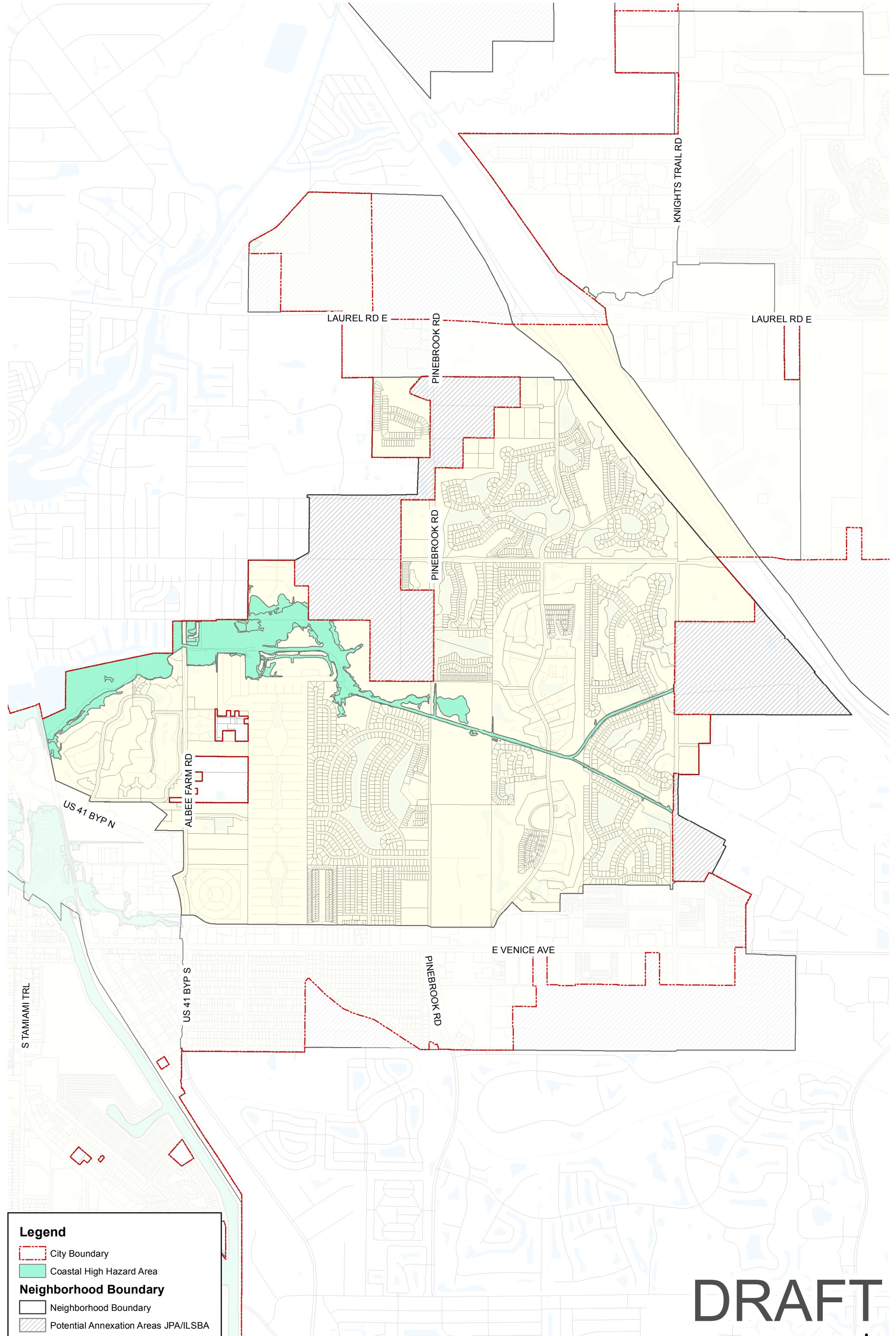
Legend

- City Boundary
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- MIXED USE DOWNTOWN
- MIXED USE RESIDENTIAL
- CONSERVATION
- OPEN SPACE FUNCTIONAL

Neighborhood Boundary

- Neighborhood Boundary
- Potential Annexation Areas JPA/ILSBA

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Legend

City Boundary

Coastal High Hazard Area

Neighborhood Boundary

Neighborhood Boundary

Potential Annexation Areas JPA/ILSBA