

# Village at Laurel and Jacaranda

## Petition No. 22-40SP

Owner: Border and Jacaranda Holdings, LLC

Agent: Jeffery A. Boone, Esq., Boone Law Firm

# GENERAL INFORMATION

Address:	Southwest corner of Laurel Road and Jacaranda Boulevard
Request:	To construct a commercial retail development in the Milano PUD
Owner:	Border and Jacaranda Holdings, LLC
Agent:	Jeffery A. Boone, Esq., Boone Law Firm
Parcel ID:	0391040072
Parcel Size:	10.42± acres
Future Land Use:	Mixed Use Residential (MUR)
Current Zoning:	Planned Unit Development (PUD)
Comprehensive Plan	Northeast
Neighborhood:	
Application Date:	June 28, 2022

# PROJECT DESCRIPTION

Subject petition submitted under previous Code, Chapter 86

- ▶ Processed and reviewed according to that chapter

The parcel is part of the Milano Planned Unit Development (PUD)

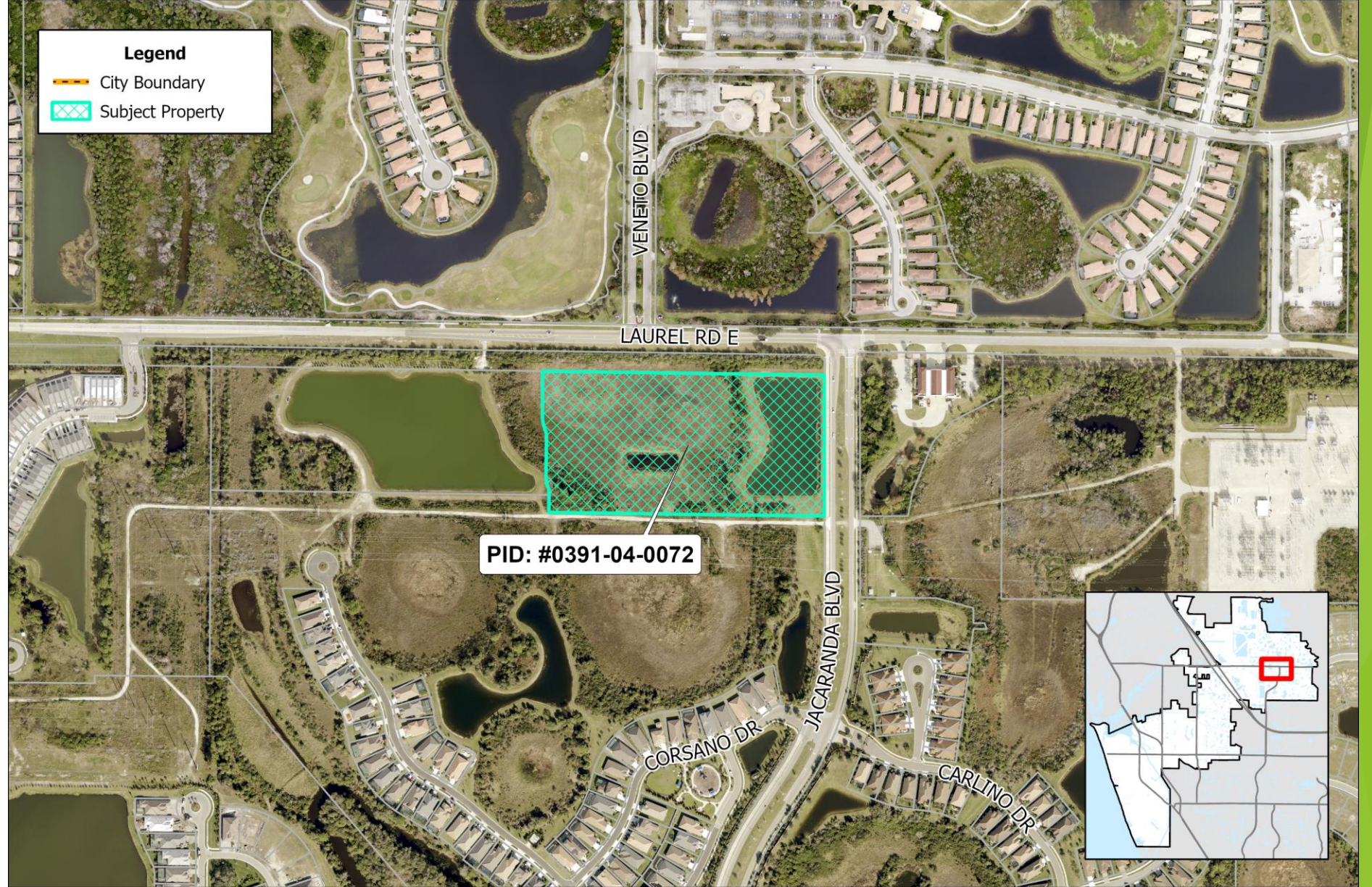
Binding Master Plan amended (ordinance 2023-11) on July 11, 2023

- ▶ Commercial allowed; standards added
- ▶ Stipulation limits total commercial square footage to 70,240ft<sup>2</sup>
  - ▶ Total area proposed: 61,375ft<sup>2</sup>
- ▶ Two buildings proposed:
  - ▶ Retail A - grocery, liquor sales, and general retail uses
  - ▶ Retail B - general retail uses

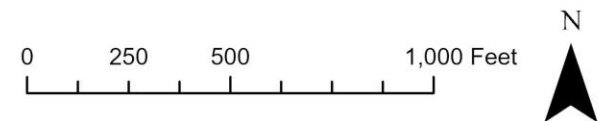
A portion (1.41 acres) is reserved for future development

- ▶ Will require approval of additional site and development plan
- ▶ Building area will be limited to 8,865ft<sup>2</sup>

# AERIAL MAP



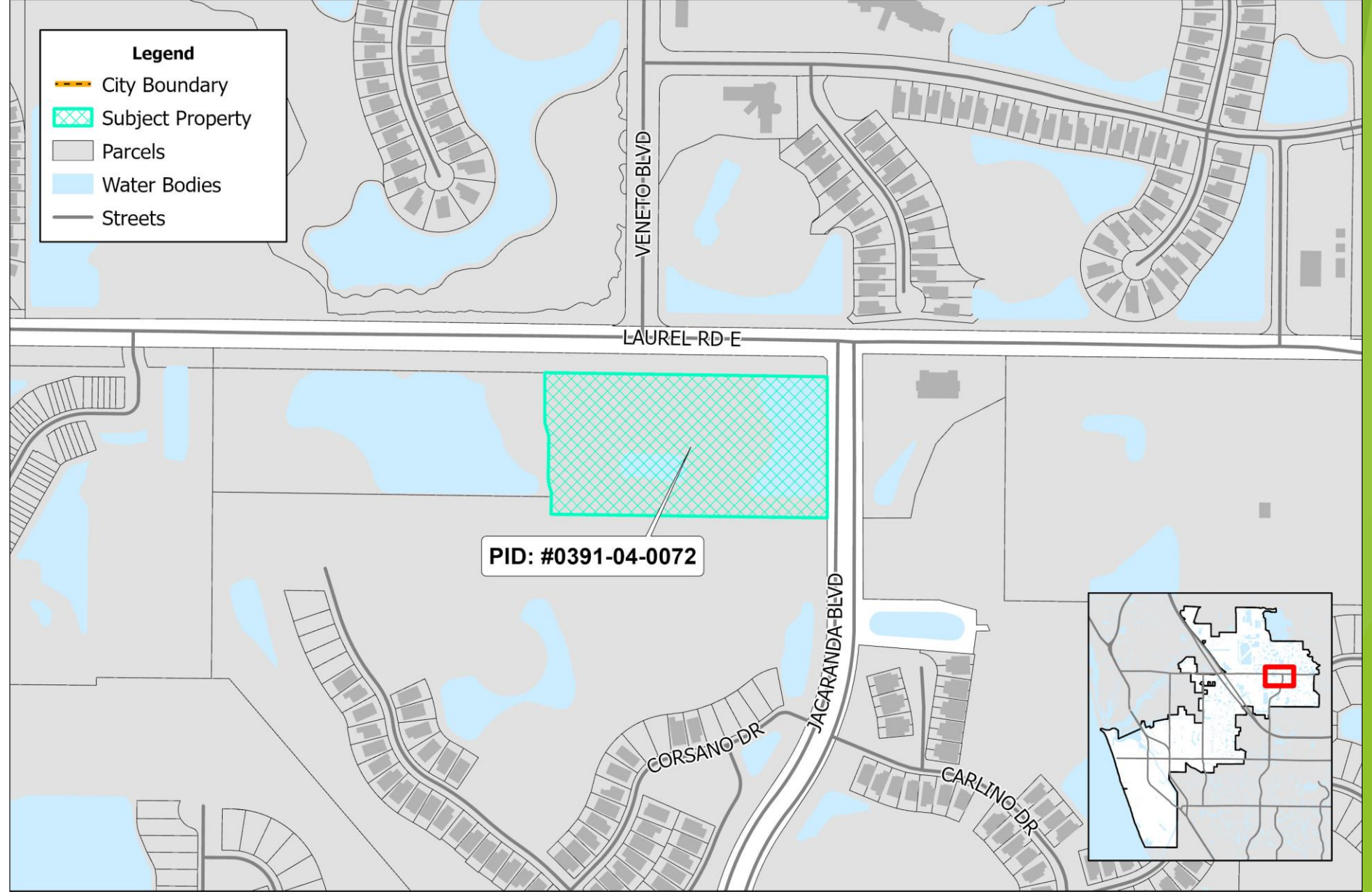
Village at Laurel and Jacaranda  
Aerial Map



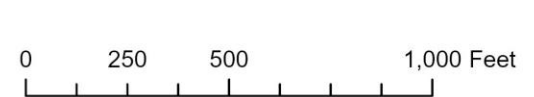
# LOCATION MAP

**Legend**

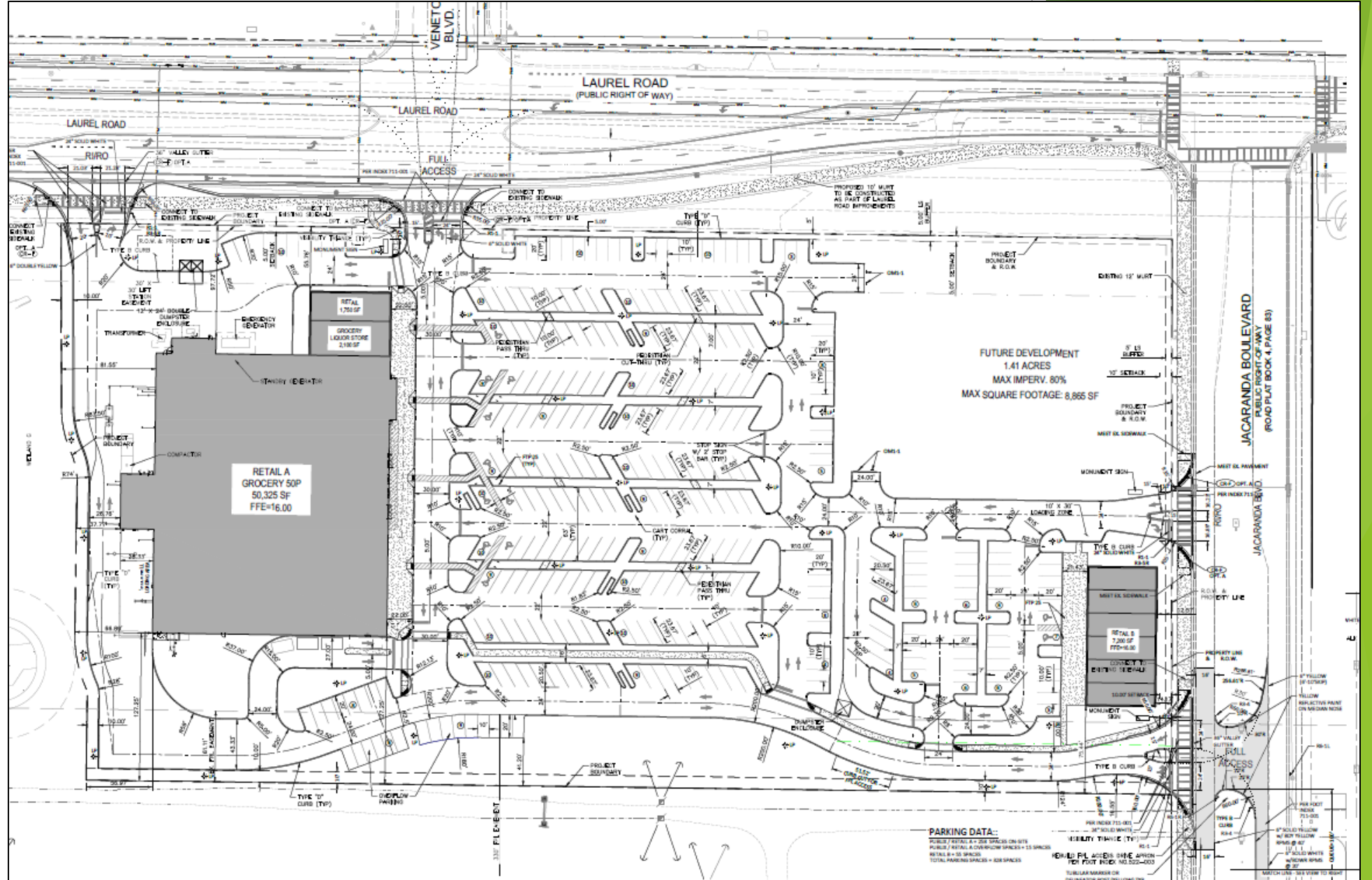
- City Boundary
- Subject Property
- Parcels
- Water Bodies
- Streets



Village at Laurel and Jacaranda  
Location Map



# SITE PLAN



# ELEVATIONS

## Retail A



# ELEVATIONS

## Retail B



FRONT RETAIL B ELEVATION

SIGNAGE REQUIREMENTS: 1.5 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE OR 150 SQ. FT. TOTAL, WHICHEVER IS LESS. ALLOWED: SIGN: 30SF TOTAL SIGN PROVIDED: 30 SQFT.



REAR (JACARANDA BLVD.) RETAIL B ELEVATION

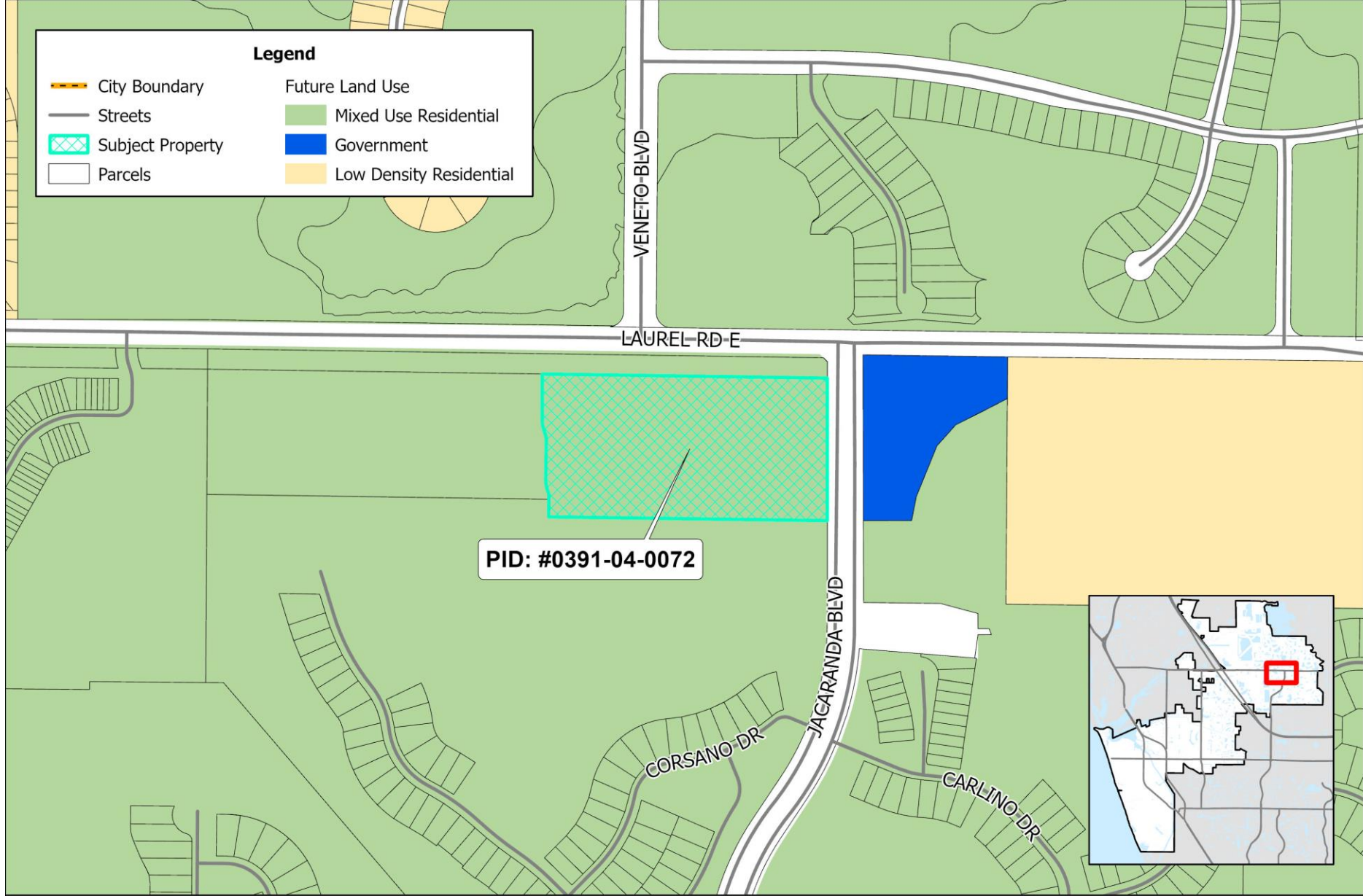




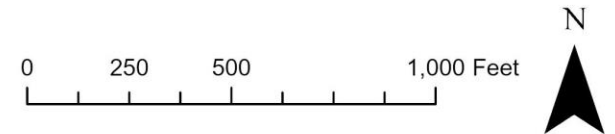
# EXISTING CONDITIONS

Future Land Use and Zoning Maps, Site Photos, Surrounding Land Uses

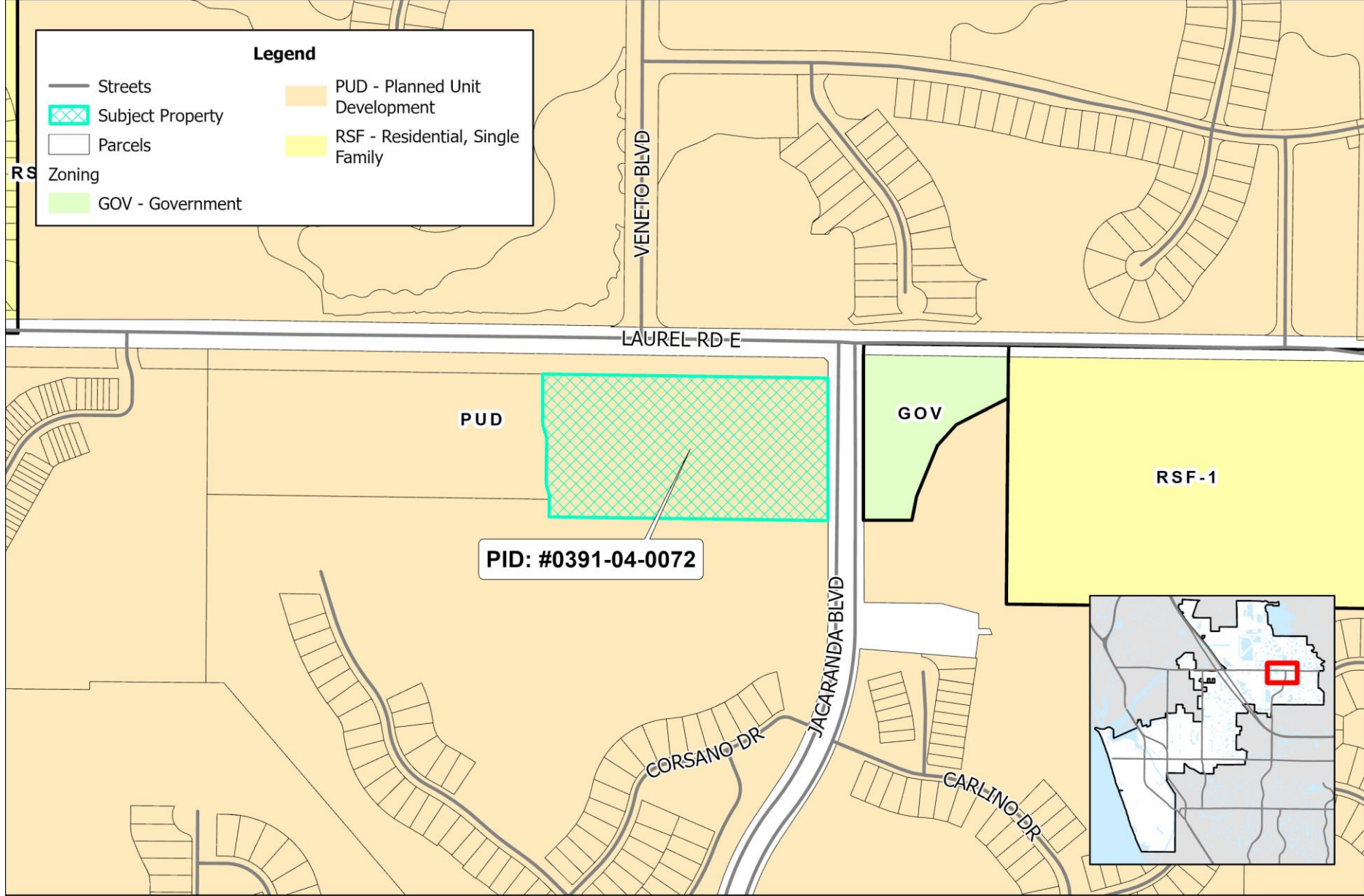
# FUTURE LAND USE MAP



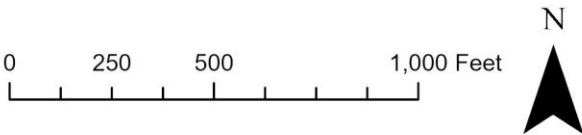
Village at Laurel and Jacaranda  
Future Land Use Map



# ZONING MAP

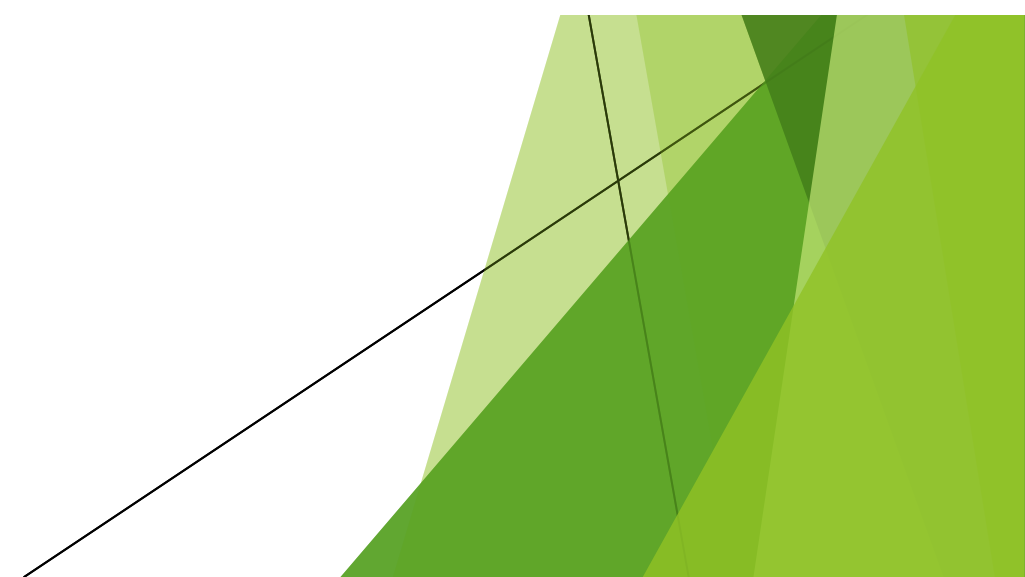


Village at Laurel and Jacaranda  
Zoning Map





# SITE PHOTOS





# SITE PHOTOS

# SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Venetian Golf and River Club	PUD	MUR
South	Milano	PUD	MUR
East	Fire Station	GOV	GOV
West	Milano	PUD	MUR

# PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code and Milano  
Binding Master Plan Compliance, Concurrency/Mobility

# COMPREHENSIVE PLAN CONSISTENCY

## **Strategy LU 1.2.16. - Mixed Use Residential.**

- ▶ Applies to PUD zoning; indicates that development standards will be defined by the zoning
- ▶ Other items are relevant to Binding Master Plan development; determined for Milano through zoning map amendment process (residential/non-residential, amount of open space)
- ▶ Limits intensity on individual MUR properties 0.5FAR

## **Strategy LU-NE 1.1.1 - Mixed Use Residential (Northeast Neighborhood)**

- ▶ Limits the neighborhood's total commercial square footage in MUR; area remaining is 1,306,844ft<sup>2</sup>
- ▶ This petition is well below the limit

## **Former Transitional Strategy LU 4.1 - Policy 8.2 Land Use Compatibility Review Procedures.**

- ▶ This strategy (now incorporated into Code as Sec. 87-1.2.C.8) is intended to “[e]nsure that the character and design of infill and new development are compatible with existing neighborhoods”
- ▶ Applicant and staff comments are in the staff report



# CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of the Land Use Element strategies applicable to the MUR future land use designation, strategies found in the Northeast neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# COMPLIANCE WITH THE LAND DEVELOPMENT CODE

- ▶ Processed according to requirements in Chapter 86
- ▶ Former Decision Criteria section 86-23(m) responses in staff report
- ▶ No issues remaining after Technical Review Committee process

# COMPLIANCE WITH THE LAND DEVELOPMENT CODE AND THE MILANO BINDING MASTER PLAN

Standard	Required	Proposed
Parking (min)	201 spaces	328 spaces
Height (max)	42'	30'8"
Setbacks (min)	Front: 10' Rear: 10' Side: None	Front: 14.17' Rear: 37.77' Side: 55.76' / 127.25'
Lot Coverage (max)	None	30%
Floor Area Ratio (max)	0.5 FAR	0.1 FAR
Building Square Footage (max)	70,240ft <sup>2</sup>	61,375ft <sup>2</sup>

# CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE AND THE MILANO BINDING MASTER PLAN):

The subject petition has been processed with the procedural requirements of former Chapter 86 to consider the Site and Development Plan. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code or the Milano Binding Master Plan were identified.

# CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	2,317 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	2,317 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	14,000 lbs/day	Compliance confirmed by Public Works
Parks	Public Works	16.1ac	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

# MOBILITY

Site access improvements required:

## Laurel Road Full Access Driveway

- ▶ Construct a 235' westbound left turn lane
- ▶ Construct a 185' eastbound right turn lane
- ▶ Restripe Veneto Boulevard approach to exclusive left-turn lane and shared through/right turn lane

## Jacaranda Blvd Full Access Driveway

- ▶ Construct a 255' northbound left turn lane

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	770 PM Peak Hour Trips	Compliance confirmed by City traffic consultant

# CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY AND MOBILITY)

No issues were identified by the Technical Review Committee regarding the Site and Development Plan request.

# PLANNING COMMISSION REPORT AND ACTION

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, Milano Binding Master Plan, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Petition No. 22-40SP.