

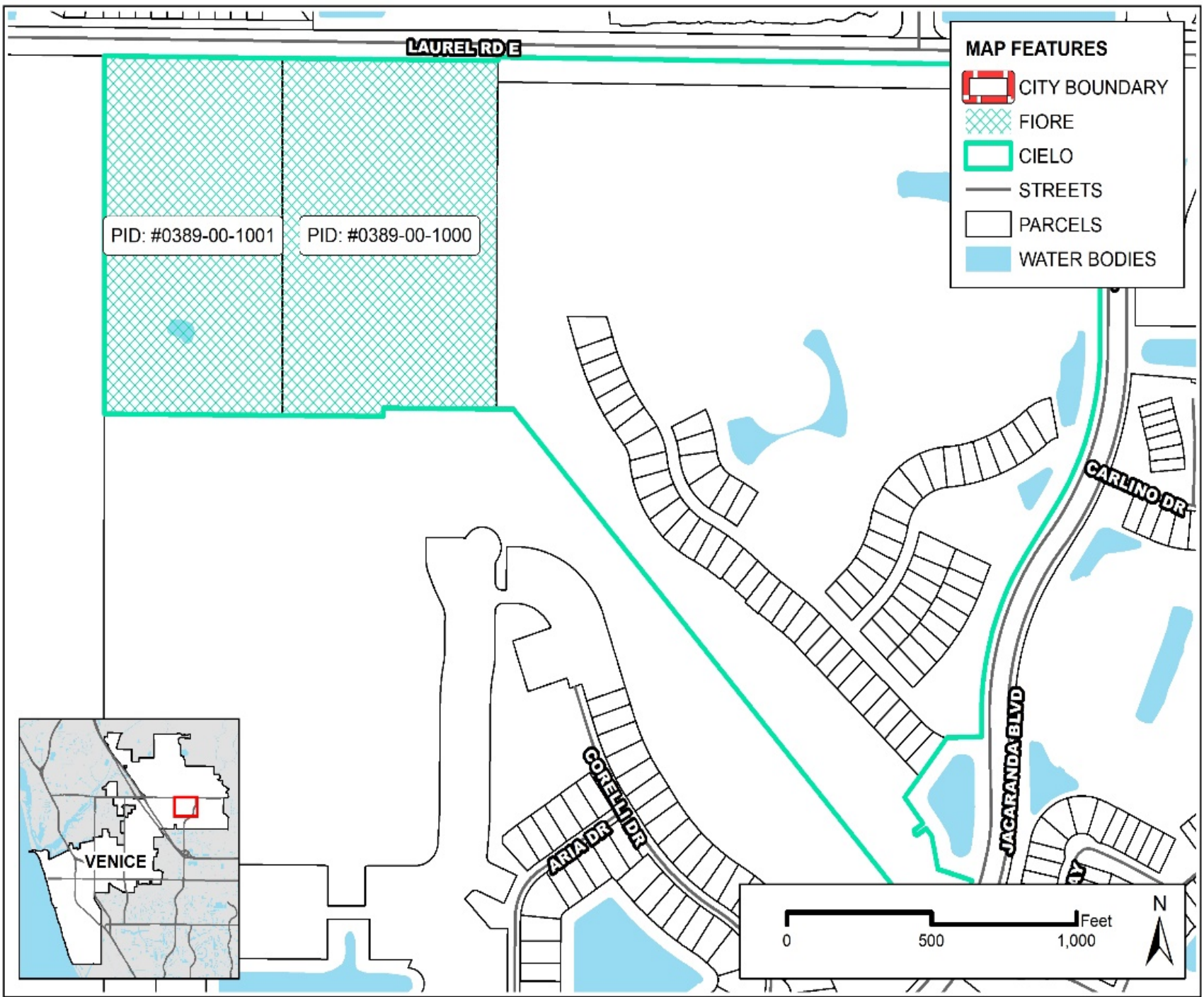
Preliminary Plat Petition No. 20-04PP

Owner: Border and Jacaranda Holdings, LLC
Agent: Jeffery A. Boone, Esq.

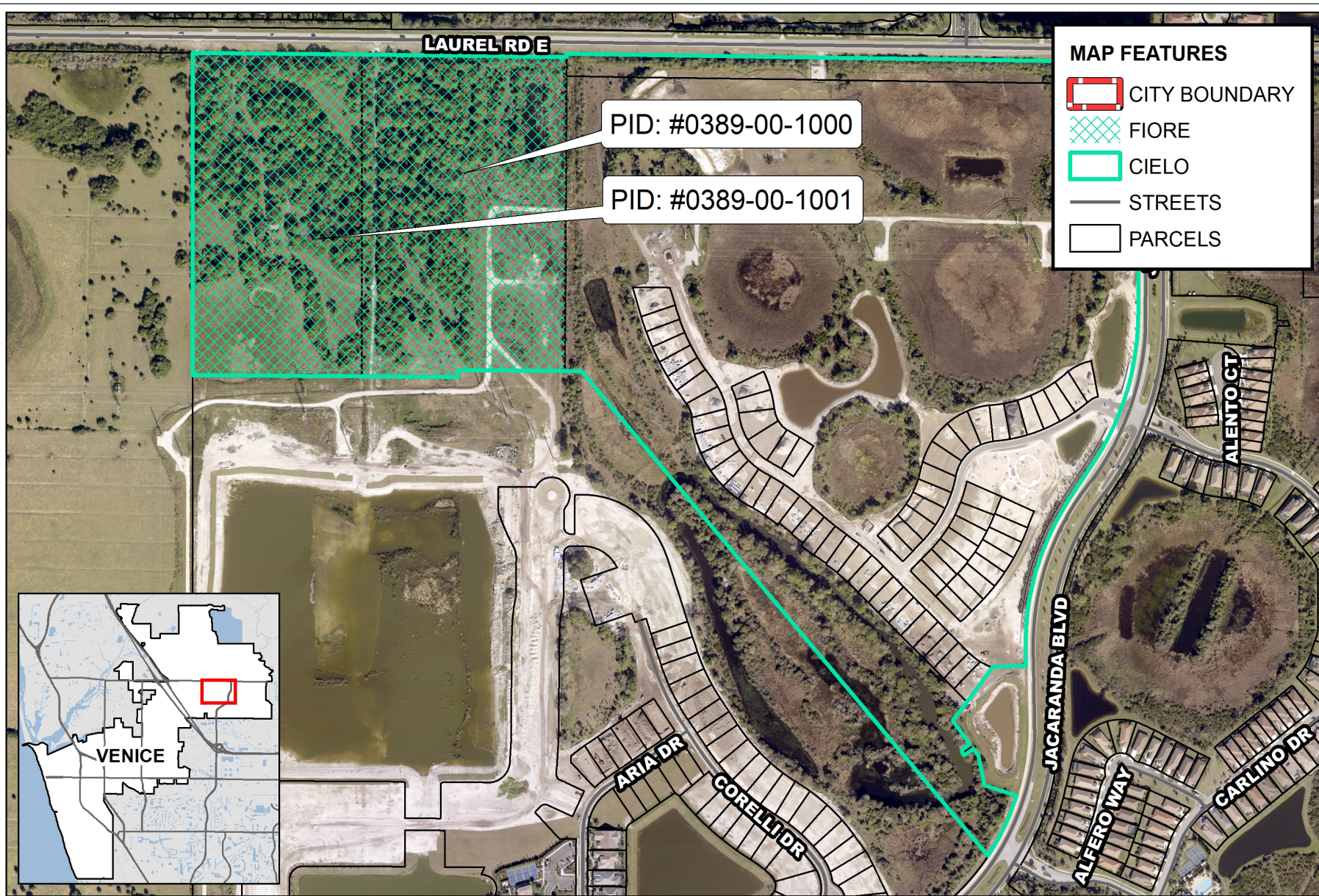
General Information

Petition Number:	20-04PP
Address:	Laurel Road
Request:	Platting a 126-unit townhouse subdivision with amenity area.
Owners:	Border and Jacaranda Holdings, LLC
Agent:	Chris Fisher, P.E., Clearview Land Design
Parcel IDs:	0389-00-1001 & 0389-00-1000
Property Size:	35.52 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood
Associated Petitions:	19-41RZ (Milano PUD Amendment)

Location Map



Aerial Map



FIORE AKA CIELO PHASE 2

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION

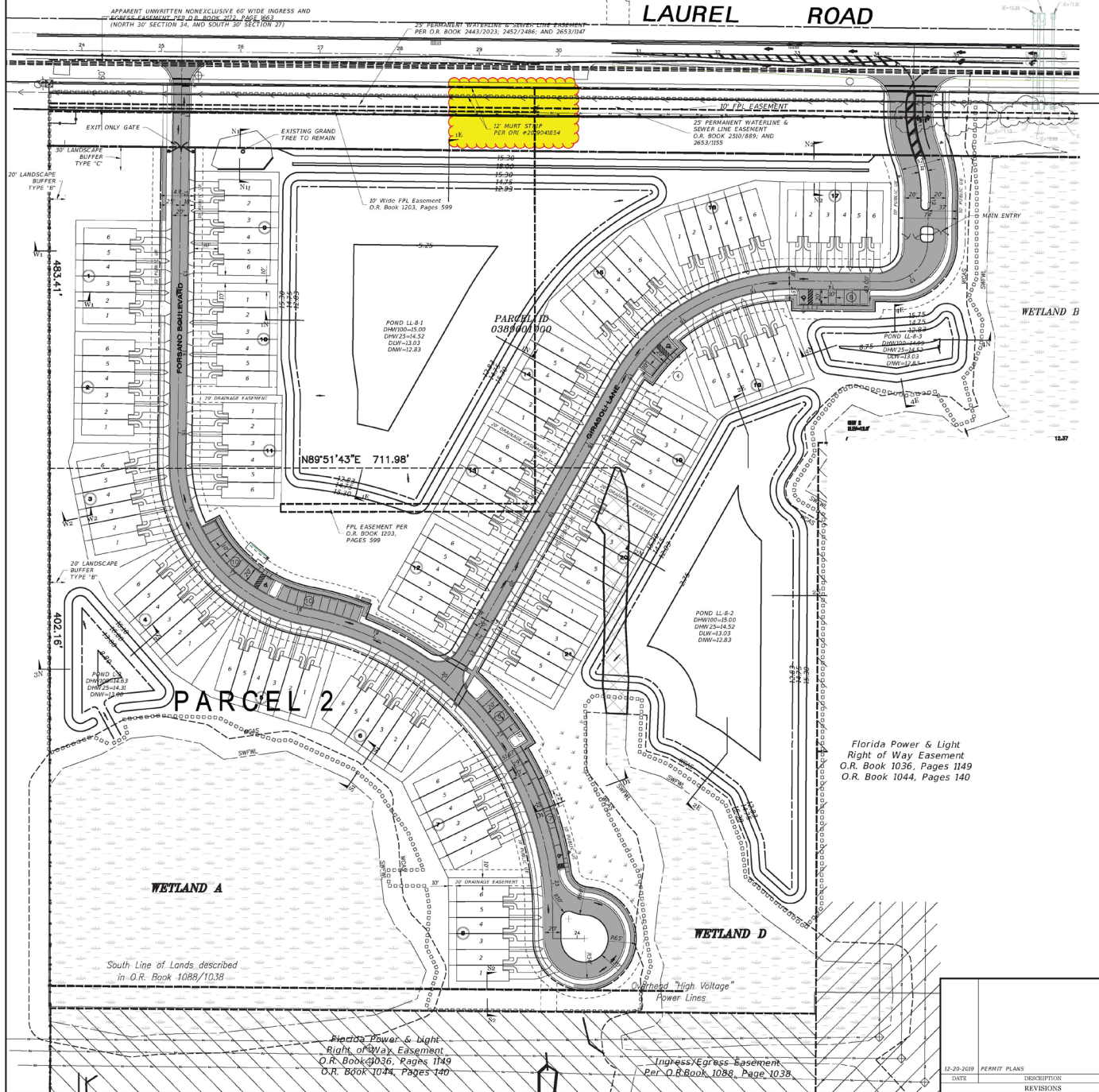
0 500 1,000 Feet



Background Information



LAUREL ROAD

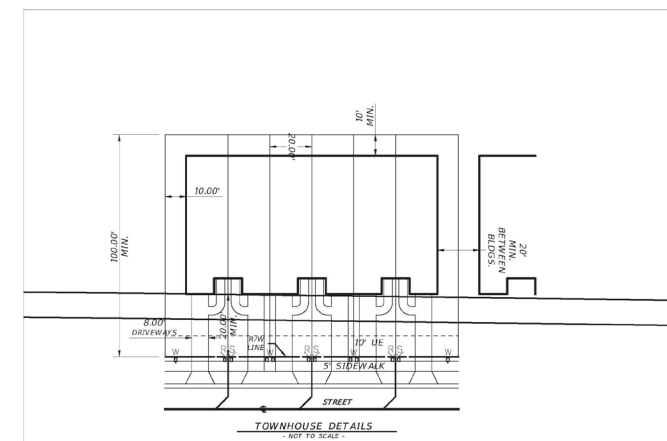


SCALE: 1" = 60'

LEGEND

- PROPOSED SIDEWALK/PATH BY BUILDER (5' WIDE UNLESS OTHERWISE NOTED)
- PROPOSED SIDEWALK BY DEVELOPER (5' WIDE, 4" THICK)
- STAKED EROSION CONTROL
- SWWNO WETLAND LINE
- 30' WETLAND CONSERVATION AREA SETBACK
- WETLAND AREAS
- PROPOSED WETLAND IMPACTS

Florida Power & Light
Right of Way Easement
O.R. Book 1036, Pages 1149
O.R. Book 1044, Pages 140

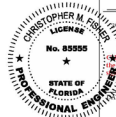


MASTER SITE PLAN

FIORE
(F.K.A. CIELO PH. 2)

DATE: 12-20-2019
SHEET 3 OF 39 SHEETS

Clearview
LAND DESIGN, P.L.L.C.



Christopher M. Fisher, P.E.
FLORIDA PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
12-20-2019	PERMIT PLANS	JHI
	REVISIONS	

Unit Totals for Milano

	Number of Units (% of total allowed)
Other Milano Phases	644 (48%)
Cielo Phase 1	71 (5%)
Cielo Phase 2 (Fiore)	126 (9%)
Total	841 (62%)

Existing Conditions

Site Photos

Zoning Map

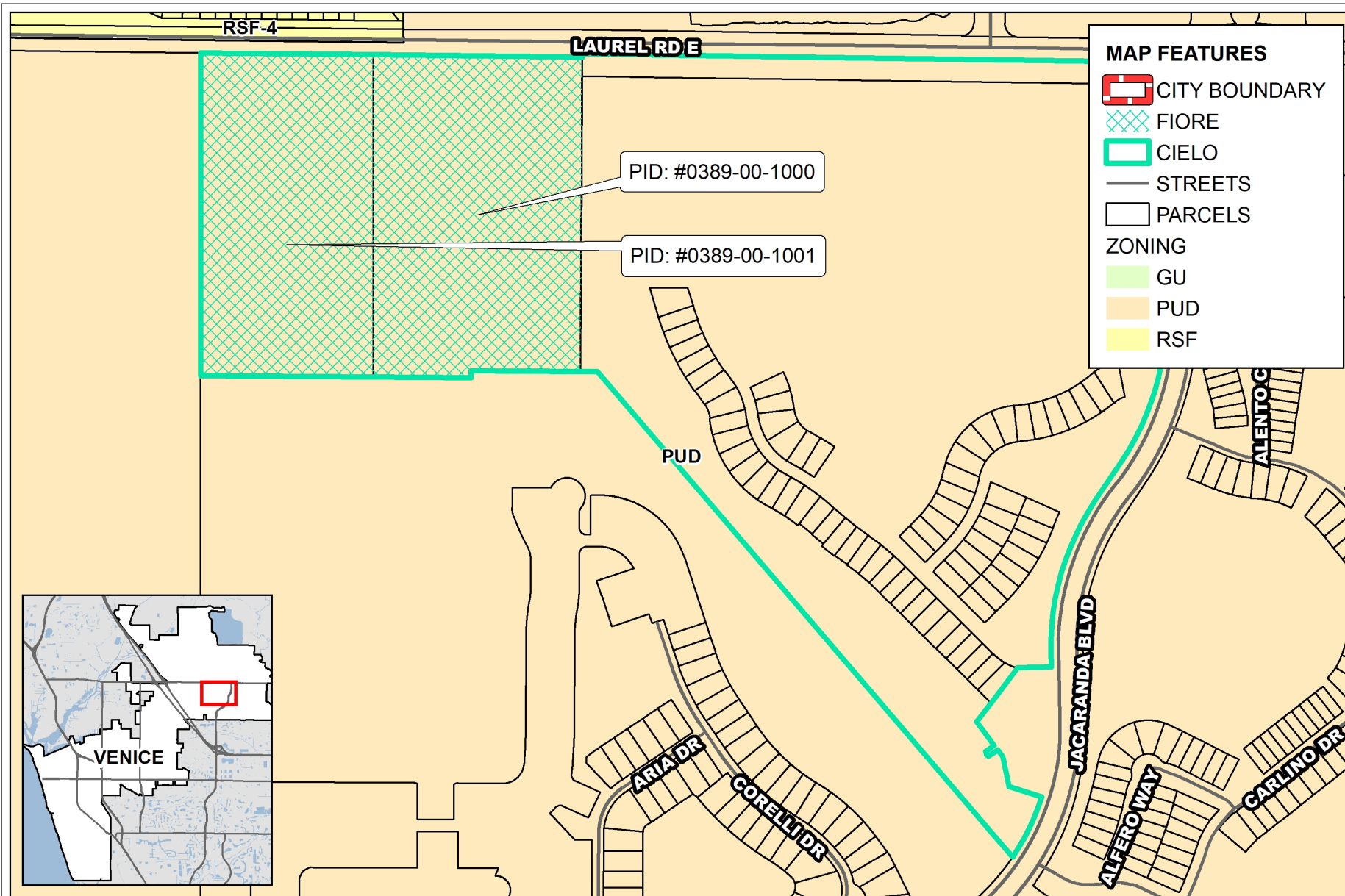
Future Land Use Map

Surrounding Land Uses Table

Site Photos



Zoning Map



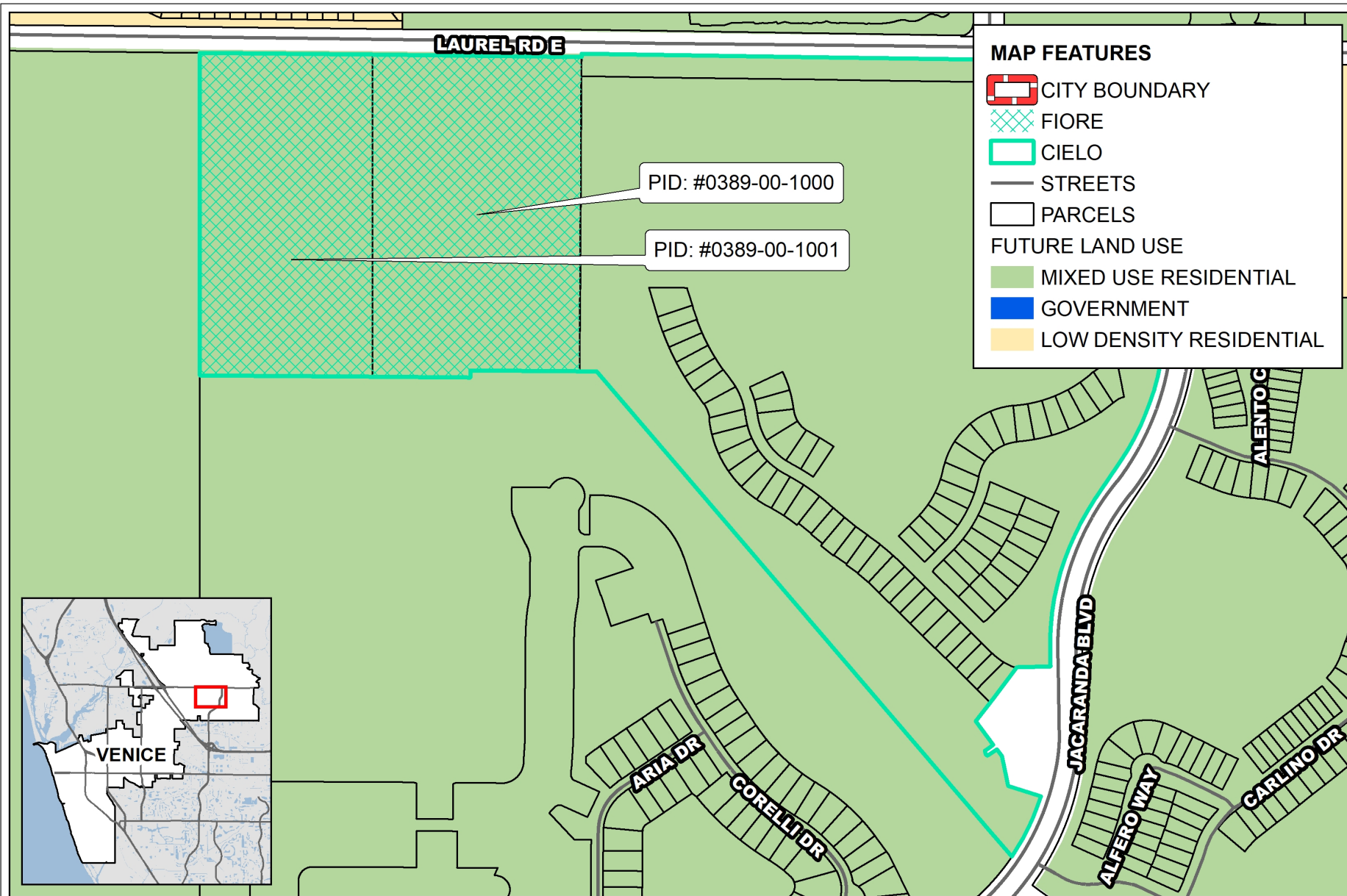
FIORE AKA CIELO PHASE 2

ZONING MAP
PLANNING AND ZONING DIVISION

0 500 1,000 Feet

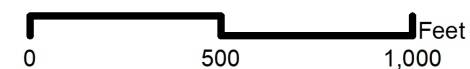


Future Land Use Map



FIORE AKA CIELO PHASE 2

FUTURE LAND USE MAP
PLANNING AND ZONING DIVISION



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (VGRC PUD and Willow Chase)	Planned Unit Development (PUD) and Residential Single-Family 4 (RSF-4)	Mixed Use Residential (MUR) and Low Density Residential (LDR)
West	Residential (Milano PUD)	PUD	MUR
South	Residential (Milano PUD)	PUD	MUR
East	Residential (SJMR PUD)	PUD	MUR

Planning Analysis

Comprehensive Plan
Land Development Code and PUD
Concurrency and Mobility

Comprehensive Plan Consistency

- Applicant notes consistency with Land Use Element and Northeast Neighborhood Element strategies for Mixed Use Residential Development
 - Strategy LU 1.2.14 - Mixed Use Development Connectivity
 - Satisfied through the provision of land for a multi-use recreational trail (MURT) along Laurel Road*
- *Correction to staff report: 12' of land will be provided for a MURT, though the sidewalk constructed through this plat will be a typical 5' sidewalk

Conclusions / Findings of Fact:

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

Compliance with Land Development Code and Existing PUD

- Density:

Area	Density (du/ac)
Fiore	3.57
Milano (cumulative)	1.58
Maximum allowed	2.56

- Limited access gates allowed per section F.3 of the PUD (roadways)
- Conforms to approved buffers Type B - West Property Line (no FPL easement) and Type C - Laurel and Border Road Typical (with FPL conflict).

Compliance with Land Development Code and Existing PUD

- One modification to driveway standards is proposed through 19-41RZ to reduce the required minimum distance from the edge of pavement of two intersecting streets from 40 feet to 30 feet (Sec. 86-423(b)).
- Note that landscape plans are required as part of a preliminary plat application, but there are no general code standards that apply to the provided plan
 - Also no requirements for street trees or entryway plantings, and buffer landscaping is regulated through the PUD

Conclusions / Findings of Fact:

- The proposed preliminary plat plans are compliant with the approved PUD and no inconsistencies have been identified with the LDC.

Concurrency & Mobility

- No additional residential units are proposed beyond the allowed maximum
 - No additional impacts expected
- No additional turning lanes required

Conclusions/Findings of Fact:

- Concurrency:
- No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.
- Mobility:
- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards.

Planning Commission Action

- Upon review of the petition and associated documents, comprehensive plan, land development code, 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 Preliminary Plat Petition No. 20-04PP.