



***Villages of Milano Replat of Tract 200***  
**(Part of the VICA PUD)**  
**Preliminary Plat Amendment Petition No.: 14-3PP.1**

**Staff Report**

**Applicant:** Neal Communities of SW FL, LLC

**Parcel ID #:** 0391-03-0156

**Agent:** Melanie Smith, Stantec Consulting Services, Inc.

**Project Acreage:** 9.66 acres (VICA PUD 368 +/- acres)

**Existing Zoning:** Planned Unit Development (PUD)

**Existing Future Land Use Designation:** South Laurel Neighborhood (Planning Area I)

**Summary of Proposed Preliminary Plat:**

- 1) The subject area (Tract 200) was not part of the approved Villages of Milano Phase 1A and 1B preliminary plat. Tract 200 was established with the Phase 1A and 1B final plat as an unimproved Tract. The subject petition amends the Villages of Milano Phase 1A and 1B preliminary plat by adding the proposed improvements in Tract 200.
- 2) Proposed improvements include 27 single family detached home lots, a cul-de-sac street, two stormwater ponds and open space, including required landscape buffer along the eastern boundary of the VICA PUD.

**Stipulation:**

- 1) Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney.

**Attached Exhibit:** Exhibit A: VICA Binding Master Plan (adopted by Ordinance No. 2014-16)

**I. INTRODUCTION**

On February 8, 2016, a pre-application meeting was held with City Planning staff to discuss a proposed preliminary plat. On February 22, 2016, a formal petition for the Villages of Milano preliminary plat was submitted (Engineering Plans from Stantec and Landscape Plans by Stewart-Washmuth & Co., Inc.). Since that time, staff has worked with the development team members to ensure compliance with the VICA PUD Binding Master Plan standards and the subdivision design standards contained in the Land Development Code.

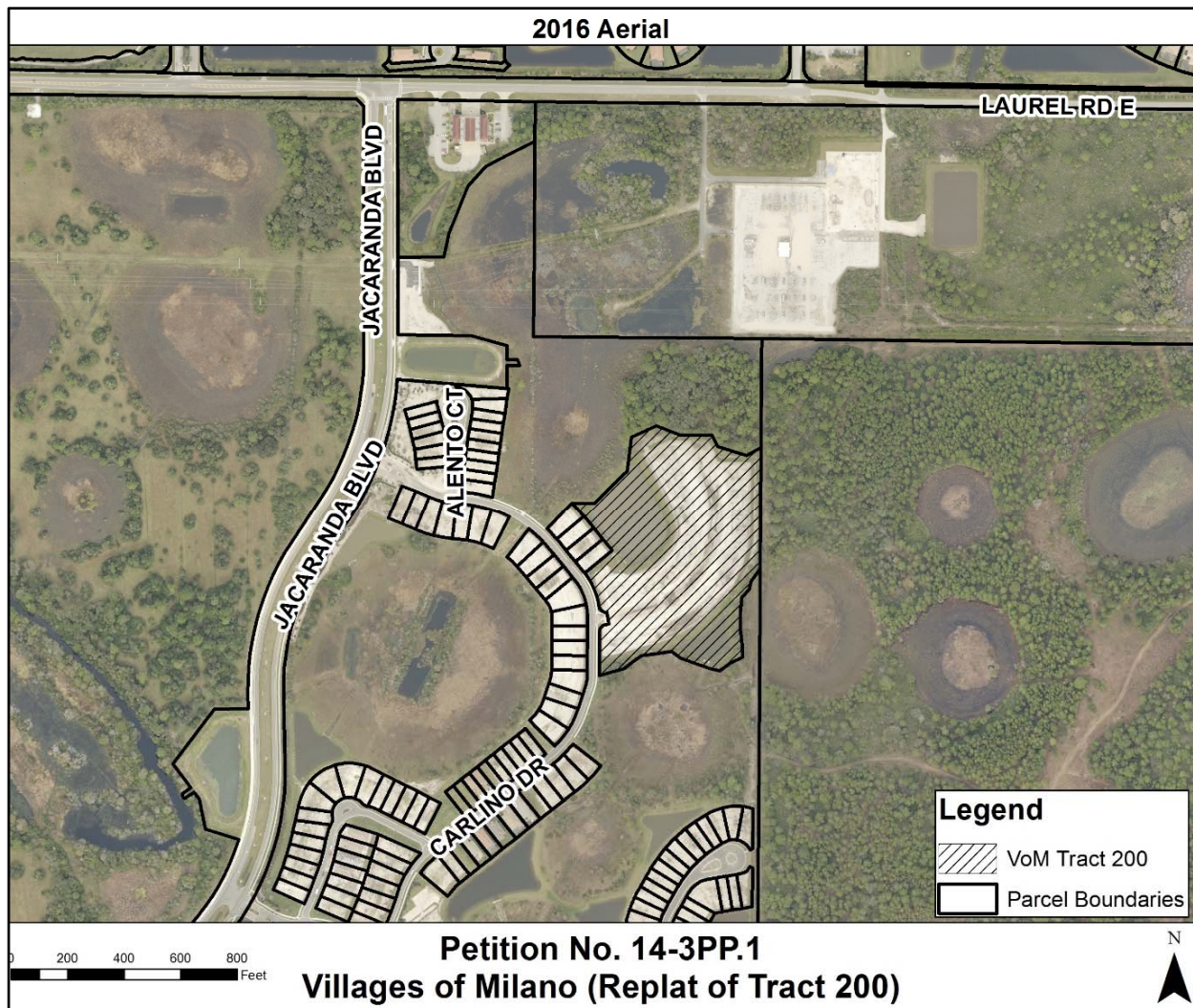
Preliminary plat petition 14-3PP for Villages of Milano Phase 1A and 1B was approved by City Council on September 23, 2014. The preliminary plat did not include the subject land area for Tract 200. Tract 200 was included in the approved final plat for Villages of Milano Phase 1A and 1B as an unimproved Tract of land.

The owner has decided to develop Tract 200 which necessitates preliminary plat approval of proposed improvements. Since the Tract is part of the Phase 1A and 1B final plat, the subject preliminary plat application is considered an amendment to the Phase 1A and 1B preliminary plat.

## II. SUBJECT PROPERTY/SURROUNDING AREA INFORMATION

As shown on the below aerial photograph (Map 1), the subject property is generally located east of Jacaranda Boulevard and south of Laurel Road. It is located in the northeastern portion of the Villages of Milano subdivision in which residential structures are currently being permitted and constructed. Following Map 1 are a series of photos which show on-site conditions and properties adjacent to the subject property.

**MAP 1: Aerial Photograph/Existing Land Use**





View of Tract 200 from an existing street in abutting Villages of Milano Phase 1A and 1B



A portion of Villages of Milano Phase 1A and 1B which abuts Tract 200

**Surrounding Property Information:**

Existing uses, current zoning and the future land use designation of surrounding properties is provided in the following table.

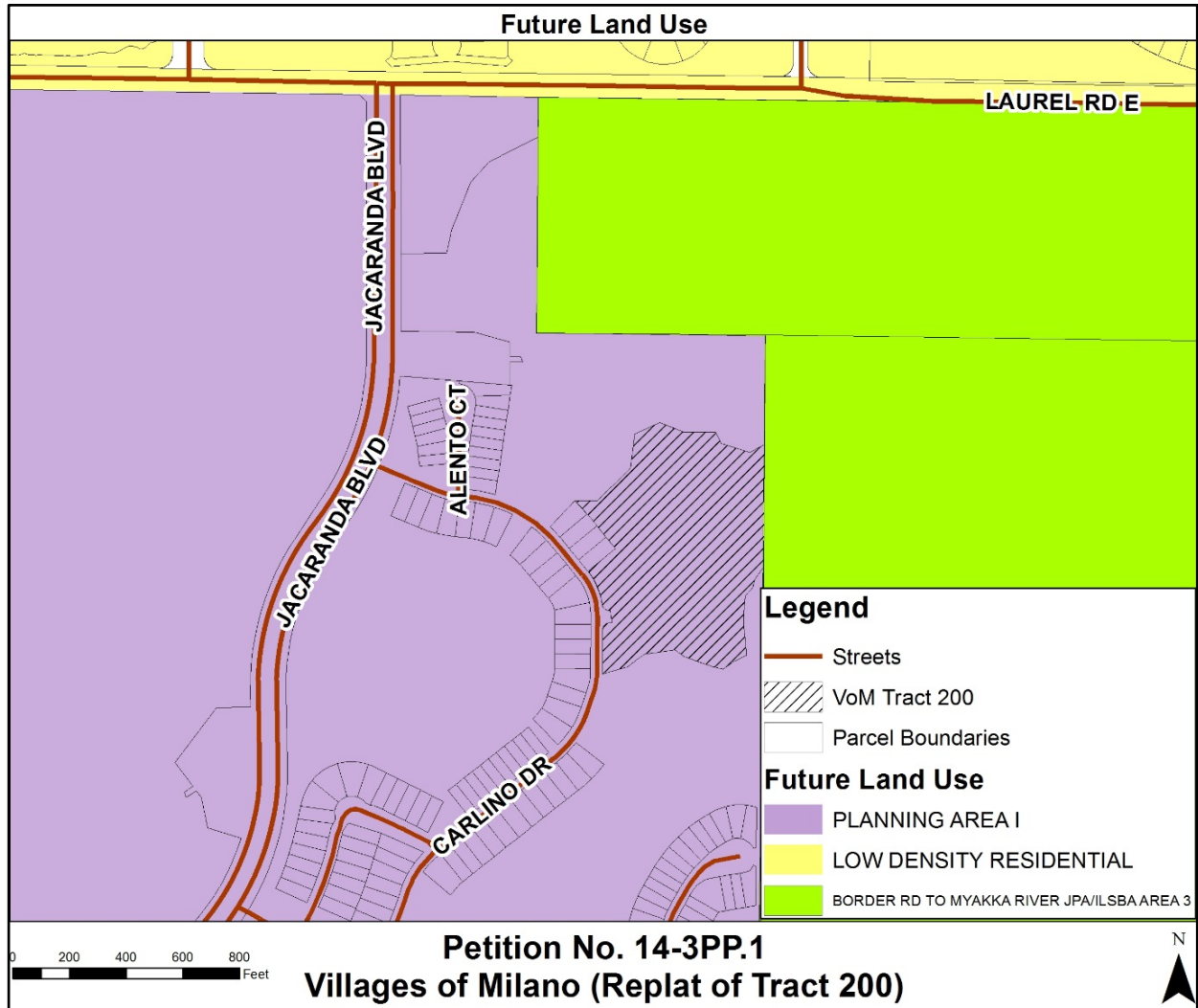
Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Sarasota County conservation easement and Villages of Milano wetland	PUD (VICA)	South Laurel, Planning Area I
West	Villages of Milano subdivision	PUD (VICA)	South Laurel, Planning Area I
South	Villages of Milano subdivision	PUD (VICA)	South Laurel, Planning Area I
East	Vacant / Agricultural	Sarasota County Open Use Estate (OUE)	Joint Planning Area 3 Border Road to Myakka River Neighborhood

**Subject Property Information:**

Future Land Use:

The following future land use map (Map 2) shows the subject property having a Future Land Use designation of Planning Area I, the South Laurel Road Neighborhood:

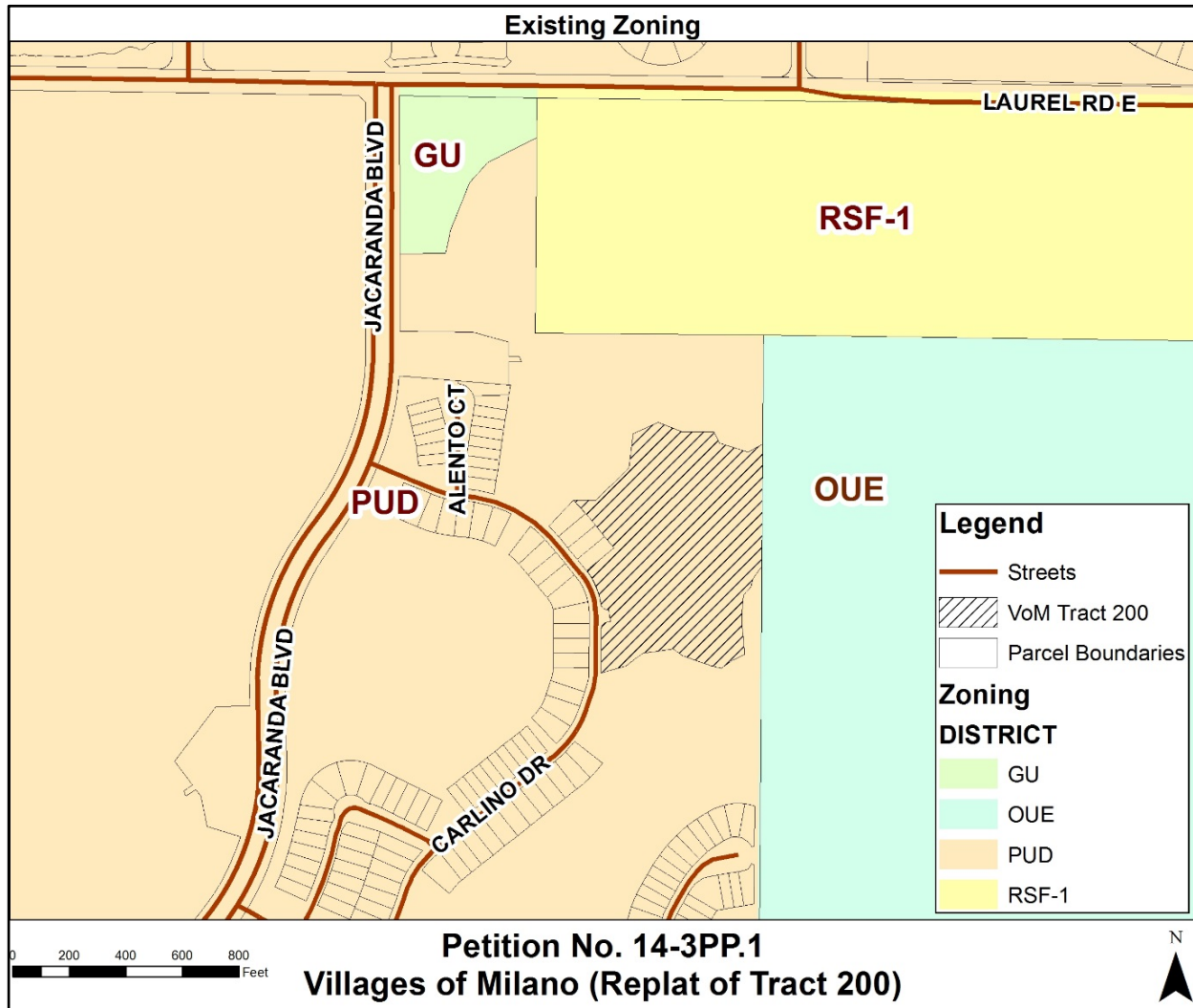
**MAP 2: Future Land Use Map**



Existing Zoning:

The map on the following page (Map 3) shows the existing zoning of the subject and surrounding properties. The subject property is zoned Planned Unit Development (PUD) and is part of the VICA PUD.

### MAP 3: Existing Zoning Map



### III. PRELIMINARY PLAT REVIEW

#### a) Overview of Proposed Villages of Milano Tract 200 Preliminary Plat:

The applicant is requesting Planning Commission recommendation of approval of a preliminary plat for Tract 200. The subject property, a portion of the VICA PUD, is the only remaining area in Phase 1A and 1B of the Villages of Milano subdivision to yet receive preliminary plat approval. The Phase 1A and 1B subdivision is located south of Laurel Road and east of Jacaranda Boulevard. Map 4 on the following page shows the location of Tract 200 in relation to the larger, abutting Phase 1A and 1B subdivision which is the grey-hatched portion of the map. Tract 200 is located in the northeastern portion of the Phase 1A and 1B subdivision with a portion of the Tract along the eastern boundary of the VICA PUD.

Map 5 (see page 7) provides a more detailed view of the proposed preliminary plat of Tract 200. The preliminary plat creates a 27-lot single family detached residential subdivision. The proposed lots front on a private cul-de-sac street. Other improvements in the proposed preliminary plat include two stormwater ponds and open space, including required landscape buffer along the eastern boundary of the VICA PUD.





b) Review of Villages of Milano Tract 200 Preliminary Plat Amendment:

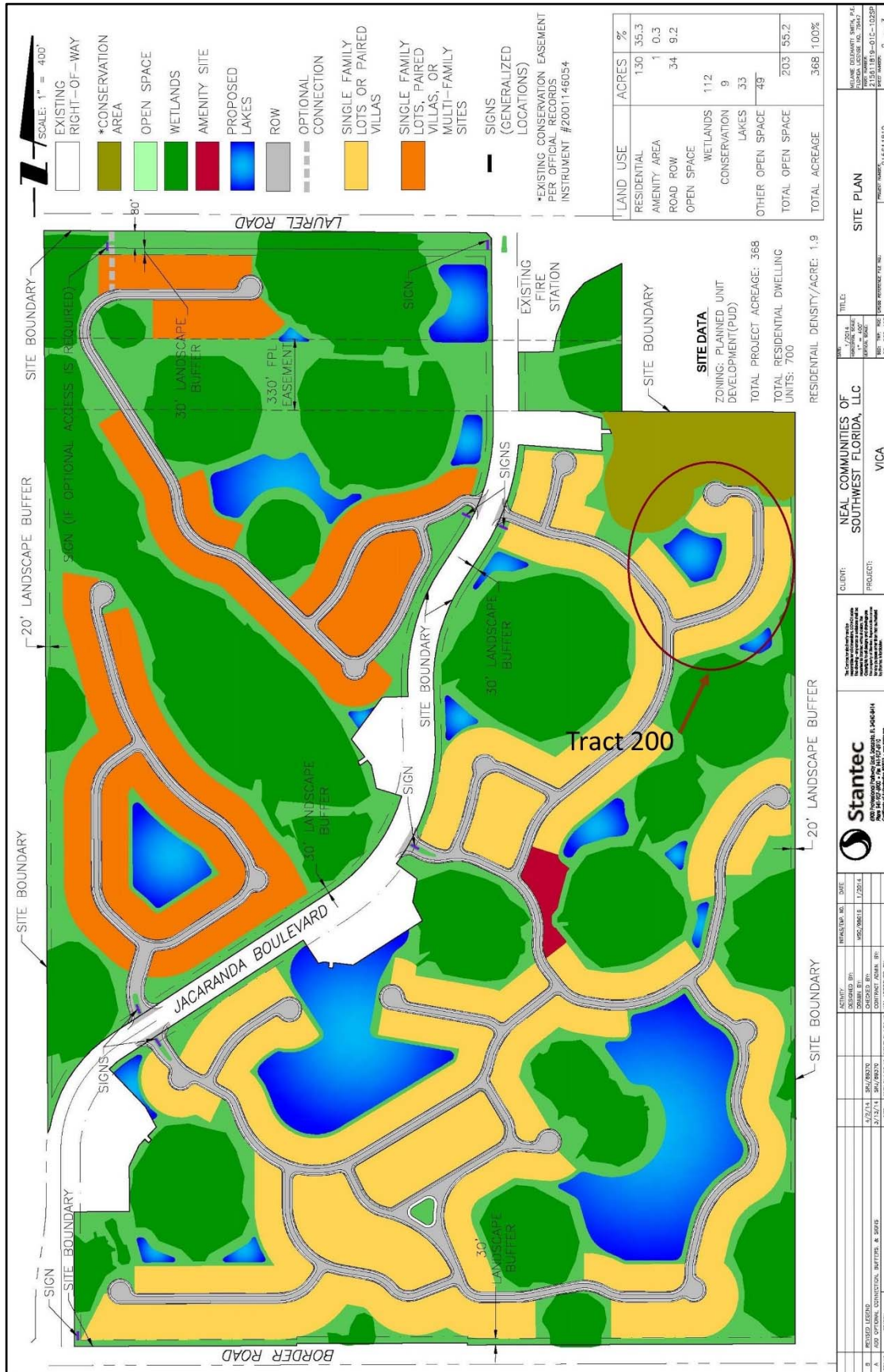
Two sets of plans have been submitted with the petition. One set of engineering plans from Stantec and one set of landscape plans from Stewart-Washmuth & Co., Inc. This staff report is based upon the review of these plans as well as other documents submitted as part of the application for the proposed project. The plans were reviewed for compliance with the attached VICA PUD Binding Master Plan and the subdivision design standards contained in the Land Development Code. The VICA PUD Binding Master Plan includes a site plan for the entire PUD which is shown on the following page as Map 6. For clarity, the general location of the Tract 200 area is shown with a “RED” oval on Map 6.

c) Compliance with the VICA PUD Binding Master Plan:

This section of the staff report reviews the project for compliance with the following VICA PUD Binding Master Plan standards that are applicable to the preliminary plat of Tract 200.

- **Binding Site Plan:**  
The design of the preliminary plat is required to be generally consistent with the VICA Binding Site Plan (See Map 6), which is the case for the Tract 200 preliminary plat. The only minor difference between the proposed preliminary plat and the binding master site plan is the design of the cul-de-sac street. The proposed street is a bit shorter than shown on the binding master plan and the cul-de-sac is not circular in design.
- **Permitted and accessory land uses:**  
The 27 single family detached residential lots are permitted uses in compliance with the binding master plan.
- **Maximum density and intensity of development (portion of the PUD):**  
The density of the subject portion of the PUD is 2.80 units per acre. This portion of the PUD has a higher density than Phase 1A and 1B (1.78 units per acre) and the overall PUD (1.90 units per acre). This is largely due to the fact Tract 200 has comparatively less open space than Phase 1A and 1B and the PUD as a whole. It is important to note that the cumulative number of approved residential units and open space is being tracked with each preliminary plat. The VICA PUD was approved for a maximum of 700 residential units. With 155 units approved with Phase 1A and 1B and 27 units proposed with the preliminary plat of Tract 200 (which is part of Phase 1A and 1B), the cumulative total for Phase 1A and 1B is 182 units, or 26% of the total number of residential units approved for the VICA PUD.

# MAP 6: VICA PUD Approved Binding Master Plan



CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	PROJECT: VICA	TITLE: SITE PLAN
DATE: 11/15/2017	SCALE: 1" = 400'	REVISION: 2
DESIGNED BY: [Name]	DRAWN BY: [Name]	CHECKED BY: [Name]
DATE: 11/15/2017	DATE: 11/15/2017	DATE: 11/15/2017
CONTRACT NO.:	CONTRACT DATE:	CONTRACT BY:
NO. OF SHEETS:	SHEET NO.:	TOTAL SHEETS:
1	1	1

- **Minimum open space:**

The binding master site plan requires that 55.2% of the land area of the VICA PUD be used as open space. For the Tract 200 preliminary plat 4.06 acres of open space is proposed, representing 42% of the 9.66 acre preliminary plat which is largely comprised on a cul-de-sac street with lots fronting the street. The cumulative amount of open space proposed is being tracked with each preliminary plat in the VICA PUD to ensure compliance with the overall PUD open space standard.

Section 86-130(j)(3) requires land in a PUD designated as open space will be restricted by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successor and assigns and shall constitute a covenant running with the land, and be in a recordable form.

To date, the developer has not satisfied the above PUD requirement for Phase 1A and 1B which will need to be satisfied prior to the approval of any final plat associated with the subject preliminary plat. To address the PUD open space requirement, the following stipulation is proposed:

*Prior to the issuance of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney.*

- **Roadway Design:**

The proposed Tract 200 preliminary plat is in compliance with each of the following VICA PUD roadway design standards.

- Right-of-Way: 43 feet
- Travel Lanes: 10 feet
- Sidewalk: 5 feet, one side of street only
- 2 foot curb

- **Yard and bulk standards:**

The 27 lots in the Tract 200 preliminary plat are designed for single family detached residential structures. The preliminary plat meets or exceeds each of the following VICA PUD yard and bulk standards.

- Minimum Lot Size: 4,500 square feet
- Lot Width: 40 feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Minimum Yards: Front – 20 feet, Side – 6 feet, Rear – 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

- **Landscaping and Buffering:**

A landscape buffer is required in the portion of the proposed preliminary plat that abuts the east boundary of the VICA PUD. The landscape buffer is required to be at least 20 feet wide and for every 100 linear feet of buffer three canopy trees and 33 shrubs are required to be installed. In addition, street tree is required per lot. The tree may be placed within or adjacent to the right-of-way and at installation the trees are required to have a minimum 3” caliper. The landscaping plan for the proposed preliminary plat meets or exceeds each of the VICA PUD landscaping and buffering standards.

- **Architecture:**  
Consistent with Policy 16.18.G.1 structures in the VICA PUD are required to apply Northern Italian architectural design standards. Compliance will be confirmed during the review of all building permit applications.
- **Stormwater management:**  
The subject property must comply with City stormwater management requirements of post development runoff not exceeding predevelopment runoff for a 24-hour, 25-year storm event and applicable standards of the Southwest Florida Water Management District (SWFMD) prior to construction. Compliance will be confirmed by the Engineering Department in its review and approval of the construction plans for the project.
- **Water and sewer service:**  
In accordance with an interlocal agreement between Sarasota County and the City of Venice, the VICA PUD is in an area where the water and sewer service is split between the City and the county. The project is required to have City of Venice water service and the Sarasota County Curry Creek Improvement District will provide sewer service. The proposed preliminary plat amendment acknowledges those utility service area designations and the connection to the respective utility systems will be specified in the construction plans for the project.

**Finding of Fact (compliance with VICA PUD Binding Master Plan):**

The Villages of Milano Tract 200 preliminary plat amendment is in compliance with all applicable provisions of the VICA PUD Binding Master Plan.

d) **Consistency with the Comprehensive Plan:**

The approval of the VICA Binding Master Plan as part of Ordinance No. 2014-16, verified consistency for the proposed overall VICA development with the City's comprehensive plan. The proposed Villages of Milano Tract 200 preliminary plat amendment has further been found consistent with the approved VICA PUD and is therefore consistent with the comprehensive plan.

**Finding of Fact (consistency with comprehensive plan):**

The Villages of Milano Tract 200 preliminary plat amendment is consistent with the comprehensive plan.

e) **Compliance with Subdivision Standards:**

Sections 86-231(b)(3) and 86-233(a) specifies that the Planning Commission's role in taking action on a preliminary plat amendment petition. This section of the staff report provides a staff finding for each topic in which the Planning Commission is required to make a determination.

- Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.

**Staff Comment:** The preliminary plat drawings have been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and the approved PUD and appears consistent with state requirements of F.S. Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.

- Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.

**Staff Comment:** The proposed preliminary plat amendment is in compliance with the VICA PUD which provided a full analysis of compatibility with adjacent land uses and no issues were found. The proposed preliminary plat amendment will implement setbacks and buffering in accordance with the approved VICA PUD to minimize impact to surrounding properties.

- Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.

**Staff Comment:** The city’s technical review staff has reviewed the petition for concurrency and found no issues for compliance with the city’s required level of service (LOS) standards (also see concurrency section below).

**Finding of Fact (compliance with subdivision standards):**

The proposed Villages of Milano Tract 200 preliminary plat amendment is in compliance with the City’s Land Development Code subdivision standards.

f) Concurrency:

Concurrency has been reviewed by staff starting with the VICA PUD and continuing through this proposed preliminary plat. While the following information provides clarification as to the status of the concurrency for the proposed project, a concurrency certificate is required prior to approval for the subdivision (**Final Plat**). As required by the City’s concurrency ordinance, the following reviewing agencies provide input on the applicable public facilities. The current status for concurrency for each of these reviewing agencies is depicted on the following table:

Department	Facility	Project’s Estimated Impact	Status
Utilities	Potable Water	45.9 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	45.9 ERUs	Concurrency confirmed by City of Venice and Sarasota County Utility Departments
Public Works	Solid Waste	280 pounds/day	Concurrency confirmed by Public Works Department
Public Works	Parks & Recreation	46 persons	Concurrency confirmed by Public Works Department
Engineering	Drainage	Meets 25 year/24 hour SWFWMD criteria	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	Cumulative impact for the VICA PUD remains less than the approved 605 p.m. peak hour trips	Concurrency confirmed by Planning & Zoning Department
School Board	Public Schools	Under review awaiting Final Plat approval	No issue raised – approval upon Final Plat

*Note: As a follow up to transportation and the approved traffic study (as reviewed by Wade Trim and Associates as part of the VICA PUD), one offsite improvement was identified as the responsibility of the developer: the restriping of the intersection of Border Road and Jacaranda Boulevard. The timing of this improvement is stipulated in a concurrently-processed Villages of Milano Phase 2 preliminary plat. Specifically, the restriping improvement is stipulated to be completed prior to the issuance of the first certificate of occupancy in the Villages of Milano Phase 2 preliminary plat.*

**Finding of Fact (concurrency):** No concurrency issues for public facilities have been identified. Issuance of a certificate of concurrency will be required in coordination with approval of the final plat.

#### **IV. SUMMARY OF STAFF FINDINGS OF FACT**

Based on the planning analysis provided in Section III of this report, staff has made the following findings regarding the preliminary plat amendment petition.

- 1) **Findings of Fact (comprehensive plan):** The VICA PUD was found to be consistent with the City's comprehensive plan by Ordinance No. 2014-16 and the proposed preliminary plat for the Villages of Milano Tract 200 is found to be consistent with the PUD and therefore consistent with the City's comprehensive plan.
- 2) **Findings of Fact (approved PUD standards and the Land Development Code):** The proposed Villages of Milano Tract 200 preliminary plat is in compliance with the VICA PUD Binding Master Plan as approved by Ordinance No. 2014-16 and the City's Land Development Code.
- 3) **Findings of Fact (concurrency):** No concurrency issues for public facilities have been identified. Issuance of a certificate of concurrency will be required in coordination with approval of the final plat.

#### **V. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL**

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 action to be taken on Preliminary Plat Amendment Petition No. 14-3PP.1.