

**PRELIMINARY PLAT AMENDMENT
PETITION NO. 22-39PP**

GENERAL INFORMATION

Address:	Laurel Rd and Jacaranda Blvd
Request:	Creating a parcel in the northwest corner of the Cielo plat
Owner:	Border and Jacaranda Holdings, LLC
Agent:	Jeffery A. Boone, Esq. – Boone Law Firm
Parcel ID:	0391041000
Parcel Size:	10.42+ acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development
Comprehensive Plan Neighborhood:	Northeast
Application Date:	June 14, 2022

BACKGROUND & PROJECT DESCRIPTION

- Submitted under chapter 86 of previous Land Development Code; processed according to the requirements of that chapter
- Proposal is to modify existing tracts 306, 501, and 600 of the Cielo plat to create a 10.42-acre parcel
- Currently identified on plat as wetland, private drainage and flowage easement; private lake, drainage and flowage easement; and open space, private drainage and flowage easement respectively
- Proposed parcel identified as “future development” on amended preliminary plat



CALL BEFORE YOU DIG!
 SUNSHINE STATE ONE-CALL CENTER
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE-CALL CENTER AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

Civil Engineering | Land Surveying

AM ENGINEERING, LLC.

8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengllc.com
 CA #33105 | LS #4334

0 75 150 300
 SCALE IN FEET

NEAL COMMUNITIES

THE VILLAGE
 AT LAUREL AND JACARANDA

AERIAL & EXISTING
 CONDITIONS PLAN

1"=1'

NEAL

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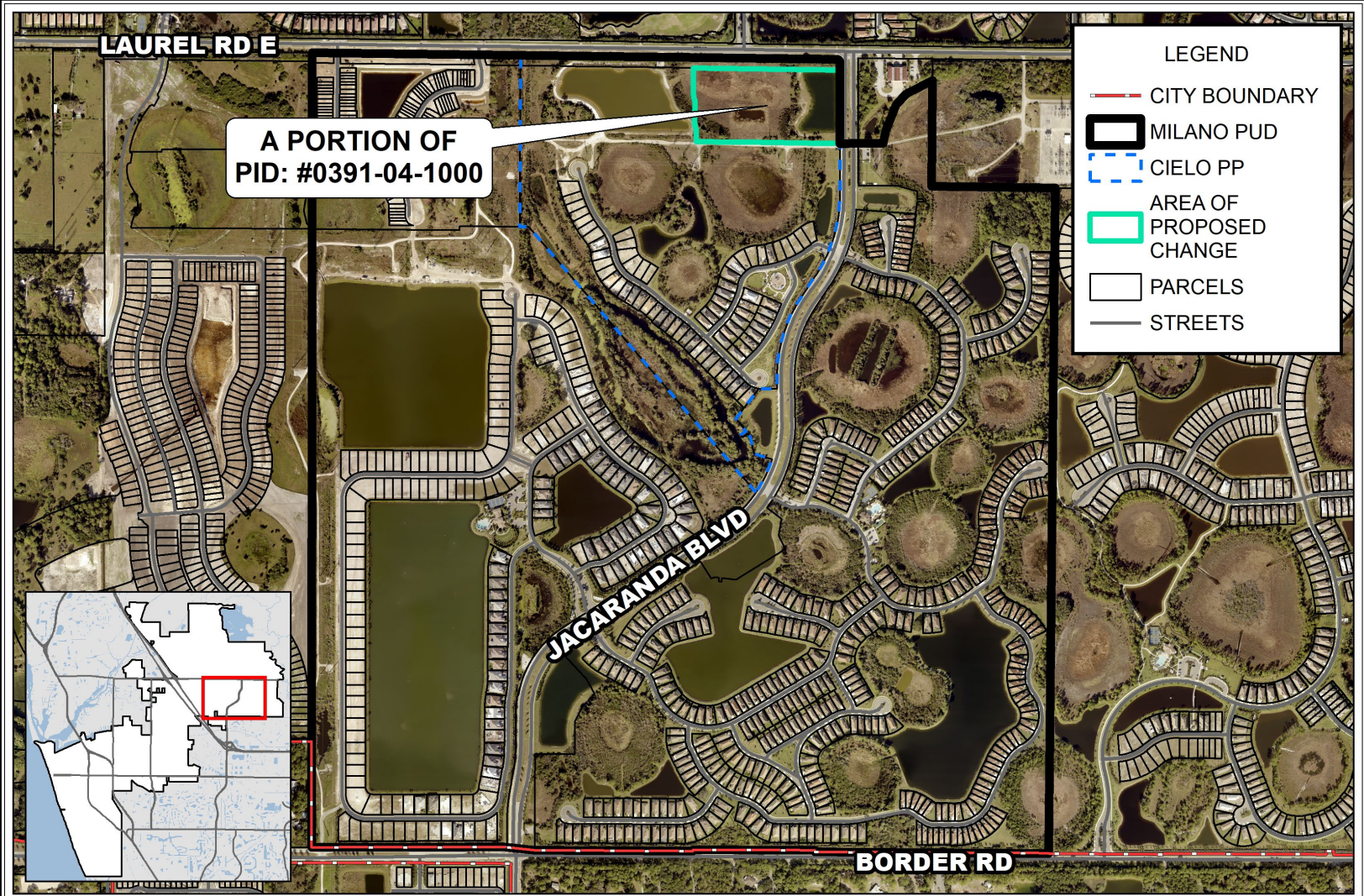
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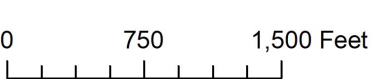
AERIAL MAP



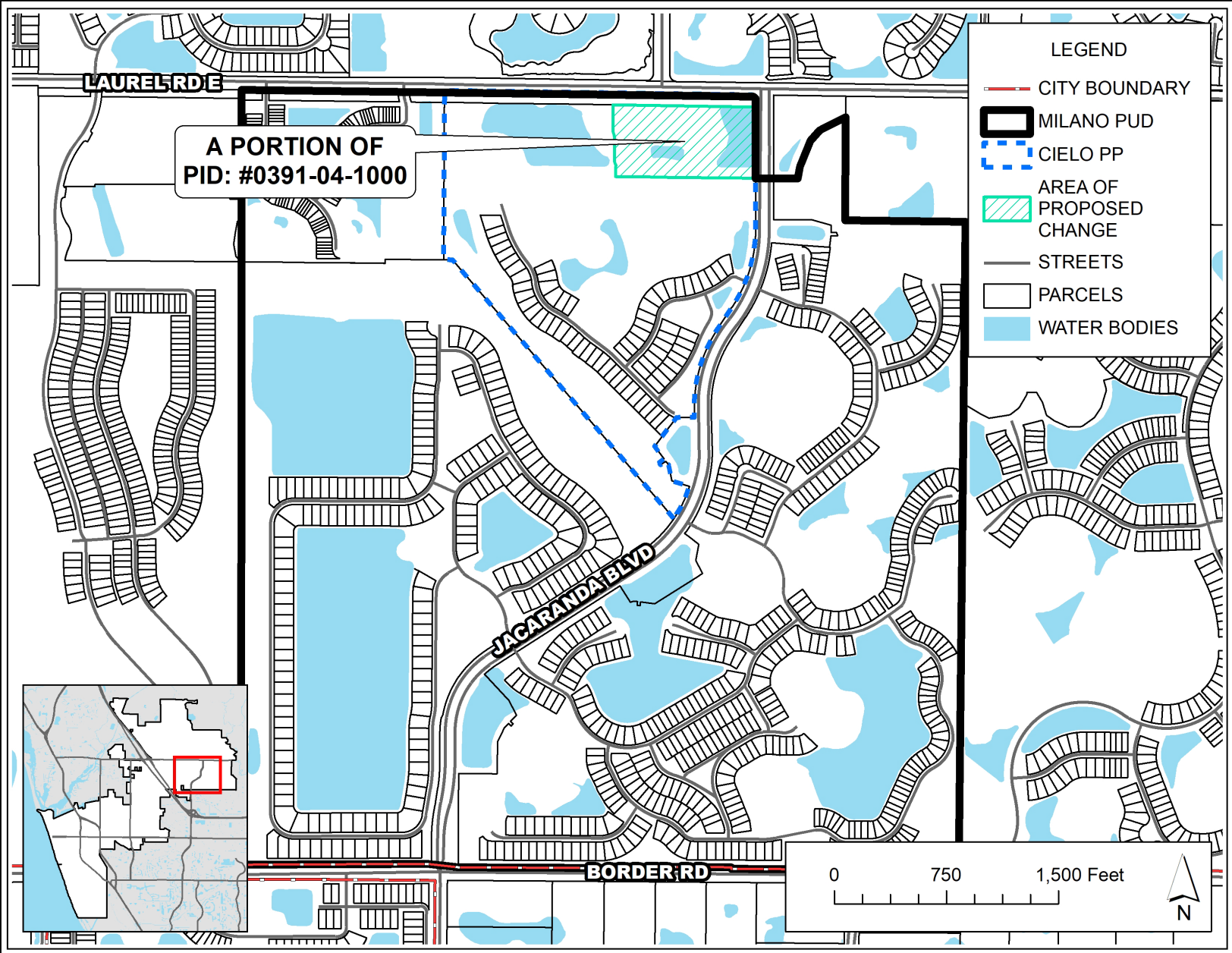
CIELO PRELIMINARY PLAT AMENDMENT



SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



LOCATION MAP



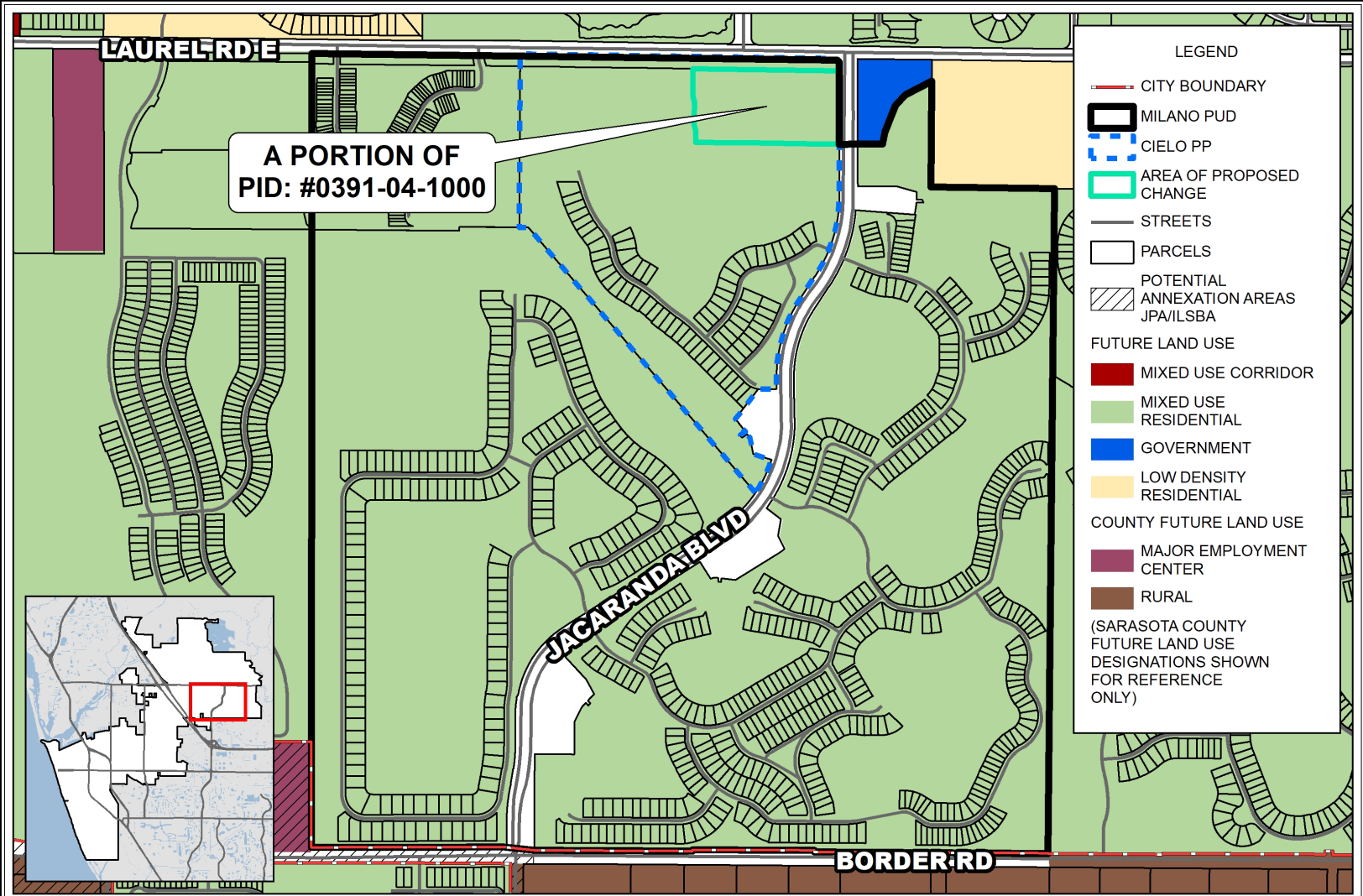
EXISTING CONDITIONS

Site Photographs, Future Land Use
Map, Zoning Map, Surrounding Land
Uses



SITE PHOTOGRAPHS

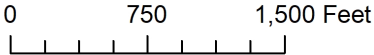
FUTURE LAND USE MAP



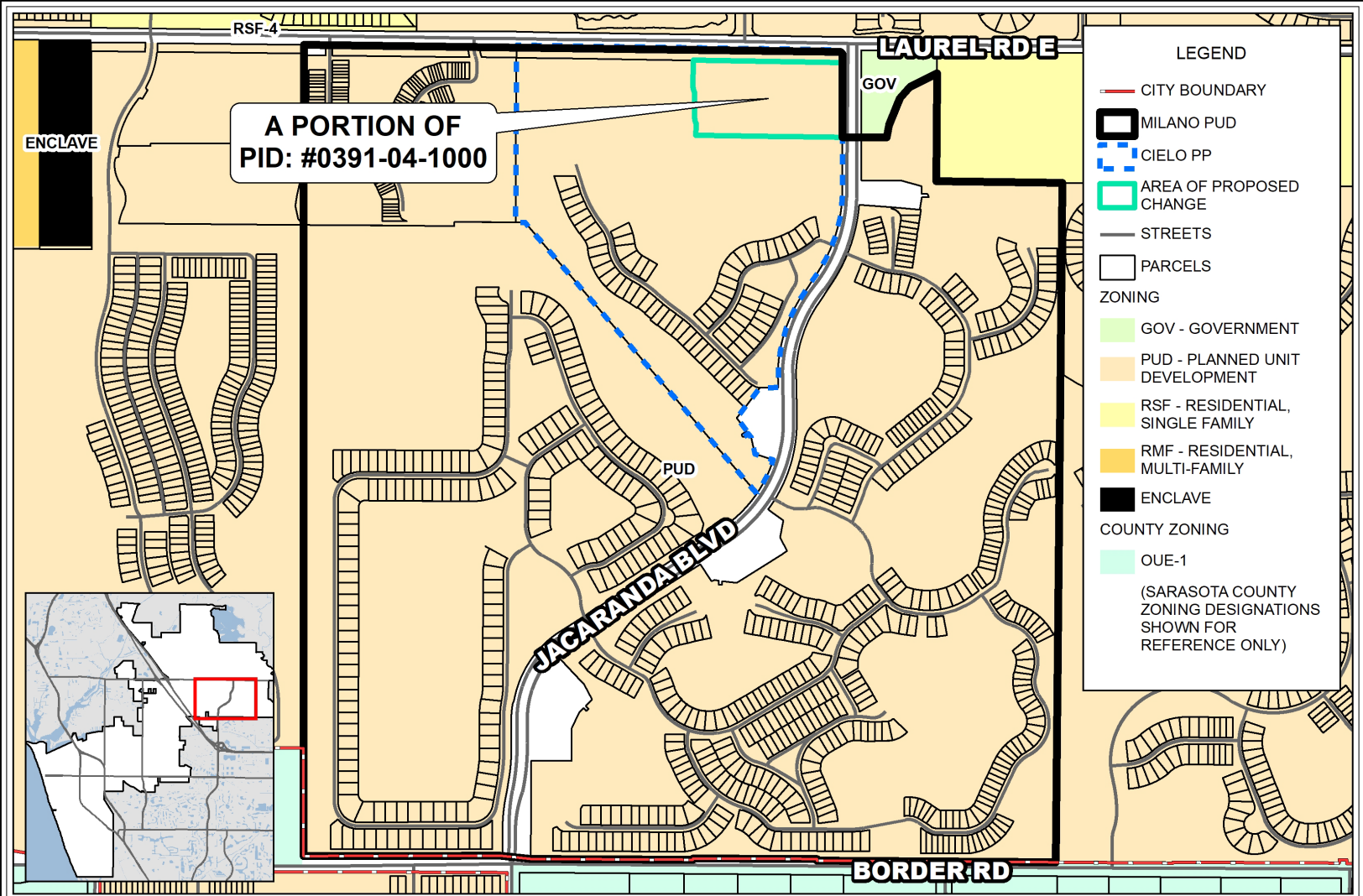
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FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



ZONING MAP



LEGEND

- CITY BOUNDARY
- MILANO PUD
- CIELO PP
- AREA OF PROPOSED CHANGE
- STREETS
- PARCELS

ZONING

- GOV - GOVERNMENT
- PUD - PLANNED UNIT DEVELOPMENT
- RSF - RESIDENTIAL, SINGLE FAMILY
- RMF - RESIDENTIAL, MULTI-FAMILY
- ENCLAVE

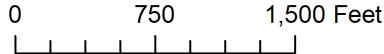
COUNTY ZONING

- OUE-1
(SARASOTA COUNTY ZONING DESIGNATIONS SHOWN FOR REFERENCE ONLY)

CIELO PRELIMINARY PLAT AMENDMENT



ZONING MAP
PLANNING AND ZONING DEPARTMENT



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	Government (GOV)	Government (GOV)
West	Milano	PUD	MUR

SURROUNDING LAND USES

PLANNING ANALYSIS

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

- No specific strategies or elements relate to the creation of a parcel
- Land Use and Open Space strategies relevant to development of land may be addressed through the site and development plan process
- No inconsistencies have been identified between the subject petition and the Comprehensive Plan

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with Land Use Element strategies, the Northeast Neighborhood, and other plan elements. As previously indicated, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

- Processed per the procedural requirements for a preliminary plat contained in Sec. 86-230(b) and reviewed by the Technical Review Committee (TRC) – no issues identified
- Sec. 86-230(b)(3) states that the Planning Commission shall consider compliance of a preliminary plat with chapter 86 and with applicable state law
- During TRC review, the Planning Department requested a response to F.S. § 177.081(2) and the applicant has responded (see staff report)
- In summary, their interpretation of this section is that the owner of the area proposed for the new parcel, Border and Jacaranda Holdings, LLC, is the only party required to sign a replat
- The applicant also provided an opinion from Vogler Ashton, PLLC (reviewed by the City Attorney and included in the agenda packet)

CONCLUSIONS/FINDINGS OF FACT
(COMPLIANCE WITH THE LAND
DEVELOPMENT CODE):

- The proposed preliminary plat amendment is compliant with Chapter 86 of the previous Land Development Code.

CONSISTENCY WITH MILANO BINDING MASTER PLAN

- Milano Binding Master Plan, with approved revisions on July 11, 2023, depicts the proposed 10.42-acre parcel for commercial development
- Proposed preliminary plat amendment is consistent with the Binding Master Plan
- However, the July 11 approval of the Binding Master Plan revision has been appealed, so approval of the preliminary plat amendment must be contingent on the revised Milano Binding Master Plan going into effect

CONCURRENCY

- The Technical Review Committee determined that compliance was met on each of the required concurrency items
- Facility impacts are calculated for the entire Cielo plat, as amended through this petition, including residential and nonresidential uses

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	2,317 ERUs	Concurrency Confirmed
Sanitary Sewer	Utilities	2,317 ERUs	Concurrency Confirmed
Solid Waste	Public Works	14,000 lbs per day	Concurrency Confirmed
Parks & Recreation	Public Works	16.1 acres	Concurrency Confirmed
Drainage	Engineering	Compliance Shown	Concurrency Confirmed

MOBILITY

- A transportation analysis was submitted and reviewed during the process to amend the Binding Master Plan (Petition No. 22-38RZ)
- A more detailed transportation impact analysis will be required for any site and development plan proposed to develop the parcel

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY):

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 provided traffic analysis that was reviewed by the City's transportation consultant during the PUD amendment process. No additional information was submitted for the preliminary plat application because a full transportation impact analysis will be required for the site and development plan.

CONCLUSION

- Upon review of the petition 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 Planning Commission to make a recommendation to City Council on Preliminary Plat Petition No. 22-39PP.
- **Stipulation:** Approval of this preliminary plat amendment, Petition No. 22-39PP, is contingent on the revised Milano Binding Master Plan, Petition No. 22-38RZ, going into effect.