



WINDWOOD

Preliminary Plat Petition Number: 14-2PP

Staff Report

Applicant: Neal Communities of SW Florida, LLC **Parcels:** 0385-09-0001 & 0385-16-0001

Agent: Jeffery A. Boone, Esq.

Property Acreage: 46.3 acres

Existing Zoning: Planned Unit Development (PUD)

Existing Future Land Use Designation: Low Density Residential

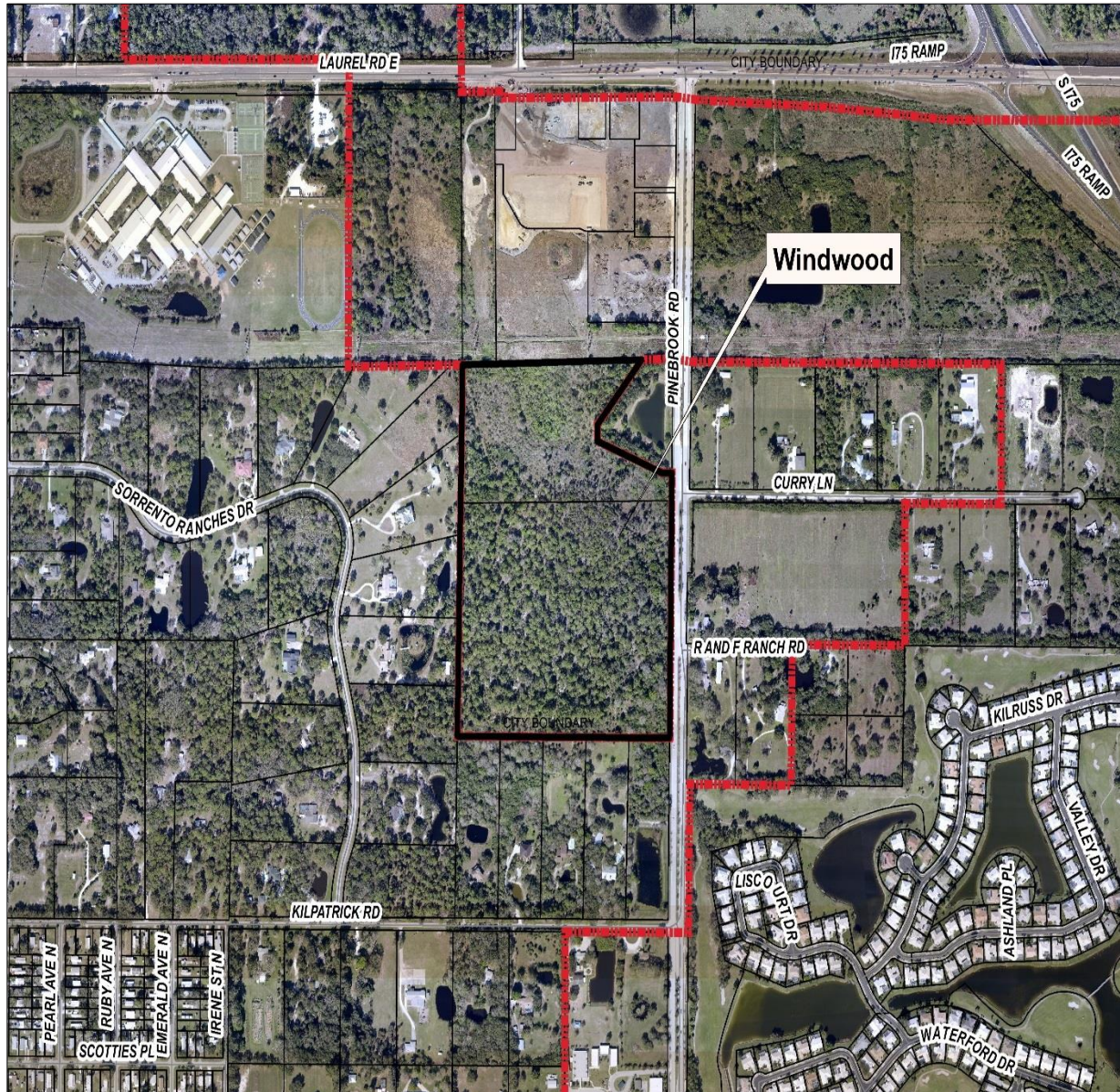
Summary of Preliminary Plat Petition:

- 1) Subdivision of the 46.3 acres into 90 single-family lots.
- 2) Confirmation of entry features, street layout, stormwater systems and other infrastructure elements.
- 3) Implementation of perimeter buffers, street trees and other landscaping requirements consistent with the PUD.

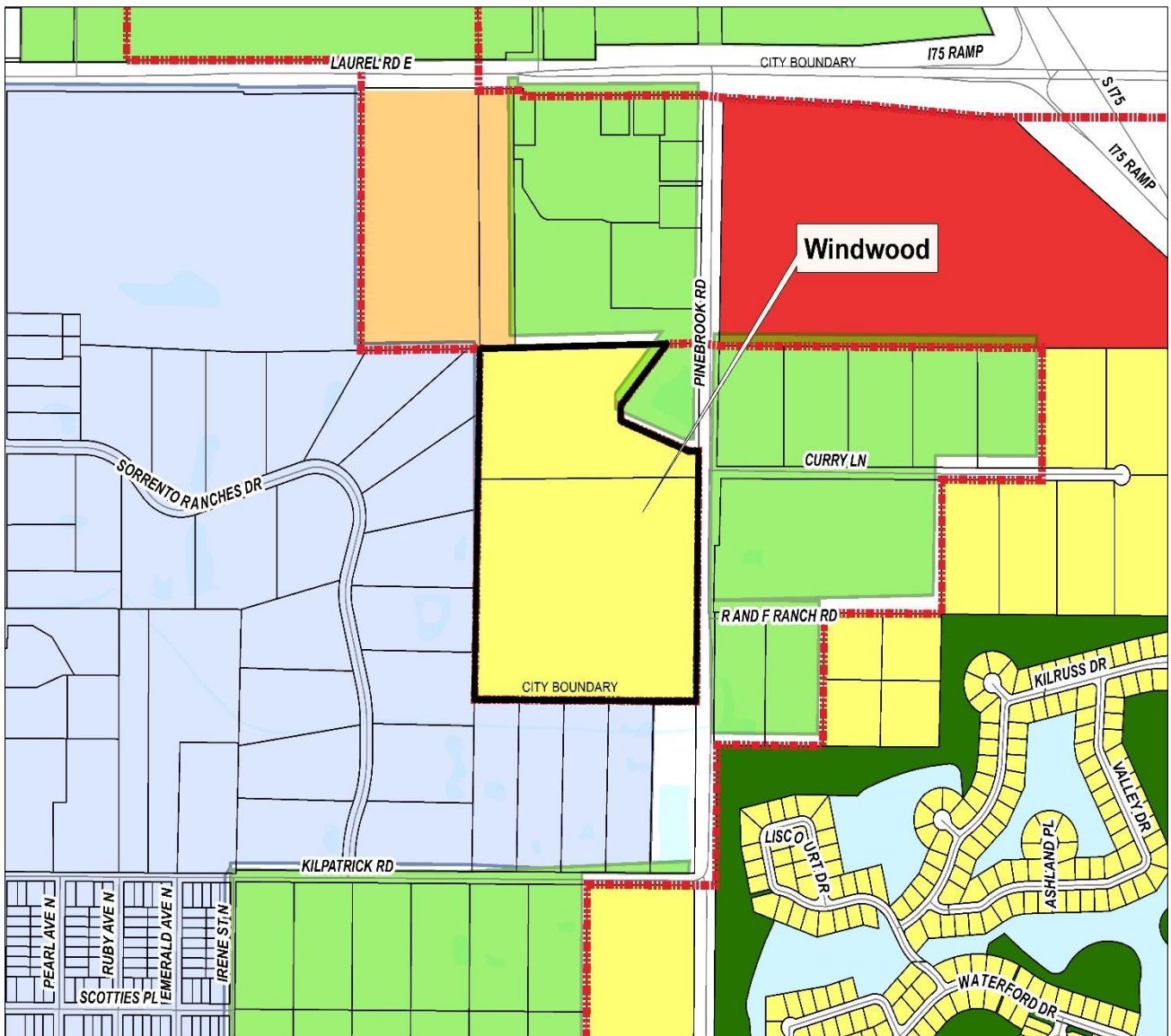
I. BACKGROUND INFORMATION

The Windwood property as depicted on the map below is located on the west side of Pinebrook Road just south of the Plaza Venezia retail center on Laurel Road. The subject property was approved for annexation into the city on December 9, 2003. A planned development district (PUD) rezoning petition was submitted to the city in January of 2008 and was approved by the city. As a result of a legal challenge regarding due process, the rezoning approval was nullified and the property retained its county zoning designation of Open Use Estate (OUE). On September 16, 2013, application was made by Neal Properties of SW Florida, LLC to rezone the property to PUD. All requirements were satisfied and upon Planning Commission's positive recommendation, City Council approved Ordinance No. 2014-08 approving the rezoning of the property to PUD. On April 7, 2014, Preliminary Plat Petition No. 14-2PP was submitted to the city for the subdivision of the property into 90 single-family lots consistent with the approved PUD. The city has performed technical review of the petition and confirms consistency with the requirements of the city's land development regulations and the approved PUD.

Aerial Photograph



Future Land Use Map



Future Land Use:

The subject property is designated as Low Density Residential on the city's future land use map which provides for a density of up to five dwelling units per acre. The proposed development is less than two units per acre consistent with this designation. Properties to the north and east are within the area governed by the Joint Planning and Interlocal Service Boundary Agreement (JP/ILSBA) between the city and county. The property to the north of the site has been annexed into the city and is designated as the Laurel Road Mixed Use Neighborhood and is currently under development as a retail center. The property to the east is designated is a potential annexation area and is identified in the JP/ILSBA as Area 6, Pinebrook Road Neighborhood and is currently under the jurisdiction of Sarasota County. This land use designation provides for up to five units per acre consistent with the city's Low Density Residential designation of the subject property. The property adjacent to the western boundary is county Low Density Residential (<2

du/acre) and property to the south is designated as county Moderate Density Residential (≥ 2 - <5 du/acre), also consistent with the subject properties designation.

II. LAND USE

A. **Existing Land Use:** Vacant.

B. **Future Land Use Map Designation:** Low Density Residential.

C. **Zoning Atlas Map Designation:** Planned Unit Development (PUD).

D. Adjacent Land Uses

| Regulatory Standards | North | West | South | East |
|--|--|--|---|--|
| Existing Land Uses | Retail Center (Plaza Venezia) | Residential (Sorrento Woods) | Residential | Residential |
| Future Land Use Map Designation | JPA Area 5 Laurel Road Mixed Use Neighborhood (up to 8du/ac) | Sarasota County Low Density Residential (<2 du/ac) | Sarasota County Moderate Density Residential (≥ 2 - <5 du/ac) | JPA Area 6 Pinebrook Road Neighborhood (up to 5du/ac) |
| Zoning Map Designation | “CG” | Sarasota County “OUE” | Sarasota County “OUE” | Sarasota County “OUE” |
| JPA Land Use Designation | Area 5 | Area 14 Potential Coordination Area | Area 14 Potential Coordination Area | Area 6 Potential Voluntary Annexation Area |

Existing Zoning Map



Existing Zoning:

The city's zoning map identifies the existing zoning of the subject property as PUD. Properties to the west, south and east are designated as Sarasota County OUE with the property adjacent to the north identified as city Commercial, General (CG).

III. STAFF ANALYSIS

Project Overview

The applicant is requesting Planning Commission approval of a preliminary plat for subdivision of the property into 90 single-family lots along with associated infrastructure. Approval of this petition will allow for implementation of the approved PUD binding development plan that provides for a maximum density of approximately two units per acre, well under the code maximum PUD allowance of 4.5 units per acre. The proposed use of the site as a residential subdivision is consistent with both the future land use designation of Low Density Residential and the zoning designation of PUD.

The preliminary plat petition provides a layout of the project consistent with the requirements of the PUD binding development plan. Access to the development will be provided through a gated entry from Pinebrook Road. A northbound left turn lane on Pinebrook Road will be constructed to accommodate the development. There will be two internal roadways that will include a sidewalk on one side of the road and street lighting. Water and sewer services will be provided by the City of Venice and all offsite improvements required to bring services to the site will be the responsibility of the developer. The stormwater management system for the project has been designed to the 100 year storm event requirements which exceed the requirements of a 25 year event which is the typical design for these types of developments.

Compliance with Approved PUD

The Windwood PUD was approved and adopted by City Council on April 8, 2014. The subject petition will implement the PUD and provides confirmation of compliance with the development standards of the PUD as follows:

- Permitted and accessory land uses
 - Windwood will be a residential subdivision comprised of 90 single-family lots with associated amenities.
- Density and intensity of development
 - The confirmed density of the project is 1.95 dwelling units per acre. PUD zoning provides for up to two units per acre.
 - 60.3% open space well in excess of the required 50%.
- Yard and bulk standards
 - Minimum lot width of 52 feet.
 - Minimum lot size of 6,500 square feet.
 - Front yard setback of 15 or 20 feet.
 - Side yard setback of 5 feet.
 - Rear yard setback of 10 feet.
- Gated entry
- Interior roadway design
 - 40 foot road right-of-way with sidewalks on one side.
- Provision of city utilities
- Stormwater management
 - Design in compliance with a 100 year flood event.

Submitted Materials

Two sets of drawings have been submitted with the applicant's petition. The first set of plan sheets include 19 sheets prepared by Kimley-Horn and Associates, Inc. received by the city on June 20, 2014. These plan sheets provide all the details and requirements of the city's land development code regarding subdivision regulations found in sections 86-230 thru 86-233 and confirm compliance with

the development standards of the approved PUD. The drawings include existing conditions on the subject property, a site plan depicting the proposed improvements along with a preliminary plat consistent with the requirements of the code. Provision of 50% open space required by the PUD has been confirmed through calculations that result in 60.3% open space. The information provided on these sheets, if approved, will provide the basis for the final plat that will ultimately be recorded.

The second set of drawings included in the agenda packet is comprised of seven sheets that depict the proposed landscape plan for the development. These drawings were prepared by Stewart-Washmuth & Co., Inc. and were received by the city on July 7, 2014. All specifications for planting material including sizes, types and species along with planting and irrigation details have been provided. Perimeter buffer details are provided in both plan and cross-section view consistent with the requirements of the PUD. Confirmation of PUD compliance regarding entry features and signage has also been provided.

Modified Landscape Plan

The landscape drawings for the perimeter buffers indicate, consistent with the requirements of the PUD, that existing trees and understory material will remain and additional plantings will be provided to supplement this existing material to meet the required buffer standard. However, as part of the silt fence installation, several trees (16) and under-story material that were to be retained in the western property line buffer area were inadvertently removed prior to issuance of required county and city permits. County tree removal and city site prep permits have subsequently been issued. As a result, the applicant is required to provide mitigation for violation of the county tree ordinance and is now required to install double the total diameter size of the trees that were removed. The total inches of trees required to be planted to mitigate the violation is 206 inches of pine (longleaf or slash) and 16 inches of oak. These trees must be a minimum 3 inch diameter and at least 8 feet in height and are to be installed along the western property line. As a result of this unpermitted activity, staff requested an updated landscape plan depicting the altered field conditions and the modified planting plan. The applicant complied with this request and provided the modified plan that is included in your packet. The plan includes all required replacement trees to mitigate existing tree removal and depicts a significant increase of landscape material along the western buffer and throughout the project. Although field conditions were altered, the increased material that will now be planted provides a more substantive buffer. Supplemental material is still required to complete any areas where gaps occur to achieve the required 80% opacity within one year required by the PUD. Staff will monitor the project as it is developed to ensure the required opacity standard is accomplished.

Staff has reviewed the preliminary plat petition to ensure compliance with the city's Comprehensive Plan and applicable land development regulations. The order and action of required public hearings will first be review and recommendation by the Planning Commission. Planning Commission's recommendation, including findings of fact, will be forwarded to City Council for final action.

SITE PHOTOS



Summary of Staff Findings

Staff confirms the preliminary plat petition is consistent with the City of Venice Comprehensive Plan and the requirements of the city's land development regulations and the approved PUD. Staff also confirms the proposed development is in compliance with all requirements for concurrency. There are no outstanding technical issues that would prevent the Planning Commission from taking action on the preliminary plat petition.

Planning Commission Findings of Fact

Sections 86-231(b)(3) and 86-233(a) specifies that the Planning Commission's role in taking action on a preliminary plat petition includes positive finding of the following:

- 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 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.
- Ensure compatibility of the preliminary plat with the adjacent land uses.
 - **Staff Comment:** No incompatibilities are being created with this petition. The property abuts residential uses on three sides developed at low to moderate density. The remaining boundary is an existing commercial center from which the subject property is sufficiently buffered.
- 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 it to be in compliance with the city's required level of service (LOS) standards.

Planning Commission Determination

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and public input, the following determination alternatives are available for Planning Commission's action on the preliminary plat petition.

1. Petition approval.
2. Petition approval with conditions.
3. Petition disapproval.