



Villages of Milano Phase 2 **Petition Number: 16-1PP**

Staff Report

Applicant: Neal Communities of SW FL, LLC. **Parcel ID #:** 0392-00-1000

Agent: Melanie Smith, Stantec Consulting Services, Inc.

Project Acreage: 118.15 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 preliminary plat completes the preliminary platting on the east side of Jacaranda Boulevard. The Phase 2 preliminary plat accounts for 32.1% of the total land area of the VICA PUD and 40.3% of the 700 residential units approved for the PUD.
- 2) The cumulative total number residential units/lots and preliminary platted land area for the VICA PUD (Phase 1A and 1B, including Tract 200, and Phase 2) is 464 units/lots, or 66.3% of the approved 700 units, and 214.8 acres, or 58.4% of the total area of the VICA PUD.
- 3) The Phase 2 preliminary plat includes 282 total lots of which 216 are designed for single family detached units and 66 for single family attached paired villa units.
- 4) Other improvements include private streets, including one that provides access to Jacaranda Boulevard, stormwater management system and water and sewer utilities.
- 5) Landscaping improvements include required landscape buffers along Jacaranda Boulevard, Border Road and the east boundary of the PUD, street trees and other trees to comply with Sarasota County tree replacement requirements.
- 6) Four off-site improvements are proposed. The first is the restriping of the Jacaranda Boulevard and Border Road intersection consistent with the specification required by the traffic study that was approved as part of the VICA rezone. The second is a five-foot wide sidewalk, required by the VICA PUD Binding Master Plan, along the north side of Border Road. The third is optional landscaping improvements in the Jacaranda Boulevard right-of-way which will require Sarasota County approval. The fourth is a proposed modification of a median opening, including a new southbound left turn lane, on Jacaranda Boulevard which will also require Sarasota County approval.

Stipulations:

- 1) The restriping improvement of the intersection of Jacaranda Boulevard and Border Road shall be completed prior to the issuance of the first certificate of occupancy in the Phase 2 preliminary plat.
- 2) 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.
- 3) The final number and location of water main valves, and the final design of the connection to the existing 12" city water main at the northeast corner of Jacaranda Boulevard and Border Road will be approved by the Utility Department as part of the construction plan review.

Attached Exhibits: 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 Phase 2 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.

The Villages of Milano Phase 2 preliminary plat abuts the boundary of the Phase 1A and 1B preliminary plat which is located in the northeast portion of VICA PUD, south of Laurel Road and east of Jacaranda Boulevard. The Phase 2 preliminary plat will complete the platting on the east side of Jacaranda Boulevard. The Phase 1A and 1B and Phase 2 preliminary plat will have a combined total of 464 lots/units, representing 66.3% of the 700 units approved for the VICA PUD.

II. SUBJECT PROPERTY/SURROUNDING AREA INFORMATION

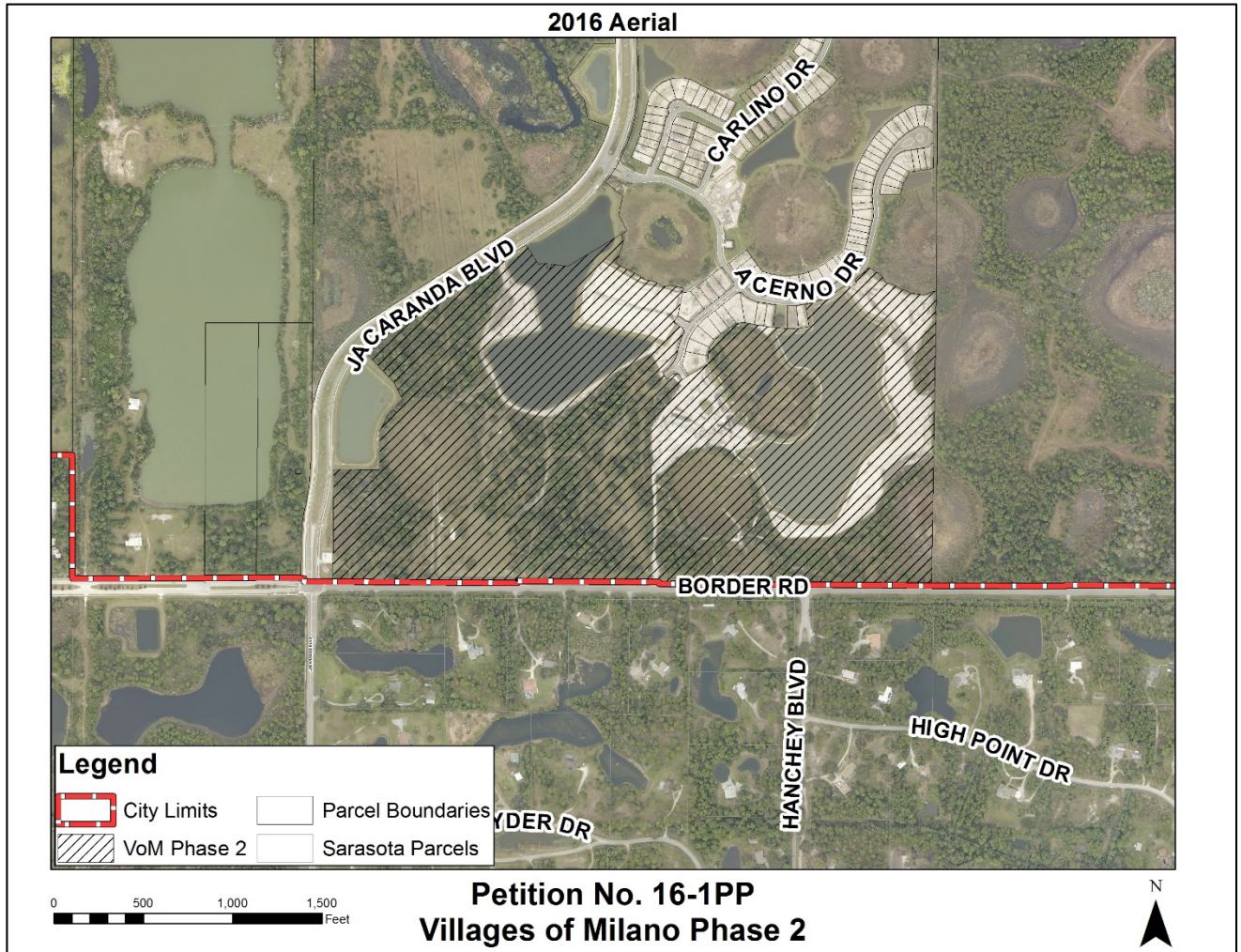
As shown on Map 1 (see next page), the subject property is generally located east of Jacaranda Boulevard and north of Laurel Road. The subject property is located adjacent to and south of the existing Villages of Milano subdivision (preliminary plat phase 1A and 1B). The proposed preliminary plat has frontage on both Jacaranda Boulevard and Border Road. Following Map 1 are a series of photos which show on-site conditions and properties adjacent to the subject property.

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	Villages of Milano subdivision	PUD (VICA)	South Laurel, Planning Area I
West	Vacant / Agricultural	PUD (VICA)	South Laurel, Planning Area I
South	Single Family Residential (5 acre lots typical)	Sarasota County Open Use Estate-1 (OUE-1)	Rural (Sarasota County)
East	Vacant / Agricultural	Sarasota County Open Use Estate (OUE)	Joint Planning Area 3, Border Road to Myakka River Neighborhood

MAP 1: Aerial Photograph/Existing Land Use



The boundary separating Villages of Milano Phase 1A and 1B and Phase 2

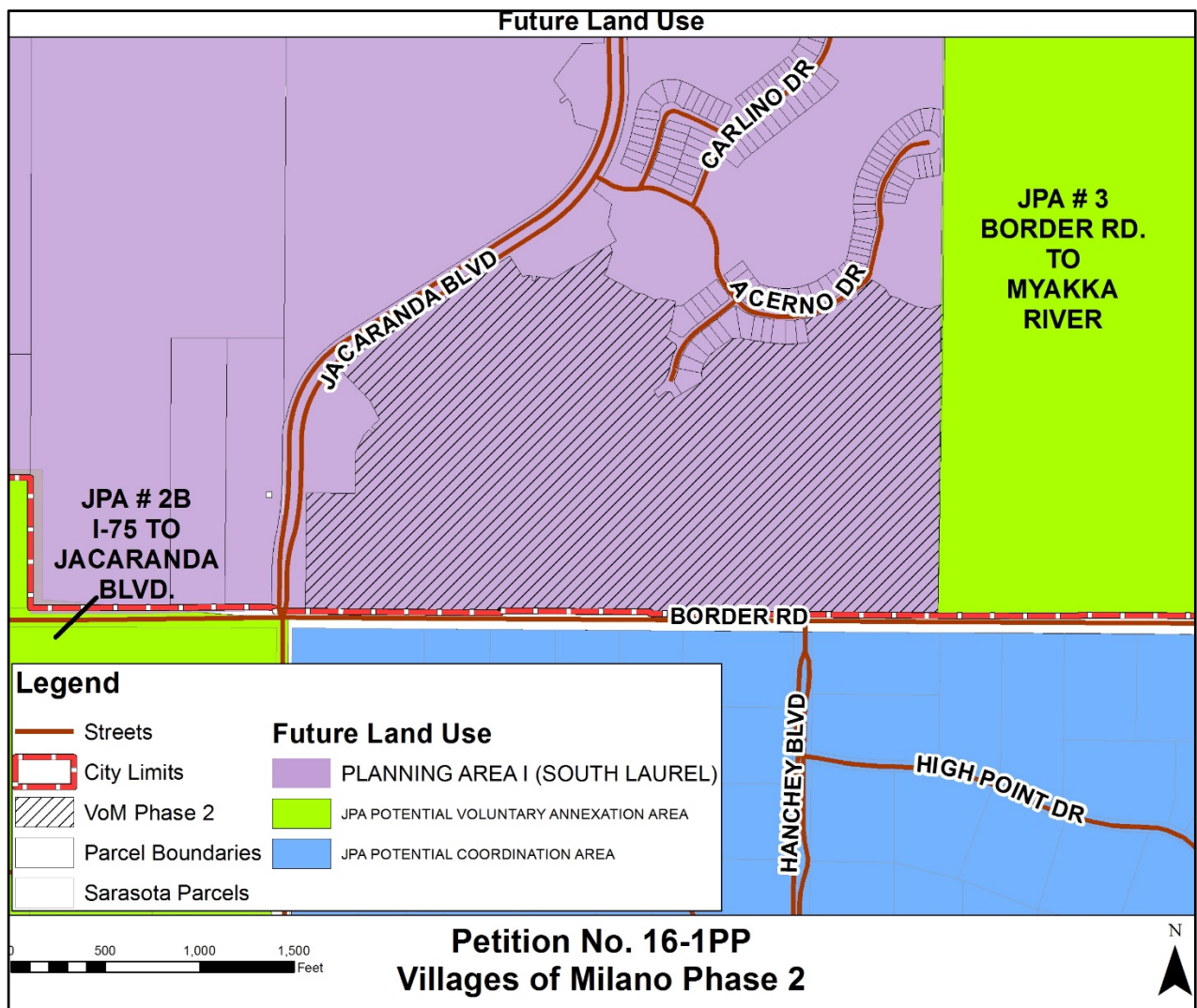


Houses under construction at the southern-most portion of Phase 1A and 1B

Future Land Use:

The 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.

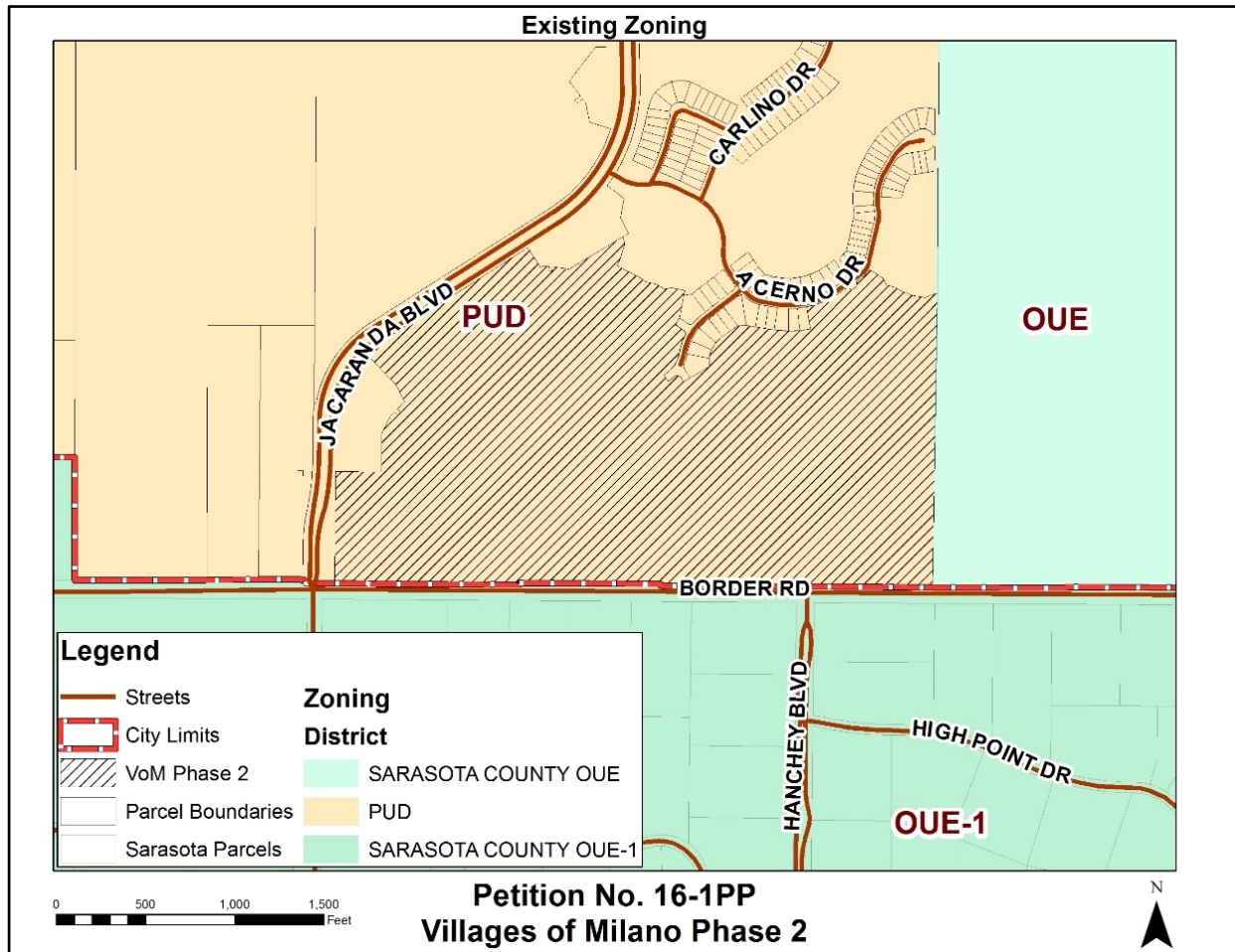
MAP 2: Future Land Use Map



Existing Zoning:

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

MAP 3: Existing Zoning Map



III. PRELIMINARY PLAT REVIEW

a) Overview of Proposed Villages of Milano Preliminary Plat – Phase 2:

The applicant is requesting Planning Commission recommendation of approval of a preliminary plat for Phase 2 of the Villages of Milano subdivision, a portion of the VICA PUD. The 118-acre subject property represents nearly one-third (32.1%) of the total land area of the VICA PUD. The Phase 2 preliminary plat completes the platting for the portion of the VICA PUD located on the east side of Jacaranda Boulevard. All future platting activity for the VICA PUD will occur on the west side of Jacaranda Boulevard. Map 4 (see page 7) shows the location of the Phase 2 preliminary plat in relation to the abutting Phase 1A and 1B preliminary plat to the north.

The proposed preliminary plat is designed with sixteen sub-phase areas. The purpose of the sub-phase areas is to facilitate final platting and turn-over of utilities to the city.

The proposed preliminary plat establishes a total of 282 residential lots, which represents 40.3% of the 700 residential units approved for the PUD. Of the total 282 proposed residential lots, 216 lots are designed for single family detached units and 66 lots are designed for single family attached or paired villa units. The preliminary plat proposes two types of single family detached residential lots; a 5,400 square foot, 45-foot wide lot and a 6,500 square foot, 52-foot wide lot.

Consistent with VICA PUD Binding Master Plan, a third and final subdivision access is provided onto northbound Jacaranda Boulevard; no access to Border Road is required or proposed. In addition, the Phase 2 preliminary plat will connect to two Phase 1A and 1B internal private subdivision streets.

Other proposed improvements in the Phase 2 preliminary plat include a series of internal private streets, stormwater management ponds, preserved wetlands, landscape buffers along Jacaranda Boulevard, Border Road and along the east boundary of the preliminary plat, internal landscaped open space and a variety of utility improvements.

Four off-site improvements are proposed. The first is the restriping of the Jacaranda Boulevard and Border Road intersection consistent with the specification required by the traffic study that was approved as part of the VICA rezone. Consistent with a notation on a preliminary plat drawing, a stipulation is proposed requiring completion of the restriping improvement prior to the issuance of the first certificate of occupancy in the Phase 2 preliminary plat.

The second off-site improvement is a five-foot wide sidewalk, within the right-of-way and along the north side of Border Road. The sidewalk, which will require Sarasota County approval, will connect to the sidewalk along the east side of Jacaranda Boulevard and the intersection of Jacaranda Boulevard and Border Road and extend along Border Road to the eastern boundary of the VICA PUD. The third is optional landscaping improvements in the Jacaranda Boulevard right-of-way which will require Sarasota County approval. The fourth is a proposed modification of a median opening, including a new southbound left turn lane, on Jacaranda Boulevard which will also require Sarasota County approval.

b) Review of Villages of Milano Phase 2 Preliminary Plat:

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 Map 5 (see page 9).

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 Phase 2 preliminary plat.

- **Binding Site Plan:**

The design of any preliminary plat is required to be generally consistent with the VICA Binding Site Plan (See Map 5), which is the case for the Phase 2 preliminary plat. There is one difference between the proposed preliminary plat and the binding master site plan is the design of a portion of an internal private street in the southeast portion of the preliminary plat. On the binding master plan the street in question (Casalino Drive) is laid out along the eastern side of a stormwater pond with area for residential lots only on the east side of the street resulting in the street being located between the residential lots and the stormwater pond. The preliminary plat shifts the private street to the east which results in the rear of residential lots having frontage along the stormwater pond. The proposed design provides a water-front amenity to over 25 paired villa lots while maintaining the required landscape buffer and other open space along the eastern boundary of the VICA PUD.

- **Permitted and accessory land uses:**

The proposed 243 single family detached residential lots and 66 single family attached (paired villas) are permitted uses in compliance with the binding master plan.

- **Maximum density and intensity of development (portion of the PUD):**

The density of the Phase 2 of the VICA PUD is 2.39 units per acre. This portion of the PUD has a higher density than Phase 1A and 1B (1.88 units per acre, including Tract 200) and the overall PUD (1.90 units per acre). This is largely due to the fact that the Phase 2 area has less wetland area compared to the rest of the PUD resulting in a greater percentage of developable land. It is important to note that the cumulative number of approved residential units is being tracked with each preliminary plat. The VICA was approved for a maximum of 700 residential units. Phase 1A and 1B, including Tract 200, has a total of 182 units. With 282 units proposed in Phase 2, there will be a total of 464 units on the portion of the PUD east of Jacaranda Boulevard, or nearly two-thirds (66.3%) of the total number of residential units approved for the VICA PUD.

- **Minimum open space:**

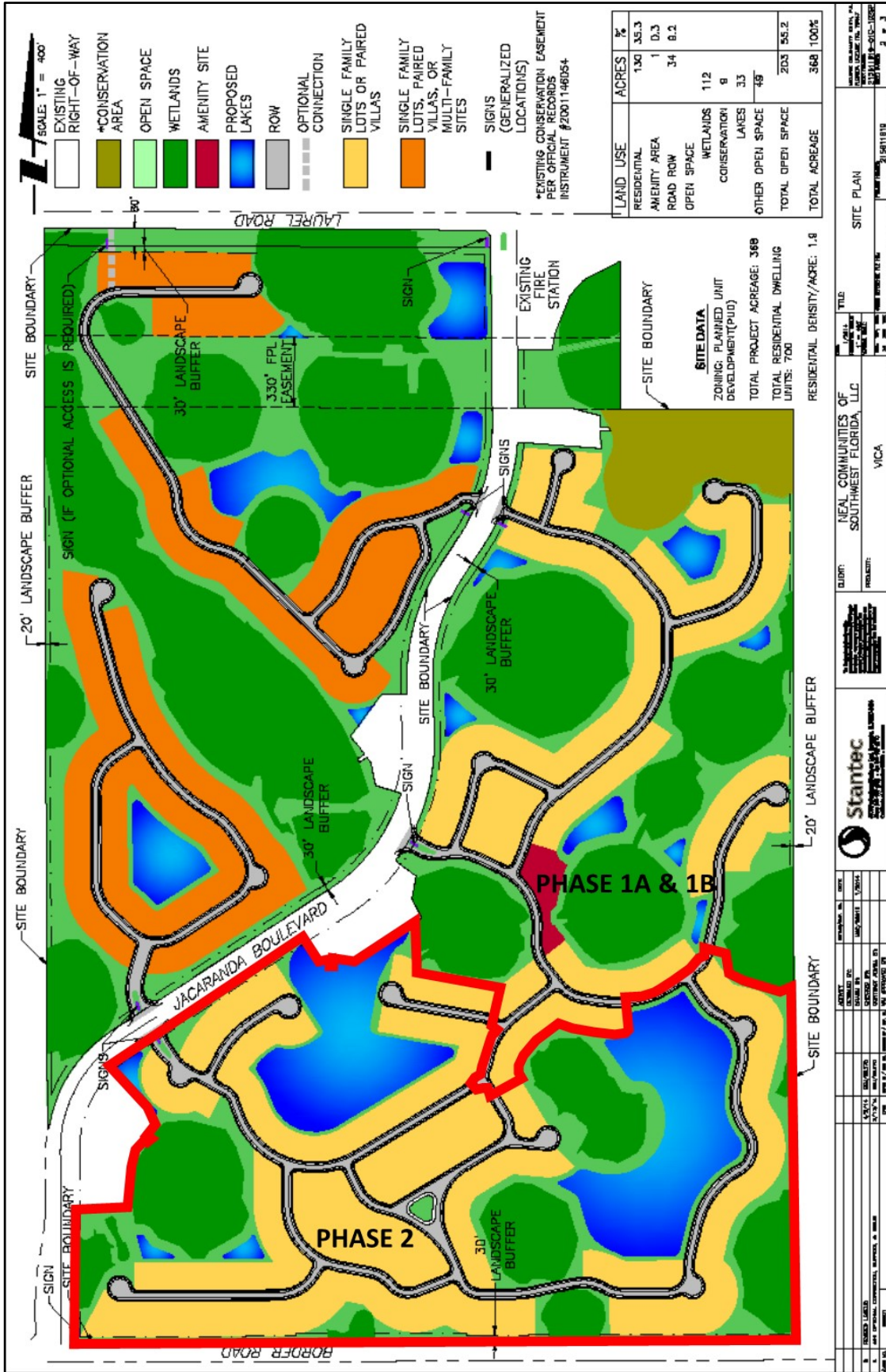
The binding master site plan requires that 55.2% of the land area of the VICA PUD be used as open space. For the Phase 2 preliminary plat, 66.69 acres of open space is proposed, representing 56% of the 118.15-acre preliminary plat. In Phase 1A and 1B and proposed Phase 2 combined, which accounts for all of the area of the VICA PUD east of Jacaranda Boulevard, 58.4% of the area is designated as open space.

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 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.

MAP5: VICA PUD Approved Binding Master Plan



- **Roadway Design:**

The proposed Phase 2 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:**

There are 216 lots in the Phase 2 preliminary plat designed for single family detached residential structures. The proposed single family detached lots in the Phase 2 preliminary plat meet or exceed 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

There are 66 proposed lots designed for single family attached (paired villa) residential structures. The proposed paired villa lots in the Phase 2 preliminary plat meet or exceed each of the following VICA PUD yard and bulk standards.

- Minimum Lot Size: 4,140 square feet
- Lot Width: 36feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Minimum Yards: Front – 20 feet, Side – 5 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:**

Section drawings of the three landscape buffers are on page 6 of the attached VICA PUD Binding Master Plan. The Jacaranda Boulevard and Border Road landscape buffers are allowed an optional six-foot high wall/fence and a berm (no specifications for the berm are provided in the binding master plan). A note below the drawings reads, “Typical buffer requirements will not apply where existing wetlands are to remain.” There are two stormwater ponds adjacent to Jacaranda Boulevard that are located within the Jacaranda Boulevard right-of-way. Staff has determined, for the purpose of required landscape buffering, that stormwater ponds adjacent to a roadway should be treated the same as preserved wetlands adjacent to a roadway. This determination is supported by the site plan drawing in the VICA PUD Binding Master Plan which does not show required landscape buffering between Jacaranda Boulevard and the adjacent stormwater ponds.

The landscape buffer along Jacaranda Boulevard is required to be 30 feet wide; the proposed buffer varies in width between 50 and 30 feet. The portion of the Jacaranda Boulevard buffer north and south of the access street onto Jacaranda Boulevard includes a six-foot wall/fence and berm varying in height from five to six feet.

The landscape plan shows landscaping improvements in the following three areas within the Jacaranda Boulevard right-of-way:

1. Along the entire frontage of the northern Jacaranda Boulevard stormwater pond between the roadway and the pond
2. Along the approximately one-half of the frontage of the southern stormwater pond between the roadway and the pond
3. North of the existing lift station between the roadway and a preserved wetland

As noted above, this landscaping is not considered required landscape buffering. However, due to the fact that the landscaping is proposed in the right-of-way of Jacaranda Boulevard, Sarasota County approval will be required.

The landscape buffer along Border Road is required to be 30 feet wide; the proposed buffer varies in width between 50 and 60 feet. The entire Border Road landscape buffer includes an optional six-foot high wall on a berm varying in height from five to six feet.

The landscape buffer along the eastern boundary is designed at the required minimum width of 20 feet. The VICA PUD Binding Master Plan does not provide for a wall/fence or berm in this required landscape buffer and no wall/fence or berm is proposed.

In addition to the required landscape buffers discussed above, the VICA PUD Binding Master Plan requires one street tree provide on or adjacent to each lot. The landscape plan satisfies this requirement. Finally, non-required trees are proposed on the numerous open space tracts interior to the subdivision.

In summary, the landscape plan meets or exceeds the minimum landscaping standards contained in the VICA PUD Binding Master Plan.

- **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 acknowledges those utility service area designations and the connection to the respective utility systems will be specified in the construction plans for the project.

Detail water utility information in the preliminary plat drawings related to the connection to the existing 12" city water main at the northeast corner of Jacaranda Boulevard and Border Road, and the number and location of water main valves has yet to be finalized to the satisfaction of the Utility Department. As such, the Utility Department has requested the following stipulation to

make clear the referenced water utility information contained in the preliminary plat drawings required additional review and approval by the Utility Department.

The final number and location of water main valves, and the final design of the connection to the existing 12" city water main at the northeast corner of Jacaranda Boulevard and Border Road will be approved by the Utility Department as part of the construction plan review.

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

The Villages of Milano Phase 2 preliminary plat 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 Phase 2 preliminary plat has further been found consistent with the approved VICA PUD and is therefore consistent with the comprehensive plan.

Finding of Fact (comprehensive plan):

The Villages of Milano Phase 2 preliminary plat 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 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 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 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 Phase 2 preliminary plat 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. Since sanitary sewer service will be provided by Sarasota County via the Curry Creek Improvement District, the Sarasota County Utility Department provided a concurrency review for sanitary sewer service and not capacity-related utility deficiencies were identified.

Department	Facility	Project’s Estimated Impact	Status
Utilities	Potable Water	525.3 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	525.3 ERUs	Concurrency confirmed by City of Venice and Sarasota County Utility Departments
Public Works	Solid Waste	2,924 pounds/day	Concurrency confirmed by Public Works Department
Public Works	Parks & Recreation	479 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 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 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 Villages of Milano Phase 2 preliminary plat 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 Phase 2 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 the Planning Commission to take action on Preliminary Plat Petition No. 16.1PP.