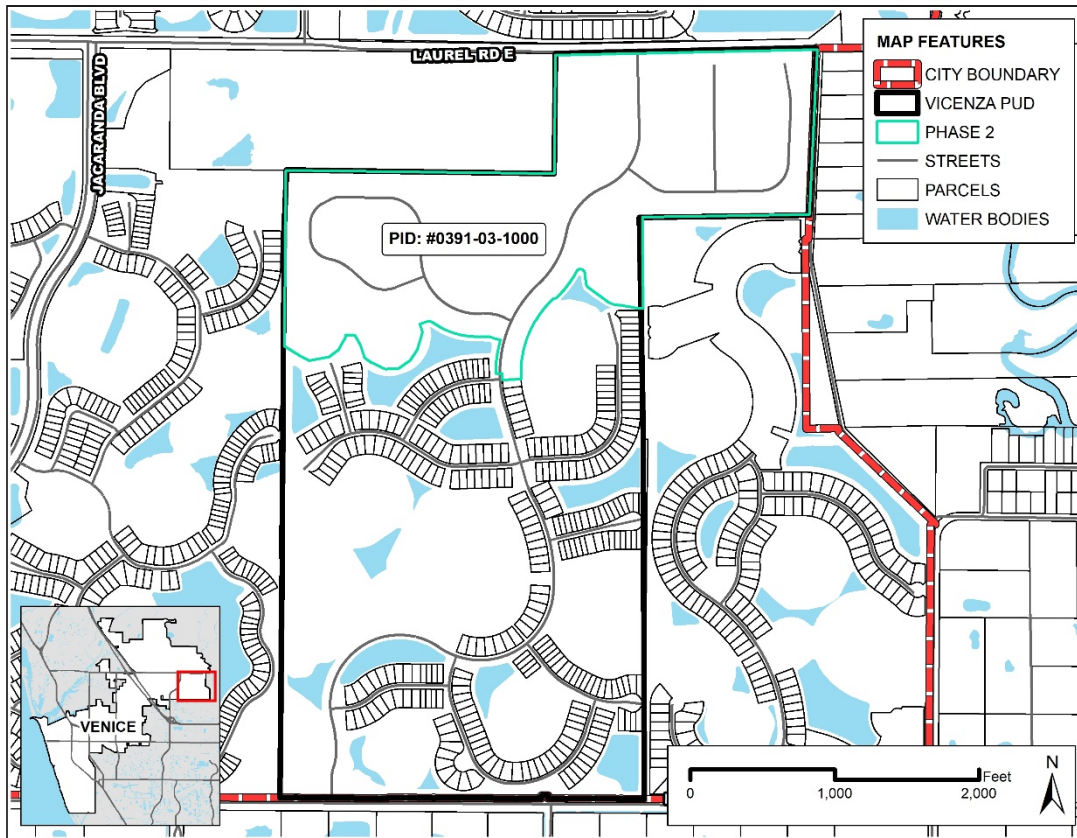




PRELIMINARY PLAT STAFF REPORT VICENZA (SJMR PUD)

October 6, 2020
20-20PP



GENERAL INFORMATION	
Petition Number:	20-20PP
Address:	Between Border and Laurel Roads, east of Jacaranda Boulevard
Request:	Platting 228 residential units, comprised of a mix of single family detached home and paired villas.
Owners:	Pamlico Point Management, LLC
Agent:	D. Shawn Liens, P.E.
Parcel ID:	0391031000
Property Size:	105.73 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood

ASSOCIATED DOCUMENTS

- A. Application Information (completed petition)
- B. Preliminary Plat Plans
- C. Landscape Plans
- D. Binding Master Plan

I. BACKGROUND INFORMATION

Based on a review of city records, the following is an outline of relevant past development activity on the subject property.

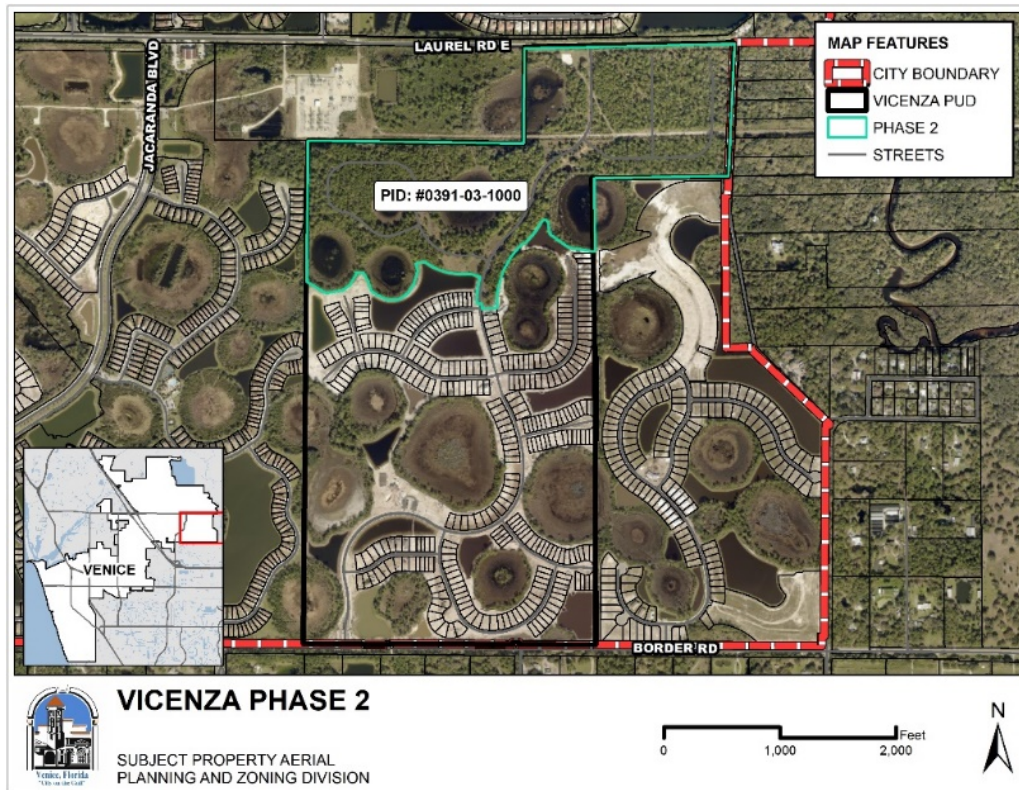
- The SJMR Planned Unit Development (PUD) was approved in April of 2018 through zoning map amendment ordinance no. 2018-11, allowing attached and detached single family residential uses throughout the development.
- A preliminary plat for Vicenza Phase 1 was approved in December of 2018, consisting of 311 single family units.
- An amenity center for the PUD was approved in 2019, which included all entry features and associated improvements.
- The subject petition was submitted on April 13, 2020.

II. PROJECT DESCRIPTION

The subject property is Phase 2 of Vicenza, part of the SJMR PUD. The preliminary plat request for this phase proposes a mix of 105 Type A (larger single-family) lots, 77 Type B (smaller single-family) lots, and 46 Type C (paired villa) lots, for a total of 228 dwelling units. The total density for this phase will be 2.16 dwelling units per acre; this plat brings overall density in the PUD to 1.85 dwelling units per acre. Combined with the previously approved 311 residential units, this plat brings the total number of units to the exact maximum allowed by the Binding Master Plan. No additional amenity areas are proposed through this petition, and the land uses proposed will maintain nearly 62% of the land as open space within the PUD overall. A twelve-foot multi-use recreational trail (MURT) will be provided along Laurel Road, intended to connect with nearby developments. This phase includes one vehicular access point along Laurel Road, along with gates and signage.

	Number of Units (% of total allowed)	Open Space (% of total land area)
Phase 1	311 (58%)	117.2 (40.1%)
Phase 2	228 (42%)	63.3 (21.7%)
Total	539 (100%)	180.5 (61.8%)

III. Existing Conditions



Site Photos

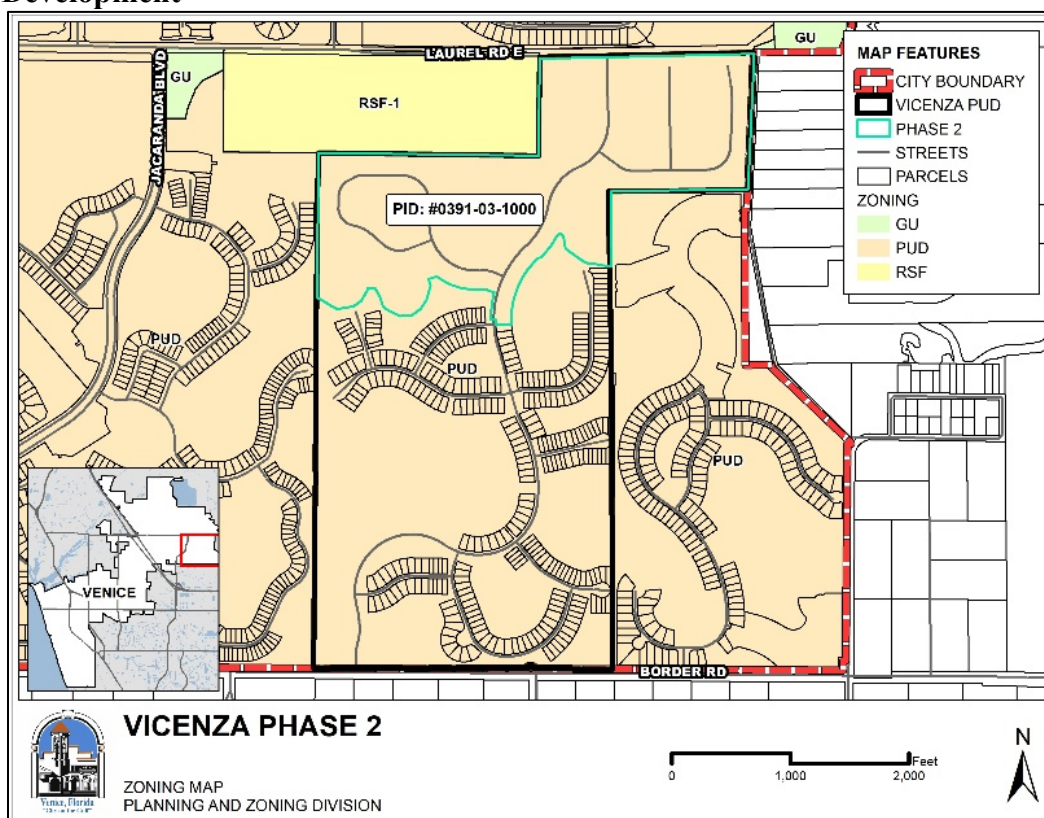




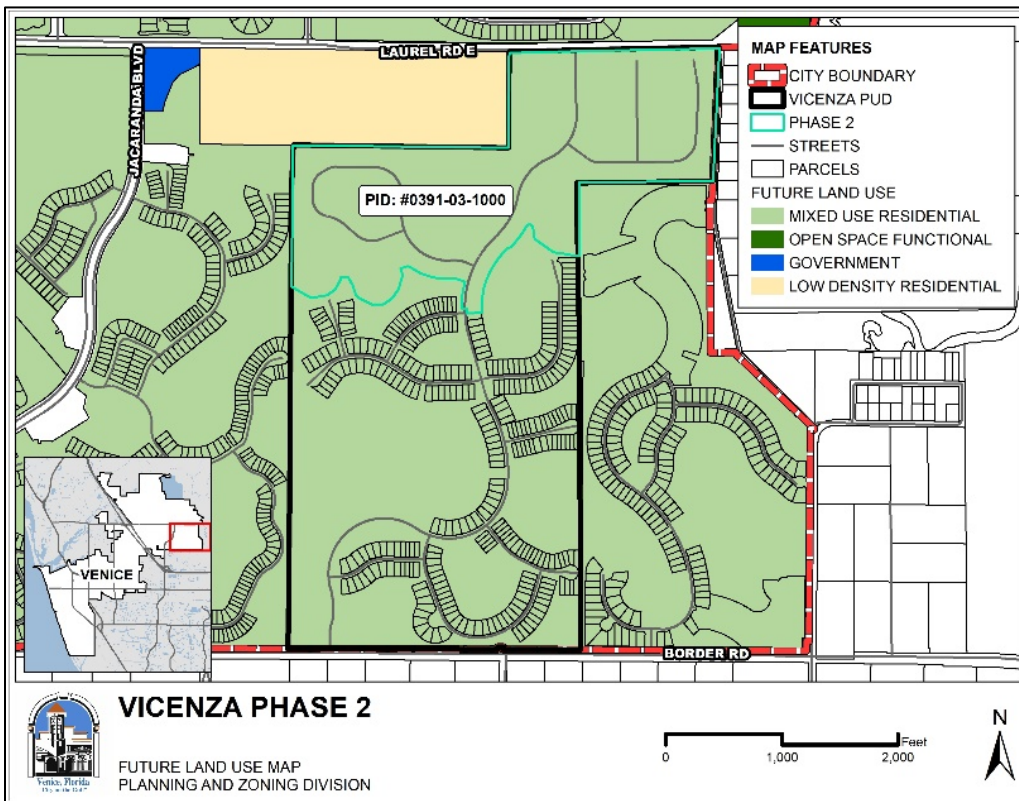
Zoning and Future Land Use

This property is zoned Planned Unit Development (PUD) and is surrounded by PUD zoning on all four sides, except in the northwest, where lies a property owned by Florida Power and Light (FPL) that is zoned RSF-1. To the north across Laurel Road is the Venetian Golf and River Club (VGRC) PUD. To the east is the Woodlands PUD, and to the west is the Milano PUD. Likewise, the surrounding future land uses are all mixed use residential for parcels zoned PUD, with a Low Density Residential designation on the FPL properties. To the south lies Phase 1 of Vicenza (SJMR PUD).

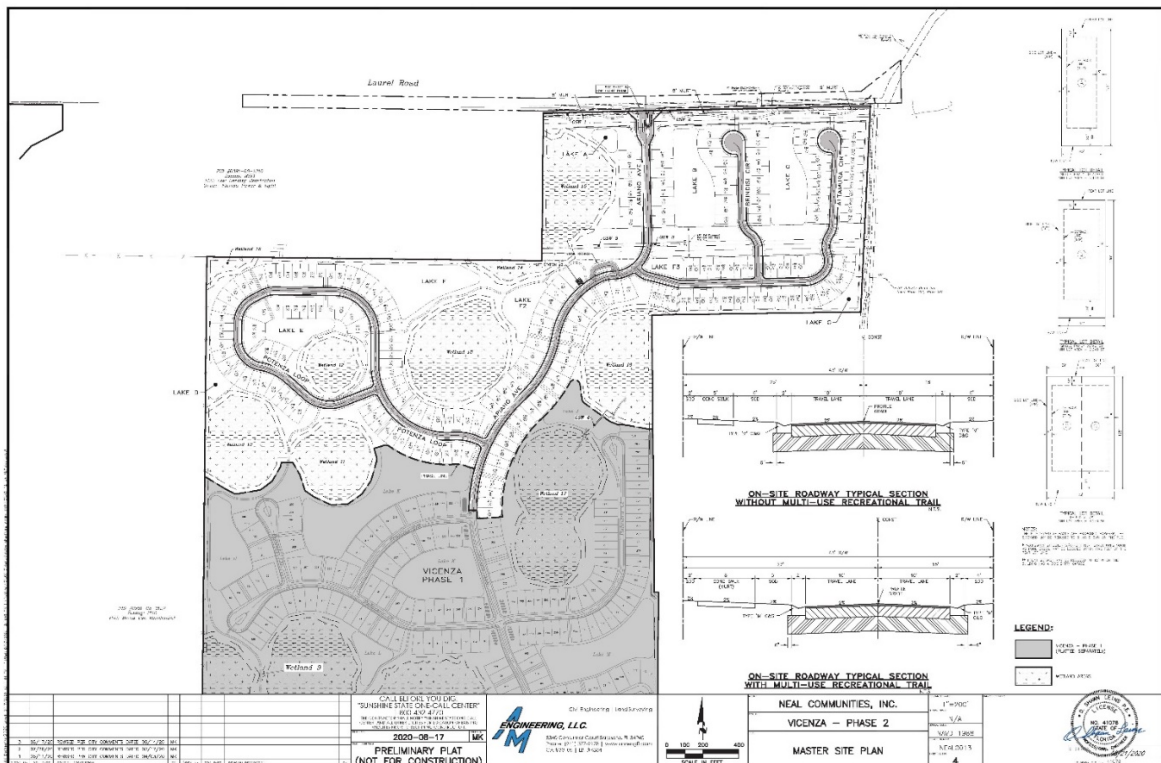
Planned Unit Development



Mixed Use Residential



Preliminary Plat Plan



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential and utilities (VGRC and FPL)	Planned Unit Development (PUD) and Residential Single-Family 1 (RSF-1)	Mixed Use Residential (MUR) and Low Density Residential (LDR)
West	Residential (Milano PUD)	PUD	MUR
South	Residential (SJMR PUD)	PUD	MUR
East	Residential (Woodlands PUD)	PUD	MUR

IV. PLANNING ANALYSIS

In this section of the report, analysis of the subject preliminary plat petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the approved PUD and the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

The SJMR PUD is located within the 2,827-acre Northeast Neighborhood, which contains mostly residential development. The Comprehensive Plan provides minimal strategies related to the subject petition. A review of the Comprehensive Plan does not indicate any Intents, Visions or Strategies with which the proposed petition would conflict. The applicant has provided an updated analysis of consistency with the 2017-2027 Comprehensive Plan; this analysis notes that the design of this project satisfies the strategies in the Land Use Element and Northeast Neighborhood Element that relate to Mixed Use Residential Development, including density, open space connectivity, and wildlife corridors. The applicant has also addressed Strategy LU 1.2.14 regarding connectivity in mixed use areas through the provision of a multi-use recreational trail along Laurel Road.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

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 the SJMR PUD and the Land Development Code

PUD Compliance

The following table was provided by the applicant, and it does accurately portray the standards contained within the PUD.

	SINGLE FAMILY DETACHED	SINGLE-FAMILY ATTACHED
Minimum Lot Size	4,500 SQFT	4,140 SQFT
Lot Coverage	None	None
Lot Width	40 FT	36 FT
Front Setback	20FT or 15FT w/ Side-Entry Garage	20 FT
Side Setback	5 FT	5 FT, 0FT Interior-Side
Rear Setback	10 FT	10 FT
Accessory Structure Setback	5 FT from Rear Property Line	5 FT from Rear Property Line

The proposed plat for 228 residential units and associated improvements has been reviewed for consistency with the approved PUD and has been deemed compliant. Again, the density for Phase 2 will be 2.16 dwelling units per acre (du/ac), and the cumulative unit density for Vicenza will be 1.85 dwelling units per acre (du/ac) with this plat. The PUD sets a limit on the number of units, rather than density, and the proposed plat for this phase does not exceed the allowed number of units.

Stipulations included with zoning map amendment ordinance 2018-11 were addressed through this petition. The primary effects of these stipulations were the inclusion of the 8-foot Multi-Use Recreational Trail and the provision of appropriate environmental protections.

This phase of development touches the northern, eastern, and western perimeters of the PUD, and will conform to the approved buffers Type A – East and West Property Line (no FPL easement) and Type B – Laurel and Border Road Typical (no FPL conflict). Signage conforms to the existing standards for ground signs in the PUD, and the location is consistent with the approved location in the Binding Master Plan.

LDC Compliance

The subject petition has been processed with the procedural requirements to consider a preliminary plat. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

The proposed preliminary plat complies with all sections of the LDC related to planned unit developments, including permitted uses, land area, height, and density. The only modifications to the LDC in this petition are those approved in the SJMR Binding Master Plan, namely, the reduction of perimeter setback requirements and roadway width requirements.

It is important to note that although an applicant is required to submit a landscape plan as part of a preliminary plat, there are no general code standards that apply to the provided plan. There are also no requirements for landscape elements such as street trees or entryway plantings, and buffer landscaping is regulated through the PUD. The only code standards applicable are those related to the PUD zoning district. No inconsistencies have been identified with the LDC.

Conclusions / Findings of Fact (Compliance with the PUD and the Land Development Code):

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

Concurrency/Mobility

Regarding public facilities concurrency, no additional residential units are proposed beyond the allowed maximum, and therefore no additional impacts will result from this amendment.

An analysis of transportation concurrency for the SJMR PUD was provided for Petition No. 17-13RZ and summarized by the applicant in the submittal for the subject preliminary plat petition. The City's transportation consultant reviewed the application materials and indicated additional trips were due to the mix of residential units. However, the number of units is consistent with the original approval and therefore no additional issues have been identified regarding transportation.

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.

Conclusions/Findings of Fact (Mobility):

The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.

V. CONCLUSION

Planning Commission Report and 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. 20-20PP.