

Villages of Milano Replat of Tract 200

Preliminary Plat Amendment

Petition No. 14-3PP.1

Project Owner and Agent:

Owner: Neal Communities of SW FL, LLC.

Agent: Melanie Smith, Stantec Consulting Services, Inc.



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Summary of Petition (page 1 staff report)

Applicant: Neal Communities of SW FL, LLC **Agent:** Melanie Smith, Stantec Consulting Services, Inc.

Parcel ID#: 0391-03-0156

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:

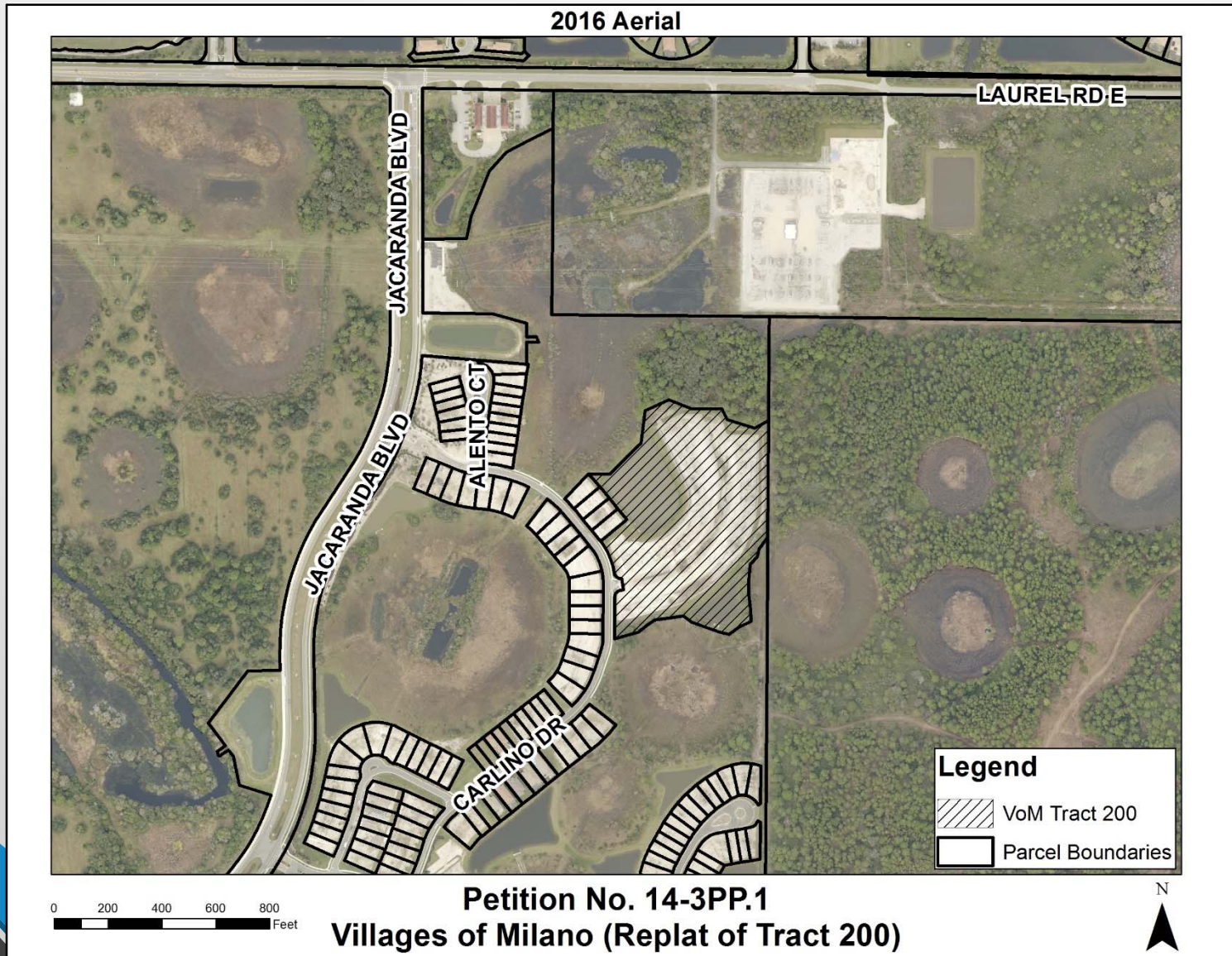
- 1) The subject area (Tract 200) was not part of the approved Villages of Milano Phase 1A and 1B preliminary plat. Tract 200 was established with the Phase 1A and 1B final plat as an unimproved Tract. The subject petition amends the Villages of Milano Phase 1A and 1B preliminary plat by adding the proposed 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)

Aerial Photograph/Existing Land Use (Map 1 staff report)



Surrounding Property Information (Page 3 staff report)

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

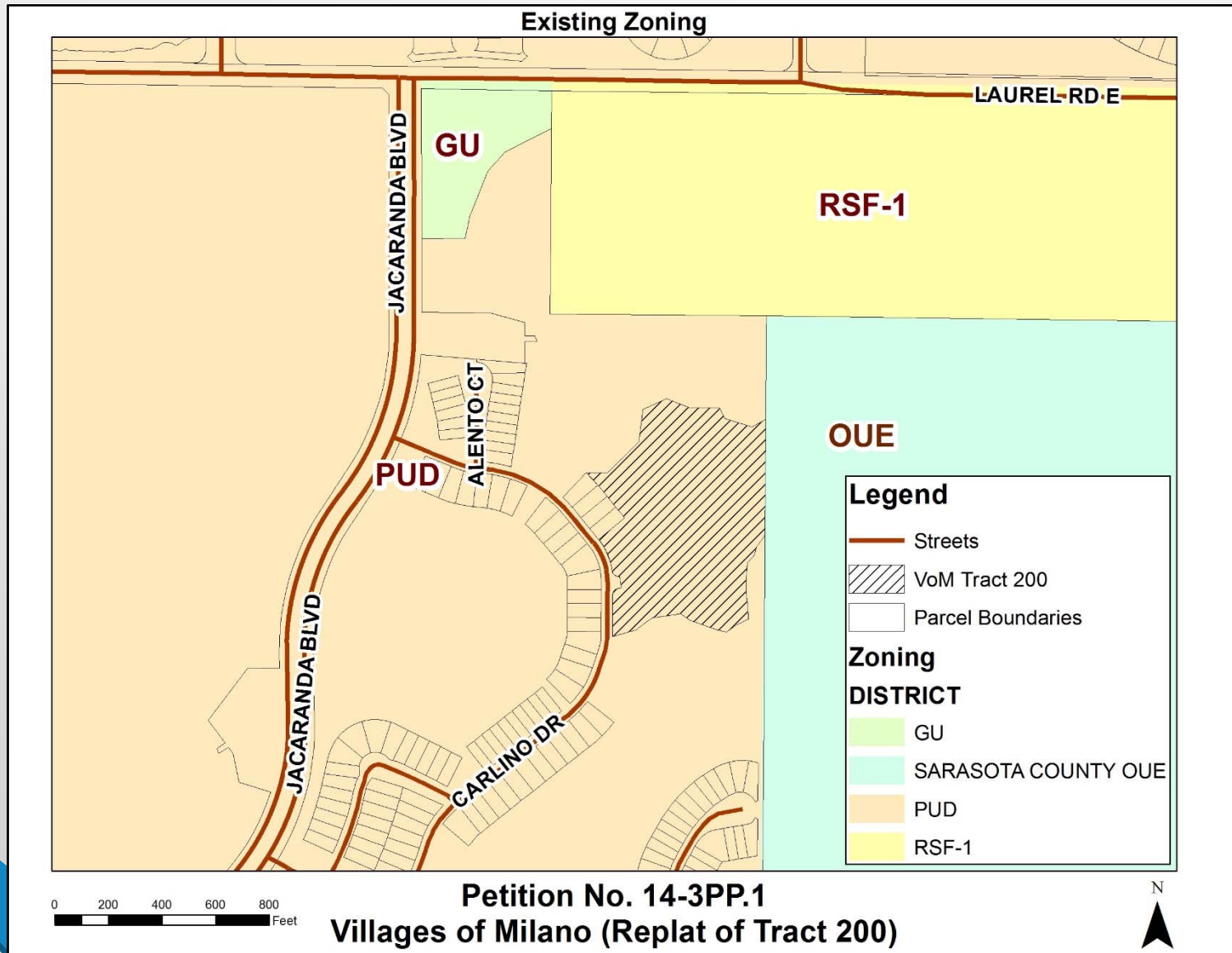


View of Tract 200 from an existing street in abutting Villages of Milano Phase 1A and 1B



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

Existing Zoning Map (Map 3 staff report)



Approved Binding Master Site Plan (Map 6 staff report)



Compliance with the VICA PUD

- **Master site plan** (Page 8 staff report)

The proposed design is consistent with the design of the binding master site plan

- **Permitted and accessory land uses** (Page 8 staff report)

The proposed 27 single family detached residential lots are permitted use by the binding master plan

- **Yard and bulk standards** (Page 10 staff report)

The proposed lots comply with the minimum lot area, lot width and yard (setback) standards

Compliance with the VICA PUD

- **Architecture** (Page 11 staff report)

The require Northern Italian architectural design will be confirmed during the review of building permits

- **Roadway design** (Page 10 staff report)

The design with 43-foot ROW, 10-foot travel lanes, 5-foot sidewalk on one side of street and 2-foot curbing is in compliance with the approved roadway design

- **Provision of City water and Sarasota County sewer** (Page 11 staff report)

The preliminary plat acknowledges the utility service area designations

Compliance with the VICA PUD

- **Stormwater management** (Page 11 staff report)

Post-development runoff may not exceed pre-development runoff for a 24-hour, 25-year storm event; compliance will be verified by Engineering Dept. during review of construction plans

- **Landscaping and buffering** (Page 10 staff report)

Required landscape buffer along PUD eastern boundary and street trees (one per lot) are in compliance with binding master plan specifications



Compliance with LDC Subdivision Standards

(Pages 11-12 of the staff report)

The proposed preliminary plat was reviewed by all members of the Technical Review Committee (TRC) and found in compliance with all applicable provisions of the LDC Subdivision Standards contained in Sections 86-230 through 86-233.

Concurrency Review

(Pages 12-13 of the staff report)

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

Staff Findings of Fact

(Page 13 of the staff report)

- 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.

Stipulation

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Preliminary Plat Amendment Petition No. 14-3PP.1
Planning Commission Action

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 Preliminary Plat Amendment Petition No. 14.3PP.1.

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