

Villages of Milano Phase 2
Preliminary Plat Petition No. 16-1PP

Project Owner and Agent:

Owner: Neal Communities of SW FL, LLC.

Agent: Melanie Smith, Stantec Consulting Services, Inc.



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Applicant: Neal Communities of SW FL, LLC.

Agent: Melanie Smith, Stantec Consulting Services, Inc.

Parcel ID #: 0392-00-1000

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:

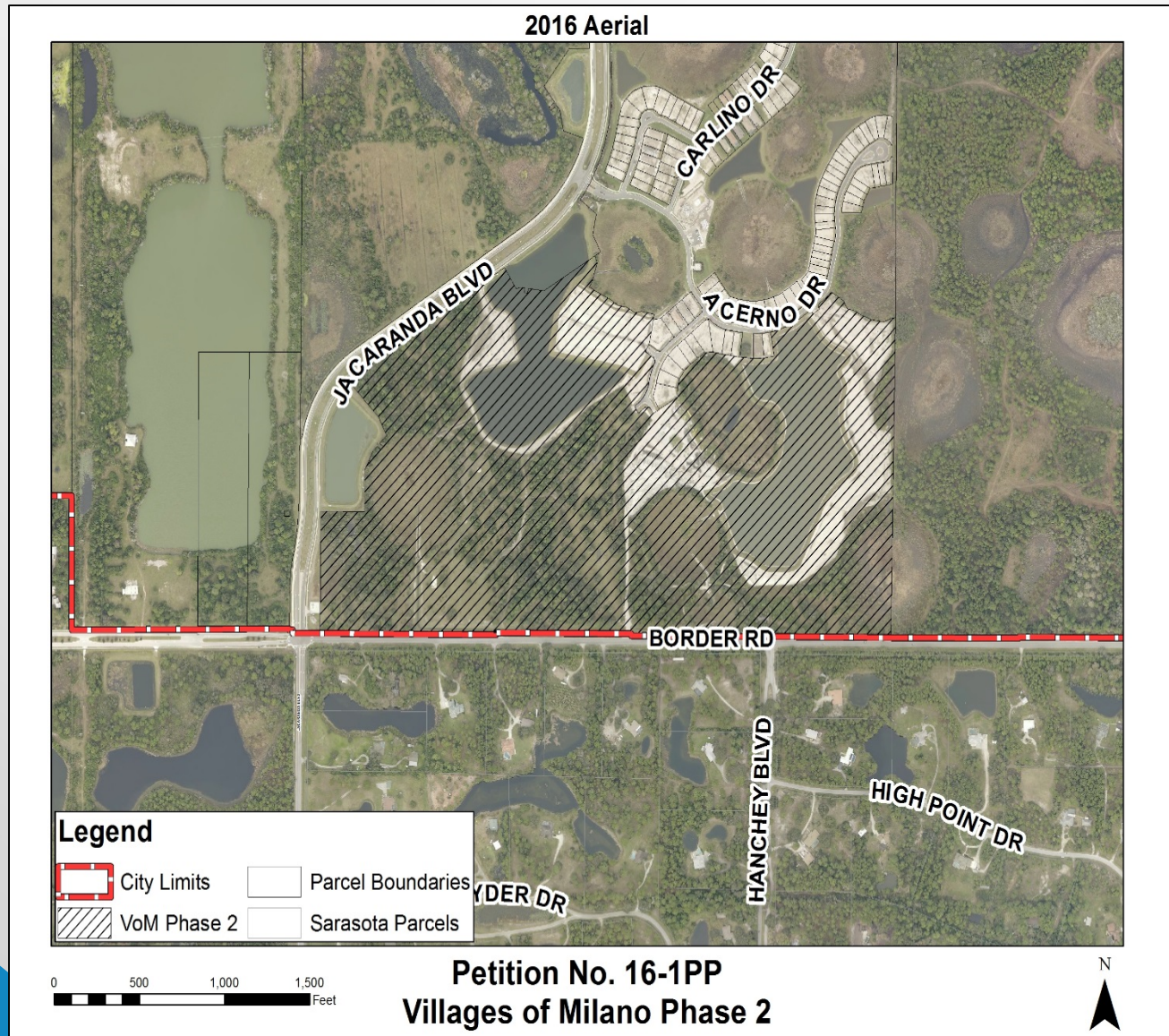
- 1) The subject preliminary plat completes the preliminary platting on the east side of Jacaranda Boulevard. The Phase 2 preliminary plat accounts for 32.1% of the total land area of the VICA PUD and 40.3% of the 700 residential units approved for the PUD.
- 2) The Phase 2 preliminary plat includes 282 total lots of which 216 are designed for single family detached units and 66 for single family attached paired villa units.
- 3) Other improvements include private streets, including one that provides access to Jacaranda Boulevard, stormwater management system and water and sewer utilities.
- 4) 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.
- 5) 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.

Stipulation(s):

- 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.

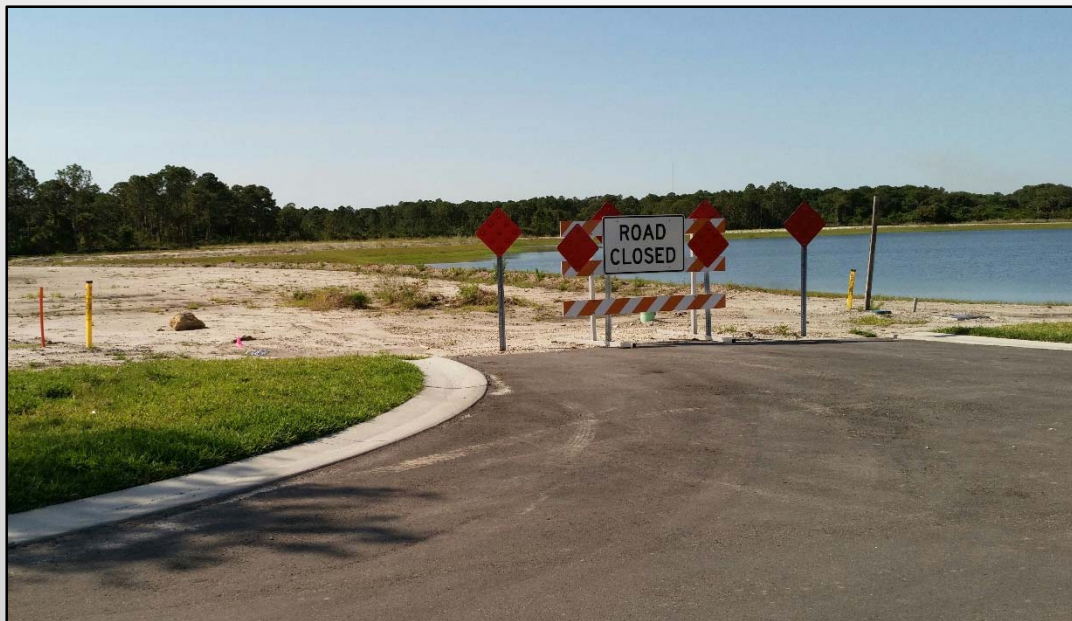
Attached Exhibits: Exhibit A: VICA Binding Master Plan (adopted by Ordinance No. 2014-16)

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

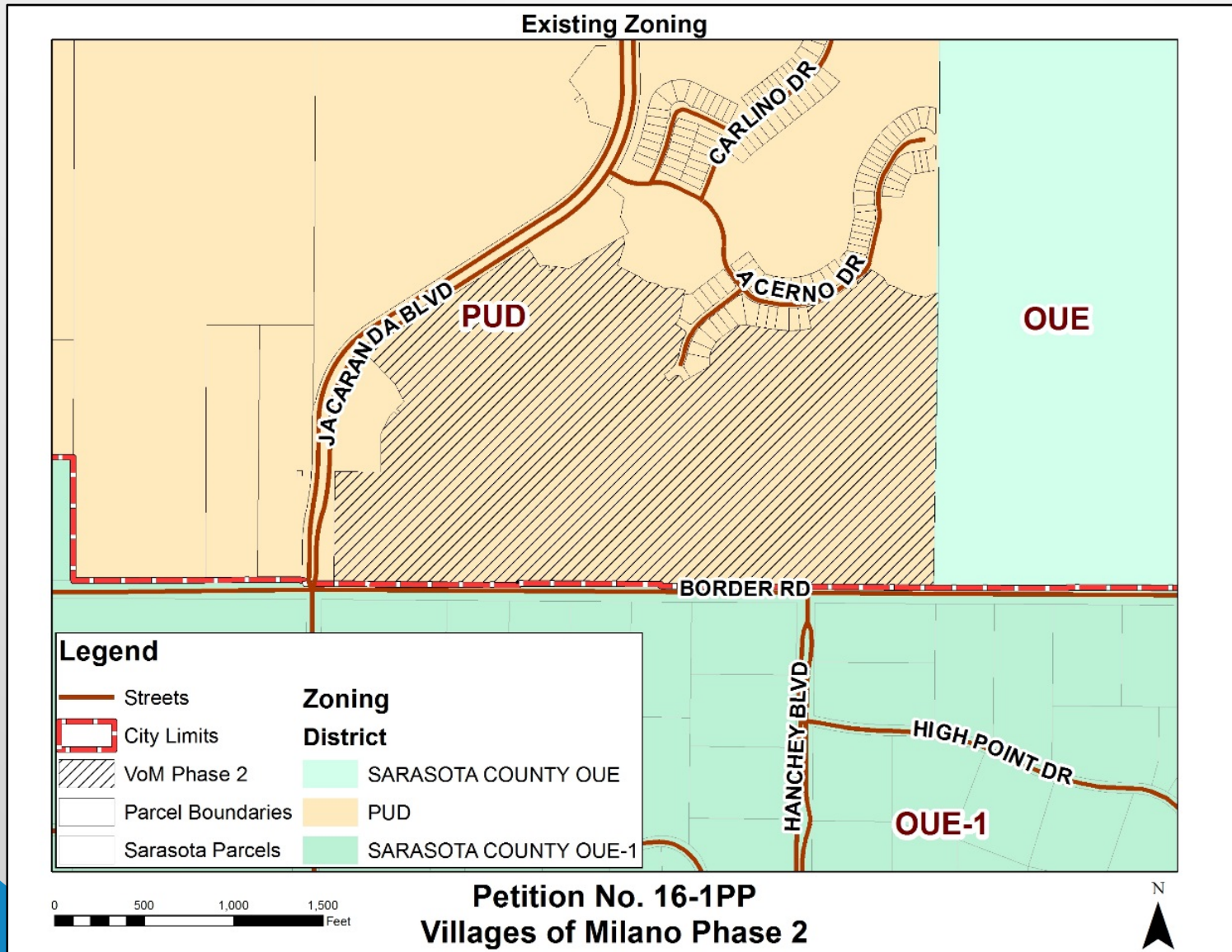


Surrounding Property Information (Page 2 staff report)

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



Existing Zoning Map (Map 3 staff report)



Approved Binding Master Site Plan (Map 5 staff report)



Compliance with the VICA PUD

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

The layout of one section of a street (Casalino Drive) is modified to allow lots to have water frontage. Overall, 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 216 single family detached residential and 66 paired villa lots are uses permitted 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

- **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

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

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

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

- **Provision of City water and Sarasota County sewer** (pages 11 and 12 staff report)

The City of Venice Utility Department has requested the following stipulation:

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.

Compliance with the VICA PUD

(Pages 7-11 of the staff report)

- **Landscaping and buffering (pages 10 and 11 staff report)**
 - **Required landscape buffers are provided along Jacaranda Boulevard, Border Road and the east boundary of the VICA PUD.**
 - **The design of the landscape buffers meets or exceeds the PUD standards.**
 - **A street tree is provided for each lot as required by the PUD.**
 - **Optional landscaping is proposed in three sections of the Jacaranda Boulevard ROW. The developer will need to obtain Sarasota County approval of the landscaping in the county ROW.**



Compliance with LDC Subdivision Standards

(Pages 12-13 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	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

Concurrency Review

(Pages 12-13 of the staff report)

- **The approved VICA traffic study identified the need to restripe the intersection of Jacaranda Boulevard and Border Road (Jacaranda Boulevard, south of Border Road).**
- **The approved Developer's Agreement assigned this improvement to the developer.**
- **A stipulation requires the completion of the restriping improvement prior to the issuance of the first Certificate of Occupancy for a residential unit in Phase 2.**

Staff Findings of Fact

(Page 14 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 Phase 2 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.

Stipulations

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Villages of Milano Phase 2
Preliminary Plat Petition No. 16-1PP
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 on Preliminary Plat Petition No. 16-1PP.

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