

POLICY 8.2 ANALYSIS

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. Land use density and intensity.
The proposed 10.42 acre commercial designated parcel is limited to 2% of the 503.9 acre PUD, or 40% of the maximum commercial permitted in the PUD. The provision of commercial services in the area will limit trip lengths and allow for multimodal connection to those services by the neighborhood and other nearby properties. The commercial parcel is located so as to mitigate impacts to adjacent and nearby properties with separation from surrounding properties by an FPL easement (south), open space (west), Laurel Road (north) and Jacaranda Boulevard (east).
- B. Building heights and setbacks.
The proposed PUD Amendment does not seek to change the currently approved building heights for the Milano PUD. Setbacks will be a minimum of one (1) times the building height from the perimeter of the PUD.
- C. Character or type of use proposed.
The proposed commercial use is compatible with the surrounding neighborhood, consistent with development patterns in the area, and will provide convenient access to commercial services for the neighborhood.
- D. Site and architectural mitigation design techniques.
Site and architectural mitigation design techniques, including extensive building setbacks, limitation of building heights, landscape buffering, and open space have been provided to ensure compatibility.

Considerations for determining compatibility shall include, but are not limited to, the following:

The proposed use is not incompatible, nevertheless, the following responses are offered;

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The proposed commercial use with its extensive separation from nearby single-family homes is compatible. Moreover, single-family neighborhoods will benefit from the provision of such services.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
The proposed commercial use with its extensive separation from nearby single-family homes is compatible. Moreover, single-family neighborhoods will benefit from the provision of such services.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not applicable.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The intensity of the proposed use is significantly below the maximum intensity of commercial uses within the PUD and compatible with the existing uses in the PUD.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

The proposed use is not incompatible, nevertheless, the following responses are offered;

- I. Providing open space, perimeter buffers, landscaping and berms.
Open Space, perimeter buffering, landscaping and berms are provided to ensure compatibility.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
Sources of light, noise mechanical equipment, refuse areas, delivery and storage are adequately screened to ensure compatibility.
- K. Locating road access to minimize adverse impacts.
Road access to the property has been designed to minimize impacts.
- L. Adjusting building setbacks to transition between different uses.
The proposed development meets or exceed the building height setbacks of one (1) times the building height previously established for the PUD.
- M. Applying step-down or tiered building heights to transition between different uses.
Building height limits have been previously established for the PUD and are appropriate to ensure compatibility between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.
The proposed intensity of the commercial parcel combined with the setback and buffering requirements will ensure an appropriate transition between land uses.