



DEVELOPMENT SERVICES DEPARTMENT - PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 www.venicegov.com

CITY OF VENICE

PUD ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-130 for Planned Unit Development district submittal requirements. After this application package is deemed complete, any new development will be scheduled for a Pre-Hearing Conference at the Planning Commission (Section 86-130(t)(4)).

Project Name: Milano PUD

Brief Project Description: Amendment to current Milano PUD to add additional access point for 36 acre parcel at northwestern portion of milano PUD, and add supplemental development standards for 36 acre parcel.

Address/Location: Laurel Road

Parcel Identification No.(s): 0389-00-1001 and 0389-00-1000

Proposed Numbers/Types of Dwelling Units: 1,350 (no change)

Parcel Size: 527 +/- acres

Current Zoning Designation(s): PUD

FLUM Designation(s): Mixed Use Residential-Northeast

Fee: The Zoning Administrator determines if a project is a minor or major amendment. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400:

☐ New \$4732 ☐ Major Amendment to PUD \$2300 ☐ Minor Amendment to PUD \$533

Additional fees: Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing. If these fees are not paid, approvals and further City of Venice permits are subject to delay.

BILL TO: ☐ APPLICANT ☐ AGENT (SELECT ONE)

Applicant/Property Owner Name: Border and Jacaranda Holdings, LLC

Address: 5800 LAKEWOOD RANCH BLVD, SARASOTA, FL, 34240

Email:

Phone:

Design Professional or Attorney: Chris Fisher, P.E., Clearview Land Design, P.L.

Address: 3010 W. Azele St, Suite 150, Tampa, FL 33609

Email: Chris.Fisher@clearviewland.com

Phone: 813-223-3975

Authorized Agent (1 person to be the point of contact): Jeffery A. Boone, Esq.

Address: 1001 Avenida Del Circo, Venice, FL 34285

Email: jboone@boone-law.com

Phone: (941) 488-6716

Petition No. 19-41 RZ

Fee: 2cks: \$1000 + \$2300

Neal Communities of SW. FL

Staff Use Only

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Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

☒ **Application:** (15 copies)

☒ **Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. All modifications to PUD standards must be listed with each applicable Section of Code (15 copies).

☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. *The legal description for each parcel must be submitted in text format and will be verified by a consultant.*

☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy).

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy).

☒ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:**

☒ **Concurrency Application and Worksheet:** (15 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. N/A

☒ **School Concurrency:** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). N/A

☒ **Public Workshop Requirements:** (Section 86-41) ☐ Newspaper advertisement ☐ Notice to property owners ☐ Sign-in sheet ☐ Written summary of public workshop (1 copy)

☒ **Common Facility Statements:** if common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). N/A

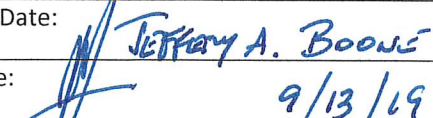
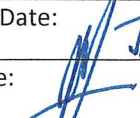
☒ **Planning Commission Considerations/Findings:** Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/findings(15 copies):

a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare; n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning; o. Whether the change suggested is out of scale with the needs of the neighborhood or the city; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

☒ **Master Plan** containing the following (15 copies): 1. The title of the project and the names of the professional project planner and the developer; 2. Scale, date, north arrow and general location map; 3. Boundaries of the property involved, and all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.; 4. Master plan locations of the different uses proposed, by dwelling types, open space designations, recreational facilities, commercial uses, other permitted uses, and off-street parking and off-street loading locations; 5. Master plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; 6. Tabulations of total gross acreage in the development and the percentages thereof proposed to be devoted to the several dwelling types, other permitted uses, recreational facilities, streets, parks and other reservations; 7. Tabulations demonstrating the relationship of the development to proposed land use intensity and proposed numbers and types of dwelling units; 8. Where required by the planning commission, an ecological survey in accordance with the standards of the state department of environmental protection and the water and navigation control act of the county, as they may from time to time be amended.

If the PUD zoning map amendment is approved, after all public hearings a final Binding Master Plan with any revisions will be required.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property d hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date:  Jeffrey A. Boone	Applicant Name & Date:
Authorized Agent Signature:  9/13/19	Applicant Signature:

Milano PUD Amendment Project Narrative & Comprehensive Plan Consistency Analysis

The Milano PUD is 527 +/- acre property located south of Laurel Road, north of Border Road, and bisected by the Jacaranda Boulevard Extension. The property is located within the Northeast Neighborhood of the Comprehensive Plan and has a Future Land Use Designation of Mixed Use Residential (MUR). The Milano PUD approved by Ordinance No. 2017-25 is a residential community consisting of detached single-family homes, paired villas, multi-family homes, amenity centers and open space. The density approved for the Milano PUD is up to 1,350 dwelling units.

This proposed amendment to the current Milano PUD, consists of changes which are all located within the approximately 36 acre development pod at the northwest corner of the Milano PUD. The changes are limited to the addition of one access point along Laurel Road, the addition of an Amenity Area, and the addition of alternative roadway sections to allow for on-street parking.

The proposed amendment to the Milano PUD plan remains consistent with all applicable elements of the City's updated 2017 Comprehensive Plan. Specifically, the proposed amendment to the Milano PUD is consistent with *Land Use Element and Northeast Element Strategies LU 1.2.16, LU 1.2.17, and LU NE 1.1.1.A and C.*, with respect to density and open space; with *Open Space Element Intents OS 1.1, OS1.2, OS 1.3, OS1.4, OS 1.5 and OS 1.6* with respect to open space uses, wetlands, native habitats and open space corridors; and, with *Land Use Element Intent LU 4.1.*, with respect to transitional strategies related to compatibility (Policy 8.2), as evaluated below.

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:

- A. Land use density and intensity.
There are no proposed changes to the currently approved uses. Therefore, they remain compatible with the existing neighborhoods.
- B. Building heights and setbacks.
There are no proposed changes to the currently approved Milano PUD concerning building heights and setbacks, and the building heights and setbacks are compatible with the existing neighborhoods.
- C. Character or type of use proposed.
There is no proposed change to the character or type of use proposed.
- D. Site and architectural mitigation design techniques.
The proposed site and architectural design of the proposed development is consistent with existing neighborhoods.

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

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The proposed uses are consistent and compatible with single-family neighborhoods.

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- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Not applicable.

- 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 density and intensity of the proposed uses will be remain unchanged

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

The proposed development does not create any potential incompatibility.

- I. Providing open space, perimeter buffers, landscaping and berms.

The proposed

Not applicable.

- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Not applicable.

- K. Locating road access to minimize adverse impacts.

The additional proposed access will lessen impacts to nearby neighbors as compared to the currently approved access plans.

- L. Adjusting building setbacks to transition between different uses.

Not applicable.

- M. Applying step-down or tiered building heights to transition between different uses.

Not applicable.

- N. Lowering density or intensity of land uses to transition between different uses.

Not applicable.

List of Changes-Milano PUD Amendment

The proposed amendments to the Milano PUD are all limited to the 36 acre property at the northwest corner of the Milano PUD. The proposed changes are as follows:

1. Modification to add an additional access point on Laurel Road at the northwest of the Milano PUD.
2. Addition of project signage at new access point and revision to Binding PUD text to clarify signage is permitted at new access point.
3. Addition of an Amenity Area, and revision to Site Data table to reflect addition of Amenity Area.
4. Addition of alternative roadway sections to allow for parking within right-of-way.
5. Minor modification to conceptual configuration of stormwater ponds.

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Sec. 86-47. - Amendments to the land development code.

(f) *Contents of planning commission report.*

- (1) *Rezoning amendments.* When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.

The proposed PUD amendment is consistent with all applicable elements of the Comprehensive Plan.

- b. The existing land use pattern.

The proposed PUD amendment does not seek to significantly change the land use pattern, and the proposed land use pattern remains compatible with the surrounding area.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The proposed PUD amendment does not seek to significantly change the land use pattern, and therefore will not create an isolated district unrelated to adjacent and nearby districts.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The proposed PUD amendment does not seek to increase the density already approved for the property.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The proposed PUD amendment does not seek to change the existing district boundaries.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The proposed change is necessary to provide a secondary access to the 36 acre parcel at the northwest corner of the Milano PUD, and to relocate the primary access so as to minimize impacts on adjacent properties.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

The proposed PUD amendment will not adversely influence living conditions in the neighborhood.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed change will not create or increase traffic congestion as no increase in the total number of residential units is proposed.

- i. Whether the proposed change will create a drainage problem.

The proposed change will not create a drainage problem.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed change will not seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed change will not adversely affect property values in the adjacent area.

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- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed change will not be a deterrent to the improvement of adjacent property.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed change will not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The proposed change does not seek to change the existing zoning other than to modify the PUD Binding Concept Plan.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed change is not out of scale with the needs of the neighborhood and does not propose to increase the scale of development already approved for the property.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The proposed PUD amendment does not seek to change the zoning district.