

ZONING MAP AMENDMENT PETITION NO. 22-07RZ & 22-06RZ

Agent: Bobbi Claybrook, P.E. – AM
Engineering

Owner: Neal Signature Homes, LLC &
Neal Communities of Southwest Florida,
LLC

Agent: Jeffery A. Boone, Esq. – Boone Law
Firm

Owner: Border Road Investments, LLC,
Myarra Joint Property Ventures, LLC, and
Vistera Associates, LLC

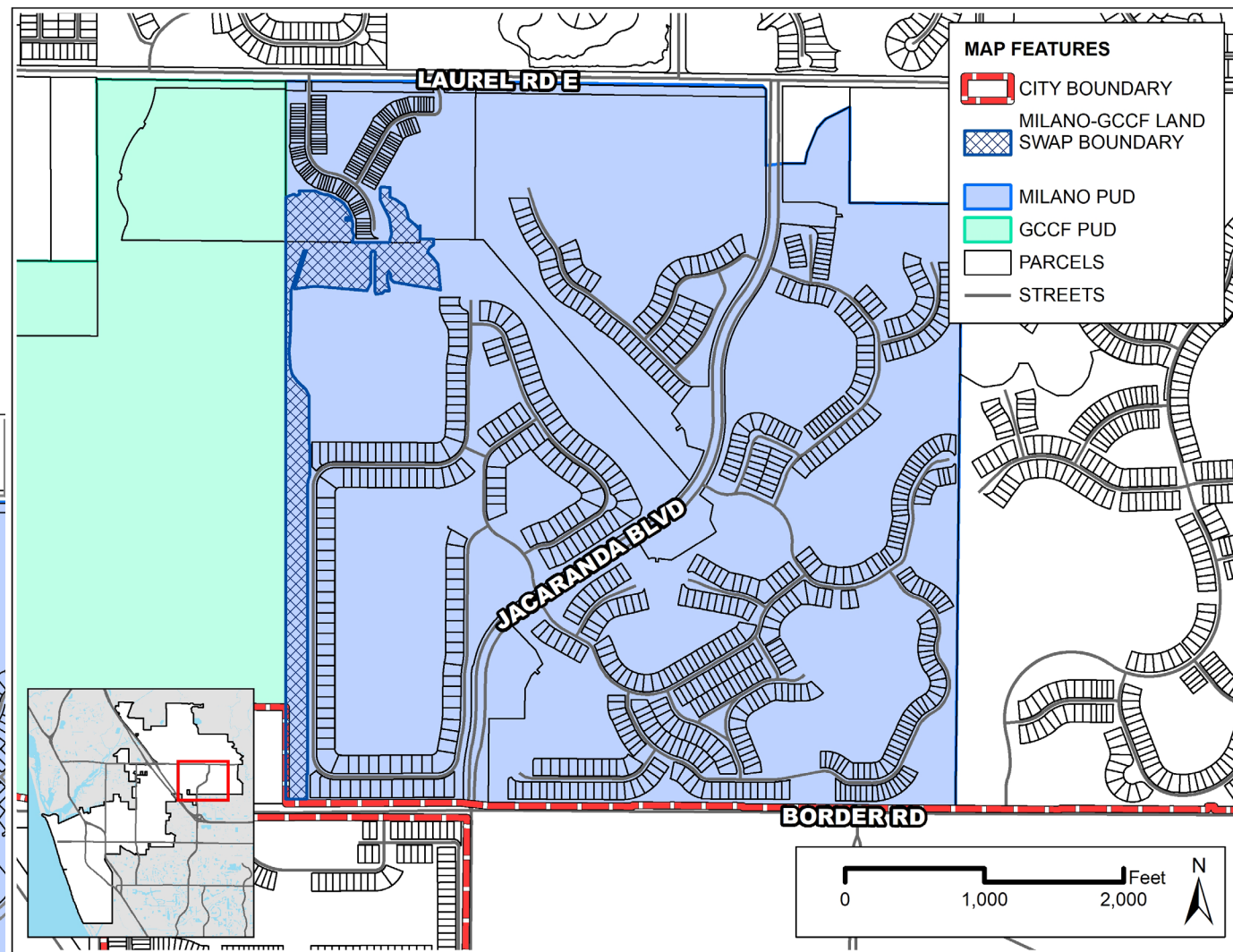
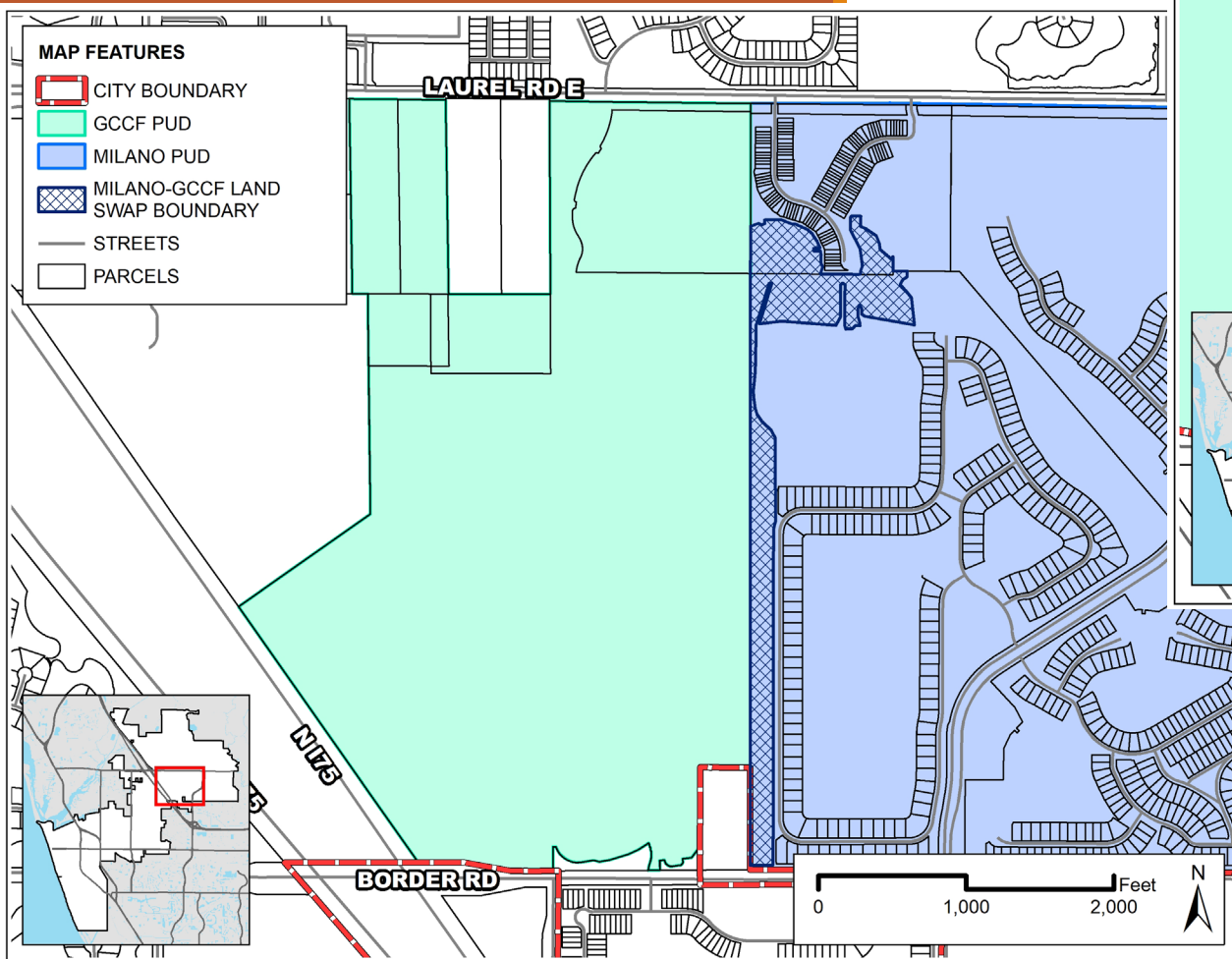
Petition No. 22-07RZ - General Information

Address:	Laurel Rd and Border Rd between Jacaranda Blvd and I-75
Request:	Removing 24.1 acres of open space from the Milano Planned Unit Development (PUD) to be transferred to the neighboring GCCF PUD
Owner:	Neal Signature Homes, LLC and Neal Communities of Southwest Florida, LLC
Agent:	Jeffery A. Boone, Esq. – Boone Law Firm
Parcel ID:	0390051000 and 0389014000
Parcel Size:	24.1 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development
Comprehensive Plan Neighborhood:	Northeast
Application Date:	February 15, 2022
Related Application:	PUD Zoning Map Amendment 22-06RZ

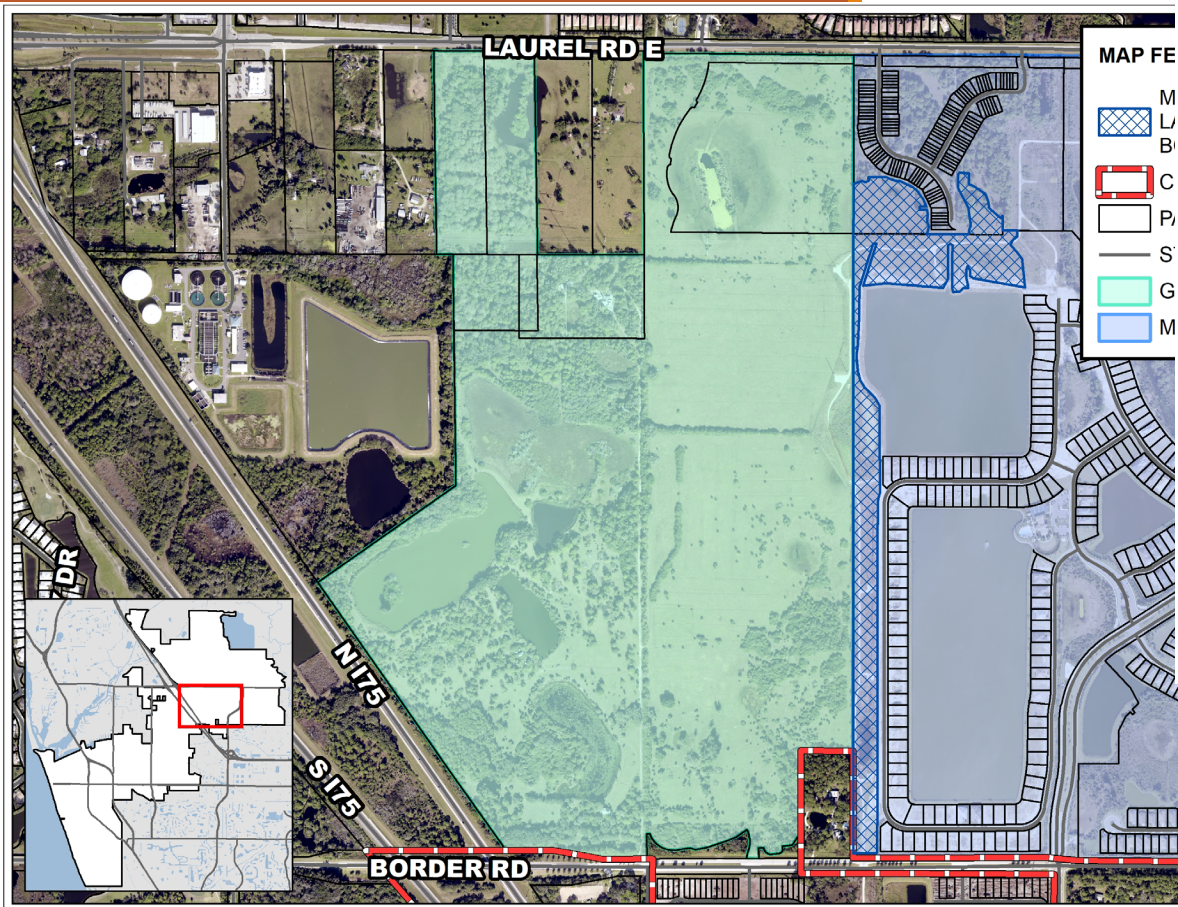
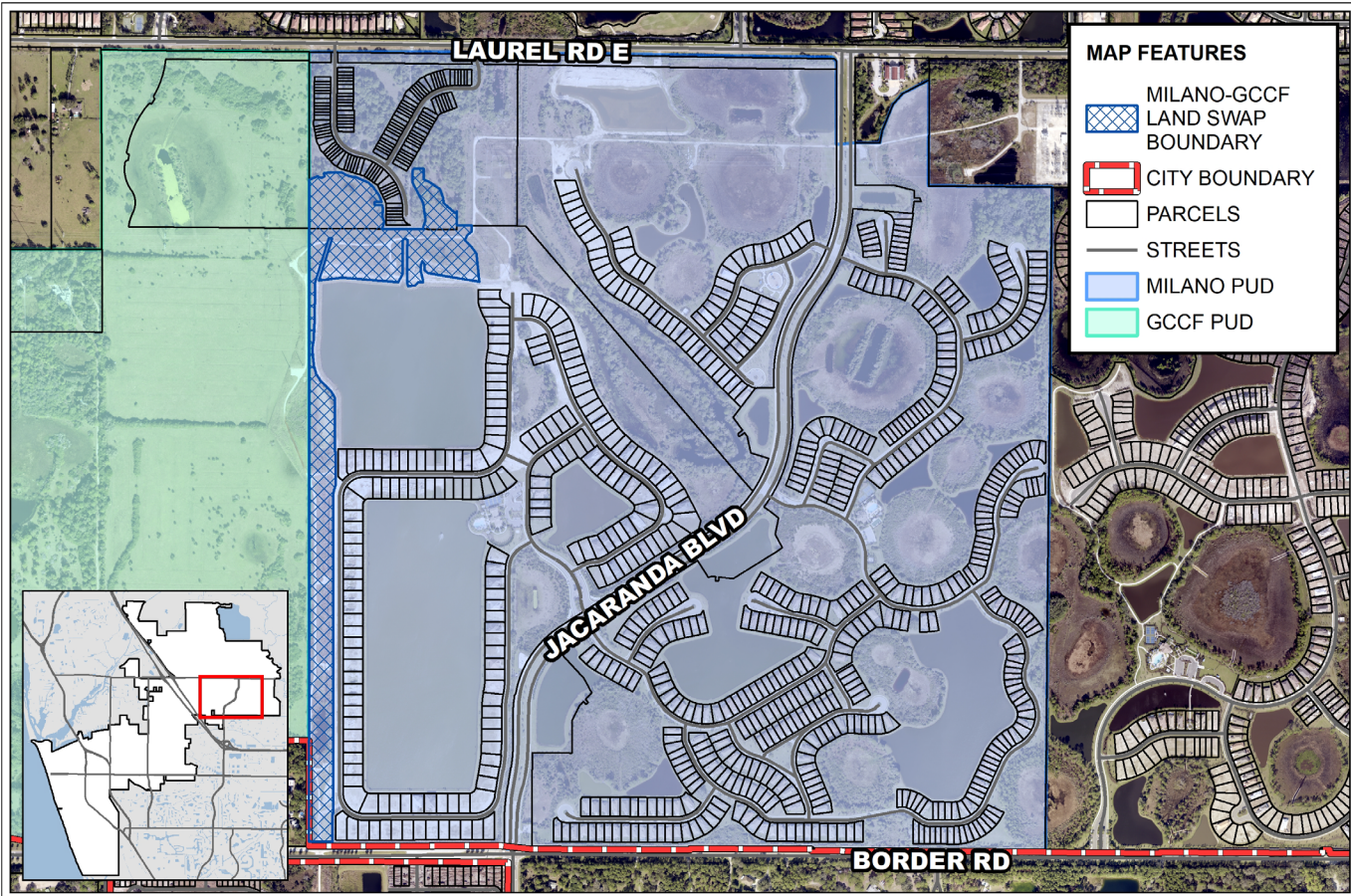
Petition No. 22-06RZ - General Information

Address:	Laurel Rd and Border Rd between Jacaranda Blvd and I-75
Request:	A request to amend the GCCF Planned Unit Development (PUD) to allow for the addition of 24.1 acres of open space from the neighboring Milano PUD and other minor revisions to the Binding Master Plan (BMP)
Owner:	Border Road Investments, LLC, Myarra Property Joint Ventures, LLC, and Vistera Associates, LLC
Agent:	Jeffrey A. Boone, Esq., Boone Law Firm
Parcel ID:	0389002005, 0389002006, 0389001010, 0389002031, 0389002032, 0390003030, 039000304
Parcel Size:	323.56 ± acres (plus 24.1± acres)
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	PUD
Comprehensive Plan Neighborhood:	Northeast
Application Date:	February 15, 2022
Related Application:	PUD Zoning Map Amendment 22-07RZ

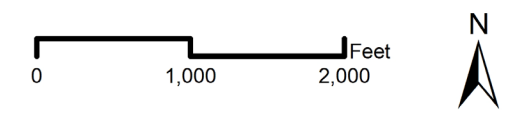
Location Map



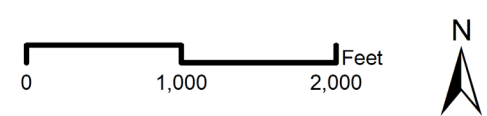
Aerial Map



MILANO PUD AMENDMENT
 SUBJECT PROPERTY AERIAL
 PLANNING AND ZONING DEPARTMENT



GCCF PUD AMENDMENT
 SUBJECT PROPERTY AERIAL
 PLANNING AND ZONING DEPARTMENT

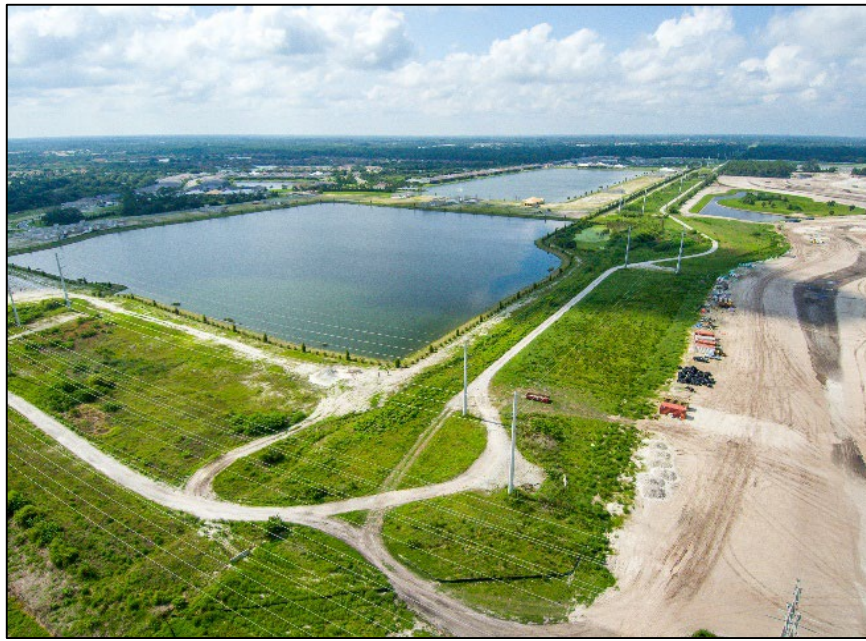


Project Description

- Land swap between the Milano PUD and the neighboring GCCF PUD
- The land is designated as open space on the Milano Binding Master Plan and will remain open space when the transfer to GCCF is completed
- As indicated by the applicant, this request comes as a result of a required relocation of the FPL easement to accommodate the development of a portion of the Milano PUD, which rendered some of the GCCF PUD undevelopable

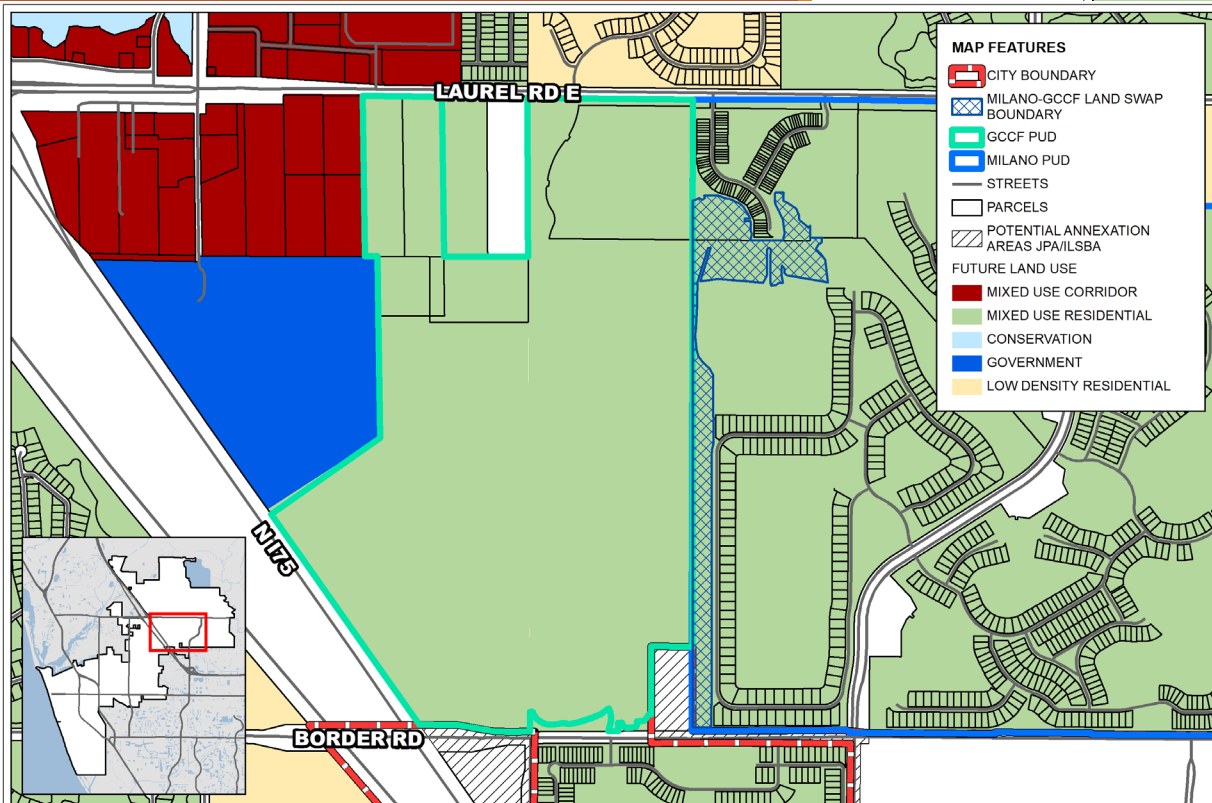
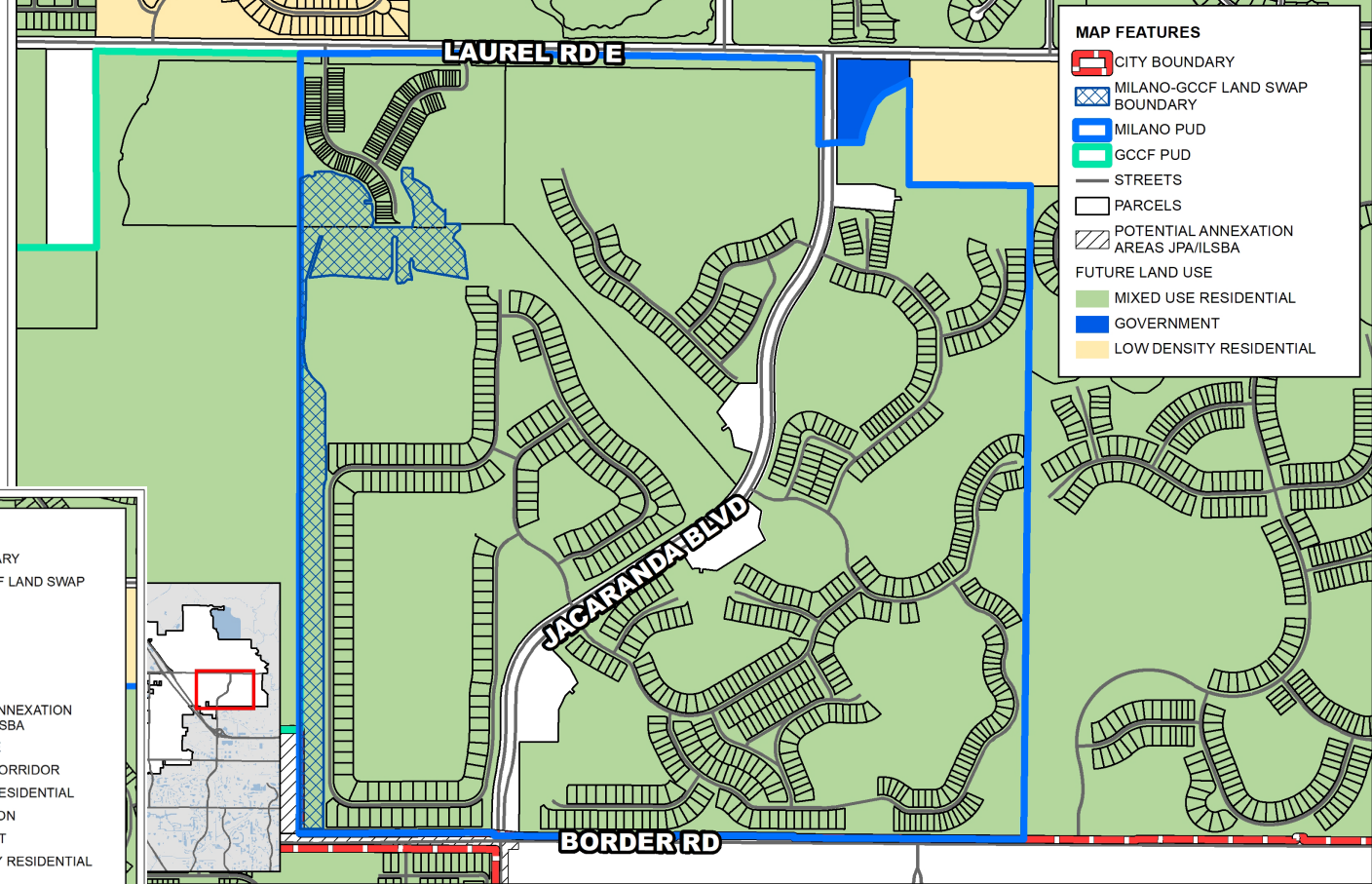
Existing Conditions

SITE PHOTOS, ZONING & FUTURE LAND USE,
SURROUNDING USES



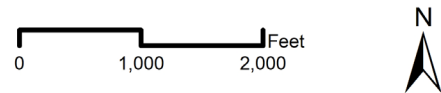
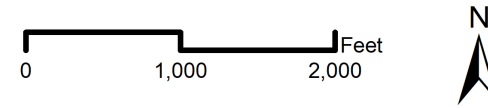
Site Photos

Future Land Use Map

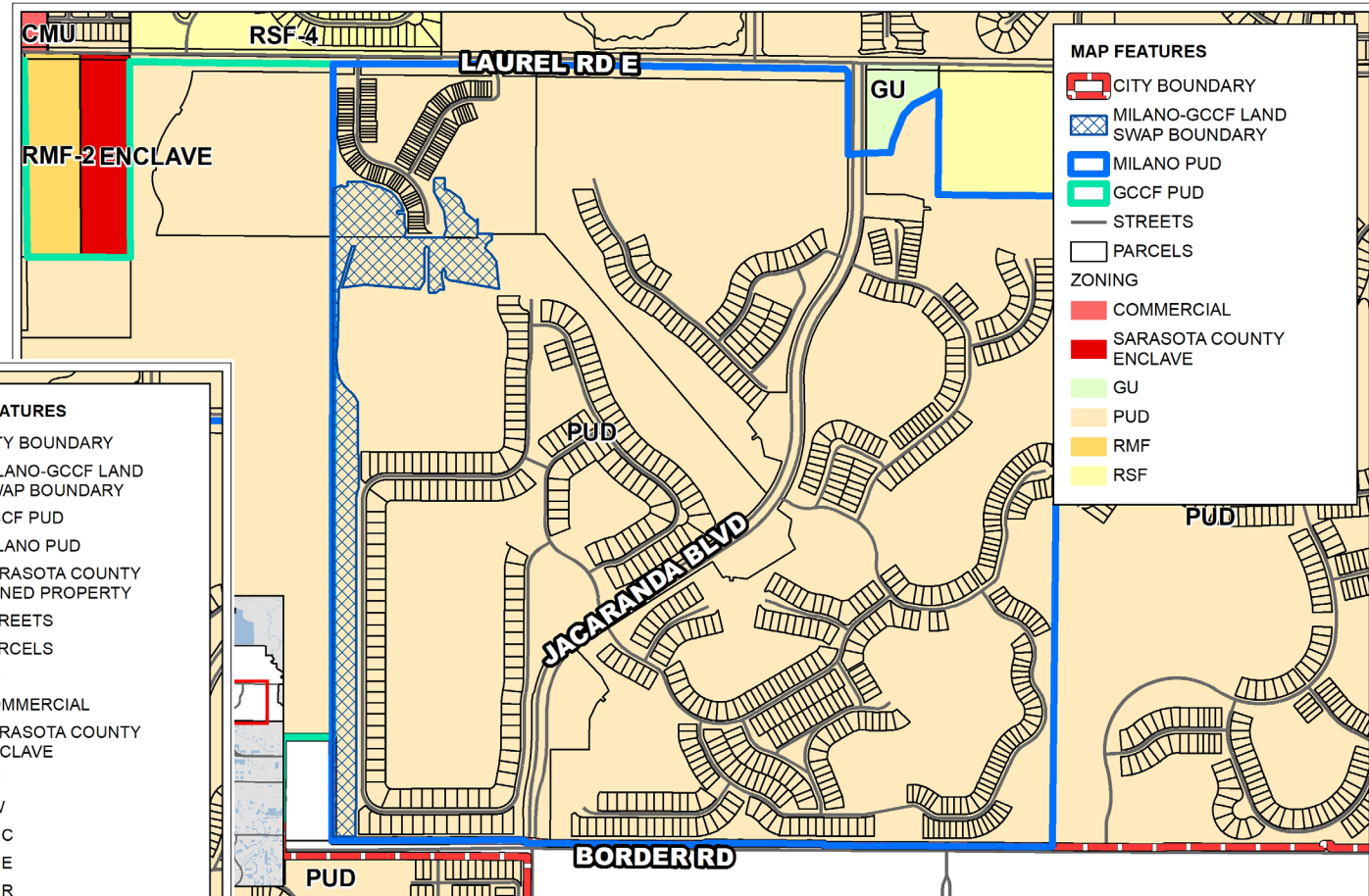
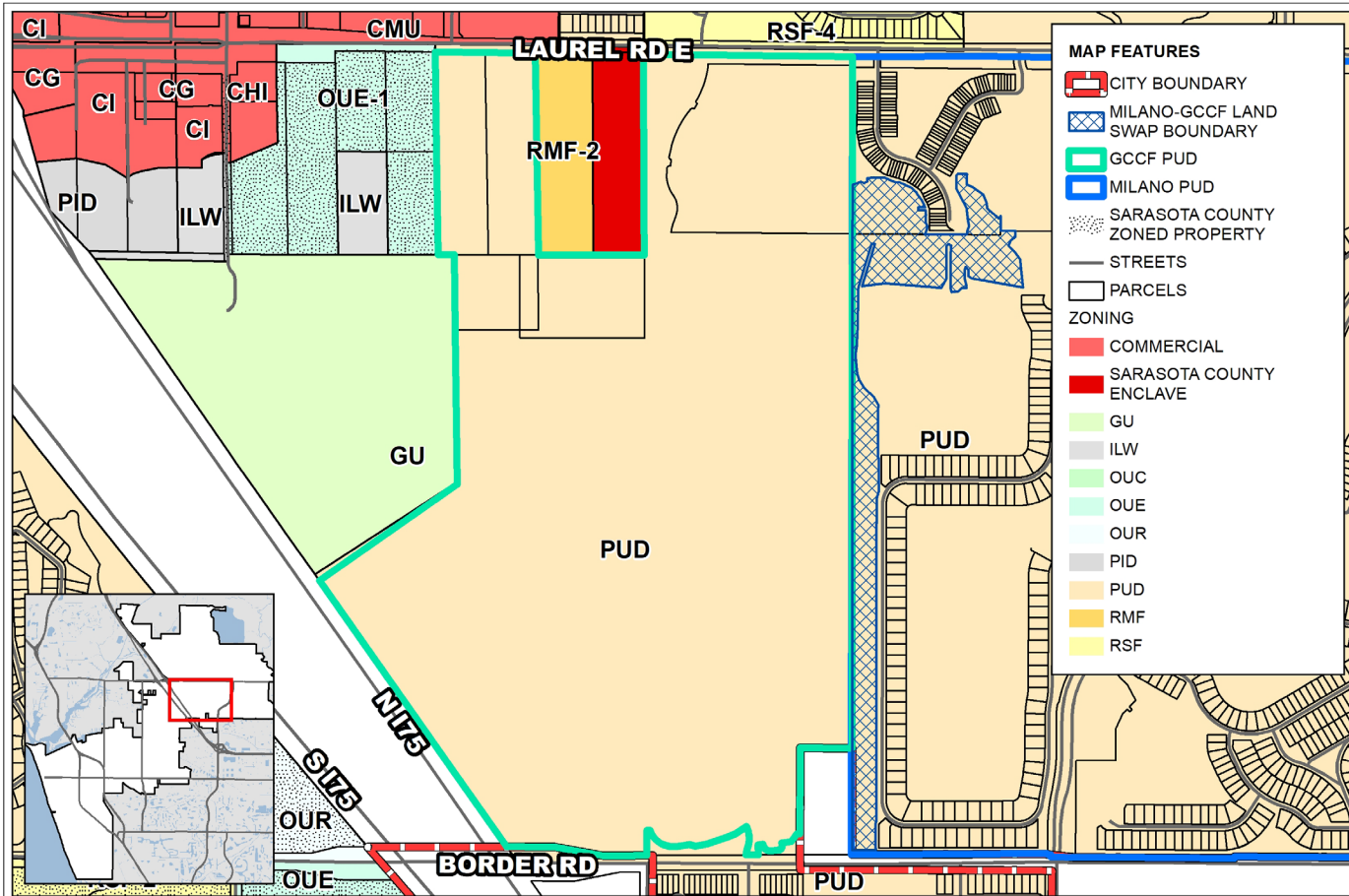


MILANO PUD AMENDMENT

FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT

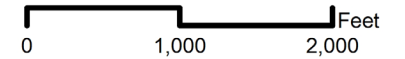


Zoning Map



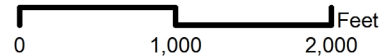
MILANO PUD AMENDMENT

G MAP
PLANNING AND ZONING DEPARTMENT



GCCF PUD AMENDMENT

ZONING MAP
PLANNING AND ZONING DEPARTMENT



Milano - Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Willow Chase; VGRC)	Residential, Single-Family 4 (RSF-4); Planned Unit Development (PUD)	Low Density Residential; Mixed Use Residential (MUR)
West	Residential (Palencia)	PUD	MUR
South	Milano	PUD	MUR
East	GCCF	PUD	MUR

GCCF - Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Willow Chase; Toscana Isles), Commercial (Mirasol)	Commercial Mixed Use (CMU), Planned Unit Development (PUD), Residential Single Family (RSF-4), Residential Multi-family (RMF-2), County Open Use Estate (OUE-1)	Mixed Use Residential (MUR), Low Density Residential, Mixed Use Corridor (MUC)
West	Agricultural, Residential (Palencia)	OUE-1, PUD	MUR, County Major Employment Center, County Rural
South	Agricultural, Residential (Milano), County residential	PUD	PUD
East	County residential, Agricultural, City water & sewer utility, I-75	Government, Open Use Estate (OUE), County , RMF-2	Government Use, MUC

Planning Analysis

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE,
CONCURRENCY/MOBILITY

Comprehensive Plan Consistency

- Strategies LU 1.2.16.2 and LU 1.2.16.6(c) require PUDs to maintain at least 50% of their land area as open space
 - The previously approved Milano Binding Master Plan included 55.2% open space; 53% will remain
 - 50% open space was approved for the GCCF PUD and this will be maintained through this land transfer
- Strategy OS 1.11.1 in the Open Space element repeats and expands on the requirement for 50% open space
- Strategy LU 4.1.1 in the Comprehensive Plan includes Policy 8.2, Land Use Compatibility Review Procedures
 - Applicant and staff responses available in staff reports

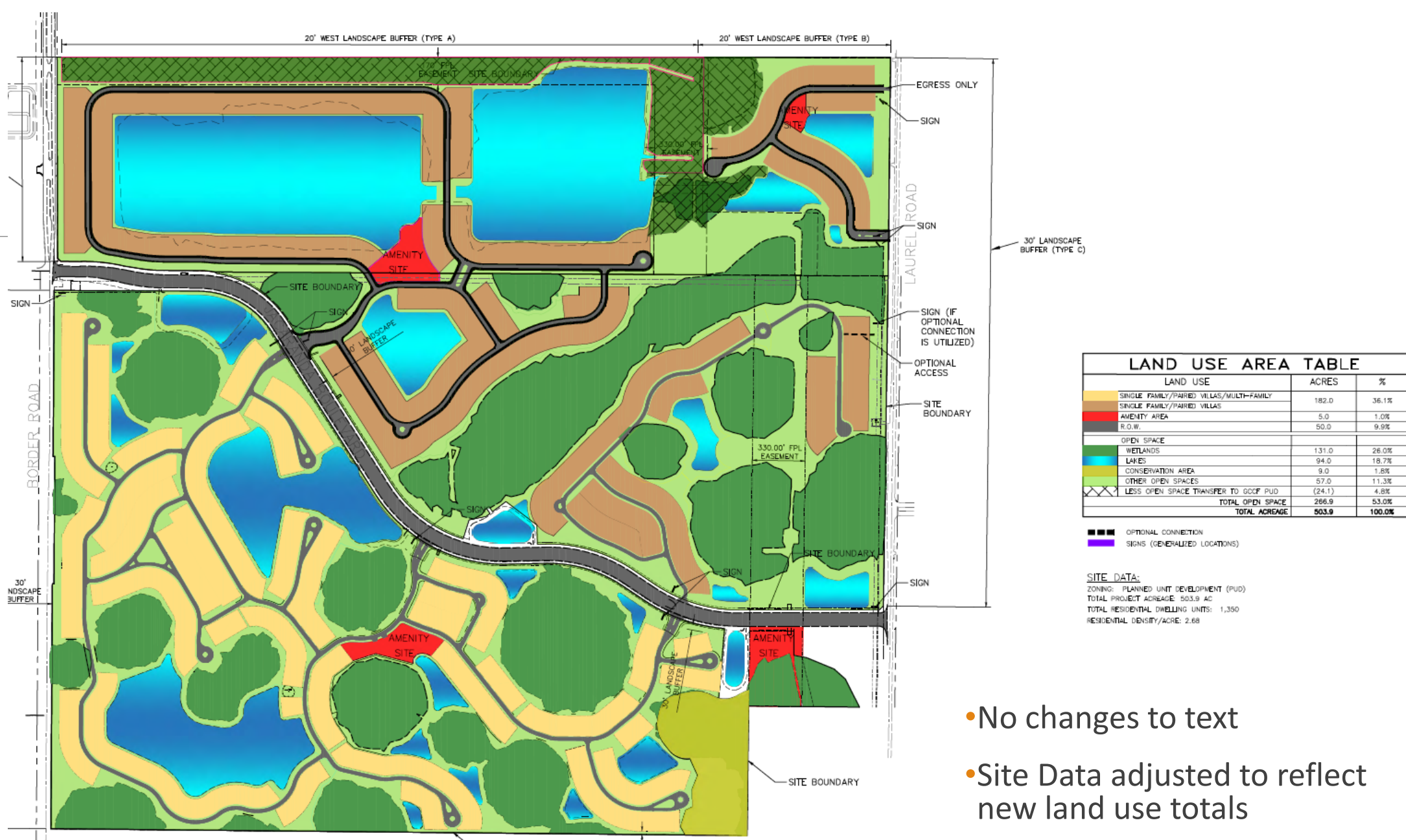
Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

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.

Land Development Code Compliance

- This property is not proposed for development
- These petitions have been processed with the procedural requirements contained in Section 86-47 of the Land Development Code (LDC) and reviewed by the Technical Review Committee
 - No issues regarding compliance with the Land Development Code were identified
- Section 86-47(f) of the Land Development Code provides considerations for a zoning map amendment petition
 - Applicant and staff responses are available in staff reports

Milano Binding Master Plan



- No changes to text
- Site Data adjusted to reflect new land use totals

GCCF Site Data

	LAND USE	AREA AS SHOWN (AC)	% AS SHOWN	REQUIRED AREA	REQUIRED %
	SINGLE FAMILY RESIDENTIAL	46.23	15.42		
	AMENITY AREA/MULTI-FAMILY RESIDENTIAL/SINGLE FAMILY RESIDENTIAL	4.68	1.56		
	MULTI-FAMILY RESIDENTIAL/SINGLE FAMILY RESIDENTIAL	47.03	15.68		
	MEDICAL OFFICE/MULTI-FAMILY/HOUSE OF WORSHIP/ ASSISTED LIVING FACILITY	25.41	8.47		
	R-O-W	26.56	8.86		
	OPEN SPACE			149.93	50
	EXISTING WETLANDS	37.83	12.62		
	EXISTING LAKES/ PROPOSED LAKES	40.96	13.66		
	OTHER OPEN SPACES /LAKES	71.14	23.72		
	TOTAL	149.93	50.00	99.99	299.84

LAND USE AREA TABLE					
	LAND USE	AREA AS SHOWN (AC)	% AS SHOWN	REQUIRED AREA (AC)	REQUIRED %
	SINGLE FAMILY RESIDENTIAL	89.01	27.5		
	AMENITY AREA	2.10	0.6		
	MULTI-FAMILY/SINGLE FAMILY	28.64	8.9		
	MEDICAL OFFICE/MULTIFAMILY/HOUSE OF WORSHIP/ASSISTED LIVING FACILITY	17.46	5.4		
	R.O.W.	23.95	7.4		
	OPEN SPACE	45.94	14.2		
	MITIGATION AREA	8.44	2.6		
	EXISTING WETLAND	22.49	7.0		
	EXISTING LAKES/PROPOSED LAKES	50.96	15.8		
	OTHER OPEN SPACES	10.47	3.2		
	OPEN SPACE FROM MILANO PUD	24.10	7.4		
	OPEN SPACE TOTAL	162.40	50.2	161.78	50.0
	TOTAL AREA	323.56	100.0		

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

The proposed zoning map amendments are compliant, and no inconsistencies have been identified with the LDC.

Concurrency/Mobility

There are no impacts to concurrency or mobility through this exchange of open space.

Conclusion / Findings of Fact (Concurrency / Mobility):

As indicated, there are no impacts to concurrency or mobility through this petition. The proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues have been identified concerning concurrency or mobility.

Planning Commission Report and Recommendation

Upon review of the petition and associated documents, comprehensive plan, land development code, binding master plan, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 22-07RZ.

Planning Commission Report and Recommendation

Upon review of the petition and associated documents, comprehensive plan, land development code, binding master plan, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 22-06RZ.