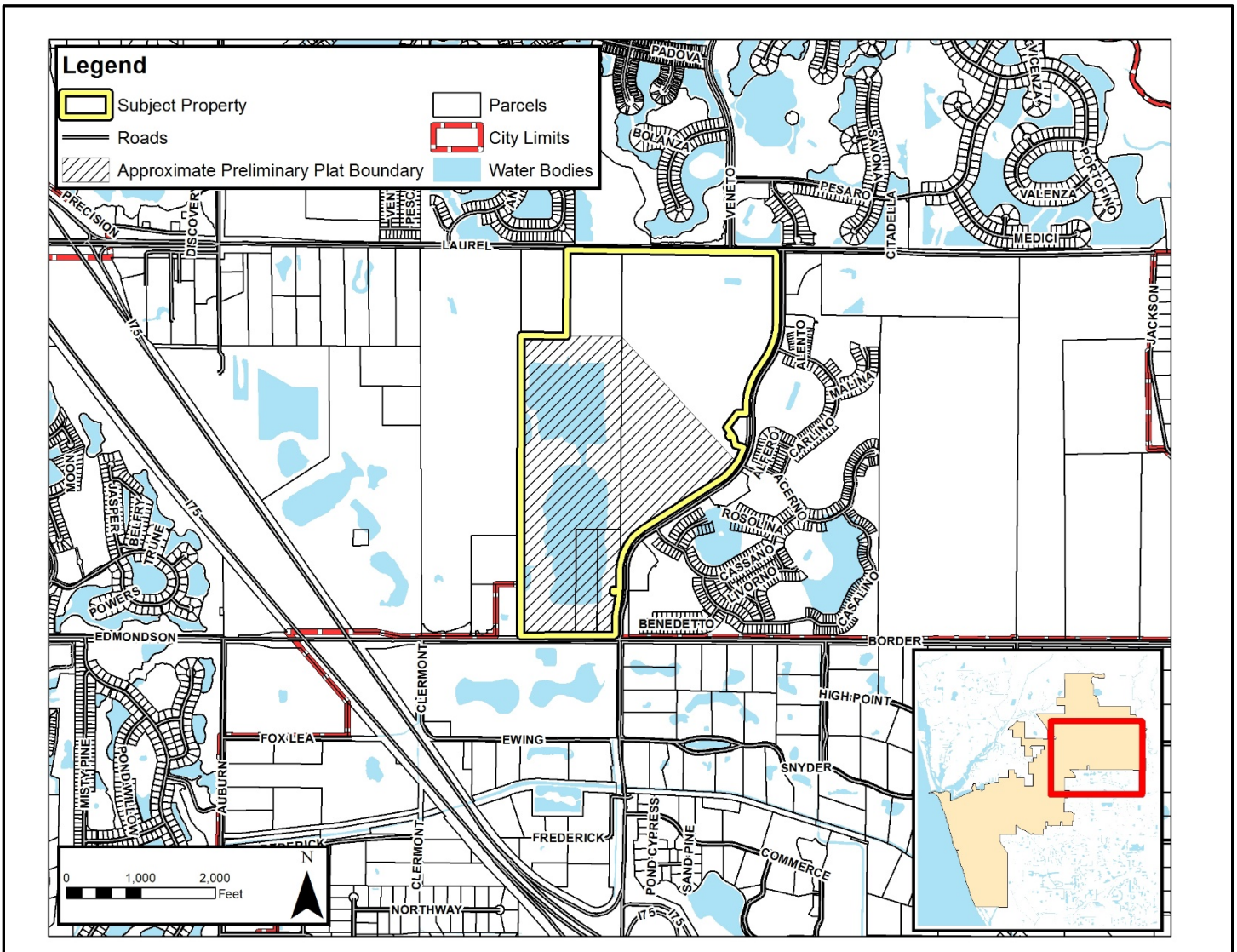




PRELIMINARY PLAT STAFF REPORT

May 15, 2018

17-02PP



PETITION NO.: 17-02PP

REQUEST: A proposed preliminary plat of 176 acres $\pm$ of land in the Milano PUD on the west side of Jacaranda Boulevard and north of Border Road. The proposed preliminary plat includes 180 single-family residential lots, an amenity tract and associated subdivision improvements.

GENERAL DATA

Owner: Border and Jacaranda Holdings, LLC

Agent: Melanie Smith, P.E., Stantec

Property Id. Nos.: 0390-00-4010, 0390-00-4020, 0392-00-1000 (part), and 0389-00-1000 (part)

Property Size: 176 acres $\pm$

Future Land Use: Mixed Use Residential (MUR)

Neighborhood: Northeast Neighborhood

Existing Zoning: Planned Unit Development (PUD)

ASSOCIATED DOCUMENTS

- A. Application Information (completed petition)
- B. Ordinance No. 2017-25 approving Milano PUD
- C. Milano PUD binding master plan
- D. Milano Developer's Agreement
- E. Milano Environmental Narrative

I. EXECUTIVE SUMMARY

The applicant has petitioned the city for approval of a preliminary plat on 176+ acres in the Milano Planned Unit Development (PUD). The site is located west of Jacaranda Boulevard and north of Border Road. It is the first proposed preliminary plat in the Milano PUD on the west side of Jacaranda Boulevard. The Aria preliminary plat consists of 180 single-family detached residential lots, a 2.6± acre amenity tract, and associated subdivision improvements that include but are not limited to storm water management facilities, private streets and sidewalks, and landscaping. Finally, 30-foot wide landscape buffers are provided along Jacaranda Boulevard and Border Road, and a 20-foot wide landscape buffer is provided adjacent to the west boundary of the preliminary plat.

- **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**
The Aria preliminary plat may be found consistent with Northeast Neighborhood strategies, Land Use Element strategies applicable to the Mixed Use Residential (MUR) future land use designation and applicable Open Space Element strategies. In summary, the subject petition may be found consistent with the Comprehensive Plan.
- **Conclusions / Finding of Fact (Compliance with the Milano PUD Binding Master Plan):**
The Aria preliminary plat complies with all applicable development standards of the Milano PUD Binding Master Plan.
- **Conclusions / Findings of Fact (Compliance with the Land Development Code):**
The proposed preliminary plat complies with the city's Land Development Code, including the subdivision standards.
- **Conclusions / Findings of Fact (Concurrency):**
No issues have been identified regarding adequate public facilities capacity to accommodate the expected development of the subject preliminary plat. Issuance of a certificate of concurrency for drainage only will be required in coordination with approval of the preliminary plat. Public school concurrency will be granted by the school district with the approval of final plats associated with the subject preliminary plat.

II. BACKGROUND INFORMATION

The following table provides a summary of the annexations associated with the subject property. The tracts of land associated with the annexations are generally described as being part of the “Laurel Lakes” property or the “VICA” property.

General Description of Annexed Property	Acres of Land	Pre-Annexation Agreement Approval Date	Ordinance Approving Annexation
Laurel Lakes Tract	24.9 acres	July 24, 2001	Ordinance No. 2001-103, adopted on August 14, 2001
Laurel Lakes Tract	119.8 acres	April 9, 2002	Ordinance No. 2001-26, adopted on April 23, 2002
Laurel Lakes Tract	16.3 acres	June 24, 2003	Ordinance No. 2003-16, adopted July 8, 2003
VICA	394.7 acres	Sept. 13, 2005	Ordinance No. 2005-42, adopted Sept. 27, 2005

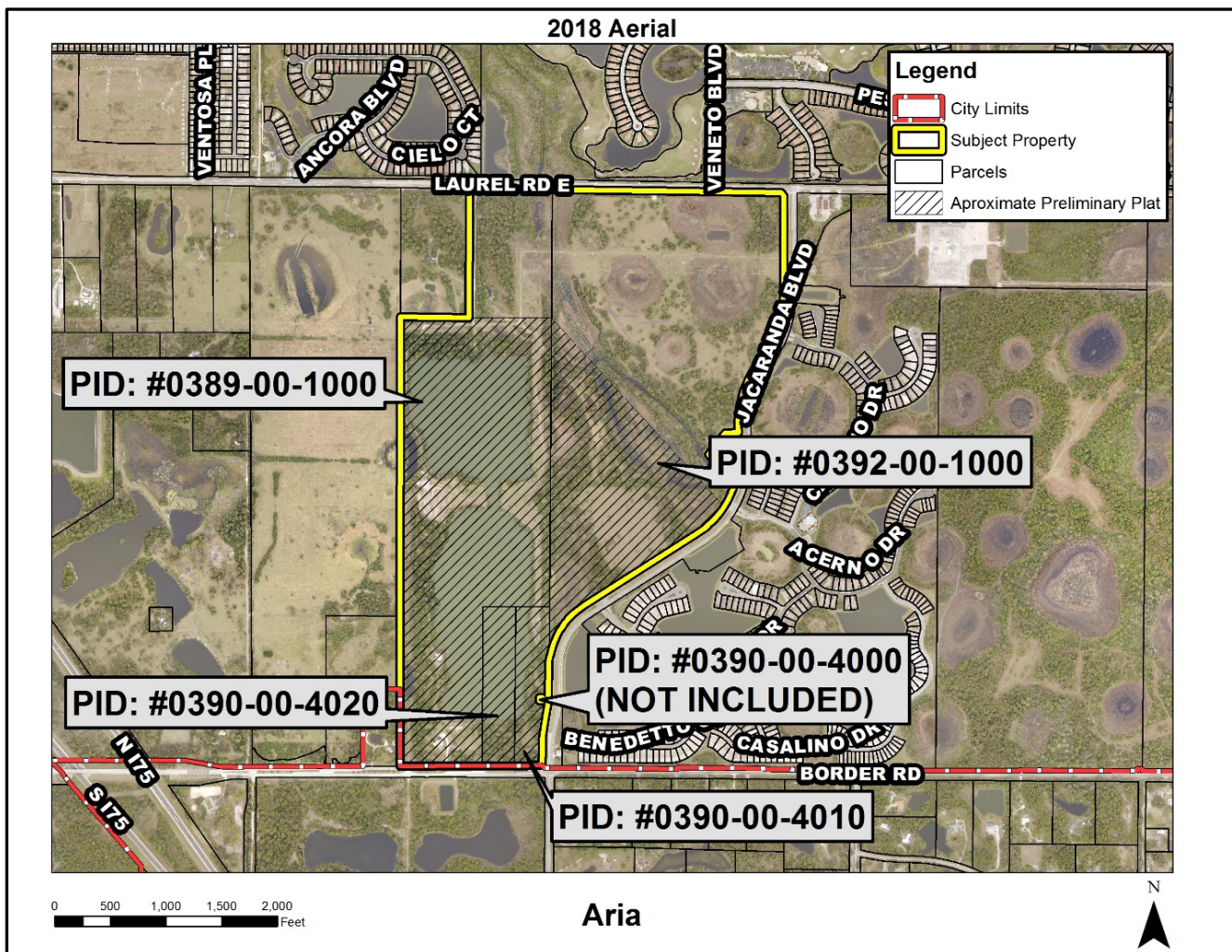
The following is a summary of land development applications associated with the subject property that have received city approval.

- September 26, 2006 adoption of Ordinance No. 2006-40 approving the Laurel Lakes PUD that included 805 multi-family residential units with a gross residential density of 4.99 units per acre.
- July 29, 2014 adopting of Ordinance No. 2014-16 approving the VICA PUD that included 700 residential units with a gross residential density of 1.90 units per acre.
- September 23, 2014 approval of Preliminary Plat Petition No. 14-03PP for Villages of Milano Phases 1A and 1B on 87 acres of land and consisting of 155 residential units.
- May 19, 2015 approval of Site and Development Plan Petition No. 15-04SP for the Villages of Milano Amenity Center and approval of Site and Development Plan Petition No. 15-05SP for the Villages of Milano Dog Park.
- July 12, 2015 approval of Preliminary Plat Petition No. 14-03PP.1 for the replat of the 9.7 acre Tract 200 and consisting of 27 residential units, and approval of Preliminary Plat Petition No. 16-01PP for Villages of Milano Phase 2 on 118 acres of land and consisting of 282 residential units.
- September 15, 2015 approval of Special Exception Petition No. 15-05SE allowing Villages of Milano off-site project identification signs.
- August 22, 2017 adoption of Ordinance No. 2017-25 approving the Milano PUD that included up to 1,350 residential units with a gross residential density of 2.56 units per acre.
- On January 30, 2018, the City entered into a Developer’s Agreement with the owner of the Milano PUD. The Developer’s Agreement included a Certificate of Concurrency for utilities, solid waste, parks and transportation with concurrency for storm water and public schools to be confirmed through subsequent development orders for the project.

III. EXISTING CONDITIONS

The following aerial photograph shows the undeveloped subject property located between Laurel Road and Border Road on the west side Jacaranda Boulevard. The hatched area within the subject property represents the approximate boundary of the proposed preliminary plat; the northern portion of the subject property is not included in the preliminary plat. A 30' x 30' Sarasota County-owned parcel (parcel no. 0390-00-4000) is also excluded from the proposed preliminary plat.

The existing platted portion of the Milano PUD is on the east side of Jacaranda Boulevard. This already platted portion of the Milano PUD accounts for approximately 214 acres (40.6% of the total area of the PUD) and contains 464 single-family residential lots (34.4% of the maximum number of approved residential units in the PUD). Following the aerial photograph are photographs showing existing conditions on the subject property and adjacent property.





View of the subject property
from Jacaranda Boulevard



One of the existing project
entrances along Jacaranda
Boulevard

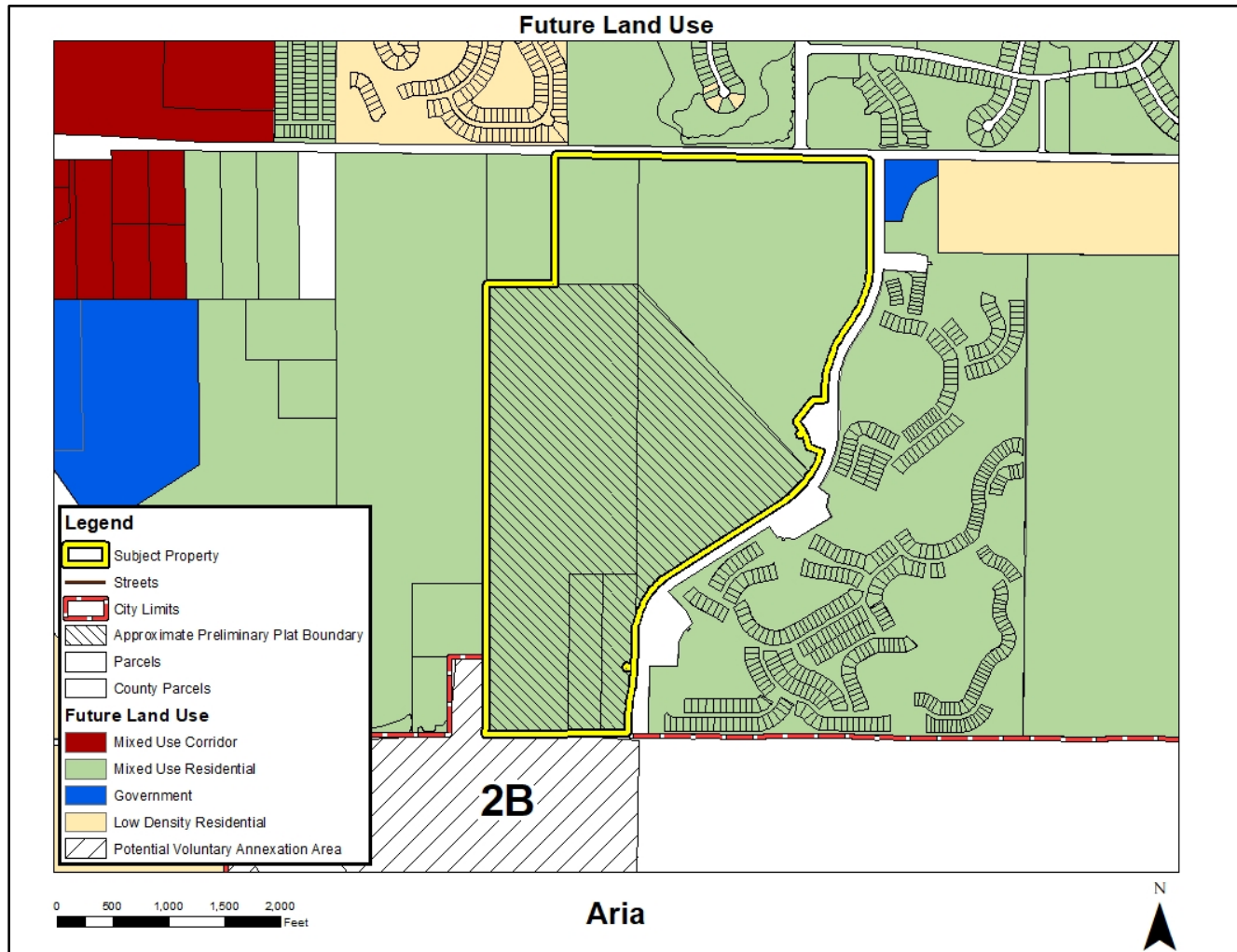


Existing residential structures
in the Milano PUD

Future Land Use

The subject property is located in the 2,827-acre Northeast Neighborhood. The Future Land Use Map on the following page shows the future land use map designation for the subject property and adjacent properties. The subject property has a Mixed Use Residential (MUR) designation. Most of the properties that abut the subject property also have a MUR designation. The exceptions include a Low Density Residential designation adjacent

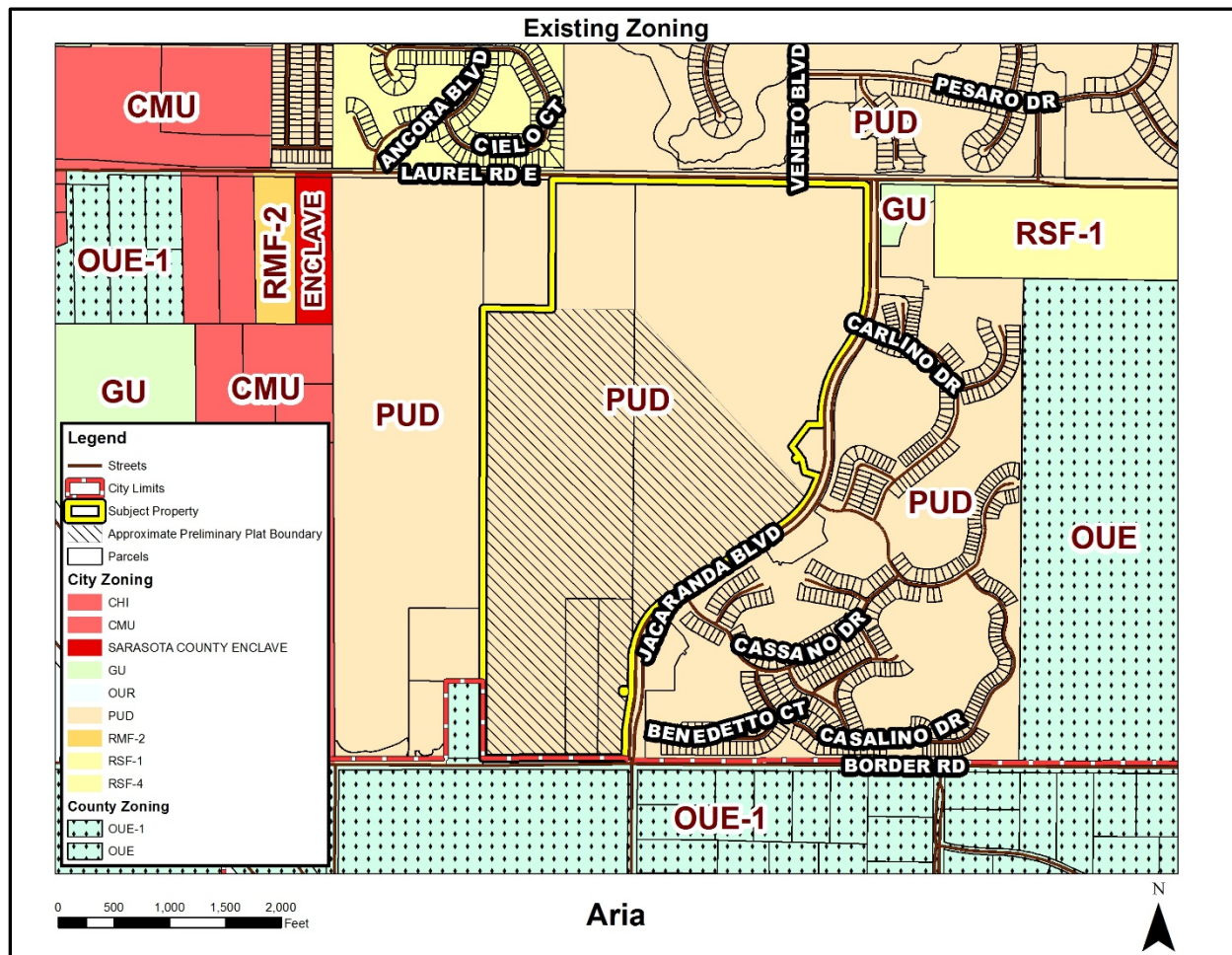
to the northwest corner of the subject property, a Government designation adjacent to the northeast corner of the property and properties to the south and southwest have a JPA /ILSBA Area 2B – I-75 / Jacaranda Boulevard designation.



Zoning Designation

The map on the following page shows the existing zoning of the subject and adjacent properties. The subject property is zoned Planned Unit Development (PUD) and is part of the Milano PUD. Most of the properties that abut the subject property also have PUD zoning. The exceptions include a Residential, Single-Family 4 (RSF-4) district adjacent to the northwest corner of the subject property, a Government Use (GU) district adjacent to the northeast corner of the property and properties to the south and southwest have Sarasota County Open Use, Estate 1 (OUE-1) zoning.

The Milano PUD has a land area of 527.3± acres and is approved for up to 1,350 residential units. Additional information on the approved Milano PUD will be provided in the Planning Analysis section of the report when the proposed preliminary plat is reviewed for compliance with the Milano PUD binding master plan.



The following table summarizes the existing uses and current zoning and future land use designations on properties adjacent to the subject property.

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Undeveloped land in the Milano PUD	Planned Unit Development (PUD) and Residential, Single-Family 4 (RSF-4)	Mixed Use Residential (MUR) and Low Density Residential
East	Jacaranda Boulevard and Milano PUD single-family detached residential	PUD and Government Use (GU)	MUR and Government
South	Border Road and large-lot single-family residential	PUD and Sarasota County Open Use, Estate 1 (OUE-1)	MUR and JPA /ILSBA Area 2B – I-75 / Jacaranda Blvd.
West	Undeveloped land and one large-lot single-family residential property	PUD and Sarasota County OUE-1	MUR and JPA /ILSBA Area 2B – I-75 / Jacaranda Blvd.

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with Zone X, X500 and Zone AE FIRM designations. The Zone X and Zone X500 designations have a moderate to low flood risk and are not identified as a Special Flood Hazard Area and therefore not subject to base flood elevation requirements. The Zone AE has a low to high flood risk and is a Special Flood Hazard Area subject to base flood elevations of 12.6 to 12.9 feet. Any development of the property will be subject to compliance with FEMA requirements.

IV. PLANNING ANALYSIS

This section of the report begins with an overview of the proposed preliminary plat. The report then provides a planning analysis of the subject preliminary plat petition which evaluates 1) consistency with the comprehensive plan, 2) compliance with the Milano PUD binding master plan, 3) compliance with the Land Development Code, including the city's subdivision regulations, and 3) compliance with the city's concurrency management regulations and the project's expected impacts on public facilities.

A. Overview of Proposed Preliminary Plat

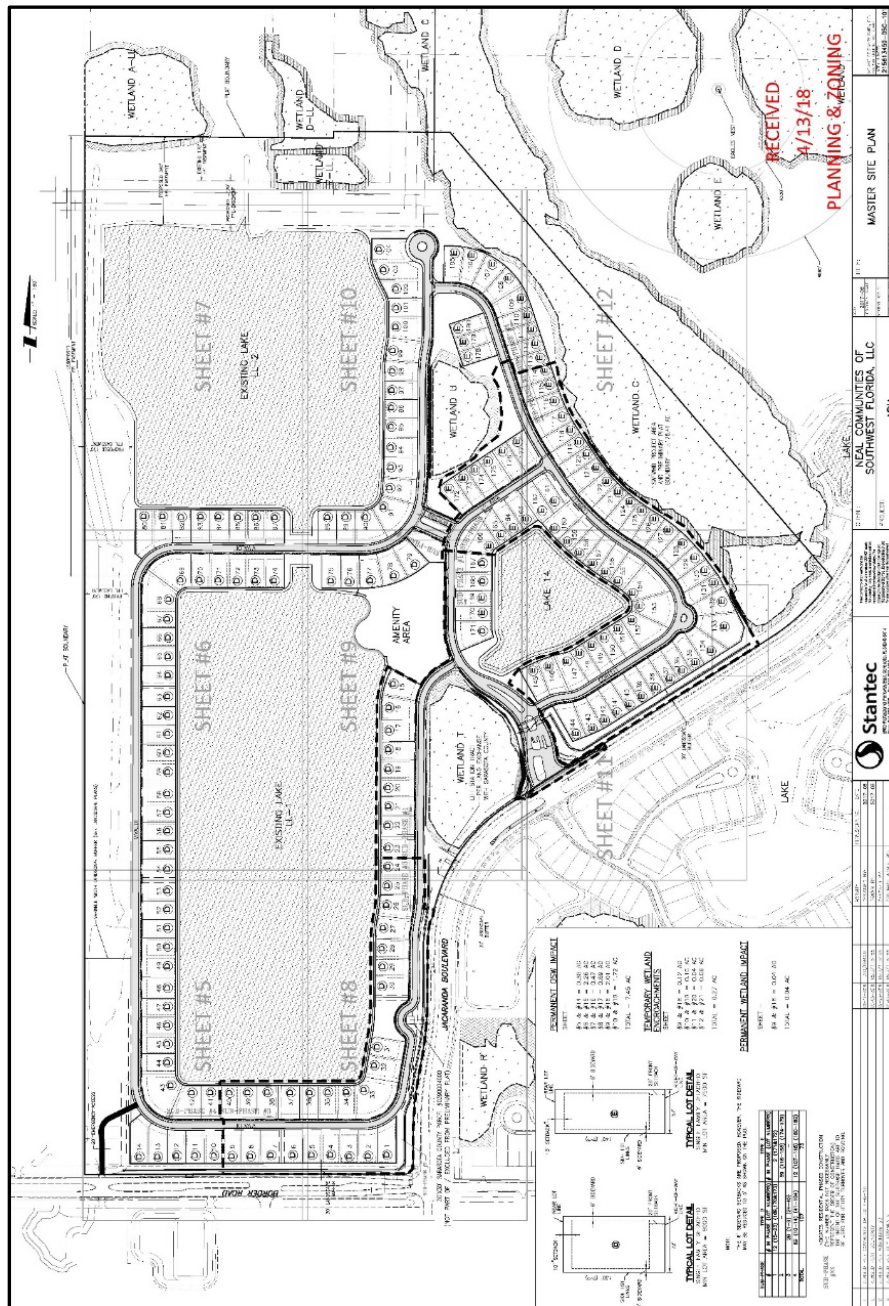
The site plan drawing on the following page shows the layout and design of the proposed preliminary plat. The subject petition represents the first preliminary plat to implement the Milano PUD on the west side of Jacaranda Boulevard. Consistent with the Milano PUD binding master plan, access to the proposed subdivision is via one gated private street access from Jacaranda Boulevard and all streets within the subdivision are privately owned and maintained. A 20-foot wide emergency access is provided from Border Road at the southwest corner of the preliminary plat.

The proposed preliminary plat shows two turn lanes at the project access on Jacaranda Boulevard. The first is a 145-foot southbound right turn lane; the second is a 245-foot northbound left turn lane. These improvements were identified in the approved traffic analysis for the Milano PUD and were cited in the Milano PUD developer's agreement as being the responsibility of the developer.

The preliminary plat involves the relocation of existing Florida Power and Light (FPL) utility easements and transmission lines within those easements. The existing easement/facilities extend across the subject property and the applicant proposes to relocate the easement/facilities to the perimeter of the subject preliminary plat to facilitate the project design. Sheet 3 of the preliminary plat drawings show the existing easements/facilities to be relocated and Sheet 4 shows a widened easement along the northern portion of the plat and a new easement along a portion of the western plat boundary to accommodate the proposed relocation of FPL transmission lines.

The following table shows the allocation of land, by use, within the 176.4-acre preliminary plat.

Land Use	Number of Acres	% of Total
Residential Lots	42.4	24.0
Open Space	120.0	68.0
Amenity Site	2.6	0.15
Access Easements/Roads	12.1	6.9
Total Preliminary Plat Area	176.4	100.0



The preliminary plat includes 180 single-family detached residential lots, which equates to a residential density of 1.02 units per gross acre of the subject property. Two residential lot sizes are proposed. The following table provides the number of each lot type, including the minimum lot area and width. Sheet 4 of the preliminary plat shows the location of the two lot types in the proposed subdivision.

Residential Lot Type	Number of Lots	Minimum Lot Area	Minimum Lot Width
Lot D	107	9,000 sq. ft.	72 feet
Lot E	73	7,500 sq. ft.	57 feet
Total	180	N/A	N/A

Regarding the proposed landscaping, the preliminary plat landscape plans shows 30-foot wide landscape buffers along Jacaranda Boulevard and Border Road and a 20-foot wide landscape buffer along the west boundary of the project. Combined, the three landscape buffers include 195 canopy trees, 643 accent trees and 3,071 shrubs. Other landscaping improvements are proposed at the amenity site, along the project access roadway and in various open space tracts in the interior of project.

Other proposed improvements include the 2.6-acre amenity tract and improvements at the project entrance/exit that include future entrance monuments with subdivision identification signage, a future guardhouse, and gated access to the subdivision. These will all require site and development plan approval by the Planning Commission.

A 30' x 30' parcel (parcel no. 0390-00-4000) owned by Sarasota County is excluded from the preliminary plat. Sheets 4 and 8 of the preliminary plat show the location of this parcel. The parcel was intended to be a site for a future county wastewater lift station. The exclusion of the county-owned parcel necessitated a redesign of the originally submitted preliminary plat. The redesign included a reconfiguration of an internal subdivision street and the elimination of two residential lots. The applicant is in the process of formalizing a land swap with Sarasota County to relocate the future lift station approximately 600 feet north along Jacaranda Boulevard. Once the land swap is fully executed, the applicant plans to amend the preliminary plat to straighten-out the subdivision street and re-establish the two residential lots.

B. Consistency with the Comprehensive Plan

The 2017 Comprehensive Plan identifies the subject property as being within the 2,827-acre Northeast Neighborhood. The Northeast Neighborhood is the largest of the neighborhoods and generally includes all of the residential areas east of Interstate 75 extending to the Myakka River. The subject property has a Mixed Use Residential (MUR) future land use designation. The following analysis includes review of the significant strategies found in the Northeast Neighborhood, Land Use Element, and the Open Space Element of the 2017 comprehensive plan.

Northeast Neighborhood

Land Use Strategy LU-NE 1.1.1 provides development scenarios for MUR-designated property in the neighborhood. MUR-designated property may include both residential and non-residential development; however, non-residential uses are limited to a maximum of 5% of the total acreage of the neighborhood. The applicant is proposing 180 single-family detached residential units and a future amenity center. The northeast neighborhood currently contains 1,403 residential dwelling units. Including the proposed 180 units, the MUR designation in the neighborhood will have a total of 1,583 residential units. This is consistent with the maximum number of 12,895 residential dwelling units allowed in the MUR designation.

Regarding open space, Land Use Strategy OS-NE 1.1.5 requires the city to establish standards in the (LDC) to minimize habitat fragmentation within and between developments. Although these standards have not yet been established in the LDC, consistent with this strategy, the project has been designed to provide wildlife habitat connectivity and protect environmentally sensitive areas through the following:

- The preservation of two existing lakes with a combined area of approximately 62.3 acres,
- The preservation of existing wetlands, including Wetland “C”, a linear wetland that extends across much of the subject property, and
- Provision of 30-foot wide landscape buffers along Jacaranda Boulevard and Border Road, and a 20-foot wide landscape buffer along the west project boundary.

Regarding transportation, strategy TR-NE 1.1.3 and Strategy TR 1.3.2 from the Transportation Element are being incorporated into the design of the project through the inclusion of internal sidewalks within the preliminary plat.

Land Use Element

Land Use Strategy LU 1.2.16 provides the guiding language for development of the subject Mixed Use Residential (MUR) designated property. The following table summarizes the preliminary plat’s consistency with applicable standards of Strategy LU 1.2.16. The table shows that the subject preliminary plat on its own, as well as, the cumulatively approved Milano plats plus the proposed preliminary plat are consistent with Strategy LU 1.2.16.

Strategy LU 1.2.16 Standards	Subject Preliminary Plat (Aria)	Previously Approved Milano Plats Plus Subject Preliminary Plat
Residential Area , min. 95%/max. 100%	173.8 acres; 98.5%	385.7 acres; 98.7%
Non-residential Area , min. 0%; max. 5%	2.6 acres; 1.5%	4.9 acres; 1.3%
Total Open Space , min. 50%	120.0 acres; 68.0%	245.4 acres; 63.0%
Conservation Open Space , min. 10%	23.5 acres; 13.3%	93.3 acres; 23.9%
Functional Open Space , min. 10%	96.5 acrs; 54.7%	152.1 acres; 39.1%

In addition, Strategy LU 1.2.17 specifies that new development with a MUR designation shall provide open space connectivity by means of either function and or conservation uses and further specifies that open space connectivity shall be a minimum of 25 feet wide. The preliminary plat provides for open space connectivity through the preservation of wetlands and lakes, and 30-foot wide landscape buffers along Jacaranda Boulevard and Border Road.

Open Space Element

Open Space Strategy OS 1.2.2 provides the following language on the subject of environmental impact mitigation:

Strategy OS 1.2.2 – Environmental Impact Mitigation

The City shall utilize the Land Development Code and review processes to ensure that development projects evaluate potential environmental impacts and provide mitigation for negative impacts. Development shall not adversely impact any threatened or endangered species or species of special concern without appropriate permitting and/or mitigation.

Attached Ordinance 2017-25 which approved the Milano PUD included eleven stipulations, eight of which addressed environmental impacts of the project (see stipulation nos. 2 – 9).

The proposed preliminary plat contains 19.22 acres of wetlands and is subject to consistency with wetland strategies contained in the Open Space Element. Strategy OS 1.3.2 requires the development projects to delineate

wetland boundaries which has been done by the preliminary plat drawings. Strategy OS 1.3.1 requires development to first avoid impact to wetlands and aquifer recharge areas and to minimize impact and mitigate for impact to wetlands and aquifer recharge areas when impact to wetlands and aquifer recharge areas are unavoidable. The project design results in 0.27 acres of temporary wetland buffer encroachments and 0.04 acres of permanent wetland impacts (0.2% of total wetland area). The Southwest Florida Water Management District has issued an Environmental Resource Permit approving the project's mitigation of wetland impacts.

The stipulations included in Ordinance No. 2017-25 approving the Milano PUD, the Milano PUD Environmental Narrative and/or the subject preliminary plat provide information that address the following Open Space Element strategies.

Strategy OS 1.4.1 – This strategy requires development projects to determine the existence of any significant native habitats. The Milano environmental narrative included a habitat map of the Milano PUD.

Strategy OS 1.4.2 – This strategy specifies how development is to protect native habitats. The Milano environmental narrative notes that the project proposes the preservation of the only significant native forested community on the property (i.e. Habitat 438) and proposes to preserve more than 98% of the areas defined as wetland habitats. The above discussion on Strategy OS 1.3.1 provides data on the subject preliminary plat's protection of wetlands.

Strategy OS 1.4.3 – This strategy specifies how development is to protect endangered or threatened species. The Milano environmental narrative on sustainable environmental practices addresses this subject and Ordinance No. 2017-25, stipulation nos. 2-5 specify actions related to endangered or threatened species.

Strategy OS 1.4.4 – This strategy requires development to remove non-native invasive species. Ordinance No. 2017-25, stipulation no. 8 requires that “any nuisance species observed within the project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain a Southwest Florida Water Management District permit”.

Strategy OS 1.11.1 – This strategy establishes minimum open space standards in the MUR designation. The table provided on page 11 confirms consistency with the minimum total, functional and conservation open space standards contained in this strategy.

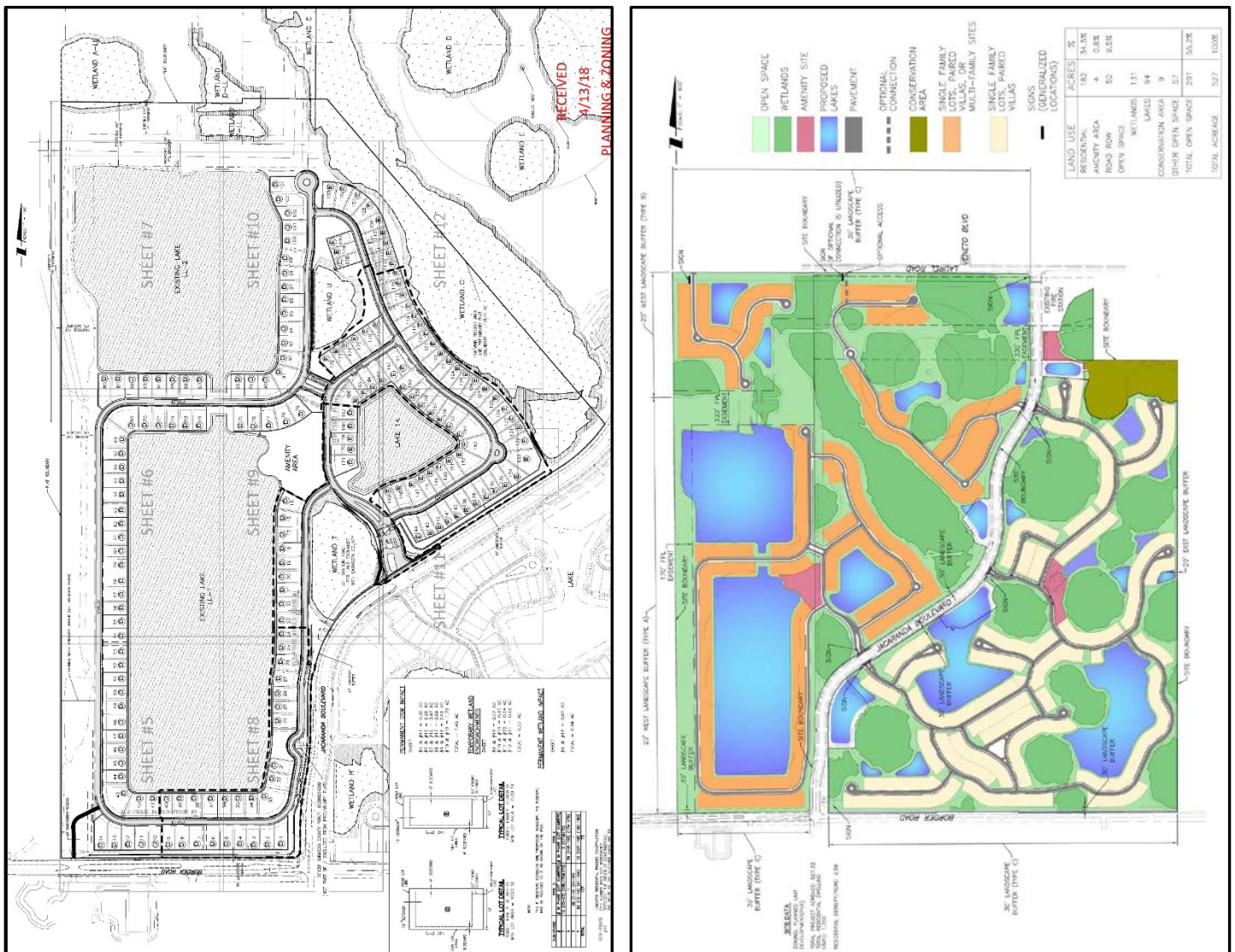
Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

The Aria preliminary plat may be found consistent with Northeast Neighborhood strategies, Land Use Element strategies applicable to the Mixed Use Residential (MUC) future land use designation and applicable Open Space Element strategies. In summary, the subject petition may be found consistent with the Comprehensive Plan.

C. Compliance with the Milano Binding Master Plan

This section of the staff report reviews the subject preliminary plat for compliance with the approved Milano PUD Binding Master Plan. Attached Ordinance No. 2017-25 approved the Milano Binding Master Plan that included a series of development standards and a site plan for the project.

Regarding the subject preliminary plat compliance with the Milano PUD site plan, see below the Milano PUD site plan (right side) included in the binding master plan and the subject preliminary plat (left side). Staff confirms the subject preliminary plat is substantially consistent with the Milano PUD site plan with regard to project design, access and land use. Regarding land use, the single-family detached lots in the preliminary plat are located in areas of the Milano PUD site plan that allow single-family lots, paired villas, or multi-family sites, and the location of the amenity site on the preliminary plat is consistent with the location shown for the same on the Milano PUD site plan.



The table on the following page shows the Milano PUD development standards applicable to the subject preliminary plat and the corresponding standards proposed by the subject preliminary plat. In all cases, the proposed preliminary plat complies the Milano PUD development standards.

PUD Development Standard	Minimum Required	Proposed
Lot Area for Single Family Lots	4,500 sq. ft.	7,500 sq. ft. (Lot Type “E”) and 9,000 sq. feet (Lot Type “D”)
Lot Width of Single Family Lots	40 feet	57 feet (Lot Type “E”) and 72 feet (Lot Type “D”)
Landscape Buffer along Jacaranda Blvd. (2,121 linear feet)		
Width of Buffer	30 feet	30 feet
Plant Material		
Canopy Trees	65 trees	112 trees
Accent Trees	107 trees	249 trees
Shrubs	913 shrubs	922 shrubs
Landscape Buffer along Border Road (1,150 linear feet)		
Width of Buffer	30 feet	30 feet
Plant Material		
Canopy Trees	46 trees	63 trees
Accent Trees	77 trees	113 trees
Shrubs	495 shrubs	500 shrubs
Landscape Buffer along West Property Line (3,975 linear feet)		
Width of Buffer	20 feet	20 feet
Plant Material		
Accent Trees	199 trees	281 trees
Shrubs	1,312 shrubs	1,649 shrubs
Roadways Standards		
Right-of-Way Width	43 feet	43 foot width access, utility and drainage easement (private street)
Travel Lane Width	10 feet	10 feet
Sidewalks	One side of street, min. 5 foot width	One side of street, 5 feet wide

Conclusions / Finding of Fact (Compliance with the Milano PUD Binding Master Plan):

The Aria preliminary plat complies with all applicable development standards of the Milano PUD Binding Master Plan.

D. Compliance with the Land Development Code

Sections 86-231(b)(3) and 86-223(a) specify the Planning Commission's role in taking action on a preliminary plat petition. This section of the staff report provides a staff finding for each topic in which the Planning Commission is required to make a determination.

Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.

Staff Comment: The preliminary plat drawings have been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and appears consistent with the requirements of Florida Statutes, Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.

Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.

Staff Comment: Compatibility review was conducted and confirmed through the rezoning of the subject property to PUD (Milano PUD).

Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.

Staff Comment: The city's technical review staff have reviewed the subject petition for concurrency and found no issues for compliance with the city's minimum adopted levels of service for public facilities (see concurrency section below).

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

The proposed preliminary plat complies with the city's Land Development Code, including the subdivision standards.

E. Concurrency

Concurrency for all facilities except drainage and public schools was approved for the entire Milano PUD and those approvals are cited in the attached Milano PUD Developer's Agreement. Staff has confirmed the Milano PUD's estimated public facility impact provided in the table on the following page has not been exceeded taking into consideration all previously approved Milano PUD plats plus the proposed preliminary plat.

Regarding transportation concurrency, the approved traffic analysis for the Milano PUD identified several transportation improvements needed to maintain minimum adopted levels of service for impacted roads, some of which are the responsibility of the developer. All such transportation improvements are cited in the attached developer's agreement. The proposed preliminary plat requires the construction of two of the developer-required transportation improvements. The improvements, described below, are turn lanes on Jacaranda Boulevard at the access to the Aria subdivision.

- 145-foot southbound right turn lane on Jacaranda Boulevard
- 245-foot northbound left turn lane on Jacaranda Boulevard

Department	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	2,295 ERUs	Concurrency confirmed
Utilities	Sanitary Sewer	2,295 ERUs	Concurrency confirmed
Public Works	Solid Waste	14,000 pounds/day	Concurrency confirmed
Public Works	Parks and Recreation	2,295 persons	Concurrency confirmed
Engineering	Drainage	Meets 25 year/24 hour SWFWMD criteria	Concurrency confirmed
Planning and Zoning	Transportation	1,053 PM peak hour trips per day	Concurrency confirmed by the City's transportation consultant
School Board	Public Schools	Under review, awaiting Final Plat approval	No issue raised – approval upon Final Plat

Finding of Fact (Concurrency):

No issues have been identified regarding adequate public facilities capacity to accommodate the expected development of the subject preliminary plat. Issuance of a certificate of concurrency for drainage only will be required in coordination with approval of the preliminary plat. Public school concurrency will be granted by the school district with the approval of final plats associated with the subject preliminary plat.

V. STIPULATIONS OF THE PUD REZONE ORDINANCE NO. 2017-25

There were eleven stipulations included in Ordinance 2017-25 that approved the Milano PUD. The following is a listing of those stipulations, including the status of each. Each of the stipulations are being carried forward as stipulations of approval for the subject preliminary plat.

1. The applicant agrees to convey to the city or other governmental entity a strip of land along the southerly boundary of the Laurel Road right-of-way. The width of the strip of land shall be determined by the city on or before December 31, 2017. The compensation for which, if any, shall be determined and paid on or before December 31, 2019. Nothing herein shall prevent the parties from adjusting the amount of property to be conveyed. This provision shall expire if not acted upon by the city prior to the above date. **STATUS:** In process.
2. An updated listed species survey shall be conducted prior to any construction. **STATUS:** In process.
3. The applicant shall provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC). **STATUS:** In process.
4. The applicant shall obtain all applicable state and federal listed species permits. **STATUS:** In process, the applicant has been issued an Environmental Resource permit from the Southwest Water Management District for the subject preliminary plat.

5. The applicant shall comply with FWC regulations regarding the survey and relocation of Gopher Tortoises and associated commensal species. **STATUS:** In process.
6. The applicant shall provide a tree survey and any other permits or documents related to tree removal to the city. **STATUS:** In process.
7. The applicant shall obtain all applicable state and federal environmental permits and provide wetland mitigation, as required. **STATUS:** In process, the applicant has been issued an Environmental Resource permit from the Southwest Water Management District for the subject preliminary plat.
8. Any nuisance species observed within project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain SWFWMD permits. **STATUS:** In process, the applicant has been issued an Environmental Resource permit from the Southwest Water Management District for the subject preliminary plat.
9. Grand trees are present on the subject property. All Grand Trees, as defined by the Trees Code and verified by Sarasota County Environmental Protection Division staff, shall be shown on the preliminary plat and/or site and development plan. Consistent with the Trees Code, all impacts to Grand Trees shall be avoided by design, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety, and welfare during Construction Plan review. Changes to the development concept plan may need to occur to ensure that all Grand Trees have full dripline protection. **STATUS:** The one grand tree within the preliminary plat is proposed to be preserved.
10. The agreement regarding PUD obligations and concurrency shall be approved and executed by the developer and the city prior to any further development approvals. **STATUS:** Completed, the developer's agreement has been fully executed.
11. In the event of common ownership between Milano PUD and the adjacent property to the west (currently known as Villa Paradiso), one or more optional interconnections between the properties shall be permitted. **STATUS:** Not applicable; Sarasota County Property Appraiser records indicate that Milano PUD and the adjacent property to the west are not in common ownership.

VI. SUMMARY OF FINDINGS OF FACT

Based on the planning analysis provided in the previous section of this staff report, the following table provides summary findings for Planning Commission's consideration regarding Preliminary Plat Petition No. 17-02PP. The rationale for the summary findings can be found in the Planning Analysis section of this report.

Required Findings:	Yes	No
Consistency with Comprehensive Plan	✓	
Compliance with the Milano PUD Binding Master Plan	✓	
Compliance with the Land Development Code, including Subdivision Standards	✓	
Concurrency/Adequate Public Facilities	✓	

VII. Planning Commission Report and Recommendation to City Council

Upon review of the subject petition and associated documents, comprehensive plan, land development code, and staff report and analysis, there is sufficient information for the Planning Commission to take action on Preliminary Plat Petition No. 17-02PP. If the Planning Commission elects to make a recommendation of approval, the following stipulations are provided for inclusion in the motion:

1. The applicant agrees to convey to the city or other governmental entity a strip of land along the southerly boundary of the Laurel Road right-of-way. The width of the strip of land shall be determined by the city on or before December 31, 2017. The compensation for which, if any, shall be determined and paid on or before December 31, 2019. Nothing herein shall prevent the parties from adjusting the amount of property to be conveyed. This provision shall expire if not acted upon by the city prior to the above date.
2. An updated listed species survey shall be conducted prior to any construction.
3. The applicant shall provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC).
4. The applicant shall obtain all applicable state and federal listed species permits.
5. The applicant shall comply with FWC regulations regarding the survey and relocation of Gopher Tortoises and associated commensal species.
6. The applicant shall provide a tree survey and any other permits or documents related to tree removal to the city.
7. The applicant shall obtain all applicable state and federal environmental permits and provide wetland mitigation, as required.
8. Any nuisance species observed within project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain SWFWMD permits.
9. Grand trees are present on the subject property. All Grand Trees, as defined by the Trees Code and verified by Sarasota County Environmental Protection Division staff, shall be shown on the preliminary plat and/or site and development plan. Consistent with the Trees Code, all impacts to Grand Trees shall be avoided by design, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety, and welfare during Construction Plan review. Changes to the development concept plan may need to occur to ensure that all Grand Trees have full dripline protection.
10. In the event of common ownership between Milano PUD and the adjacent property to the west (currently known as Villa Paradiso), one or more optional interconnections between the properties shall be permitted.