



City of Venice
Planning & Zoning Division
MEMORANDUM

To: Lori Stelzer, City Clerk

From: Scott Pickett, AICP, Senior Planner

Date: May 18, 2018

Re: Transmittal of Petition for Council Action Aria (Section of Milano) Preliminary Plat Petition No. 17-02PP

On May 15, 2018, the Planning Commission, made the following motion for the subject petition, with a vote of 7-0:

Based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and Land Development Regulation Commission, finds this Petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and RECOMMENDS APPROVAL to City Council of Preliminary Plat Petition No. 17-02PP, with the following ten stipulations:

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.

Additionally, the Planning Commission recommends authorization for Mr. Shrum to consider and rule on relocation of the lift station shown on the preliminary plat.

For clarification, the purpose of the recommended authorization referenced above was to authorize Mr. Shrum to administratively review a preliminary plat amendment related to the relocated lift station. The plat amendment would straighten out a section of an internal roadway and add two residential lots along the straightened roadway.

To continue the processing of the petition, please complete the following:

- Schedule the public hearing before City Council.
- Provide our office with the legal advertisement in order for us to prepare the notification sign and post on the property, per public notice requirements.
- The mailing list for the nearby properties is attached, but please note if a significant amount of time passes before the notices are prepared, the list will need to be updated to ensure sales/transfers are accounted for.
- Please create a Legistar file and advise us of the number so we can upload the documents that are too large to email (all documents are listed as attachments to this memo).

The Planning and Zoning Division may receive written correspondence on this petition which will be forwarded to your office.

Attachments: Presentation
 Staff Report
 Milano PUD Ordinance
 Milano PUD Binding Master Plan
 Milano PUD Developer's Agreement
 Milano PUD Environmental Narrative
 Application Materials
 Preliminary Plat Plans
 Mailing List Spreadsheet
 Location Map
cc: File No. 17-02PP