

***Aria***  
**Preliminary Plat Petition No. 17-02PP**

**Owner:** Border and Jacaranda Holdings, LLC

**Agent:** Melanie Smith, PE., Stantec



*We serve with PRIDE*

# Preliminary Plat Overview

## GENERAL DATA

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

## PLAT DATA

*Access:* One gated access on Jacaranda Blvd.; one emergency access on Border Rd.

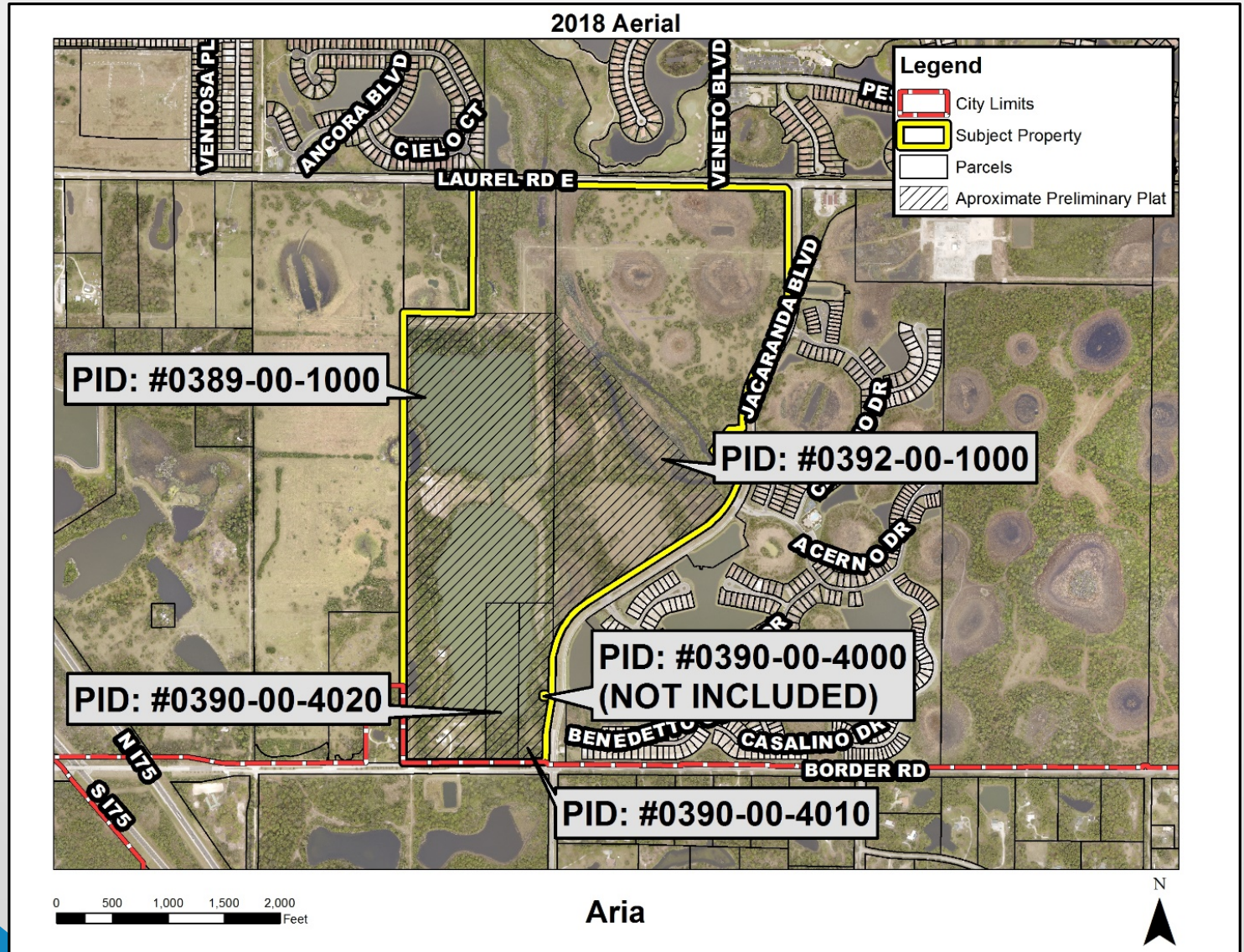
*No. & Type of Lots:* 180 single-family residential lots

*Landscape Buffers:* 30-foot wide landscape buffers along Jacaranda Blvd. and Border Road;  
20-foot wide along east plat boundary

*Amenities:* 2.61-acre amenity site; guardhouse and entrance features

*FPL Easement:* Relocation of FPL transmission lines and 170-foot wide utility easement

# Aerial Photograph







View of the subject property  
from Jacaranda Boulevard

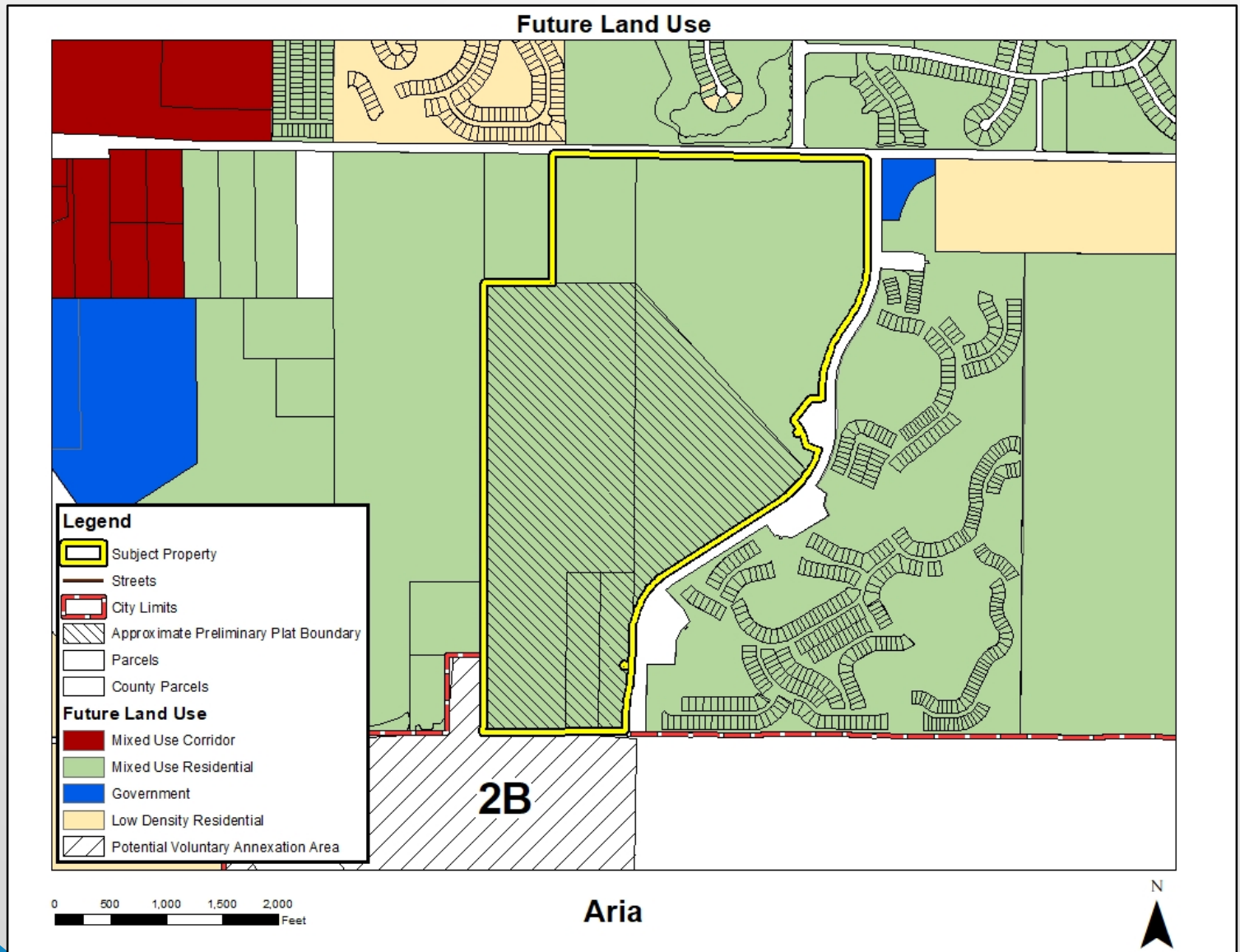


One of the existing project  
entrances along Jacaranda  
Boulevard

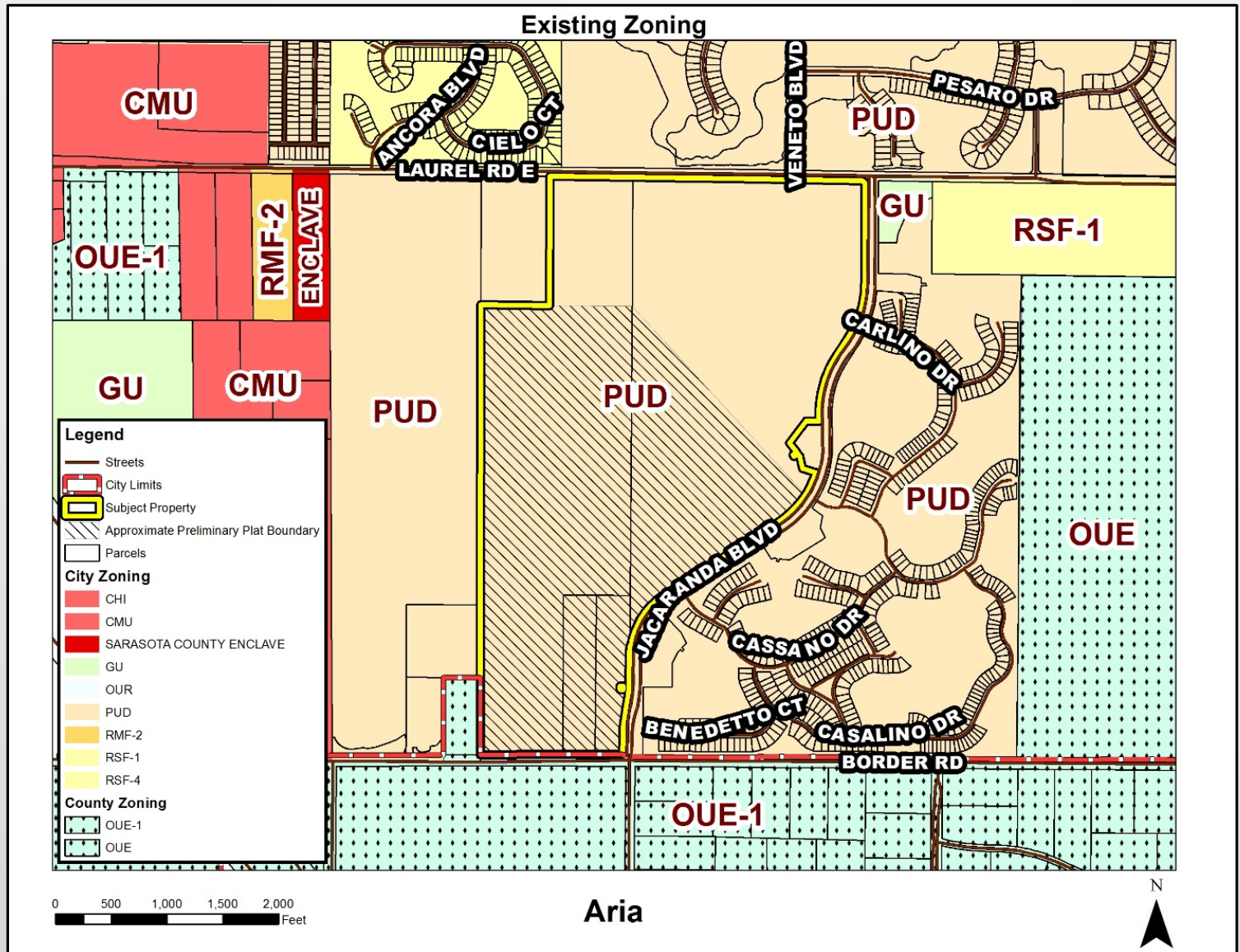


Existing residential structures  
in the Milano PUD

# Future Land Use Map



# Existing Zoning Map





# Surrounding Property Information

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.

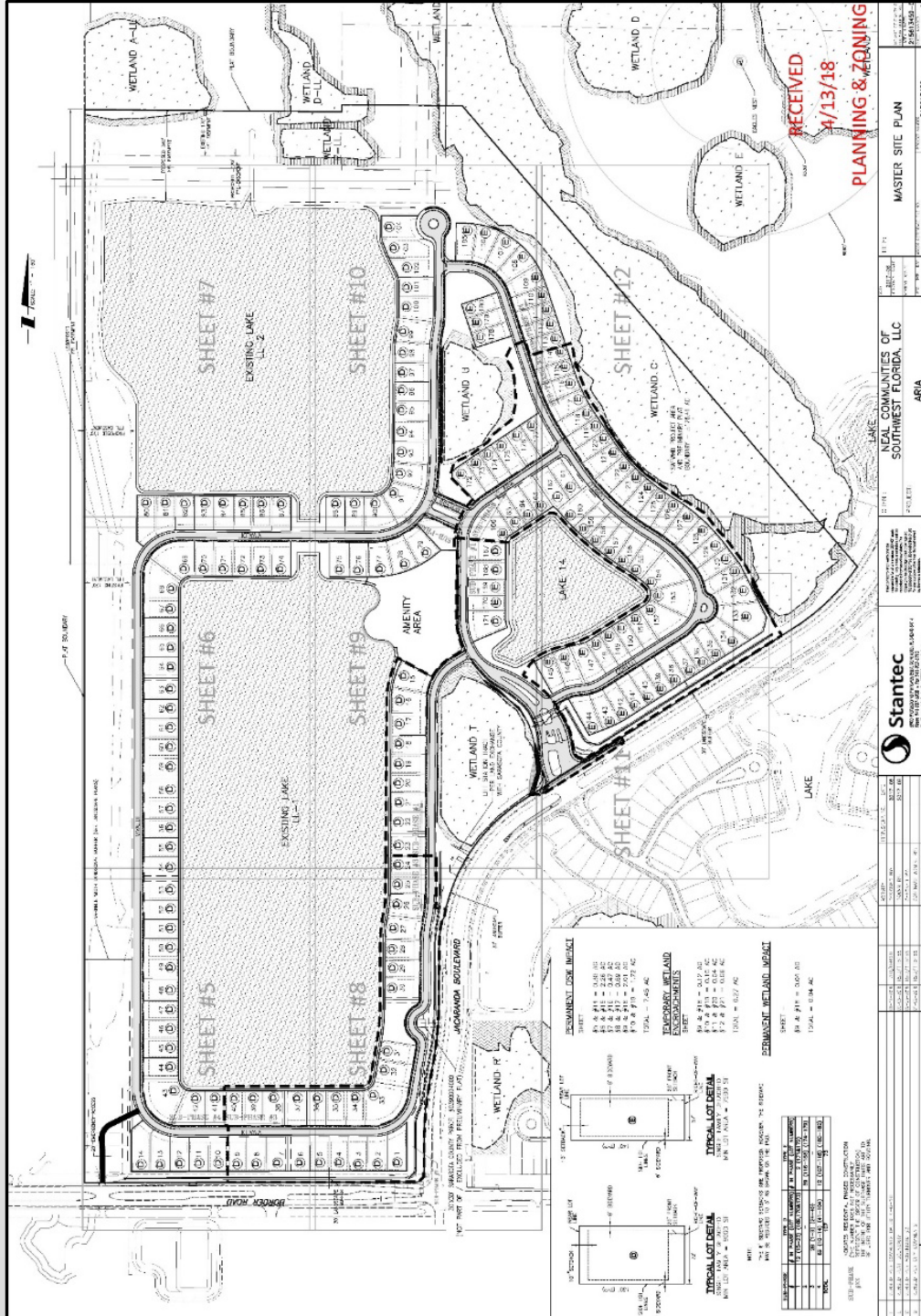
SHEET #8

JACARANDA BOULEVARD

WETLAND R'Z

COUNTY REC'D 10/20/00 4:00 PM

FROM FREEMAN, FLA.





# Preliminary Plat Review

- 180 Single-family residential lots
- Gross Density of 1.02 units per acre

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

# Preliminary Plat Review

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

# Comprehensive Plan Consistency

## Strategy LU-NE 1.1.1 Mixed Use Residential

- Max. residential density
- Min. & max. percentage of residential & non-residential development
- Max. number of MUR-designated dwelling units in the neighborhood

## Strategy OS-NE 1.1.5 Wildlife Corridors

- Preservation of two existing lakes (62.3 acres)
- Preservation of existing wetlands (19.2 acres)
- 30 and 20-foot wide landscape buffers

## Strategy TR-NE 1.1.2 Complete Street Elements

- Internal sidewalks
- Existing sidewalks along Jacaranda Blvd. and Border Road



# Comprehensive Plan Consistency

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

## Strategy LU 1.2.17 MUR Open Space Connectivity

- Preservation of existing lakes and wetlands
- 30-foot wide buffers along Jacaranda Blvd. and Border Road

# Comprehensive Plan Consistency

Strategy OS-NE 1.2.2 Environmental Impact Mitigation

Strategy OS 1.4.1 Native Habitats Inventory & Assessment

Strategy OS 1.4.2 Protection of Native Habitats & Natural Resources

Strategy OS 1.4.3 Endangered or Threatened Species

Strategy OS 1.4.4 Non-Native Invasive Species

Strategy OS 1.11.1 MUR District Requirements

**The above Open Space Strategies are implemented with:**

- Milano PUD environmental narrative (e.g. habitat map)
- Environmental stipulations in Ord. 2017-25 (e.g. removal of nuisance species)
- Project design meeting the min. open space percentages

100000th Avenue Residential

LOT 1 TO LOT 100

LOT 101 TO LOT 200

LOT 201 TO LOT 300

LOT 301 TO LOT 400

LOT 401 TO LOT 500

LOT 501 TO LOT 600

LOT 601 TO LOT 700

LOT 701 TO LOT 800

LOT 801 TO LOT 900

LOT 901 TO LOT 1000

LOT 1001 TO LOT 1100

LOT 1101 TO LOT 1200

LOT 1201 TO LOT 1300

LOT 1301 TO LOT 1400

LOT 1401 TO LOT 1500

LOT 1501 TO LOT 1600

LOT 1601 TO LOT 1700

LOT 1701 TO LOT 1800

LOT 1801 TO LOT 1900

LOT 1901 TO LOT 2000

LOT 2001 TO LOT 2100

LOT 2101 TO LOT 2200

LOT 2201 TO LOT 2300

LOT 2301 TO LOT 2400

LOT 2401 TO LOT 2500

LOT 2501 TO LOT 2600

LOT 2601 TO LOT 2700

LOT 2701 TO LOT 2800

LOT 2801 TO LOT 2900

LOT 2901 TO LOT 3000

LOT 3001 TO LOT 3100

LOT 3101 TO LOT 3200

LOT 3201 TO LOT 3300

LOT 3301 TO LOT 3400

LOT 3401 TO LOT 3500

LOT 3501 TO LOT 3600

LOT 3601 TO LOT 3700

LOT 3701 TO LOT 3800

LOT 3801 TO LOT 3900

LOT 3901 TO LOT 4000

LOT 4001 TO LOT 4100

LOT 4101 TO LOT 4200

LOT 4201 TO LOT 4300

LOT 4301 TO LOT 4400

LOT 4401 TO LOT 4500

LOT 4501 TO LOT 4600

LOT 4601 TO LOT 4700

LOT 4701 TO LOT 4800

LOT 4801 TO LOT 4900

LOT 4901 TO LOT 5000

LOT 5001 TO LOT 5100

LOT 5101 TO LOT 5200

LOT 5201 TO LOT 5300

LOT 5301 TO LOT 5400

LOT 5401 TO LOT 5500

LOT 5501 TO LOT 5600

LOT 5601 TO LOT 5700

LOT 5701 TO LOT 5800

LOT 5801 TO LOT 5900

LOT 5901 TO LOT 6000

LOT 6001 TO LOT 6100

LOT 6101 TO LOT 6200

LOT 6201 TO LOT 6300

LOT 6301 TO LOT 6400

LOT 6401 TO LOT 6500

LOT 6501 TO LOT 6600

LOT 6601 TO LOT 6700

LOT 6701 TO LOT 6800

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LOT 6901 TO LOT 7000

LOT 7001 TO LOT 7100

LOT 7101 TO LOT 7200

LOT 7201 TO LOT 7300

LOT 7301 TO LOT 7400

LOT 7401 TO LOT 7500

LOT 7501 TO LOT 7600

LOT 7601 TO LOT 7700

LOT 7701 TO LOT 7800

LOT 7801 TO LOT 7900

LOT 7901 TO LOT 8000

LOT 8001 TO LOT 8100

LOT 8101 TO LOT 8200

LOT 8201 TO LOT 8300

LOT 8301 TO LOT 8400

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LOT 15201 TO LOT 15300

LOT 15301 TO LOT 15400

LOT 15401 TO LOT 15500

LOT 15501 TO LOT 15600

LOT 15601 TO LOT 15700

LOT 15701 TO LOT 15800

LOT 15801 TO LOT 15900

LOT 15901 TO LOT 16000

LOT 16001 TO LOT 16100

LOT 16101 TO LOT 16200

LOT 16201 TO LOT 16300

LOT 16301 TO LOT 16400

LOT 16401 TO LOT 16500

LOT 16501 TO LOT 16600

LOT 16601 TO LOT 16700

LOT 16701 TO LOT 16800

LOT 16801 TO LOT 16900

LOT 16901 TO LOT 17000

LOT 17001 TO LOT 17100

LOT 17101 TO LOT 17200

LOT 17201 TO LOT 17300

LOT 17301 TO LOT 17400

LOT 17401 TO LOT 17500

LOT 17501 TO LOT 17600

LOT 17601 TO LOT 17700

LOT 17701 TO LOT 17800

LOT 17801 TO LOT 17900

LOT 17901 TO LOT 18000

LOT 18001 TO LOT 18100

LOT 18101 TO LOT 18200

LOT 18201 TO LOT 18300

LOT 18301 TO LOT 18400

LOT 18401 TO LOT 18500

LOT 18501 TO LOT 18600

LOT 18601 TO LOT 18700

LOT 18701 TO LOT 18800

LOT 18801 TO LOT 18900

LOT 18901 TO LOT 19000

LOT 19001 TO LOT 19100

LOT 19101 TO LOT 19200

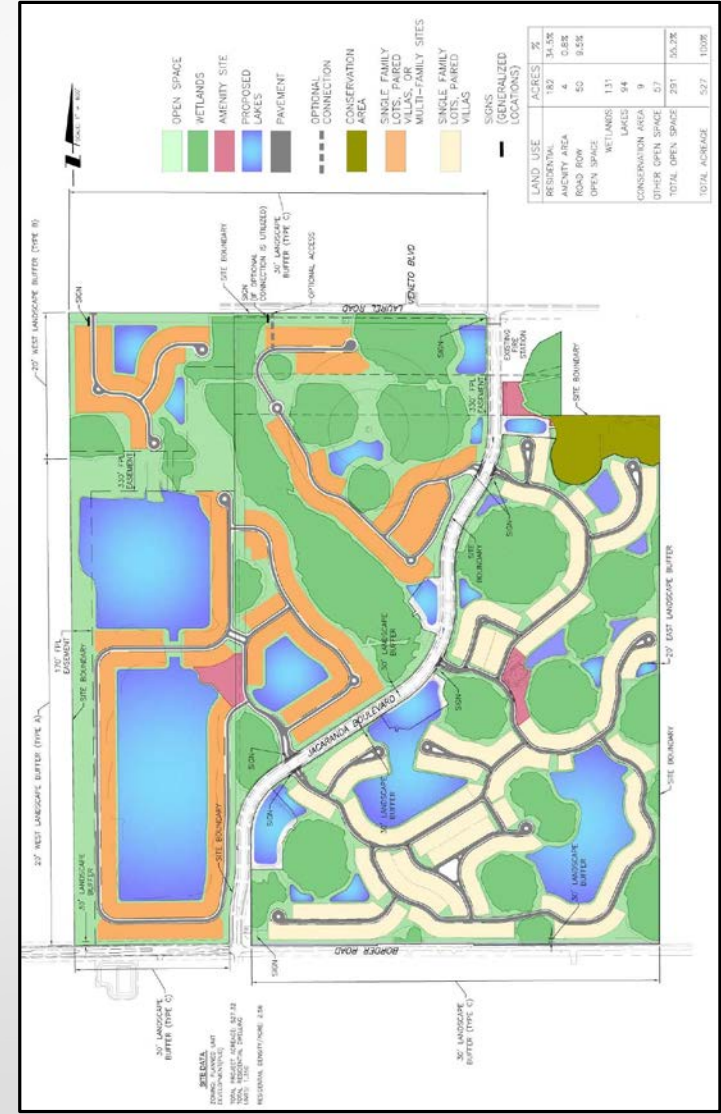
LOT 19201 TO LOT 19300

LOT 19301 TO LOT 19400

LOT 19401 TO LOT 19500

LOT 19501 TO LOT 19600

LOT 19601 TO LOT





# Compliance with Milano PUD

PUD Development Standard	Minimum Required	Proposed
<b>Lot Area for Single Family Lots</b>	4,500 sq. ft.	7,500 sq. ft. (Lot Type “E”) and 9,000 sq. feet (Lot Type “D”)
<b>Lot Width of Single Family Lots</b>	40 feet	57 feet (Lot Type “E”) and 72 feet (Lot Type “D”)
<b>Landscape Buffer along Jacaranda Blvd. (2,121 linear feet)</b>		
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
<b>Landscape Buffer along Border Road (1,150 linear feet)</b>		
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
<b>Landscape Buffer along West Property Line (3,975 linear feet)</b>		
Width of Buffer	20 feet	20 feet
Plant Material		
Accent Trees	199 trees	281 trees
Shrubs	1,312 shrubs	1,649 shrubs
<b>Roadways Standards</b>		
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

# Compliance with Milano PUD Rezone 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. **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.

# Compliance with the LDC

Confirmation of compliance with subdivision regulations (Section 86-230 through 86-233) which requires Planning Commission determinations on:

- Compliance with the City's code and applicable laws of the state
- Design of the preliminary plat in relationship to the adjacent land uses to ensure compatibility
- The subdivision can be served adequately and economically with necessary public facilities and services



# Concurrency

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

# Summary Findings of Fact

**Based on the planning analysis provided in the staff report, the proposed preliminary plat:**

- **May be found consistent with the 2017 Comprehensive Plan**
- **Is consistent with the approve PUD binding master plan**
- **Is in compliance with the City's subdivision standards and the LDC**
- **No concurrency issues have been identified and a concurrency certificate will be issued upon approval with the exception of schools**

<b>Required Findings:</b>	<b>Yes</b>	<b>No</b>
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	✓	

# Planning Commission Determination

*Based upon the above analysis, there is sufficient basis for the Planning Commission to make recommendation to City Council regarding Preliminary Plat Petition No. 17-02PP. If a recommendation of approval is provided, the following stipulations are provided to be included 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.



# Planning Commission Determination (cont.)

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.