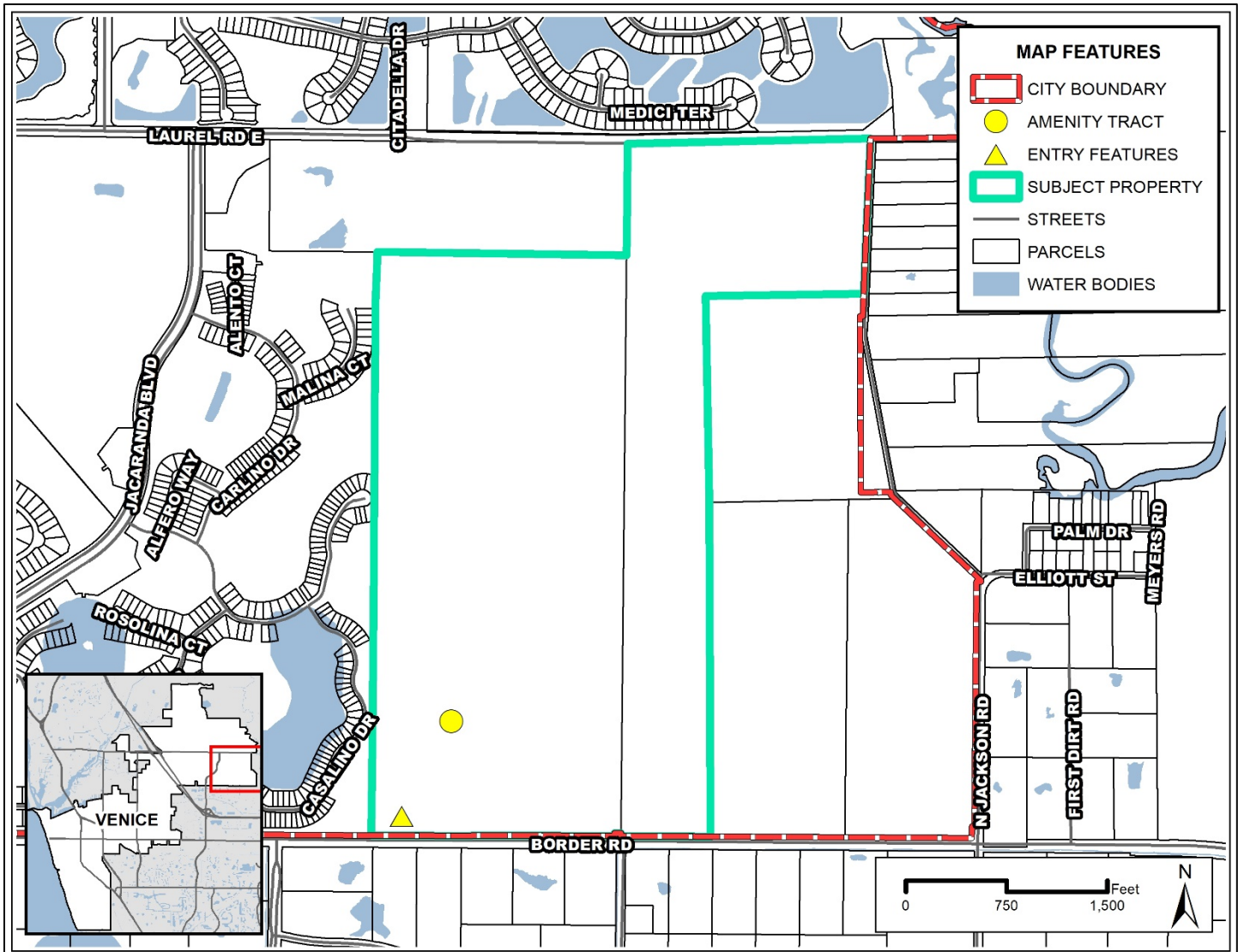




# SITE AND DEVELOPMENT PLAN STAFF REPORT: VICENZA AMENITY CENTER AND ENTRY FEATURES

4/2/2019  
18-12SP



**PETITION NO.:** 18-12SP

**REQUEST:** Approval of an amenity center and entry features as part of the Vicenza subdivision (SJMR Planned Unit Development).

## GENERAL DATA

**Owner:** Pamlico Point Management, LLC

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

**Location:** Generally East of Jacaranda Blvd., between Laurel Rd. and Border Rd.

**Parcel ID:** 0391-00-1020 AND 0393-00-3000

**Property Size:** 3.77 +/- Acres Amenity Tract

**Future Land Use:** Mixed-Use Residential

**Comp Plan Neighborhood:** Northeast

**Zoning:** Planned Unit Development (PUD)

## ASSOCIATED DOCUMENTS

- A. Application Materials
- B. SJMR Binding Master Plan

## EXECUTIVE SUMMARY/FINDINGS

The subject petition is a Site and Development Plan for the amenity center and entry features for the Vicenza Planned Unit Development (PUD).

- **CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):** The subject petition is not in conflict with any strategies related to the Northeast Neighborhood and the Mixed Use Residential Future Land Use designation. There are no specific strategies in the Comprehensive Plan regarding the subject improvements. Therefore, no inconsistencies have been identified with the Comprehensive Plan.
- **CONCLUSIONS/FINDINGS OF FACT (SJMR PUD):** The Vicenza amenity center and entry features Site and Development Plan is consistent with the permitted uses and amenity tract location included in the SJMR PUD's Binding Master Plan.
- **CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS):** The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the Site and Development Plan considerations contained in Section 86-23(m) of the Land Development Regulations.

## PROJECT INFORMATION

The subject petition is a Site and Development Plan for the amenity center and entry features for the Vicenza Planned Unit Development (PUD). The amenity area includes a community center, pickleball courts, pool area, small- and large-breed dog parks, mail center, and other amenities. See Figure XX below. All of the proposed amenity improvements are located on the Amenity Tract of the approved Preliminary Plat (18-02PP).

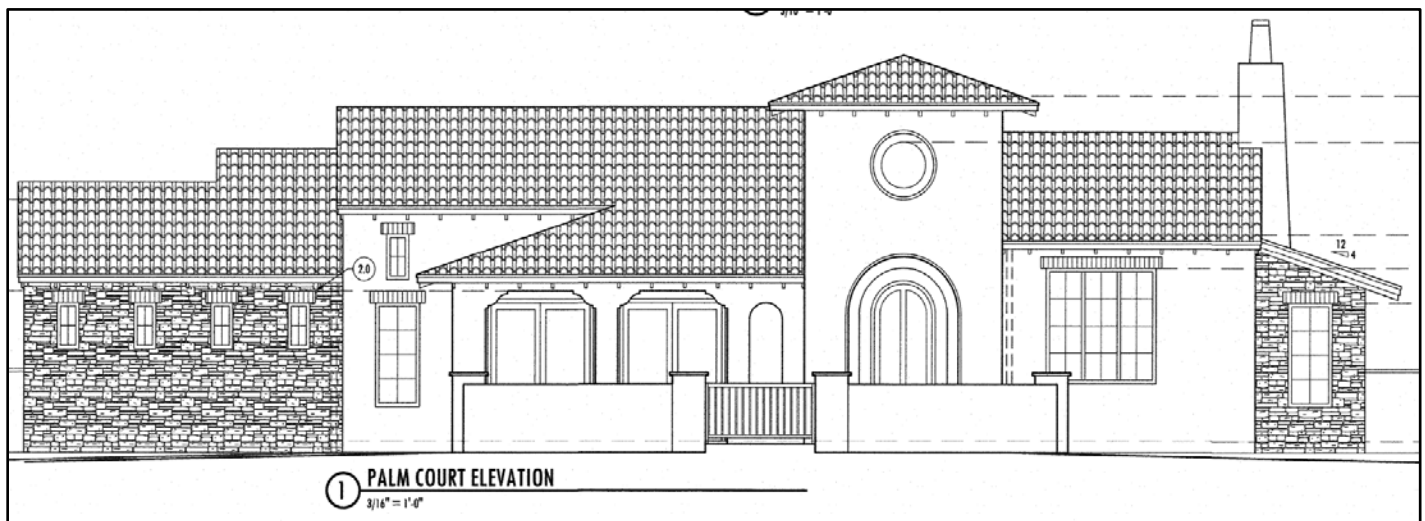


Figure 1: Proposed Architectural Elevation for the Community Center Building

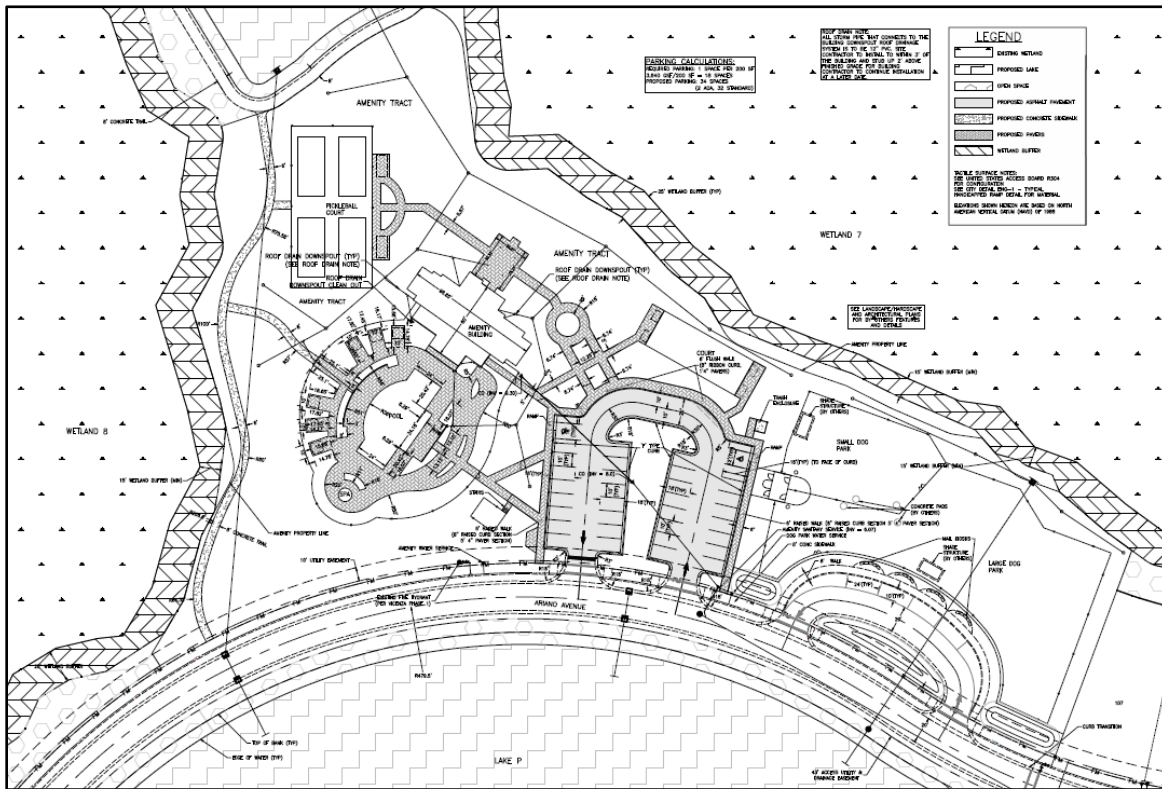


Figure 2: Proposed Amenity Tract Improvements

The subject Site and Development Plan also includes the entry features on Border Road for the Vicenza PUD (See Figure 3 below) which includes the guardhouse, gates, wall/monument sign, and other entry structures as seen in Figure 4 on Page 4.

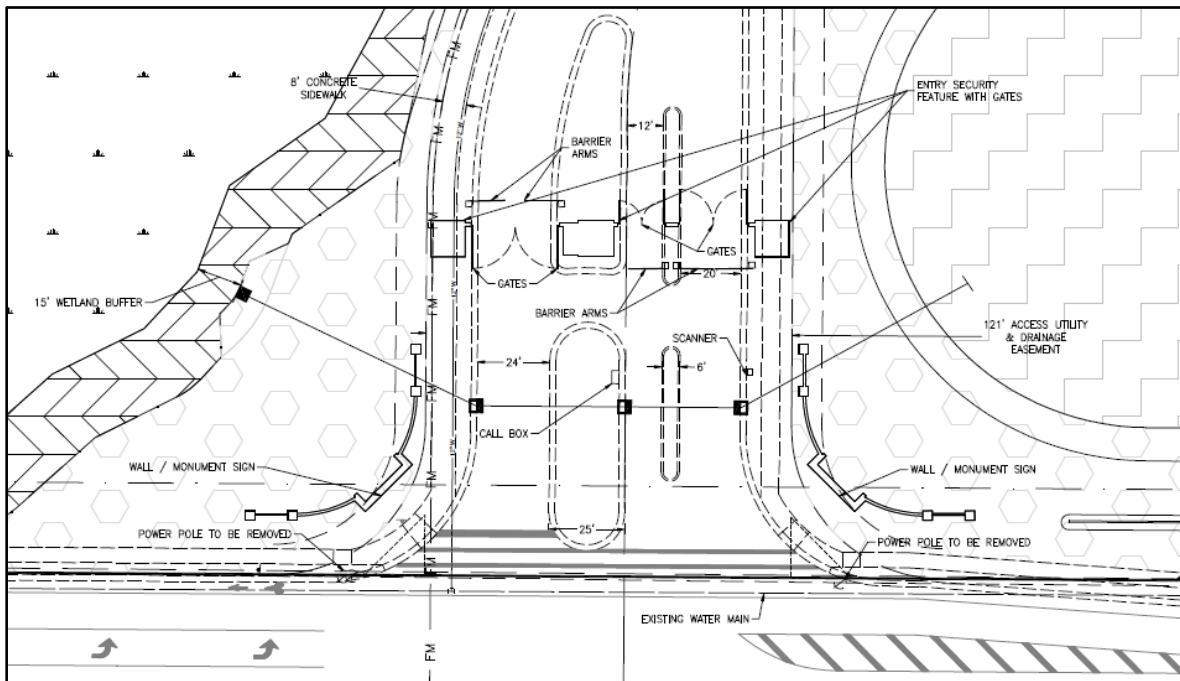


Figure 3: Entry Features on Border Road

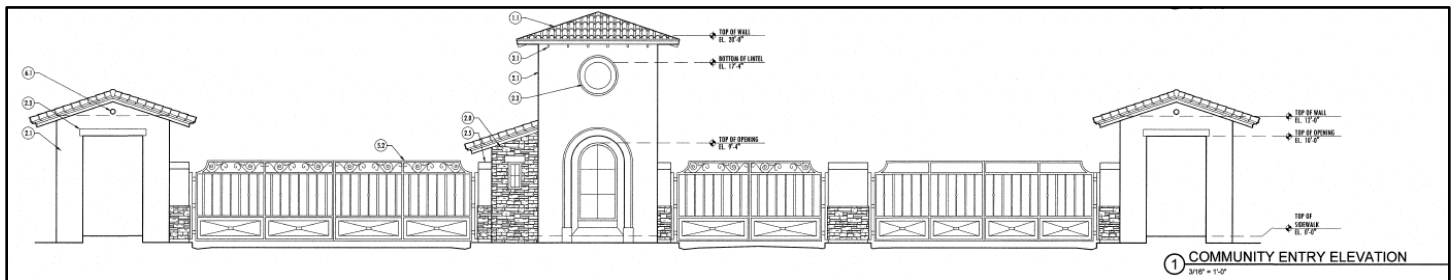
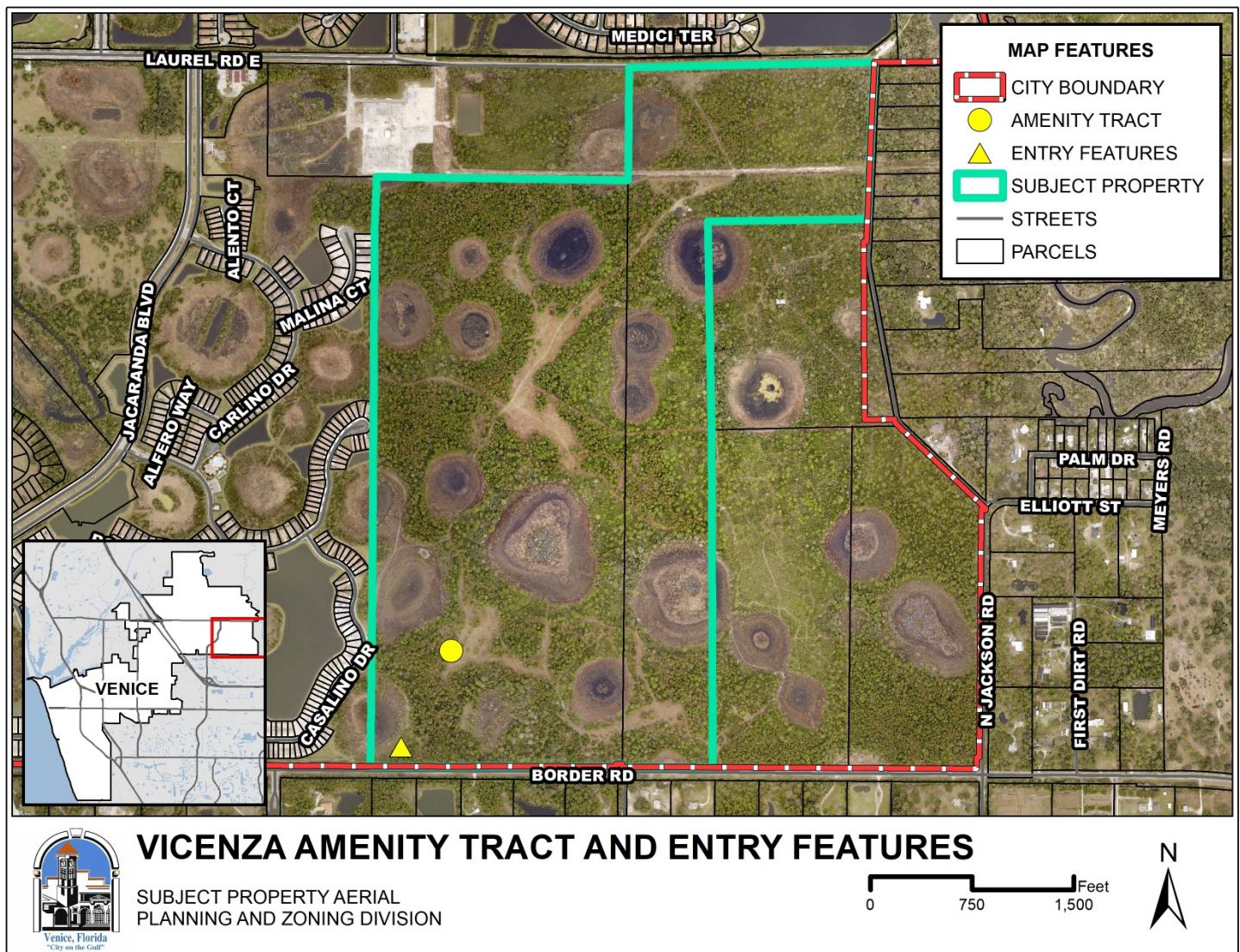


Figure 4: Entry Feature Elevation Drawings

## EXISTING CONDITIONS

The approximately 292+/- acre subject property is currently undeveloped and located between Laurel Road and Border Road. City Council approved Phase I of the Vicenza plat, which included 311 single-family lots on December 11, 2018.

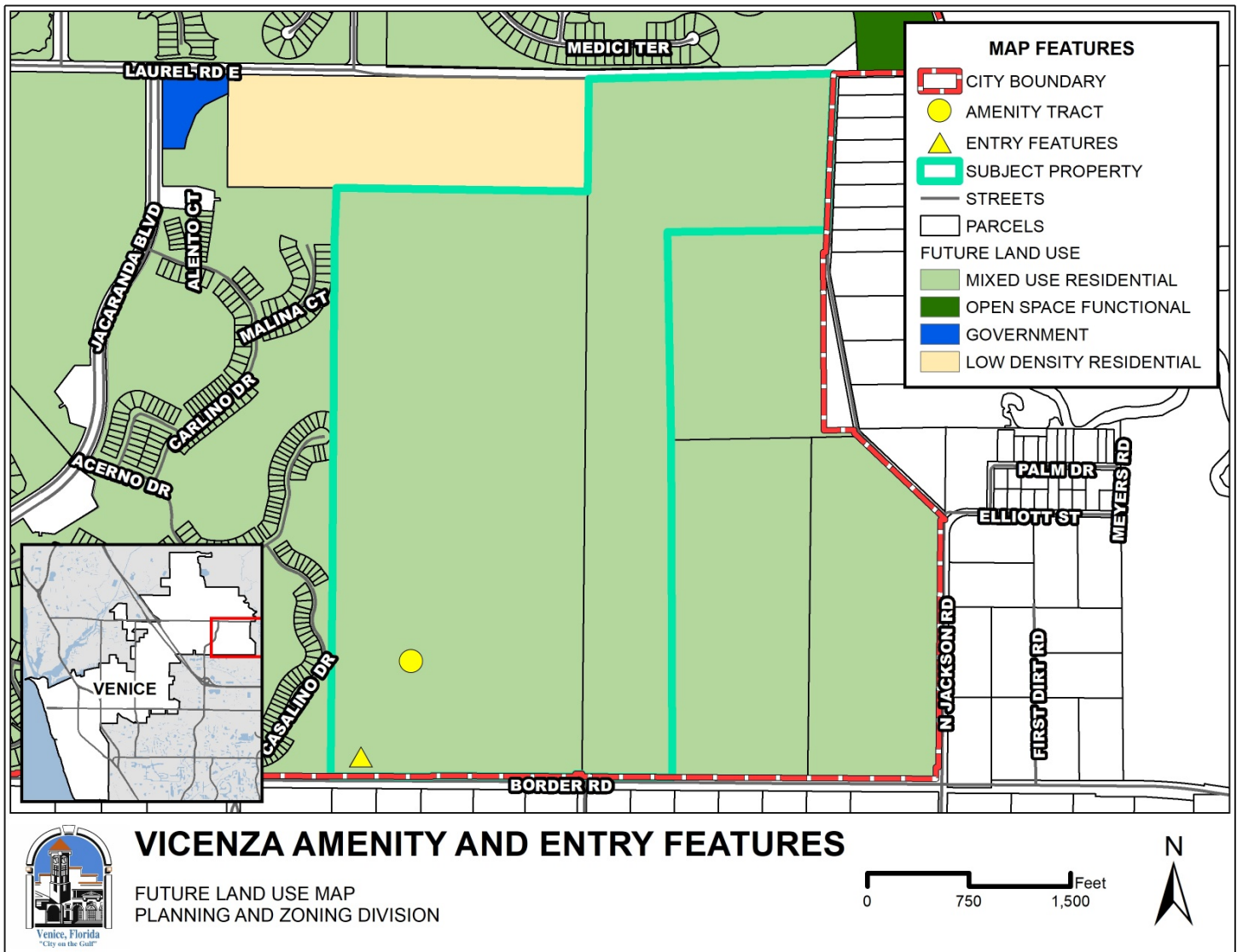




Map 1: Aerial Map SJMR PUD

### ***Future Land Use***

The subject property has a Future Land Use Designation of Mixed-Use Residential (MUR), which was created in the 2017-2027 *Comprehensive Plan* to designate areas of existing or proposed Planning Unit Developments (PUD). Mixed-Use Residential requires 50% Open Space in the form of Conservation and Functional Open Space per OS 1.11.1 of the *Comprehensive Plan* and may not exceed a density of five (5) dwelling units per gross acre of the development



Map 2: Future Land Use Map SJMR PUD with Location of Site and Development Plan Improvements

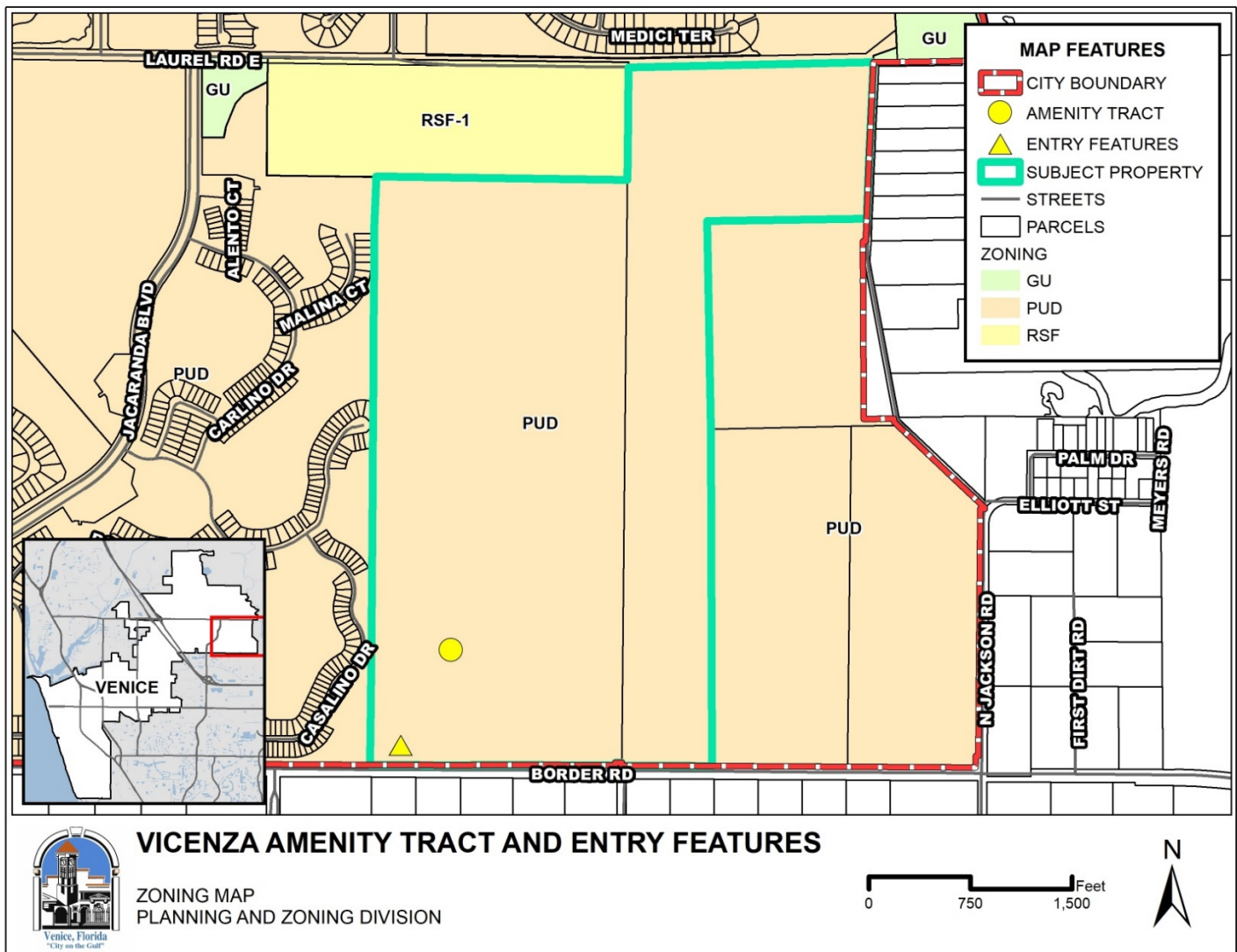
### Zoning Designation

The subject property is zoned Planned Unit Development (PUD) through Ordinance 2018-11 (Petition# 17-13RZ). The SJMR Binding Master Plan provides the development standards for the Vicenza PUD. Per Section 86-130(a), PUD's are generally meant to:

- 1) The PUD district shall be utilized to promote efficient and economical land use, an improved level of amenities, appropriate and harmonious variety in physical development, creative design, improved living environments, orderly and economical development in the city, and the protection of adjacent and nearby existing and future city development.*
- 2) Regulations for planned unit developments are intended to accomplish the purpose of zoning, subdivision design standard regulations and other applicable city regulations to*



*the same degree as in instances where such city regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach. In view of the substantial public advantages of planned unit development, it is the intent of the city to promote and encourage development in this form where tracts suitable in size, location and character for the uses and structures proposed are to be planned and developed as unified and coordinated units.*



*Map 3: Zoning Map with Locations of Proposed Improvements*

## PLANNING STAFF ANALYSIS

Staff reviewed the proposed Preliminary Plat Application in relation to *City of Venice 2017-2027 Comprehensive Plan*, *SJMR PUD Binding Master Plan*, and *Land Development Regulations*.

### *2017-2027 Comprehensive Plan*

The 2017 Comprehensive Plan identifies the subject property as being within the 2,827-acre Northeast Neighborhood. The subject property has a Mixed Use Residential (MUR) future land use designation. There are no specific strategies in the Comprehensive Plan regarding the subject improvements.

**CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):** The subject petition is not in conflict with any strategies related to the Northeast Neighborhood and the Mixed Use Residential Future Land Use designation. There are no specific strategies in the Comprehensive Plan regarding the subject improvements. Therefore, no inconsistencies have been identified with the Comprehensive Plan.

### ***SJMR Binding Master Plan***

The proposed Site and Development Plan for the amenity center and entry features creates a private club/community center and the recreational areas for the Vicenza development. The SJMR Binding Master Plan does not contain any requirements for the permitted principal use of "Private Club, community centers and civic and social organization facilities" or "Recreational areas." The proposed Site and Development Plan location is consistent with the Binding Master Plan.

**CONCLUSIONS/FINDINGS OF FACT (SJMR PUD):** The Vicenza amenity center and entry features Site and Development Plan is consistent with the permitted uses and amenity tract location included in the SJMR PUD's Binding Master Plan.

### ***Land Development Code***

The subject petition has been processed with the procedural requirements contained in Section 86-49 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

The following is a response to the Site and Development Plan Criteria found in Land Development Code Section 86-23(m) (1-12) as required by the City of Venice.

- 1. Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.**

*Applicant Response: The deed was included in the original August 10, 2018 application. Furthermore, a signed and sealed survey was included with the Preliminary Plat application (18-02PP). These two documents show sufficient proof of ownership of the subject property.*

*Please see the enclosed "Declaration of Covenants, Conditions and Restrictions for Eagle Trace" which is provided as an example Declaration of Covenants for the project. This is the same example that was submitted with the preliminary plat application. Article 4 addressed the common property/common areas including the amenity and entry feature.*

- 2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.**

*Applicant Response: The project is an amenity center and entry feature to a subdivision and is therefore*



*less intense than surrounding development.*

Staff Comment: No residential development is included in the subject petition.

3. **Ingress and egress to the development and proposed structures thereon, with reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.**

Applicant Response: This is not applicable to the entry feature. However, the amenity is designed with a looped parking lot for maximum ingress and egress. Raised curb (or F curb) is proposed at the parking stall to protect pedestrians from vehicles that are parking. Utilities are also accounted for in the civil plans including an amenity water service and sanitary sewer service on sheet 4 as well as drainage facilities shown on sheet 6. Please refer to sheet 4 for a trash enclosure that will be utilized with a standard size refuse tote (the same as the residential homes).

4. **Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow, and control, access in case of fire or catastrophe, and screening and landscaping.**

Applicant Response: The proposed structures are easily accessed by emergency personnel.

5. **Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.**

Applicant Response: The front of the amenity is minimally screened and inviting to the subdivision homeowners. The rear of the amenity abuts a lake and two wetlands.

*This item is not applicable to the entry features.*

Staff Comment: The amenity tract is surrounded by lakes and wetlands except on the eastern-most edge of the dog park area, which is lined with red cedar trees.

6. **Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.**

Applicant Response: Drainage for both the amenity and entry feature is accounted for in the overall stormwater management system. The City of Venice defers to SWFWMD for stormwater requirements. Stantec is in the final stages of obtaining a SWFWMD Statewide Environmental Resource permit for the entire Vicenza project.

7. **Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.**

Applicant Response: A concurrency determination application is on file at the City of Venice with both the SJMR PUD Rezone (2018-11) and the Vicenza Preliminary Plat (18-02PP).

8. **Utilities, with reference to hook-in locations and availability and capacity for the uses projected.**

Applicant Response: Utility tie-in locations are accounted for in the overall subdivision Vicenza project.

- 9. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.**

*Applicant Response:* The amenity center is within a gated, private community. This item is not applicable to the entry feature.

*Staff Comment:* The amenity tract is surrounded by lakes and wetlands except on the eastern-most edge of the dog park area, which is lined with trees.

- 10. General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.**

*Applicant Response:* The project is arranged in a such [sic] a way that the general layout and proposed development are compatible and harmonious with the surrounding homes, wetlands, and proposed stormwater ponds.

- 11. Such other standards as may be imposed by the city on the particular use or activity involved.**

*Applicant Response:* The project meets the requirements of the approved SJMR PUD Rezone (2018-11) and is consistent with the Preliminary Plat (18-00PP) that currently on the City Commission agenda for approval.

- 12. In the event that a Site and Development Plan Application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.**

*Applicant Response:* No special exceptions are required as part of this application.

**CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS):** The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the Site and Development Plan considerations contained in Section 86-23(m) of the Land Development Regulations.

## **CONCLUSION**

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan No. 18-12SP.

**Exhibit A: Site Pictures**



Looking North  
from Border Road  
at the proposed  
entrance.



Looking North  
from Border Road  
along the Southern  
property line.