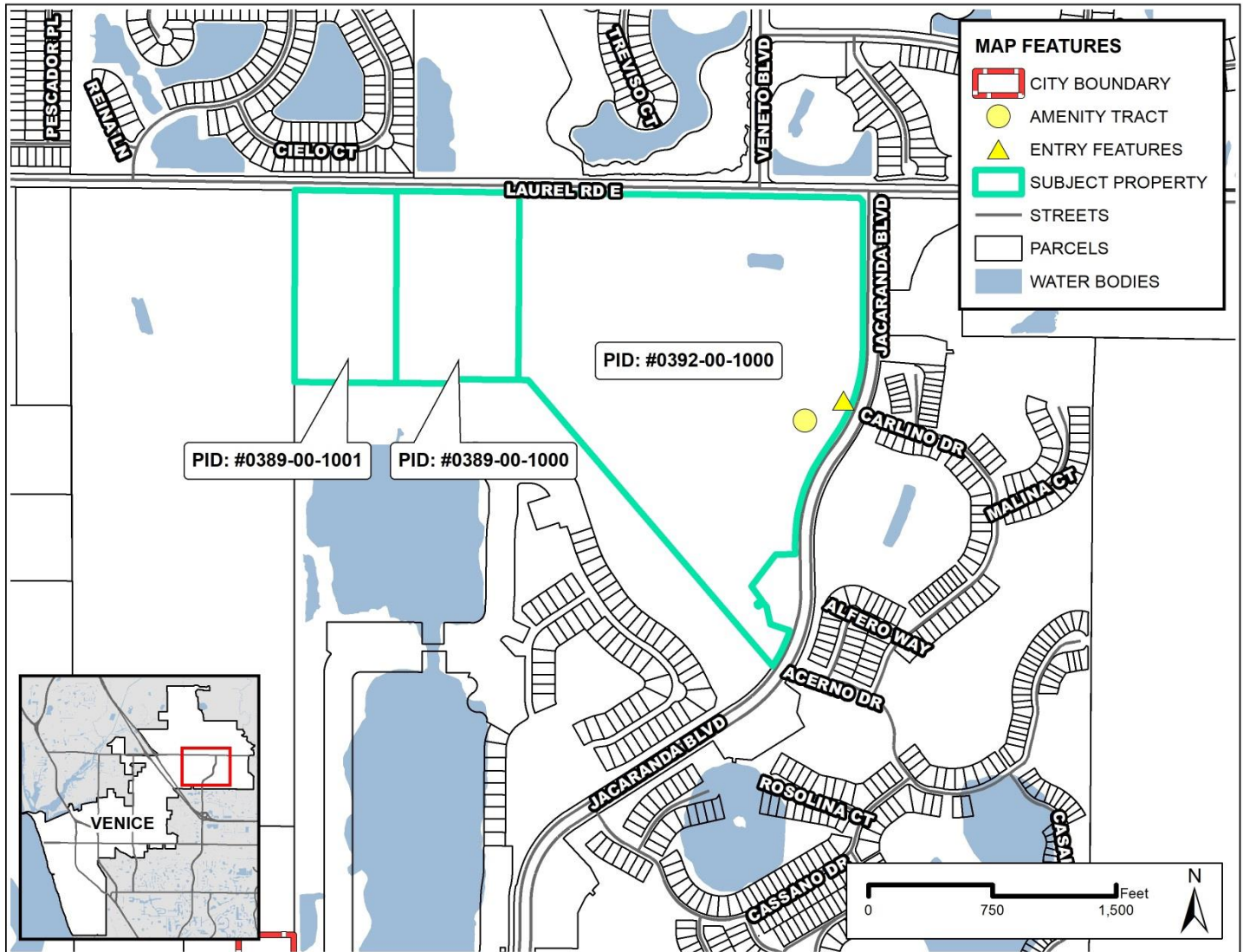




SITE AND DEVELOPMENT PLAN STAFF REPORT: CIELO AMENITY TRACT AND ENTRY FEATURES

4/16/2019

18-17SP



PETITION NO.: 18-17SP

REQUEST: Construction of Improvements for an Amenity Tract, Including a Tot Lot and Dog Park, along with entry features and signage within the Cielo Subdivision (Part of The Milano Planned Unit Development).

GENERAL DATA

Owner: Border Road and Jacaranda Holdings, LLC

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

Location: Generally West of Jacaranda Blvd. and South of Laurel Rd

Parcel ID: 0392-00-1000 AND PORTIONS OF 0389-00-1000 AND 0389-00-1001

Property Size: 0.96 ± Amenity Tract (A portion of the 125.5 ± acre Cielo Subdivision)

Future Land Use: Mixed-Use Residential

Comp Plan Neighborhood: Northeast Neighborhood

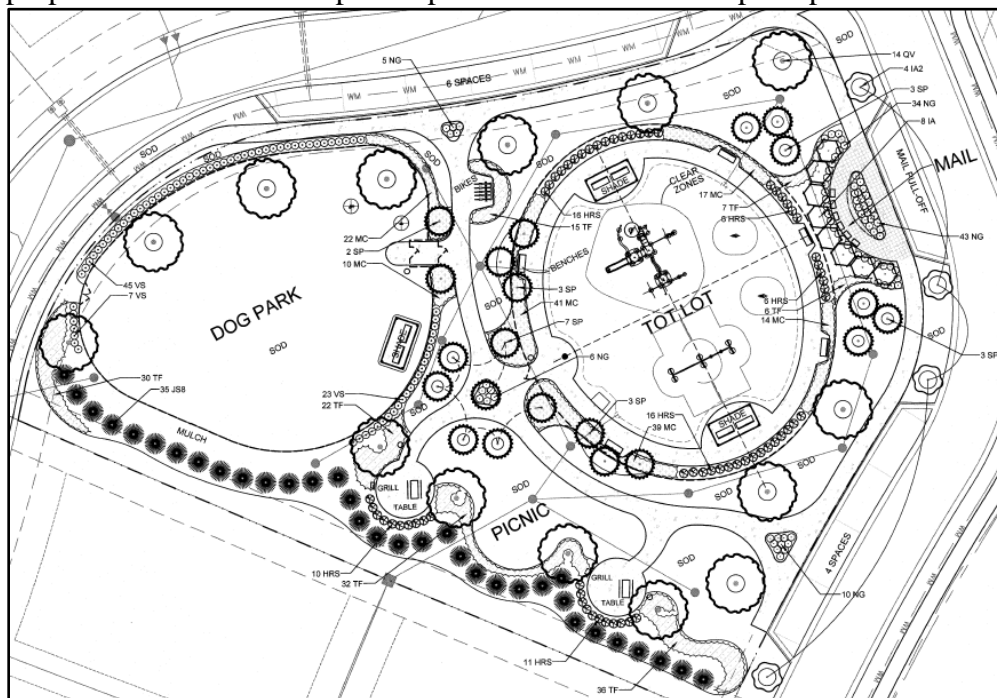
Zoning: Planned Unit Development (PUD)

A. Exhibit A: Site Picture
B. Application Materials
C. Milano Binding Master Plan

The subject petition is a Site and Development Plan for the amenity tract and entry features for the Cielo portion of the Milano Planned Unit Development (PUD).

- ## PROJECT INFORMATION

The subject Site and Development Plan includes a tot-lot (playground), dog park, picnic area, mail center, and entry features (gates and signs) for the Cielo portion of the Milano Planned Unit Development (PUD). Unlike many of the other amenity tracts, the Cielo amenity tract does not contain a community center building. The proposed site and development plan is considered an open space tract that will include the recreational area



improvements identified above. The Milano PUD includes language that indicates *“Where the PUD master plan identifies areas for residential uses, the developer shall have the option to convert such residential use areas to open space uses.”* The subject amenity tract was originally depicted on the binding master plan as residential and, consistent with the recently approved preliminary plat, has been converted to open space with amenity improvements.

The amenity tract is surrounded by right-of-ways on three sides, but bordered by residential lots to the South. The amenity tract is screened with trees along the entire length of the southern property line. See Figure above.

Figure 1: Amenity Tract Design (From Landscape Plans)

The subject Site and Development Plan also includes the entry features on Jacaranda Boulevard for the Cielo PUD (See Figure 2 and 3 below) which includes the gates, wall sign, and other entry structures.

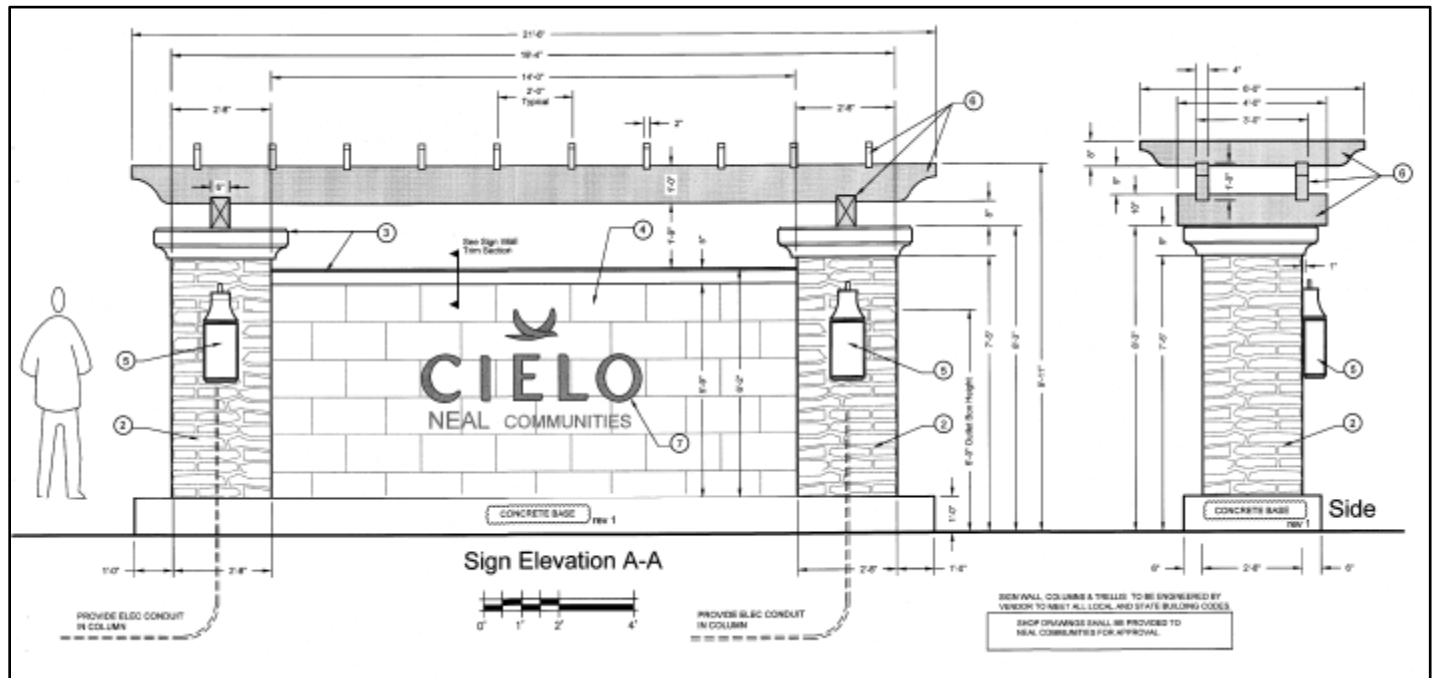


Figure 2: Cielo Entrance Sign

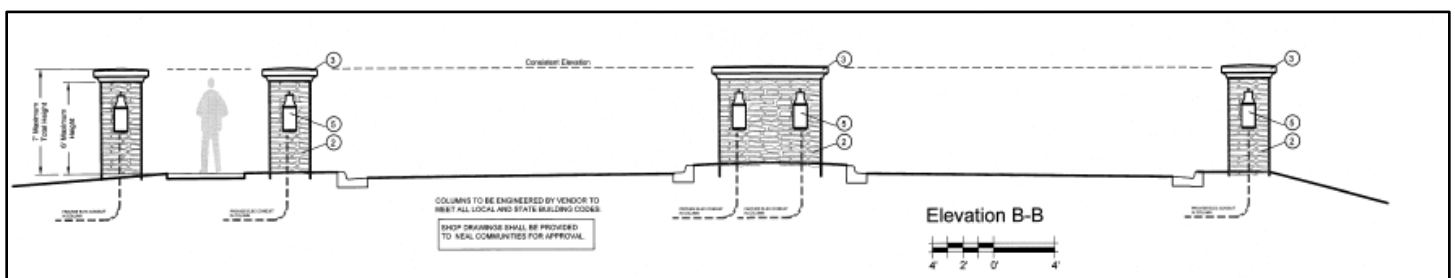


Figure 3: Cielo Entrance Gates

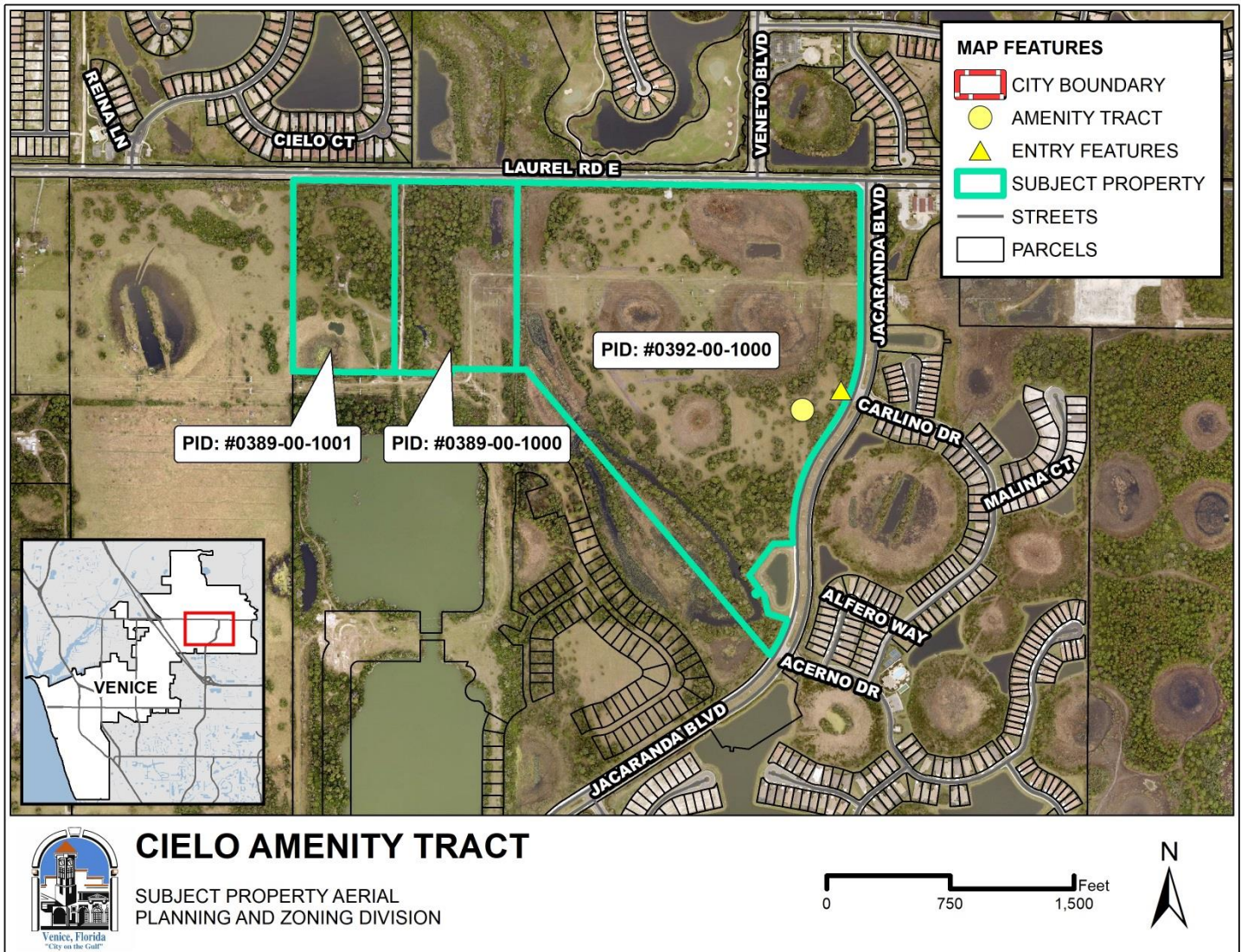
EXISTING CONDITIONS

The approximately 125.5+/- acre subject property is currently undeveloped and located between Laurel Road and Jacaranda Boulevard. The subject property is comprised of three parcels. Cielo is the last area of the Milano PUD to be platted and will complete the Milano project.

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 1: Aerial Map



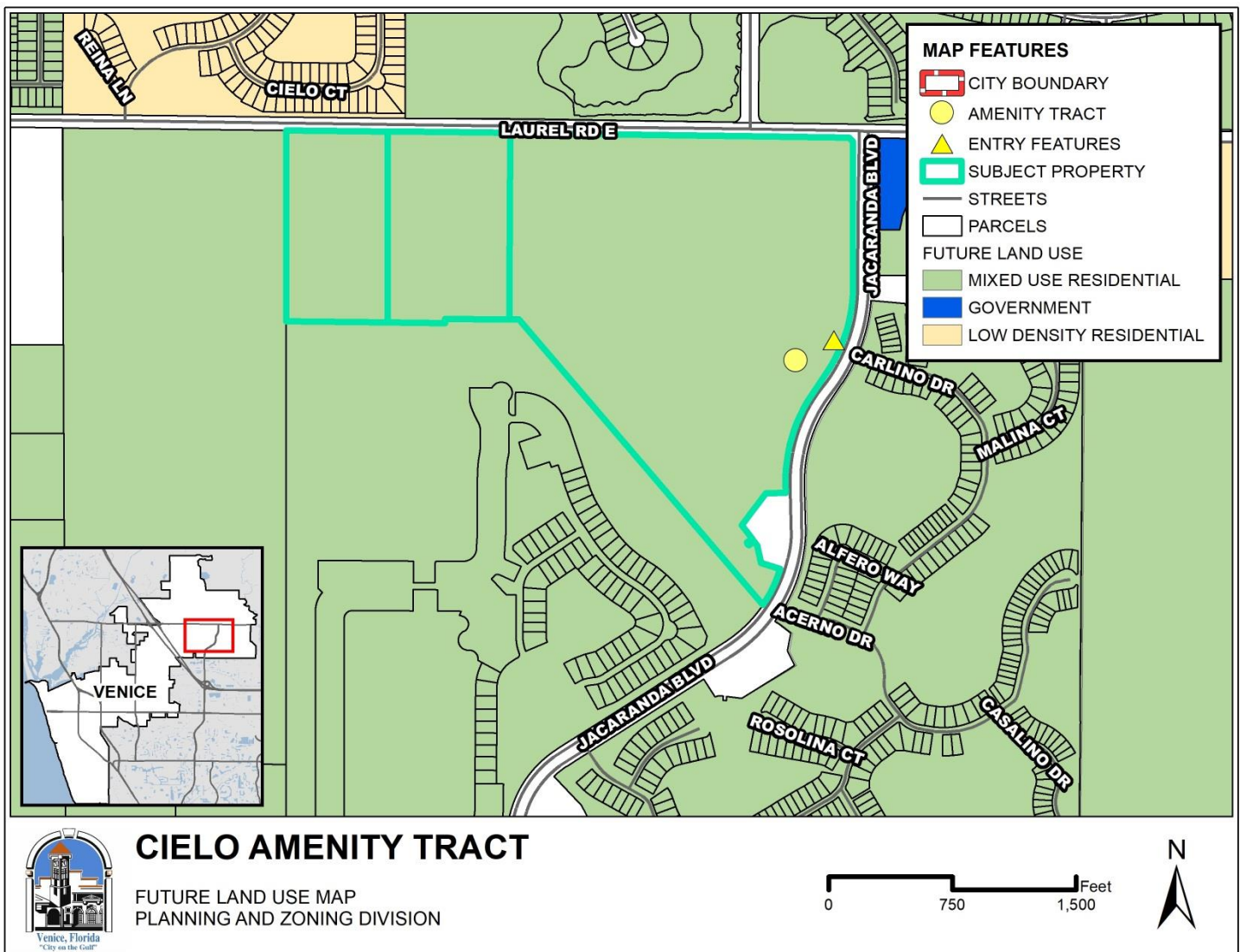
Zoning Designation

The subject property is zoned Planned Unit Development (PUD) through Ordinance 2017-25 (Petition 16-07RZ). The Milano Binding Master Plan provides the development standards for the Cielo PUD. Per Section 86-130(a), PUD's are generally meant to:

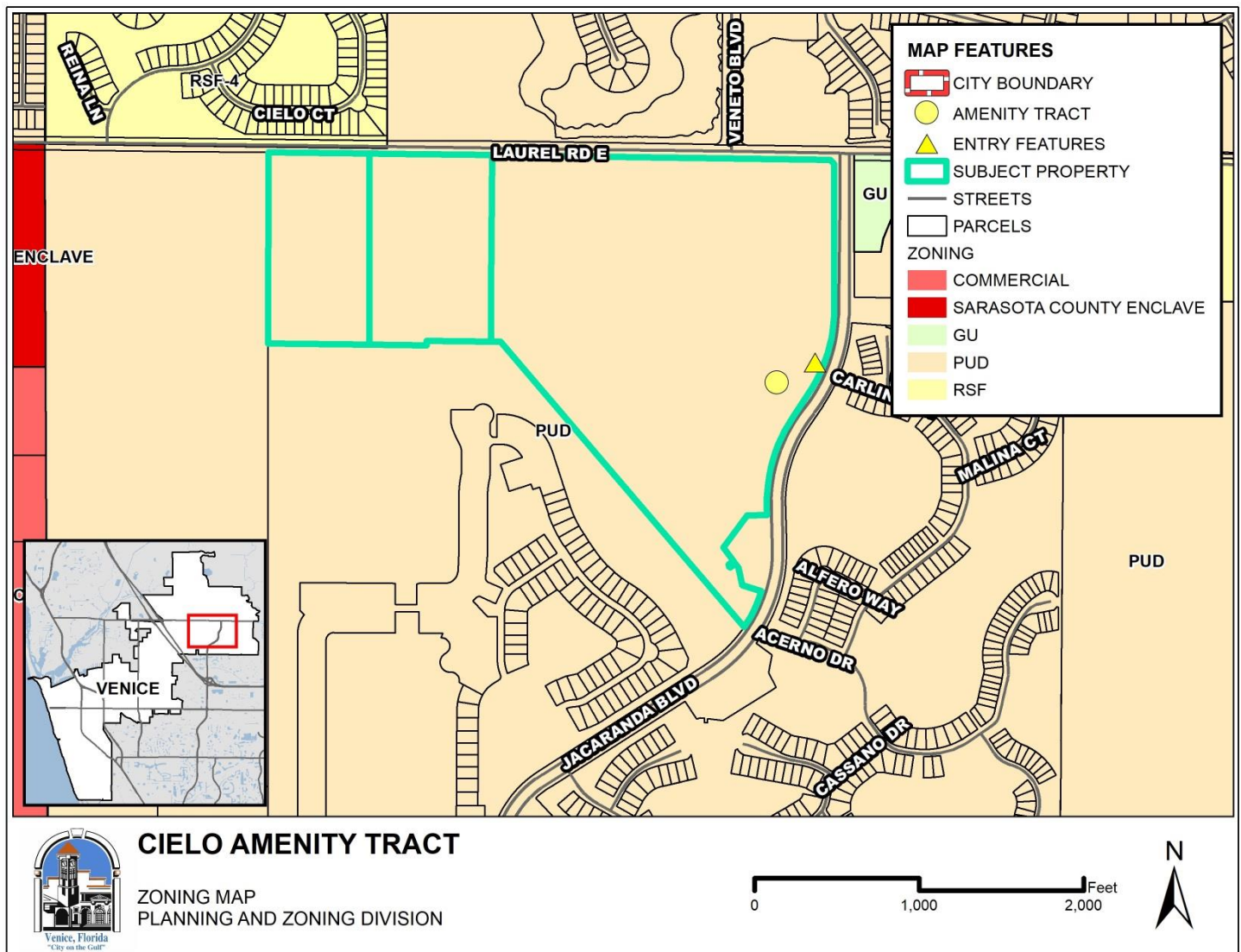
- 1) *The PUD district shall be utilized to promote efficient and economical land use, an improved level of amenities, appropriate and harmonious variety in physical development,*

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



Map 3: Zoning Map with Locations of Proposed Improvements

PLANNING STAFF ANALYSIS

Staff reviewed the proposed Site and Development Plan Application in relation to *City of Venice 2017-2027 Comprehensive Plan*, *Milano 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.

Milano Binding Master Plan

The proposed Site and Development Plan for the amenity tract and entry features creates gated entry and recreational areas for the Cielo development. Staff has determined that the proposal is considered an open space tract that will include a “recreational area” which is a permitted principal use in the PUD. As indicated previously, the Milano Binding Master Plan allows for the conversion of residential use areas to open space uses. The proposed Site and Development Plan location is consistent with both the Binding Master Plan and the recently approved preliminary plat for the Cielo portion of Milano.

The Milano PUD does address entrance signs:

“One community identification, monument-style ground sign, not to exceed nine (9) feet in height and twenty (20) feet in width, on each side, or in the median and one side, of each vehicular access point off Jacaranda Boulevard, including access points at the intersections of Laurel Road and Jacaranda Boulevard, and Border Road and Jacaranda Boulevard.”

The signs proposed are typically interpreted as wall signs as they are not free standing and are an extension of the perimeter wall along Jacaranda Blvd.

CONCLUSIONS/FINDINGS OF FACT (MILANO PUD): The Cielo amenity tract and entry features Site and Development Plan is consistent with the permitted uses included in the Milano PUD’s Binding Master Plan and consistent with the recently approve preliminary plat.

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: Please see the enclosed warranty deed and boundary survey that was included with the Preliminary Plat application (18-03PP). 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: The project is accessible from the development by parallel parking along Corsano Drive and Delicetto. Pedestrians at the parallel parking spaces are guarded by barrier curb to be constructed as part of the subdivision construction plan application. A water service to provide a dog drinking fountain at the dog park is to be constructed as part of the subdivision construction permit application. There is no sanitary sewer service necessary for a dog park and tot lot. Furthermore, ingress/egress to the entry feature is N/A.

- 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: There are no substantial structures proposed as part of this development, however the entire site is easily accessible from the adjacent proposed subdivision streets. Furthermore, this item is N/A to the entry feature.

- 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 open design of the tot lot and dog park is inviting to the subdivision homeowners. Furthermore, the entry feature is designed with consistent architecture of the proposed homes.

- 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 the amenity and entry feature is accounted for in the overall stormwater management system. The City of Venice defers to SWFWMD for stormwater requirements. Please see the enclosed SWFWMD SWERP (Statewide Environmental Resource Permit) #43041590.006.

- 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 Milano PUD (2017-25) and the Cielo Preliminary Plat (18-03PP).

- 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 Cielo 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 project, by its very nature, creates a stronger sense of community within the overall subdivision. The project is located within the inner portion of the overall site and is there provides privacy to the adjacent and nearby properties. Furthermore, this item is N/A to the entry feature.

- 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 Milano PUD Rezone (2017-25) and is consistent with the Preliminary Plat (18-03PP) 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. 18-17SP.

Exhibit A: Site Picture

