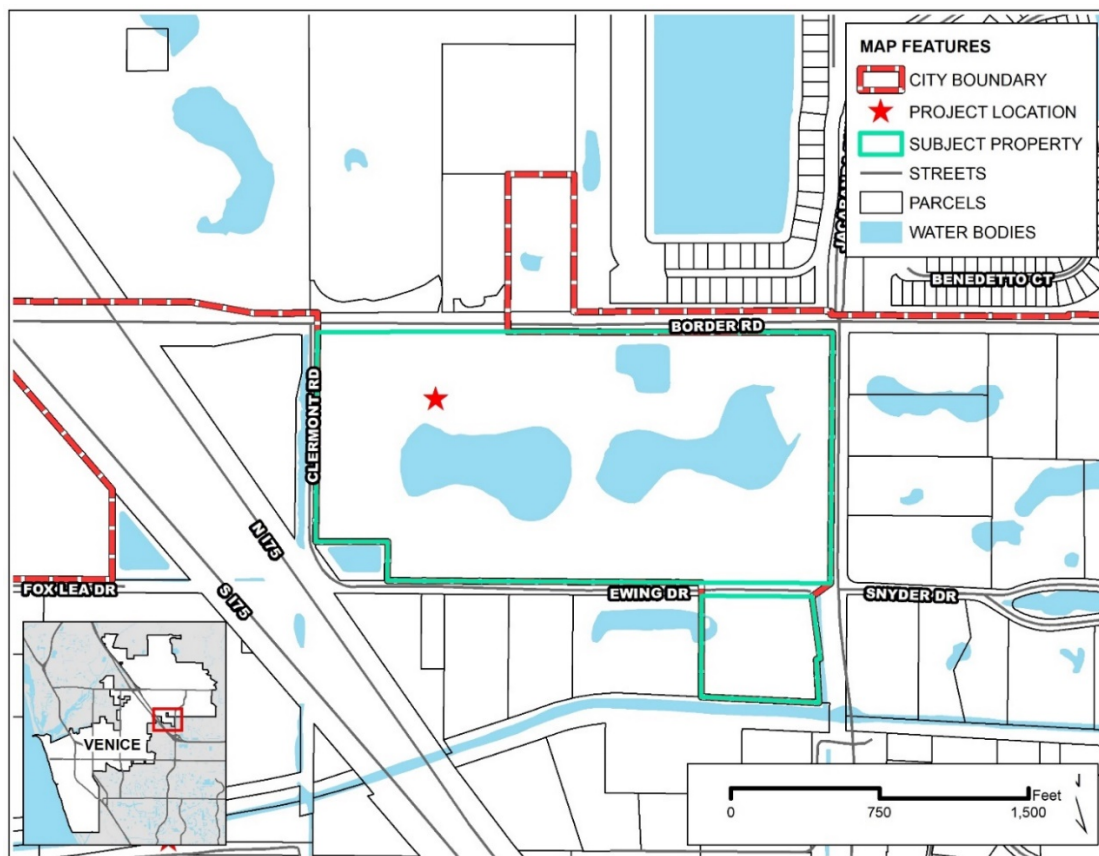




SITE & DEVELOPMENT PLAN STAFF REPORT: PALENCIA AMENITY CENTER & ENTRY FEATURES

Petition No. 20-41SP



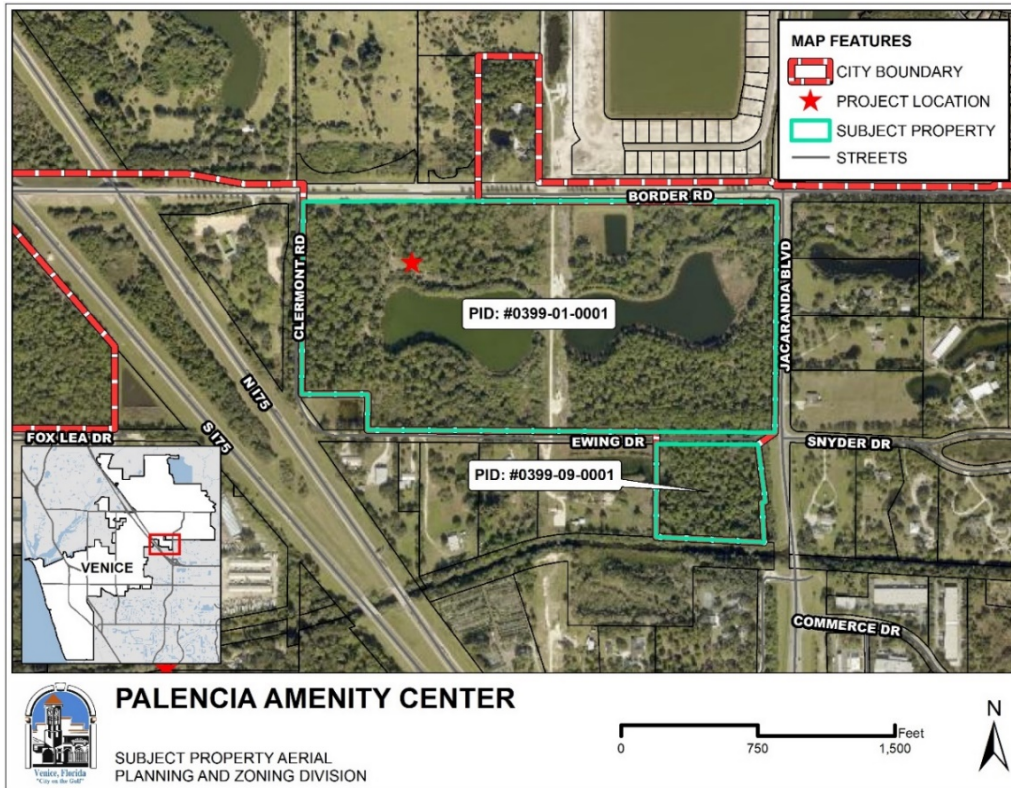
Site & Development Plan	
Request:	Site & Development Plan for Amenity Center with community identification sign, a pool, bocce courts, parking, and other associated improvements
Owner/ Applicant:	Forestar (USA) Real Estate Group, Inc.
Agent:	Timothy E. Roane, P.E.
Location:	Border Road, Palencia PUD
Parcel ID:	0399010001 & 0399090001
Parcel Size:	80 +/- acres overall, 1.55 +/- acres for project area
Current Future Land Use:	Mixed Use Residential (MUR)
Current Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast
Application Date:	September 10, 2020

I. EXISTING CONDITIONS

The 1.55 +/- acre subject property, generally located southwest of the intersection of Border Road and Jacaranda Boulevard, is a part of the 80+ acre Palencia Planned Unit Development (PUD), approved for 203 single family homes and paired villas. The PUD consists of two mostly cleared parcels, with ponds and a Florida Power and Light easement that bisects the larger parcel, which is bounded by N. Clermont Road,

Border Road, Jacaranda Boulevard, and Ewing Drive. This property has been through the approval process for Annexation (19-28AN), Comprehensive Plan Amendment (19-29CP), Zoning Map Amendment (19-37RZ), Conditional Use for a gated community (19-40CU), and Preliminary Plat (20-07PP). The adjacent parcels are used as residential, agricultural, and vacant land. Vehicular access to the property will be provided off of Border Road.

Aerial Photograph



Site Photograph



Drone photo looking west across FPL easement from near Jacaranda Blvd., Border Rd. is upper right.

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the majority of the subject property with designations of Zone X: outside the 500 year floodplain; X500: 0.2% annual chance of flooding; and AE: 1% annual chance of flooding. The AE portions of the subject properties are in a Special Flood Hazard Area. Development of the property will be subject to compliance with applicable FEMA requirements.

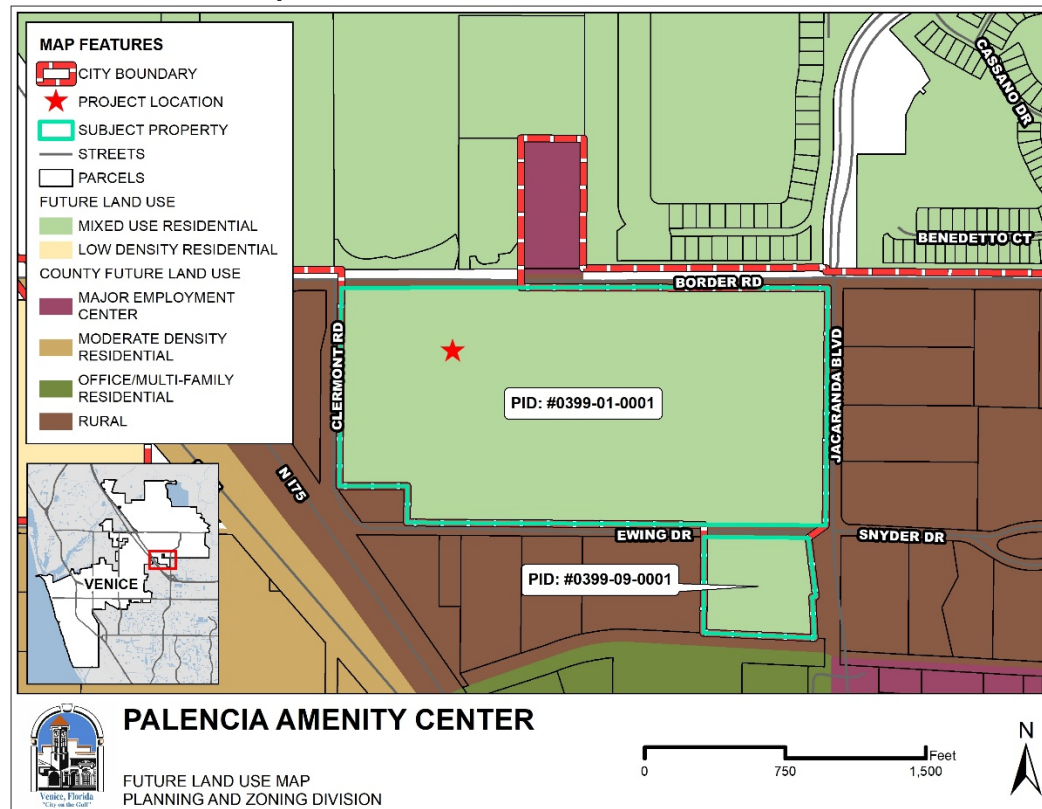
Surrounding Properties

Direction	Existing Land Uses	Current Zoning Districts	Existing Future Land Use Map Designations
North	Residential (Milano & GCCF (now Vistara) PUDs); vacant	Planned Unit Development (PUD); Sarasota County Open Use Estate (OUE-1)	Mixed Use Residential (MUR); Sarasota County Major Employment Center (MEC)
South	Large lot residential	Sarasota County OUE-1	Sarasota County Rural
East	Large lot residential	Sarasota County OUE-1	Sarasota County Rural
West	Agricultural	Sarasota County OUE-1	Sarasota County Rural

Future Land Use

The subject property is located in the Comprehensive Plan's Northeast Neighborhood and is designated as Mixed Use Residential (MUR) on the City of Venice Future Land Use Map. The subject property is surrounded to the south, east, and west by the County land use designation of Rural. To the north is City Mixed Use Residential (MUR) and a single parcel with a County designation of Major Employment Center (MEC).

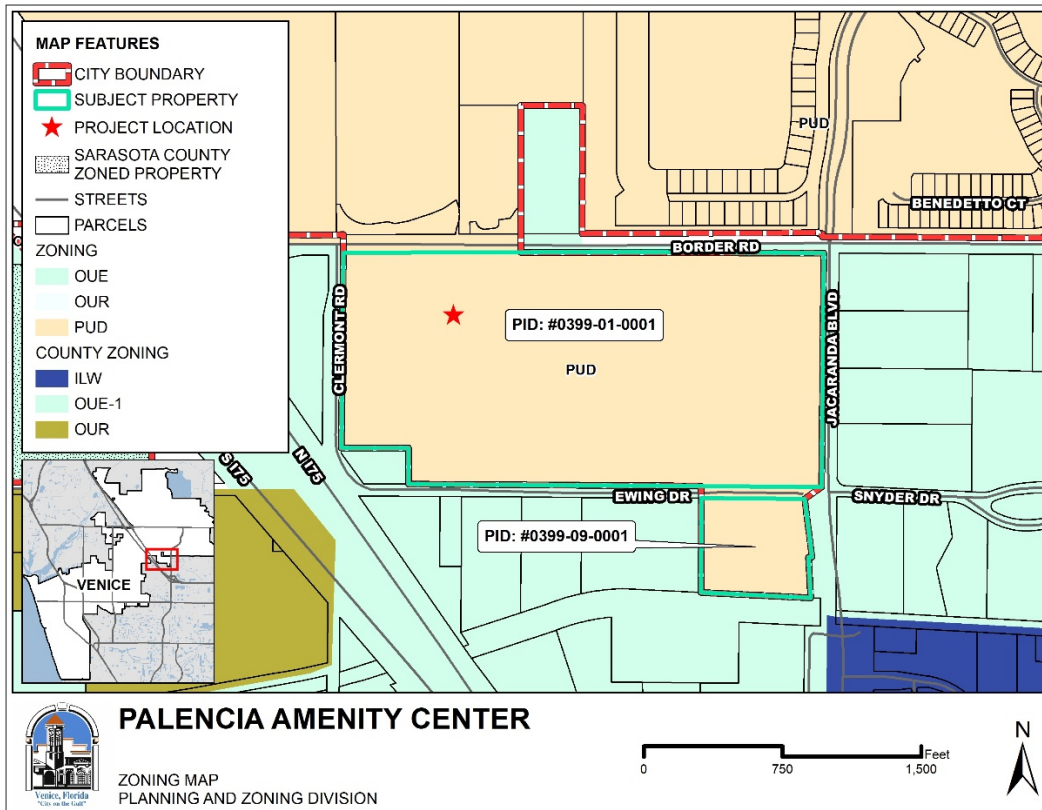
Future Land Use Map



Zoning

The subject property is zoned Planned Unit Development (PUD). Properties to the south, east, and west are zoned Sarasota County OUE-1. Properties to the north are zoned Planned Unit Development (PUD) and County OUE-1.

Zoning Map



II. PROJECT INFORMATION

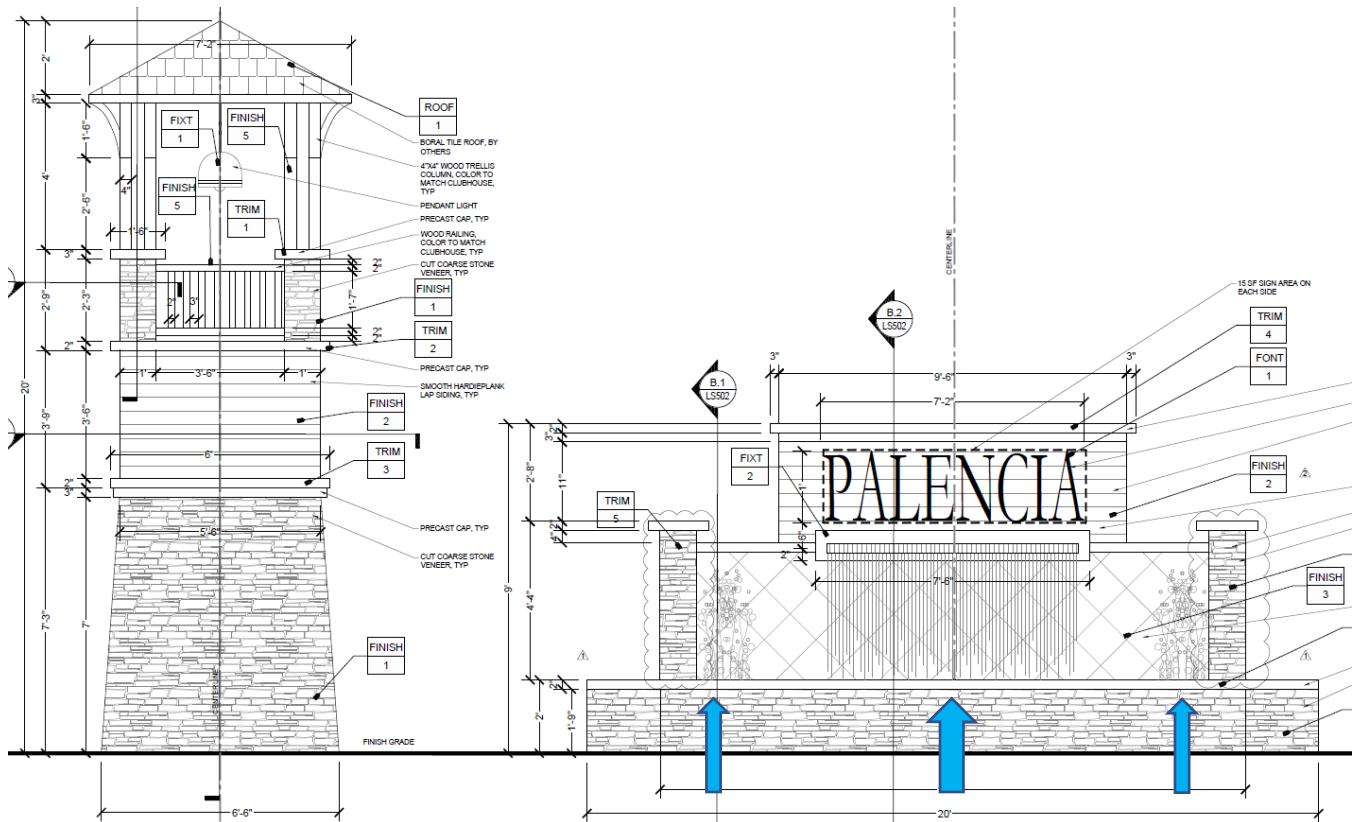
Consistent with the Binding Master Plan, the submitted Site and Development Plan proposes an amenity center for the Palencia PUD. This area will offer a pool, bocce courts, parking, and other associated improvements. In addition, applicant proposes a lighted entry feature and signage.

Improvements to be made on this portion of the vacant subject property will serve the entire subdivision, approximately 203 residential units. The amenity center will be a clubhouse with a 21 space parking lot and bicycle parking, along with landscaping and open space. Also provided will be a pool, sidewalks, and bocce courts with shade pavilions. The proposed 2,850 square foot amenity area is to be located south of the main entry to the community, which will be gated (approval granted through a previous conditional use request).

The entry sign will also serve as a water feature. The monument sign meets Code requirements at 9'x20'. The entry feature is a 20' tall tower with a base of 6'6", composed of the same exterior materials that the clubhouse will have, giving them a unifying effect.

[illegible]

Entry Feature & Signage



Below the PUD name are three water features, noted by blue arrows.

Amenity Center/ Clubhouse



FRONT



REAR



LEFT



RIGHT

III. PLANNING ANALYSIS

Staff reviewed the proposed site and development plan petition for A. Consistency with the City of Venice *2017-2027 Comprehensive Plan*, B. Compliance with the Palencia Binding Master Plan, C. Compliance with the Land Development Code, and D. Compliance with the City's concurrency/mobility requirements and the expected impacts on public facilities by the project.

A. 2017-2027 Comprehensive Plan Consistency

In the Comprehensive Plan, the subject property is identified as being part of the Northeast Neighborhood, and has a designated Future Land Use of Mixed Use Residential (MUR). This approximately 2,659 acre Neighborhood is home to a number of residential communities in Venice. The Palencia PUD binding master plan was approved as part of Ordinance No. 2020-19. A Site and Development Plan found in compliance with the approved Palencia PUD binding master plan is, therefore, found to be consistent with the Comprehensive Plan.

Transitional Policy 8.2

Policy 8.2 is a requirement for applicants to ensure compatibility. Staff comments have been provided to criteria on compatibility review.

- A. Land use density and intensity.
- B. Building heights and setbacks.
- C. Character or type of use proposed.
- D. Site and architectural mitigation design techniques.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
Staff Comment: The amenity center is located within the community, away from other neighborhoods.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Staff Comment: No such uses are being proposed.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Staff Comment: There are no existing uses on the site.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
Staff Comment: The proposed project will serve the community's residents. There will be a landscaped buffer surrounding the parking lot adjacent to residential lots.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

Overall Staff Comment (I-N): The subject site will provide functional open space for the residents of Palencia, along with landscaping and lighting. This facility will be accessed via an internal street.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN): Analysis has been provided indicating consistency of the Palencia Amenity Center with the Palencia PUD and its Binding Master Plan. Comprehensive Plan Consistency of the PUD and Binding Master Plan were confirmed at the point of rezone. This analysis should be taken into consideration when determining Comprehensive Plan consistency.

B. Palencia PUD Binding Master Plan

The proposed site and development plan is a permitted land use allowed through the Palencia PUD Binding Master Plan, and follows PUD requirements for lighting and buffering.

Palencia PUD Standards		
Standard	Required/ Allowed	Provided
Front Setback	20'	100'
Side Setback	5'	57'9"/80'1"
Rear Setback	10'	135'
Building Height	35'	17'2"
Parking	14	21
Landscape Buffer (parking lot)	5'	5'+

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH PALENCIA PUD BINDING MASTER PLAN): The Amenity Center is consistent with the Palencia PUD Binding Master Plan.

C. Land Development Code

The subject petition was processed consistent with procedural requirements contained in Section 86-49 and was reviewed by the Technical Review Committee (TRC). No issues regarding compliance with the LDC were identified.

Section 86-23(m)

Duties in site and development plan approval. The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:

- (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.

Staff Comment: Statement of ownership and control have been provided.

- (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.

Staff Comment: The intensity of the proposed amenity center is in keeping with the Palencia PUD.

- (3) Ingress and egress to the development and proposed structures thereon, with particular 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.

Staff Comment: The amenity center is located across from the main entrance. Interior sidewalks provide additional access for the residents.

- (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.

Staff Comment: The amenity center is located across from the main entrance. Interior sidewalks provide additional access for the residents.

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

Staff Comment: Landscaping will be provided to screen the parking lot.

- (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.

Staff Comment: The Engineering Department has confirmed compliance with requirements.

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

Staff Comment: The Utilities Department has confirmed compliance with requirements.

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

Staff Comment: The Utilities Department has confirmed compliance with requirements.

- (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.

Staff Comment: The subject site will provide functional open space for the residents of Palencia. Landscaping will provide a buffer from the parking lot.

- (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.

Staff Comment: The location of the amenity center will not impact other development in the area.

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

Staff Comment: The project meets City code standards.

- (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.

Staff Comment: No variance or modification has been requested.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS): The proposed site and development plan complies with the City's Land Development Code. There is sufficient information to reach a finding for each of the site and development plan considerations contained in Sec. 86-23(m) of the Land Development Code.

Concurrency/Mobility

A. Concurrency

CONCURRENCY			
Facility	Department	Estimated Impact	Status
Potable Water	Utilities	203 ERU	Concurrency Confirmed
Sanitary Sewer	Utilities	203 ERU	Concurrency Confirmed
Solid Waste	Public Works	2,105.11 lbs per day	Concurrency Confirmed
Parks & Rec	Public Works	< 1,000	Concurrency Confirmed
Drainage	Engineering	Compliance	Concurrency Confirmed
Public Schools	School Board	N/A for Amenity Center	N/A

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. The project was determined compliant as a part of the Palencia PUD with Zoning Map Amendment 19-37RZ.

B. Mobility

The Palencia Amenity Center was included with the original overall PUD traffic study. The project was reviewed by Wade Trim, the City's traffic consultant, to satisfy transportation concurrency requirements. The project is internal to the overall Palencia PUD, which means any roadway connections will be internal as well. The overall PUD connects to Border Road, which is a Sarasota County road. The applicant is responsible for all necessary county permits.

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY): No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

IV. SUMMARY FINDINGS OF FACT

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN): Analysis has been provided indicating consistency of the Palencia Amenity Center with the Palencia PUD and its Binding Master Plan. Comprehensive Plan Consistency of the PUD and Binding Master Plan were confirmed at the point of rezone. This analysis should be taken into consideration when determining Comprehensive Plan consistency.

CONSISTENCY WITH PALENCIA PUD BINDING MASTER PLAN: The Palencia Amenity Center is consistent with the Palencia PUD Binding Master Plan.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS): The proposed site and development plan complies with the City's Land Development Code. There is sufficient information to reach a finding for each of the site and development plan considerations contained in Sec. 86-23(m) of the Land Development Code.

CONCURRENCY/MOBILITY: No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

V. 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 the Site and Development Plan, Petition No. 20-41SP.