

Prima Vista Shops Planned Unit Development (PUD) Amendment No. 2 P22-349

City Council Meetings of
June 26, 2023 and July 10, 2023
Bethany Grubbs, Planner III



Request

This is the second amendment to the Prima Vista Shops PUD document and conceptual plan. This amendment proposed to add a right-in-only driveway off Prima Vista Boulevard for access to the property, Lot 3.



General Information

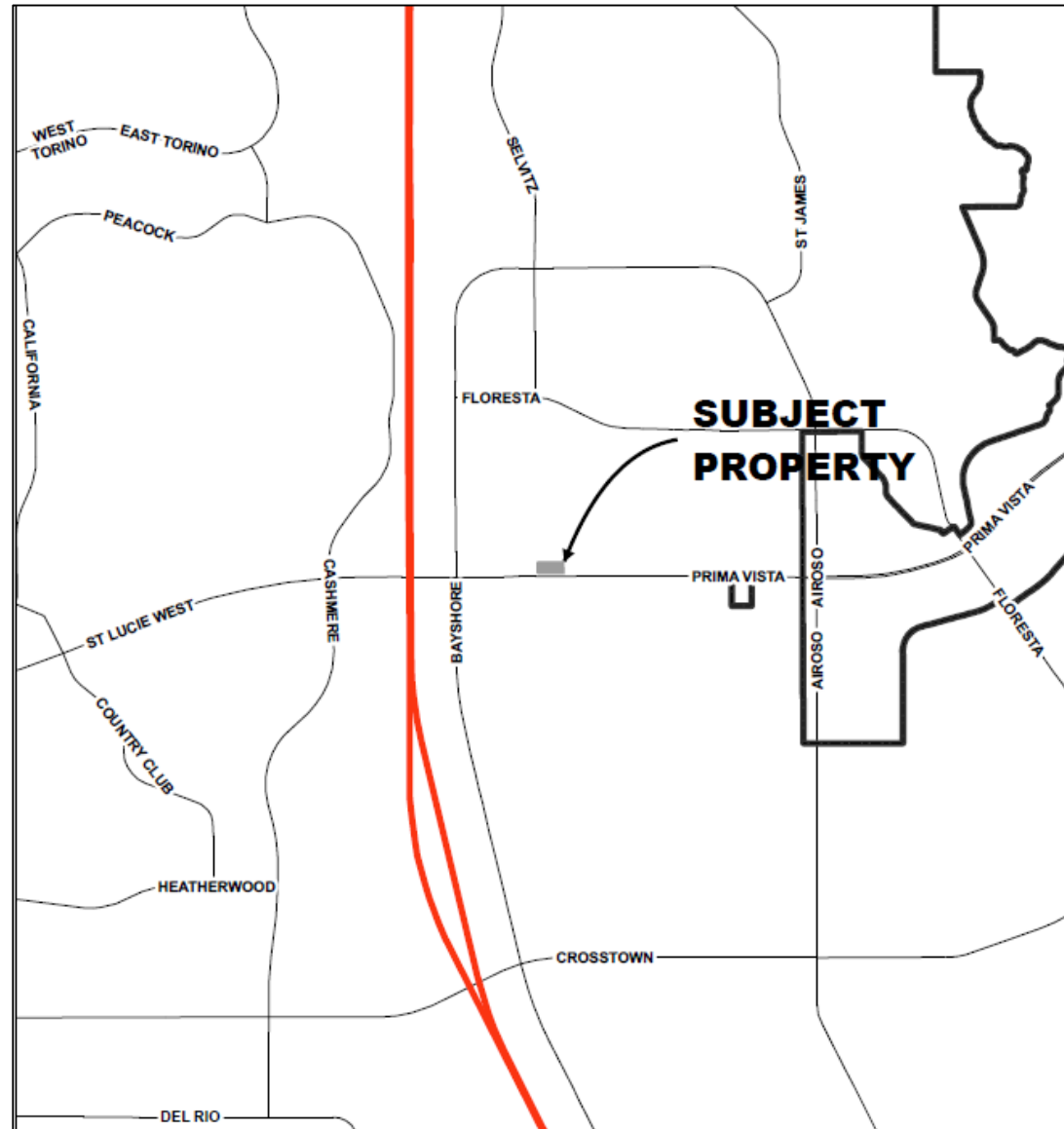
Applicant / Property Owner – CSC Properties, LLC

Agent – Jason Bellows, Retail Development Properties, LLC

Location – The property is located on the north side of NW Prima Vista Boulevard, east of NW Friar Street



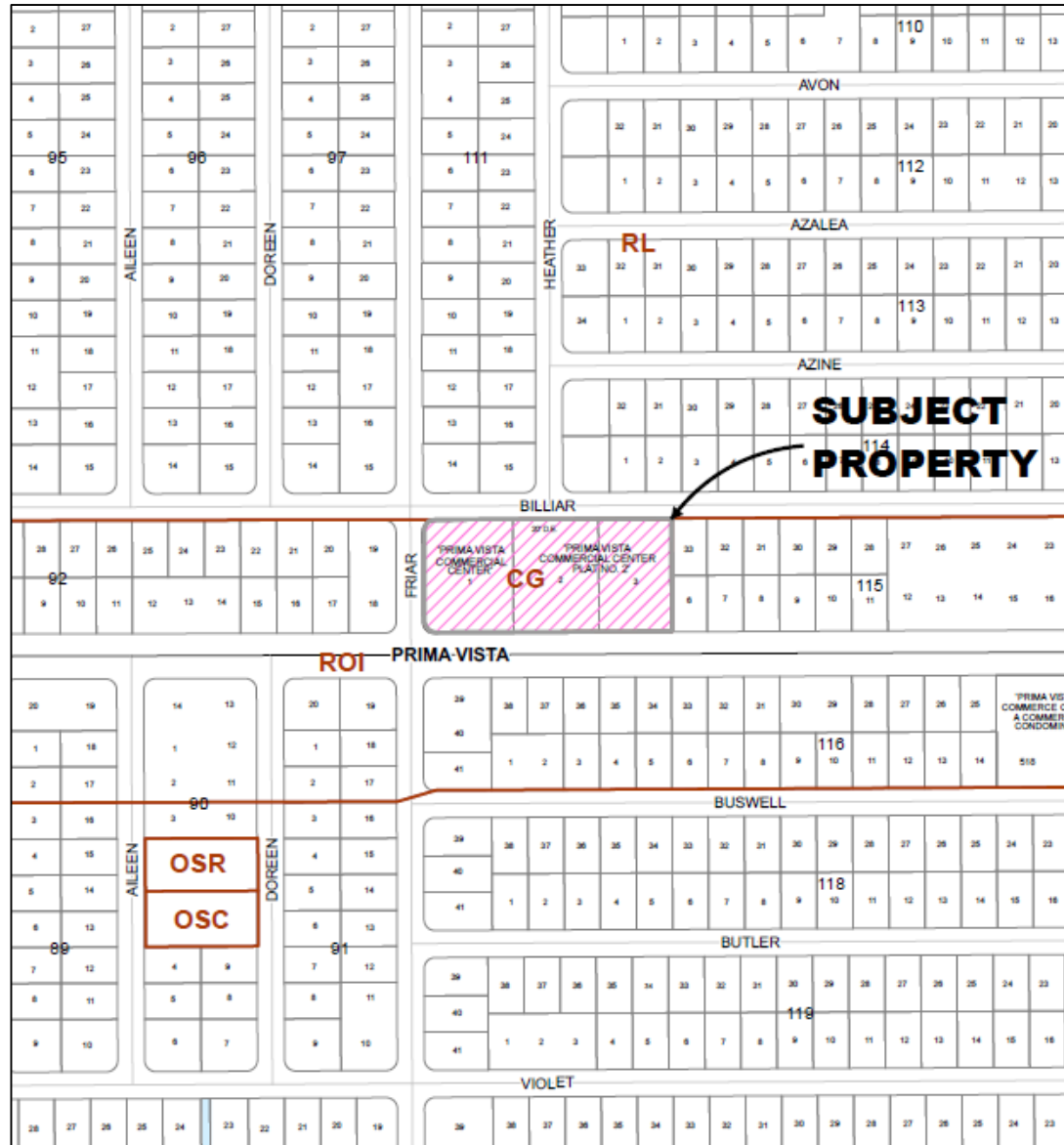
Location Map



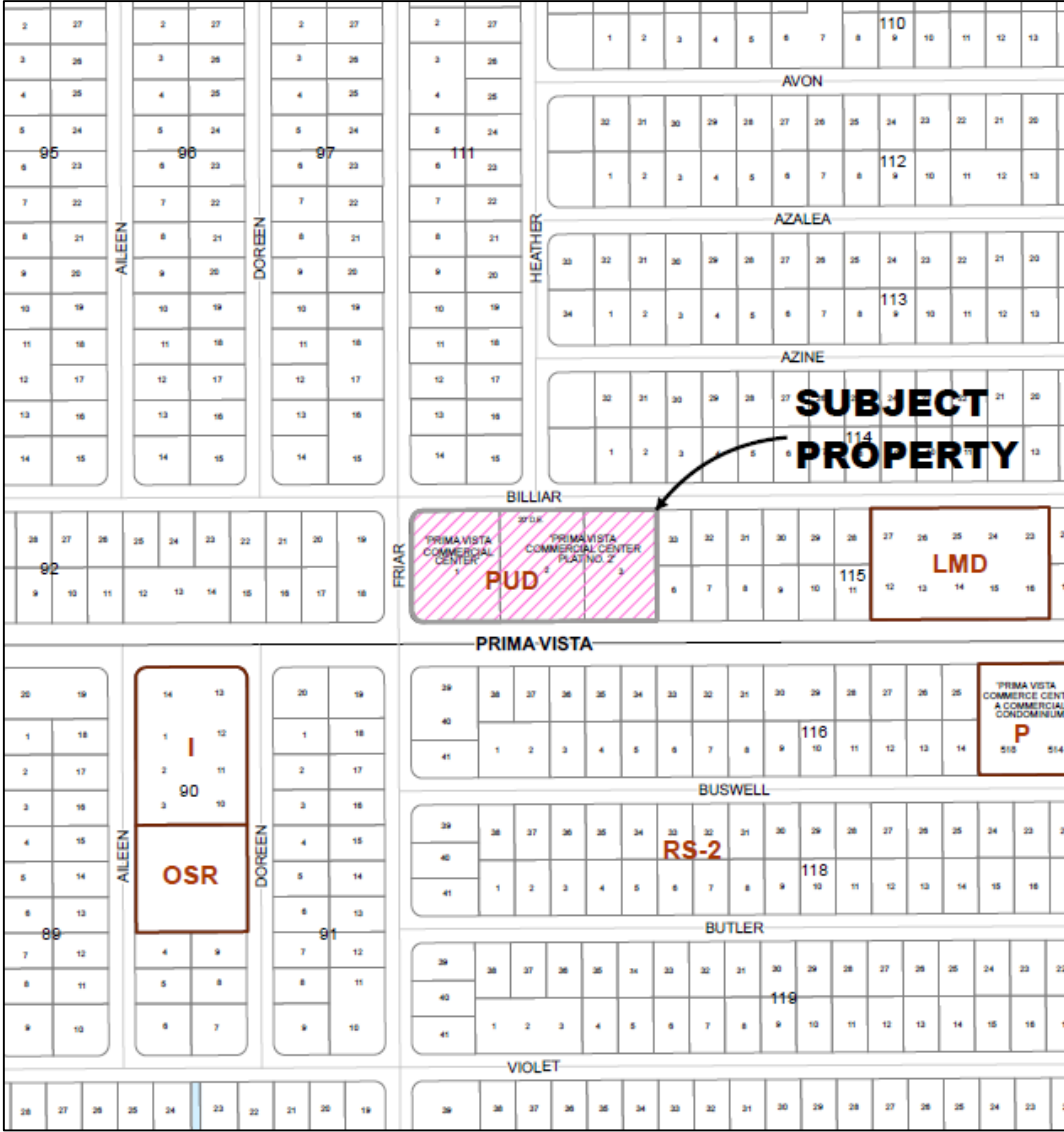
Aerial



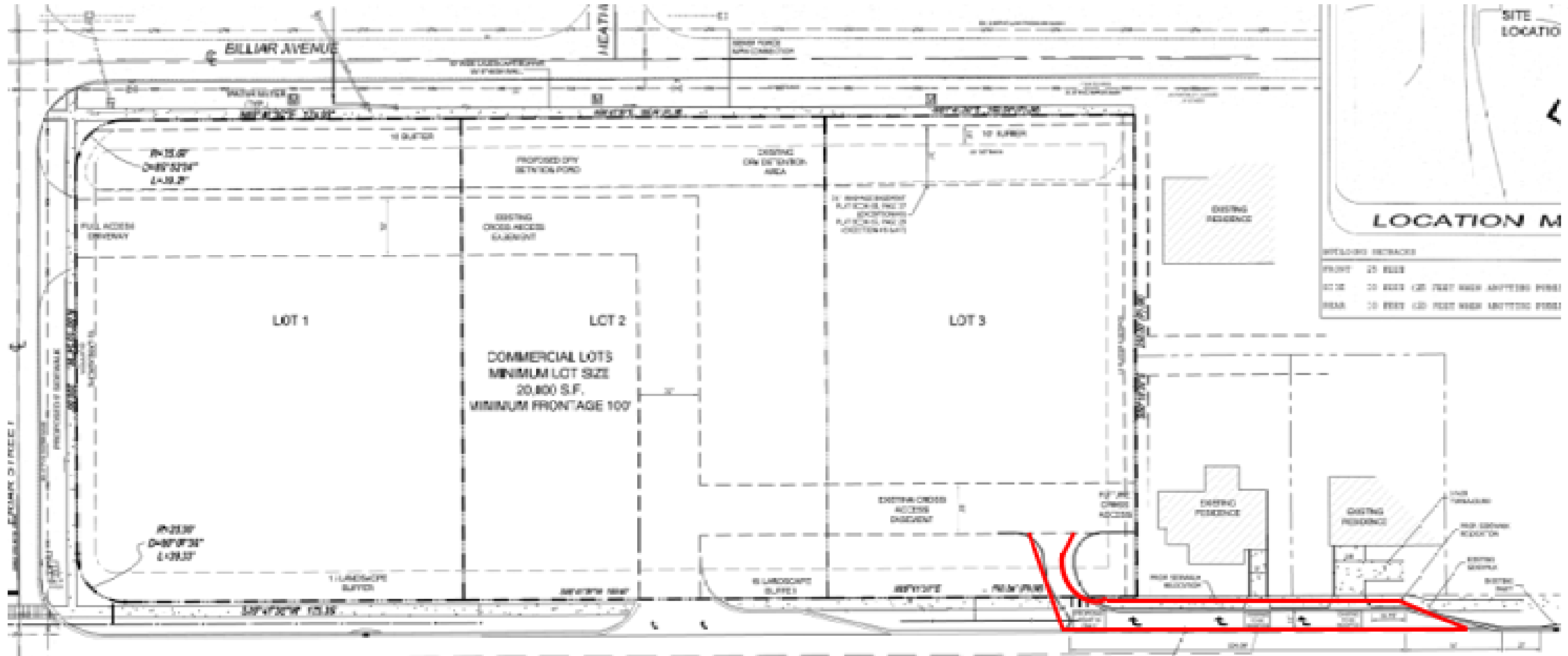
Future Land Use



Zoning



Conceptual Plan



Special Consideration

- Staff requested that the applicant notify the adjacent property, that as part of this project, they are willing to offer to provide a hammerhead driveway to allow a turnaround versus backing into Prima Vista Boulevard.



Subject Residence

Turn Lane Extension

Special Consideration

- The northern perimeter of the subject site is devoid of required landscaping, specifically trees. At the time of site construction, the applicant with replant the required perimeter trees in accordance with the approved landscape plan.



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

Policy 1.1.4.10: The following densities and intensities shall apply to the future land use designations:

- CG (General Commercial) – Lot Coverage: 40%, Height: 35 feet, Impervious Surface Area: 80%

Policy 2.1.2.3: Review access points and driveways associated with development to assure safety and compatibility with the existing and future roadway network. Impose requirements for conformity as a condition of development approval based on the City's existing access standards, which are equal to or greater than those of FDOT. New development shall attempt to accommodate more than one access point.



SPRC Recommendation

The Site Plan Review Committee recommended approval of this PUD amendment on March 8, 2023.



Recommendation

The Planning and Zoning Board recommended approval at their June 6, 2023 meeting.

Staff's Recommended Conditions of Approval

1. Prior to receiving a building permit for Lot 3, at the expense of the developer, the developer shall construct a hammerhead turn around at the property located at 533 NW Prima Vista Boulevard ("Land") to ensure safe egress for the residents; and
2. Developer obtain all necessary rights from the owners of the Land prior to constructing said hammerhead turn around and at all times will comply with all laws, ordinances, rules and regulations applicable to the construction.