



**AGENDA ITEM SUMMARY SHEET
CITY COUNCIL REGULAR**

MEETING DATE: January 31, 2022

WARD: 6

AGENDA ITEM NO. 5.2

QUASI-JUDICIAL: Yes

PUBLIC HEARINGS

MOTION: Approve Ordinance No. 3936 amending the Pelican Preserve Development of Regional Impact to add a new emergency access road.

MANAGEMENT RECOMMENDATION:
Approve

FUNDING SOURCE:

N/A

FISCAL IMPACT (\$):

N/A

One-Time Cost:

No

Budget Year:

N/A

Budgeted Item:

N/A

Person Initiating Request: Steve Belden, AICP, Community Development Director

Department: Community Development - Planning

BACKGROUND INFORMATION:

Jeremie Chastain, Hole Montes, Inc., agent for the interested parties (WCI Communities, LLC., Pelican Preserve Community Association, and Gateway Services CDD) is requesting an amendment to the Pelican Preserve Development of Regional Impact (DRI). The amendment will modify Map H to add an emergency access road connecting Prato Drive to Gateway Boulevard. The road will be gated at each end to restrict access to emergency and utility service vehicles only.

The current governing document, Ordinance No. 3759 will be amended to update Map H and Section B. Conditions of Approval, Subsection VII. Transportation: Other, as follows:

e. [To be deleted "No permanent roadway shall be constructed that connects the Pelican Preserve DRI and Gateway DRI. The existing construction road will continue to be used for construction traffic until the final buildout of the project on the eastern side of Treeline Avenue. Prior to the issuance of the last Certificate of Occupancy for the buildout of the project on the eastern side of Treeline Avenue, the remaining construction roadway shall be removed and the area vegetated to the easternmost boundary of the project. Any road improvements necessary to comply with requirements for dead end streets must be approved by the Public Works Department."] The emergency access road cannot be used to permit access to the general public or residents of the Gateway Pelican Preserve Community. Only emergency and utility service vehicles shall have access to the road connecting Prato Drive to Gateway Boulevard.

Public Notice: A total of 50 public notice letters were sent to property owners within 300 feet of the parcel. The property was posted with a sign alerting the general public about the case; an ad ran in the News-Press. All actions occurred at least 10 days prior to the December 1, 2021, meeting.

Planning Board Recommendation: It was moved by Mr. Keene to find the request to amend the Pelican Preserve DRI to add an emergency access road to Map H consistent with the Comprehensive Plan and the Land Development Code and recommend approval to the City Council with the caveat that the road has four purposes as follows:

- (a) For emergency vehicles (Fire and EMS)
- (b) For Gateway Services Community Development District
- (c) For emergency egress into the community in case of a traffic blockage
- (d) And also, to be maintained by the Gateway Services District

The motion was seconded by Mr. Ink and unanimously approved 7-0.

ATTACHMENTS:

[CFM_Agenda_3936_DO_Pelican_Preserve_DRI_Emergency_Access_Rd.pdf](#)

[Staff Report Pelican Preserve.pdf](#)

[Pelican Preserve DRI Amendment Application.pdf](#)

[Advertisement Ordinance No 3936 Pelican Preserve Emerg. Rd.pdf](#)