

Ordinance 2019-26 – Development Standards to Retain in Narrative

NOTE – Jeff Boone and I agree these standards reflect current code requirements or “standard” PUD provisions that do not have to be in separate stipulations to be enforceable.

1. All development and development approvals shall be in substantial compliance with the Binding Master Concept Plan, Landscape Plan, and Master Plan Narrative.
2. Lot development standards:
 - a. Minimum lot size of 7,000 square feet.
 - b. Maximum lot coverage: 60%.
 - c. Minimum setbacks shall be: front/street yard: 20’, side yard 5’, rear yard 10’
3. Subdivision design and development standards for Preliminary Plat.
 - a. The internal roadways shall be marked and subject to speed limits of 25 mph or less.
 - a. Internal streets shall provide a 50’ right-of-way with two 10’ paved travel The engineer will submit turning templates to demonstrate the cul-de-sacs will support standard City of Venice Waste Management collection vehicles.
 - b. A Potable water well site, no less than 25’ x 25’, acceptable to the City, shall be identified for dedication on the final plat, and shall be dedicated to the City in the Final Plat.
 - c. Sidewalk crossing at project driveway and North Auburn Road shall meet ADA standards (truncated domes or other means of compliance).
 - d. As required by the pre-annexation agreement applicable to the Property, a 25’x25’ potable water well location satisfactory to the City shall be identified on the Preliminary Plat.
 - e. The location of utilities and street trees shall be coordinated to ensure that trees are not planted over utility lines, and that utility lines are located outside the drip line of any trees with extensive root systems.
 - b. All Storm water treatment shall be open and above ground.
 - c. As depicted on the Binding Master Concept Plan, the bottom of Pond 1 (south pond) will be no deeper than +3’ (8’ deep), and the bottom of Pond 2 (the north pond) will be no deeper than -6’ (17’ deep).
4. Other Permitting Standards.
 - a. Access to Auburn Road is subject to Sarasota County’s Access Management requirements.
 - b. A Sarasota County Right-of-Way Use Permit will be required for any work within the Sarasota County Right-of-way. The application and site and development plans (preliminary plat) shall be submitted to the Sarasota County Land Development Services Department.
 - c. County or City tree permitting requirements shall be met, as applicable.
 - d. An updated listed species survey must be conducted prior to any construction
 - e. The Developer must provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC),

- f. The Developer must comply with FWC regulations regarding the survey and relocation of any gopher tortoises and associated commensal species prior to construction. Specifically, a 100% gopher tortoise survey is required according to FWC survey protocols and the gopher tortoise and commensals must be relocated from all areas of impact.
- g. The Developer must obtain all applicable state and federal environmental permits prior to construction.
- h. It is required that any nuisance species observed within project area wetland and uplands be removed and replanted with native Florida species before or during construction.
- i. The Developer is required to develop an eastern indigo snake protection plan for utilization during construction.