

MILANO

PLANNED UNIT DEVELOPMENT (PUD)
BINDING MASTER PLAN AMENDMENT

April 4, 2022

ADOPTED BY ORDINANCE NO. 2022-_____
_____, 2022

MILANO PUD AMENDMENT

PROJECT NARRATIVE

The Milano PUD is 528 +/- acre property located south of Laurel Road, north of Border Road, and bisected by the Jacaranda Boulevard Extension. The property is located within the Northeast Neighborhood of the Comprehensive Plan and has a Future Land Use Designation of Mixed Use Residential (MUR). The Milano PUD approved by Ordinance No. 2017-25 is a residential community consisting of detached single-family homes, paired villas, multi-family homes, amenity centers and open space. The density approved for the Milano PUD is up to 1,350 dwelling units.

The Milano PUD was amended by Ordinance No. 202-40, which approved revisions to the PUD binding master plan which were all located within the approximately 36 acre development pod at the northwest corner of the Milano PUD, and were limited to the addition of one access point along Laurel Road and the restriction of the existing access point to egress only, the addition of project signage at the new access point, the addition of lot standards for townhomes, a modification of driveway standards for townhomes, the addition of an Amenity Area, the addition of alternative roadway sections to allow for on street parking, and minor modifications to conceptual stormwater pond configurations.

This proposed amendment is limited to the removal of 24.1 acres of open space along the western boundary of the Milano PUD, an area of open space which will be added to the adjacent GCCF PUD and will remain open space within the GCCF PUD. Removal of the open space will reduce the Milano PUD acreage to 503.9 acres, the minimum 50% open space within the Milano PUD will be maintained, or exceeded. No other changes are proposed with this amendment.

COMPLIANCE

The proposed amendment to the Milano PUD plan remains consistent with all applicable elements of the City's updated 2017 Comprehensive Plan. Specifically, the proposed amendment to the Milano PUD is consistent with *Land Use Element and Northeast Neighborhood Element Strategies LU 1.2.16, LU 1.2.17, and LU NE 1.1.1.A and C.*, with respect to density and open space, and with *Open Space Element Intents OS 1.1, OS1.2, OS 1.3, OS1.4, OS 1.5 and OS 1.6* with respect to open space uses, wetlands, native habitats and open space corridors, and with *Land Use Element Intent LU 4.1.*, with respect to transitional strategies related to compatibility, and development standards.

Finally, the proposed Milano PUD is in compliance with the City of Venice Land Development Code Sec. 86-130 requirements for Planned Unit Development (PUD) Districts as outlined in the below Land Use and Development Standards.

LAND USE AND DEVELOPMENT STANDARDS

The following identifies the proposed development standards for the Milano Planned Unit Development. In furtherance of the interpretation authority granted by the City of Venice Comprehensive Plan and Land Development Code, the Zoning Administrator shall have authority to administratively approve minor modifications of standards contained with the Milano Planned Unit Development, excluding standards related to density, building height, buffer widths, and the addition of permitted uses. Reasonable mitigation measures may be imposed by the Zoning Administrator to limit impacts from the requested adjustment of standards. 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.

Any standard not stated or otherwise addressed in the binding master plan is subject to Section 86-130, City of Venice PUD standards.

A. Land Uses

1) Permitted Principal Uses and Structures

- Residential single-family dwellings (detached)
- Residential single-family dwellings (attached)
- Townhomes
- Multi-family dwellings
- Private club, community centers and civic and social organization facilities
- Recreational areas
- Open Space

2) Permitted accessory uses and structures

- Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- Are located on the same lot as the permitted or permissible use or structure or on a contiguous lot in the same ownership.
- Do not involve operations or structures not in keeping with the character of the district.
- Do not involve the conduct of business on residential premises, provided that accessory home occupations shall be allowed as accessory to residential uses.

B. Density/ Intensity

- 1) Residential- Up to 1,350 residential units
- 2) Commercial- None
- 3) Open Space- Minimum 50%

C. Maximum Height of Structures- 3 stories up to 42' including parking.

D. LOT DETAIL

1) Single-Family Detached

- Minimum Lot Size: 4,500 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 40 feet
- Front Yard: 20 feet, or 15 feet when building has side entry garage
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

2) Single-Family Attached (Paired Villas)

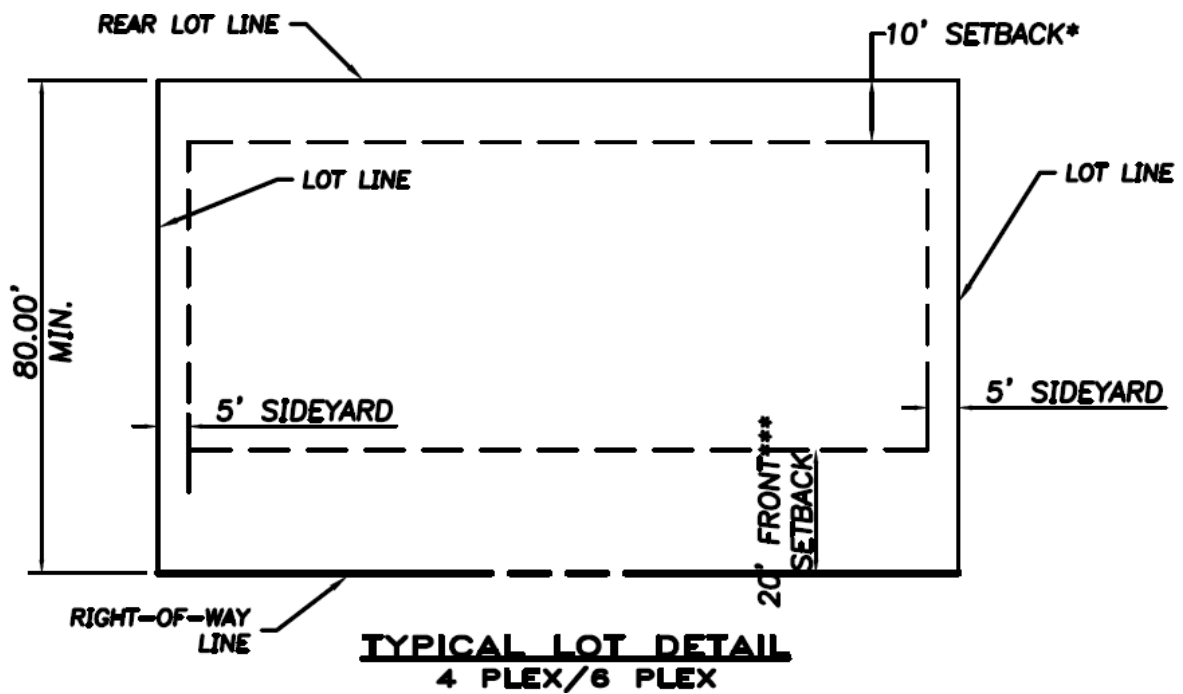
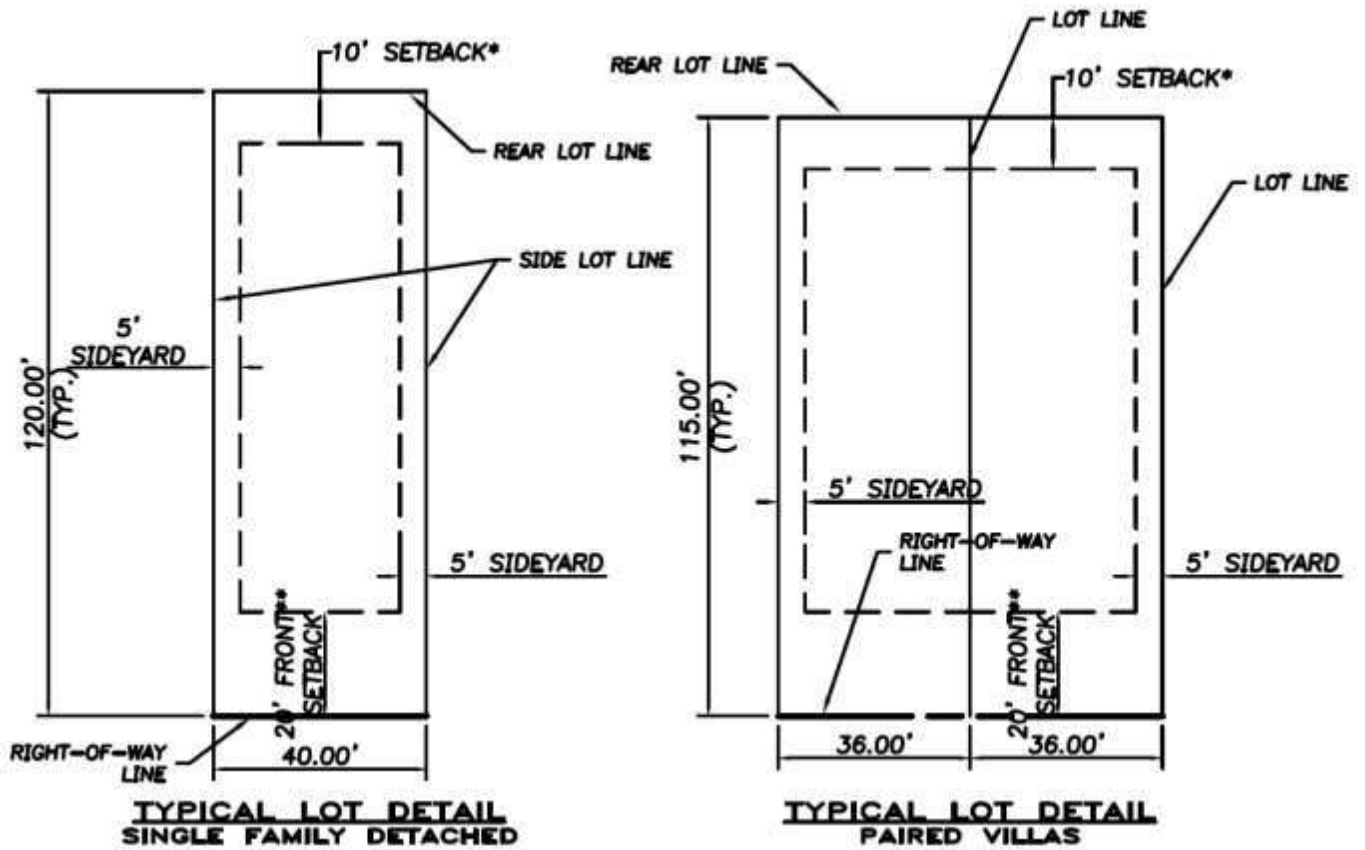
- Minimum Lot Size: 4,140 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 36 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

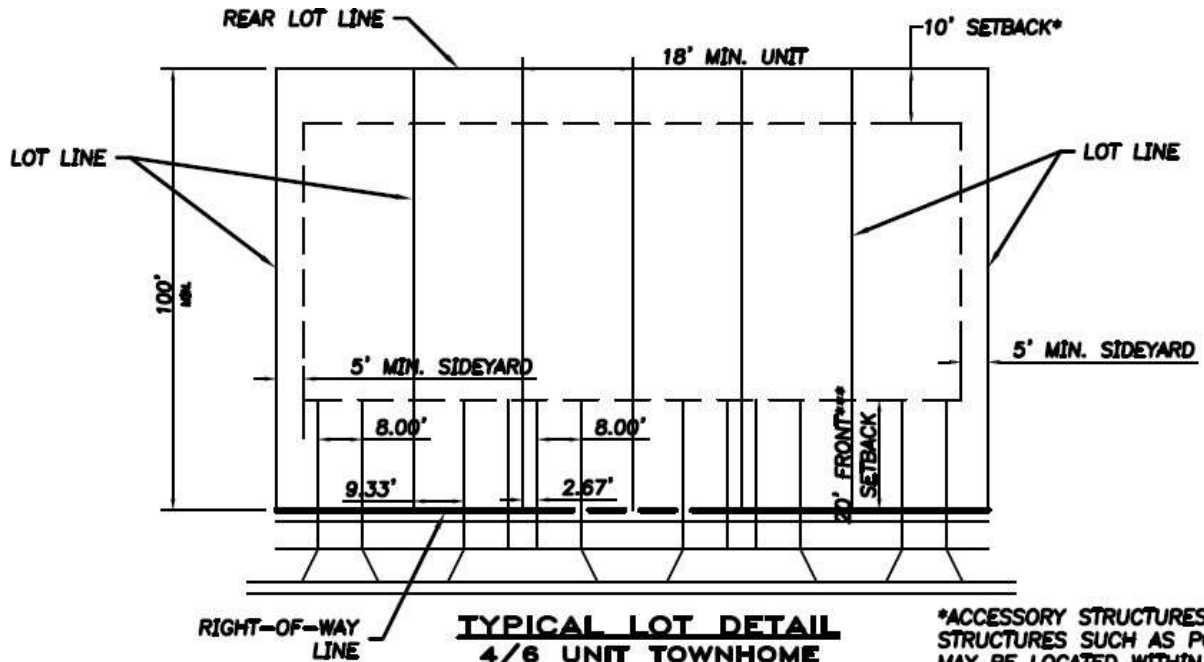
3) Townhomes

- Minimum Lot Size: 1,800 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 18 feet
- Front Yard: 20 feet
- Side Yard: none
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

4) Multi-Family

- Minimum Lot Size: 10,400 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
- Lot Width: 130 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line



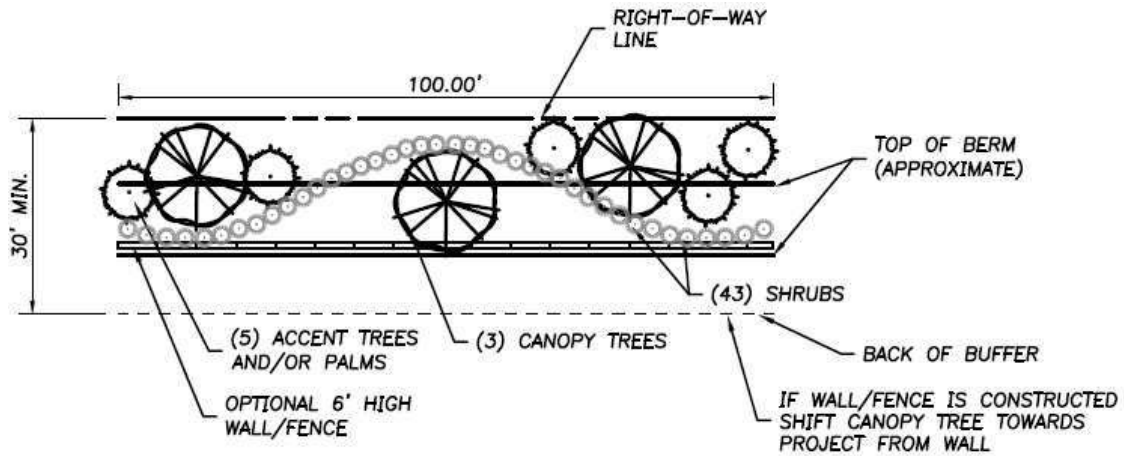


*ACCESSORY STRUCTURES/APPURTENANT STRUCTURES SUCH AS POOL CAGES, MAY BE LOCATED WITHIN FIVE FEET OF THE REAR LOT LINE.

**FRONT SETBACK MAY BE REDUCED TO 15' WHEN THE BUILDING HAS A SIDE ENTRY GARAGE

***SETBACKS ARE MINIMUMS AND MAY BE EXCEEDED WHERE NECESSARY

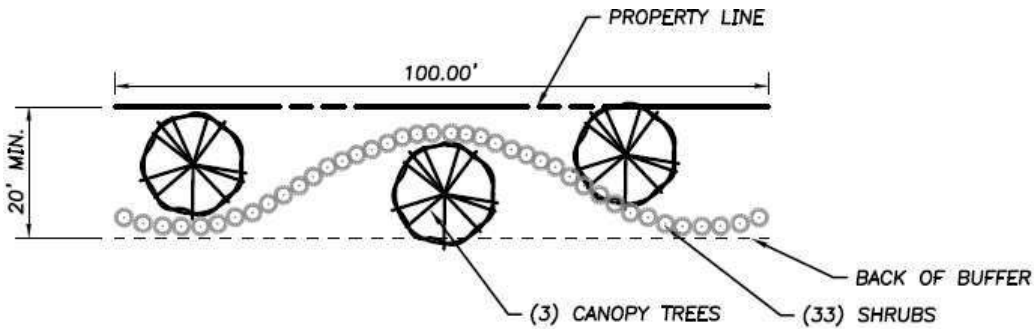
E. BUFFERS/ LANDSCAPING



JACARANDA BOULEVARD TYPICAL BUFFER

NOTES:

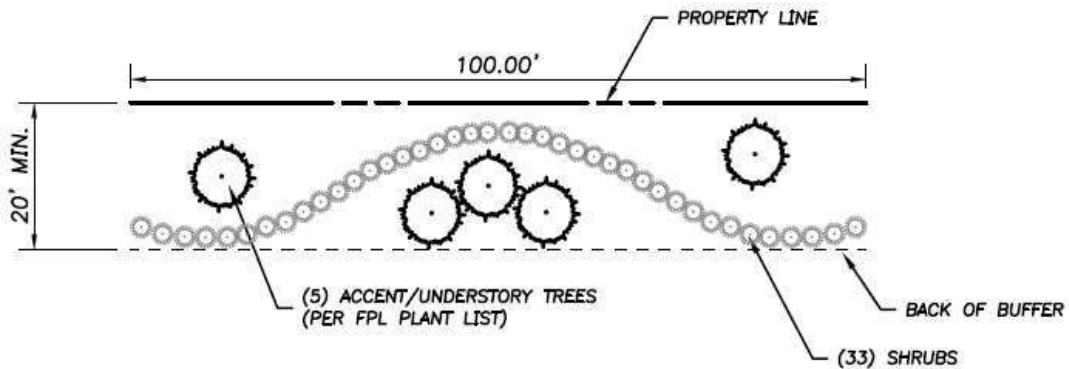
PLANT MATERIAL AND WALL LOCATION DEPENDS ON EXISTING SARASOTA COUNTY UTILITIES LOCATIONS BERM CONSTRUCTION RESTRICTIONS PER SARASOTA COUNTY UTILITY DEPARTMENT.



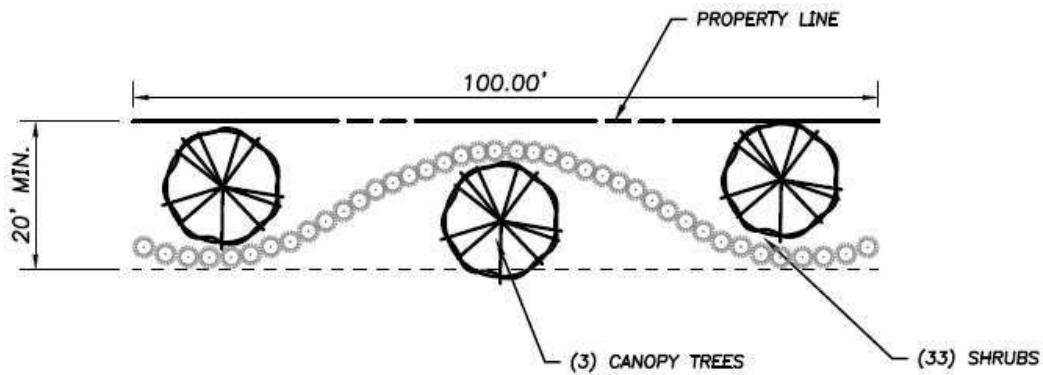
EAST PROPERTY LINE TYPICAL BUFFER

NOTES:

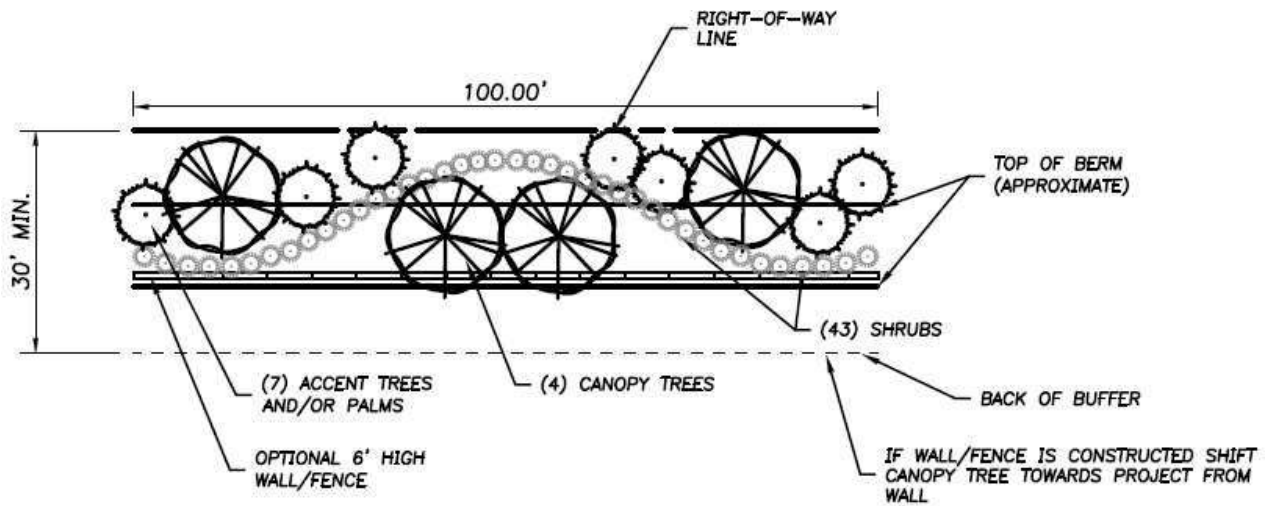
1. EXISTING VEGETATION TO REMAIN WHERE FEASIBLE TO SATISFY BUFFER PLANTING REQUIREMENTS
2. TYPICAL BUFFER REQUIREMENTS WILL NOT APPLY WHERE EXISTING WETLANDS ARE TO REMAIN.



WEST PROPERTY LINE BUFFER (TYPE A)(FPL EASEMENT)



WEST PROPERTY LINE BUFFER (TYPE B)(NO FPL EASEMENT)



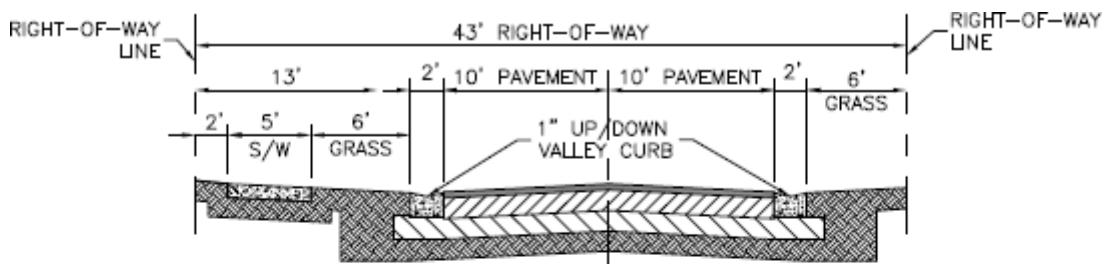
LAUREL ROAD AND BORDER ROAD TYPICAL BUFFER (60% OPACITY)
(TYPE C) - WITH FPL CONFLICT

NOTES:

1. EXISTING VEGETATION TO REMAIN WHERE FEASIBLE TO SATISFY BUFFER PLANTING REQUIREMENTS
2. TYPICAL BUFFER REQUIREMENTS WILL NOT APPLY WHERE EXISTING WETLANDS ARE TO REMAIN.
3. WHERE OVERHEAD UTILITY POLE LOCATIONS RESTRICT VERTICAL VEGETATION HEIGHTS, ACCENT TREES AS DEFINED BY SARASOTA COUNTY SHALL BE USED IN LIEU OF A CANOPY TREE.

F. Roadway Design

- 1) The Milano PUD proposes an alternative neighborhood roadway design with the following standards (see typical roadway section below):
 - Right-of-Way: 43 feet
 - Travel Lanes: 10 feet
 - Sidewalk: 5 feet, one side of street only
 - 2 foot curb
 - One (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation



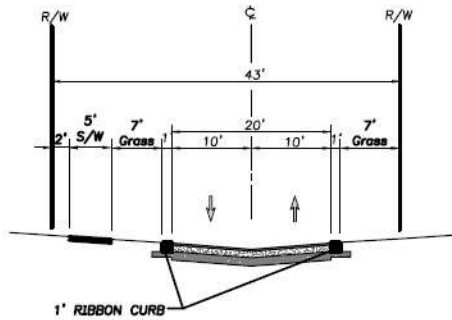
TYPICAL NEIGHBORHOOD ROADWAY SECTION

NOTES:

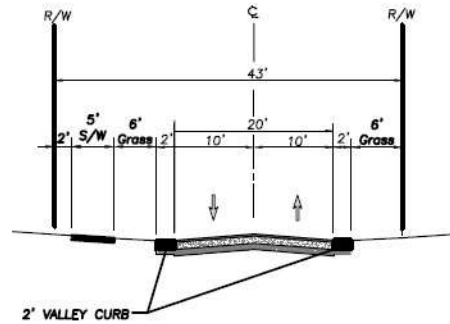
1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS.
 2. NO UTILITY SERVICES IN SIDEWALK.
 3. THERE SHALL BE NO ON-STREET PARKING PERMITTED.
- 2) Pursuant to Sec. 86-233(3) City Council Approval of dead-end streets (cul-de-sacs) up to 1,200 feet in length is requested.
 - 3) Pursuant to City of Venice Comprehensive Plan, Housing and Neighborhood Development Policy 2.6, City Council approval of limited access gates for neighborhood roads is requested.

- 4) The Milano PUD proposes the additional alternative roadway design standards for the 36 acre development pod at the northwest corner of the Milano PUD.

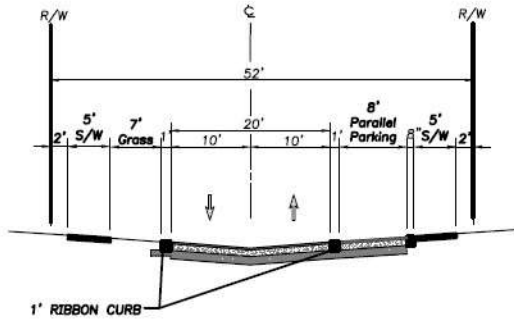
ROADWAY SECTIONS



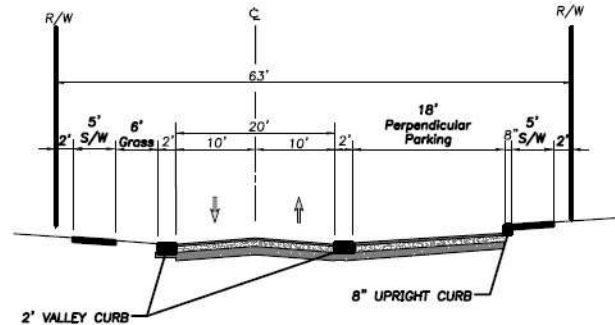
INVERTED CROWN 43' RIGHT-OF-WAY SECTION
20' PAVEMENT
- NO SCALE -



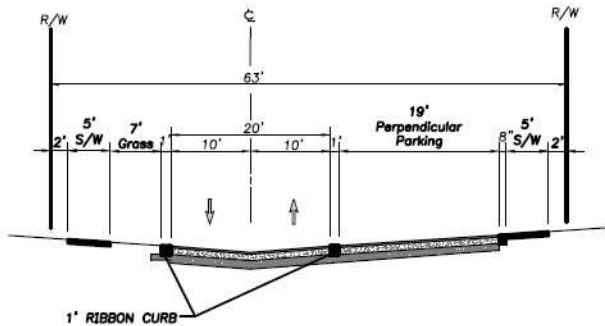
TYPICAL NEIGHBORHOOD ROADWAY SECTION
20' PAVEMENT
- NO SCALE -



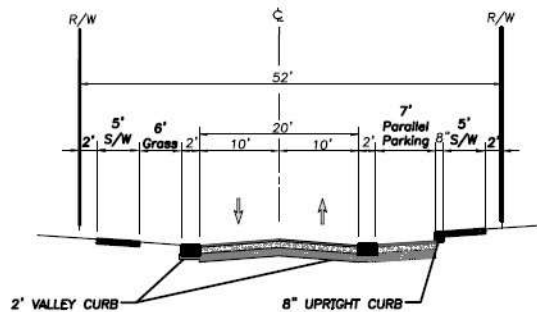
INVERTED CROWN 52' RIGHT-OF-WAY SECTION
PARALLEL PARKING
20' PAVEMENT
- NO SCALE -



CROWN 63' RIGHT-OF-WAY SECTION
PERPENDICULAR PARKING
20' PAVEMENT
- NO SCALE -



INVERTED CROWN 63' RIGHT-OF-WAY SECTION
PERPENDICULAR PARKING
20' PAVEMENT
- NO SCALE -



CROWN 52' RIGHT-OF-WAY SECTION
PARALLEL PARKING
20' PAVEMENT
- NO SCALE -

NOTES:

1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS.
2. NO UTILITY SERVICES IN SIDEWALK.

G. SIGNAGE: No signs are permitted in the Milano PUD except:

- 1) One non-illuminated temporary construction project ground sign per street frontage, not exceeding 32 square feet in area, such sign not to be erected more than 60 days prior to the time actual construction begins, and to be removed upon completion of actual construction. If construction is not begun within 60 days or if construction is not continuously and actively prosecuted to completion, the sign shall be removed.
- 2) 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 Laurel Road and Jacaranda Boulevard, including access points at the intersections of Laurel Road and Jacaranda Boulevard, and Border Road and Jacaranda Boulevard.
- 3) One wall or monument-style ground sign, not over eight square feet in area, to identify a private club.

H. Architectural Design Standards: Pursuant to City of Venice Comprehensive Plan, Future Land Use and Design Element, Policy 16.18.G.1, the Milano PUD will apply Northern Italian Architectural Design.

Building. Home. Life.

TYPICAL HOUSING STYLES

NEAL COMMUNITIES

PROPOSED MILANO PUD MODIFICATION TO STANDARDS

- 1) A modification to the requirements of Sec. 86-130 (q), concerning the requirement that no structure shall be located closer to any perimeter property line than two times the height of such structure, is requested. The proposed modification is to reduce the required setback from perimeter property lines to one times the building height.

The proposed modification request is justified based upon the low intensity of the development plan, the extensive perimeter buffers and the significant amount of open space otherwise provided.

- 2) A modification to the requirements of Sec 86-232(5) concerning the roadway design standards is proposed and an alternative neighborhood roadway design is proposed. The proposed modification reduces right-of way width from 52' to 43', allows for sidewalks on one side of the neighborhood roadway only, and eliminates bike lanes for the neighborhood roadways.

The proposed modification request is justified based upon the protection of wetlands and their buffers afforded by the modification, the low intensity of the development plan, and the circulation plan which demonstrate sidewalks on one side of the street will provide excellent pedestrian connectivity from each of the development pods to the amenity center and also to the sidewalk and multi-use trail along Jacaranda Boulevard.

- 3) A modification to Sec. 86-130 (h) is requested concerning building height. The proposed modification is to replace the Land Development Code standard of 35' over 10' of parking with the Comprehensive Plan standard of 3 stories up to 42' including parking.

The proposed modification, at the direction of City staff, is necessary to address an inconsistency between the City's Land Development Code and its Comprehensive Plan.

- 4) A modification to Sec. 86-423(b) is requested concerning driveway standards for Townhomes. The proposed modification is to substitute the driveway dimension as depicted on the Typical Lot Detail for Townhomes (Page 6), and to reduce the required minimum distance from the edge of pavement of two intersecting streets from 40 feet to 30 feet.

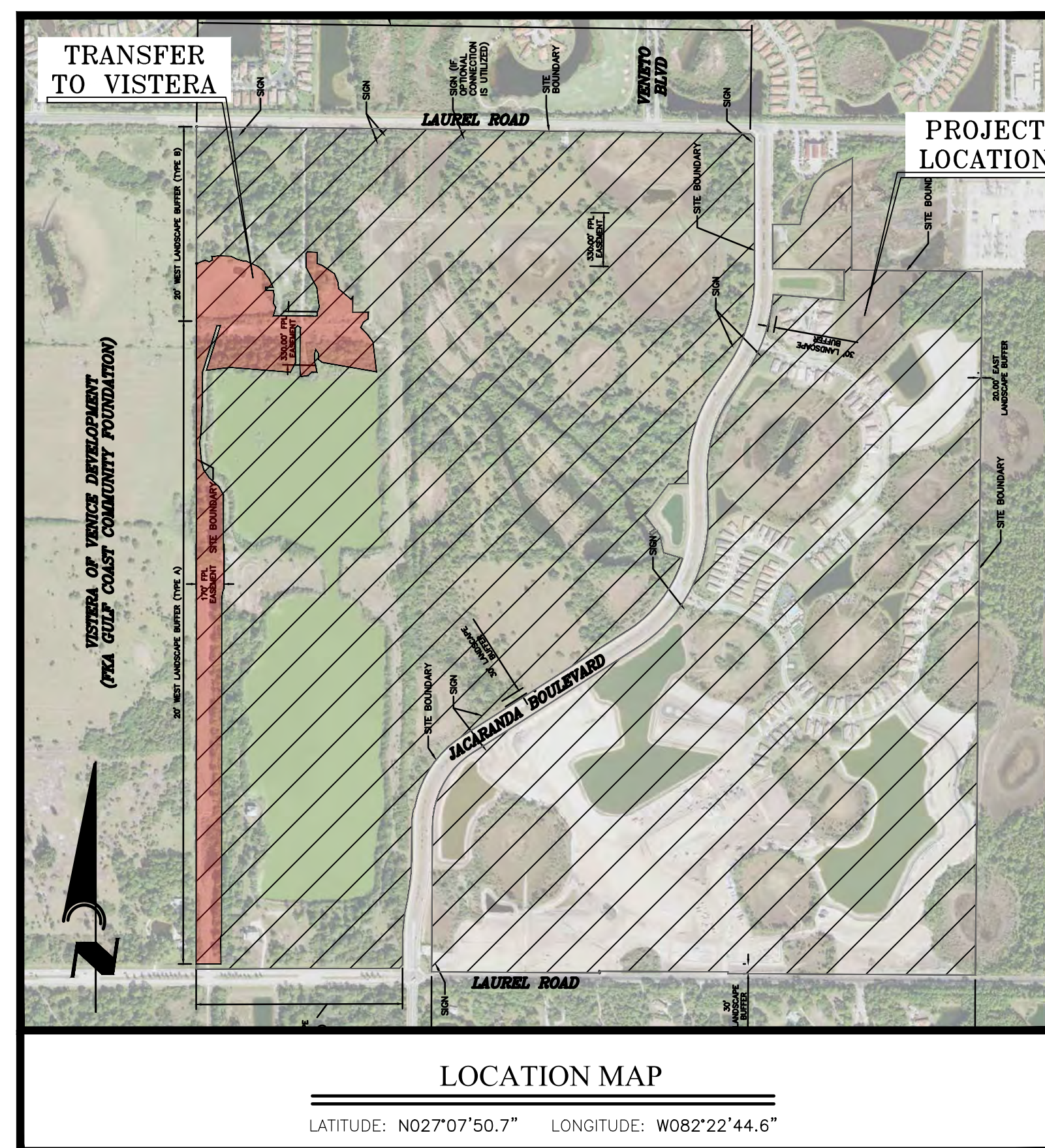
The proposed modification is justified based upon the width of Townhome lots, and the limited number of driveways which will be located in proximity to the intersection of two streets, and the number of lots that would not meet the 40 foot standard (one lot).

PLANNED UNIT DEVELOPMENT PLANS FOR

MILANO

PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST
CITY OF VENICE
SARASOTA COUNTY, FL

A DEVELOPMENT BY
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
5800 LAKEWOOD RANCH BOULEVARD
SARASOTA, FL 34240
(941) 328-1111



INDEX TO SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|------------------|
| 1 | COVER SHEET |
| 2 | MASTER SITE PLAN |
| 3 | CIRCULATION PLAN |

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| REV. No. | REV. DATE | REVISION DESCRIPTION | BY | REV. No. | REV. DATE | REVISION DESCRIPTION | BY |
|----------|-----------|---------------------------|-----|----------|-----------|----------------------|----|
| 1 | 03/30/22 | RESPONSE TO CITY COMMENTS | BRC | | | | |

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: **JANUARY 27, 2022**

PROJECT: **PUD MODIFICATION**

AM ENGINEERING, LLC.
Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengll.com
CA #33105 | LB #4334

CLIENT: **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**

PROJECT: **MILANO**

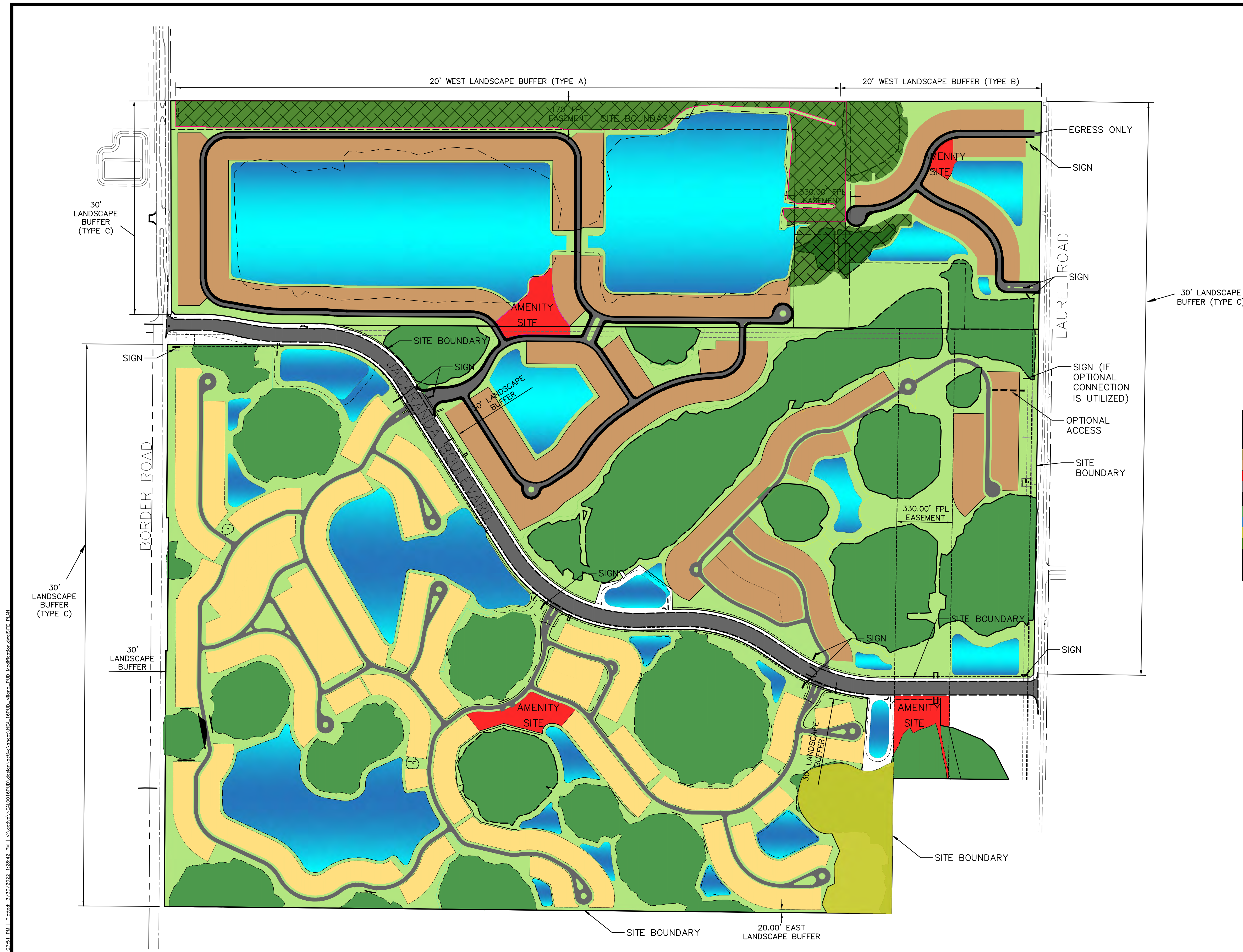
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| HORIZONTAL SCALE: | 1" = 300' |
| VERTICAL SCALE: | N/A |
| VERTICAL DATUM: | N/A |
| PROJECT NUMBER: | NEAL0016PUD |
| SHEET NUMBER: | 1 |

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE**

DATE: _____

FLORIDA P.E. No. **90804**



LAND USE AREA TABLE

| LAND USE | ACRES | % |
|--|--------------|---------------|
| SINGLE FAMILY/PAIRED VILLAS/MULTI-FAMILY | 182.0 | 36.1% |
| SINGLE FAMILY/PAIRED VILLAS | 5.0 | 1.0% |
| AMENITY AREA | 50.0 | 9.9% |
| R.O.W. | | |
| OPEN SPACE | | |
| WETLANDS | 131.0 | 26.0% |
| LAKES | 94.0 | 18.7% |
| CONSERVATION AREA | 9.0 | 1.8% |
| OTHER OPEN SPACES | 57.0 | 11.3% |
| LESS OPEN SPACE TRANSFER TO GCCF PUD | (24.1) | 4.8% |
| TOTAL OPEN SPACE | 266.9 | 53.0% |
| TOTAL ACREAGE | 503.9 | 100.0% |

- OPTIONAL CONNECTION
- SIGNS (GENERALIZED LOCATIONS)

SITE DATA:
 ZONING: PLANNED UNIT DEVELOPMENT (PUD)
 TOTAL PROJECT ACREAGE: 503.9 AC
 TOTAL RESIDENTIAL DWELLING UNITS: 1,350
 RESIDENTIAL DENSITY/ACRE: 2.68

| REV. No. | REV. DATE | REVISION DESCRIPTION | BY |
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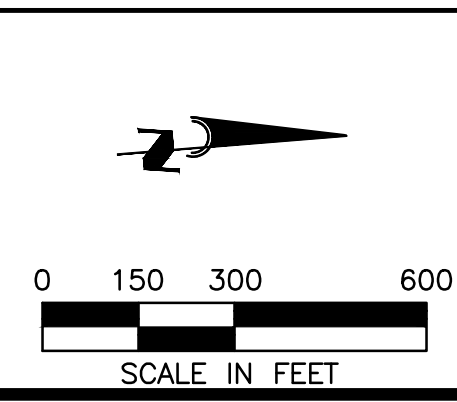
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PROJECT: **MILANO PUD**

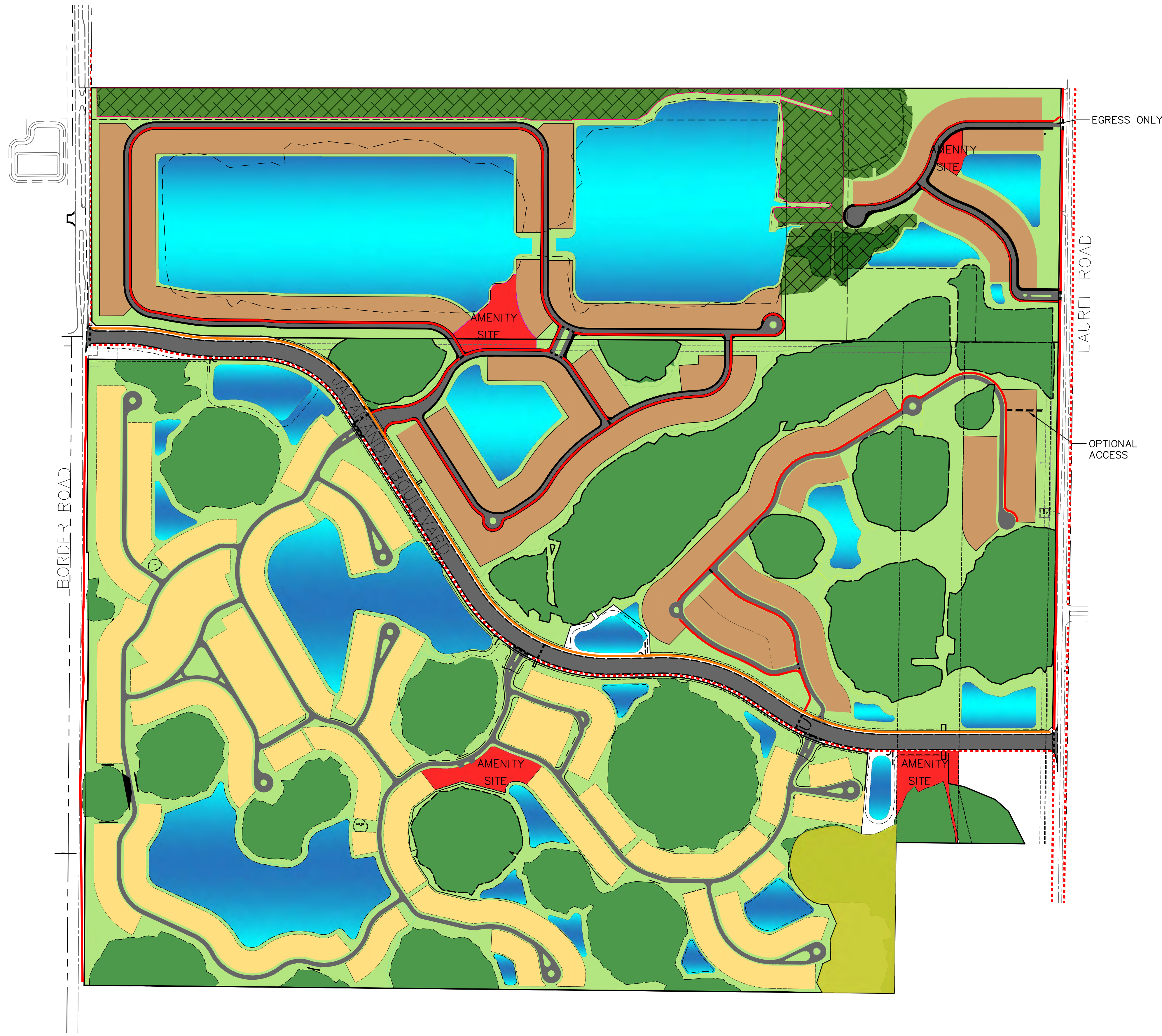
TITLE: **MASTER SITE PLAN**

| | |
|-------------------|-------------|
| HORIZONTAL SCALE: | 1" = 300' |
| VERTICAL SCALE: | N/A |
| PROJECT NUMBER: | NEAL0016PUD |
| SHEET NUMBER: | 2 |

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE**

DATE: _____

FLORIDA P.E. No. 90804



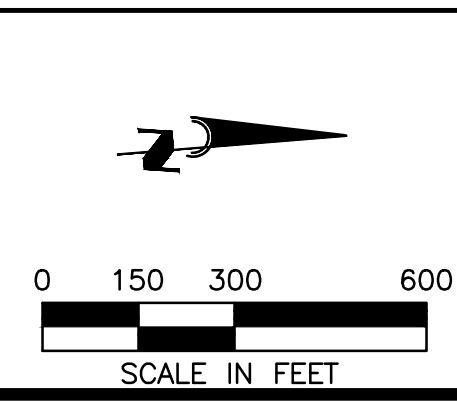
- LEGEND:**
- SINGLE FAMILY/PAIRED VILLAS/MULTI-FAMILY
 - SINGLE FAMILY/PAIRED VILLAS
 - AMENITY AREA
 - R.O.W.
 - WETLANDS
 - LAKES
 - CONSERVATION AREA
 - OTHER OPEN SPACES
 - OPEN SPACE TRANSFER TO GCCF PUD
 - OPTIONAL CONNECTION
 - EXISTING 5' SIDEWALK
 - PROPOSED 5' SIDEWALK
 - CROSSWALK
 - EXISTING 12' MULTI-USE RECREATION TRAIL

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| REV. No. | REV. DATE | REVISION DESCRIPTION | BY | REV. No. | REV. DATE | REVISION DESCRIPTION | BY |
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 TITLE: **CIRCULATION PLAN**

HORIZONTAL SCALE: **1" = 300'**
 VERTICAL SCALE: **N/A**
 PROJECT NUMBER: **NEAL0016PUD**
 SHEET NUMBER: **3**

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE, PE
 DATE: **9/08/04**
 FLORIDA P.E. No. **90804**