

PALENCIA
PLANNED UNIT DEVELOPMENT (PUD)
BINDING MASTER PLAN

SEPTEMBER 6, 2019

ADOPTED BY ORDINANCE NO. 19-____
_____, 2019

PALENCIA PUD

PROJECT NARRATIVE

The proposed Palencia PUD is an 80 +/- acre property located south of Border Road and west of Jacaranda Boulevard. The property is located within *Area 2B- I-75 to Jacaranda Boulevard* of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) as identified in the City of Venice Comprehensive Plan (seventy-three acres within Subarea No 1, and seven acres within Subarea No. 2); a concurrent Annexation Application, and Comprehensive Plan Amendment has been filed with the City. The JPA/ILSBA identifies the potential uses for Area 2B-I-75 to Jacaranda Boulevard, Subarea No. 1 (north of Ewing Drive) as residential; a maximum of 9 dwelling units per acre, and Sub Area No. 2 (south of Ewing Drive) as residential: a maximum of 13 dwelling units per acre, with up to 50% of the acreage in the area allowable for non-residential uses,.

The applicant proposes a rezoning to Planned Unit Development (PUD) which would allow for the development of a residential community consisting of single-family detached homes, paired villas, amenity areas and open space. The proposed density is for up to 203 residential units (approximately 2.5 dwelling units per acre), at the midpoint of the range for PUD's and significantly lower than the density range established through the JPA/ILSBA. The circulation plan for the Palencia PUD demonstrates excellent opportunities for multi-modal connectivity, including a linked sidewalk system for pedestrian connectivity to amenity areas, as well as to the existing Border Road sidewalks.

All internal roadways will be privately owned and maintained. The on-site stormwater management system will be privately owned and maintained. Water and wastewater facilities will be dedicated to the City of Venice and Sarasota County respectively.

COMPLIANCE

The proposed Palencia PUD plan is consistent with all applicable elements of the JPA/ILSBA between the City of Venice and Sarasota County, including *Paragraph 6.B.3 Agreements on Parcels, and Exhibit B* regarding land uses, water and sewer provider, timing of infrastructure availability, transportation improvements and environmental considerations, and Paragraph 10 (I) regarding land use compatibility. Upon approval of the concurrent City of Venice Comprehensive Plan Amendment which proposes a Future Land Use designation for the property of *Mixed Use Residential (MUR)* the proposed Palencia PUD will be consistent with all applicable elements of the Future Land Use Element of the Comprehensive Plan including Strategy LU 1.2.16, Strategy LU 1.2.17, Strategy LU-NE 1.1.1, Strategy OS-NE 1.1.5. In addition, the Palencia PUD plan is in compliance with the applicable Visions, Intents, and Strategies of the Open Space Element of the Comprehensive Plan regarding sustainable

environmental practices, open space corridors, and habitat protection as evaluated in the September 2019, Assessment by DexBender Environmental Consulting.

Finally, the proposed Palencia 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 Palencia Planned Unit Development (PUD). 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 Palencia PUD, excluding standards related to density, building height, buffer widths, and the addition of 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 Chapter 86- Land Development Code.

A. Land Uses

1) Permitted Principal Uses and Structures

- Residential single-family dwellings (Detached)
- Residential single-family dwellings (Attached)
- Model homes
- 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 203 residential units
- 2) Commercial - None
- 3) Open space - Minimum 50%

C. Maximum Height of Structures - 35 feet

D. Lot Detail

1) Single-Family Detached

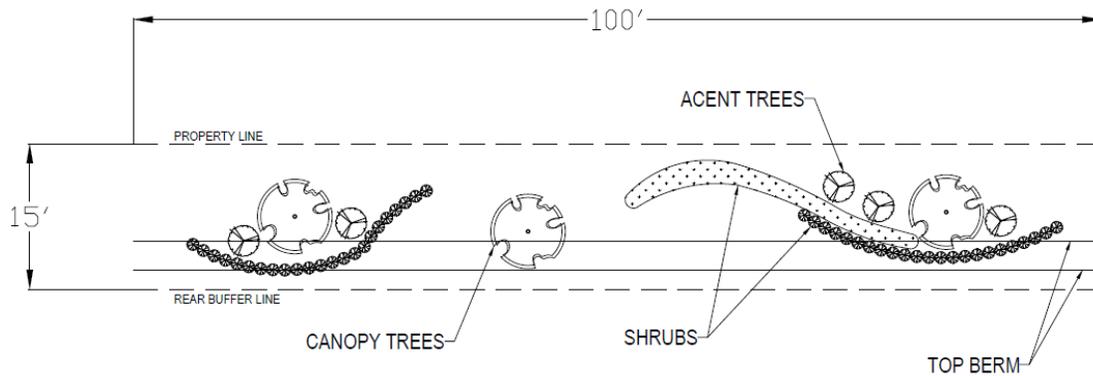
- Minimum Lot Size: 6,500 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section.
- Minimum Lot Width: 50 feet
- Front Yard: 20 feet, or 15 feet when building has side entry garage
- Rear Yard: 10 feet
- Side Yard: 5 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, patios and pavers may be located within five (5) feet of the rear lot line, and five (5) feet of the side lot line.

2) Single-Family Attached (Paired Villas)

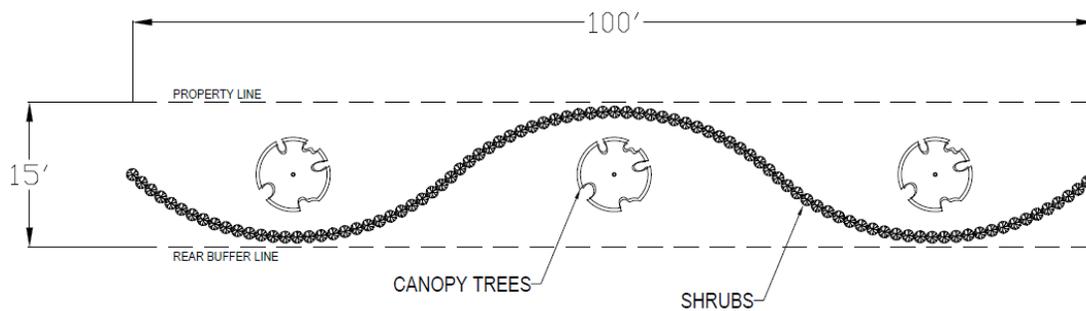
- Minimum Lot Size: 4,550 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section.
- Minimum Lot Width: 35 feet
- Front Yard: 20 feet
- Rear Yard: 10 feet
- Side Yard: 5 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, patios and pavers, may be located within five (5) feet of the rear lot line, and five (5) feet of the side lot line.

E. Landscape Buffers

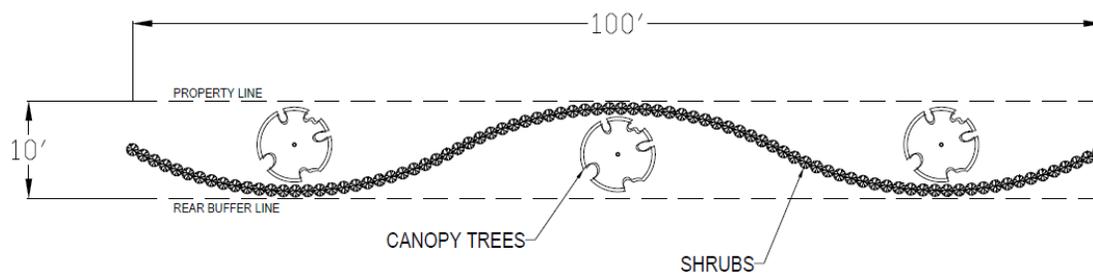
- Border Road and Jacaranda Boulevard: Minimum of 15 feet



- Ewing Drive and N. Clermont Road: Minimum of 15 feet



- All other landscaped perimeter buffer areas shall be a minimum of ten (10) feet in width measured at right angles to property lines.



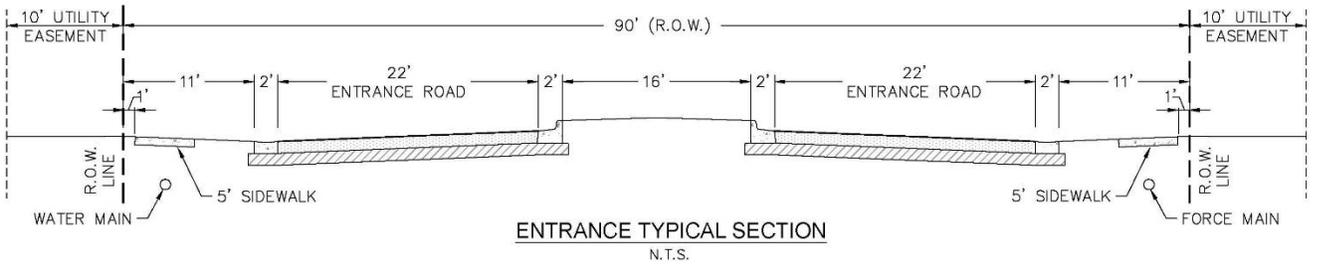
- All buffers may include an optional six-foot-high (6') opaque durable barrier set within the landscaped buffer area; such barrier may be but not limited to masonry, wood, PVC, aluminum rail or similar material. If such opaque durable barrier is of nonliving material, for each ten (10) feet thereof, an average of one shrub or vine shall be planted abutting such barrier, but these need not be spaced ten (10) feet apart.

F. Easements: Easements shall be established with the Preliminary/Final Plat.

G. Roadway Design

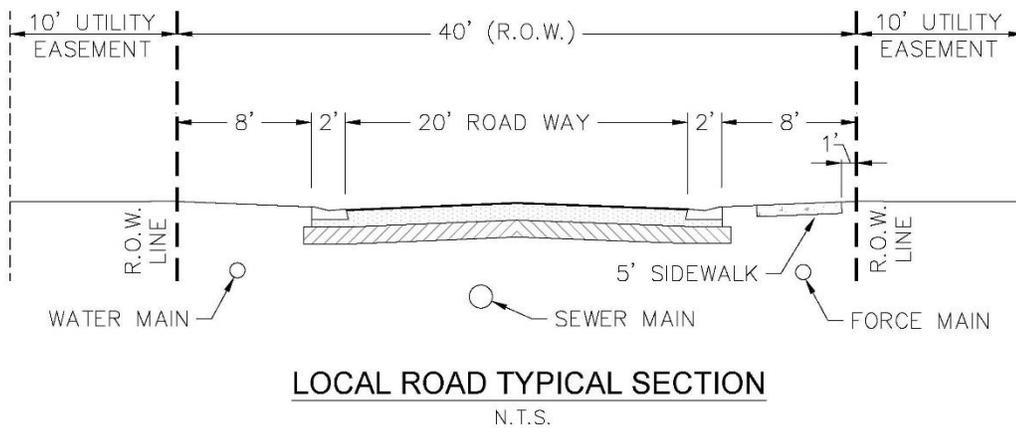
1) The Palencia PUD proposes an entry roadway section with the following minimum design standards (see typical roadway section below).

- Right-of-Way: 90 feet
- Travel Lanes: 11 feet
- Sidewalk: 5 feet, both sides of street
- Curb: 2-foot



2) The Palencia PUD proposes an alternative neighborhood roadway design with the following standards (see typical roadway section below):

- Right-of- Way: 40 feet
- Travel Lanes: 10 feet
- Sidewalk: 5 feet, one side of street
- Curb: 2-foot



H. SIGNAGE: No signs are permitted in the Palencia PUD except:

- 1) One non-illuminated temporary construction project ground sign per street frontage, not exceeding 32 square feet in area; such signs not to be erected more than 60 days prior to the time actual construction begins, and to be removed upon completion of construction. If construction has 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, or wall 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 Border Road, and the corner of Jacaranda Boulevard and Border Road.
- 3) One wall or monument-style ground sign, not over eight (8) square feet in area, to identify a private club.

PROPOSED PALENCIA PUD MODIFICATION TO STANDARDS

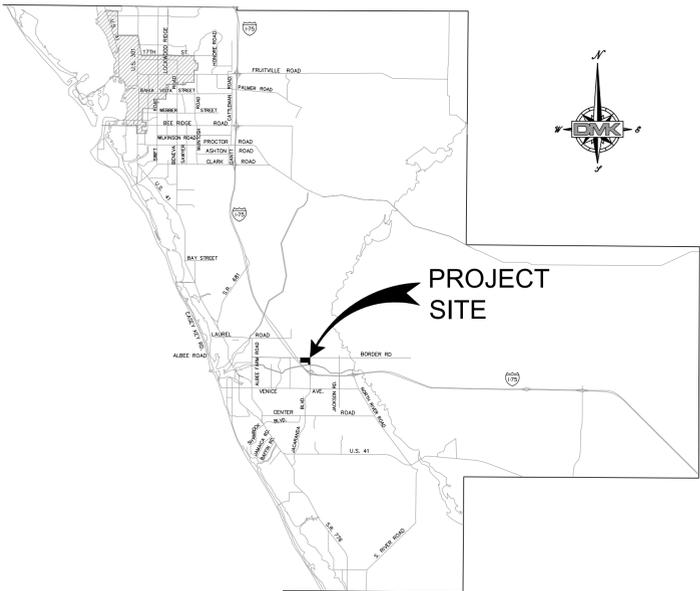
- 1) A modification to the requirements of Sec. 86-130 (q), concerning the requirement that no structure shall be located closer to any perimeter property line than two times the height of such structure, is requested. The proposed modification is to reduce the required setback from perimeter property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

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 feet to 40 feet, provides for sidewalks on one side of the neighborhood roadway, 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 excellent internal pedestrian connectivity from each of the development pods to the amenity areas.

SARASOTA COUNTY



PROFESSIONAL PLANNER: DMK ASSOCIATES, INC.
DEVELOPER: D.R. HORTON, INC.

DATE	REVISION	BY



DMK ASSOCIATES
 ENGINEERS & SURVEYORS
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 Phone (941)412-1293, Fax (941)412-1043
 Certificate of Authorization No. 3943

DATE	CKD. BY	DATE
08/26/19	TER	09/03/19

PALENCIA
 LOCATION MAP SARASOTA COUNTY, FLORIDA

