VICA PLANNED UNIT DEVELOPMENT (PUD)
BINDING MASTER PLAN

ADOPTED BY ORDINANCE NO. 2014-16
JULY 29, 2014

VICA PUD

PROJECT NARRATIVE

The VICA PUD is a 368+/- acre property located south of Laurel Road, north of Border Road, and bisected by the recently completed Jacaranda Boulevard Extension. The property is located within the South Laurel Neighborhood Planning Area and is currently zoned RMF-1 with a permitted residential density of up to five (5) dwelling units per acre.

The applicant, Neal Communities of Southwest Florida, LLC, proposes a rezoning to Planned Unit Development (PUD) which would allow for the development of a residential community consisting of detached single- family homes, paired villas, and multi-family homes. The proposed density is for up to 700 residential units (less than two (2) dwelling units per acre), a 60% reduction in the currently approved density for the site. The circulation plan for the VICA PUD demonstrates excellent opportunities for multi-modal connectivity, including a linked sidewalk system for pedestrian connectivity from each of the development pods to the amenity center, as well as to the existing sidewalk and multi-use trail along Jacaranda Boulevard. Further sidewalk linkage along Laurel Road and Border Road will be provided to the project limits.

COMPLIANCE

The VICA PUD has satisfied the requirements of the Pre-annexation Agreement for the property, or has been designed to allow for satisfaction of the Pre-Annexation Agreement requirements as required at future points in the development process.

The proposed VICA PUD plan is consistent with all applicable elements of the City's Comprehensive Plan. Specifically, the proposed VICA PUD is consistent with the Planning Intent of South Laurel Neighborhood Planning Area, Policy 16.7; "*… to develop an integrated mixed use neighborhood comprised of single-family and multi-family residential properties…*", and with the South Laurel Neighborhood Planning Area Standards, Policy 16.8, concerning all applicable standards including density, transportation network, building envelope, parking standards, parks and public space, and architectural design. In addition, the VICA PUD plan is in compliance with the applicable Goals, Objectives and Policies of the Conservation and Open Space Element of the Comprehensive Plan regarding sustainable environmental practices, open space corridors, and habitat protection.

Finally, the proposed VICA 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 VICA 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 VICA 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.

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)
        - 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 700 residential units
    2) Commercial- None
    3) Open Space- Minimum 50%

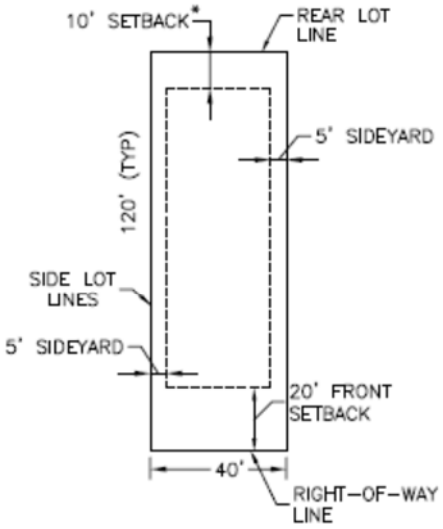
C. Maximum Height of Structures- 3 stories up to 42’ including parking

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
   - 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

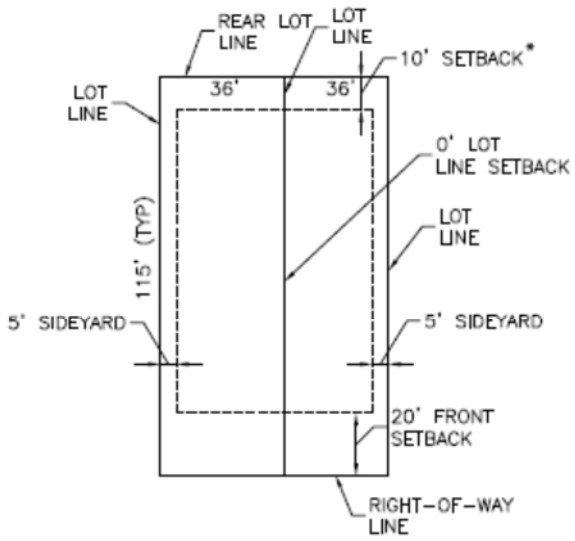
2) Single-Family Attached (Paired Villas)
   - Minimum Lot Size: 4,140 square feet
   - Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
   - Lot Width: 36 feet
   - Front Yard: 20 feet
   - Side Yard: 5 feet
   - Rear Yard: 10 feet
   - Accessory structures/appurtenant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

3) Multi-Family
   - Minimum Lot Size: 12,800 square feet
   - Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
   - Lot Width: 141 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



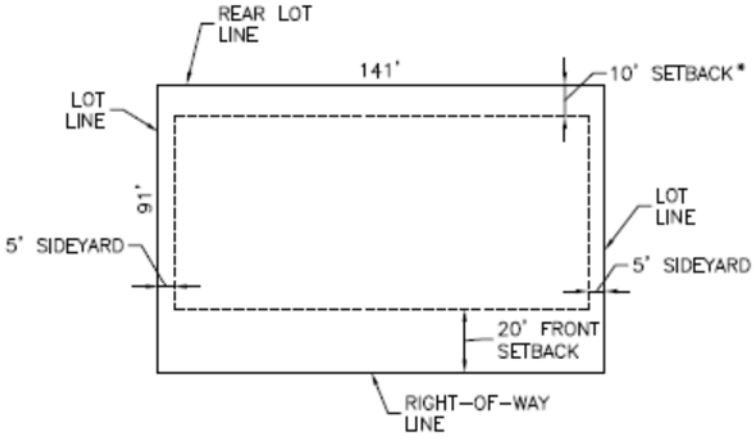
TYPICAL LOT DETAIL

SINGLE FAMILY DETACHED



TYPICAL LOT DETAIL

PAIRED VILLAS



MULTI-FAMILY LOT DETAIL

6 PLEX

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

LOT DETAILS

PROJECT: VICA

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
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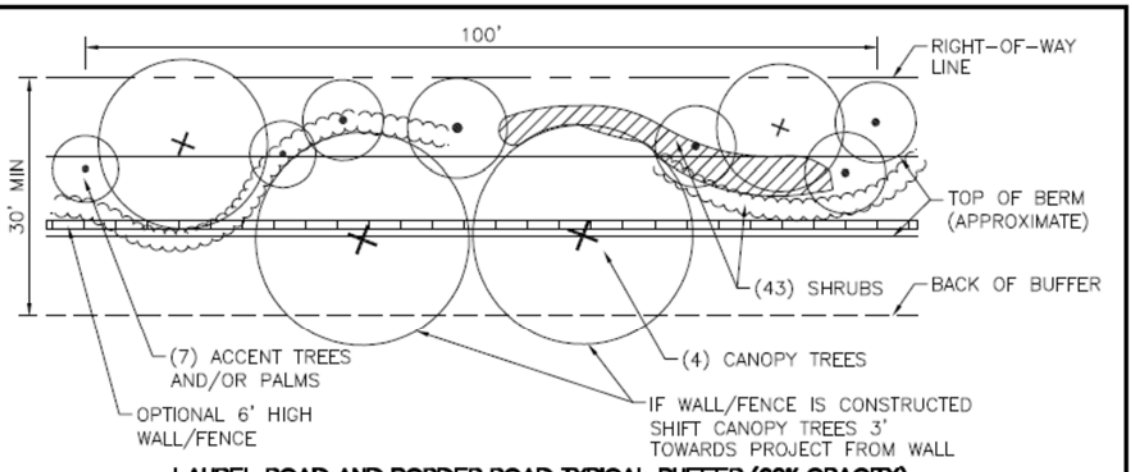
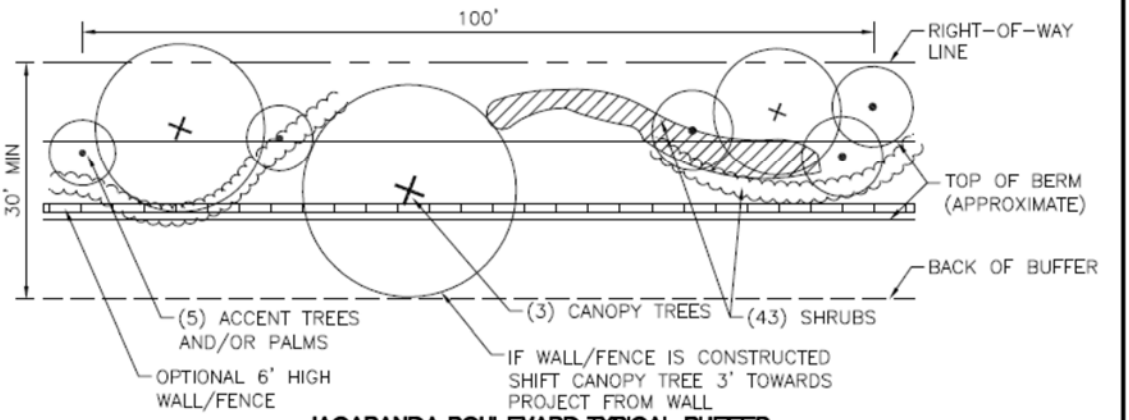
MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447

SCALE: 1" = 50'	DATE: 01/2014
SEC: 35 TWP: 38S RGE: 19E	REV NO: 8
PROJECT NO. 215611819	INDEX NO: 215611819-01C-301SC
DRAWN BY/EMP NO. MSC/98616	SHEET NO: 1 OF 3

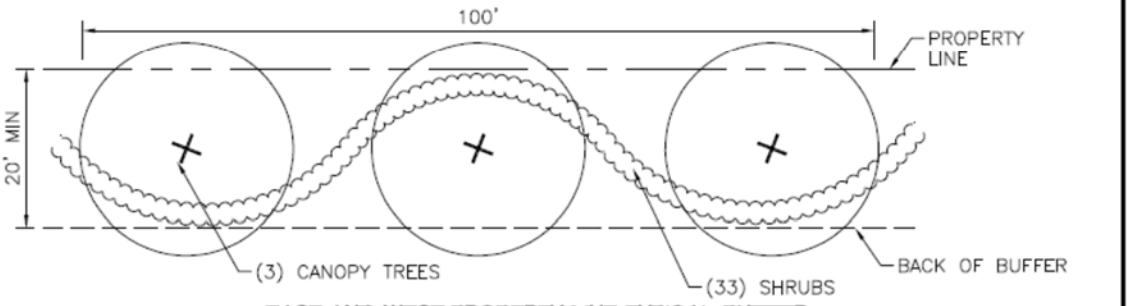
E. BUFFERS/ LANDSCAPING



LAUREL ROAD AND BORDER ROAD TYPICAL BUFFER (60% OPACITY)



JACARANDA BOULEVARD TYPICAL BUFFER



EAST AND WEST 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.

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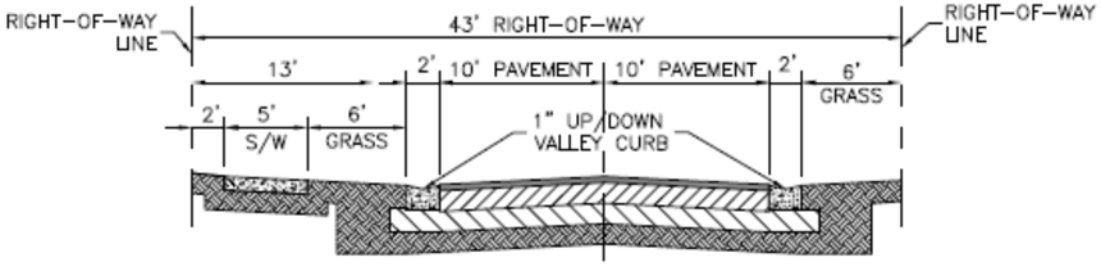
SCALE: 1" = 20'	DATE: 01/2014
SEC: 35 TWP: 38S RGE: 19E	REV NO: A
PROJECT NO. 215611819	INDEX NO: 215611819-01C-301SC
DRWN BY/EMP NO. MSC/98616	SHEET NO: 3 OF 3

F. Roadway Design

1) The VICA 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

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.



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.

G. SIGNAGE: No signs are permitted in the VICA 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 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 VICA PUD will apply Northern Italian Architectural Design.

PROPOSED VICA 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.

PLANNED UNIT DEVELOPMENT PLANS FOR

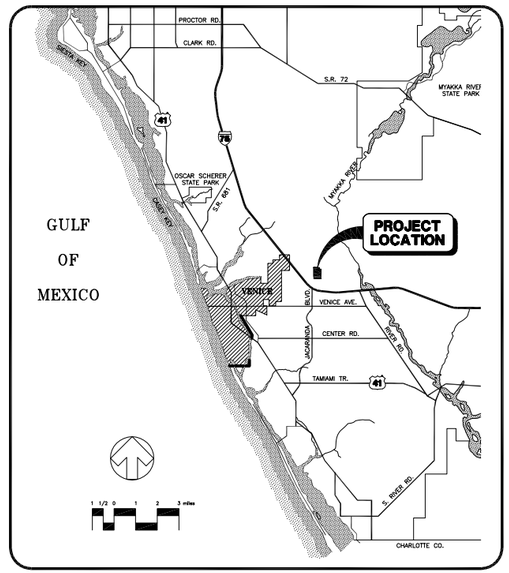
VICA

PART OF SECTION 35,
TOWNSHIP 38 SOUTH,
RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

5800 LAKEWOOD RANCH BOULEVARD NORTH
SARASOTA, FL 34240
941-328-1111



LOCATION MAP

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

PROJECT PLANNER	PROJECT DEVELOPER	PROJECT CONSULTANT
JIM COLLINS	NEAL COMMUNITIES	STANTEC
PROJECT DESIGNER	**PROJECT ENGINEER**	**PROJECT MANAGER**
STEVE JOHNSON	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	MILLARD J. YODER, P.E. FLORIDA LICENSE NO. 33765

PROJECT NUMBER
215611819

DATE	INDEX NUMBER
DECEMBER 2013	21561819-01C-001CV

REV. NO.	DESCRIPTION	DATE	DRAWN BY
B	REVISED SITE PLAN AND CIRCULATION PLAN LEGEND	4/2/14	SRJ/89370
A	ADD CIRCULATION PLAN, OPTIONAL CONNECTION, BUFFERS, SIGNS, AND PER COMMENTS	3/13/14	SRJ/89370

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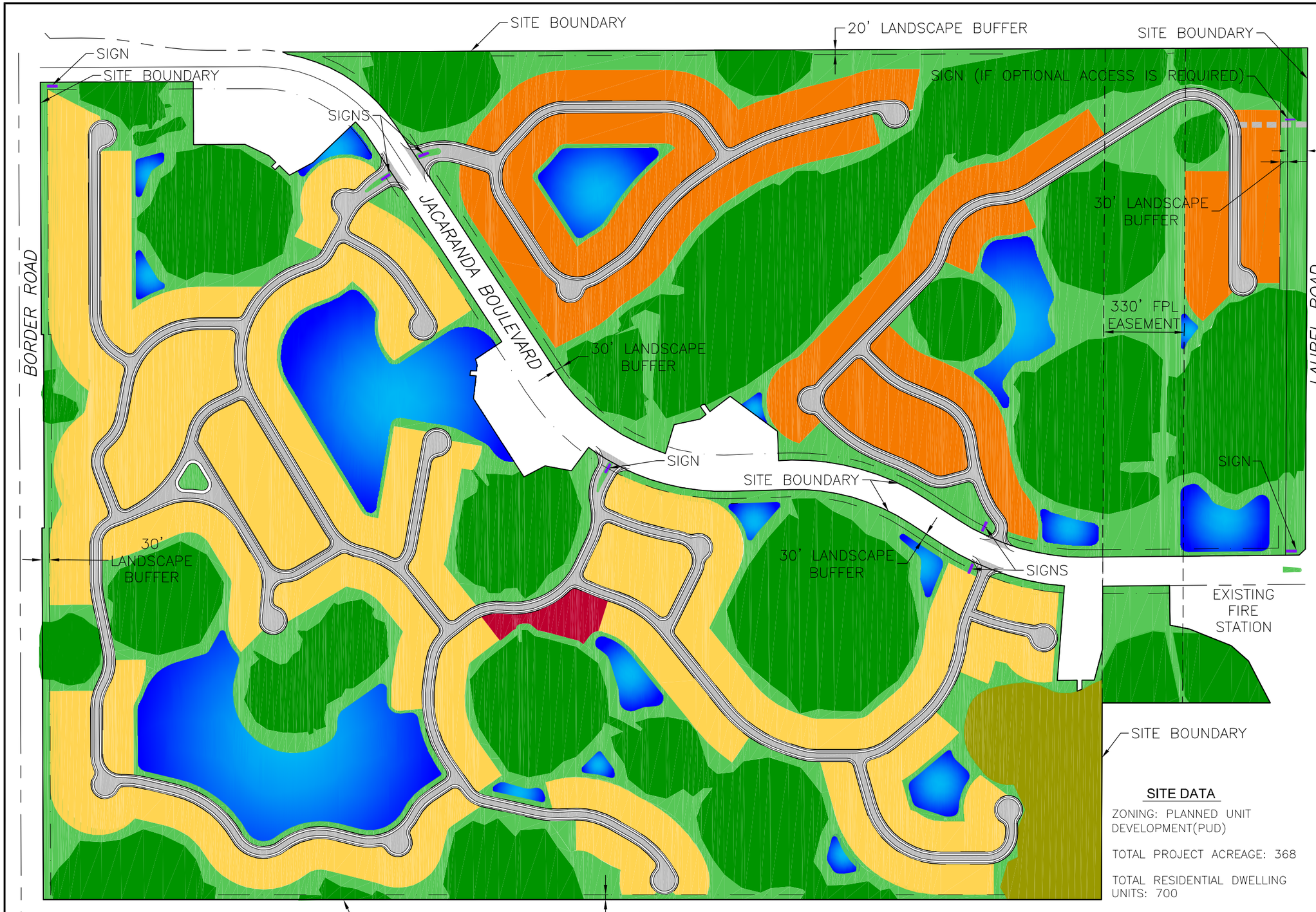

SCALE: 1" = 400'

- EXISTING RIGHT-OF-WAY
- *CONSERVATION AREA
- OPEN SPACE
- WETLANDS
- AMENITY SITE
- PROPOSED LAKES
- ROW
- OPTIONAL CONNECTION
- SINGLE FAMILY LOTS OR PAIRED VILLAS
- SINGLE FAMILY LOTS, PAIRED VILLAS, OR MULTI-FAMILY SITES
- SIGNS (GENERALIZED LOCATIONS)

*EXISTING CONSERVATION EASEMENT PER OFFICIAL RECORDS INSTRUMENT #2001146054

SITE DATA

ZONING: PLANNED UNIT DEVELOPMENT(PUD)

TOTAL PROJECT ACREAGE: 368

TOTAL RESIDENTIAL DWELLING UNITS: 700

RESIDENTAIL DENSITY/ACRE: 1.9

LAND USE	ACRES	%
RESIDENTIAL	130	35.3
AMENITY AREA	1	0.3
ROAD ROW	34	9.2
OPEN SPACE		
WETLANDS	112	
CONSERVATION	9	
LAKES	33	
OTHER OPEN SPACE	49	
TOTAL OPEN SPACE	203	55.2
TOTAL ACREAGE	368	100%

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED LEGEND	4/2/14	SRJ/89370	
A	ADD OPTIONAL CONNECTION, BUFFERS, & SIGNS	3/13/14	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	MSC/98616	1/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VICA

DATE: 1/2014
HORIZONTAL SCALE: 1" = 400'
VERTICAL SCALE:
SEC: 35 TWP: 38S RGE: 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611819

TITLE: SITE PLAN

MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447

INDEX NUMBER: 215611819-01C-102SP
SHEET NUMBER: 2 OF 3

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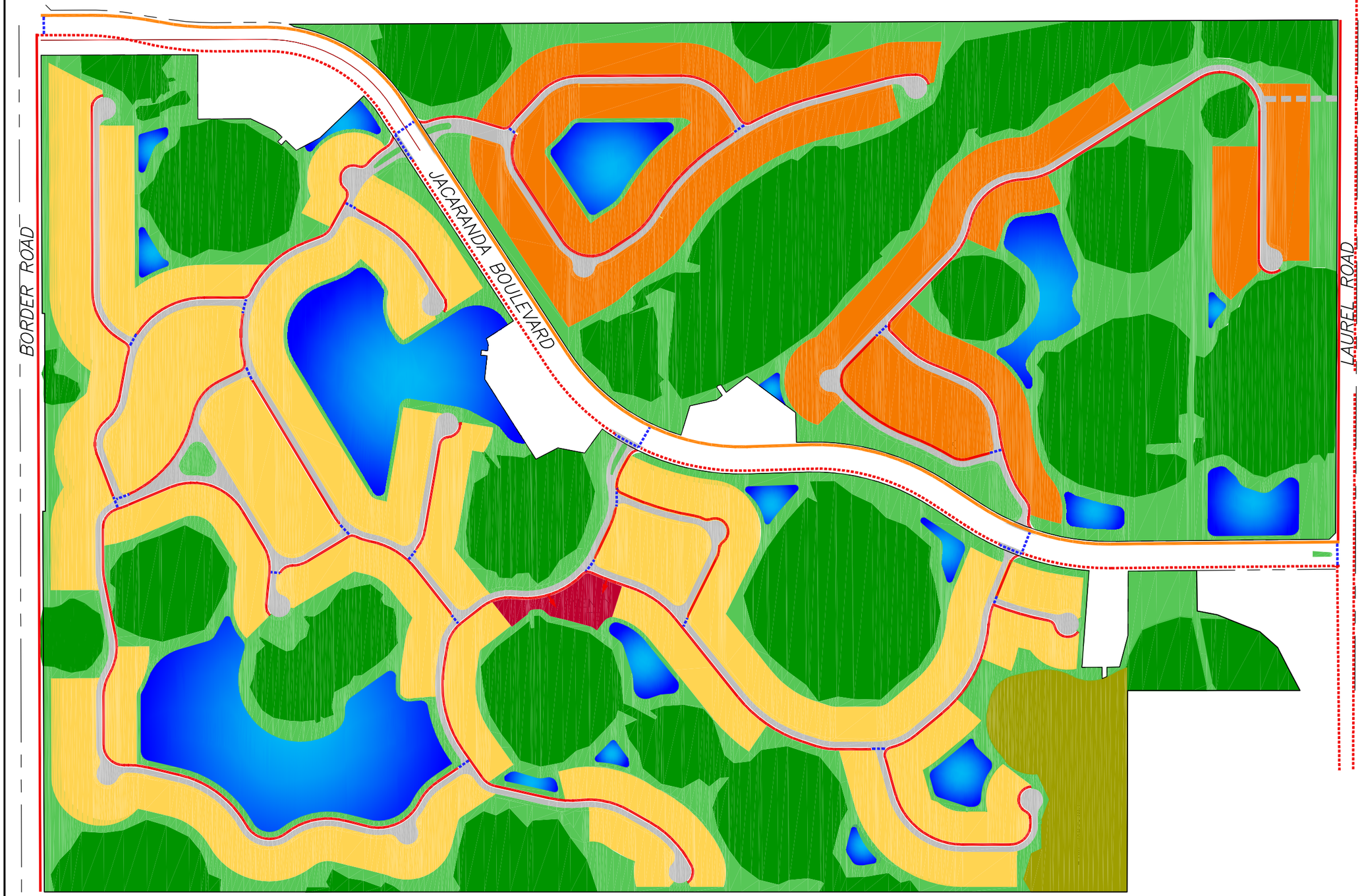

SCALE: 1" = 400'

- EXISTING RIGHT-OF-WAY
- CONSERVATION AREA
- OPEN SPACE
- WETLANDS
- AMENITY SITE
- PROPOSED LAKES
- PAVEMENT
- OPTIONAL CONNECTION
- EXISTING 5' SIDEWALKS
- PROPOSED 5' SIDEWALKS
- CROSSWALK
- EXISTING 12' MULTI-USE RECREATION TRAIL
- SINGLE FAMILY LOTS OR PAIRED VILLAS
- SINGLE FAMILY LOTS, PAIRED VILLAS, OR MULTI-FAMILY SITES

△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED LEGEND	4/2/14	SRJ/89370	
A	ADDED OPTIONAL CONNECTION	3/13/14	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	MSC/98616	1/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VICA

DATE: 1/2014
HORIZONTAL SCALE: 1" = 400'
VERTICAL SCALE:
SEC: TWP: RGE: 35 38S 19E

TITLE: CIRCULATION PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611819

MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447

INDEX NUMBER: 215611819-01C-103SP
SHEET NUMBER: 3 OF 3

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