

Requested by: Planning Commission

Prepared by: City Clerk

ORDINANCE NO. 2015-15

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, RELATING TO PROPERTY LOCATED NORTH OF BORDER ROAD, SOUTH OF LAUREL ROAD AND WEST OF NORTH JACKSON ROAD, AS REFLECTED IN REZONING PETITION NO. 13-1RZ, THE WOODS AT VENICE, BORDER ROAD INVESTMENTS, LLC, FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM SARASOTA COUNTY ZONING DISTRICT, OPEN USE ESTATE (OUE) TO CITY OF VENICE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rezone Petition No. 13-1RZ to rezone property described in Section 3 below, has been filed with the City of Venice to change the official City of Venice Zoning map from Open Use Estate (OUE) Sarasota County zoning district to Planned Unit Development (PUD) City of Venice zoning district; and

WHEREAS, the subject property described in Section 4 below has been found to be located within the corporate limits of the City of Venice; and

WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and

WHEREAS, the Planning Commission held a public hearing on April 21, 2015, for which public notice was provided regarding the petition and based upon public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted to recommend approval of Rezone Petition No. 13-1RZ with conditions; and

WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 13-1RZ requesting rezoning of the property described herein; and

WHEREAS, City Council held a public hearing on the proposed rezoning of the property described herein, all in accordance with the requirements of city's code of ordinances, and has considered the information received at said public hearing; and

WHEREAS, City Council finds that Rezone Petition No. 13-1RZ is in compliance with and meets the requirements of the city's Land Development Regulations and Comprehensive Plan and any amendments thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. The City Council finds as follows:

A. The Council has received and considered the report of the Planning Commission recommending approval, of Zoning Map Amendment Petition No. 13-1RZ requesting rezoning of the property described herein.

B. The Council has held a public hearing on the petition and has considered the information received at said public hearing.

C. The proposed rezoning of the property described herein is in accordance with and meets the requirements of the City of Venice Comprehensive Plan and any amendments thereto.

SECTION 3. "The Woods at Venice Planned Unit Development (PUD) Binding Master Plan", dated March 18, 2015, consisting of 11 pages and all information and materials formally submitted with the application, together with the associated The Woods at Venice Developer's Agreement establish the official record for the rezone petition and are hereby adopted by reference with the following conditions, safeguards, and stipulations which shall become the standard of development for The Woods at Venice planned unit development.

Conditions, Safeguards, and Stipulations:

1. The pre-annexation agreements covering the subject properties be amended prior to final plat to address the North Jackson Road right-of-way.
2. Open spaces (including wetlands) be protected in perpetuity by recorded document approved by the City.
3. Sewer Service be provided by agreement with Sarasota County prior to preliminary plat approval on the subject properties.
4. Sidewalks shall be required on one side along all internal roadways (not just where residential uses are located).
5. A sidewalk to accommodate cyclists and pedestrians shall be constructed along the entire subject property frontage of Border Road. The developer may bond the sidewalk at the time of the preliminary plat approval following the city's preliminary plat process.
6. The 11 conditions of the WadeTrim/Birkitt Environmental Services, Inc. Environmental Review Dated February 22, 2014:
 - a. Require that the additional listed species survey be conducted prior to any construction;
 - b. Require that the applicant provide the city with the results of the updated listed species survey, and correspondence with the United States Fish and Wildlife Service (USFWS) or the FWC, and the approved wetland mitigation plan for city review and acceptance prior to construction;
 - c. Require the applicant to obtain all required state and federal listed species permits prior to construction;
 - d. Require that applicant comply with FWC regulations regarding the survey and relocation of gopher tortoises and associated commensal species prior to construction. Specifically, a 100% gopher tortoises survey is required according to FWC survey

protocols and the gopher tortoise and commensals must be relocated from all areas of impact;

e. The applicant shall provide a tree survey/count and any other permits or documents related to tree removal to the city prior to construction;

f. Require the applicant to obtain all applicable state and federal environmental permits and to provide wetland mitigation, as required, prior to construction;

g. Require that any nuisance species observed within project area wetlands and uplands be removed and replanted with native Florida species before or during construction;

h. Require a culvert or other means of maintaining flow between Wetland "F" and Wetland "G" be included in the final site design in order to ensure continued hydrologic connection;

i. At the time of final plat, require the placement of a conservation easement in a form acceptable to the City on all wetland areas and wetland buffer areas remaining after construction;

j. Require an eastern indigo snake protection plan to be developed by the applicant and utilized during construction; and

k. Require that the additional wildlife surveys proposed by the applicant include any indications of wildlife corridors for both protected species and existing wildlife populations.

7. Prior to submittal of the application for construction authorization, a Stormwater Management Methodology, prepared by a licensed professional engineer, will be submitted to the city engineer for review and acceptance. The accepted methodology report will then be the basis of the stormwater management calculations and applications to the city and the Southwest Florida Water Management District.

SECTION 4. The Official Zoning Atlas is hereby amended, by changing the zoning classification for the following described property located in the City of Venice from Sarasota County Open Use Estate (OUE) zoning district to City of Venice Planned Unit Development (PUD) zoning district.

Parcel ID #: 0393-00-2000, 0394-00-3040 and 0394-00-3020 as depicted on the location map shown below consisting of approximately 151+ acres and as further described:

Parcel ID # 0393-00-2000:

Commence at the NW corner of Section 36, Township 38 South, Range 19 East, Sarasota County, Florida; thence N 88°33'15" E, 1854.05 feet along the North line of said Section 36, to the East line of existing 40 foot private road; thence S 2°30'45" W, 1153.53 feet along the East line of said road for the Point of Beginning; thence continue to S 2°30'45" W, 163.21 feet along said road to the South line of the NE ¼ of the NW ¼ of said Section 36, thence S 88°31'19" W, 57.35 feet along said South line; thence S 0°40'40" E, 1313.72 feet parallel with the East line of the NW ¼ of said Section 36, to the South line of the NW ¼ of said Section 36; thence N 88°29'25" E, 220.89 feet along said South line to the West line of said 40 foot private road; thence S 11°00'46" E, 25.83 feet along said road; thence S 45°48'52" E, along said road 34.27 feet, thence S 88°29'75" W, 1380.97 parallel with the South line of the NW ¼ of said Section 36; thence N 0°40'40" W, 1536.19 feet parallel with the East line of the NW ¼ of said Section 36; thence N 88°57'13" E, 1197.48 feet to the Point of Beginning.

Together with and subject to an easement for road right-of-way purposes (ingress and egress) over that certain private road as appears in plat attached to deed recorded in Deed Book 311, Page 161, of the Public Records of Sarasota County, Florida, and marked "Relocation of Private Road".

Parcel ID # 0394-00-3040:

The East ½ of the West ½ of the SW ¼; and the West ½ of the West ½ of the East ½ of the SW 1/4, of Section 36, Township 38 South, Range 19 East, Less the North 50 feet thereof and less the South 33 feet thereof and Less that portion of the herein described property to Sarasota County recorded in Official Records Book 2404, Page 2658, Public Records of Sarasota County.

Parcel ID # 0394-00-3020:

Parcel 1:

That part of the Southwest 1/4 of Section 36, Township 38 South, Range 19 East, lying southerly and easterly of lands described in Official Records Instrument Number 2013080858, Public Records of Sarasota County, Florida, LESS therefrom the following parcels:

(a) Beginning at the SE corner of the NW 1/4 of said Section 36 for a Point of Beginning; thence S 89°37'32" W along the 1/4 Section line a distance of 673.2 feet to a point; thence S 10°42'46" E a distance of 47.67 feet to a point; thence S 45°30'46" E a distance of 922.26 feet to a point on the 1/4 Section line; thence N 0°32'14" E along the 1/4 Section line a distance of 685.48 feet to the Point of Beginning; and

(b) Lands conveyed to Sarasota County and recorded in Official Records Book 2404, Page 2700 of the Public Records of Sarasota County, Florida;

(c) Lands conveyed to Sarasota County and recorded in Official Records Book 1325, Page 1936 of the Public Records of Sarasota County, Florida;

Parcel 2: (Easement parcel)

An easement for road right-of-way purposes (ingress and egress) over that certain private road as appears in plat attached to deed recorded in Deed Book 311, page 161, of the Public Records of Sarasota County, Florida, and marked "Relocation of Private Road".

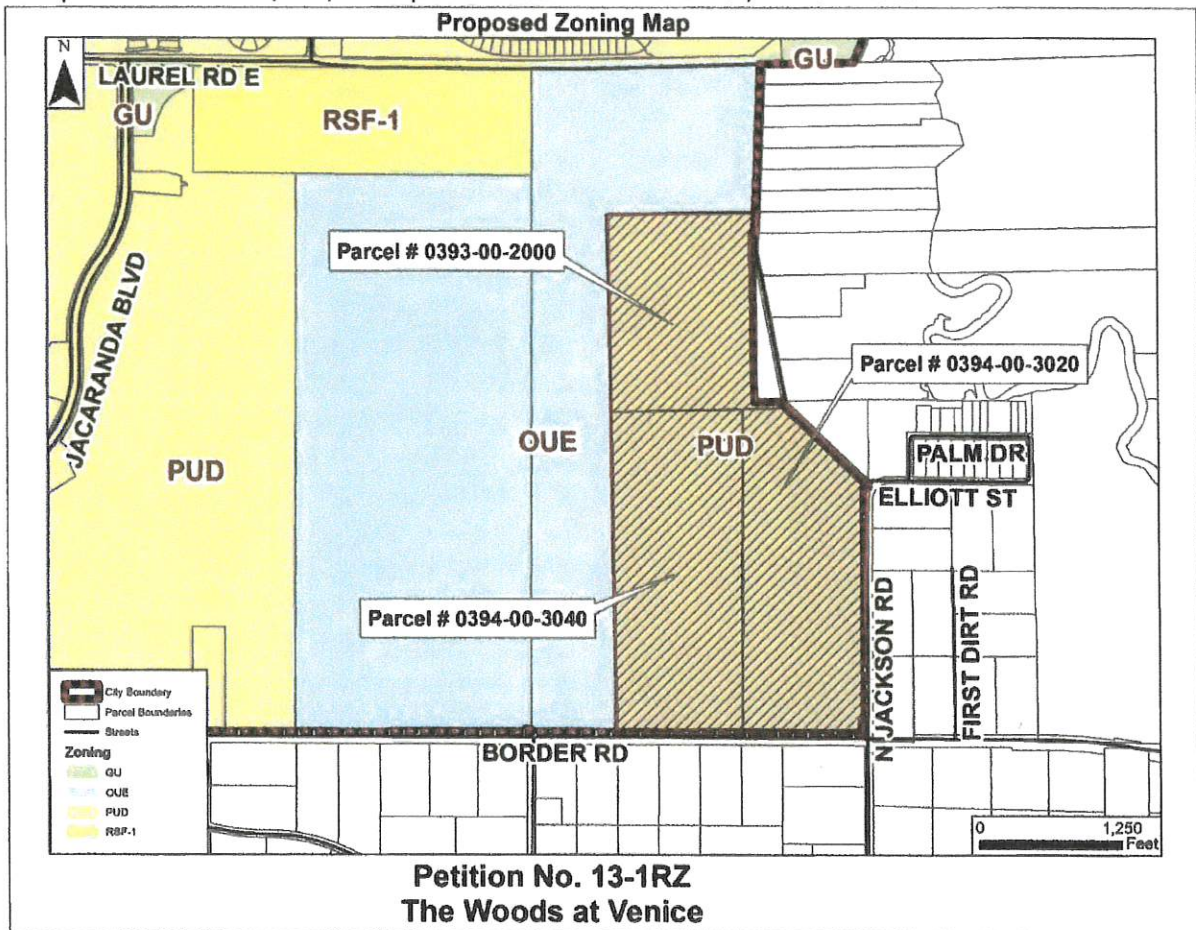
SAID PARCEL 1 ALSO DESCRIBED AS FOLLOWS:

A parcel of land lying in the Southwest 1/4 of Section 36, Township 38 South, Range 19 East, Sarasota County, Florida and described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 36; thence N.89°40'40"W., along the south line of said Southwest 1/4, a distance of 999.58 feet; thence N.00°27'56"E., a distance of 61.80 feet to a point on the north right-of-way line of Border Road (variable width public right-of-way) as recorded in Official Records Book 2404, Page 2700, Public Records of Sarasota Florida for a Point of Beginning; thence N.00°27'56"E., along the easterly line of "Parcel 2"

as described in Official Record Instrument Number 2013080858 in said Public Records, a distance of 2,520.64 feet to a point 50.00 feet south of the north line of said Southwest 1/4, also being a point on the southerly line of "Parcel 1" as described in said Official Records Instrument Number 2013080858; thence N.88°40'46"E., along said southerly line and on a line 50.00 feet southerly of and parallel with said north line of the Southwest 1/4, a distance of 358.70 feet to a point on the westerly line of a 40.00 foot wide private road; thence S.45°22'16"E., along said westerly easement line, a distance of 886.83 feet to a point on the north right-of-way line of Jackson Road (66.00 foot wide public right-of-way) as recorded in Official Records Book 1325, Page 1936, said Public Records; thence N.89°34'38"W., along said north right-of-way line, a distance of 29.60 feet to a point on the west right-of-way line of said Jackson Road; thence S.00°25'22"W., along said west right-of-way line, a distance of 1,829.39 feet to a point on the above mentioned additional right-of-way parcel recorded in Official Records Book 2404, Page 2700; thence along said additional right-of-way line for the following three calls; (1) thence N.89°34'38"W., a distance of 20.00 feet; (2) thence S.00°25'22"W., a distance of 87.52 feet; (3) thence N.89°21'13"W., a distance of 946.54 feet to the Point of Beginning.

Said parcel contains 2,264,315 square feet or 51.9815 acres, more or less.



SECTION 5. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 6. If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

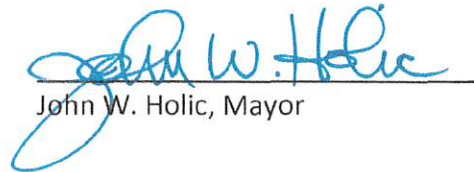
SECTION 7. Effective date. This ordinance shall take effect immediately upon its approval and adoption as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 23RD DAY OF JUNE, 2015.

First Reading: May 22, 2015, June 10, 2015, June 11, 2015

Final Reading: June 23, 2015

Adoption: June 23, 2015


John W. Holic, Mayor

Attest:


Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 23rd day of June, 2015 a quorum being present.

WITNESS my hand and the official seal of said City this 23rd day of June, 2015.


Lori Stelzer, MMC, City Clerk

Approved as to form:


David Persson, City Attorney

The Woods at Venice Planned Unit Development (PUD)

Binding Master Plan

Adopted by Ordinance No. 2015-15

June 23, 2015

Project Narrative

The Woods at Venice PUD is a 151 acre +/- property located on the north side of Border Road, south of Laurel Road. The property is located within the Border Road to Myakka River Neighborhood Joint Planning Area/Interlocal Service Boundary Agreement (JPA/ILSBA) Area #3 – Subarea 1. The property is currently zoned Sarasota County OUE – Open Use Estate. The site is comprised of three parcels (Parcel Identification Nos. 0393-00-2000, 0394-00-3040, 0394-00-3020).

The applicant, Border Road Investments, LLC, proposes a rezoning to Planned Unit Development (PUD) and develop a low density residential development (single-family) with related open space. The proposed density is up to 263 residential units (density of up to 2.0 dwelling units per acre) with 50 percent open space.

In addition, the permitted density of up to five (5) dwelling units per acre within Subarea 1 can be implemented directly through one of the following City of Venice Zoning Districts: Residential Single Family Districts 1 through 4, Residential Multi-Family District 1 and the Planned Unit Development (PUD) District. The applicant is requesting Planned Unit Development approach in order to allow mixture of housing types and sizes, and better design in concert with the existing natural features located on site.

Compliance

The Woods at Venice 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 Woods at Venice PUD plan is consistent with all applicable elements of the City's adopted Comprehensive Plan. Specifically, the proposed PUD is consistent with the intent of the Border Road to Myakka River Neighborhood Joint Planning Area/Interlocal Service Boundary Agreement (JPA/ILSBA) Area #3 – Subarea 1 including Policy 18.8 with regard to density, building envelopes (mitigating techniques provided in Policy 8.2 and open spaces.

The Woods at Venice PUD is also consistent with the City of Venice Land Development Code Sec. 86-130 requirements for Planned Unit Development (PUD) Districts as outlined below.

Land Use and Development Standards

The Woods at Venice PUD consists of one (1) residential neighborhood developed consistent with the development form provided below. The following identifies the proposed development standards for The Woods at Venice 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 within

The Woods at Venice PUD, 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 site plan is subject to Sec. 86-130, City of Venice PUD standards. The Woods at Venice PUD development standards and permitted and accessory uses are defined in this section and shall govern future development of the subject site consistent with the applicable provisions of the City of Venice Land Development Code.

1. Permitted and Accessory Land Uses
2. Density and Intensity of Development
3. Maximum Building Height Restrictions
4. Yard/Bulk Standards
5. Buffers and Landscaping
6. Signage
7. Residential Street and Connectivity Standards

1. Permitted and Accessory Land Uses:

Land Use shall be in accordance with the respective standards contained within this application and as noted below.

Land Use: Permitted uses within this PUD shall include single-family homes (may consist of detached and/or attached), recreational areas/open spaces, private clubs, civic and social organization facilities, essential services, and community spaces/areas.

- **Permitted Accessory Uses And Structures.** Permitted accessory uses and structures are uses and structures which:
 - 1) are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - 2) are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
 - 3) do not involve operations or structures not in keeping with the character of the district.
 - 4) do not involve the conduct of business on residential premises, provided that accessory home occupations shall be allowed as accessory to residential uses.

2. Density and Intensity of Development

The permitted density and intensity of development shall be in accordance with the standards contained within this application and as noted below.

- **Density:** Up to 2.0 dwelling units per acre are proposed.

- **Non-residential Intensity:** not proposed except for an amenity center, recreational facility(s)/buildings and similar.
- **Open Space:** Pursuant to the requirements of Section 86-130, Subsection (k) (1), of the City of Venice Land Development Code a minimum of fifty (50) percent of the Woods at Venice will remain as open space and may include wetlands, easements, buffers and stormwater ponds/facilities.

3. *Maximum Building Height Restrictions*

The permitted maximum height of buildings shall be measured consistent with the provisions of Policies 9.2 and 9.3 of the Future land Use Element of the Comprehensive Plan, Land Development Code 86-570, and in accordance with the respective standards contained within this application and as noted below.

Maximum Building Height: Two stories up to 35 feet

- Accessory Structures
 - Accessory uses and structures shall not be located in required front yard, but may be located in rear and side yards and may be located within five feet of the lot line.

4. *Yard/Bulk Standards*

The permitted yard and bulk standards shall be in accordance with the respective PUD standards contained within this application and as noted below.

Maximum Building Lot Coverage: Subject to PUD standards and setbacks

Minimum Yard Requirements:

Minimum Lot Width: 52 feet

Minimum Lot Size: 6,500 sq.ft.

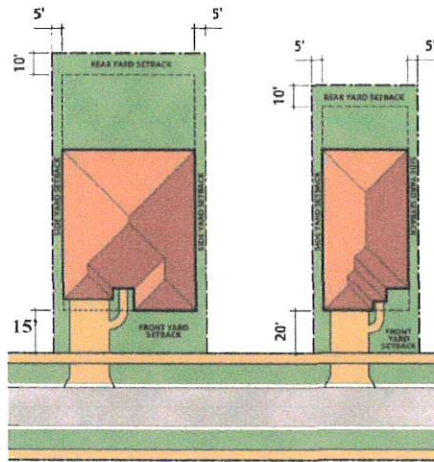
Front Yard: 15 feet minimum structure, 20 foot minimum driveway length

Side Yard: 5 feet

Rear Yard: 10 feet

Perimeter: one times the maximum height of the adjacent structures (35 feet)

Yard Requirements



Setbacks shall be as illustrated on the attached lotting diagram;
Setbacks for accessory structures/appurtenant structures such as pool cages, may be located within five feet of the lot line.

5. *Buffers and Landscaping*

The purpose of these provisions are to assure compliance with City of Venice buffering objectives as identified in the City of Venice 2010 Comprehensive Plan and applicable landscape and buffering standards, as applicable and/or as may be modified as part of the PD process. The buffers are intended to provide visual separation along the perimeter of the Woods at Venice community and the surrounding properties. These buffers, along with the accompanying buffer sections provide the specific standard as well as an allowable alternative approach to achieving the buffering standards and applications. Within the respective buffer sections, either buffer standard (1)a or (1)b may be applied. For reference purposes, the Typical Buffer Sections are identified 1, 2, and 3; each corresponding condition (location) is identified on the Conceptual Site Plan. Although no residential developments have been approved and/or constructed immediately adjacent to the subject properties, the Villages of Milano (fka Vica), Venetian Golf and River Club, Willow Chase, Portofino and Toscana Isles have been approved along this portion of Border Road and Laurel Road, east of I-75. The applicant is proposing a low density residential development that is consistent with this development and the Comprehensive Plan.

(1) The following buffer and landscape design standards shall apply within the Woods at Venice PUD perimeter buffer:

- a. *Buffer:* The landscaped buffer area shall be a minimum of five (5) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines and include an optional six-foot-high (6') opaque durable barrier set within the five-foot-wide landscaped buffer area; such barrier may be but not limited to masonry, wood, PVC or similar material installed in such a way as to allow the migration of wildlife. If such opaque durable barrier is of nonliving

material, for each ten feet thereof, an average of one shrub shall be planted abutting such barrier, but these need not be spaced ten feet apart. Such shrubs or vines shall be planted along the property line side of such barrier unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the required landscaped areas shall be landscaped with grass, ground cover or other landscape treatment. The opaque durable barrier shall be so located within the landscaped buffer area as to permit maintenance of such barrier and landscaping without trespass on adjacent property. Pedestrian and vehicular interconnections to adjoining public and private roadways and properties shall be permitted.

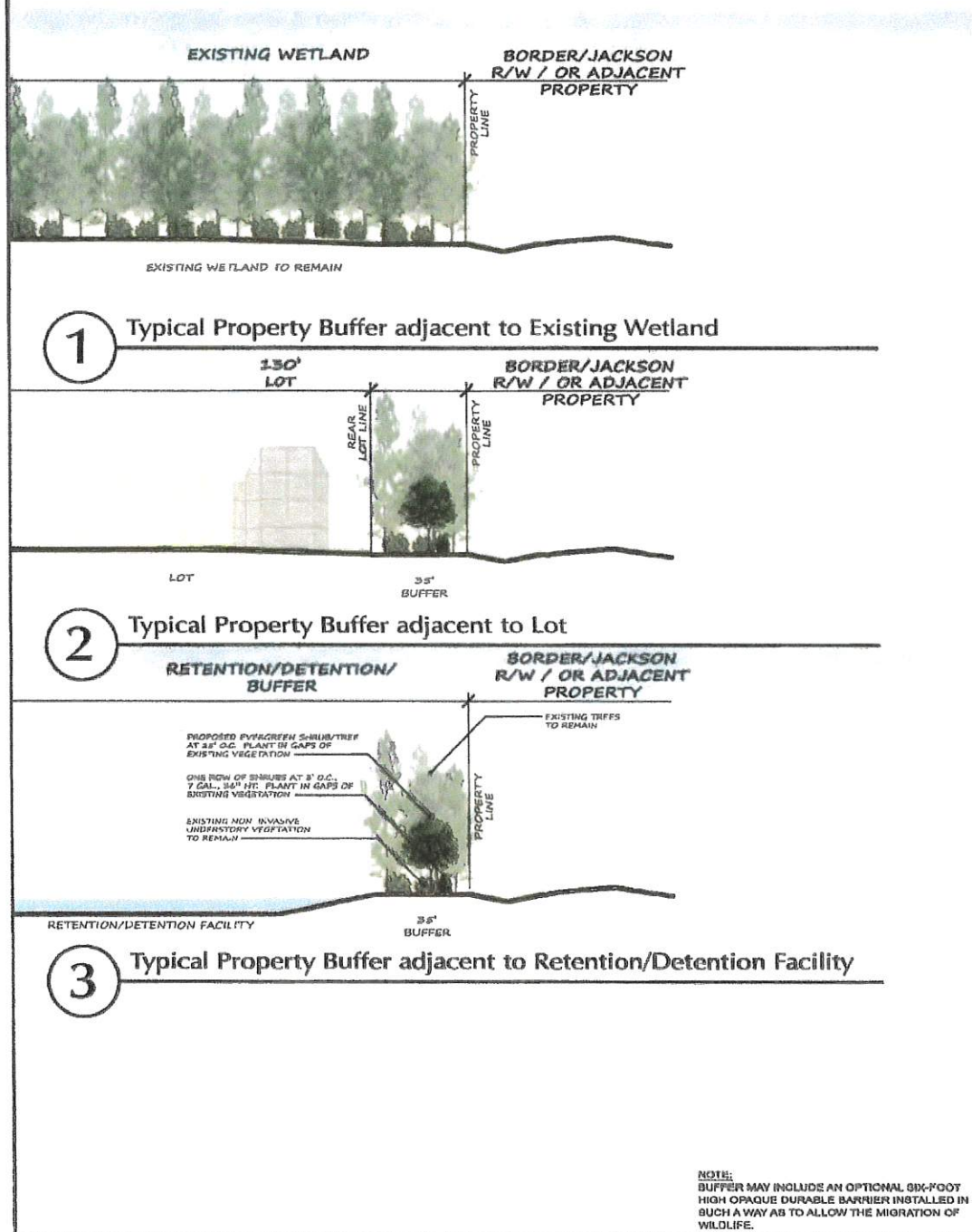
- b. *Buffer (Alternative)*: The landscaped buffer area shall be a minimum of ten (10) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines. Pedestrian and vehicular interconnections to adjoining public and private roadways and properties shall be permitted as identified on the Conceptual Site Plan. Typical Buffer Sections (locations) are identified on the Conceptual Site Plan and shall be consistent with the Typical Buffer Section.

(2) *Screening; plant material*. Each buffer area shall be so designed, planted and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally. Plantings shall be of a size and type which will ensure the meeting of the 80 percent opacity requirement within no longer than 12 months of the date of first planting. Where questions may arise as to the suitability of proposed plant materials to meet this requirement, final determination of suitability shall be made by the City's Zoning Administrator.

(3) All buffer areas shall be covered by grass, vegetative ground coverings, or mulch in areas not utilized for tree and shrub plantings and include at least one canopy tree per each twenty-five (25) linear feet of buffer. Trees shall have a trunk diameter of sufficient size to achieve the opacity standard and be a minimum of 25-gallon container size or have a minimum two-foot root ball if field grown consistent with (2) above and 86-431. Trees shall be Florida #1 or better quality as per Grades and Standards for Nursery plants (Florida Department of Agriculture and Consumer Services).

Note: A full size copy of the buffer section is provided along with the reduced size image below.

Typical Buffers



The Woods at Venice

Typical Buffer Sections

Sarasota County, Florida

CONTACT: THOMAS M. STOVALL, P.E. (813) 379-1208
AERIAL FLIGHT DATE: 2011

DATE: June 16, 2015

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 Kimley-Horn and Associates, Inc.

6. *Signage*

The purpose of these provisions are to identify sign design standards for application in the Woods at Venice PUD. Signage within the Woods at Venice shall be designed to complement the architecture and be of an appropriate scale to fit the community character. Monument style signage shall be permitted and materials should be complementary and consistent with the project's development themes.

Community entry signs shall be permitted on each side of vehicular access points and shall not exceed (face of sign) nine (9) feet in height or twenty (20) feet in length (per sign).

All ground signs shall adhere to the monument style requirements of the City of Venice, including base, cap and columns.

Within the residential areas of the Woods at Venice PUD, the following signage is permitted:

- (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 wall or monument-style ground sign, not over eight square feet in area, to identify a private club or recreation area.

No sign shall be erected or maintained within 20 feet of any adjacent residential property line nor exceed nine feet in height. Where illuminated, all signs shall be externally illuminated, except for backlit or internally illuminated individual letters, characters, or logos. Sign materials may include stone, masonry, ceramic, glass, plastic or wood. Final design and location of signage on non-residential buildings will be determined at the time of site and development plan review by the City.

7. *Residential Street and Connectivity Standards*

The purpose of these provisions are to identify residential street design standards for application in the Woods at Venice PUD. Street standards within Woods at Venice shall be designed to complement the appropriate scale and fit the community character as a primarily low density residential development.

A sidewalk and pathway system shall be included within the Woods at Venice PUD. Sidewalks and pathways shall be provided on one side and shall be a minimum of five (5) feet in width along all roadways adjoining residential uses and provide connectivity

to the required sidewalk on Border Road unless the Border Road sidewalk requirement is otherwise modified by City Council.

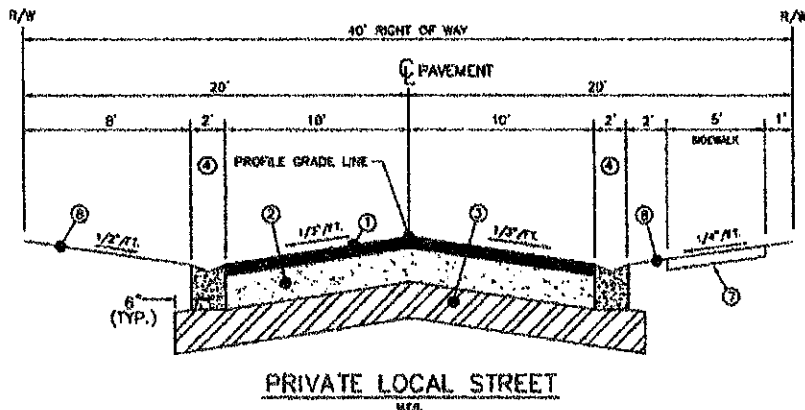
As provided in Policy 2.6 of the Housing and Neighborhood Development Element of the 2010 Comprehensive Plan, the Woods at Venice is proposed to be a limited access community with the option for a manned or un-manned gate at the neighborhoods entrances/access points; access controls are proposed to meet the emergency access requirements of the City of Venice.

Limited access/gated entries may be provided to improve the sense of internal security for future residents of Woods at Venice.

All of the streets and roadways within Woods at Venice are proposed to be privately maintained and not dedicated to the City of Venice for ownership or maintenance responsibility.

The road and right-of-way cross sections are proposed as follows:

- Right-of-way: 40 feet
- Roadway/travel lanes: 10 feet each
- Curb/gutter (closed drainage)
- Sidewalk: 5 feet; one side only
- Parking: no on-street parking is proposed
- Access to N. Jackson Road (as may be proposed/provided by the Applicant) is limited to emergency access only as identified on the Conceptual Site Plan.
- Potential future cross connection to the northern (adjacent) property (to be constructed upon agreement by property owners.
- Street Trees: Not required per City Standards (Note: the Applicant will provide one (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation; tree specifications will be consistent with the City LDC. These will be identified as part of the Plat.)
- Gates: limited access/gated entry proposed but not required



SPECIFICATIONS :

- ① 1 1/2" MINIMUM THICK TYPE II ASPHALTIC CONCRETE SURFACE (2 LIFTS)
- ② 10" MINIMUM C19 OR C24
- ③ 12" MINIMUM DEPTH COMPACTED SUBGRADE (100% SEC. 150, TYPE B STABILIZATION OR 90 MIN)
- ④ 2" TYPE "A" CURB
- ⑤ 2" TYPE "B" CURB
- ⑥ 1.5" TYPE "A" CURB
- ⑦ CONCRETE SIDEWALK WITH FIBER REINFORCEMENT (6" THICKNESS, 3,000 P.S.I. @ 25 DAYS)
- ⑧ GRASSING BY SOO AND SEED/PAVING. 2.5" SOO STRIPS SHALL BE USED ALONG ALL PAVEMENT EDGES, BACK OF CURB/SIDWALK AND ON ALL SLOPES STEEPER THAN 4:1 RATIO. SOO AND WALSH SHALL BE USED FOR ALL OTHER SLOPES, MEDIAN AND DISTURBED AREAS.

NOTE:
NO UTILITY SERVICES IN SECTION.

NOTES:

1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE OWNED/CONTROLLED BY UTILITY & DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
2. DETAIL PER CITY OF VENICE 2013 STANDARD DETAILS WITH MODIFIED ASPHALTIC SURFACE, SHEET P-3-1 (SHEET 8-10 THIS PLANSET).
3. THERE SHALL BE NO ON-STREET PARKING.

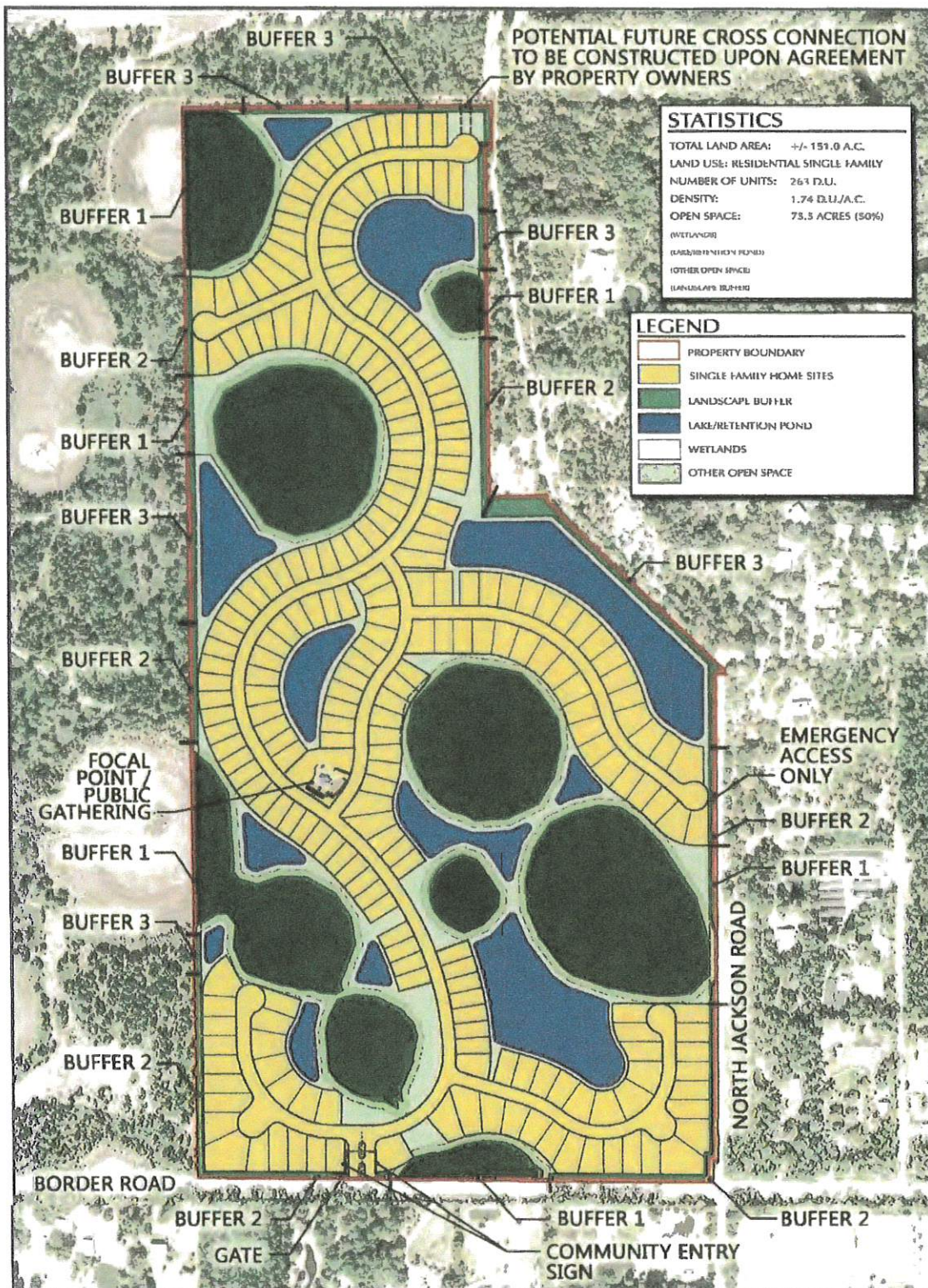
Woods at Venice – List of Modifications to LDC Standards

Justification:

The following list of modifications to the LDC Standards have been provided as part of the Woods at Venice PUD consistent with comparable developments within the City of Venice, to address site specific conditions including the location, size and configuration of existing environmental features, existing roadway designs and features, and to address limitations based on the size and shape of the parcel. In addition, based on the information provided within the submittal, the Applicant has demonstrated that the granting of the waivers and design standards does not adversely affect the adjacent properties. In addition, the City's Code permits alternative street designs; the Applicant's proposal provides designs consistent with the intent of the zoning district.

- Perimeter Setback: one times the maximum height of the adjacent structure (35') [86-130(q)].
- Sidewalk (internal): 5'; one side only [86-232(12)]
- Private Local Street: Reduce ROW width to 40' [86-232(5)]

Note: A full size copy of the Binding Conceptual Site Plan is provided along with the reduced size image below.

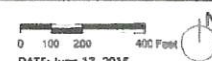


The Woods at Venice

Binding Master Conceptual Plan

Sarasota County, Florida

CONTACT: THOMAS M. STOWALL, P.E. (813) 378-7000
AERIAL FLIGHT DATE: 2011



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