

RUSTIC ROAD  
PLANNED UNIT DEVELOPMENT (PUD)  
BINDING MASTER PLAN

May 14, 2019

ADOPTED BY ORDINANCE NO. 2019-25

August 27, 2019

# RUSTIC ROAD PUD

## PROJECT NARRATIVE

The proposed Rustic Road PUD is 318 +/- acre property generally located north of Laurel Road, west of Knights Trail Road, and east of I-75, along Rustic Road and Ranch Road. The property is located within the Rustic Road Neighborhood of the JPA/ILSBA (Area No. 1) as identified in the Comprehensive Plan, and a concurrent Annexation Application, and Comprehensive Plan Amendment has been filed with the City. The JPA/ILSBA identifies the potential uses for the property as residential, up to 9 dwelling units per acre, with up to 50% of the acreage available for non-residential uses.

The applicant, Rustic Road Partners, 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, amenity centers and open space. The proposed density is for up to 1,000 residential units (approximately 3.14 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 Rustic Road PUD demonstrates excellent opportunities for multi-modal connectivity, including a linked sidewalk system for pedestrian connectivity from each of the development pods to an amenity center, as well as to the existing Rustic Road, which the applicant proposes to improve from the site to its connections at Knights Trail Road and Honore Avenue.

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.

## COMPLIANCE

The proposed Rustic Road PUD plan is consistent with all applicable elements of the JPA/ILSBA between the City and Sarasota County, including *Paragraph 6.B.1 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 Comprehensive Plan Amendment which proposes a Future Land Use designation for the property of *Mixed Use Residential* the proposed Rustic Road PUD will be consistent with all applicable elements of the Future Land Use Element of the Comprehensive Plan. In addition, the Rustic Road 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 October 19, 2018, Ecological Narrative by Steinbaum & Associates.

Finally, the proposed Rustic Road 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 Rustic Road 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 Rustic Road Planned Unit Development, 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 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
- Cell Tower

##### 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 1,000 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
- Minimum 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 three feet of the rear lot line, and five feet of the side lot line

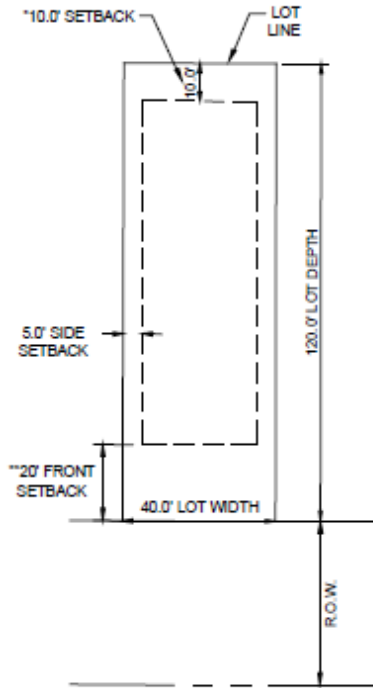
2) Single-Family Attached (Paired Villas)

- Minimum Lot Size: 4,140 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Minimum 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 three feet of the rear lot line, and five feet of the side lot line

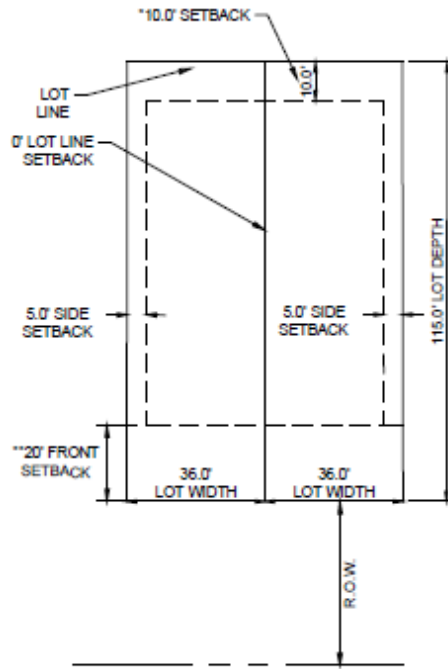
3) Multi-Family

- Minimum Lot Size: 10,000 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
- Minimum Lot Width: 120 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 three feet of the rear lot line, and five feet of the side lot line

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**TYPICAL LOT DETAIL**  
SINGLE FAMILY DETACHED




**TYPICAL LOT DETAIL**  
PAIRED VILLAS

**LOT DETAILS**

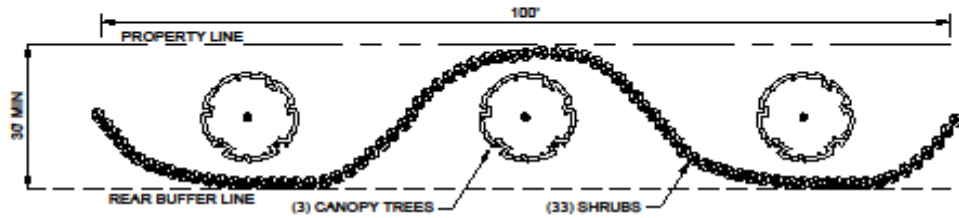
\* ACCESSORY STRUCTURES/APURTENANT STRUCTURES SUCH AS POOL CAGES, MAY BE LOCATED WITHIN THREE FEET OF THE REAR LOT LINE.

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

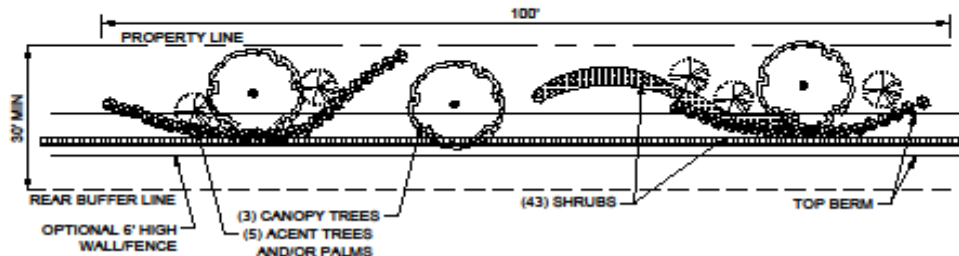
PLAN REVISIONS	REV00 <<SUBMITTED>> 10/9/2018

<b>RUSTIC ROAD</b>		<b>LOT DETAILS</b>		 <p><b>WALDROP ENGINEERING</b> CIVIL ENGINEERING   PLANNING   LANDSCAPE ARCHITECTURE</p> <p>20100 SOUTH ARCADE DRIVE - SUITE 305 SOUTH GRENADA, FL 34135 P. 238-405-7777 F. 238-405-7188 EMAIL: info@waldropeng.com</p>
PREPARED FOR:		SECTION: TOWNSHIP: RANGE: 20 38S 19E	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER:	
		SARASOTA COUNTY, FLORIDA		
		FILE NAME: 75401E0101.dwg	SEAN CROWELL, P.E.	
		SHEET: 1 OF 1	FL LICENSE NO. 58584	

E. BUFFERS/ LANDSCAPING



**COW PEN SLOUGH PROPERTY LINE BUFFER (TYPE A)**



**TYPICAL BUFFER (TYPE B)**



**I-75 PROPERTY LINE BUFFER (TYPE C)**

1. EXISTING TREES/VEGETATION SHALL REMAIN WHERE POSSIBLE TO SATISFY REQUIRED BUFFER PLANTINGS.
2. THE HEIGHT OF BERMS WILL TYPICALLY RANGE BETWEEN 0' TO 10'
3. NO BUFFER SHALL BE REQUIRED WHERE EXISTING WETLANDS ARE TO REMAIN.

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PLAN REVISIONS	REV00 <<SUBMITTED>> 10/9/2018

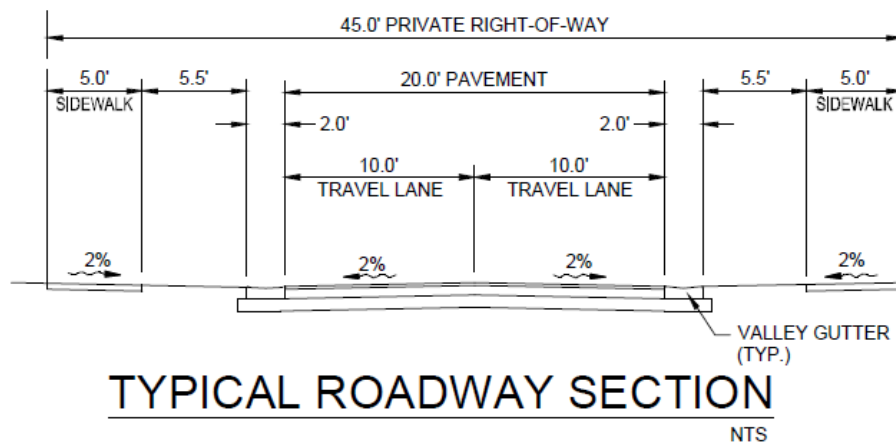
<b>RUSTIC ROAD</b>		<b>BUFFER DETAILS</b>	
PREPARED FOR:		LOCATION: <b>DOWNWIND DAMBO</b> 20 385 19E SARASOTA COUNTY, FLORIDA FILE NAME: 75401E0105.dwg SHEET: 1 OF 1	FLORIDA CERTIFICATE OF AUTHORIZATION #0000  <b>SEAN CROWELL, P.E.</b> FL. LICENSE NO. 58584

**WALDROP ENGINEERING**  
 CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

25100 BOWEN DRIVE - SUITE 200  
 BOYDTON SPRING, FL 34135  
 P. 888-465-7777 F. 888-465-7188  
 WWW.WALDROPENGINEERING.COM

## F. Roadway Design

- 1) The Rustic Road PUD proposes an alternative neighborhood roadway design with the following standards ( see typical roadway section below):
  - Right-of -Way: 45 feet
  - Travel Lanes: 10 feet
  - Sidewalk: 5 feet, both sides of street
  - 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) City Council approval of limited access gates for neighborhood roads is requested.



### 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 Rustic Road PUD except:

- 1) One non-illuminated temporary construction project ground sign per street frontage, not exceeding 32 square feet in area, and temporary construction project signs along I-75 as permitted by FDOT standards, such signs not to be erected more than 60 days prior to the time actual construction begins, and such signs 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, 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 Rustic Road and Ranch Road.
- 3) One wall or monument-style ground sign, not over eight square feet in area, to identify a private club.



## PROPOSED RUSTIC ROAD 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.

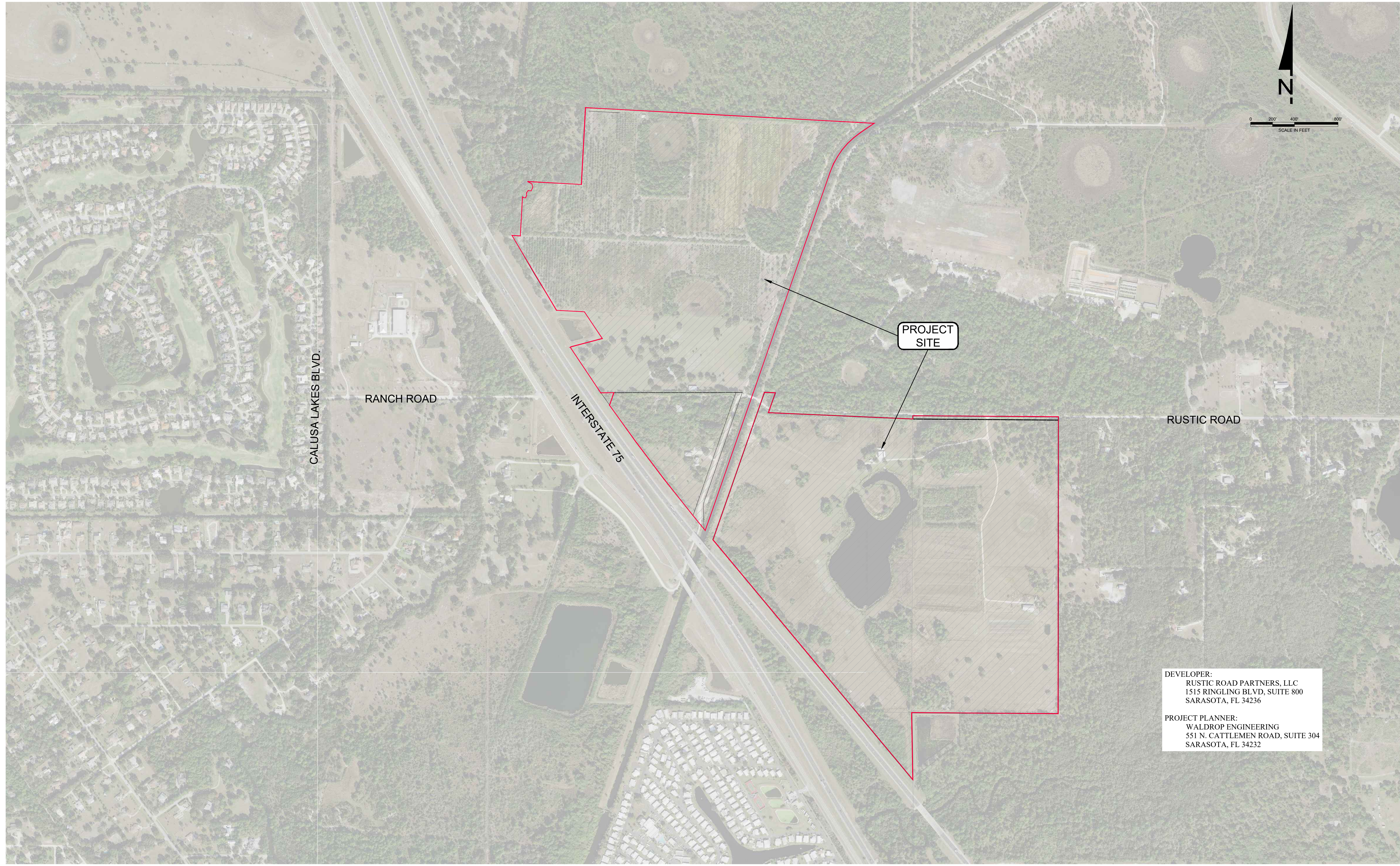
The proposed modification request is justified based upon the low intensity of the development plan, the extensive perimeter buffers and the significant amount of open space otherwise provided.

- 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' to 45', provides for sidewalks on both sides 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 center and to Rustic Road.

- 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 a standard of 3 stories up to 42' including parking.

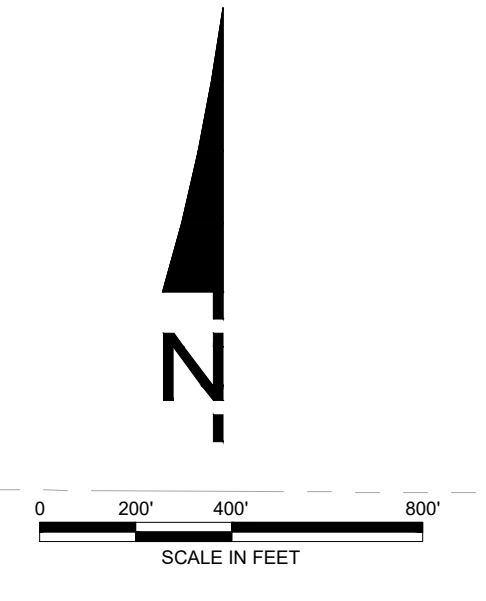
The proposed modification, is justified based on the improved design that will be afforded by the modification related to the ability to provide peaked roofs versus flat roofs, and based upon the reduction in overall height otherwise permitted in the PUD district of 35' over 10' of parking (45' total) reduced to 42' in total.



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DEVELOPER:  
RUSTIC ROAD PARTNERS, LLC  
1515 RINGLING BLVD, SUITE 800  
SARASOTA, FL 34236

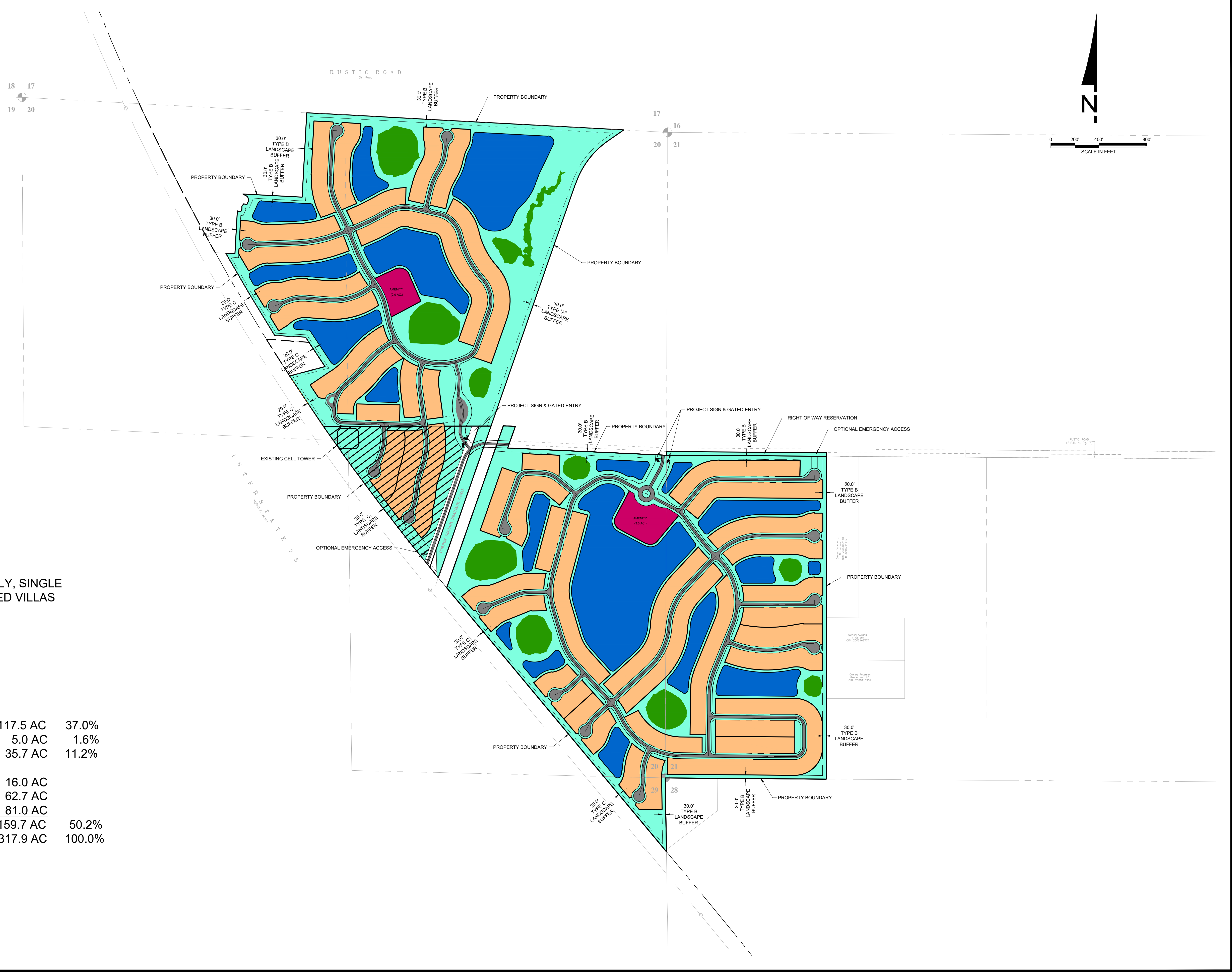
PROJECT PLANNER:  
WALDROP ENGINEERING  
551 N. CATTLEMEN ROAD, SUITE 304  
SARASOTA, FL 34232



- OPEN SPACE
- WETLANDS
- AMENITY SITE
- PROPOSED LAKES
- PAVEMENT
- SINGLE FAMILY LOTS, PAIRED VILLAS
- OPTIONAL MULTI-FAMILY, SINGLE FAMILY LOTS OR PAIRED VILLAS

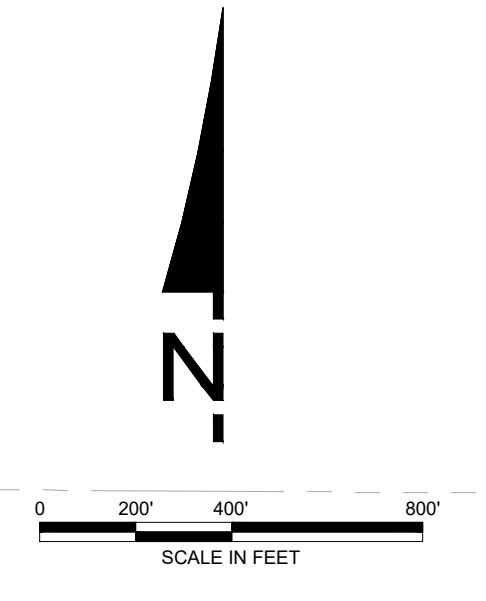
LAND USE:

RESIDENTIAL:	117.5 AC	37.0%
AMENITY AREA:	5.0 AC	1.6%
ROAD ROW:	35.7 AC	11.2%
OPEN SPACE:		
WETLANDS:	16.0 AC	
LAKES:	62.7 AC	
OTHER OPEN SPACE:	81.0 AC	
TOTAL OPEN SPACE:	159.7 AC	50.2%
TOTAL ACREAGE:	317.9 AC	100.0%



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RUSTIC ROAD  
Dirt Road



18 17  
19 20

17 16  
20 21

I N T E R S T A T E 7 5  
Florida Department of Transportation

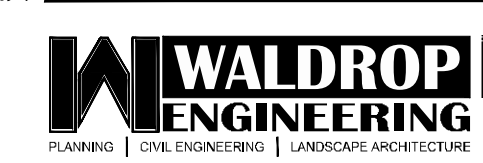
RUSTIC ROAD  
(R.P.S. 4, Pg. 7)

— PROPOSED 5' SIDEWALKS

Owner: Cynthia  
M. Smith  
ORL 2002148775

Owner: Peterson  
Properties LLC  
ORL 2008140064

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FL CA 8636, LC26000385  
www.waldropengineering.com

RUSTIC ROAD PROPERTY  
MOBILITY PLAN "B"

16 JULY, 2018