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## PRELIMINARY SUBDIVISION PLAT APPLICATION APR 07 2014

STAFF USE ONLY

PLANNING  
& ZONING

Computer Generated No.: \_\_\_\_\_

Petition No.: 14 - 2 PP

Project Name:	Neal Communities, Pinebrook Road
Parcel Identification No.:	
Parcel Size:	

Attach a detailed narrative of this application and provide a brief description of proposed development below:

Proposed 90 lot single family residential subdivision on 46.3 acres located on the west side of Pinebrook Road approximately 1500 feet south of Laurel Road.

Section: 32	Township: 38 South	Range: 19 East
Lot: N/A	Block: N/A	Subdivision: N/A
Address: Pinebrook Road		
Number of Lots: 90	Minimum Lot Width: 52 feet	Minimum Lot Area: 0.17 acres
Gross Acreage: 46.3 acres		

Property Owner's Name (and Title):	Neal Communities of Southwest Florida, LLC c/o Jim Schier
Telephone:	941-328-1040
Mobile / Fax:	
E-mail:	jschier@nealcommunities.com
Mailing Address:	5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240

- ☐ Required public workshop held on 07/3-2-13.
- ☐ Application must be accompanied by an initial Filing Fee of \$4,700.
- ☐ A pre-application meeting must be scheduled prior to the filing deadline in order to submit the application.

Applicant's (Owner/Agent) Signature: By James A. Schier VPDate: 3/12/14Effective Date: 10/1/02 Last Revision: 10/01/08

Open: CASH/TEMP Type: OC Drawer: 1  
 Date: 4/08/14 00 Receipt no: 54890  
 2014 11  
 PZ PLANNING & ZONING  
 1.00 \$4700.00  
 CK CHECK 99999 \$4700.00  
 Total tendered \$4700.00  
 Total payment \$4700.00  
 Trans date: 4/08/14 Time: 15:13:01

Provide notice of Name, Title and Certifications/Licenses of those preparing professional services including Architectural, Engineering, Legal, Planning and Surveying. (Attach agent authorization.)

Agent's Name (and Title):	Jeffrey A. Boone, Esquire
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APR 8 / 2014

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## PROJECT NARRATIVE

The applicant, Neal Communities of SW Florida, LLC, proposes to rezone approximately 46.3 acres commonly referred to as "Windwood". The subject properties are located along the west side of Pinebrook Road, south of Laurel Road, north of Kilpatrick Road, within the City of Venice. The applicant proposes to develop a low density residential development with related open space. The site is comprised of two parcels (Parcel Identification Nos. 0385-16-0001, 0385-09-0001). The properties will be zoned to City of Venice Planned Unit Development.

The property lies within an area designated for low density residential development permitting up to 5.0 dwelling units per acre. The proposed PUD zoning and proposed density of approximately 2.0 dwelling units per acre is consistent with this standard. The intent of the neighborhood design utilized for this concept plan has been to provide a range of housing types within the City, but respecting the existing residential communities west of I-75.

## PROJECT DEVELOPMENT STANDARDS

The Windwood PUD is proposed to consist of one (1) residential neighborhood with distinct character, development form, permitted uses and features. The Windwood PUD development standards and permitted and accessory uses are defined in this section and shall govern 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

*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 sub-area shall include low density residential/single-family dwellings, recreational areas/open spaces, private clubs, civic and social organization facilities, essential services/utilities necessary to serve the development, 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.

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- 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:** the PUD allows up to 4.5 dwelling units per gross acre; approximately 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 Windwood 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 and in accordance with the respective subarea standards contained within this application and as noted below.

**Maximum Building Height:** Two stories up to 35 feet

- Accessory Structures
  - (1) Accessory uses and structures shall not be located in required front or side yards, but may be located in required rear yards not less than five feet from the rear lot line.

4. *Yard/Bulk Standards*

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

**Maximum Building Lot Coverage:** 70 percent

**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 (pools may be within 5')

Perimeter: No less than the building height

## **ACCESS AND INTERNAL ROADWAYS**

Access will be provided to Pinebrook Road forming an intersection at Woodland Drive. A left turn lane from northbound Pinebrook Road is proposed at the entry. It is anticipated that the entry to the project will be gated.

The Interior roadways will consist of a two lane section with sidewalk on one side of the roadway within a 40' wide road right-of-way. Travel lanes will be 10' in width with a 2' valley gutter on either side of the road. The sidewalk will be 5' in width. The road will be private and maintained by the Home Owners Association.

## **UTILITIES**

The project will be served by central water and sewer provided by the City of Venice. It is anticipated that the City will also be able to provide reclaimed water for project irrigation. All utility main extensions and internal utility infrastructure will be provided by the developer.

## **STORMWATER MANAGEMENT STANDARDS**

The stormwater management system for the project is designed to accommodate a 100 year return frequency, 24 hour duration storm event. Post-development runoff from the 100 year event does not exceed the pre-development rate from the same rainfall event.

Stormwater runoff from the development area is directed to one of three wet stormwater ponds. The ponds are interconnected with a single discharge from pond 3. Discharge is through a baffled weir structure into an offsite ditch which flows west away from the project. This is the historic discharge point for the property.

An Environmental Resource Permit has been issued by the Southwest Florida Water Management District under Permit No. 43026207.001.