

# **Exhibit C**



14-1RZ  
RECEIVED  
MAR 20 2014  
PLANNING  
& ZONING

March 13, 2014

**ENVIRONMENTAL NARRATIVE**  
**“VICA”**  
**NEAL COMMUNITIES RESIDENTIAL DEVELOPMENT**  
**CITY OF VENICE, FL.**

The proposed Neal Communities “VICA” residential project located on the east and the west sides of Jacaranda Blvd. between Laurel Road and Border Road in the City of Venice has been designed to adhere to the Goal and all of the Objectives stated within the Conservation & Open Space Element of the City of Venice Comprehensive Plan. A review of the VICA site plan clearly demonstrates how, via the avoidance of the vast majority of native habitats (wetlands and their buffering native uplands), the preservation of the only remaining “native” upland forest habitat and the resulting protection of wildlife corridor systems, adheres to the City of Venice Comprehensive Plan goals and objectives.

Each “Goal” is presented below with comments relative to the “policies” identified to support the subject “Goal” and whether/how the “VICA” project will adhere.

**Goal: Protect, maintain and conserve open spaces and natural resources for the sustainability of the community.**

**Obj. #1: Sustainable Environmental Practices**

The proposed “VICA” project has:

- minimized impervious surface areas by proposing extensive open space areas; proposes the removal of all nuisance veg. species in upland areas and the planting of native Florida species; proposes to place all wetland habitats being preserved under appropriate conservation easements
- proposed to preserve and protect the known eagle nest location through appropriate site planning and obtaining all necessary permits from the FFWCC

1523 8<sup>th</sup> Avenue West, Suite B, **Palmetto** FL 34221 – **Telephone** 941.722.0901 **Fax** 941.722.4931  
P.O. BOX 53106, **Sarasota**, FL. 34233– **Telephone** 941.741.1187 **Fax** 941.722.4931  
213 East Park Avenue, **Lake Wales** FL 33853 – **Telephone** 863.676.8996

and the USFS; the entire parcel has undergone a listed species survey and verified the absence of any other known listed species and will undergo an updated listed species survey prior to site development; All necessary protective regulations will be adhered to relative to any identified listed species.

- proposed to protect all trees as per the Tree Protection Code
- proposed landscaping that will be performed with native Florida and Florida friendly vegetative species; Existing individual and clusters of trees are proposed to be saved wherever possible
- proposed to preserve the vast majority of native habitats found on the project area; development of the property has been largely limited to the areas of cleared and semi-cleared pastures, while more than 90% of the native habitats are remaining in their current or natural state; proposes the preservation of the only significant “native” forested community on the property (i.e. Habitat 438), in the north eastern portion of the site, and proposes to preserve more than 98% of the areas defined as “wetland” habitats on the site.
- continued with Neal Communities tradition for “Green Building Strategies” by innovative site planning, and use of resources
- proposed low impact development through innovative stormwater management system design and permitting through the SWFWMD, while minimizing impervious areas by designating large open space areas
- proposed a site plan preserving more than 98% of the wetland systems and associated upland buffers creating significant wildlife corridor systems throughout the project area
- proposed a development plan which protects all recharge areas through wetland preservation
- protected water resources through the coordination with all utilities
- promoted the wise use of water resources, and the conservation of water resource through the use of native Florida vegetation
- designed the surface water management system to maintain existing surface water flow patterns

## **Obj. #2: Open Space Corridors**

The VICA project will:

- designate significant open space areas as conservation easements reserved for passive recreational uses such as wildlife observation, and where appropriate

- protect open space corridors for wildlife utilization in perpetuity
- protect corridor systems comprised of native wetland habitats, surrounded by upland buffer habitats
- assure all recreational activities within native habitat areas are compatible with the particular habitat system in which they are proposed

### **Obj. #3: Native Habitats, Conservation Lands and Natural Resources**

The “VICA” project proposes to:

- protect the vast majority of native habitats (100% preservation of the only “native” Mixed Hardwoods and 98% of the native wetlands) on the site by limiting development largely to the non-native portions of the property, while protecting native habitats in corridor system to assure wildlife function is preserved as well
- assure the protection of all “listed” species by adhering to all protective measures associated with such species and by performing additional updated listed species surveys prior to site construction activities
- remove all nuisance and exotic species from native habitats in all areas where it is economically feasible and environmentally advisable to do so
- enhance and restore native habitats (wetlands and wetland buffers) in all areas in which it is feasible, and preserve and protect all habitats critical to any known listed species found to be utilizing the site for nesting or for breeding purposes
- protect more than 98% of the wetland systems found on the site and designate the wetlands areas as a conservation easement while assuring the continued viability of functional wetland systems, restoring the hydroperiod of lower functional wetlands via the stormwater management system design and permitting through the SWFWMD, and protecting the wetlands from secondary impacts through the preservation/enhancement of upland wetland buffers
- coordinate any and all proposed wetland impacts through the SWFWMD via the SWERP permitting process which would include providing all appropriate wetland mitigation if required
- all waters being directed to wetland systems will first be “pre-treated” to assure proper water quality treatment has occurred as per SWFWMD and City criteria
- protect the ground water resources through appropriate permitting of any wells proposed within the project area

- assure no hazardous materials are found on the site via an appropriate hazardous materials review of the entire parcel

In this fashion the Neal Communities “VICA” project adheres to the Goal and all the policies presented the Conservation and Open Space Element of the City of Venice Comprehensive Plan.

John Henslick  
ECO Consultants of Sarasota, LLC



Client: Neal Communities

Project: Vica Parcel

Title: Habitat Map

Date: September 12, 2013

File: E:\Sarasota\Neal\Vica Parcel\Habitat 121213.dwg

1523 8th Avenue West, Suite B, Palmetto, FL 34221 - Telephone 941.722.0901, Fax 941.722.4931  
P.O. Box 53106, Sarasota, FL 34234 - Telephone 941.388.0505, Fax 941.870.3245  
233 East Park Avenue, Suite 101, Lake Wales, FL 33853 - Telephone 863.676.8996, Fax 863.676.9897

CONSULTANTS INCORPORATED



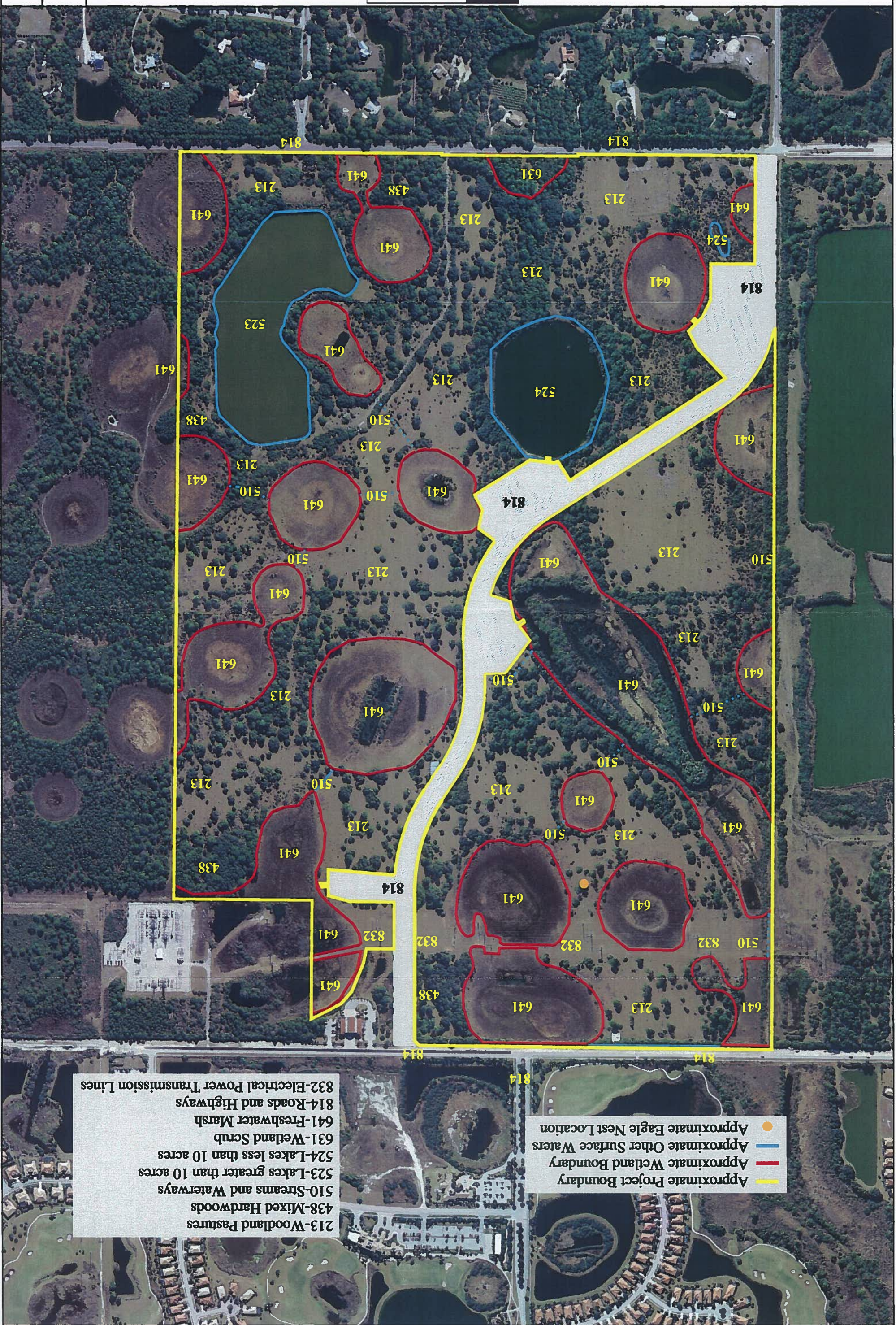
Sec: 35 Twp: 38S Rng: 19E

Scale: 1"=500'

Date Drawn: 12/12/13

Drawn by: CW

Sheet: 1 of 1



- Approximate Project Boundary
- Approximate Wetland Boundary
- Approximate Other Surface Waters
- Approximate Eagle Nest Location

- 213-Woodland Pastures
- 438-Mixed Hardwoods
- 510-Streams and Waterways
- 523-Lakes greater than 10 acres
- 524-Lakes less than 10 acres
- 631-Wetland Scrub
- 641-Freshwater Marsh
- 814-Roads and Highways
- 832-Electrical Power Transmission Lines