



City of Venice  
 401 West Venice Ave., Venice, FL 34285  
 941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING  
**ZONING MAP AMENDMENT APPLICATION**

**ZONING MAP AMENDMENT 16-07RZ**

**Project Name:** Milano PUD

Parcel Identification No.: 0392-00-1000, 0389-00-1000, 0389-00-1001, 0390-00-4010, 0390-00-4020

Address: Border Road and Laurel Road

Parcel Size: 527.32 +/- acres

FLUM designation: South Laurel Neighborhood

Current Zoning: PUD Proposed Zoning: PUD

**Property Owner's Name:** Neal Communities of SW FI, LLC and Border and Jacaranda Holdings, LLC

Telephone:

Fax:

E-mail:

Mailing Address: 5800 Lakewood Ranch Boulevard, Sarasota, FL 34240

**Project Manager:** Jeffery A. Boone, Esq.

Telephone: 941-488-6716

Mobile / Fax: 941-488-7079

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285

**Project Engineer :** Melanie Smith, P.E., Stantec

Telephone: 941- 907-6900

Mobile / Fax:

E-mail: melanie.smith@stantec.com

Mailing Address: 6900 Professional Parkway, East Sarasota, FL 34240

**Project Architect:**

Telephone:

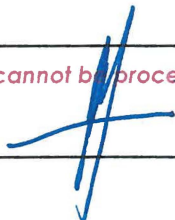
Mobile / Fax:

E-mail:

Mailing Address:

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

 5/10/17

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# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Statement of Ownership & Control**
- Signed, Sealed and Dated Survey of Property**
- Agent Authorization Letter**
- Narrative describing the petition**
- Public Workshop Requirements.** Date held November 25, 2016
  - Copy of newspaper ad.
  - Copy of notice to property owners.
  - Copy of sign-in sheet.
  - Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Please see attached.

#### Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

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## **Milano PUD**

### **Project Narrative & Comprehensive Plan Consistency Analysis**

The proposed Milano PUD is an amendment to the previously approved VICA PUD and the previously approved Laurel Lakes PUD which seeks to combine the PUD's into a single 527 +/- acre PUD (Milano). The Milano property is located south of Laurel Road and north of Border Road, and bisected by the Jacaranda Boulevard Extension. Combined, the two previously approved PUD's, the Laurel Lakes PUD (Ordinance No. 2006-40) and the VICA PUD (Ordinance No. 2014-16) authorized up to 1,505 residential dwelling units with a mix of single-family, paired villas, and multi-family units, amenity centers, and a small commercial component. The property is located within the South Laurel Neighborhood Planning Area.

The applicant, Neal Communities of Southwest Florida, LLC, proposes a rezoning to Planned Unit Development (PUD) which would combine the Laurel Lakes PUD and the VICA PUD into a single PUD (Milano) 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 1,350 residential units, a 10% reduction in the currently approved density for the site.

The proposed PUD amendment is consistent with all applicable elements of the City of Venice Comprehensive Plan including Policy 16.17 concerning the planning intent of the South Laurel Neighborhood, and Policy 16.18 concerning the South Laurel Neighborhood development standards.

Consistent with Policy 16.18.02 the proposed Milano PUD provides for the interconnection of the former Laurel Lakes and VICA PUD's, including the connection of the former Laurel Lakes PUD to Jacaranda Boulevard, thereby providing a connection from Border Road to Laurel Road (Jacaranda Boulevard) for the Milano PUD. The roadway through the Laurel Lakes PUD contemplated in the Comprehensive Plan and the Jacaranda Boulevard Extension were placed in the Comprehensive Plan at a time when the proposed density for the combined Laurel Lakes and VICA properties was approximately 2,800 dwelling units. The combined density of the proposed development for the properties is 1,350 units. As a result in the current condition the existing Jacaranda Boulevard Extension serves to provide the required connection between Laurel Road and Border Road for the Milano PUD.

In addition, the proposed PUD amendment is consistent with Future Land Use Policy 8.2 as evaluated below:

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

A. Land use density and intensity.

**There are no proposed changes to the currently approved uses. Therefore, they remain compatible with the existing neighborhoods.**

B. Building heights and setbacks.

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**There are no proposed changes to the currently approved VICA PUD building heights and setbacks, and building heights within the currently approved Laurel Lakes PUD will be reduced. The proposed building heights and setbacks are compatible with the existing neighborhoods.**

C. Character or type of use proposed.

**There is no proposed change to the character or type of use proposed.**

D. Site and architectural mitigation design techniques.

**The proposed site and architectural design of the proposed development is consistent with existing neighborhoods.**

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.  
**The proposed uses are consistent and compatible with single-family neighborhoods.**

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Not applicable.**

G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

**Not applicable.**

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**The density and intensity of the proposed uses will be reduced as compared to the existing uses.**

Potential incompatibility shall be mitigated through techniques including, but not limited to:

**The proposed development does not create any potential incompatibility.**

I. Providing open space, perimeter buffers, landscaping and berms.

The proposed

**Not applicable.**

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

**Not applicable.**

K. Locating road access to minimize adverse impacts.

**Not applicable**

L. Adjusting building setbacks to transition between different uses.

**Not applicable.**

M. Applying step-down or tiered building heights to transition between different uses.

**Not applicable.**

N. Lowering density or intensity of land uses to transition between different uses.

**Not applicable.**

Sec. 86-47. - Amendments to the land development code.

(f) *Contents of planning commission report.*

(1) *Rezoning amendments.* When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity to the comprehensive plan.

**The proposed PUD amendment is consistent with all applicable elements of the Comprehensive Plan.**

b. The existing land use pattern.

**The proposed PUD amendment does not seek to significantly change the land use pattern, and the proposed land use pattern remains compatible with the surrounding area.**

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

**The proposed PUD amendment does not seek to significantly change the land use pattern, and therefore will not create an isolated district unrelated to adjacent and nearby districts.**

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

**The proposed PUD amendment does not seek to increase the density already approved for the property.**

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**The proposed PUD amendment does not seek to change the existing district boundaries.**

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

**The common ownership of the two existing PUD's and the ability to interconnect them makes passage of the proposed amendment necessary.**

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

**The proposed PUD amendment will not adversely influence living conditions in the neighborhood.**

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

**The proposed change will not create or excessively increase traffic congestion as no increase in the total number of residential units is proposed.**

i. Whether the proposed change will create a drainage problem.

**The proposed change will not create a drainage problem.**

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

**The proposed change will not seriously reduce light and air to adjacent areas.**

k. Whether the proposed change will adversely affect property values in the adjacent area.

**The proposed change will not adversely affect property values in the adjacent area.**

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PLANNING ZONING  
Page 1

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

**The proposed change will not be a deterrent to the improvement of adjacent property.**

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**The proposed change will not constitute a grant of special privilege.**

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

**The proposed change does not seek to change the existing zoning other than to modify the PUD plans to allow for combining of the existing PUD's into a single PUD.**

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

**The proposed change is not out of scale with the needs of the neighborhood and does not propose to increase the scale of development already approved for the property.**

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

**The proposed PUD amendment does not seek to change the zoning district.**

MILANO  
PLANNED UNIT DEVELOPMENT (PUD)  
BINDING MASTER PLAN

March 10, 2017

ADOPTED BY ORDINANCE NO. \_\_\_\_\_-17  
\_\_\_\_\_, 2017

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# MILANO PUD

## PROJECT NARRATIVE

The proposed Milano PUD is 527 +/- acre property located south of Laurel Road, north of Border Road, and bisected by the Jacaranda Boulevard Extension. The property is located within the South Laurel Neighborhood Planning Area, and consists of the previously approved VICA PUD (Ordinance No. 2014-16) and the previously approved Laurel Lakes PUD (Ordinance No. 2006-40). Together the two currently approved PUD's authorize up to 1,505 residential dwelling units with a mix of single-family, paired villas, and multi-family units, amenity centers, a small commercial component, and open space.

The applicant, Neal Communities of Southwest Florida, LLC, proposes a rezoning to Planned Unit Development (PUD) which would combine the Laurel Lakes PUD and the VICA PUD into a single PUD (Milano) 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 1,350 residential units (approximately 2.5 dwelling units per acre), a 10% reduction in the currently approved density for the site. The circulation plan for the Milano 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 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 proposed Milano PUD plan is consistent with all applicable elements of the City's Comprehensive Plan. Specifically, the proposed Milano PUD is consistent with the Planning Intent of the 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 Milano 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 Milano 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 Milano 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 Milano 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. 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

#### 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 1,350 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

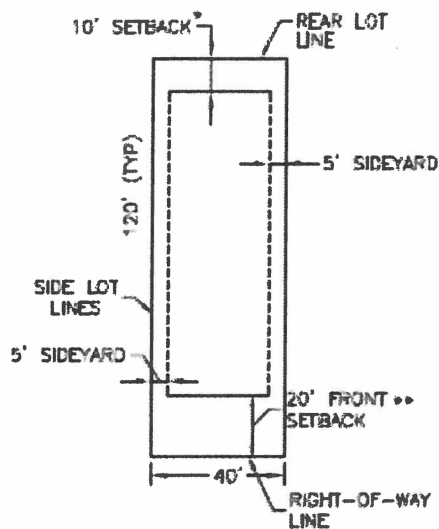
- Minimum Lot Size: 4,500 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 40 feet
- Front Yard: 20 feet, or 15 feet when building has side entry garage
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

### 2) Single-Family Attached (Paired Villas)

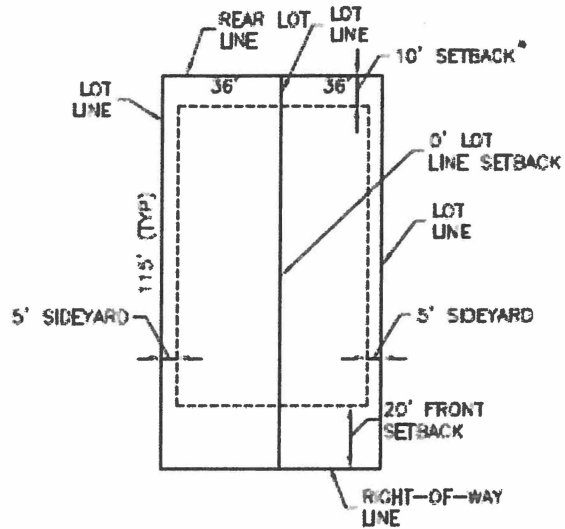
- Minimum Lot Size: 4,140 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 36 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool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

### 3) Multi-Family

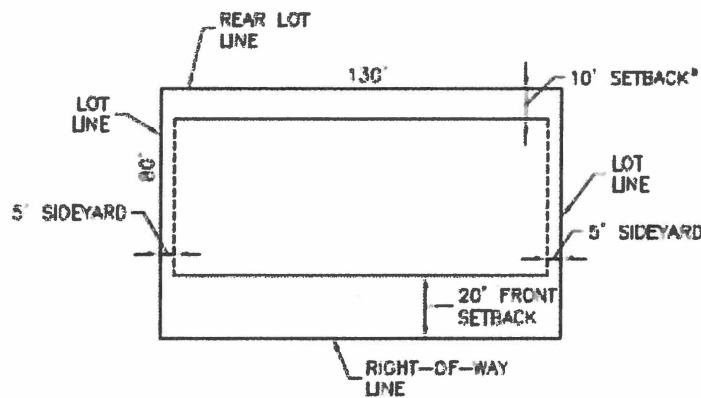
- Minimum Lot Size: 10,400 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
- Lot Width: 130 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to 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**  
1 PLEX / 6 PLEX

• ACCESSORY STRUCTURES/APPERTENANT STRUCTURES SUCH AS POOL CAGES, MAY BE LOCATED WITHIN FIVE FEET OF THE REAR LOT LINE

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

**LOT DETAILS**

PROJECT: MILANO

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



**Stantec**

6700 Professional Parkway East, Sarasota, FL 34240-3414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #2013-000000000000

The Contractor shall be responsible for all drawings. Do not look for errors. Do not print or reproduce drawings without the written consent of the Contractor. All drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.

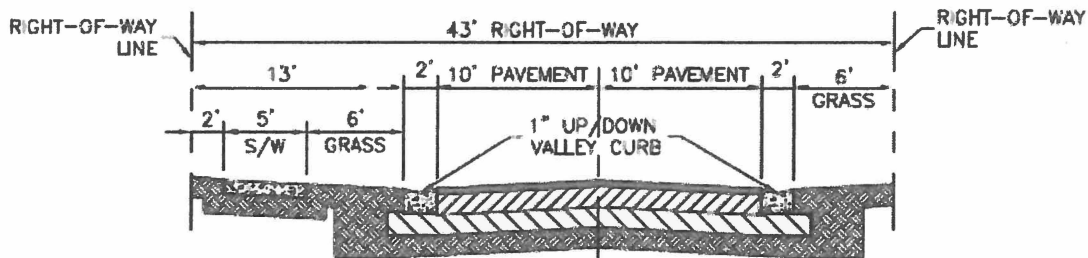
MELANIE DELAHANTY SMITH, P.E. FLORIDA LICENSE NO. 79447	
SCALE: 1" = 50'	DATE: 09/2016
REV: 35	REV: 385
PROJECT NO: 215611819	PROJECT NO: 215613453-001-C023
DRAWN BY/DATE: RID/09150	HEET NO: 1 of 4





## F. Roadway Design

- 1) The Milano 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 Milano 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 Milano PUD will apply Northern Italian Architectural Design.



**TYPICAL HOUSING STYLES**



## PROPOSED MILANO 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.

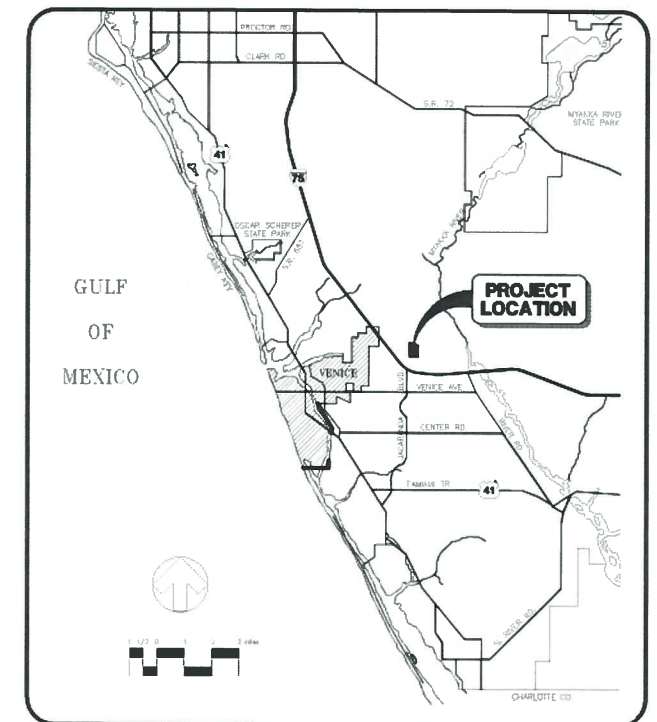


PLANNED UNIT DEVELOPMENT PLANS FOR

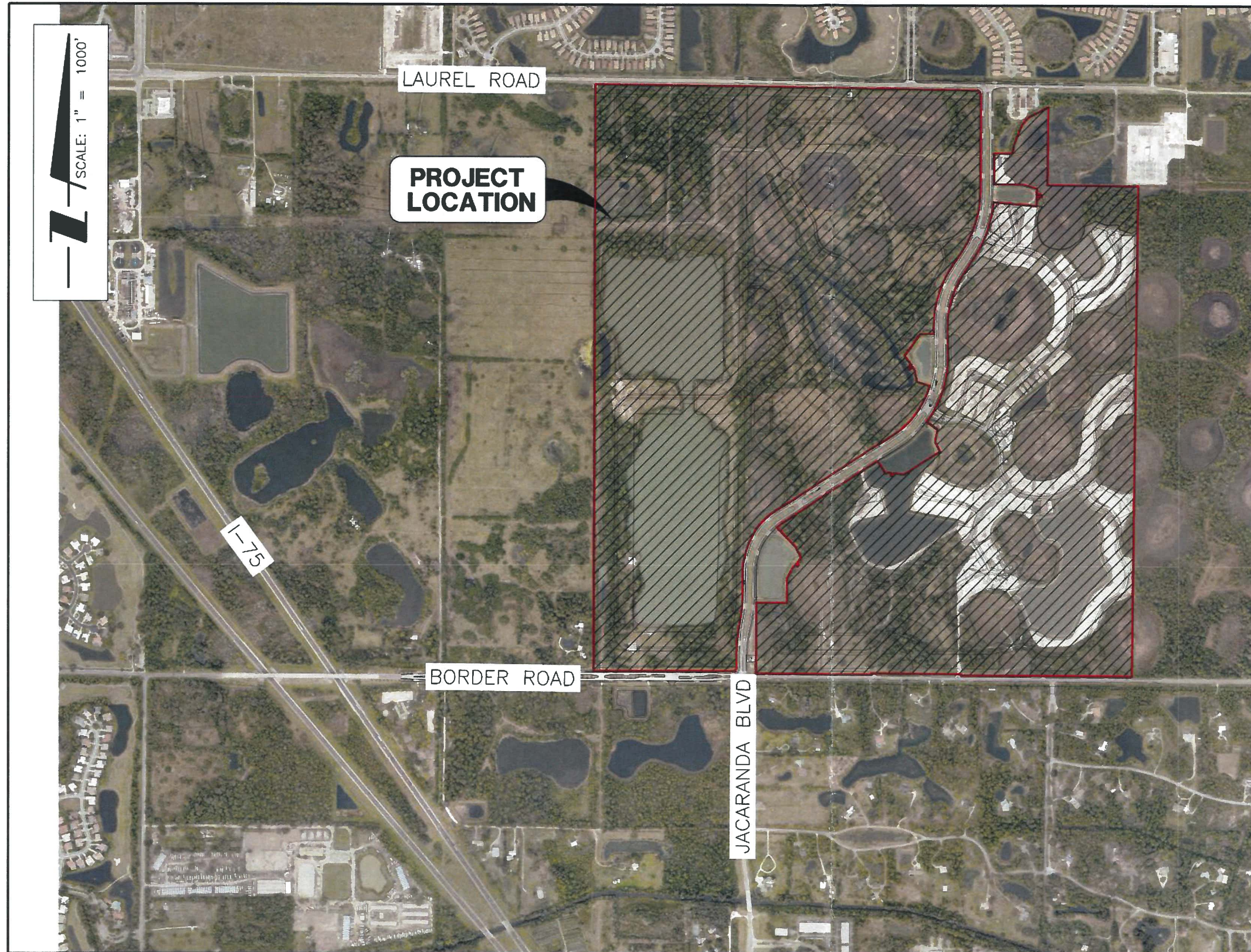
# MILANO

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



SCALE: 1" = 1000'

SHEET NO.	SHEET DESCRIPTION							
1	COVER SHEET							
2	MASTER SITE PLAN							
3	CIRCULATION PLAN							
<table border="1"> <tr> <td>PROJECT PLANNER JIM COLLINS</td> <td>PROJECT DEVELOPER NEAL COMMUNITIES</td> <td>PROJECT CONSULTANT STANTEC</td> </tr> <tr> <td>PROJECT DESIGNER RUSSELL DICKENS</td> <td>PROJECT ENGINEER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447</td> <td>PROJECT MANAGER MILLARD J. YODER, P.E. FLORIDA LICENSE NO. 33765</td> </tr> </table>			PROJECT PLANNER JIM COLLINS	PROJECT DEVELOPER NEAL COMMUNITIES	PROJECT CONSULTANT STANTEC	PROJECT DESIGNER RUSSELL DICKENS	PROJECT ENGINEER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	PROJECT MANAGER MILLARD J. YODER, P.E. FLORIDA LICENSE NO. 33765
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PROJECT NUMBER <b>215613459</b>								
DATE <b>SEPTEMBER 2016</b>		INDEX NUMBER <b>215613459-02C-001CV</b>						



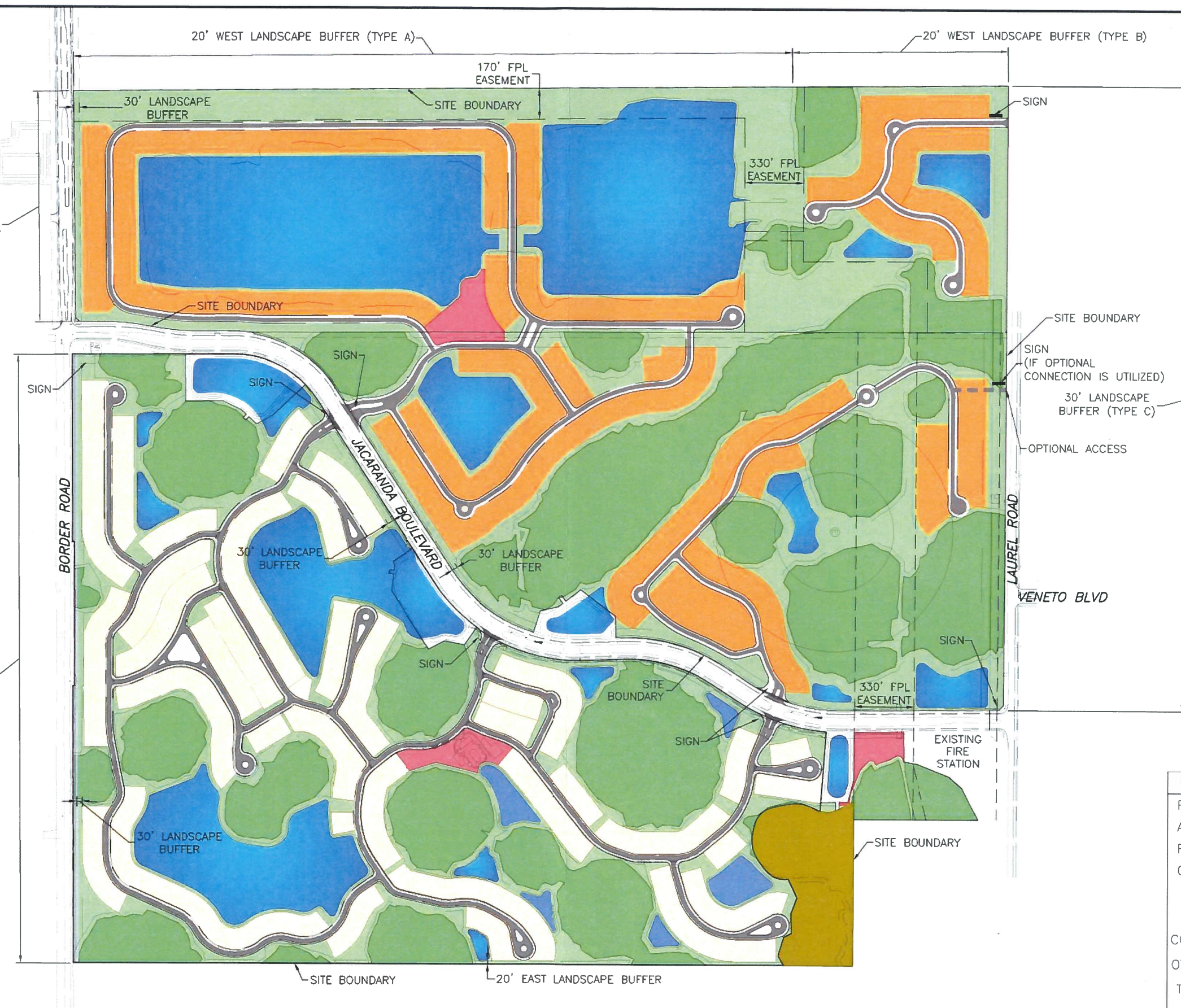
6900 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • www.stantec.com

REV. NO.	DESCRIPTION	DATE	DRAWN BY

30' LANDSCAPE BUFFER (TYPE C)

**SITE DATA**  
 ZONING: PLANNED UNIT DEVELOPMENT(PUD)  
 TOTAL PROJECT ACREAGE: 527.32  
 TOTAL RESIDENTIAL DWELLING UNITS: 1,350  
 RESIDENTIAL DENSITY/ACRE: 2.56

30' LANDSCAPE BUFFER (TYPE C)



SCALE: 1" = 600'

- OPEN SPACE
- WETLANDS
- AMENITY SITE
- PROPOSED LAKES
- PAVEMENT
- OPTIONAL CONNECTION
- CONSERVATION AREA
- SINGLE FAMILY LOTS, PAIRED VILLAS, OR MULTI-FAMILY SITES
- SINGLE FAMILY LOTS, PAIRED VILLAS
- SIGNS (GENERALIZED LOCATIONS)

LAND USE	ACRES	%
RESIDENTIAL	182	34.5%
AMENITY AREA	4	0.8%
ROAD ROW	50	9.5%
OPEN SPACE		
WETLANDS	131	
LAKES	94	
CONSERVATION AREA	9	
OTHER OPEN SPACE	57	
TOTAL OPEN SPACE	291	55.2%
TOTAL ACREAGE	527	100%

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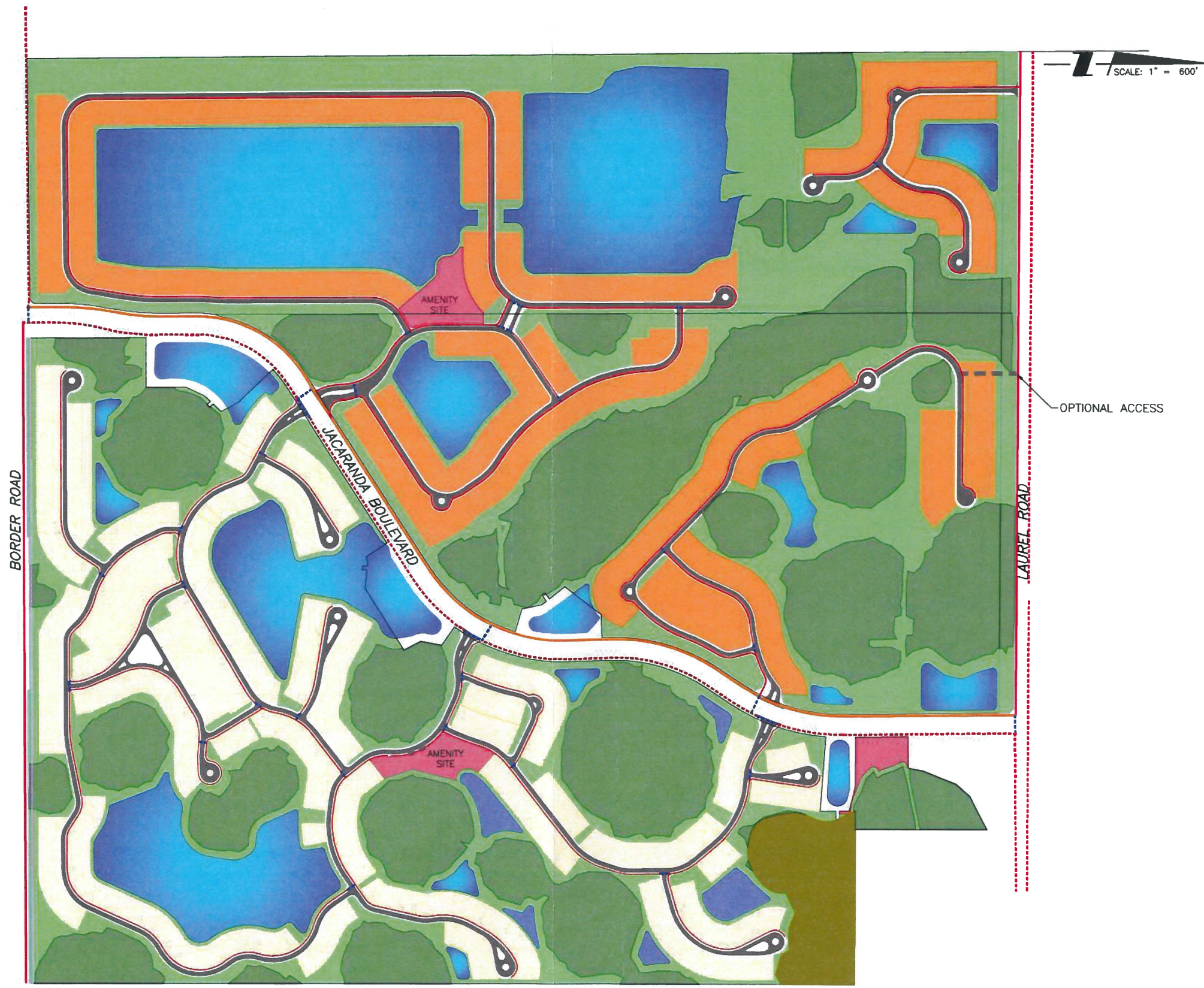
**Stantec**  
 6900 Professional Parkway East, Sarasota, FL 34240-6414  
 Phone 941-907-6900 • Fax 941-907-6910  
 Certificate of Authorization #22013 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC  
 PROJECT: MILANO

DATE: 8/2016  
 SCALE: 1" = 600'  
 TITLE: SITE PLAN PLANNING & ZONING  
 SHEET NUMBER: 215613459-02C-102SP  
 SHEET NUMBER: 2 OF 3

NO.	DATE	BY	DESCRIPTION
1	8/2016	RTD/89450	RTD/89450

Small text at the bottom right corner containing project details and dates.



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

SCALE: 1" = 600'

OPTIONAL ACCESS

BORDER ROAD

JACARANDA BOULEVARD

LAUREL ROAD

NO.	REVISION	DATE	BY	CHKD BY	APPV BY

**Stantec**  
 6900 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-4910  
 Certificate of Authorization #22013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC  
 PROJECT: MILANO

DATE: 8/2016  
 HORIZONTAL SCALE: 1" = 600'  
 VERTICAL SCALE: 1" = 10'

TITLE: CIRCULATION PLAN  
 PROJECT NUMBER: 215613459

MELANIE DELEHANTY SMITH, P.E.  
 FLORIDA LICENSE NO. 75447  
 SHEET NUMBER: 215613459-02C-103SP  
 SHEET NUMBER: 3 OF 3



CONSULTANTS INCORPORATED

## ENVIRONMENTAL NARRATIVE

### MILANO / LAURAL LAKES PUD NEAL COMMUNITIES RESIDENTIAL DEVELOPMENT

#### CITY OF VENICE, FL.

The proposed Neal Communities Milano and Laurel Lakes 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 Milano and Laurel Lakes 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 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 Milano and Laurel Lakes 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 Milano and Laurel Lakes PUD project has:

- minimized impervious surface areas by proposing extensive open space areas; proposes the removal of all nuisance vegetation 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 Bald Eagle nest No. SA023 location through appropriate site planning and obtaining all necessary permits from the FWC and the USFWS; 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

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PLANNING ZONING

**Environmental Narrative**  
**Milano/Laurel Lakes PUD**  
**City of Venice**  
February 3, 2017

- 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 though wetland preservation
- protected water resources through the coordination with all utilities
- promote 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 proposed Milano and Laurel Lakes PUD 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 Milano and Laurel Lakes project proposes to:



- protect the vast majority of native habitats (100% preservation of the only "native" Mixed Hardwoods located in the far north eastern corner 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 hydro period 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 "pretreated" 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 Milano and Laurel Lakes project adheres to the Goal and all the policies presented the Conservation and Open Space Element of the City of Venice Comprehensive Plan.

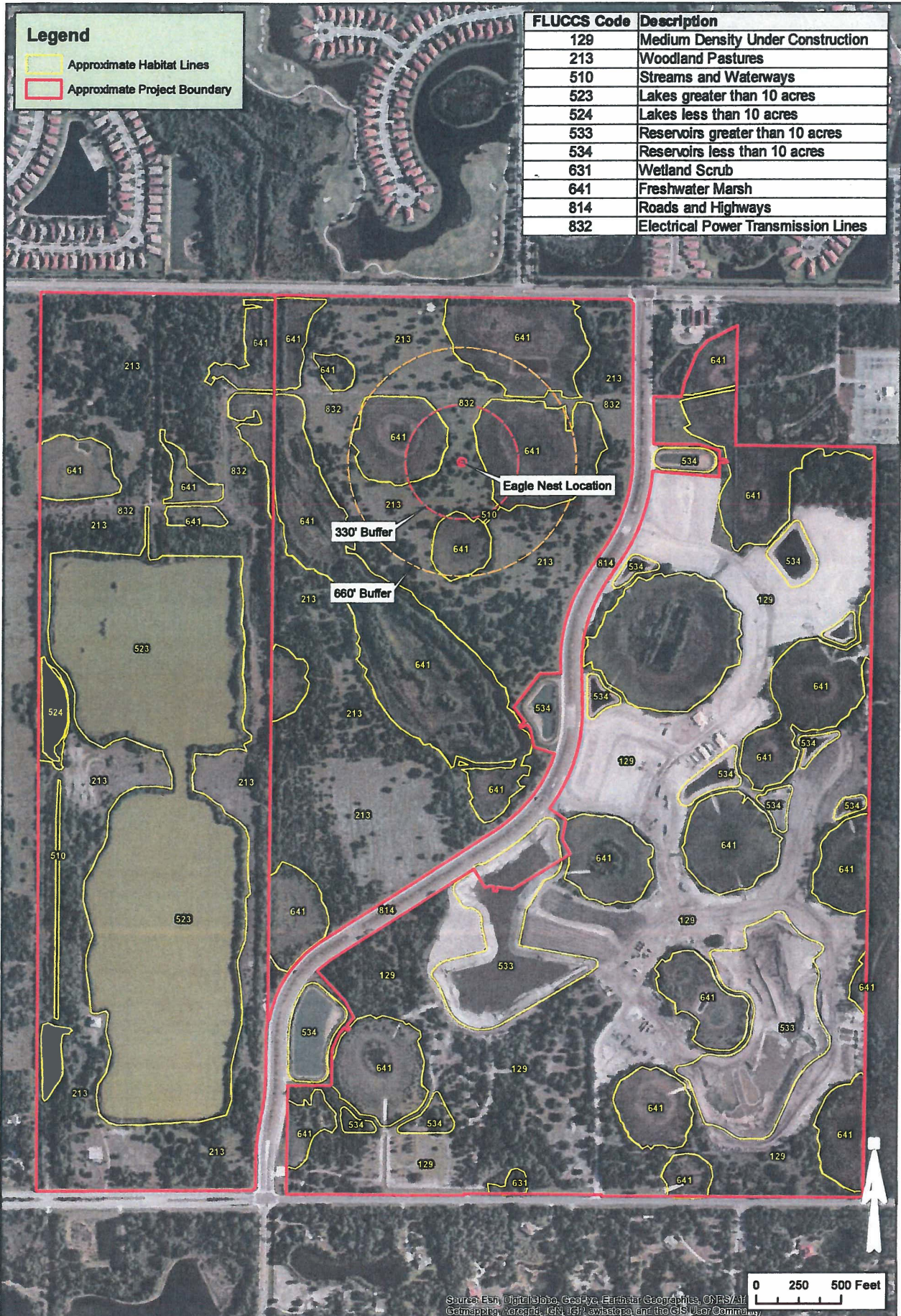


Todd W. Hershfeld  
Senior Scientist

**Legend**

-  Approximate Habitat Lines
-  Approximate Project Boundary

FLUCCS Code	Description
129	Medium Density Under Construction
213	Woodland Pastures
510	Streams and Waterways
523	Lakes greater than 10 acres
524	Lakes less than 10 acres
533	Reservoirs greater than 10 acres
534	Reservoirs less than 10 acres
631	Wetland Scrub
641	Freshwater Marsh
814	Roads and Highways
832	Electrical Power Transmission Lines



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNRS/Air  
 Geomapping, AeroGRID, IGN, ISF, swisstopo, and the GIS User Community

**Client:** Neal Communities  
**Project:** Villages of Milano  
**Title:** Habitat Map



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Sec: 35 Twp: 38S Rng: 19E  
 Scale: 1" = 500'  
 Date Drawn: 2/10/2017  
 Drawn by: MJ  
 Source: ESRI World Imagery  
 Sheet: 1 of 1