

SJMR PROPERTY  
PLANNED UNIT DEVELOPMENT (PUD)  
BINDING MASTER PLAN

November 8, 2017

ADOPTED BY ORDINANCE NO. 2018- 11

April 10, 2018

# SJMR PROPERTY PUD

## PROJECT NARRATIVE

The proposed SJMR Property PUD is 292 +/- acre property located south of Laurel Road and north of Border Road, immediately east of the Milano PUD and west of the Woods PUD. The property is located within the Border Road to Myakka River Neighborhood Planning Area.

The applicant proposes a rezoning from Sarasota County OUE to City of Venice Planned Unit Development (PUD) to allow for development of a single-family residential development with an amenity center and open space. The proposed density is for up to 539 residential units (approximately 1.8 dwelling units per acre). The circulation plan for the SJMR Property PUD demonstrates connectivity through the development to Laurel Road and Border Road, including a linked sidewalk system for pedestrian connectivity from each of the development pods to an amenity center, and sidewalks along the Laurel Road and Border Road frontage.

## COMPLIANCE

The proposed SJMR Property PUD plan is consistent with all applicable elements of the City's Comprehensive Plan. Specifically, the proposed SJMR Property PUD is consistent with the Planning Intent of the Border Road to Myakka River Neighborhood Planning Area, Policy 18.7; *"Ensure timely development of urban services and facilities that are compatible with natural resources and community character..."*, and the Border Road to Myakka Neighborhood Planning Area Standards, Policy 18.8, concerning all applicable standards including density, transportation network, building envelope, and conservation and open space. In addition, the SJMR Property 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 SJMR Property 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 following Land Use and Development Standards.

## LAND USE AND DEVELOPMENT STANDARDS

The following identifies the proposed development standards for the SJMR Property 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 with the SJMR Property 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. 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).
- 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 539 residential units.
- 2) Commercial - None.
- 3) Open Space - Minimum 50%.

### C. Maximum Height of Structures- 35' including parking.

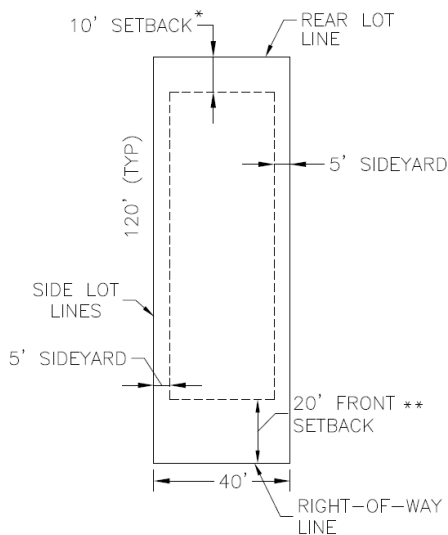
#### D. LOT DETAIL

##### 1) Single-Family Detached

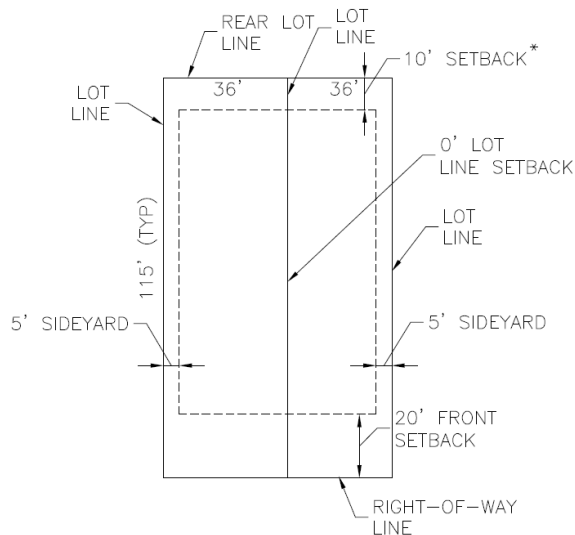
- Minimum Lot Size: 4,500 square feet.
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section.
- Lot Width: 40 feet.
- Front Yard: 20 feet, or 15 feet when building has side entry garage.
- Side Yard: 5 feet.
- Rear Yard: 10 feet.
- Accessory structures/appurtenant 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.



**TYPICAL LOT DETAIL**  
SINGLE FAMILY DETACHED



**TYPICAL LOT DETAIL**  
PAIRED VILLAS

\* ACCESSORY STRUCTURES/APPURTENANT 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: SJMR PROPERTY

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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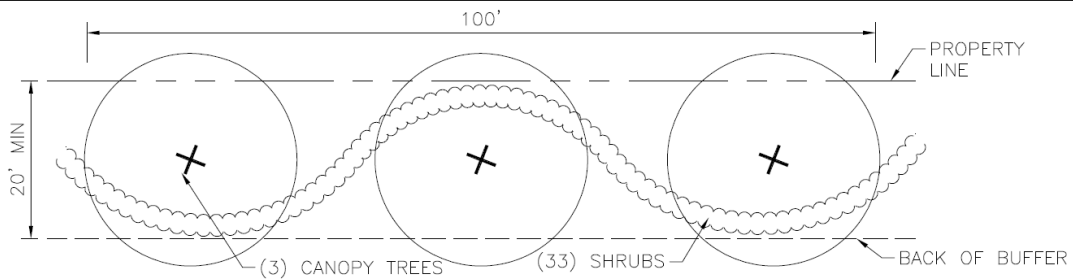
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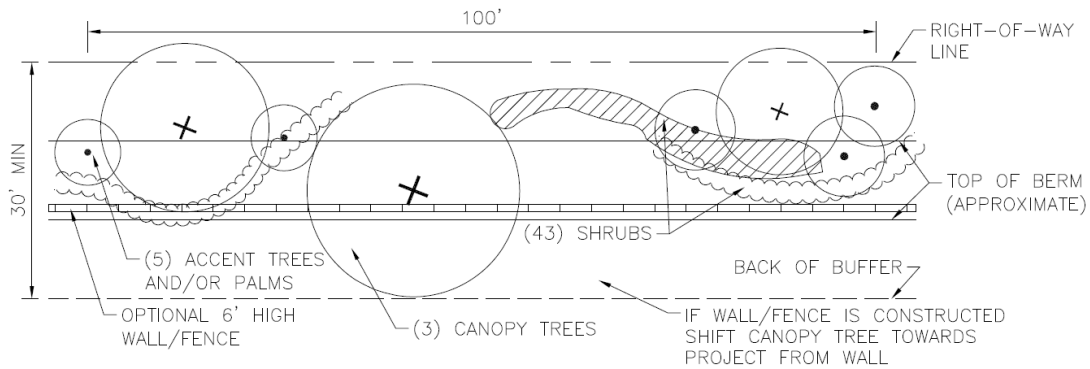
MELANIE DELEHANTY SMITH, P.E.  
FLORIDA LICENSE NO. 75447

SCALE: 1" = 50'	DATE: 09/2016
SEC: 35 TWP: 38S RGE: 19E	REV NO:
PROJECT NO: 215611819	INDEX NO: 215614167_01C_804EX
DRWN BY/EMP NO: RTD/89450	SHEET NO: 1 OF 2

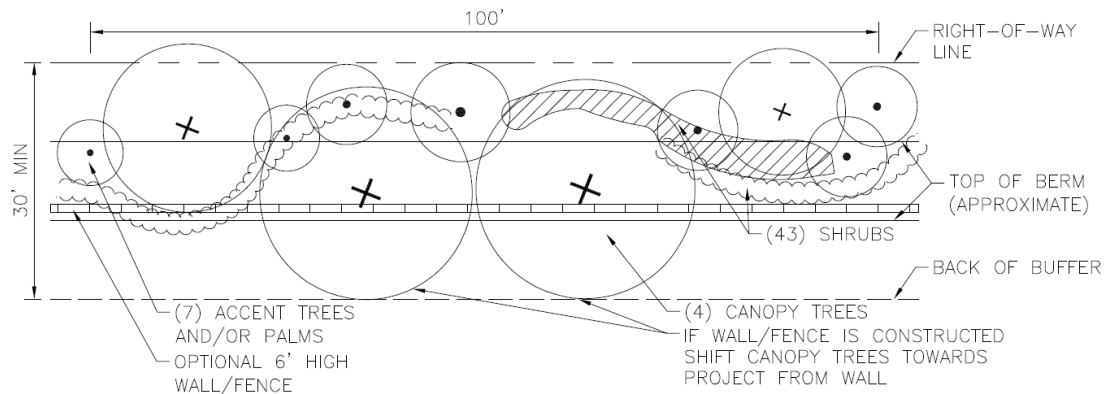
## E. BUFFERS/ LANDSCAPING



**EAST + WEST PROPERTY LINE BUFFER (TYPE A) (NO FPL EASEMENT)**



**TYPICAL BUFFER (TYPE B)(NO FPL CONFLICT)  
BORDER ROAD AND LAUREL ROAD**



**LAUREL ROAD AND BORDER ROAD TYPICAL BUFFER (60% OPACITY) (TYPE C) - WITH FPL CONFLICT**

### NOTES:

1. EXISTING VEGETATION TO REMAIN WHERE FEASIBLE TO SATISFY BUFFER PLANTING REQUIREMENTS.
2. TYPICAL BUFFER REQUIREMENTS WILL NOT APPLY WHERE EXISTING WETLANDS ARE TO REMAIN.
3. WHERE OVERHEAD UTILITY POLE LOCATIONS RESTRICT VERTICAL VEGETATION HEIGHTS, ACCENT TREES AS DEFINED BY SARASOTA COUNTY SHALL BE USED IN LIEU OF A CANOPY TREE.
4. BERM HEIGHTS SHALL BE LIMITED TO A RANGE 0' TO 6'.

PROJECT: SJMR PROPERTY

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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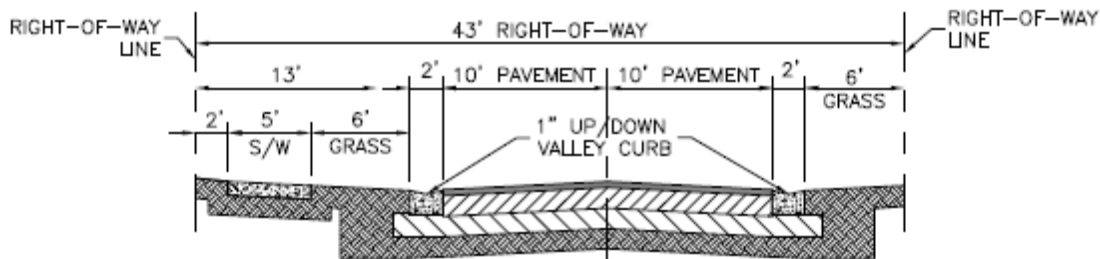
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MELANIE DELEHANTY SMITH, P.E.  
FLORIDA LICENSE NO. 75447

SCALE:	1" = 20'	DATE:	09/2016
SEC:	35	TWP:	38S
		RGE:	19E
PROJECT NO.	215613459	INDEX NO.	215614167_01C_804EX
DRWN BY/EMP NO.	RTD/89450	SHEET NO.	2 OF 2

## F. Roadway Design

- 1) The SJMR Property 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 Right of-Way, minimum 3" caliper at installation
- 2) Pursuant to Sec. 86-233(h)(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 SJMR Property 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, located on each side, or in the median and one side, of each vehicular access point off Laurel Road and Border Road.
- 3) One wall or monument-style ground sign, not over eight square feet in area, to identify a private club.

H. Architectural Design Standards: The SJMR Property PUD will apply Northern Italian Architectural Design.



Building. Home. Life.

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## TYPICAL HOUSING STYLES

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SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER



## PROPOSED SJMR PROPERTY PUD MODIFICATION TO STANDARDS

- 1) A modification to the requirements of Sec. 86-130 (p), 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 Laurel Road and Border Road.



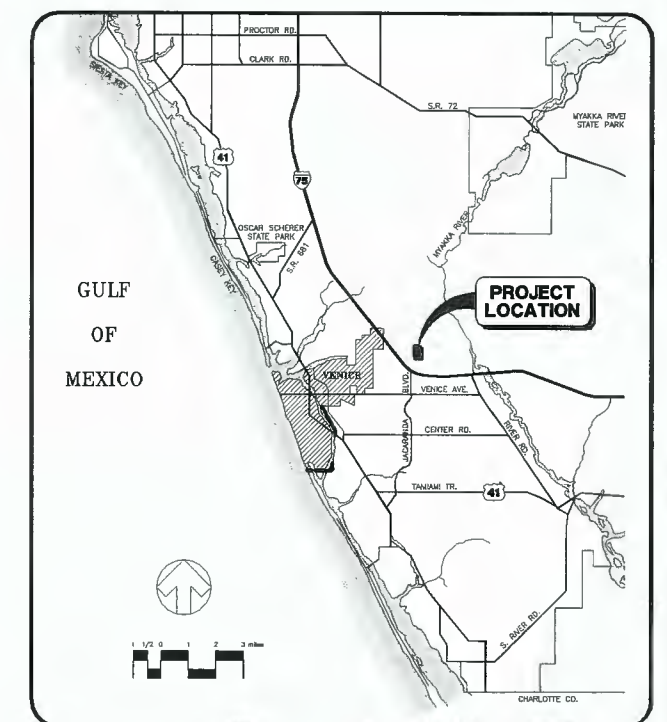


PLANNED UNIT DEVELOPMENT PLANS FOR

# SJMR PROPERTY

PART OF SECTION 35 AND 36,  
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

SHEET NO.		SHEET DESCRIPTION	
1	COVER SHEET	RECEIVED JAN 12 2018	
2	MASTER SITE PLAN	PLANNING & ZONING	
3	CIRCULATION PLAN		
PROJECT PLANNER JIM COLLINS		PROJECT DEVELOPER NEAL COMMUNITIES	PROJECT CONSULTANT STANTEC
PROJECT DESIGNER RUSSELL DICKENS		PROJECT ENGINEER TRAVIS J. FLEDDERMAN, P.E. FLORIDA LICENSE NO. 82341	PROJECT MANAGER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
PROJECT NUMBER <b>215614167</b>			
DATE <b>SEPTEMBER 2017</b>		INDEX NUMBER <b>215614167-01C-001CV</b>	



# Stantec

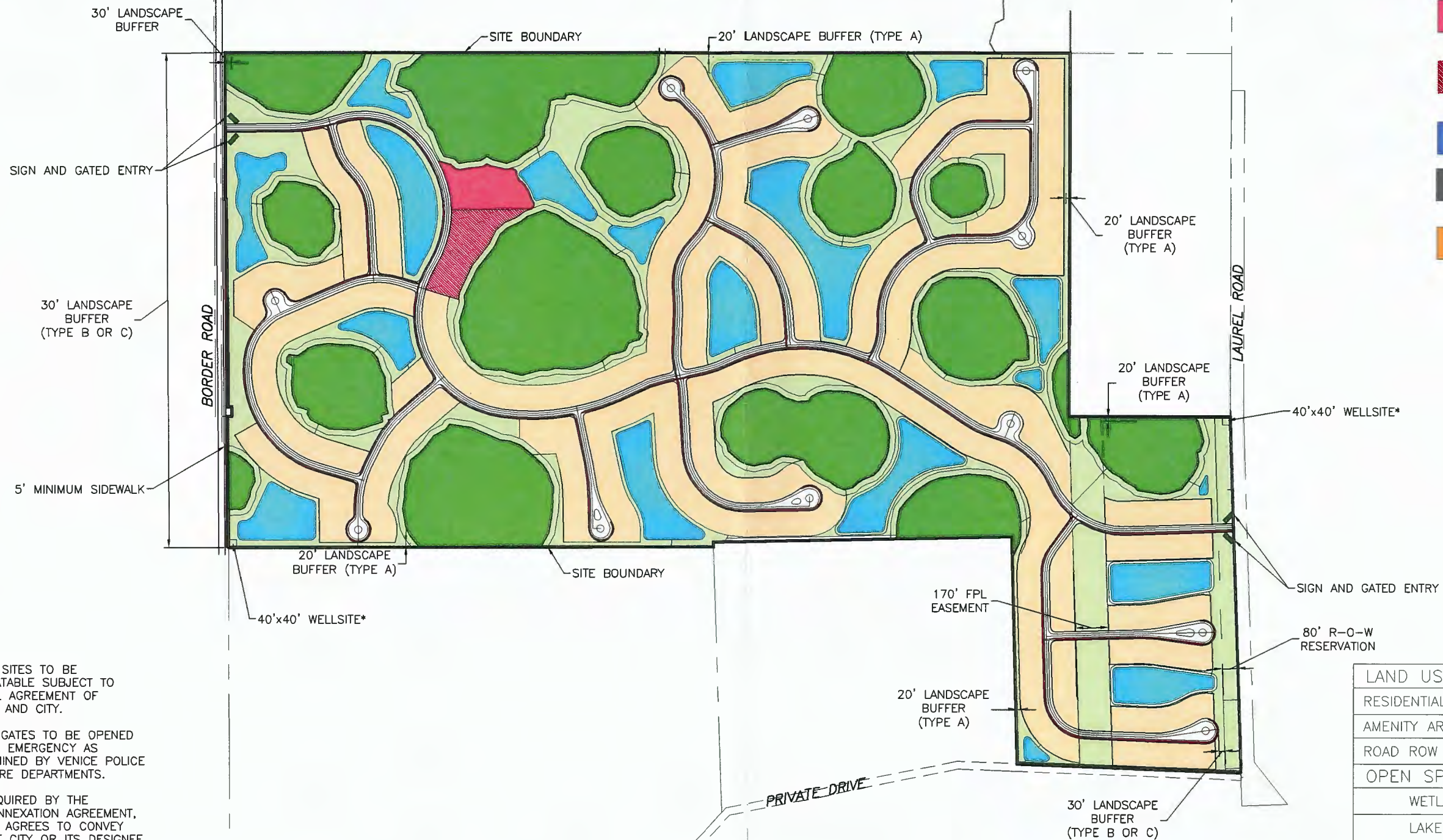
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REV. NO.	DESCRIPTION	DATE	DRAWN BY
1	REVISED PER CITY COMMENTS	01-05-18	RSB/115155
2	REVISED PER CITY COMMENTS	11-09-17	RSB/115155



SCALE: 1" = 600'

- OPEN SPACE
- WETLANDS
- AMENITY SITE
- AMENITY SITE OR HOMES
- PROPOSED LAKES
- PAVEMENT
- SINGLE FAMILY LOTS, PAIRED VILLAS
- SIGNS (GENERALIZED LOCATIONS)



RECEIVED  
JAN 12 2018  
PLANNING & ZONING

LAND USE	ACRES	%
RESIDENTIAL	113	39%
AMENITY AREA	2	1%
ROAD ROW	24	8%
OPEN SPACE		
WETLANDS	79	
LAKES	30	
OTHER OPEN SPACE	43	
TOTAL OPEN SPACE	152	52%
TOTAL ACREAGE	292	100%

- \*NOTE:
- WELLS SITES TO BE RELOCATABLE SUBJECT TO MUTUAL AGREEMENT OF OWNER AND CITY.
  - ENTRY GATES TO BE OPENED DURING EMERGENCY AS DETERMINED BY VENICE POLICE AND FIRE DEPARTMENTS.
  - AS REQUIRED BY THE PRE-ANNEXATION AGREEMENT, OWNER AGREES TO CONVEY TO THE CITY OR ITS DESIGNEE A CONSERVATION EASEMENT OVER PRE-IDENTIFIED WETLAND AREAS.

REV NO.	REVISION	DATE	DRAWN BY / DWP NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE
B	REVISED PER CITY COMMENTS	01-05-18	RSB/115155			DESIGNED BY:		
A	REVISED PER CITY COMMENTS	11-09-17	RSB/115155			DRAWN BY:	RTD/89450	8/2016
						CHECKED BY:		
						CONTRACT ADMIN. BY:		
						WM APPROVED BY:		



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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC  
PROJECT: SJMR PROPERTY

DATE: 8/2016  
HORIZONTAL SCALE: 1" = 600'  
VERTICAL SCALE: 1" = 600'  
SHEET: 35 OF 195  
TITLE: SITE PLAN  
PROJECT NUMBER: 215613459  
SHEET NUMBER: 2 OF 3  
MELANIE DELEHANTY SMITH, P.E.  
FLORIDA LICENSE NO. 75447  
INDEX NUMBER: 215614167-01C-102SP



SCALE: 1" = 600'

- OPEN SPACE
- WETLANDS
- AMENITY SITE
- AMENITY OR HOMES
- PROPOSED LAKES
- PAVEMENT
- PROPOSED 5' SIDEWALKS
- SINGLE FAMILY LOTS, PAIRED VILLAS

MAIN ENTRANCE (SOUTH)

SIGN AND GATED ENTRY

EXISTING TWO LANE ROAD

BORDER ROAD

LAUREL ROAD

EXISTING TWO LANE ROAD

MAIN ENTRANCE (NORTH)


SIGN AND GATED ENTRY

80' R-O-W RESERVATION

40' PRIVATE DRIVE

JACKSON ROAD

RECEIVED  
JAN 12 2018  
PLANNING & ZONING

				ACTIVITY		INITIALS/EMP. NO.		DATE		 <div>Stantec</div> <div>6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #CZ103 • <a href="http://www.stantec.com">www.stantec.com</a></div>	The Contractor shall remain responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be identified to the architect at the design. The City Engineer's local design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC				DATE: 8/2016	TITLE:	CIRCULATION PLAN				MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
B		REVISED PER CITY COMMENTS		01-05-18		RSB/115155						PROJECT:	SJM PROPERTY				HORIZONTAL SCALE: 1" = 600'		INDEX NUMBER: 215614167-01C-103SP					
A		REVISED PER CITY COMMENTS		11-09-17		RSB/115155												VERTICAL SCALE: 35 38S 19E		SHEET NUMBER: 3 OF 3				
Δ REV NO.		REVISION		DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.		WM APPROVED BY:				CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459								



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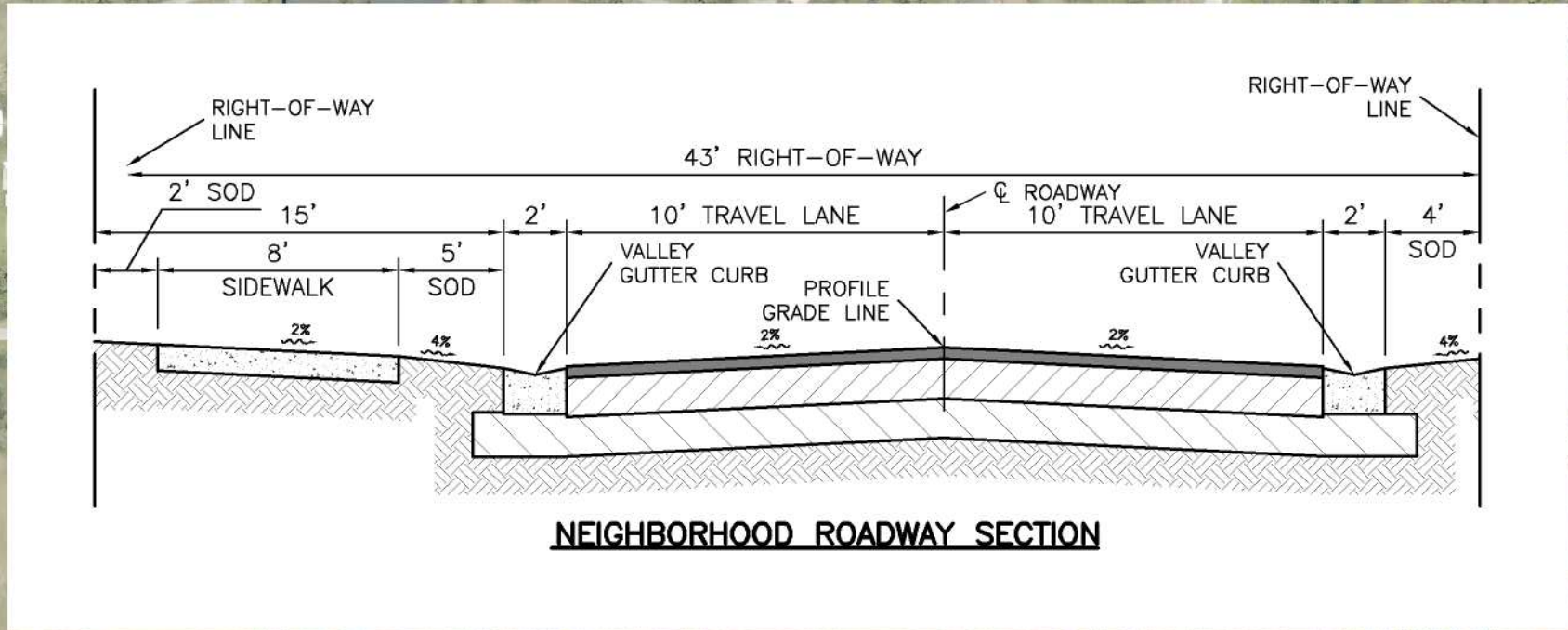
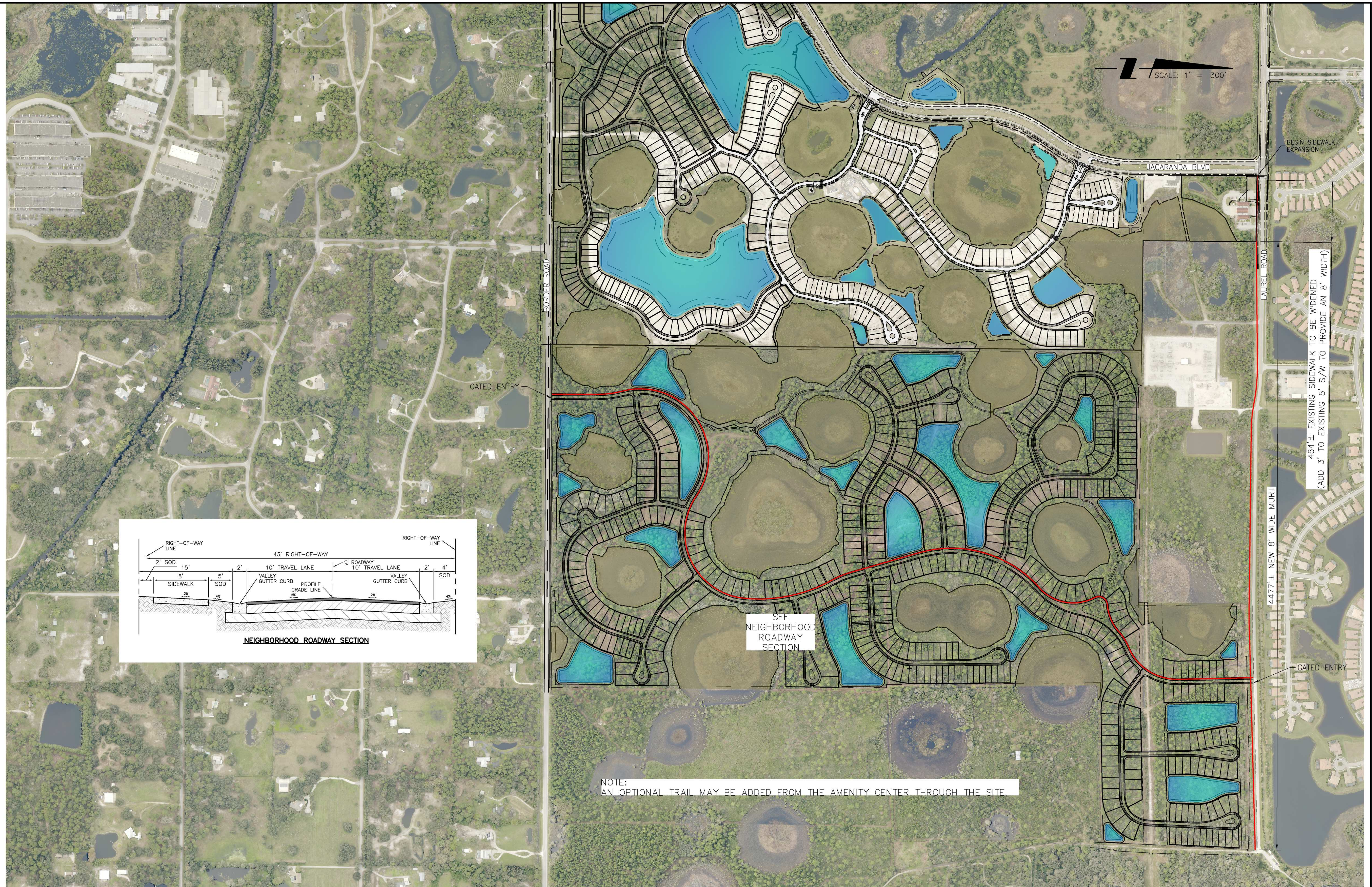
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CLIENT:		NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 8/2016		TITLE:  CIRCULATION PLAN				MELANIE DELGHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
PROJECT:		SJM PROPERTY		HORIZONTAL SCALE: 1" = 600'		VERTICAL SCALE:		INDEX NUMBER: 215614157-01C-103SF		SHEET NUMBER: 3 of 3	
				SEC. TWP. RGE: 35 38S 19E		CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459			

Saved: 1/11/2018 11:54:49 AM RBETTER | Plotted: 1/11/2018 11:55:58 AM RBETTER | V:\2156\active\215614167\ch\drawing\01\sheet\_01\215614167-01C-103SP.dwg\layout1





NOTE:  
AN OPTIONAL TRAIL MAY BE ADDED FROM THE AMENITY CENTER THROUGH THE SITE.

			ACTIVITY			INITIALS/EMP. NO.	DATE	 <div><b>Stantec</b> 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • <a href="http://www.stantec.com">www.stantec.com</a></div> <div>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 Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</div>	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	2018-02	TITLE:	MURT EXHIBIT		INDEX NUMBER:	215614167_02C_801EX
			DESIGNED BY:			2018-02	HORIZONTAL SCALE:				SHEET NUMBER:	1 OF 1						
			DRAWN BY:			2018-02	VERTICAL SCALE:											
			CHECKED BY:															
			CONTRACT ADMIN. BY:															
Δ REV. NO.	REVISION		DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:			PROJECT:	HURT (SJMR)		CROSS REFERENCE FILE NO.:			PROJECT NUMBER:	215614167		