

**SJMR PROPERTY
PLANNED UNIT DEVELOPMENT (PUD)
BINDING MASTER PLAN**

November 8, 2017

**ADOPTED BY ORDINANCE NO. _____-18
_____, 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.

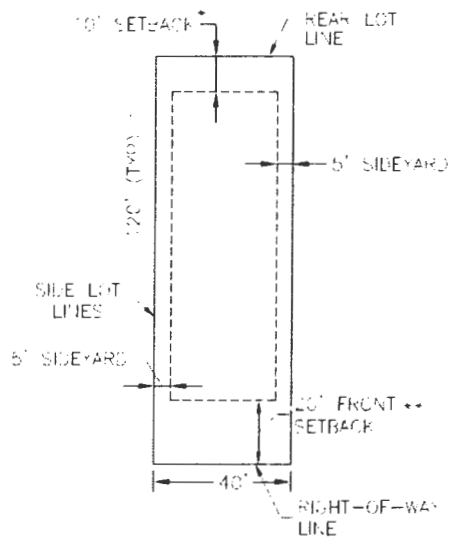
D. LOT DETAIL

1) Single-Family Detached

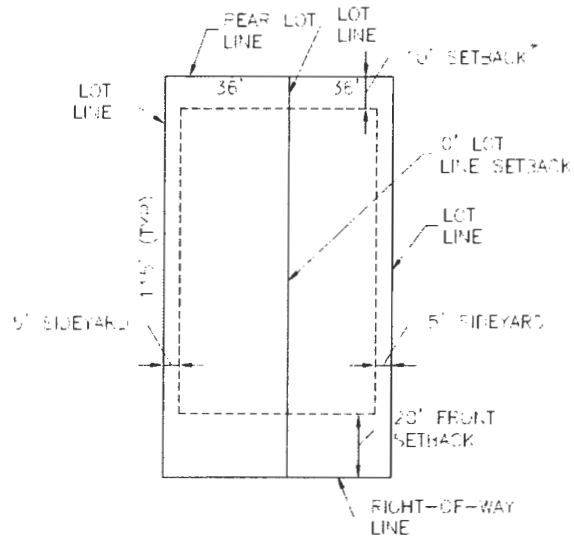
- Minimum Lot Size: 4,500 square feet.
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section.
- Lot Width: 40 feet.
- Front Yard: 20 feet, or 15 feet when building has side entry garage.
- Side Yard: 5 feet.
- Rear Yard: 10 feet.
- Accessory structures/appurtenant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

LOT DETAILS

* 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

PROJECT: SJMR PROPERTY

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



Stantec

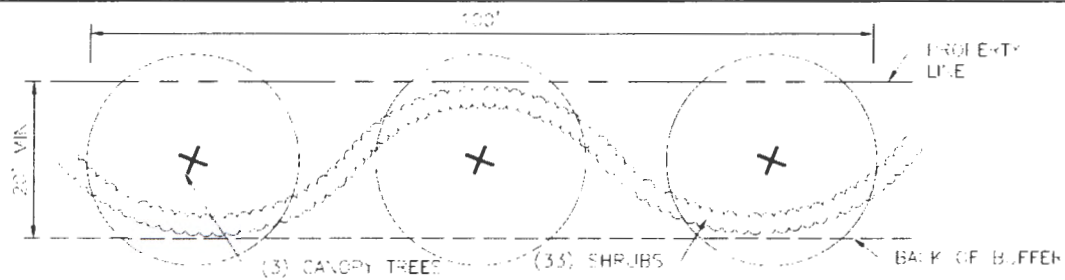
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

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 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.

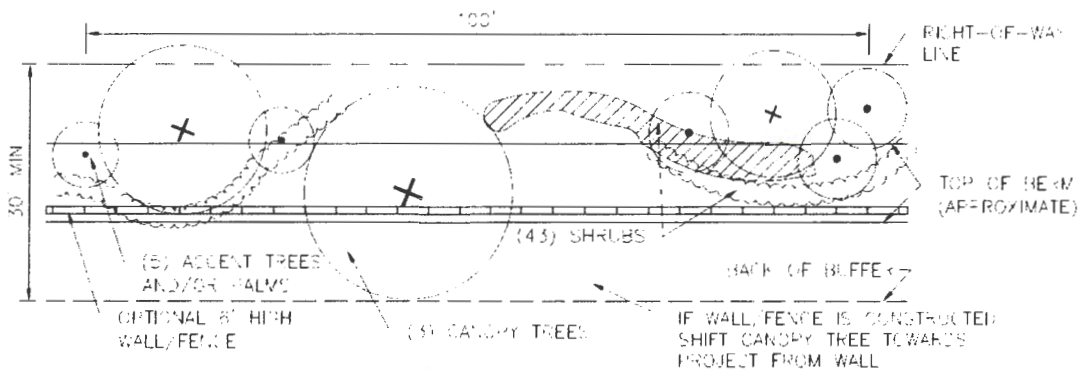
VELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447

SCALE	1" = 50'	DATE	08/20/16
REV	35	TRK	385
PROJECT NO.	215611619	INDEX NO.	215611619_0010_51HE*
PLAN NUMBER NO.	HTD/89450	SHEET NO.	# 2

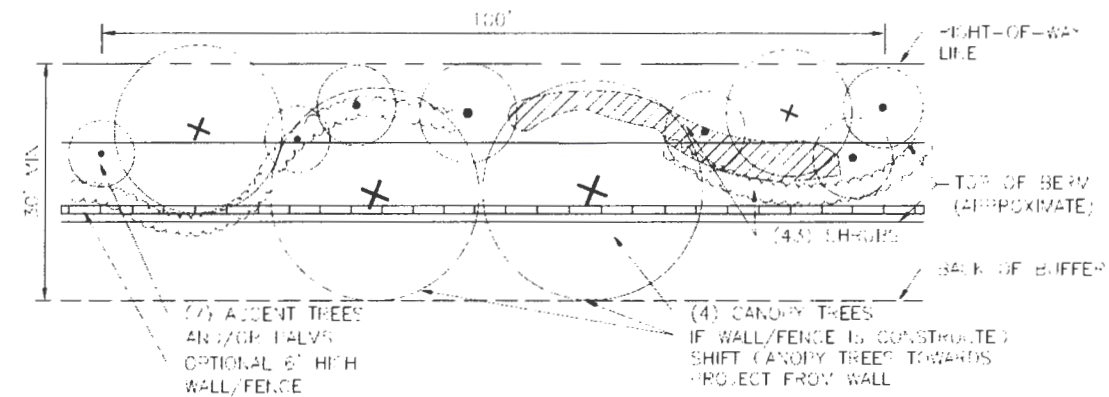
E. BUFFERS/ LANDSCAPING



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 OF 0' TO 6'.

PROJECT: SJMR PROPERTY

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



Stantec

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

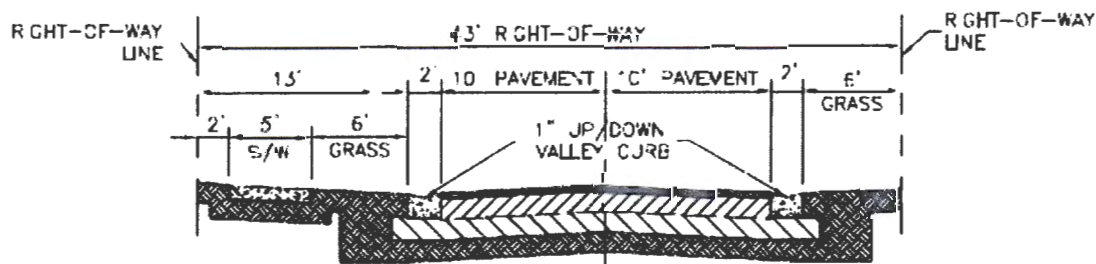
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

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

SCALE: 1" = 20'	DATE: 09/29/16
REV: 05 580 10E	REV: 05
PROJECT NO: 215573453	INDEX NO: 215573453-01-0104E
PLAN, REFERENCE NO: RTD/69456	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:

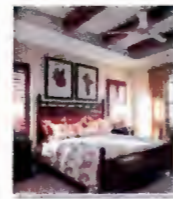
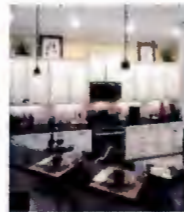
- 1) One non-illuminated temporary construction project ground sign per street frontage, not exceeding 32 square feet in area, such sign not to be erected more than 60 days prior to the time actual construction begins, and to be removed upon completion of actual construction. If construction is not begun 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.

TYPICAL HOUSING STYLES



NEAL COMMUNITIES

103,000 SQ. FT. (APPROX.) 10,000 SQ. FT. (APPROX.)

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.

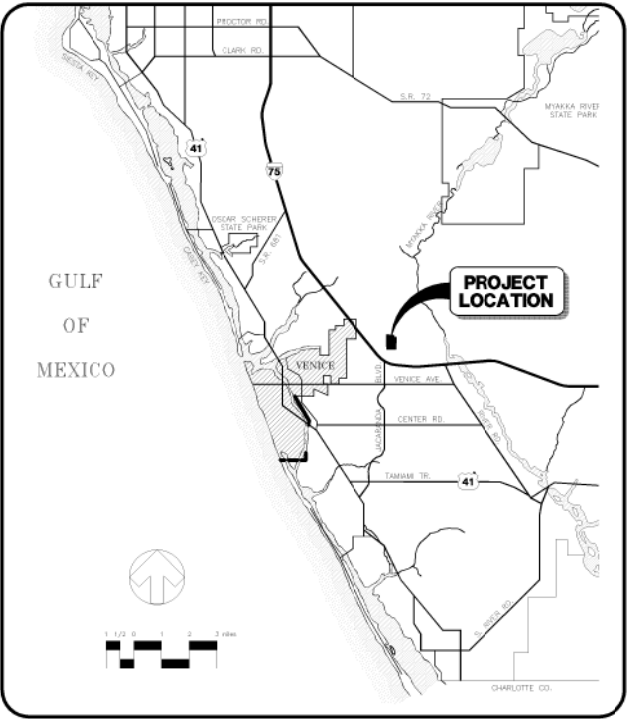


PLANNED UNIT DEVELOPMENT PLANS FOR

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



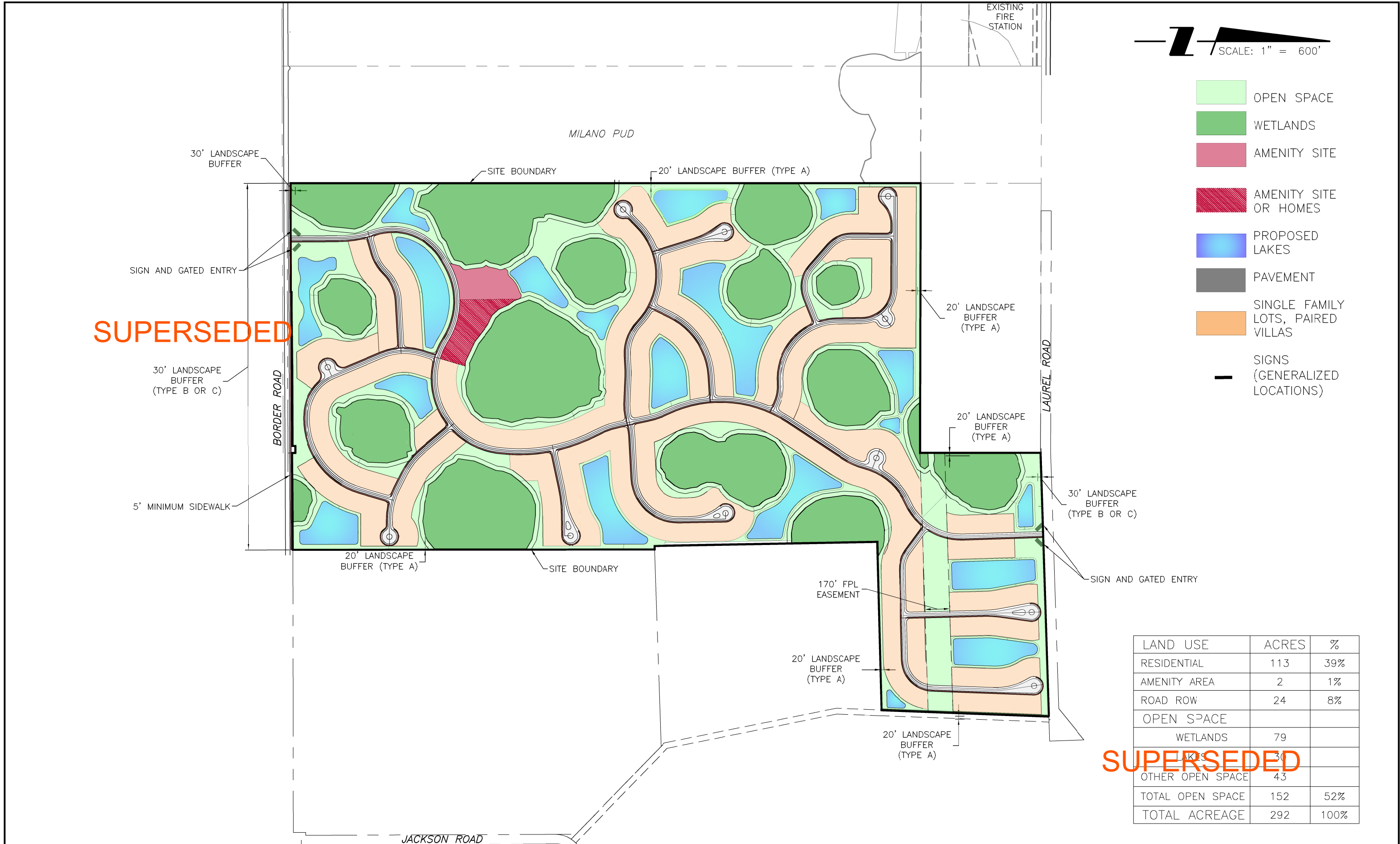
LOCATION MAP

SHEET NO.	SHEET DESCRIPTION		
1	COVER SHEET		
2	MASTER SITE PLAN		
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 215614167			
DATE SEPTEMBER 2017		INDEX NUMBER 215614167-01C-001CV	



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
1	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)

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

ACTIVITY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

CONTRACT ADMIN. BY:

WM APPROVED BY:

INITIALS/EMP. NO.

RTD/89450

DATE

8/2016

Stantec

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

CLIENT:

NEAL COMMUNITIES OF
SOUTHWEST FLORIDA, LLC

PROJECT:

SJMR PROPERTY

DATE:

8/2016

HORIZONTAL SCALE:

1" = 600'

VERTICAL SCALE:

TITLE:

SITE PLAN

INDEX NUMBER:

215614167-01C-102SP

SHEET NUMBER:

2 OF 3

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

REV. NO.

REVISION

DATE

DRAWN BY / EMP. NO.

CHECKED BY / EMP. NO.

DATE

11-09-17

RSB/115155

35

38S

19E

SEC.

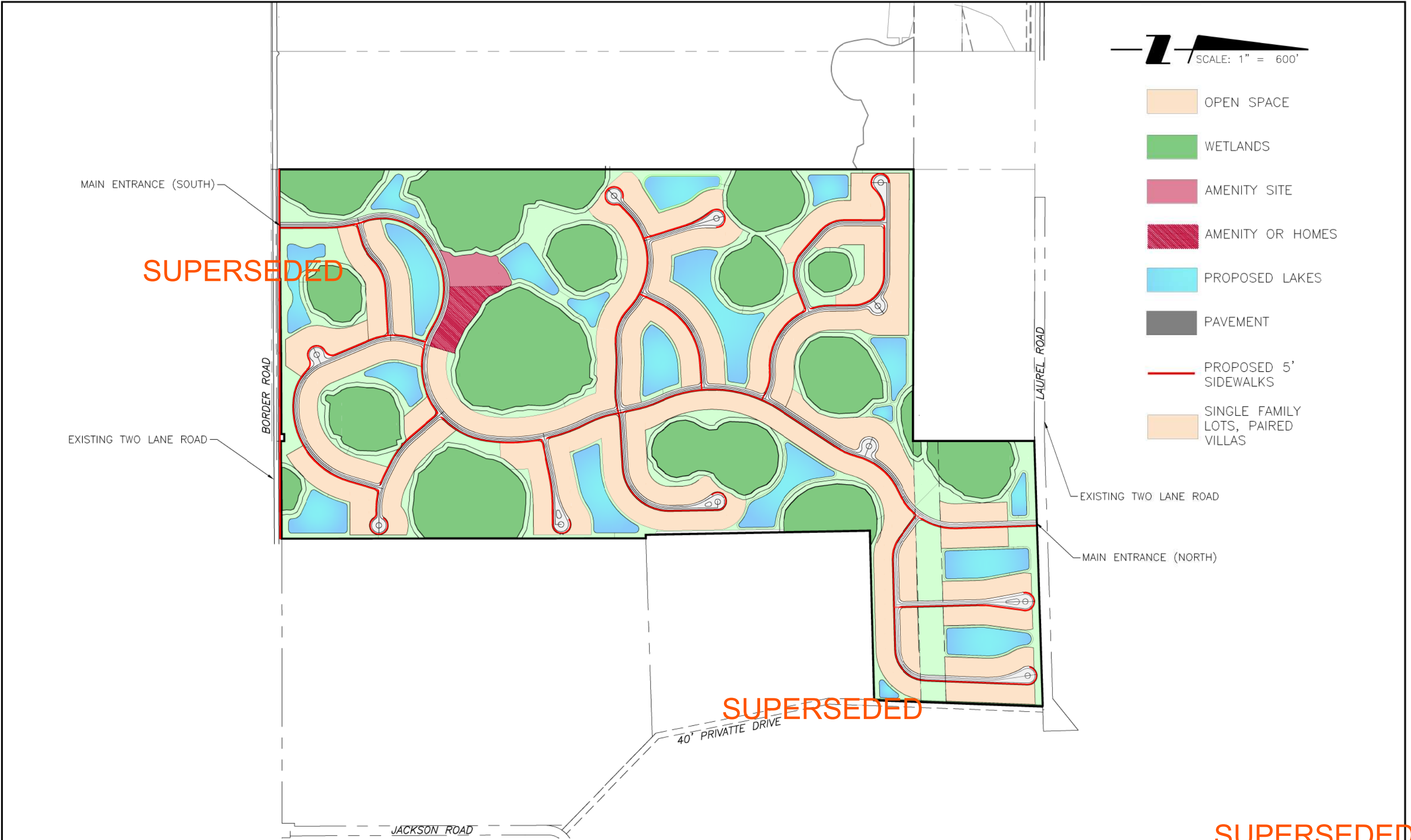
TWP.


RGE.

CROSS REFERENCE FILE NO.:

PROJECT NUMBER:

215613459



				ACTIVITY		INITIALS/EMP. NO.	DATE	 <div>6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com</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 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		DATE:	8/2016	TITLE:	CIRCULATION PLAN		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447		
				DESIGNED BY:		RTD/B9450	8/2016			PROJECT:	SJMR PROPERTY		HORIZONTAL SCALE:	1" = 60'		INDEX NUMBER:	215614167-01C-103SP		SHEET NUMBER:	3 OF 3
				DRAWN BY:									VERTICAL SCALE:			CROSS REFERENCE FILE NO.:	215613459			
				CHECKED BY:																
				CONTRACT ADMIN. BY:																
				WM APPROVED BY:																