

MILANO
PLANNED UNIT DEVELOPMENT (PUD)
BINDING MASTER PLAN

March 10, 2017

ADOPTED BY ORDINANCE NO. _____-17
_____, 2017

RECEIVED

MAR 31 2017

PLANNING & ZONING

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



- 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

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



Stantec

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The following table shows the results of the survey. The data is presented in a table with 4 columns: 'Year', 'Number of respondents', 'Percentage of respondents', and 'Comments'. The data is as follows:

Year	Number of respondents	Percentage of respondents	Comments
2000	100	100%	Initial survey results.
2001	120	120%	Increased participation.
2002	150	150%	Continued growth.
2003	180	180%	Steady increase.
2004	200	200%	Peak participation.
2005	220	220%	Consistent growth.
2006	240	240%	High participation.
2007	260	260%	Stable growth.
2008	280	280%	Continued increase.
2009	300	300%	Peak participation.
2010	320	320%	Steady growth.
2011	340	340%	Consistent increase.
2012	360	360%	High participation.
2013	380	380%	Stable growth.
2014	400	400%	Continued increase.
2015	420	420%	Peak participation.
2016	440	440%	Steady growth.
2017	460	460%	Consistent increase.
2018	480	480%	High participation.
2019	500	500%	Stable growth.
2020	520	520%	Continued increase.
2021	540	540%	Peak participation.
2022	560	560%	Steady growth.
2023	580	580%	Consistent increase.
2024	600	600%	High participation.
2025	620	620%	Stable growth.
2026	640	640%	Continued increase.
2027	660	660%	Peak participation.
2028	680	680%	Steady growth.
2029	700	700%	Consistent increase.
2030	720	720%	High participation.

MELANE DELOHANTY SMITH, F.E.
FLORIDA LICENSE NO. 75447

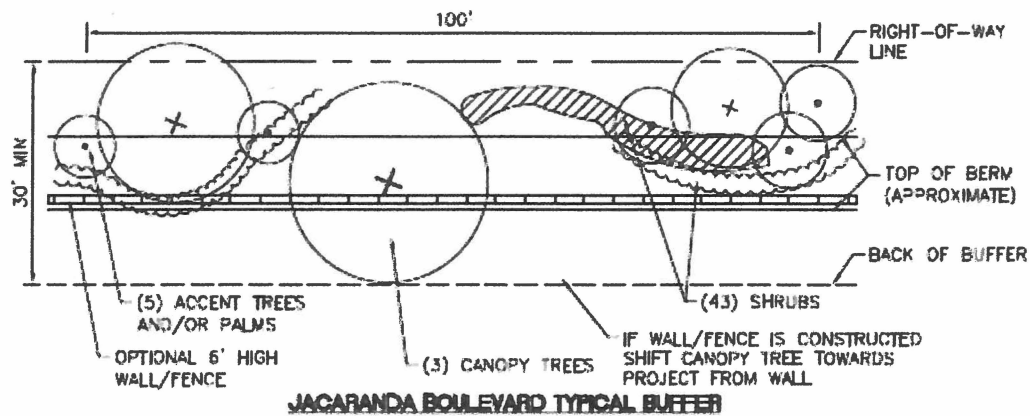
0972 09/2016

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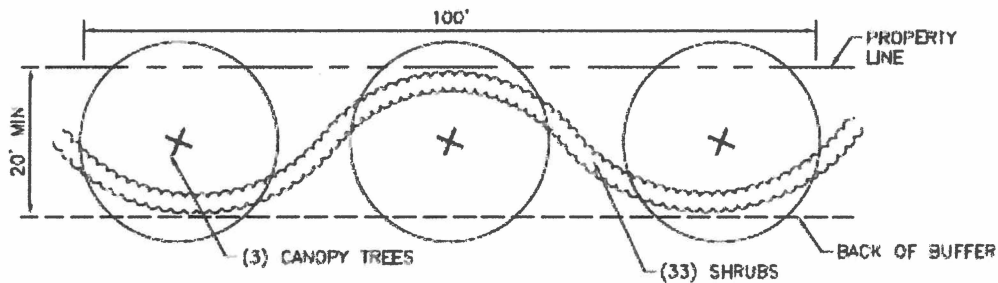
215813-01-01

E. BUFFERS/ LANDSCAPING



NOTES:

PLANT MATERIAL AND WALL LOCATION DEPENDS ON EXISTING SARASOTA COUNTY UTILITIES LOCATIONS. BERM CONSTRUCTION RESTRICTIONS PER SARASOTA COUNTY UTILITY DEPARTMENT.



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.

PROJECT: MILANO

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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The Consultant shall be responsible for obtaining the 20' buffer and the 30' buffer as required by the Sarasota County Ordinance 2015-01. The Consultant shall be responsible for obtaining the 20' buffer and the 30' buffer as required by the Sarasota County Ordinance 2015-01.

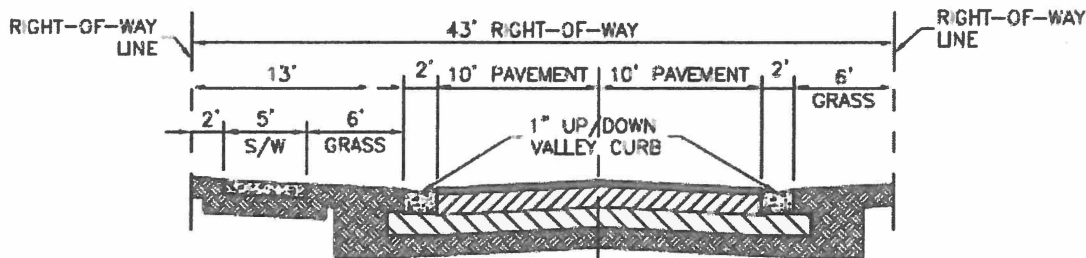
MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 73447

SCALE	1" = 20'	DATE	09/2016
TAX	35	REV	19E
PROJECT NO.	215613459	INSTR NO.	215613459-001-EX03
OWNER/DEVELOPER NO.	RTD/89450	SHEET NO.	3 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.

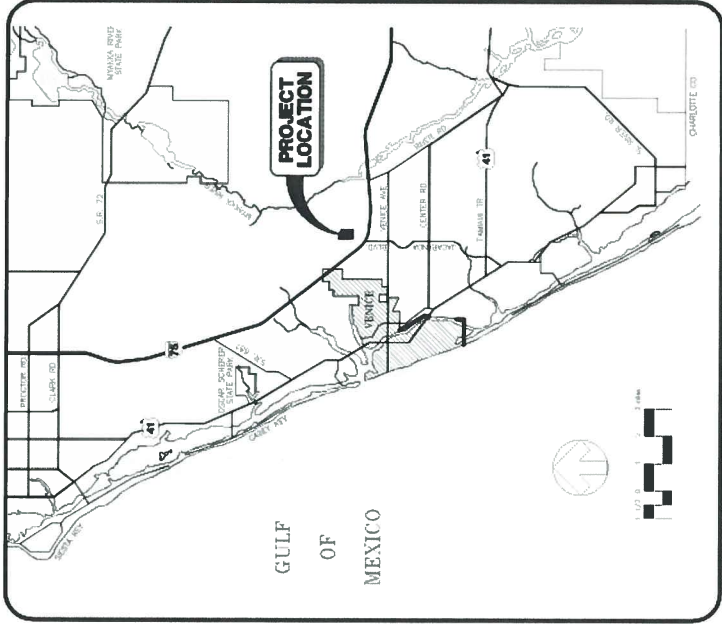
The proposed modification, at the direction of City staff, is necessary to address an inconsistency between the City's Land Development Code and its Comprehensive Plan.

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

SHEET DESCRIPTION

SHEET NO.	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 MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	PROJECT MANAGER MILLARD J. YODER, P.E. FLORIDA LICENSE NO. 33765

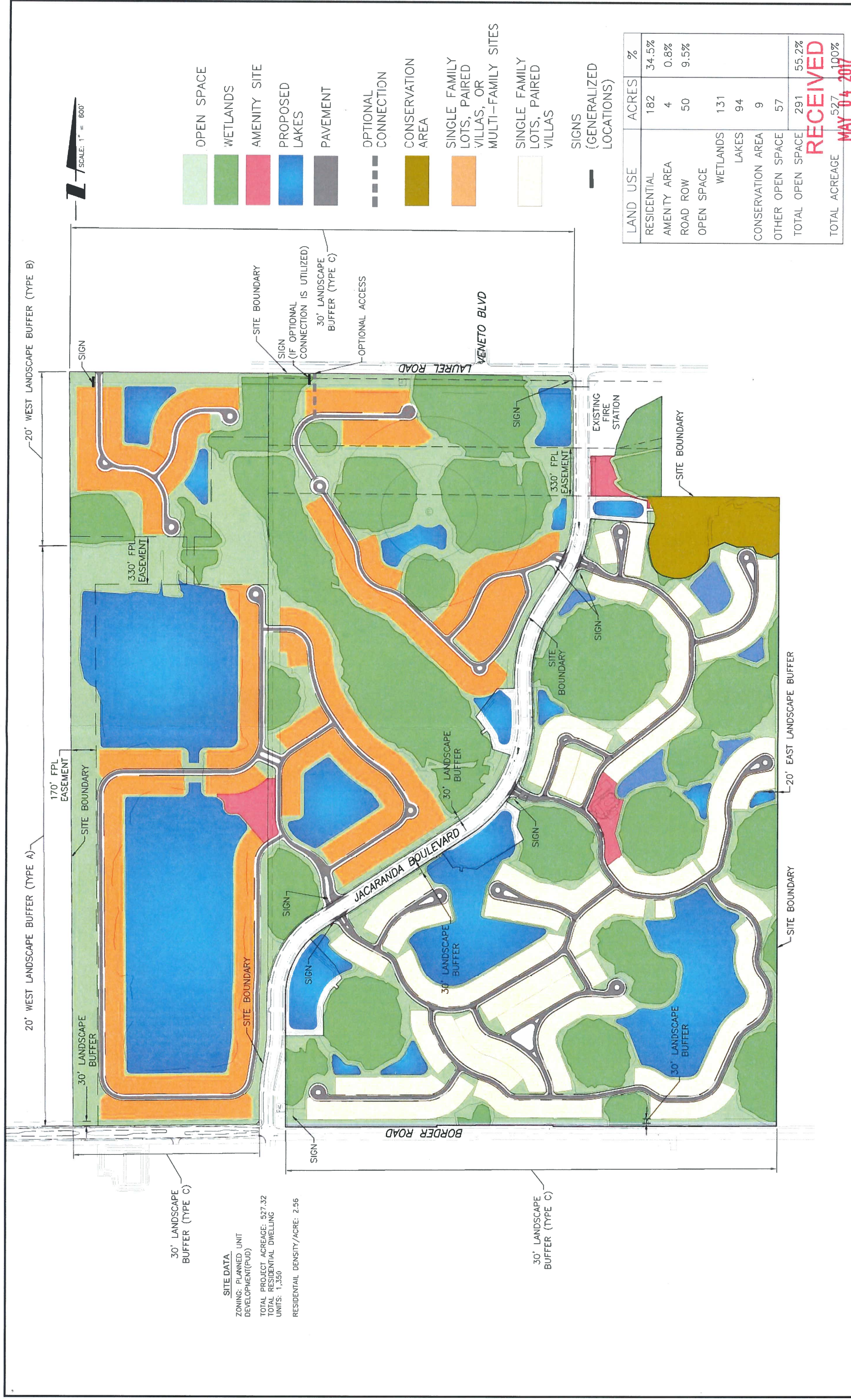
PROJECT NUMBER 215613459	
DATE SEPTEMBER 2016	INDEX NUMBER 215613459-02C-001CV



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REV. NO.	DESCRIPTION	DATE	DRAWN BY



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%

RECEIVED
527 100%
MAY 04 2017

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