

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

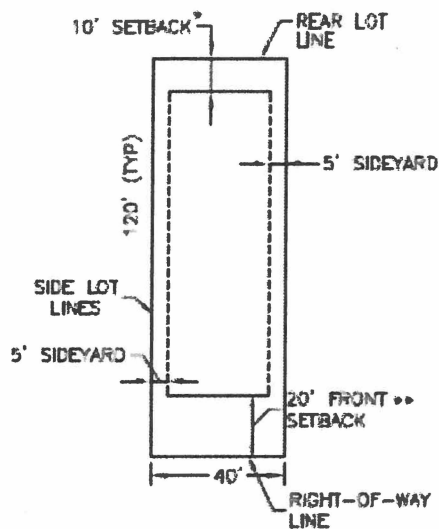
- **Minimum Lot Size:** 4,500 square feet
- **Maximum Lot Coverage:** None, except as required to meet other requirements set out in this section
- **Lot Width:** 40 feet
- **Front Yard:** 20 feet, or 15 feet when building has side entry garage
- **Side Yard:** 5 feet
- **Rear Yard:** 10 feet
- **Accessory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

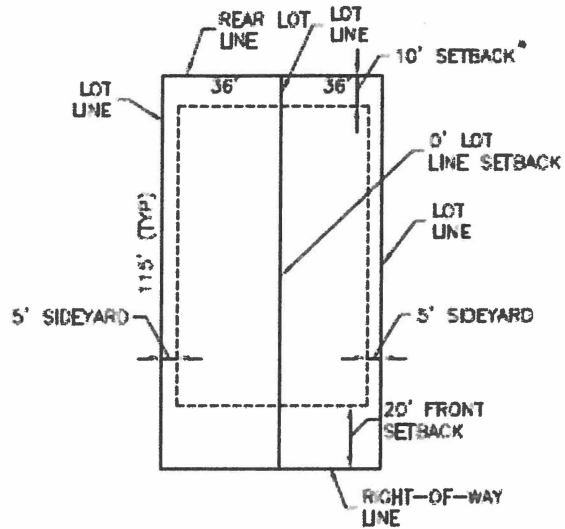
- **Minimum Lot Size:** 4,140 square feet
- **Maximum Lot Coverage:** None, except as required to meet other requirements set out in this section
- **Lot Width:** 36 feet
- **Front Yard:** 20 feet
- **Side Yard:** 5 feet
- **Rear Yard:** 10 feet
- **Accessory structures/appurtenant structures** including,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

3) Multi-Family

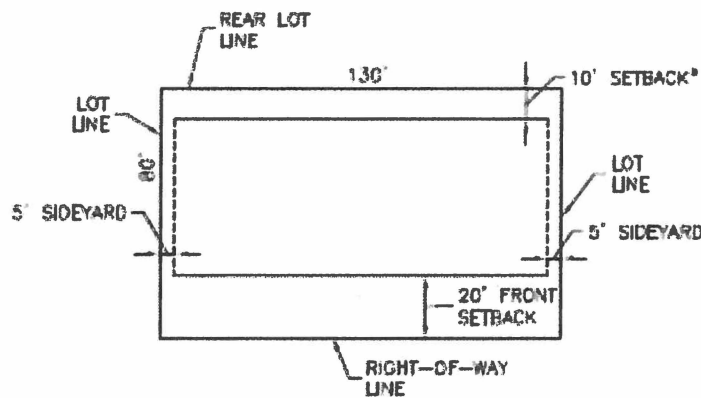
- **Minimum Lot Size:** 10,400 square feet
- **Maximum Lot Coverage:** None, except as required to meet other requirements as set out in this section
- **Lot Width:** 130 feet
- **Front Yard:** 20 feet
- **Side Yard:** 5 feet
- **Rear Yard:** 10 feet
- **Accessory structures/appurtenant structures** including, but not limited to pool cages, may be located within five feet of the rear lot line



TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED



TYPICAL LOT DETAIL
PAIRED VILLAS



MULTI-FAMILY LOT DETAIL
4 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



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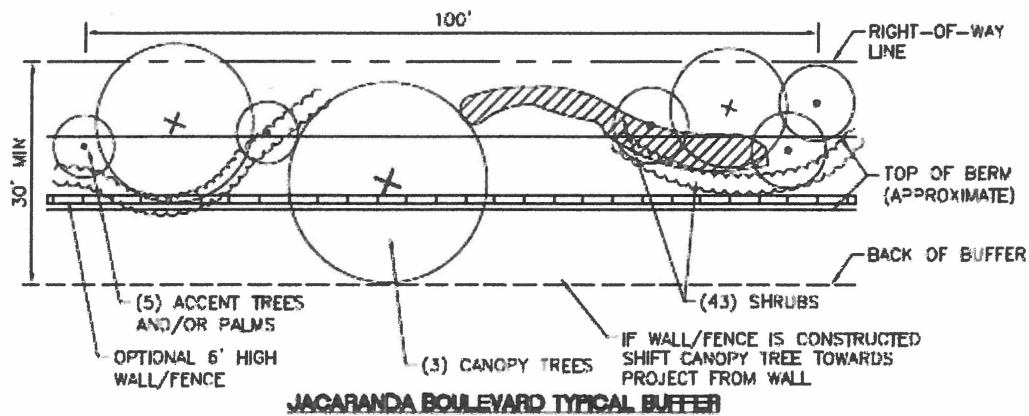
8700 Professional Parkway East, Suite 200, Ft. Myers, FL 33907-3214
Phone 941-907-6900 • Fax 941-907-6910
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The Contractor shall be responsible for all drawings. Do not look the drawings as a design or engineering document. They are for informational purposes only. No warranty is made by the Contractor for the drawings. No reproduction or use for any purpose other than that authorized by Stantec is permitted.

MELANIE DELAHANTY SMITH, P.E.
FLORIDA LICENSE NO. 79447

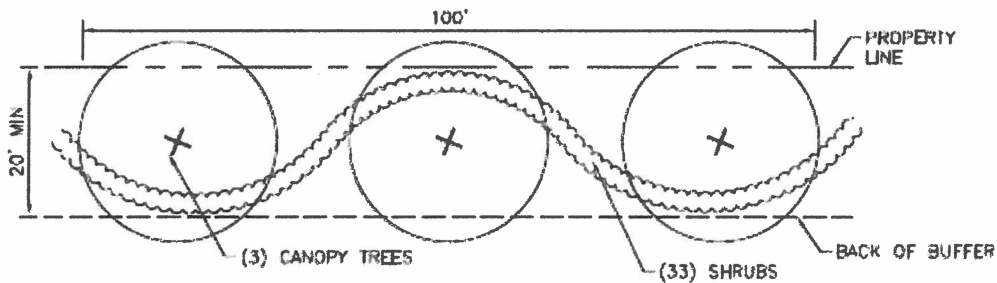
SCALE	1" = 50'	DATE	09/2016
REV	35	REV	385
PROJECT NO.	215611819	PROJECT NO.	215613453-SD1-C023
SWN BY/APP NO.	RID/09450	SWN BY	1 of 4

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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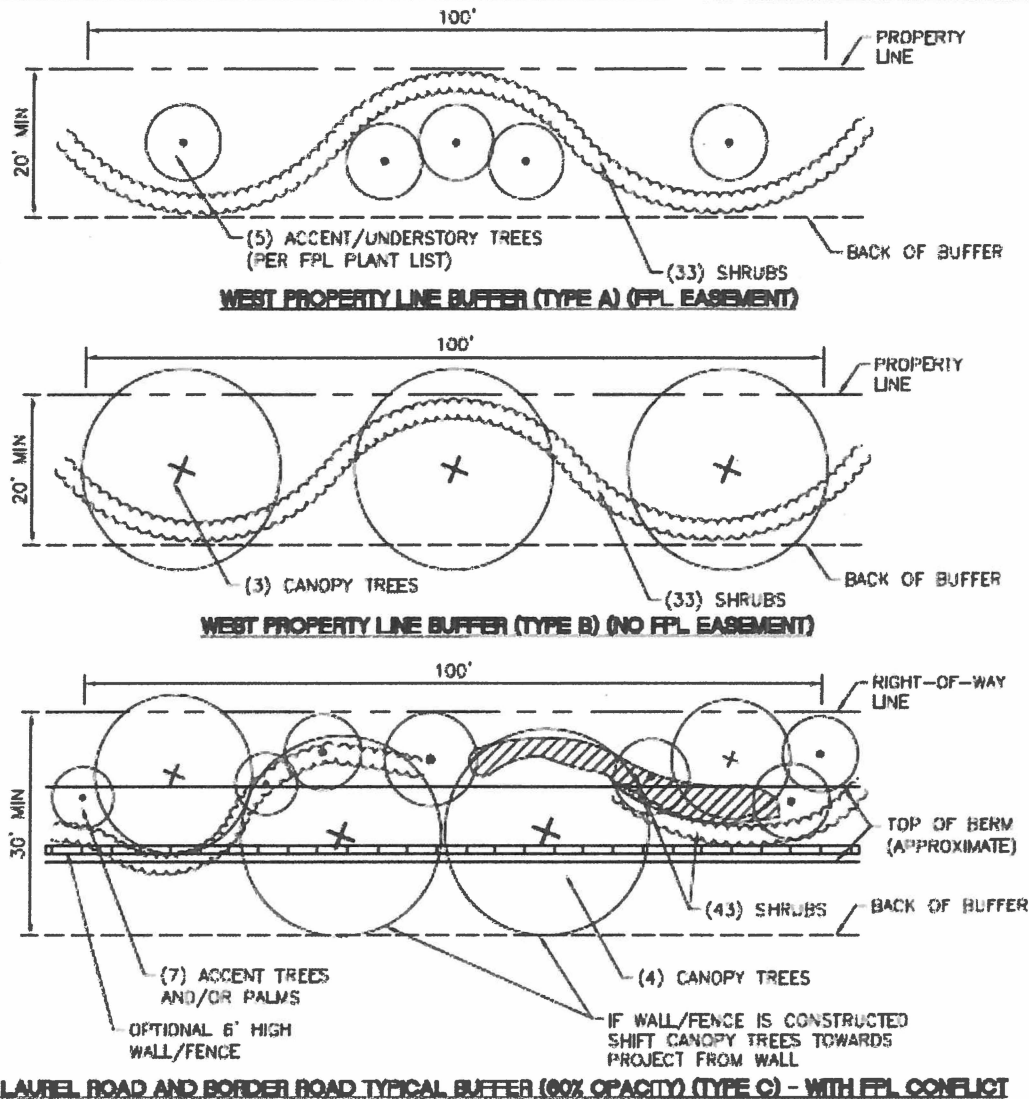
6900 Professional Parkway East Sarasota, FL 34243-8414
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Certification of Accreditation: 02/2015 • www.stantec.com

The Consultant shall accept no responsibility for engineering or design work unless it is specifically stated on the drawings. The Consultant shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The Consultant shall not be responsible for any consequences arising from the use of the drawings for any purpose other than that intended by the Consultant.

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'S PROJECT NO.	RTD/89450	SHEET NO.	3 OF 4

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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.

PROJECT: MILANO

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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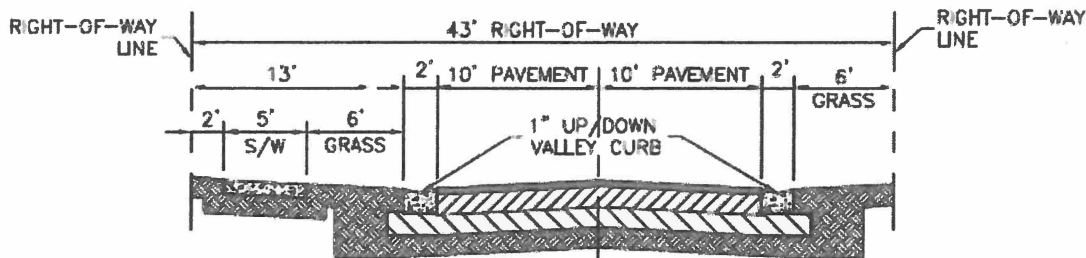
The Consultant shall apply and be responsible for obtaining the necessary permits and approvals for the proposed work. The Consultant shall be responsible for obtaining all necessary permits and approvals for the proposed work. The Consultant shall be responsible for obtaining all necessary permits and approvals for the proposed work.

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

SCALE	1" = 20'	DATE	09/2016
TITLE	35 38S 19E	REV NO.	
PROJECT NO.	215613459	PROJECT NO.	215613459-001-003
OWNER'S PROJECT NO.	RTD/89450	SHEET NO.	4 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.

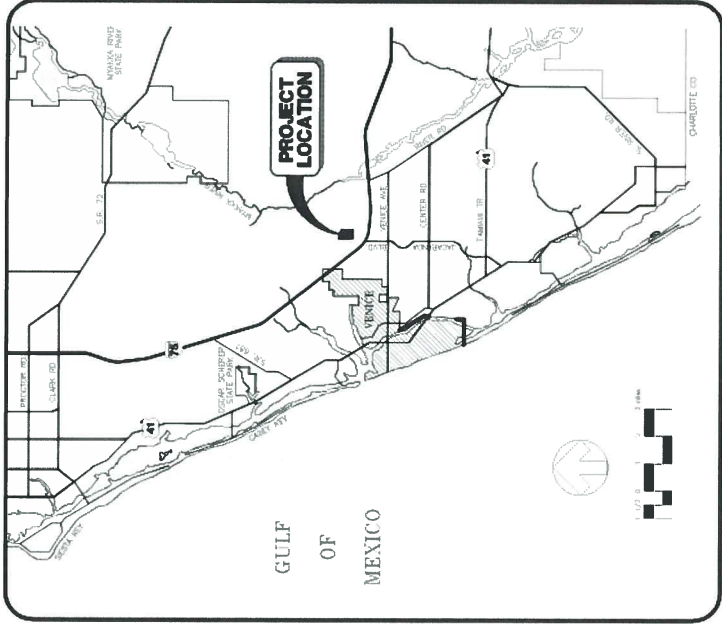
The proposed modification, at the direction of City staff, is necessary to address an inconsistency between the City's Land Development Code and its Comprehensive Plan.

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



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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REV. NO.	DESCRIPTION	DATE	DRAWN BY

