

GCCF

PLANNED UNIT DEVELOPMENT (PUD)
BINDING MASTER PLAN

May 14, 2019

ADOPTED BY ORDINANCE NO. 2019-_____
_____, 2019

GCCF PUD

PROJECT NARRATIVE

The proposed GCCF PUD is 300 +/- acre property located south of Laurel Road, north of Border Road, east of I-75 and the City's wastewater treatment plant, and west of the Milano PUD. The property is located within the Northeast Neighborhood of the City's Comprehensive Plan and is designated Mixed Use Residential on the Future Land Use Map. The property consists of the previously approved The Bridges CMU (Ordinance No. 2008-24) and the previously approved Villa Paradiso PUD (Ordinance No. 2006-10). Together the two currently approved binding development plans for the property authorize up to 1,794 residential dwelling units with a mix of residential housing types, and up to 160,00 square feet on non-residential uses.

The applicant proposes a rezoning to Planned Unit Development (PUD) which would combine The Bridges CMU and the Villa Paradiso PUD into a single PUD (GCCF) for the development of a residential community consisting of detached single- family homes, paired villas, multi-family homes, assisted living facilities, amenity centers, and open space. A 25 +/- acre portion of the property will also allow for House of Worship as permitted use, and Medical Office as a Special Exception Use, as an alternative to residential. The proposed density is up to 1,300 residential units (approximately 4.3 dwelling units per acre), a 27 % reduction in the currently approved density for the site. The proposed GCCF PUD will also reduce building heights, increase perimeter setbacks, and increase open space as compared to the currently approved zoning.

Access to the site will be via Laurel Road and Border Road. Consistent with Comprehensive Plan Strategy TR-NE 1.1.4 a north/south roadway connection between Laurel Road and Border Road will be provided through the GCCF PUD. In addition, where common ownership with the Milano PUD to the east exists, one or more optional interconnections between the properties shall be permitted. The circulation plan for the GCCF PUD will provide opportunities for multi-modal connectivity, and will include a linked sidewalk system for pedestrian connectivity from each of the development pods throughout the PUD. Further, sidewalk linkages along Laurel Road and Border Road will be provided to the project limit.

All internal roadways will be privately owned and maintained. The on-site storm water management system will be privately owned and maintained. Water and wastewater facilities will be dedicated to the City of Venice.

COMPLIANCE

The proposed GCCF PUD plan is consistent with all applicable elements of the City's Comprehensive Plan. Specifically, the proposed GCCF PUD is consistent with the Northeast Neighborhood plan and the existing and future land uses therein, including Strategy LU-NE 1.1.1. which designates the property Mixed Use Residential (MUR) and allows for up to five (5) dwelling units per acre.

Pursuant to Comprehensive Plan Strategy LU- NE 1.1.1. C LU-1.2.16.6.c a minimum of 50% open space will be provided including a minimum of 10% Functional and 10% Conservation Open Space.

As noted above, consistent with Strategy TR-NE 1.1.4 a north/south roadway connection between Laurel Road and Border Road will be provided through the GCCF PUD.

In addition, the GCCF PUD plan is in compliance with the applicable Intents and Strategies of the Transportation, Open Space, Housing, Infrastructure, and Public Schools Elements of the Comprehensive Plan.

Finally, the proposed GCCF 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 GCCF 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 GCCF Planned Unit Development, excluding standards related to density, building height, buffer widths, and the addition of 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 Chapter 86- Land Development Code.

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
- House of Worship
- Recreational areas
- Open Space
- Cell Tower

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.

3) Special Exception Uses

- Assisted Living Facilities
- Medical Office

B. Density/ Intensity

- 1) Residential- Up to 1,300 residential units
- 2) Open Space- Minimum 50%
- 3) Non-Residential - Maximum FAR 0.5 (individual site)

C. Maximum Height of Structures

- 1) Single-Family - 3 stories up to 42' including parking.
- 2) Assisted Living, House of Worship, Medical Office- 5 stories up to 55' including parking. (For heights above 3 stories and 42', Conditional Use approval required)

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
- Minimum Lot Width: 40 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

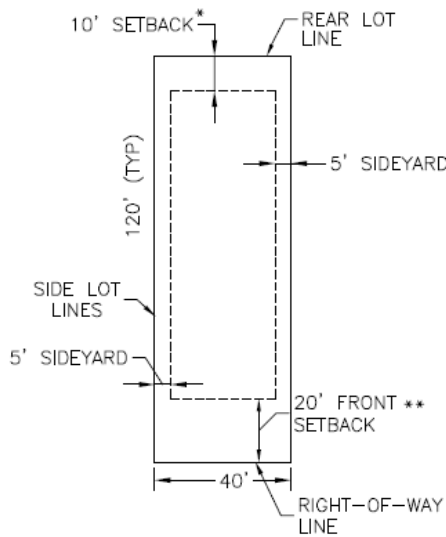
2) Single-Family Attached (Paired Villas)

- Minimum Lot Size: 4,025 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Minimum Lot Width: 35 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

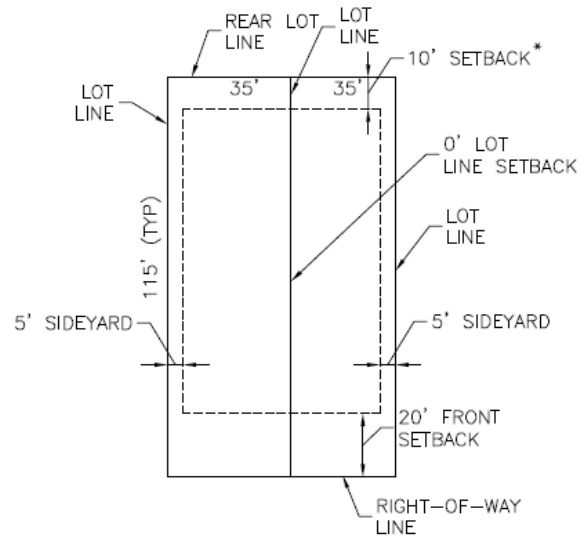
3) Multi-Family

- Minimum Lot Size: 7,200 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
- Minimum Lot Width: 90 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet

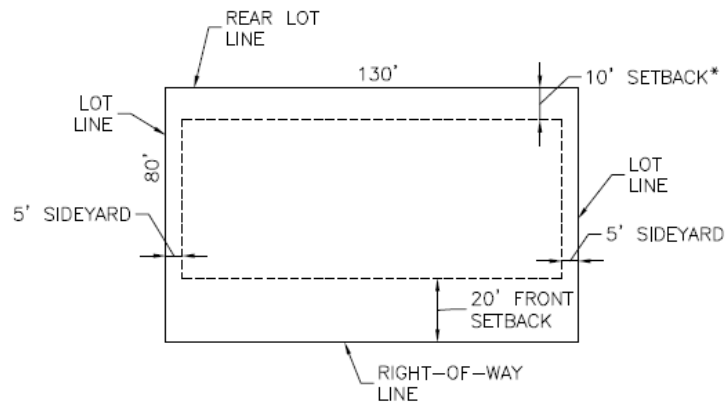
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line



TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED



TYPICAL LOT DETAIL
PAIRED VILLAS



MULTI-FAMILY LOT DETAIL
4 PLEX / 6 PLEX

* ACCESSORY STRUCTURES/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: GCCF PROPERTY

CLIENT: BORDER ROAD INVESTMENT, 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

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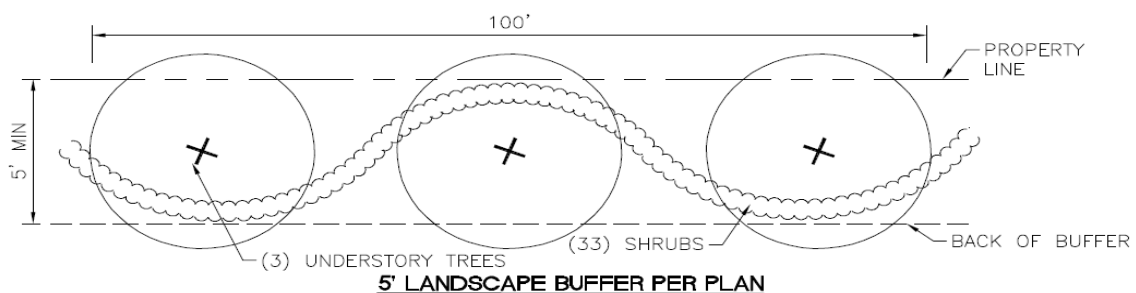
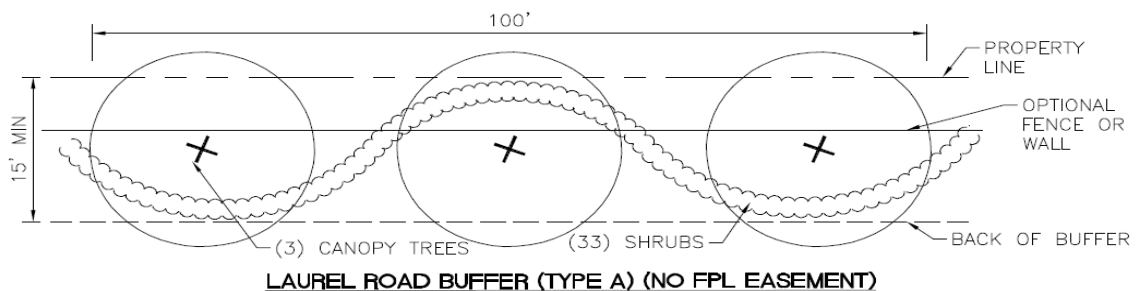
MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447

SCALE:	1" = 50'	DATE:	09/2018
SEC:	35/36	TWP:	38S
PROJECT NO:	215614685	REV NO:	19E
DRWN BY/EXP NO:	RSB/115155	INDEX NO:	215614685-001-EX803
		SHEET NO:	1 of 2

4) Assisted Living, House of Worship, Medical Office

- Minimum Lot Size: None, except as needed to meet all other requirements set out in this section.
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 100 feet
- Front Yard: 20 feet
- Side Yard: Six feet minimum, but in no case less than 15 feet combined side yards.
- Rear Yard: 10 feet
- Accessory structure/ appurtenant structures: 5 feet
- Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot of yard for each three feet of building height above 35 feet and a front yard of 25 feet or one-half of the building height, whichever is greater.

E. BUFFERS/ LANDSCAPING



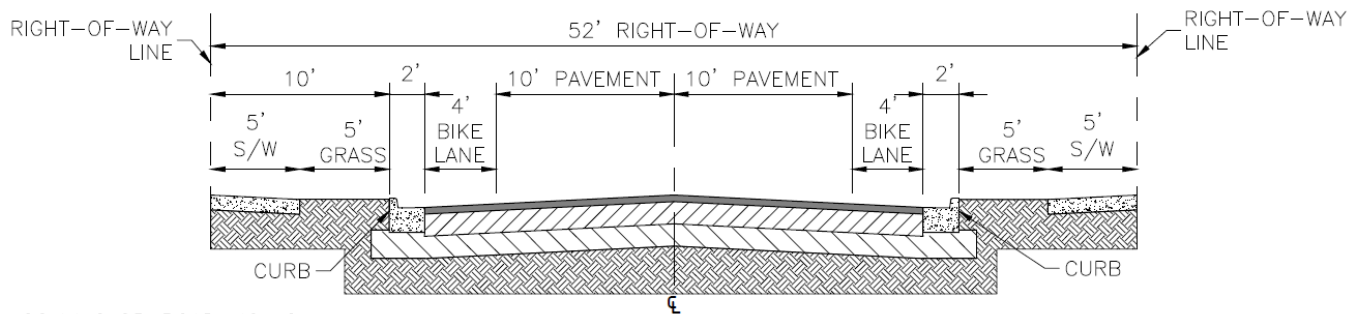
NOTES:

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 LEIU OF A CANOPY TREE.
4. BERM HEIGHTS SHALL BE LIMITED TO A RANGE 0' TO 6'.

F. Roadway Design (Minimum Design Standards)

1) The GCCF PUD proposes the following minimum roadway design for the connection road from Laurel Road to Border Road required pursuant to Comprehensive Plan Strategy TR-NE 1.1.4. (see typical connection roadway standard below)

- Right-of-Way: 52 feet
- Travel Lanes: 10 feet
- Sidewalk: 5 feet (x2)
- Bike Lane 4 feet (x 2)
- 2 foot curb
- One (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation



CONNECTOR ROAD NOTES:

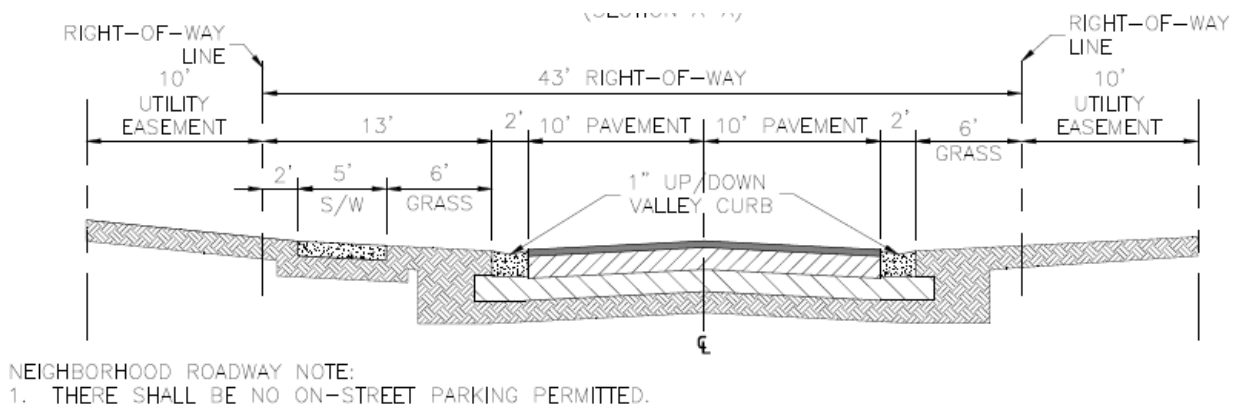
1. THE TWO 5' SIDEWALKS CAN BE SUBSTITUTED FOR ONE 8' MURT. THE 8' MURT MAY BE PLACED ON EITHER SIDE OF THE ROAD AND THE REMAINDER OF THE COMPONENTS OF THE SECTION CAN BE SHIFTED TO MAINTAIN THE 52' MINIMUM CROSS SECTION.
2. ON STREET PARKING MAY BE ADDED TO THE SECTION SUCH THAT THE 52' MINIMUM R-O-W IS INCREASED TO ACCOMMODATE THE SPACE NEEDED FOR THE ADDITIONAL PARKING.

TYPICAL CONNECTION ROADWAY SECTION

(SECTION A-A)

2) The GCCF PUD proposes an alternative minimum neighborhood roadway design with the following standards (see typical neighborhood roadway section below):

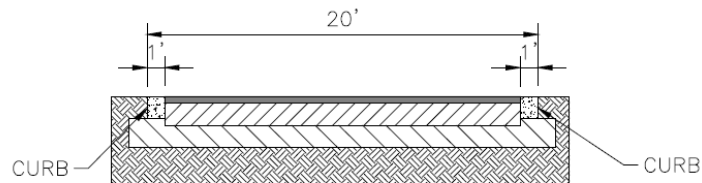
- Right-of -Way: 43 feet
- Travel Lanes: 10 feet
- Sidewalk: 5 feet, one side of street only
- 2 foot curb
- One (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation



TYPICAL NEIGHBORHOOD ROADWAY SECTION
(SECTION B-B)

3) The GCCF PUD proposes an alley design with the following minimum standards (see typical alley section below):

- Right-of -Way: 20 feet



TYPICAL ALLEY SECTION
(SECTION C-C)

4) 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.

G. SIGNAGE: No signs are permitted in the GCCF 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, or wall 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 Border Road and Laurel Road.
- 3) One wall or monument-style ground sign, or wall sign not over eight square feet in area, to identify a private club.
- 4) Assisted Living Facility, Medical Office, House of Worship Signage- One monument-style ground sign, or wall sign for each lot or parcel, not over 75 square feet in area.

PROPOSED GCCF PUD MODIFICATION TO STANDARDS

- 1) A modification to the requirements of Sec. 86-130 (q), concerning the requirement that no structure, including pool cages, 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, and the low intensity of the development plan.

- 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 up to 42' including parking.

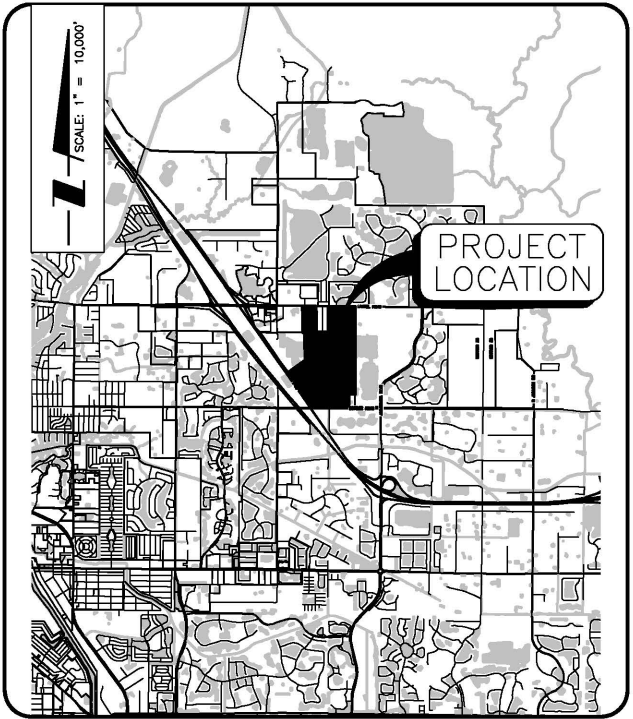
The proposed modification is necessary to address an inconsistency between the City's Land Development Code and its Comprehensive Plan.



PLANNED UNIT DEVELOPMENT PLANS FOR
GCCF PROPERTY

PART OF SECTION 35 AND 36,
TOWNSHIP 38 SOUTH,
RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY
**BORDER ROAD
INVESTMENT, LLC**
5800 LAKEWOOD RANCH BOULEVARD NORTH
SARASOTA, FL 34240
941-328-1111



LOCATION MAP

SHEET NO.	SHEET DESCRIPTION		
1	COVER SHEET		
2	MASTER SITE AND CIRCULATION PLAN		
PROJECT PLANNER JIM COLLINS		PROJECT DEVELOPER BORDER ROAD INVESTMENT, LLC	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 215614685			
DATE FEBRUARY 2019		INDEX NUMBER 215614685-01C-001CV	



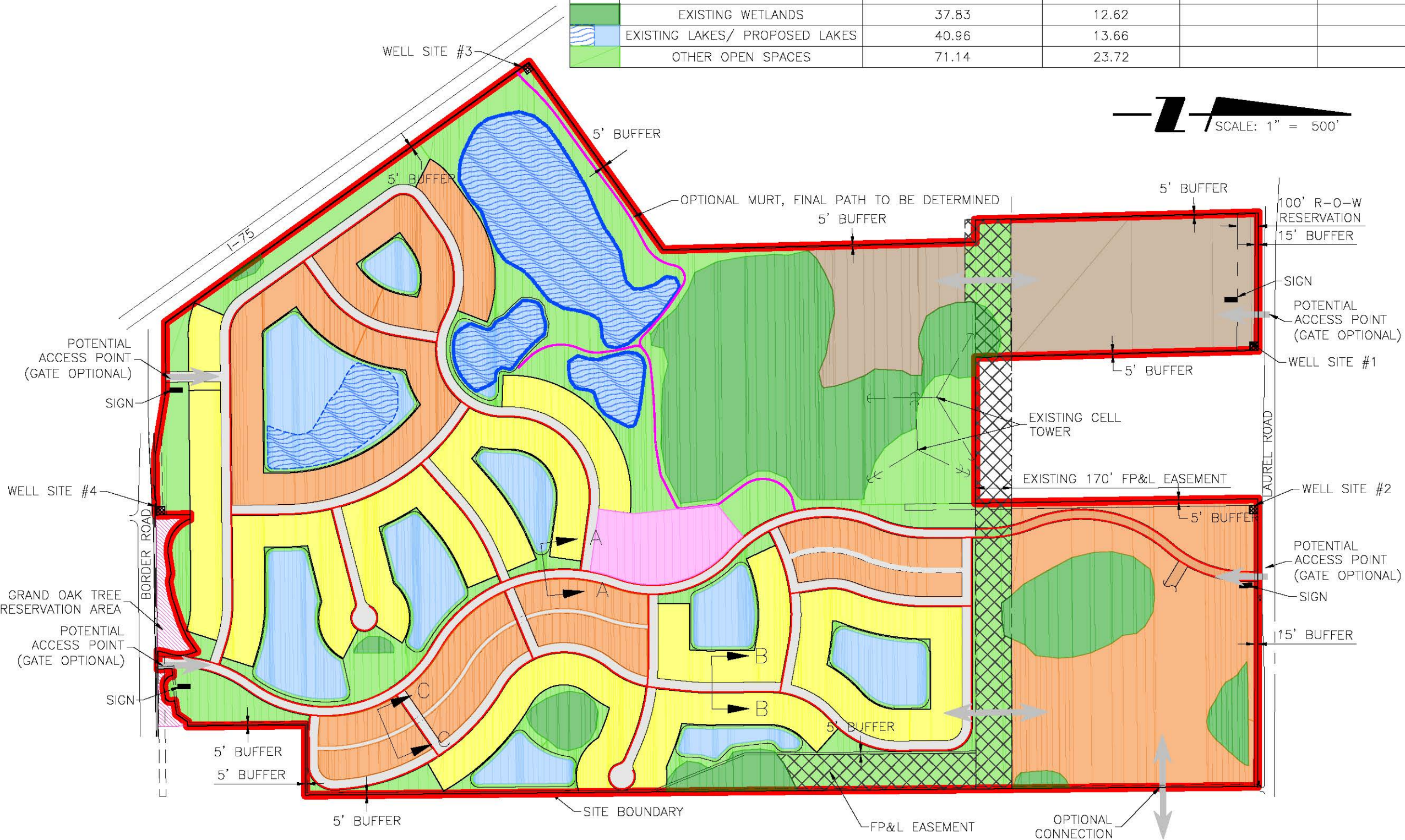
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REV. NO.	DESCRIPTION	DATE	DRAWN BY


PROPOSED 5' SIDEWALKS
PROPOSED 8' MURT

	LAND USE	AREA AS SHOWN (AC)	% AS SHOWN	REQUIRED AREA	REQUIRED %
	SINGLE FAMILY RESIDENTIAL	46.23	15.42		
	AMENITY AREA	4.68	1.56		
	MULTI-FAMILY RESIDENTIAL/ SINGLE FAMILY RESIDENTIAL	47.03	15.68		
	MEDICAL OFFICE/MULTI-FAMILY/ HOUSE OF WORSHIP/ ASSISTED LIVING FACILITY	25.41	8.47		
	R-O-W	26.56	8.86		
	OPEN SPACE			149.93	50
	EXISTING WETLANDS	37.83	12.62		
	EXISTING LAKES/ PROPOSED LAKES	40.96	13.66		
	OTHER OPEN SPACES	71.14	23.72		

SCALE: 1" = 500'



- *NOTE:
1. WELLS SITES TO BE RELOCATABLE SUBJECT TO MUTUAL AGREEMENT OF OWNER AND CITY.
 2. ENTRY GATES TO BE OPENED DURING EMERGENCY AS DETERMINED BY VENICE POLICE AND FIRE DEPARTMENTS.
 3. THE SIDEWALKS SHOWN ARE CONCEPTUAL AND MAY BE LOCATED ON THE OTHER SIDE OF THE ROAD.

						ACTIVITY	INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #2013 • 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 Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.	CLIENT:	BORDER ROAD INVESTMENT, LLC		DATE:	8/2016	TITLE:	MASTER SITE AND CIRCULATION PLAN		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
						DRAWN BY:	RTD/B9450	8/2016			PROJECT:	GCCF PROPERTY		HORIZONTAL SCALE:	1" = 500'			INDEX NUMBER:	215614685-01C-102SP
						CHECKED BY:								VERTICAL SCALE:				SHEET NUMBER:	2 of 2
						CONTRACT ADMIN. BY:													
△REV. NO.	REVISION		DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:													