

The Woods at Venice Planned Unit Development (PUD)

Binding Master Plan

Adopted by Ordinance No. 2015-15

June 23, 2015

## Project Narrative

The Woods at Venice PUD is a 151 acre +/- property located on the north side of Border Road, south of Laurel Road. The property is located within the Border Road to Myakka River Neighborhood Joint Planning Area/Interlocal Service Boundary Agreement (JPA/ILSBA) Area #3 – Subarea 1. The property is currently zoned Sarasota County OUE – Open Use Estate. The site is comprised of three parcels (Parcel Identification Nos. 0393-00-2000, 0394-00-3040, 0394-00-3020).

The applicant, Border Road Investments, LLC, proposes a rezoning to Planned Unit Development (PUD) and develop a low density residential development (single-family) with related open space. The proposed density is up to 263 residential units (density of up to 2.0 dwelling units per acre) with 50 percent open space.

In addition, the permitted density of up to five (5) dwelling units per acre within Subarea 1 can be implemented directly through one of the following City of Venice Zoning Districts: Residential Single Family Districts 1 through 4, Residential Multi-Family District 1 and the Planned Unit Development (PUD) District. The applicant is requesting Planned Unit Development approach in order to allow mixture of housing types and sizes, and better design in concert with the existing natural features located on site.

## Compliance

The Woods at Venice PUD has satisfied the requirements of the Pre-Annexation Agreement for the property or has been designed to allow for satisfaction of the Pre-Annexation Agreement requirements as required at future points in the development process.

The Woods at Venice PUD plan is consistent with all applicable elements of the City's adopted Comprehensive Plan. Specifically, the proposed PUD is consistent with the intent of the Border Road to Myakka River Neighborhood Joint Planning Area/Interlocal Service Boundary Agreement (JPA/ILSBA) Area #3 – Subarea 1 including Policy 18.8 with regard to density, building envelopes (mitigating techniques provided in Policy 8.2 and open spaces.

The Woods at Venice PUD is also consistent with the City of Venice Land Development Code Sec. 86-130 requirements for Planned Unit Development (PUD) Districts as outlined below.

## Land Use and Development Standards

The Woods at Venice PUD consists of one (1) residential neighborhood developed consistent with the development form provided below. The following identifies the proposed development standards for The Woods at Venice 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 within

The Woods at Venice 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.

Any standard not stated or otherwise addressed in the binding site plan is subject to Sec. 86-130, City of Venice PUD standards. The Woods at Venice PUD development standards and permitted and accessory uses are defined in this section and shall govern future development of the subject site consistent with the applicable provisions of the City of Venice Land Development Code.

1. Permitted and Accessory Land Uses
2. Density and Intensity of Development
3. Maximum Building Height Restrictions
4. Yard/Bulk Standards
5. Buffers and Landscaping
6. Signage
7. Residential Street and Connectivity Standards

*1. Permitted and Accessory Land Uses:*

Land Use shall be in accordance with the respective standards contained within this application and as noted below.

**Land Use:** Permitted uses within this PUD shall include single-family homes (may consist of detached and/or attached), recreational areas/open spaces, private clubs, civic and social organization facilities, essential services, and community spaces/areas.

- **Permitted Accessory Uses And Structures.** Permitted accessory uses and structures are uses and structures which:
  - 1) are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
  - 2) are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
  - 3) do not involve operations or structures not in keeping with the character of the district.
  - 4) do not involve the conduct of business on residential premises, provided that accessory home occupations shall be allowed as accessory to residential uses.

*2. Density and Intensity of Development*

The permitted density and intensity of development shall be in accordance with the standards contained within this application and as noted below.

- **Density:** Up to 2.0 dwelling units per acre are proposed.

- **Non-residential Intensity:** not proposed except for an amenity center, recreational facility(s)/buildings and similar.
- **Open Space:** Pursuant to the requirements of Section 86-130, Subsection (k) (1), of the City of Venice Land Development Code a minimum of fifty (50) percent of the Woods at Venice will remain as open space and may include wetlands, easements, buffers and stormwater ponds/facilities.

### 3. *Maximum Building Height Restrictions*

The permitted maximum height of buildings shall be measured consistent with the provisions of Policies 9.2 and 9.3 of the Future land Use Element of the Comprehensive Plan, Land Development Code 86-570, and in accordance with the respective standards contained within this application and as noted below.

**Maximum Building Height:** Two stories up to 35 feet

- Accessory Structures
  - Accessory uses and structures shall not be located in required front yard, but may be located in rear and side yards and may be located within five feet of the lot line.

### 4. *Yard/Bulk Standards*

The permitted yard and bulk standards shall be in accordance with the respective PUD standards contained within this application and as noted below.

**Maximum Building Lot Coverage:** Subject to PUD standards and setbacks

**Minimum Yard Requirements:**

Minimum Lot Width: 52 feet

Minimum Lot Size: 6,500 sq.ft.

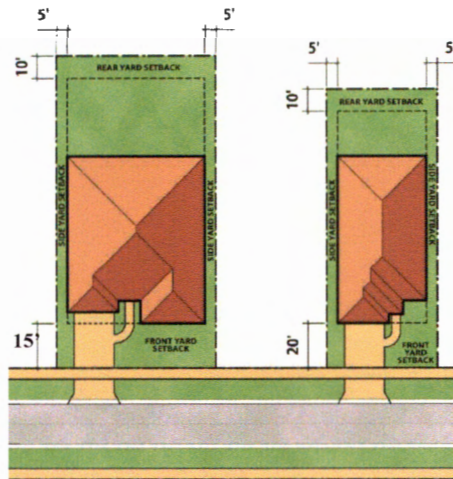
Front Yard: 15 feet minimum structure, 20 foot minimum driveway length

Side Yard: 5 feet

Rear Yard: 10 feet

Perimeter: one times the maximum height of the adjacent structures (35 feet)

## Yard Requirements



Setbacks shall be as illustrated on the attached lotting diagram; Setbacks for accessory structures/appurtenant structures such as pool cages, may be located within five feet of the lot line.

### 5. *Buffers and Landscaping*

The purpose of these provisions are to assure compliance with City of Venice buffering objectives as identified in the City of Venice 2010 Comprehensive Plan and applicable landscape and buffering standards, as applicable and/or as may be modified as part of the PD process. The buffers are intended to provide visual separation along the perimeter of the Woods at Venice community and the surrounding properties. These buffers, along with the accompanying buffer sections provide the specific standard as well as an allowable alternative approach to achieving the buffering standards and applications. Within the respective buffer sections, either buffer standard (1)a or (1)b may be applied. For reference purposes, the Typical Buffer Sections are identified 1, 2, and 3; each corresponding condition (location) is identified on the Conceptual Site Plan. Although no residential developments have been approved and/or constructed immediately adjacent to the subject properties, the Villages of Milano (fka Vica), Venetian Golf and River Club, Willow Chase, Portofino and Toscana Isles have been approved along this portion of Border Road and Laurel Road, east of I-75. The applicant is proposing a low density residential development that is consistent with this development and the Comprehensive Plan.

(1) The following buffer and landscape design standards shall apply within the Woods at Venice PUD perimeter buffer:

- a. *Buffer:* The landscaped buffer area shall be a minimum of five (5) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines and include an optional six-foot-high (6') opaque durable barrier set within the five-foot-wide landscaped buffer area; such barrier may be but not limited to masonry, wood, PVC or similar material installed in such a way as to allow the migration of wildlife. If such opaque durable barrier is of nonliving

material, for each ten feet thereof, an average of one shrub shall be planted abutting such barrier, but these need not be spaced ten feet apart. Such shrubs or vines shall be planted along the property line side of such barrier unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the required landscaped areas shall be landscaped with grass, ground cover or other landscape treatment. The opaque durable barrier shall be so located within the landscaped buffer area as to permit maintenance of such barrier and landscaping without trespass on adjacent property. Pedestrian and vehicular interconnections to adjoining public and private roadways and properties shall be permitted.

- b. *Buffer (Alternative)*: The landscaped buffer area shall be a minimum of ten (10) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines. Pedestrian and vehicular interconnections to adjoining public and private roadways and properties shall be permitted as identified on the Conceptual Site Plan. Typical Buffer Sections (locations) are identified on the Conceptual Site Plan and shall be consistent with the Typical Buffer Section.
- (2) *Screening; plant material*. Each buffer area shall be so designed, planted and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally. Plantings shall be of a size and type which will ensure the meeting of the 80 percent opacity requirement within no longer than 12 months of the date of first planting. Where questions may arise as to the suitability of proposed plant materials to meet this requirement, final determination of suitability shall be made by the City's Zoning Administrator.
- (3) All buffer areas shall be covered by grass, vegetative ground coverings, or mulch in areas not utilized for tree and shrub plantings and include at least one canopy tree per each twenty-five (25) linear feet of buffer. Trees shall have a trunk diameter of sufficient size to achieve the opacity standard and be a minimum of 25-gallon container size or have a minimum two-foot root ball if field grown consistent with (2) above and 86-431. Trees shall be Florida #1 or better quality as per Grades and Standards for Nursery plants (Florida Department of Agriculture and Consumer Services).

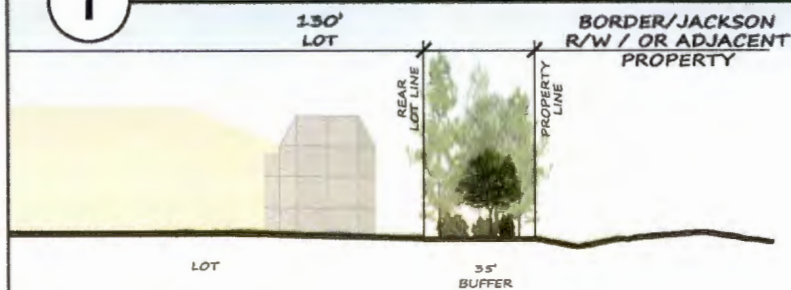
*Note: A full size copy of the buffer section is provided along with the reduced size image below.*



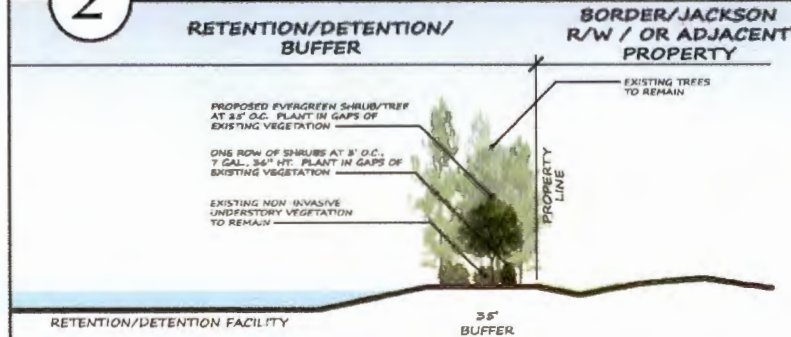
# Typical Buffers



**1** Typical Property Buffer adjacent to Existing Wetland



**2** Typical Property Buffer adjacent to Lot



**3** Typical Property Buffer adjacent to Retention/Detention Facility

**NOTE:**  
BUFFER MAY INCLUDE AN OPTIONAL SIX-FOOT HIGH OPAQUE DURABLE BARRIER INSTALLED IN SUCH A WAY AS TO ALLOW THE MIGRATION OF WILDLIFE.

## The Woods at Venice

### Typical Buffer Sections

Sarasota County, Florida

CONTACT: THOMAS M. STOVALL, P.E., (941) 378-7800  
AERIAL FLIGHT DATE: 2011

DATE: June 16, 2015

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## 6. *Signage*

The purpose of these provisions are to identify sign design standards for application in the Woods at Venice PUD. Signage within the Woods at Venice shall be designed to complement the architecture and be of an appropriate scale to fit the community character. Monument style signage shall be permitted and materials should be complementary and consistent with the project's development themes.

Community entry signs shall be permitted on each side of vehicular access points and shall not exceed (face of sign) nine (9) feet in height or twenty (20) feet in length (per sign).

All ground signs shall adhere to the monument style requirements of the City of Venice, including base, cap and columns.

Within the residential areas of the Woods at Venice PUD, the following signage is permitted:

- (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 wall or monument-style ground sign, not over eight square feet in area, to identify a private club or recreation area.

No sign shall be erected or maintained within 20 feet of any adjacent residential property line nor exceed nine feet in height. Where illuminated, all signs shall be externally illuminated, except for backlit or internally illuminated individual letters, characters, or logos. Sign materials may include stone, masonry, ceramic, glass, plastic or wood. Final design and location of signage on non-residential buildings will be determined at the time of site and development plan review by the City.

## 7. *Residential Street and Connectivity Standards*

The purpose of these provisions are to identify residential street design standards for application in the Woods at Venice PUD. Street standards within Woods at Venice shall be designed to complement the appropriate scale and fit the community character as a primarily low density residential development.

A sidewalk and pathway system shall be included within the Woods at Venice PUD. Sidewalks and pathways shall be provided on one side and shall be a minimum of five (5) feet in width along all roadways adjoining residential uses and provide connectivity



to the required sidewalk on Border Road unless the Border Road sidewalk requirement is otherwise modified by City Council.

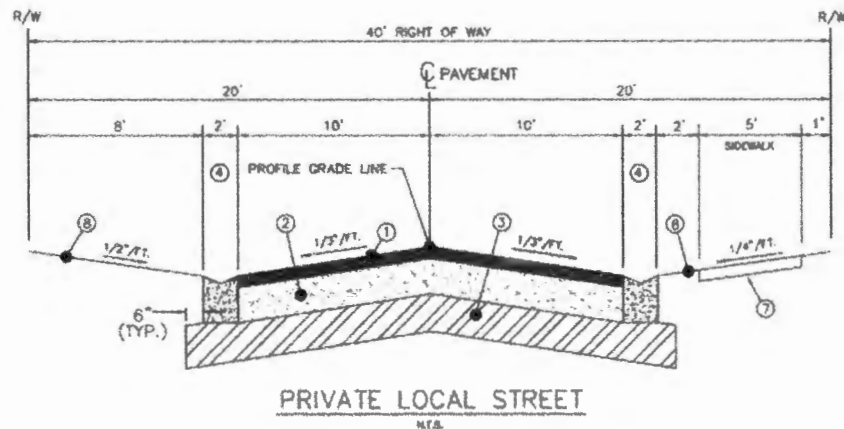
As provided in Policy 2.6 of the Housing and Neighborhood Development Element of the 2010 Comprehensive Plan, the Woods at Venice is proposed to be a limited access community with the option for a manned or un-manned gate at the neighborhoods entrances/access points; access controls are proposed to meet the emergency access requirements of the City of Venice.

Limited access/gated entries may be provided to improve the sense of internal security for future residents of Woods at Venice.

All of the streets and roadways within Woods at Venice are proposed to be privately maintained and not dedicated to the City of Venice for ownership or maintenance responsibility.

The road and right-of-way cross sections are proposed as follows:

- Right-of-way: 40 feet
- Roadway/travel lanes: 10 feet each
- Curb/gutter (closed drainage)
- Sidewalk: 5 feet; one side only
- Parking: no on-street parking is proposed
- Access to N. Jackson Road (as may be proposed/provided by the Applicant) is limited to emergency access only as identified on the Conceptual Site Plan.
- Potential future cross connection to the northern (adjacent) property (to be constructed upon agreement by property owners.
- Street Trees: Not required per City Standards (Note: the Applicant will provide one (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation; tree specifications will be consistent with the City LDC. These will be identified as part of the Plat.)
- Gates: limited access/gated entry proposed but not required



#### SPECIFICATIONS :

- ① 1 1/2" MINIMUM THICK TYPE II ASPHALTIC CONCRETE SURFACE (2 LIFTS)
- ② 10" MINIMUM CTS OR CCA
- ③ 12" MINIMUM THICK COMPACTED SUBGRADE (PDOT. SEC. 160. TYPE II STABILIZATION LSR 40 MIN)
- ④ 2" TYPE "A" CURB
- ⑤ 2" TYPE "A" CURB
- ⑥ 1.35 TYPE "A" CURB
- ⑦ CONCRETE SIDEWALK WITH FIBER REINFORCEMENT (4" THICKNESS, 3,000 P.S.I. @ 28 DAYS)
- ⑧ GRASSING BY SOO AND SEED/PALLOK 1.87 SOO STRIPS SHALL BE USED ALONG ALL PAVEMENT EDGES, BACK OF CURBSIDE, EACH SIDE OF SIDEWALK AND ON ALL SLOPES STEEPER THAN 4:1 RATIO. SEED AND GRASS SHALL BE USED FOR ALL OTHER SLOPES, MEDIAN AND DISTURBED AREAS.

NOTE:  
NO UTILITY SERVICES IN SIDEWALK.

#### NOTES:

1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE ACCESS/EGRESS UTILITY & DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
2. DETAIL PER CITY OF VENICE 2013 STANDARD DETAILS WITH MODIFIED ASPHALTIC SURFACE, SHEET PS-1 (SHEET B-10 THIS PLANSET).
3. THERE SHALL BE NO ON-STREET PARKING.

### Woods at Venice – List of Modifications to LDC Standards

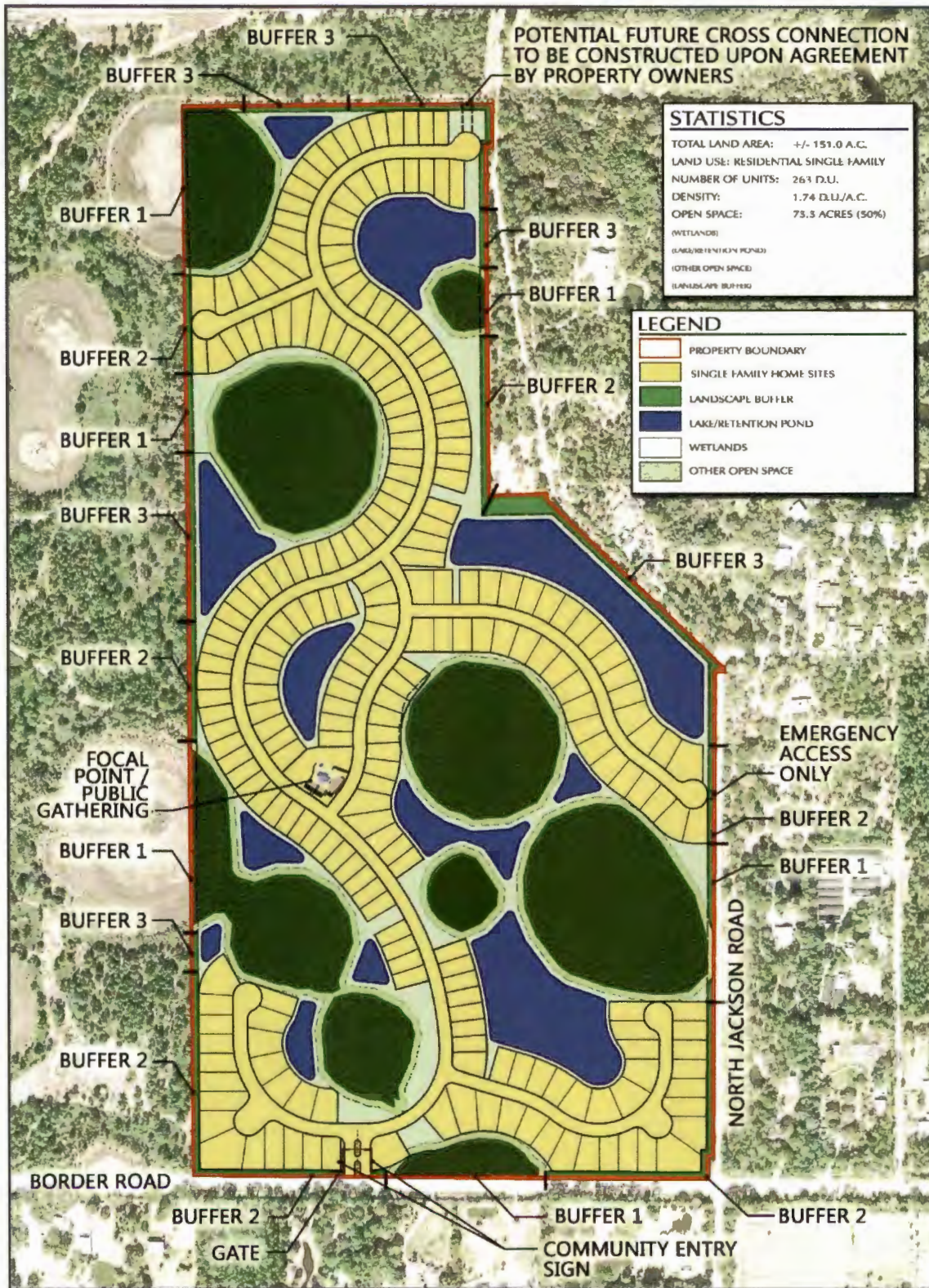
#### Justification:

The following list of modifications to the LDC Standards have been provided as part of the Woods at Venice PUD consistent with comparable developments within the City of Venice, to address site specific conditions including the location, size and configuration of existing environmental features, existing roadway designs and features, and to address limitations based on the size and shape of the parcel. In addition, based on the information provided within the submittal, the Applicant has demonstrated that the granting of the waivers and design standards does not adversely affect the adjacent properties. In addition, the City's Code permits alternative street designs; the Applicant's proposal provides designs consistent with the intent of the zoning district.

- Perimeter Setback: one times the maximum height of the adjacent structure ((35') [86-130(q)].
- Sidewalk (internal): 5'; one side only [86-232(12)]
- Private Local Street: Reduce ROW width to 40' [86-232(5)]

*Note: A full size copy of the Binding Conceptual Site Plan is provided along with the reduced size image below.*





## The Woods at Venice

### Binding Master Conceptual Plan

Sarasota County, Florida  
CONTACT: THOMAS M. STOVALL, P.E. (941) 379-7600  
AERIAL FLIGHT DATE: 2011

0 100 200 400 Feet  
DATE: June 17, 2015  
Kimley-Horn and Associates, Inc. 2015  
**Kimley-Horn**