

# GCCF

## PLANNED UNIT DEVELOPMENT

PRESENTED BY

**NEALLAND**  
& NEIGHBORHOODS

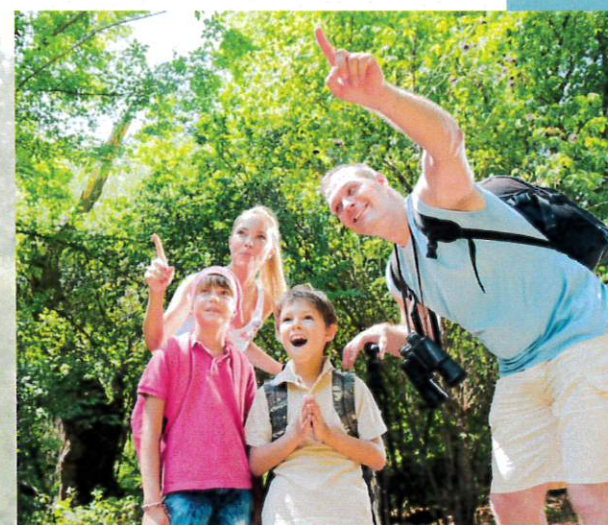
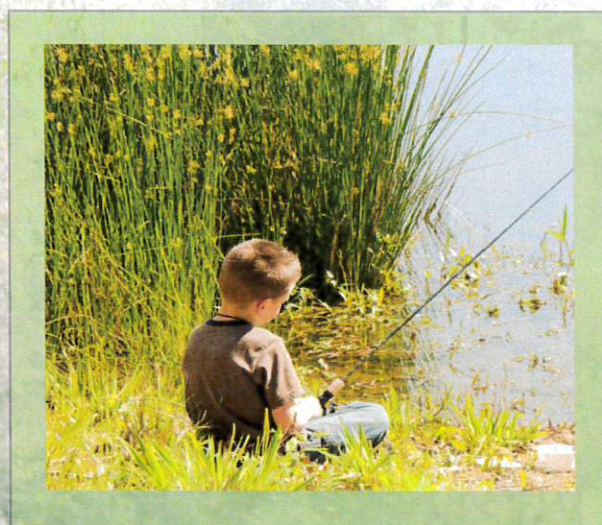
SOUTHWEST FLORIDA'S PREMIER LAND EXPERTS





## NEAL CREDIBILITY

- Over 50 Years of Land Development and Building Homes in Southwest Florida
  - Award-Winning Team: John Neal, Pat Neal, Tom Panaseney
- Experts in Master Planned Communities, Placemaking and Place-Led Development
  - Enhancing Community Value and Positive Economic Impacts through Creative Placemaking (North River Ranch is latest example)
- Award-Winning Communities: Bexley, FishHawk Ranch, WindMark Beach & many more
  - Devoted to responsible building, ecological accountability, and economic growth
  - Personal interest in seeing our community thrive and grow while preserving the ecological systems and natural beauty.



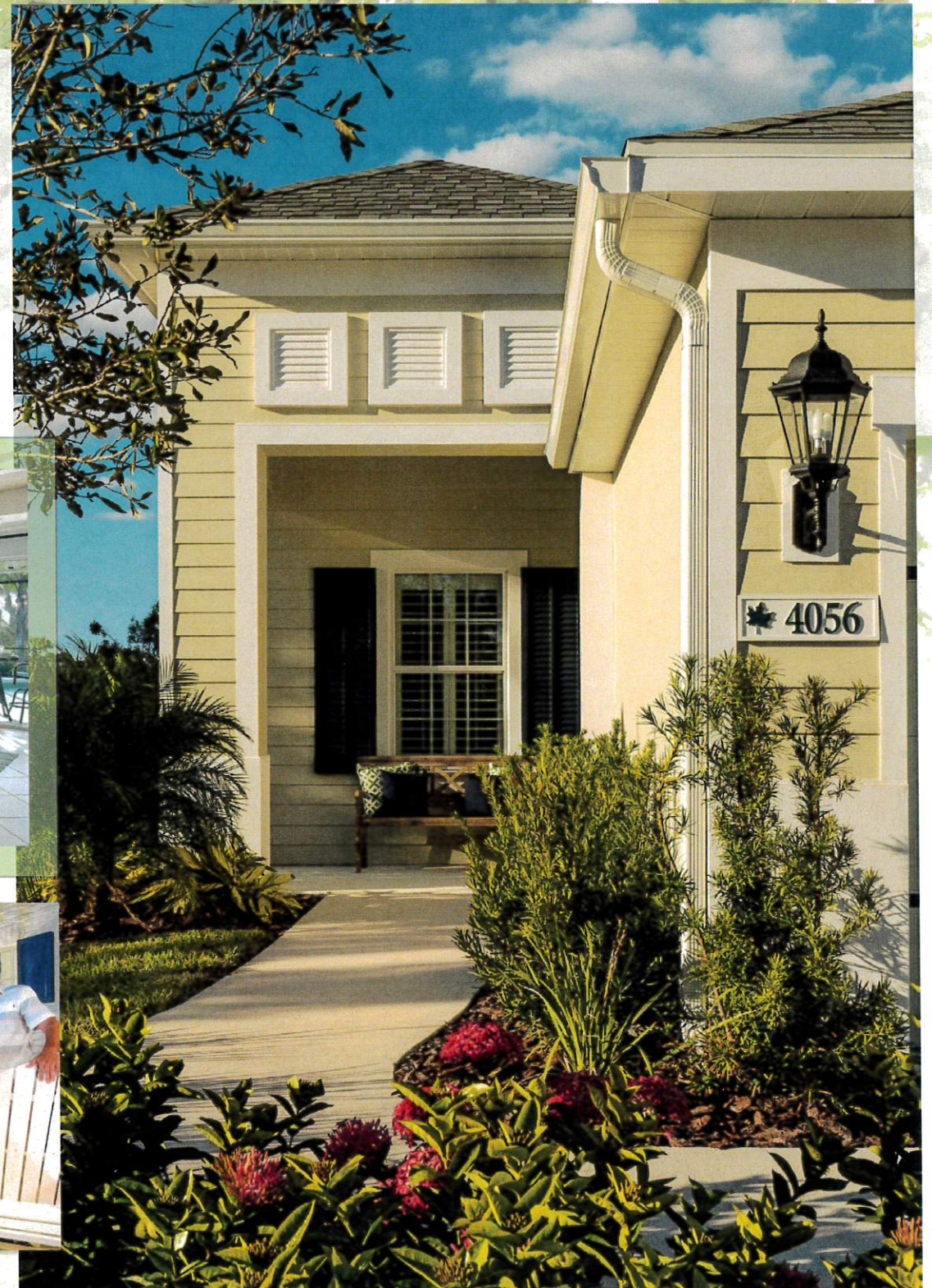




## TYPICAL PRODUCT

Variety of homes offered at various price points to meet market demand

Proposed plan includes detached single-family homes, paired villas, and multi-family homes, as well as opportunity to include assisted living, house of worship or medical office to meet demand of the community.



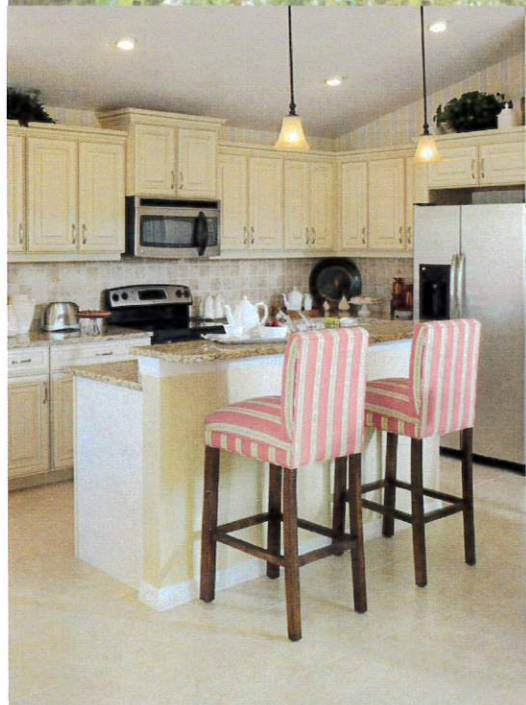
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## TYPICAL PRODUCT WITH ALLEY WAY



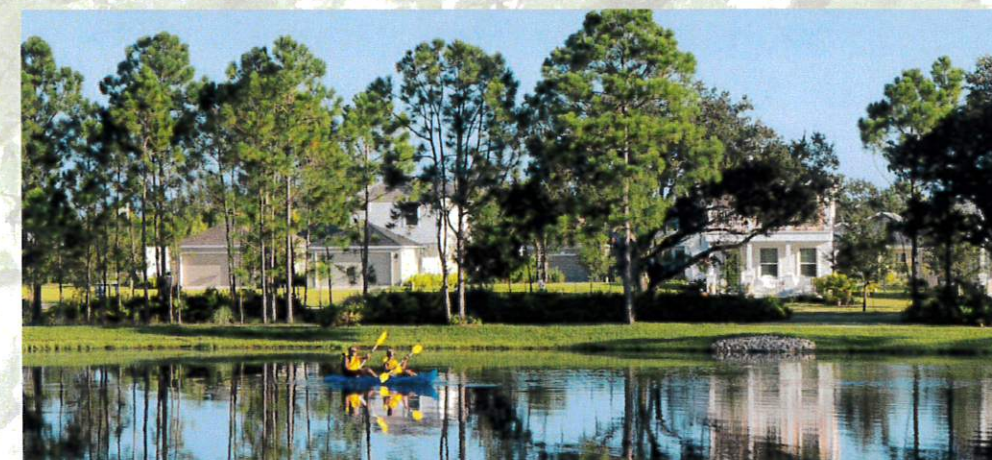
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## CONCEPTUAL AMENITY

- Community that includes amenity areas and ample open space
  - Amenities that enhance and engage the community for gatherings and activities
    - 50% open space
  - Opportunity to provide for a compact development pattern which allows for preservation of the open space and protection of environmental resources while maintaining wildlife corridors



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	LAND USE	AREA AS SHOWN (AC)	% AS SHOWN	REQUIRED AREA	REQUIRED %
	SINGLE FAMILY RESIDENTIAL	46.23	15.42		
	AMENITY AREA/MULTI-FAMILY RESIDENTIAL/SINGLE FAMILY RESIDENTIAL	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 /LAKES	71.14	23.72		
	TOTAL	149.93	50.00	99.99	299.84



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.

DESIGNED BY: DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY:		RITD/BR453 8/2016		 (PRO) Professional Parkway East, Sarasota FL 34240 (641) Phone: (941) 557-0900 • Fax: (941) 557-0910 Certificate of Authorization #2753 • www.stantec.com		CLIENT:  PROJECT:		BORDER ROAD INVESTMENT, LLC  GCCF PROPERTY		DATE: 8/2016 HORIZONTAL SCALE: 1" = 500' VERTICAL SCALE:		TITLE:  MASTER SITE AND CIRCULATION PLAN		MELANIE DELEHANTY SMITH, AIA FLORIDA LICENSE NO. 75447 PROJECT NUMBER: <b>215614685-01C-102</b> SHEET NUMBER: 2 of 2	
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## IN CONCLUSION

- Planned Unit Development (PUD) and Commercial Mixed Use (CMU) to Planned Unit Development (PUD)
- Comprehensive Plan indicates that PUD is the sole implementing zoning district for the Mixed Use Residential (MUR) designation
  - Plan is limited to 1,300 homes which is 27% less than the approved 1,799 homes
  - 50% open space
- Consistent with the comprehensive plan and Land Development Code
  - Compatible with the neighborhood



PLEASE MOVE TO APPROVE THE  
REZONE AND VARIANCE PETITION  
FOR THE GCCF PROPERTY



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