

Rustic Road South Phase 1 & 2 Preliminary Plat- Project Narrative

The proposed residential subdivision is known as “Rustic Road South Phases 1 & 2” and located south of Rustic Road and east of Cowpen Slough. The proposed residential subdivision is the southern parcel within the Rustic Road PUD. The proposed subdivision includes 400 single family lots. The subdivision has primary access via Rustic Road consistent with the PUD. The subdivision also has emergency access via Rustic Road. The subdivision will have City of Venice water & sewer service via Rustic Road.

The proposed subdivision is consistent with the Rustic Road PUD (Ordinance No. 2019-25).

Landscape:

Typical buffer details are provided to allow for several options in planting. Refer to Sheet L16 and L17. Tree species proposed are from the City’s approved list. Plants in the typical detail are divided into groups based on similar characteristics. For example, deciduous canopy trees are in a group and evergreen canopy, full to ground trees are in a group. This provides the desired aesthetic and will allow variety in planting to provide diversity in species.

The I-75 corridor is mixed with existing trees and understory vegetation. This corridor includes thick groupings of mature Live Oak, Laurel Oak, Cabbage Palm, Slash Pine and Australian Pine. The removal of any portion of it would warrant the removal of desirable native vegetation and eliminate an existing buffer with desirable height that could not be matched with new plantings. Additionally, installation of an irrigation system to irrigate buffer in this area would disturb root zones of existing trees. To maximize the screening and maintain the rural character of mature vegetation, this buffer corridor has largely been preserved. A minimum of 20’ has been preserved but in some places 40’-60’ has been preserved to provide the desired visual screening. Some of the preserved trees are outside of the minimum 20’ buffer but will be retained in order to minimize gaps between groups as viewed horizontally from I-75. In addition to the buffer, an optional 8’ wall is proposed atop the adjacent pond berm. Where existing vegetation does not exist or where it could not be retained, the typical buffer will be planted at the quantities and rates shown in the buffer details.

The street trees are located 1 per lot per zoning condition F.1. Due to the restricted tree lawn in the cross section of approved roadway section, the trees will be located behind walkway.

Palms are noted for use but will adhere to percentages and replacement required by code. Cabbage Palms will be the primary palm used, reserving use of Washington Palms or Royal Palms as accents in areas such as the entrance.

Hardscape & Signage:

Hardscape and Signage details will be approved under a separate submittal. The plan proposes one of two options (A and B) at the project entrance. Option A includes 2 – corner monument signs, up to 9’ in height with an optional tower feature (structure no sign) in the median. Option B includes one dual sided median sign and an optional tower feature (structure no sign) on the side of entrance. Optional fencing and walls for buffering provided on plan.