

25-01 RZ TOSCANA ISLES PUD
AMENDMENT (WISDOM
TOWNHOMES)
PLANNED DISTRICT ZONING AMENDMENT

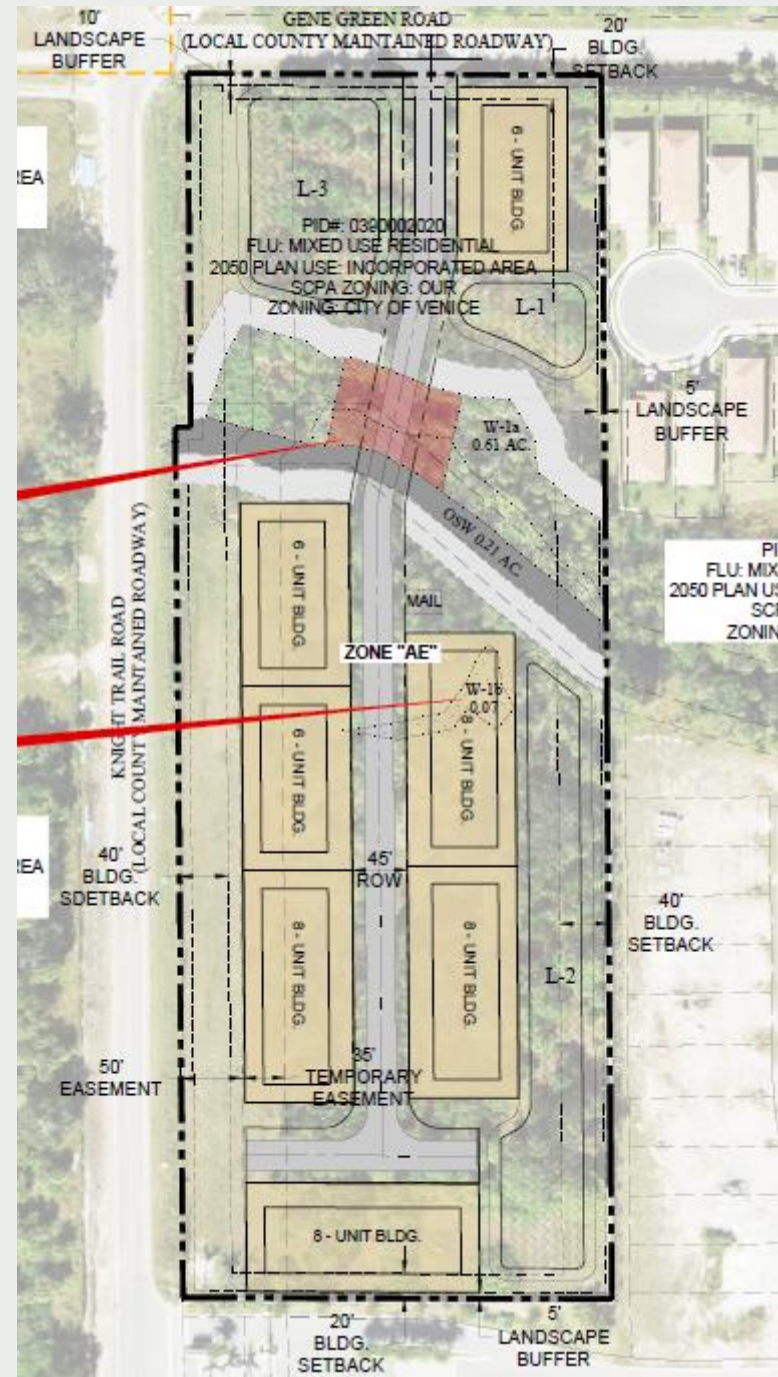
General Information	
Address:	0 Knights Trail Road
Request:	Amending the Toscana Isles Binding Master Plan to allow townhomes in Subarea 3 and adding an access point along Gene Green Road
Owner:	Wisdom Properties LLC/Meritage Homes of Florida, Inc.
Agent:	Josh Law, Morris Engineering and Consulting LLC
Parcel ID:	0366130002 & 0375130004
Parcel Size:	10.58+ acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development
Comprehensive Plan Neighborhood:	Northeast
Application Date:	February 5, 2025



Project Description

- Proposed PUD amendment for Toscana Isles neighborhood
- Would allow townhomes as a permitted use in Subarea 3
 - Currently only multifamily is listed as an example, but “full range of residential, neighborhood and commercial” are permitted
 - Adds standards from subarea 2
- Additional access point proposed along Gene Green Road to accommodate townhome development
 - Only access to the proposed development (will be submitted as a future preliminary plat petition); replaces internal access from Villoresi Blvd
 - Conceptual plan was submitted, but is not part of the Binding Master Plan

CONCEPT PLAN



PROPOSED CONNECTIVITY PLAN





Proposed Townhome Standards

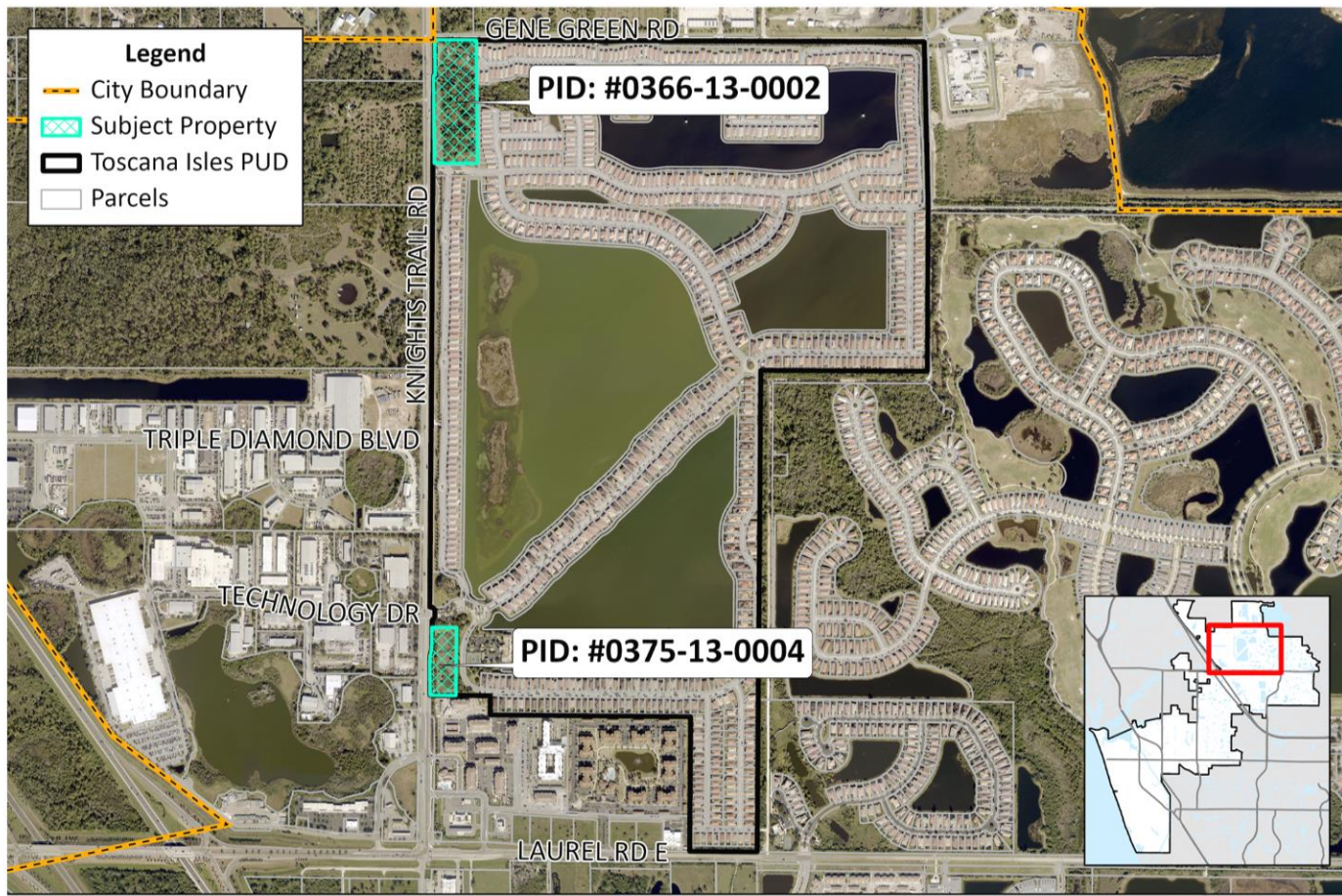


Townhomes:

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

Side Yard: Fire-rated separation between attached units and in no case less than twenty (20) feet between structures

Rear Yard: 10 feet, but in no case less than thirty (30) feet between structures



Wisdom Townhomes
Aerial Map

0 500 1,000 2,000 Feet



AERIAL MAP



EXISTING CONDITIONS

Site Photographs, Future Land Use Map, Zoning Map, Surrounding Land Uses

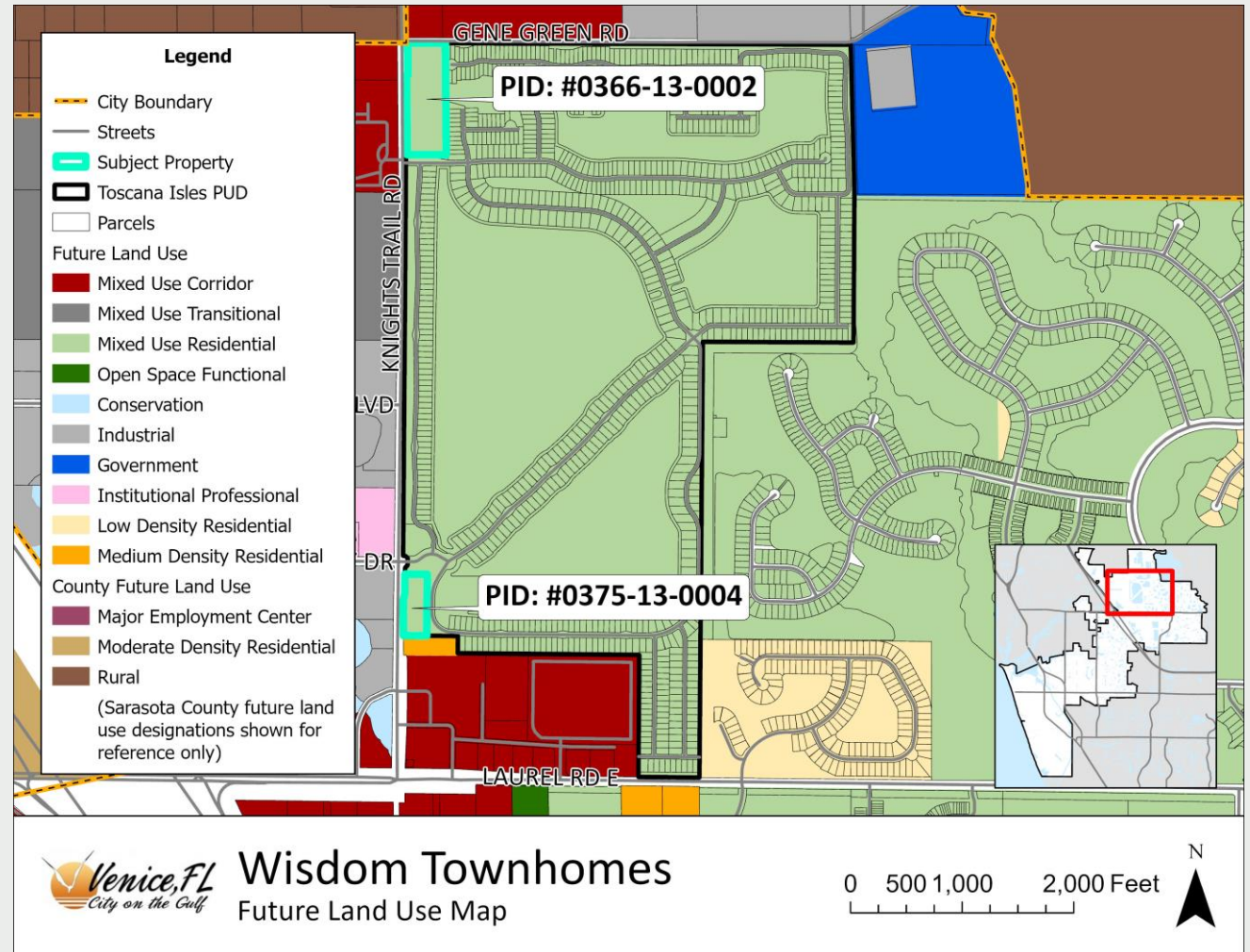


SITE PHOTOGRAPHS NORTHERN PARCEL

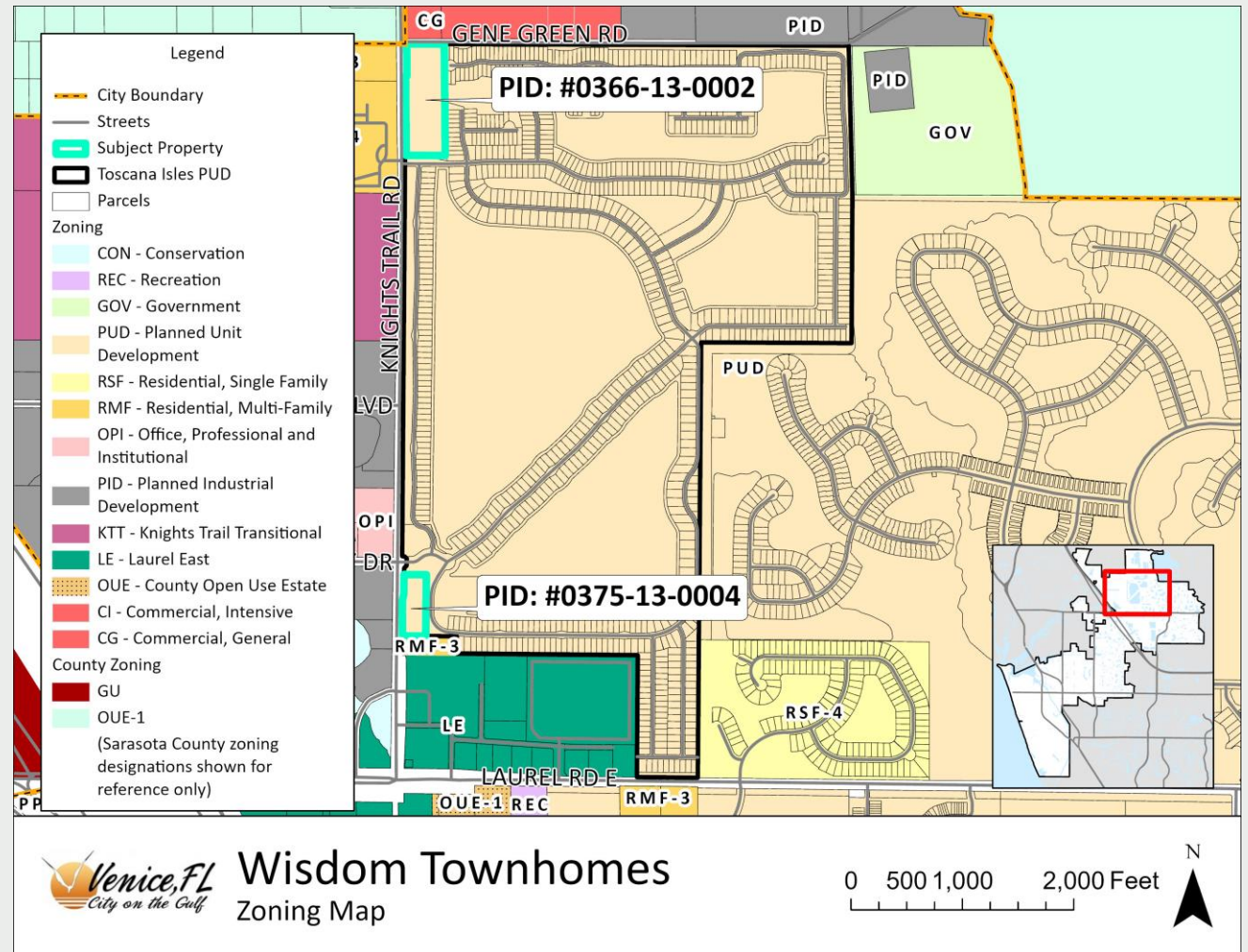


SITE
PHOTOGRAPHS
SOUTHERN PARCEL

FUTURE LAND USE MAP



ZONING MAP



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Proposed Multifamily/ Toscana Isles	Commercial General/PUD	Mixed Use Corridor (MUC)/MUR
South	Toscana Isles/Revello	PUD/Residential Multi-Family-3 (RMF-3)	MUR/Medium Density Residential (MEDR)
East	Toscana Isles	PUD	MUR
West	Generation at Venice/ Triple Diamond	RMF-3 and -4/Planned Industrial Development	MUC/Industrial



PLANNING ANALYSIS

Comprehensive Plan & Land Development Code

- *Strategy LU 1.2.16.6(a) – Mixed Use Residential (MUR)*. 5% nonresidential uses allowed throughout the PUD.
 - Intent is to convert approximately 8 out of 10.6 acres in Subarea 3 from commercial to residential, with potential to use the remaining 2.6 commercial acres for townhomes in the future
- *Strategy LU 1.2.16.6(c) – Mixed Use Residential (MUR)*. PUDs are required to have a minimum of 50% open space.
 - Toscana Isles appears to have over 58% open space currently
- *Strategy LU 1.2.16.7(a) – Mixed Use Residential (MUR)*. Residential density range of 1.0-5.0 for PUDs.
 - 747 unbuilt units remaining the Toscana Isles based on original entitlement of 1,714 units
 - Applicant intends to use 50 units for future preliminary plat

Consistency with the Comprehensive Plan

CONCLUSIONS/
FINDINGS OF FACT
(COMPREHENSIVE
PLAN):

- Analysis has been provided to determine consistency with Land Use Element strategies, the Northeast Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

- Unified Control

- Addition of townhomes as a use + their standards is minor (multifamily is already allowed; just a different residential building form)
 - 1.7.3.C: access change is major
 - 1.7.3.E.3.a: if a major change only affects (non-open space) parcels with one owner, unified control of entire PUD not necessary
 - Wisdom Properties LLC owns both properties in Subarea 3; new access point only relevant to northern parcel
- Compatibility Analysis - applicant and staff responses provided in staff report

Compliance with the Land Development Code

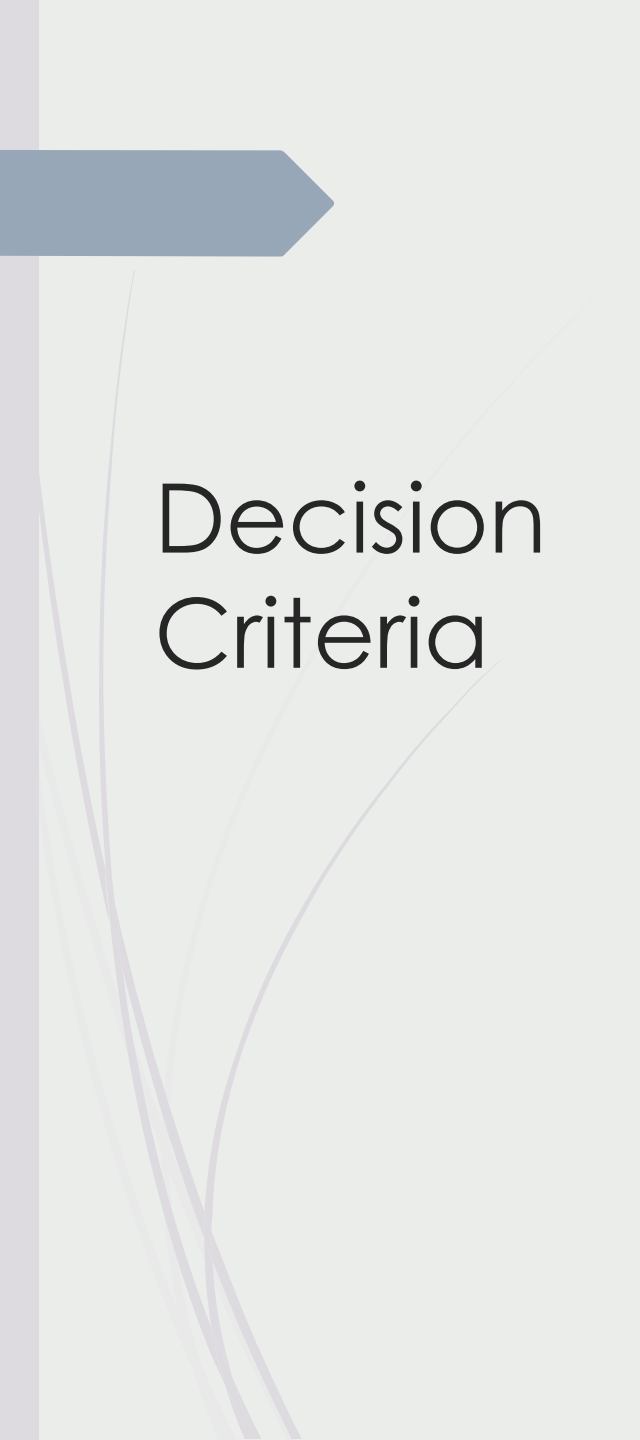
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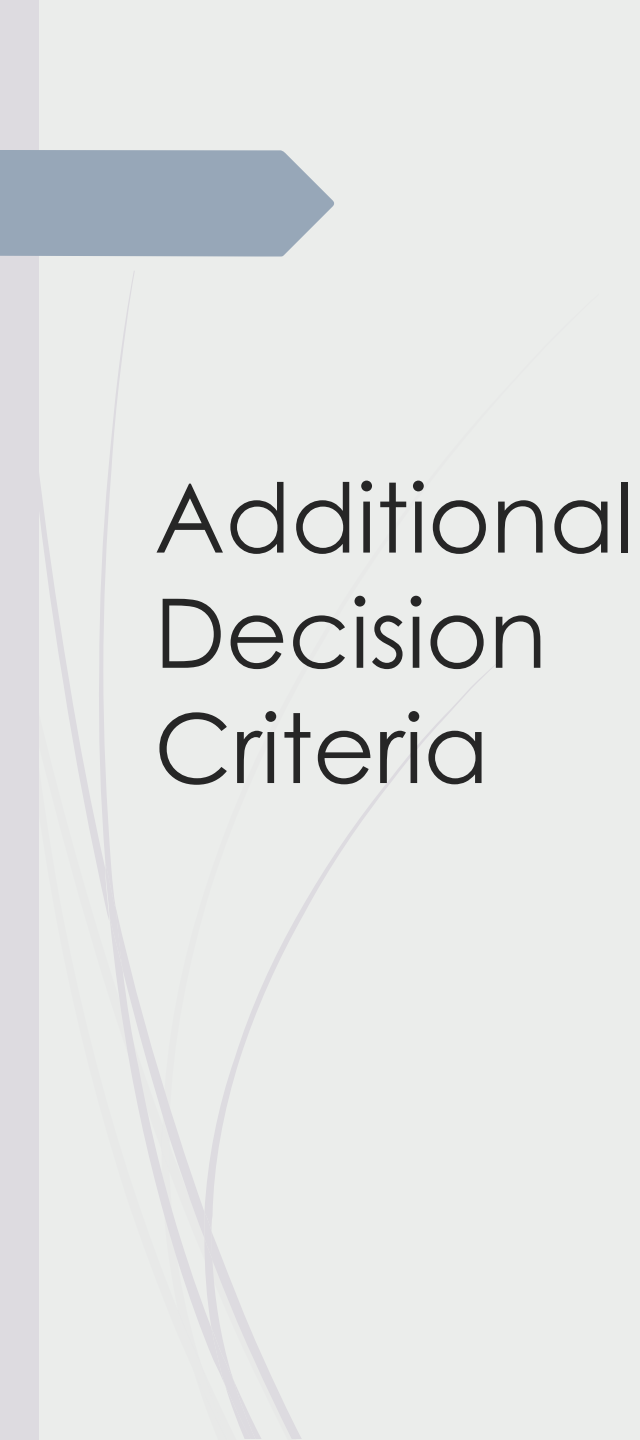
Concurrency & Mobility





Decision Criteria

1. Whether the zoning map amendment is compatible with the existing development pattern and the zoning of nearby properties.
2. Changes in land use or conditions upon which the original zoning designation was based.
3. Consistency with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
6. Effect on health, safety and welfare of the neighborhood and City.
7. Conformance with all applicable requirements of this LDR.8
8. Findings of the Environmental Assessment Report, consistent with Chapter 89.
- The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.



Additional Decision Criteria

1. For a proposed major amendment to an adopted Planned District the following additional criteria shall be considered:
 - a. Whether the amendment is consistent with the reasonable expectations of other residents within the Planned District with regard to how the Planned District would be built out over time.
 - b. The extent to which the amendment deviates from the approved binding master plan, including whether any proposed change of use can be accommodated by any conversion, flex use or related similar Planned District allocation chart included in the binding master plan.
 - c. The extent to which the alteration to the Planned District will service and/or benefit other uses within the Planned District.
 - d. Whether the amendment is compatible with the common scheme of development contemplated in the binding master plan.
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

CONCLUSIONS/
FINDINGS OF FACT (LAND
DEVELOPMENT CODE):

- The subject petition has been processed with the procedural requirements to consider a planned district zoning amendment. In addition, the petition has been reviewed by the TRC and no issues regarding compliance with the Land Development Code were identified.



CONCLUSION

- Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Planned District Zoning Amendment Petition No. 25-01RZ.