

TOSCANA ISLES PLANNED UNIT DEVELOPMENT

Annotated Illustrative Exhibit January 2012

Vanguard Land, LLC

Amended by Morris Engineering and Consulting, LLC in September of 2025

TOSCANA ISLES PLANNED UNIT DEVELOPMENT

December 2011

Amended by Morris Engineering and Consulting, LLC in September of 2025

Annotated Illustrative Exhibit



TOSCANA ISLES
Planned Unit Development Rezoning
Annotated Illustrative Exhibit

Prepared by
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Urban Resource Group

Amended by Morris Engineering and Consulting, LLC in September of 2025

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1.Executive summary of planned unit development (PUD) rezoning amendment application

Introduction

This Planned Unit Development (PUD) rezoning amendment request proposes the addition of townhomes as a permitted use within Subarea 3 of the Toscana Isles PUD and proposes to amend the connectivity standards map to allow access from Gene Green Road.

To achieve access to the proposed townhome development, an additional access point is required to be shown within the Toscana Isles PUD connectivity standards map showing access to Gene Green Road. Proposed changes to the existing, approved Toscana Isles PUD are shown in legislative strike through and add format for ease of reference.

Previous Introduction from December of 2011

This The previous planned unit development (PUD) rezoning amendment request requested proposes the addition of approximately 21.5 acres to the approved Toscana Isles PUD. A general location map is provided below. The applicant is requesting requested approval to rezone from the existing CG Commercial General and multi-family residential special exception use of up to 18 dwelling units per acre on a portion of the adjoining Renaissance development to PUD Planed Development with up to 4.0 dwelling units per acre and up to five percent commercial land uses. The existing approved mix of uses, residential and commercial site development standards and enhanced buffering performance criteria of the existing Toscana Isles PUD are were not proposed to be modified through this the amendment. The purpose of the amendment is was to incorporate additional acreage to the south of the existing PUD boundaries, define permitted uses and intensity for the additional acreage, together with modifications to the approved buffer standards to extend the single family residential land use compatibility south along the eastern boundary, confirm a buffer along Laurel Road and establish new buffer adjoining the remining CG properties. Proposed changes to the existing, approved Toscana Isles PUD are shown in legislative strike through and add format for ease of reference.



As a result of comments received from the Planning Commission at the pre-hearing conference on March 15, 2011 and the staff review comments, the planned unit development application had been significantly adjusted. Changes include included the following major provisions:

1. Provisions to enhance buffering and incorporate performance criteria for residential areas adjoining to existing mining and industrially zoned properties.
2. Provisions to require a disclosure of adjoining uses to all future residents in proximity to the existing uses along Gene Green Road.
3. Reduction of 203 dwelling units - changing permitted density from 4.5 dwelling units per gross acre (maximum of 1,831 units) to 4.0 dwelling units per gross acre (maximum of 1,628 units) necessitated as a result of impacts from the additional buffering and performance criteria on available upland areas for development.
4. Clarification of development standards and permitted uses within the two commercial areas along Knights Trail Road.
5. Clarification that signage requirements will adhere to the monument style requirements of the City.
6. Incorporation of responses to the applicable provisions of Policies 8.2 and 13.1 of the Future Land Use and Design Element of the Comprehensive Plan.
7. Submission of a transportation impact analysis for concurrency determination.

8. Clarification of canopy tree requirements as one tree per each twenty (20) linear feet of buffer.
9. Submission of typical cross sections for proposed streets confining compliance with City design standards.
10. Quantification of the acreage of proposed open space and upland community parks, recreational facilities and amenity areas of at least 6 acres of upland area for passive and active recreation to compliment the approximately 200 acres of water and open space.
11. Confirmation that there will be a maximum of one thousand sixty two (1,062) multi-family units and minimum of three hundred twenty four (324) single family units within Toscana Isles at build-out.
12. Provisions to limit private docks and accessory structures over water to no more than twenty five (25) feet in length into the adjoining water bodies.
13. Confirmation that the acreage of the two commercial parcels comprising Subarea 3 are approximately 10.6 acres in size.
14. Clarification of uses and applicable development standards within Subarea 3, the commercial use areas.

Owner/Authorized agent information
Owners

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Wilkes-Barre, Pennsylvania

O.B. Waterford, LLC
Bradenton, Florida

Amended by Ashley Barrett Bloom
Wisdom Properties LLC

Contract Purchaser

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Toscana Isles Planned Unit Development

Previous Application summary/statistical information from December 2011

(i) Purpose and intent of the project

The Toscana Isles PUD Rezone Amendment application has been prepared in support of properties generally located along the east side of Knights Trail Road and north of Laurel Road and north of the previously approved Renaissance development. This The Planned Unit Development (PUD) rezoning amendment request proposes the addition of approximately 21.5 acres to the approved Toscana Isles PUD. The applicant is requesting requested approval to rezone from the existing CG Commercial General and multi-family residential special exception use of up to 18 dwelling units per acre on a portion of the adjoining Renaissance development to PUD Planned Development. This The application requests requested rezoning of the subject properties to a Comprehensive Plan consistent PUD Planned Development District as identified on the Proposed Conceptual Land Use Plan Map included in Section 4 and shown below:



The Toscana Isles PUD has had been established to realize a long range vision for the redevelopment of properties generally referred to as Lake Awesome and formerly known as the Stay-N-Play Resort. The previous request encompasses encompassed properties that are were currently developed and have historically been used for a large recreational vehicle/manufactured home community. Based on the unique physical features of the property with several large, man-made lakes and the existing roadway network, the

Toscana Isles Planned Unit Development

proposed redevelopment anticipates the conversion of a substantial portion of the property to low density residential family units while maintaining the historical primary access along Knights Trail Road with provisions to buffer potentially incompatible land use with the techniques specified in the 2010 City of Venice Comprehensive Plan.

Toscana Isles is consistent with the overall planning objectives of the City of Venice 2010 Comprehensive Plan for the Knights Trail Planning Area and the applicable Land Development Code provisions for PUD development. To provide a higher level of assurance to adjoining neighbors of the development program, subarea policies and standards have been developed to define the character and extent of development authorized within each area and includes general principles which have been established with more specific policies included to address the unique conditions associated with the subareas. The subarea policies provide development and redevelopment standards for the properties but also allow needed flexibility to respond to changes in the future. There are three (3) subareas associated with this the request. Maximum levels of development have been established within each subarea and are based on the adopted 2010 Comprehensive Plan, existing natural and man-made environmental features, consideration of adjoining single family residential areas, existing vested rights of Lake Awesome for a 598 unit recreational vehicle resort and the proposed redevelopment program.

The subareas are generally defined as:

1. Subarea 1: Low Density Single Family Residential Uses
2. Subarea 2: Low Density Mixed Residential Uses
3. Subarea 3: Commercial Uses

The PUD district will provide flexibility not available in standard zoning districts while encouraging enhanced design and development practices and requiring development standards to mitigate impacts to and from adjoining land uses.

Existing Zoning District Designation	
CG Commercial General	21.5 acres
PUD	407 acres

Proposed Zoning District Designation	
PUD	428.5 acres

(ii) Statistical Information

(A) Total Acreage: approximately 428.5 Acres

(B) Maximum Number of Residential Units: 4.0 dwelling units per gross acre (maximum of 1,714 dwelling units)

(C) Maximum Extent of Commercial Land Uses: 5 percent of the total land area. (per Section 86-130, Subsection G) (2) of the City of Venice Land Development Code).

(D)Listing of Land Uses:

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

- PUD Low Density Single Family Sub-Area 1:

Land Use: Allowable uses within this sub-area shall include single-family dwellings, parks, playgrounds, putting greens, private clubs, civic and social organization facilities, essential services and community spaces/areas.

- PUD Low Density Mixed Residential Family Sub-Area 2:

Land Use: Allowable uses within this sub-area shall include single-family dwellings, townhouses, multi-family dwellings, parks, playgrounds, putting greens, private clubs, civic and social organization facilities, essential services, and community spaces/areas.

- PUD Commercial Sub-Area 3:

Land Use: Allowable uses within this sub-area shall include the full range of residential, neighborhood and commercial uses permitted by the Comprehensive Plan and include retail outlets for the sale of goods, clothing, appliances, furnishings, automotive parts; professional and business offices; medical or dental clinics; veterinary offices and services; restaurants and food service with or without alcoholic beverage sales and drive-through or pick-up facilities; service establishments; convenience stores; banks and financial institutions; multi-family dwellings; indoor recreational facilities; private clubs; hotels and motels; and houses of worship.

- 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.

(5) private docks and waterfront structures may be permitted to extend from the adjoining shoreline into the water bodies within Toscana Isles no more than twenty five (25) feet. Community docks and waterfront structures are exempt.

2. City of Venice application for Rezoning
Amendment
(Originals provided under separate cover to the
City of Venice)

3. Project Narrative

The applicant proposes to amend the previously approved development plan of the Toscana Isles PUD. The Toscana Isles PUD is approved for 1,714 single family units and 1,062 multi-family units. Within the Toscana Isles PUD today, 911 single family units and 56 multi-family units have been built totaling 967 units with a density of 2.25 units per acre.

The applicant proposes converting 50 of the unbuilt multi-family units into 50 single family residential units to support the proposed townhouse development. The Toscana Isles PUD would then have 961 single family residential units and 56 multi-family units built within the development totaling 1,017 built units within the PUD with a density of 2.37 units per acre.

To access the proposed townhome development, a new access point is proposed from Gene Green Road. Gene Green Road is a private road; however, an access easement exists for properties along Gene Green Road. A new Connectivity Standards Map showing access to the subject property has been provided as part of this application labeled as exhibit A.

Previous Project Narrative from December 2011

The applicant proposes proposed to amend the previously approved development plan of its site at Knights Trail Road to establish a primarily low density residential development designed around the existing man-made lakes and natural water features by incorporating an additional approximate 21.5 acre site to the south of the existing PUD. The site is named Toscana Isles and the redevelopment plan is was anticipated in several phases and includes included two commercial outparcels along Knights Trail Road to serve the needs of future residents of Toscana Isles and the surrounding area, these two parcels total approximately 10.6 acres.

A preliminary plat application has had been approved by the City of Venice. Rezoning of the additional 21.5 acres of property from CG Commercial General to PUD is was necessary to achieve the needed mix of unit types and reduce the allowable density to support compatible residential uses to the adjoining single family communities of Venetian Golf and River Club and Willow Chase. The current CG Commercial General zoning designation prohibits prohibited new single family residential dwellings that we believe would be a more compatible land use type adjoining the existing Willow Chase and Venetian Golf and River Club developments along Laurel Road.

The adopted City of Venice 2030 Future Land Use Map and Zoning Map are were included to depict existing and proposed future development conditions as envisioned by the City. The property lies laid within the Knights Trail Planning Area, Subarea 2. Subarea 2 allows allowed for up to eight (8) dwelling units per acre and encouraging encouraged a mix of uses in concert with residential development needs in the community. The additional property lies laid within the Knights Trail Planning Area, Subarea 4. Subarea 4 allows allowed for up to thirteen (13) dwelling units per acre and encouraging encouraged a mix of uses in concert with residential development needs in the community. The proposed PUD zoning and

allowable density of 4.0 dwelling units per acre falls at the mid-point of the Subarea 2 density limits and at approximately one third of the allowable density of Subarea 4.

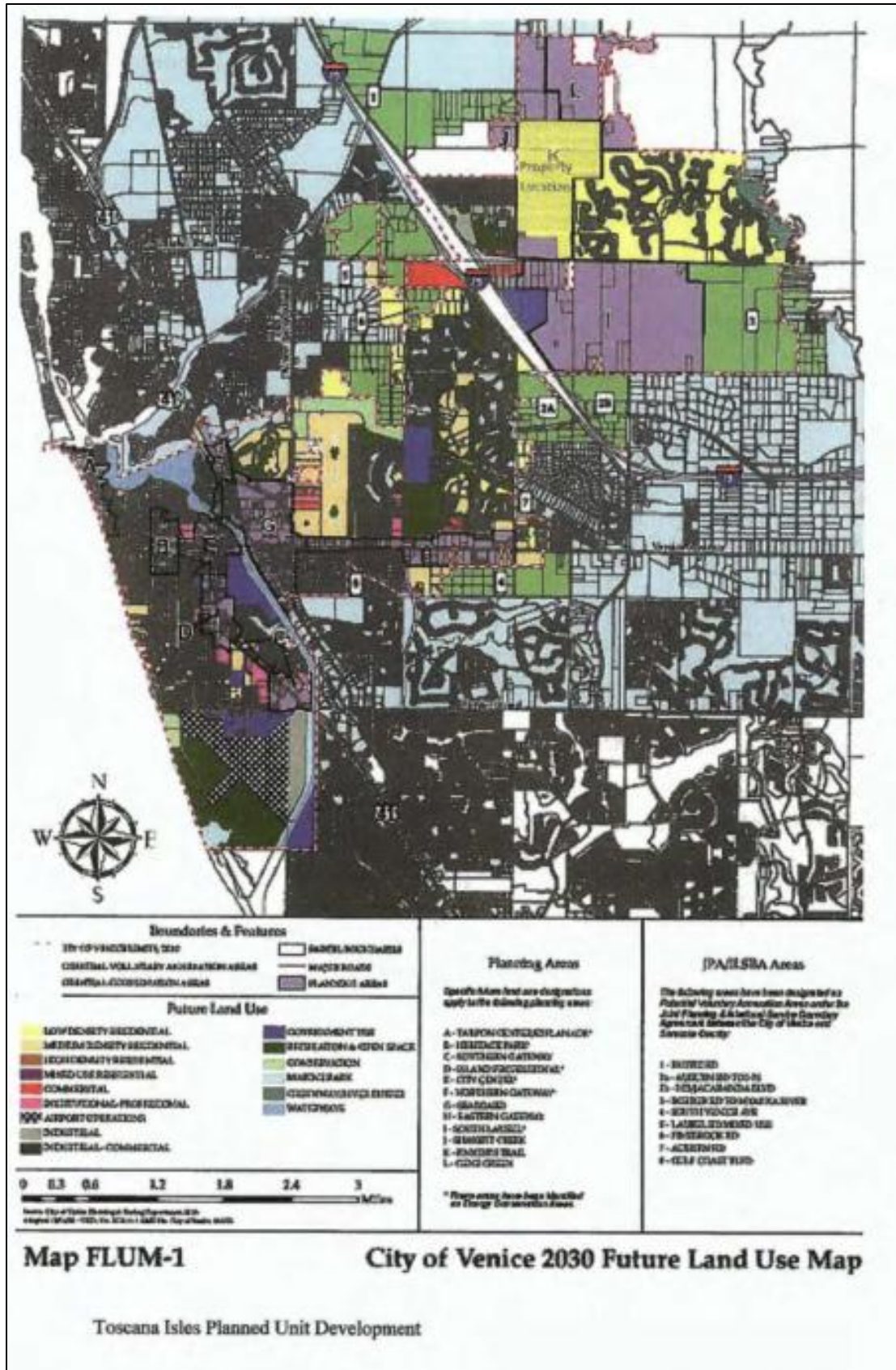
The intent of the neighborhood design utilized for this the concept planning has had been to provide a range of housing types, but respecting the existing single family units to the east so that there will would be similar unit types along the shared boundaries with Willow Chase and Venetian Golf and River Club.

The adjoining subareas within the Knights Trail Planning area permitted densities that range in intensity from zero (0) up to thirteen (13) to eighteen (18) dwelling units per area, reflecting a greater intensity of allowable residential uses along the northern and southern boundaries of the property. Consideration of these residential intensities supports supported the designation of the mixed residential areas within Toscana Isles and demonstrates demonstrated compliance with Policy 8.2 of the Future Land Use and Design Element of the Comprehensive Plan.

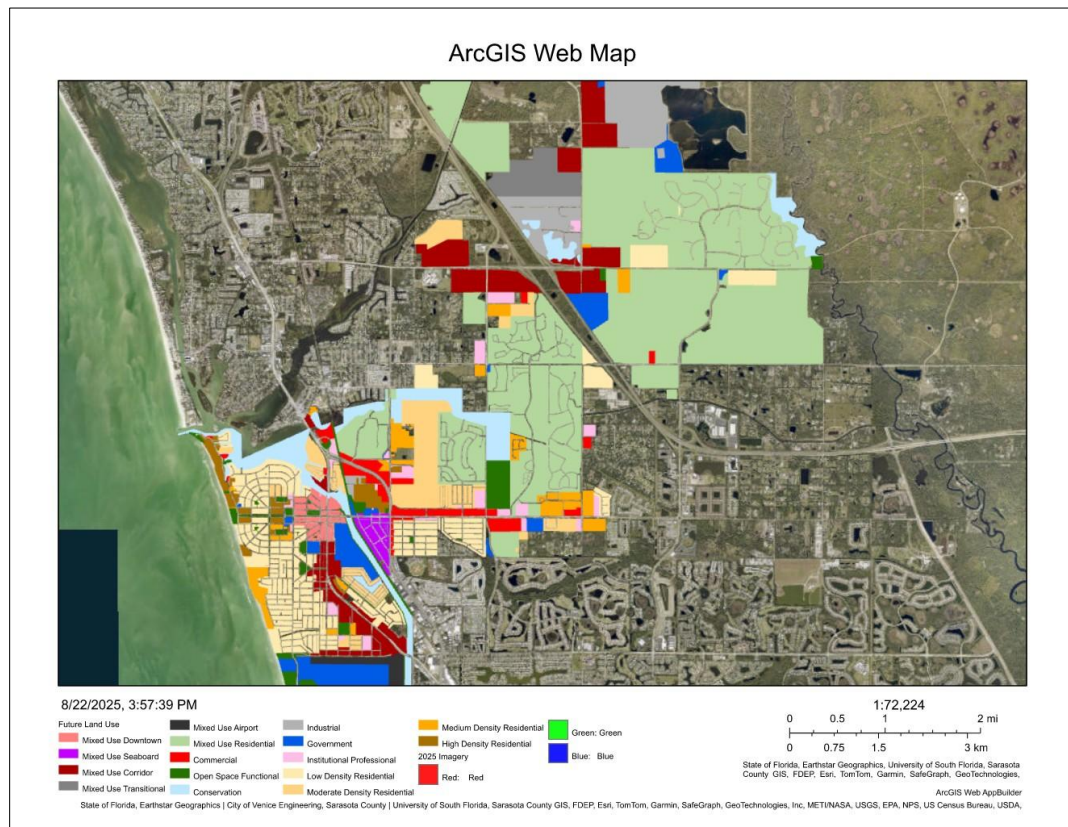
In addition, the permitted density of up to eight (8) dwelling units per acre within Subarea 2 and up to thirteen (13) dwelling units per acre within Subarea 4 can be implemented directly through one of the following City of Venice Zoning Districts: Residential Single Family Districts 1 through 4, Residential Multi-Family District 1 and the Planned Unit Development (PUD) District. City of Venice staff recommended the Planned Unit Development approach in order to allow the use of single family and multi-family units on the property.

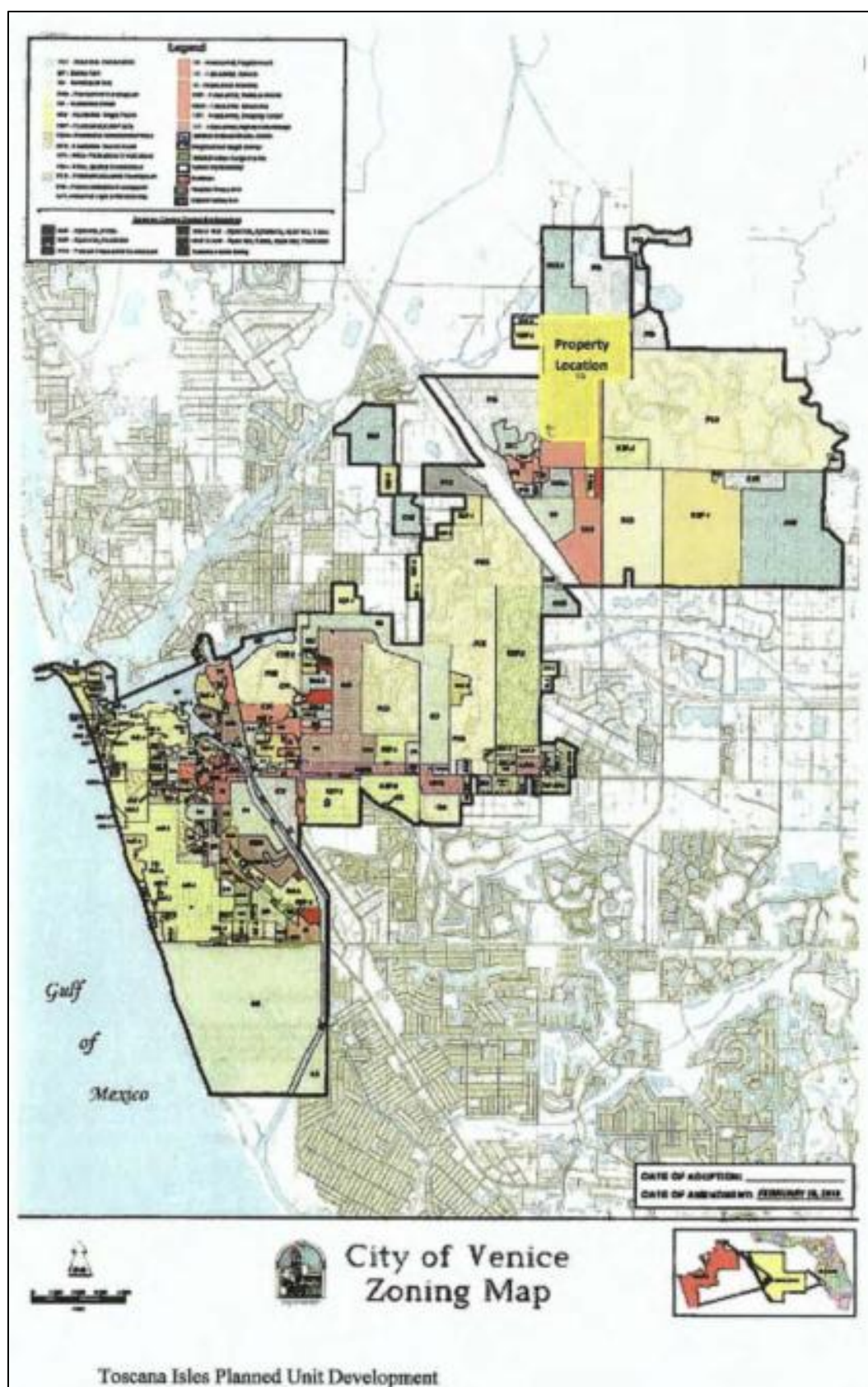
Toscana Isles will be limited to a maximum of one thousand sixty two (1,062) multi-family units and provide a minimum of three hundred twenty four (324) single family units at the time of build-out.

While the recently adopted 2010 Comprehensive Plan allows for up to thirty five (35) percent of the acreage within Subarea 2 and up to seventy five (75) percent in Subarea 4 to be devoted to commercial uses, the City of Venice Land Development Code limits commercial uses to no more than five (5) percent of the land area within the PUD to be devoted to commercial uses.

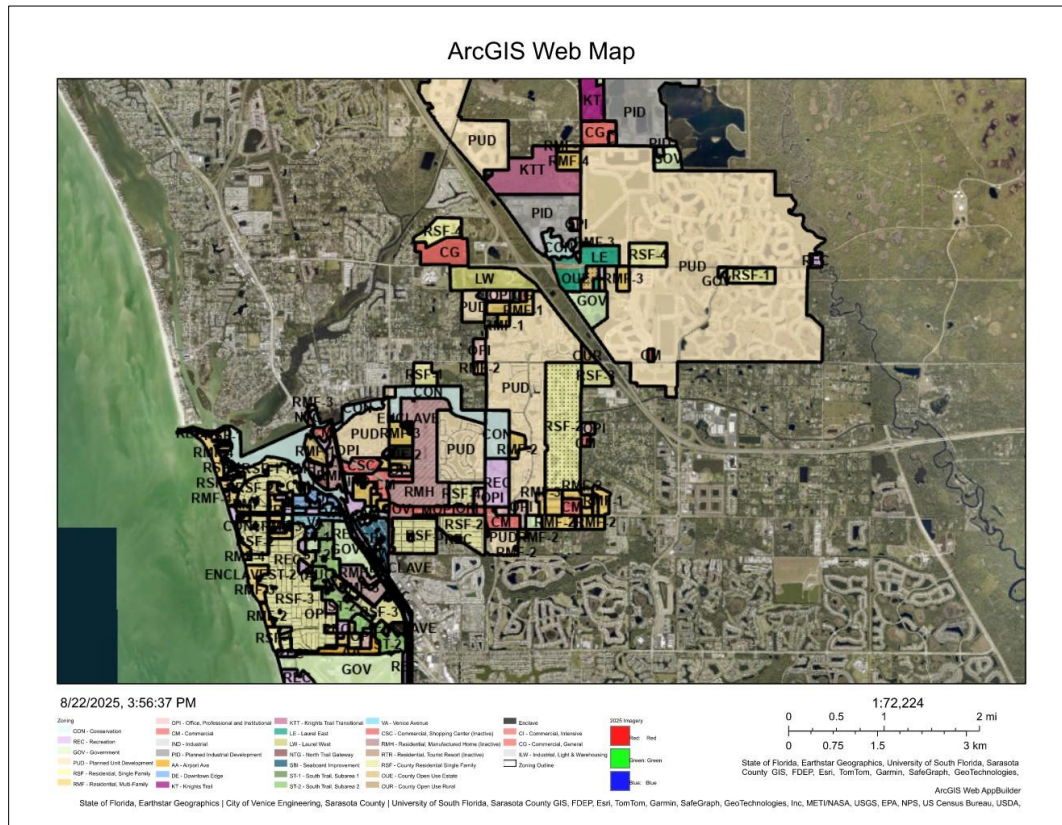


Future Land Use Map as of August 2025





Zoning Map as of August 2025



1. Project Development Standards

The Toscana Isles PUD is proposed to consist of three (3) planning subareas with distinct character, development form, permitted uses and features. The subareas are generally defined as:

1. Subarea 1: Low density single family residential uses
2. Subarea 2: Low density mixed residential uses
3. Subarea 3: Commercial Uses

The Toscana Isles 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. The proposed “land bridge” depicted in the northeastern corner of the subject property bisecting the existing lake reflects an optional element of Subarea2. The following identifies the project development standards for Toscana Isles and are detailed by each of the three (3) planning subareas depicted on the PUD Concept Plan.

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
8. Architectural design standards



Toscana Isles Planned Unit Development

1. Permitted and Accessory Land Uses

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

- PUD Low Density Single Family Residential Sub-Area 1:
Land Use: Permitted uses within the sub-area shall include single-family dwellings, parks, playgrounds, putting greens, private clubs, civic and social organization facilities, essential services and community spaces/areas.
- PUD Low Density Mixed Residential Sub-Area 2:
Land Use: Permitted uses within this sub-area shall include single-family dwellings, two-family dwellings, townhouses, multi-family dwellings, parks, playgrounds, putting greens, private clubs, civic and social organization facilities, essential services, and community space/areas.
- PUD Commercial Sub-Area 3
Land Use: Allowable uses within the sub area shall include the full range of residential, neighborhood and commercial uses permitted by the comprehensive plan and include retail outlets for the sale of goods, clothing, appliances, furnishings, automotive parts; professional and business offices; medical or dental clinics; veterinary offices and services; restaurants and food service with or without alcoholic beverage sales and drive through or pick up facilities; service establishes; convenience stores; bank and financial institutions; multi-family dwellings; townhomes; indoor recreational facilities; private clubs; hotel and motels; and houses of worship.
- 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 structures, 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 occupation shall be allowed as accessory to residential uses

5. Private docks and waterfront structures may be permitted to extend from the adjoining shoreline into the water bodies within Toscana Isles no more than twenty five (25) feet. Community docks and waterfront structures are exempt.

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:** 4.0 dwelling units per gross acre
- **Non-residential Intensity:** 5 percent of the total land area of the property (per Section 86-130, Subsection (j) (2) of the City of Venice Land Development Code and subject to the standards as contained within the Commercial General (CG) zoning district and subject to a floor area ratio limit of 0.5 per Policy 16.22 Subsection B of the Future Land Use Element of the 2010 Comprehensive Plan.
- **Equivalency:** Pursuant to Policy 16.22, Subsection B.3., conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of one (1) dwelling unit per two thousand (2000) square feet commercial space, gross acreage.
- **Open Space:** Pursuant to requirements of Section 86-130, Subsection (k) (1), of the City of Venice Land Development Code a minimum of fifty (50) percent of Toscana Isles will remain as open space as defined in Section 86-570, Subsection (b) of the City of Venice Land Development Code.

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 and in accordance with the respective subarea standards contained within this application and as noted below.

- PUD Low Density Single Family Residential Sub-Area 1:
Maximum Building Height: two stories up to 35 feet.
- PUD Low Density Mixed Single Family Residential Sub-Area 2:
Maximum Building Height: three stories up to 42 feet.
- PUD Commercial Sub-Area 3:
Maximum Building Height: three stories up to 42 feet.

Accessory Structures

- 1) Accessory uses and structures that are not water-dependent shall not be located in required front or side yards, but may be located in required rear yards not less than five feet from the rear lot line.
- 2) Private docks and waterfront structures may be permitted to extend from the adjoining shoreline into the water bodies withing Toscana Isles no more than twenty five (25) feet and shall be setback a minimum of five feet from side lot lines. Community docks and waterfront structures are exempt.

4. Yard/Bulk Standards

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

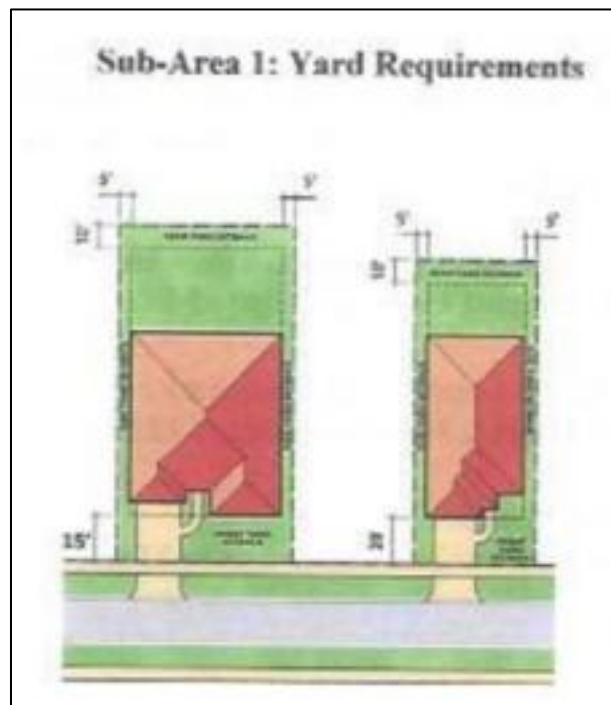
- PUD Low Density Single Family Sub-area 1
Maximum building lot coverage: 60 percent

Minimum yard requirements:

Front yard: 15 feet minimum structures, 20 foot minimum driveway length

Side yard: 5 feet

Rear yard: 10 feet



- PUD Low Density Mixed Residential Sub-area 2:

Maximum building lot coverage: 65 percent

Minimum yard requirements:

Single family and two-family dwellings:

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

Side Yard: 5 feet

Rear Yard: 10 feet

Townhouses:

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

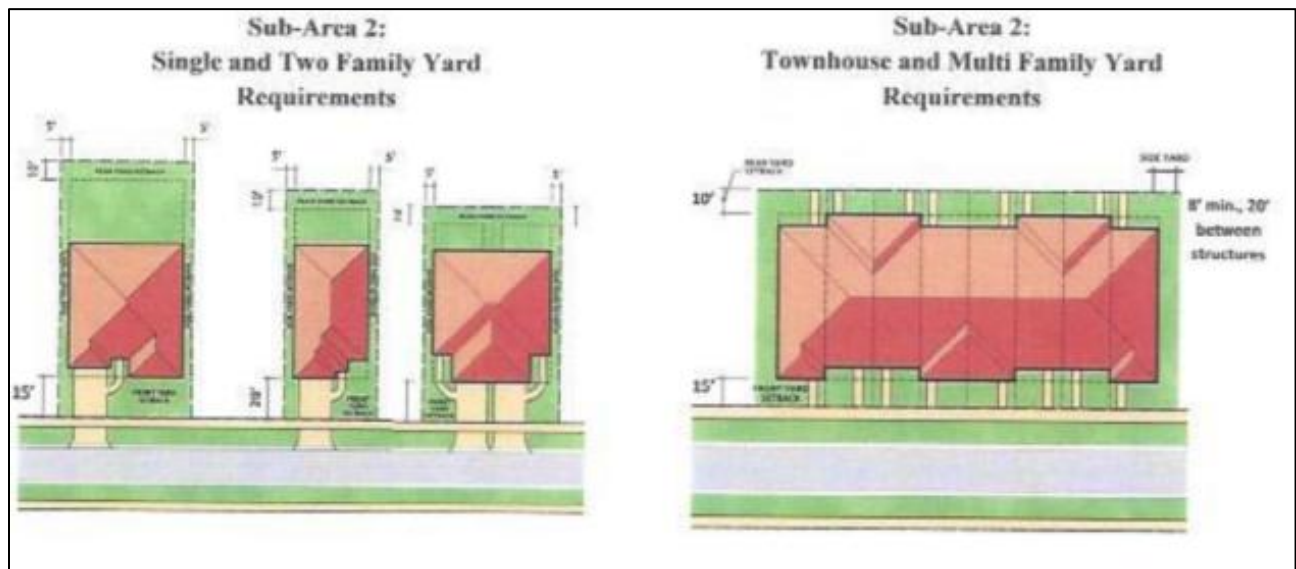
Rear Yard: 10 feet, but in no case less than thirty (30) feet between structures

Multi-family dwellings:

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

Side Yard: 8 feet, but 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



- PUD Commercial Sub-Area 3

Maximum building lot coverage:

- 1) Multiple-family dwellings and their accessory buildings: 50 percent
- 2) Other permitted or permissible buildings: Unrestricted, except as needed to meet other requirements set out in this section.

Minimum yard requirements:

Commercial, service, office, hotel, motel, or similar nonresidential activities:

- a) Front yard: 20 feet
- b) Side yard:
 1. Fire-restive construction: Buildings may be:
 - i. Set to the side property line; or
 - ii. Set not less than eight feet back from the side property line
 2. Non-fire-restrictive construction: Buildings must be set back not less than eight feet from the side property line.
- c) Rear yard: ten feet

Multiple-family dwellings:

- a) Front yard: 20 feet
- b) Side yard: 15 feet
- c) Rear yard: 15 feet

Townhomes:

- a) **Front Yard:** 15 feet minimum structure, 20-foot minimum driveway length
- b) **Side Yard:** Fire-rated separation between attached units and in no case less than twenty (20) feet between structures
- c) **Rear Yard:** 10 feet, but in no case less than thirty (30) feet between structures

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. The concept plan design has been specifically laid out to place like-units adjoining to like-units where neighboring residential developments have been approved and/or constructed. The PUD Concept Plan provides for low density single family residential units adjoining the nearby eastern property boundary with Willow Chase and Venetian Golf and River Club.



The following buffer and landscape design standard shall apply within the Toscana Isles PUD:

- 1) Dimensions: required landscape buffers are depicted on the following graphic along property perimeter boundaries and between different land uses within the Toscana Isles PUD. Six typical buffer cross sections are established to match the buffer plan. The following establish the minimum requirements for each of the six buffers and the single family land use compatibility area:
 - a) Buffer A: The landscaped buffer area shall be 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 included a six-foot-high (6') opaque durable barrier set within the five-foot-wide landscaped buffer area. If such opaque durable barrier is of nonliving material, for each ten feet thereof of average of one shrub or vine 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 landscape 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 B: The landscaped buffer area shall be 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 included a six-foot-high (6') opaque durable barrier set within the five-foot-wide landscaped buffer area. If such opaque durable barrier is of nonliving material, for each ten feet thereof of average of one shrub or vine 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 landscape 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.
- c) Buffer C: The landscaped buffer area shall be 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.
- d) Buffer D: The landscaped buffer area shall be fifty (50) 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 with Laurel Road and included a six-foot-high (6') opaque durable barrier set at the northern limits of the fifty-foot-wide landscaped buffer area. Such opaque durable barrier will be of nonliving material generally consistent with the appearance of the wall along Laurel Road within the Willow Chase community and, for each ten feet thereof of, an average of one shrub or vine shall be planted abutting such barrier, but these need not be spaced ten feet apart. 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. Vehicular interconnections to adjoining public and private roadways and properties shall be permitted.

- e) Buffer E: The landscaped buffer area shall be fifteen (15) feet in width measured at right angles to property lines and shall be established along the entire length of and parallel to the designated property lines and include a six-foot-high (6') opaque durable barrier set parallel to the property line where the fifteen-foot-high landscape buffer area adjoins the Commercial General zoned property to the west. If such opaque durable barrier is of nonliving material, for each ten feet thereof of average of one shrub or vine shall be planted abutting such barrier, but these need not be spaced ten feet apart. 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 and set back from the property line the minimum distance necessary so as to permit maintenance of such barrier and landscaping without trespass on adjacent property. Vehicular interconnections to adjoining public and private roadway and properties shall not be permitted. Pedestrian access to the adjoining property to the west may be provided at the discretion of the owner.

- f) Buffer F: The landscaped buffer area shall be thirty five (35) feet in width measured at right angles to property lines and shall be established along the entire length of and parallel to the designated property lines and include a six-foot-high (6') opaque durable barrier set parallel to the property line where the thirty five-foot-wide landscaped buffer area adjoins the Commercial General zoned property to the south. If such opaque durable barrier is of nonliving material, for each ten feet thereof, an average of one shrub or vine shall be planted abutting such barrier internal to the project site, but these need not be spaced ten feet apart. The remainder of the required landscaped areas all be landscaped with grass, ground cover or other landscape treatment. The opaque durable barrier shall be so located within the landscaped buffer area and set back from the property line the minimum distance necessary to as to permit maintenance of such barrier and landscaping without trespass on adjacent property. Vehicular interconnections to adjoining public and private roadways and properties shall not be permitted. Pedestrian access to the adjoining property to the south may be provided at the discretion of the owner.

Single family Land Use Compatibility Area – as shown on the proposed buffer concept plan and conceptual land use plan, low density single family residential units have been defined as the permitted use along the common boundaries nearest to Venetian Golf and Rive Club

and Willow Chase to ensure capable development through the use of like-unit types. Additionally, pedestrian and vehicular interconnections to adjoining public and private roadways and properties shall not be permitted.

- 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 General Manager of Development Services.
- 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 (20) linear feet of buffer. Trees shall have a trunk diameter of at least two inches (measured at six inches above the ground) and be a minimum of 25-gallon container size or have a minimum two-foot root ball if field grown. Trees shall be Florida #1 or better quality as per Grades and Standards for Nursery plants (Florida Department of Agriculture and Consumer Services).
- 4) Proposed development adjacent to existing buffer yards may count the existing buffer yard and landscape material toward fulfilling required buffer yard requirements.
- 5) Additional Enhanced Buffering Performance Criteria Zone – As shown on the proposed additional enhanced buffering performance criteria concept plan, the following additional criteria are established:
 - i. Along the boundary of Toscana Isles adjoining to Knights Trial Road, a forty (40) foot setback from the perimeter of Toscana Isles is established for all residential structures ("Knights Trail Road Enhanced Buffer Zoned")
 - ii. Along the boundary of Toscana Isles with any existing Planned Industrial Districts along the north and eastern boundary as shown on the proposed enhanced buffer performance concept plan, a seventy

(70) foot setback from the perimeter of Toscana Isles is established for all residential structures (“Gene Green Road Enhanced Buffer Zone”)

- iii. All owners of residential units located within three hundred (300) feet of the property boundary along the enhanced buffering setbacks established for the Gene Green Road Enhanced Buffer Zone shall receive a disclosure statement regarding the existence of existing agricultural, public gun range, mining and other nearby industrial operations.
- iv. If at the time of platting or site and development plan approval, should such adjoining industrial uses cease, then these additional enhanced buffering performance criteria under i through iii. Above shall cease.
- v. All owners of residential units located adjoining to commercially zoned property boundary shall receive a disclosure statement regarding the existence of existing commercial zoning and commercial operations (Disclosure Area 2).
- vi. If at the time of platting or site and development plan approval, should such adjoining commercial zoning no longer be in place or such uses cease, then these additional enhanced buffering performance criteria under v. above shall not be applicable.



Toscana Isles Planned Unit Development



6. Signage

The purpose of these provisions are to identify sign design standards for application in the Toscana Isles PUD. Signage within Toscana Isles shall be designed to complement the architecture and be of an appropriate scale to fit the community character. Monument style signage shall be required and materials should be complementary and consistent with the development themes as required by the Knights Trail Planning Area standards of the 2010 Comprehensive Plan.

Community entry signs shall not exceed nine (9) feet in height or twenty (20) feet in length.

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

Within the residential sub-areas of the Toscana Isles 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 to exceed 32 square feet in area, on each street frontage, to identify a multiple dwelling.
- 3) One wall or monument-style ground sign, not over eight square feet in area, to identify a private club.

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.

Within the commercial sub-areas of the Toscana Isles PUD, commercial signage shall adhere to the requirements below:

- 1) The following signs are permitted:
 - a. For multiple-family dwellings: One wall or monument-style ground sign, not to exceed 32 square feet in area, on each street frontage.
 - b. Wall, monument-style ground, canopy, marquee or projecting signs to advertise services or sale of products on the premises.
 - c. Temporary construction project ground signs: One temporary construction project ground sign, 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.
 - d. For houses of worship: One identification wall sign not exceeding 12 square feet in area and one bulletin, monument-style ground or wall sign not over 20 square feet in area for each street side.
 - e. Exempt signs as defined by the City of Venice Land Development Code.
- 2) General provisions:
 - a. For the signs listed in subsection (1)b of this subsection, the aggregate area of all signs shall not exceed three square feet in area for each foot of frontage occupied by the building displaying the signs, or 1.5 square feet in area for each foot of frontage on property occupied by the building, whichever may be greatest, provided no single business shall display more than two signs for each street frontage, and provided no aggregate area of signs shall exceed 180 square feet on a street frontage regardless of building or property frontage.
 - b. No signs shall be erected in a manner that materially impedes visibility of moving vehicles or pedestrians on or off the premises. No sign (except projecting signs) shall be erected upon or overhang any street right-of-way, walk or alley except as specifically authorized.
 - c. No ground sign shall be erected within 50 feet of any property zoned residential nor exceed 12 feet in height.
 - d. Not more than one sign structure may be erected in any required yard adjacent to a street, provided the area and number of signs on such structures shall be counted in the formula allocation of subsection (2)a of this subsection.

7. Residential Street and Connectivity Standards

The purpose of these provisions are to identify residential street design standards for application in the Toscana Isles PUD. Street standards within Toscana Isles shall be

designed to complement the appropriate scale and fit the community character of Toscana Isles as a primarily low density residential development

A sidewalk and pathway system shall be included within the Toscana Isles PUD to implement the provisions of Policy 16.22 of the Future Land Use Element of the 2010 Comprehensive Plan. Sidewalks and pathways shall be provided as reflected in the following Connectivity Concept Plan and shall be a minimum of five (5) feet in width along all roadways adjoining residential and commercial uses, where no use is proposed, the sidewalk and pathway may continue along not only the side with active uses.

As provided in Policy 2.6 of the Housing and Neighborhood Development Element of the 2010 Comprehensive Plan. Toscana Isles is proposed to be a limited access community with the option for a manned or un-manned gate at the primary entrances off Knights Trail Road and secondary gated entry points and access controls within the development that meet the emergency access requirements of the City of Venice.

The limited access/gated entries are planned to maintain consistency with the other nearby residential communities to improve the sense of internal security for future residents of Toscana Isles. The generalized proposed alternative locations of the limited access gated entry points are depicted on the Connectivity Concept Plan.

All of the streets and Toscana Isles Planned Unit Development are proposed to be privately maintained and not dedicated to the City of Venice for ownership or maintenance responsibility. All streets and drainage proposed will comply with Sec. 86-130 (n) (2) Streets and drainage facilities of the City Code of Ordinances.





Toscana Isles Planned Unit Development

Exhibit A



Toscana Isles Planned Unit Development

8. Architectural design standards

The purpose of these provisions are to identify architectural design standards for application in the Toscana isles PUD. Architectural standards within Toscana Isles shall be designed to complement the appropriate scale and fit the community character of Toscana Isles as a primarily low-density residential development.

As provided in policy 16.22 subsection H, of the future land use element of the 2010 comprehensive plan, Toscana isles will demonstrate consistency with features of the Northern Italian Renaissance or Northern Mediterranean architecture.

