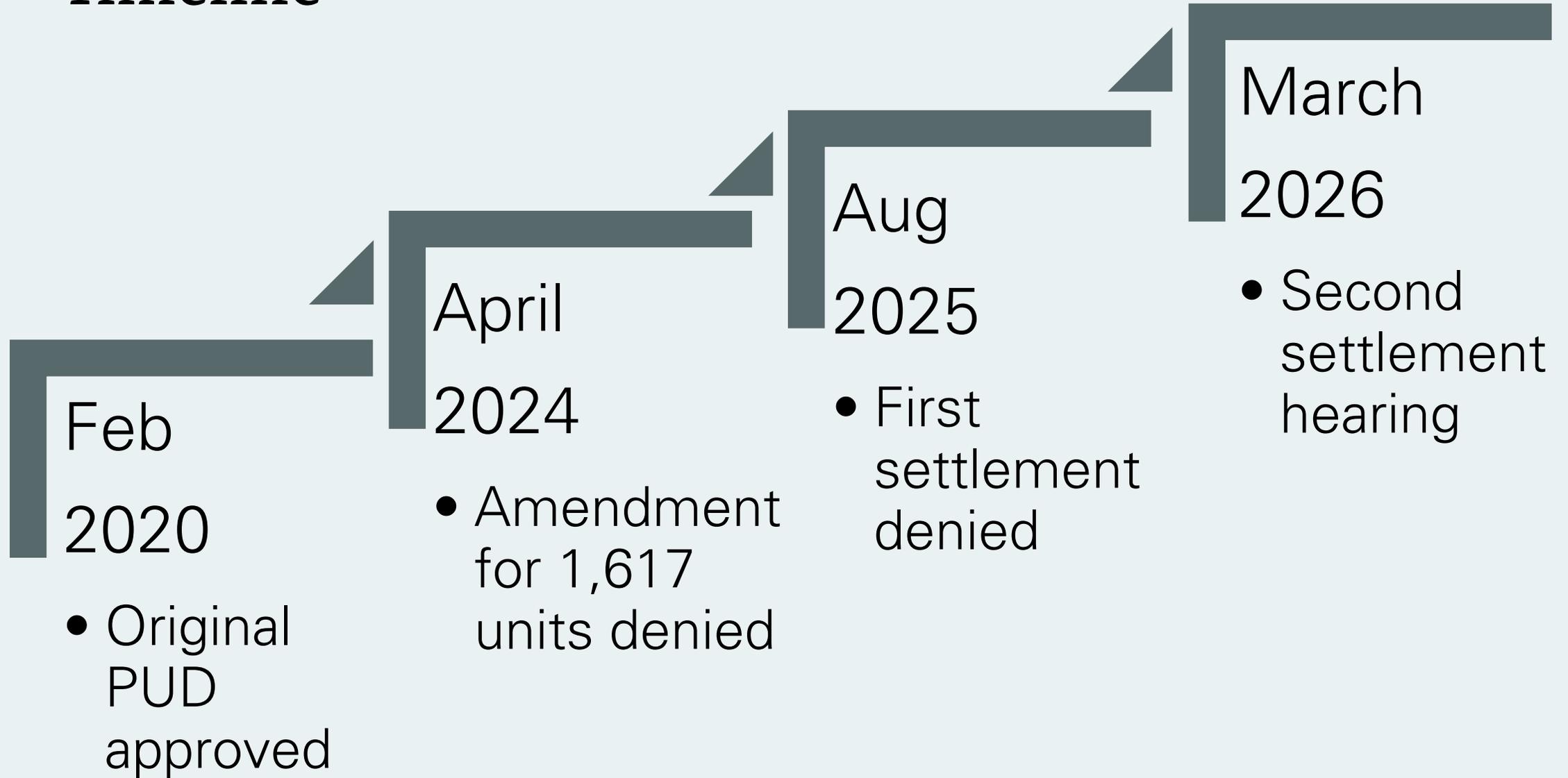


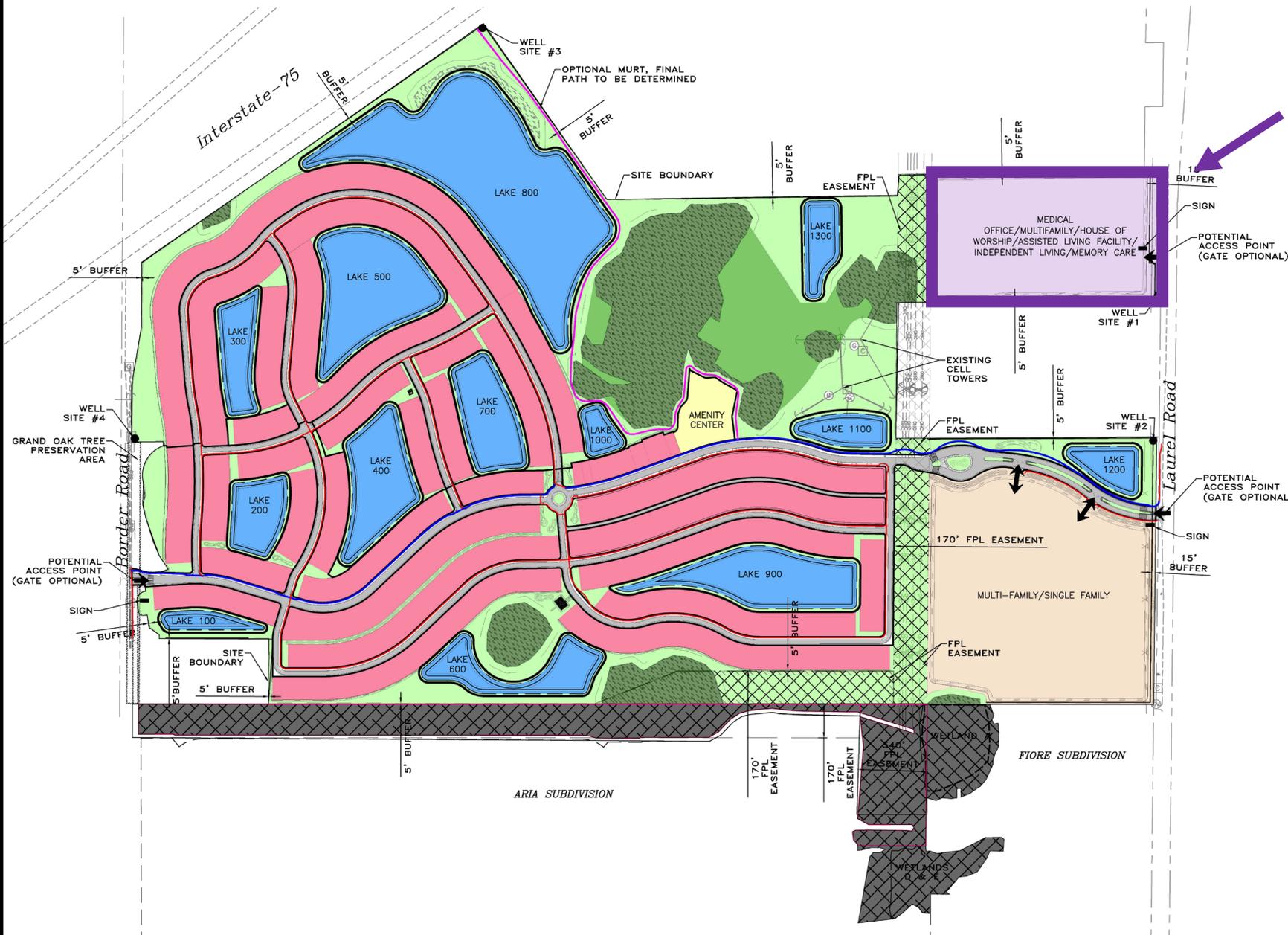
Timeline



Density & Unit Limits

- Increase maximum density from 4.3 dwelling units per acre (1,300 dwelling units) to ~~5.0~~ 4.97 dwelling units per acre (~~1,617~~ 1,607 dwelling units)
- Limit ~~370~~ 360 of the ~~1,617~~ 1,607 dwelling units to the 17.46-acre parcel designated for Medical Office/Multi-Family, House of Worship, Assisted Living/Independent Living/Memory Care use

370 360 units
limited to this area



LAND USE AREA TABLE

LAND USE	AREA AS SHOWN (AC)	% AS SHOWN	REQUIRED AREA (AC)	REQUIRED %
SINGLE FAMILY RESIDENTIAL	89.01	27.5		
AMENITY AREA	2.10	0.6		
MULTI-FAMILY/SINGLE FAMILY	28.64	8.9		
MEDICAL OFFICE/MULTIFAMILY/HOUSE OF WORSHIP/ASSISTED LIVING FACILITY/INDEPENDENT LIVING/MEMORY CARE	17.46	5.4		
R.O.W.	23.95	7.4		
OPEN SPACE	45.94	14.2		
MITIGATION AREA	8.44	2.6		
EXISTING WETLAND	22.49	7.0		
EXISTING LAKES/PROPOSED LAKES	50.96	15.8		
OTHER OPEN SPACES	10.47	3.2		
OPEN SPACE FROM MILANO PUD	24.10	7.4		
OPEN SPACE TOTAL	162.40	50.2	161.78	50.0
TOTAL AREA	323.56	100.0		

- PROPOSED 6'-SIDEWALKS
- PROPOSED 8' MULTI-USE RECREATIONAL TRAIL (MURT)
- PROPOSED 8' OPTIONAL MULTI-USE RECREATIONAL TRAIL (MURT), FINAL PATH TO BE DETERMINED

NOTES:

1. WELL SITES TO BE RELOCATED SUBJECT TO MUTUAL AGREEMENT BETWEEN 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.

Optional Interconnection

- Permit optional interconnection with the property to the east of the 17.46-acre parcel designated for Medical Office/Multi-Family, House of Worship, Assisted Living/Independent Living/Memory Care use

Access to the site is via Laurel Road and Border Road. Consistent with Comprehensive Plan Strategy TR-NE 1.1.4 a north/south roadway connection between Laurel Road and Border Road is required through the GCCF PUD. In addition, where common ownership with the Milano PUD to the east exists, one or more optional interconnections between the properties is permitted, and one or more optional interconnections is permitted to the property east of the 17.46 acre parcel designated for Medical Office/Multi-Family, House of Worship, Assisted Living/Independent Living/Memory Care use. The circulation plan for the GCCF PUD provides opportunities for multi-modal connectivity, and includes a linked sidewalk system for pedestrian connectivity from each of the development pods throughout the PUD. Further, sidewalk linkages along Laurel Road and Border Road are provided to the project limit.

Land Uses

- Add Assisted Living, Independent Living and Memory Care uses as permitted principal uses and structures

Delete Assisted Living as a special exception use

A. Land Uses

1) Permitted Principal Uses and Structures

- Residential single-family dwellings (detached)
- Residential single-family dwellings (attached)
- Multi-family dwellings
- Private club, community centers and civic and social organization facilities
- House of Worship
- Recreational areas
- Open Space
- Cell Tower
- Assisted Living, Independent Living, Memory Care

3) Special Exception Uses

- Medical Office

Height

- Identify the maximum height for Assisted Living, Independent Living and Memory Care uses as ~~65'~~ 55' (inclusive of parking) and requiring height exception approval for heights above 35'.
- Identify the maximum height for Multi-Family uses as 55' (inclusive of parking) and requiring height exception approval for heights above 35'.

C. Maximum Height of Structures

- 1) Single-Family - 3 stories up to 35' including parking.
- 2) Assisted Living, Independent Living, Memory Care- ~~65'~~ 55' including parking
- 3) Multi-family, House of Worship, Medical Office- 5 stories up to 55' including parking. (For heights above 3 stories and 35', Conditional Use approval required).

Lot Detail Standards

- Add lot detail standards for Independent Living and Memory Care uses consistent with the existing Assisted Living use lot detail standards.

4) Assisted Living, Independent Living, Memory Care, House of Worship, Medical Office

- Minimum Lot Size: None, except as needed to meet all other requirements set out in this section.
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 100 feet
- Front Yard: 20 feet
- Side Yard: Six feet minimum, but in no case less than 15 feet combined side yards.
- Rear Yard: 10 feet
- Accessory structure/ appurtenant structures: 5 feet
- Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot of yard for each three feet of building height above 35 feet and a front yard of 25 feet or one-half of the building height, whichever is greater.

Signage Standards

- Add signage standards for Independent Living and Memory Care uses consistent with the existing Assisted Living use signage standards.

G. SIGNAGE: No signs are permitted in the GCCF PUD except:

- 4) Assisted Living/Independent Living/Memory Care Facilities, Medical Office, House of Worship Signage- One monument-style ground sign, or wall sign for each lot or parcel, not over 75 square feet in area.