

Project Narrative

Wisdom Property Narrative

On behalf of the applicant, we are submitting a Zoning PUD Amendment to the amend Sub-Area 3: Commercial Uses, and development standard number 7, Residential Street and Connectivity Standards, of the Toscana Isles Planned Unit Development (PUD).

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.

Subarea 3 is composed of two sections within the Toscana Isles PUD comprising of approximately 10.6 acres. Subarea 3 is the only area permitted within the Toscana Isles PUD that allows for commercial uses however, allowable uses within this subarea shall include the full range of residential uses. The proposed Wisdom Townhome development is proposed on the northern section of Subarea 3 fronting Gene Green Road. The proposed townhome use, if approved, would be for all of Subarea 3.

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 the Gene Green Road.

Land use Compatibility Analysis

The proposed amendment is an amendment to the previously approved Toscana Isles PUD. At the time of submittal, the City of Venice has invoked a zoning in progress for amendment planned district amendments and all applicants for planned districts. The proposed PUD amendment as brought forward in this narrative complies with the requirements of that resolution.

Section 1.7.3.C. of the City's Land Development Regulations (LDR) outlines whether amendments to approved planned districts are considered major or minor amendments.

The City has outlined a set of criteria of which an amendment is considered major or minor. The proposed PUD amendments brought forward by this application are both considered major amendments. The first proposed amendment would be adding townhomes to the list of permitted uses within Sub Area 3. The second proposed major amendment would be the addition of a new external access point.

Evidence of Unified Control

City staff has met with the City Attorney to ensure that evidence of unified control is shown. The City Attorney has granted the ability of taking parcel (0366130002) as a separate part of

the PUD and said that 60% of the overall is not required to submit an application as of now, as long as there are no accesses made into the other parts of the PUD. The applicant has provided a deed to the subject property showing unified control.

Toscana Isles Master Plan

The application brought forward in this staff report is to amend the Toscana Isles Binding Master Plan as has been done before. The Toscana Isles PUD was proposed to consist of three 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 following identifies the project development standards for the Toscana Isles PUD and are detailed by each of the three 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

There are two requested changes to the Toscana Isles PUD as brought forward within this report. The first requested change is to Sub-Area 3, the strike through and underline of the proposed change is below.

1. 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 good, 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; bank and financial institutions; multi-family dwellings; townhomes, indoor recreational facilities; private clubs; hotel and motels; and houses of worship.

Justification:

Sub-Area 3 is composed of two sections within the Toscana Isles PUD comprising of approximately 10.6 acres. The first section is located at the corner of Gene Green Road and Knights Trail Road while the other is at the corner of Technology Drive and Knights Trail Road. Sub-Area 3 is the only area permitted within the Toscana Isles PUD that allows commercial uses, however, allowable uses within this sub area shall include the full range of residential uses as stated above. After a discussion with city staff, it was determined townhomes do not fall under the category of full range of residential uses and should be added as a use within the subarea.

The underline section above adds townhomes as a permitted use within Sub Area 3. The proposed townhome use can be seen as less intense than the approved commercial uses already permitted within Sub Area 3. The proposed townhome uses can be seen as more compatible to surrounding residential single family units as well.

Statement of density and intensity.

Within the Toscana Isles PUD, all 911 single family units of the 1,714 units permitted within the PUD have been built. Only 56 multi-family units of the permitted 1,062 multi-family units have been built. This means a total of 967 units have been built within the Toscana Isles PUD 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.

With the addition of the 50 proposed townhome units, the Toscana Isles PUD new total of built single family units would be 961. With the reduction of the 50 multi-family units, this leaves 1,012 multi-family units unbuilt. In total, the Toscana Isles PUD will have 967 single family units and 56 multi-family units, bringing the total number of units within the PUD to 1,017 units or 2.37 units per acre.

2. Residential Street and Connectivity Standards

The second requested change as part of this amendment is to subsection 7 to permit a new external access point.

There is one proposed access point with this PUD amendment. The proposed access point is from Gene Green Road, a privately maintained roadway. An easement was granted to allow access to the property and is attached within this application. There is no proposed access point from Knights Trail Road. A previously approved access point was shown internal to the Toscana Isles PUD however, based on litigation, the applicant is proposing the one new access point from Gene Green Road.

As requested by City Staff, a traffic analysis was conducted and is provided as part of this application.

There are no other changes to the residential street and connectivity standards map other than the addition of the proposed access. The proposed addition will maintain the provisions and identity of the residential street design standards throughout the Toscana Isles PUD.

Wisdom Townhomes Decision Criteria 1.7.4

1. Whether the amendment is compatible with the existing development pattern and the zoning nearby.
 - The proposed PUD amendment can be seen as compatible as the amendment is part of the Toscana PUD. Subarea 3 of the PUD master plan allows for a variety of both commercial and residential uses. The proposed plan is to convert 50 of the unbuilt multi-family units into 50 single family residential units to support the proposed townhouse development.
 - With the addition of the 50 proposed townhome units, the Toscana Isles PUD new total of built single family units would be 961. With the reduction of the 50 multi-family units, this leaves 1,012 multi-family units unbuilt. In total, the Toscana Isles PUD will have 967 single family units and 56 multi-family units, bringing the total number of units within the PUD to 1,017 units or 2.37 units per acre.
2. Changes in land use or conditions upon which the original zoning designation was based.
 - The site is permitted for commercial and multifamily dwellings. The proposed townhomes could be seen as consistent with the original zoning designations of the PUD.
3. Consistency with all applicable elements of the Comprehensive Plan.
 - The proposed PUD could be seen consistent with all applicable elements of the Comprehensive Plan and Toscana Isles Binding Master Plan.
4. Conflicts with existing or planned public improvements.
 - To the best of our knowledge, there are no 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.
 - The subject site has availability of public facilities. A school analysis has been submitted as well as a traffic analysis.
- 6. Effect on health, safety and welfare of the neighborhood and City.
 - The proposed PUD amendment could be seen to have no impact on health, safety, or welfare of the neighborhood and City.
- 7. Conformance with all applicable requirements of this LDR.
 - The proposed PUD amendment shall be in conformance with all applicable requirements of the LDR.
- 8. Potential expansion of adjacent zoning districts.
 - The property is part of the Toscana Isles PUD and is not showing any expansion of the PUD.
- 9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
 - MONARCH has not completed the bat survey yet. The consultation area for the Florida bonneted bat (*Eumops floridanus*) originally included all of Sarasota County; however, it recently changed (in 2024) and only includes a portion of Sarasota County as shown on the enclosed consultation area map. Therefore, we need to coordinate with USFWS to determine whether the project falls within the updated FBB consultation area. If the project is located outside of the FBB consultation area, a formal bat survey will not be required.
 - If the project falls within the FBB consultation area, a formal bat survey will be conducted during future permitting efforts in support of construction level permitting (i.e., SWFWMD) after the rezoning is complete. The Florida Bonneted Bat Consultation Guidelines published by USFWS (2024 revision) state that bat survey data is only valid for one year. Therefore, we do not want to complete the survey prematurely and have to redo the survey should permitting efforts take longer than 1 year. Results of the bat survey will be provided to the City during future permitting when the Applicant seeks preliminary/final plat construction approval.
- 10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

- Any other applicable matters pursuant to this LDR or comprehensive plan will be addressed by the Applicant.