

PRELIMINARY PLAT

PETITION NO.: 16-02PP.1

REQUEST: A Preliminary Plat Amendment to modify a portion of a previously approved plat for Toscana Isles Unit 2 and to subdivide the remainder of the Toscana Isles PUD into buildable parcels.

GENERAL DATA

Owner: LALP Lots VII, LLC, LALP Lots X, LLC, LALP Lots XI, LLC, LALP Option 1, LLC, LALP Option 2, LLC, AND LALP Development, LLC

Agent(s): D. Shawn Leins, PE, AM Engineering

Location: The Toscana Isles subdivision, generally the northeast corner of Laurel Rd & Knights Trail Rd

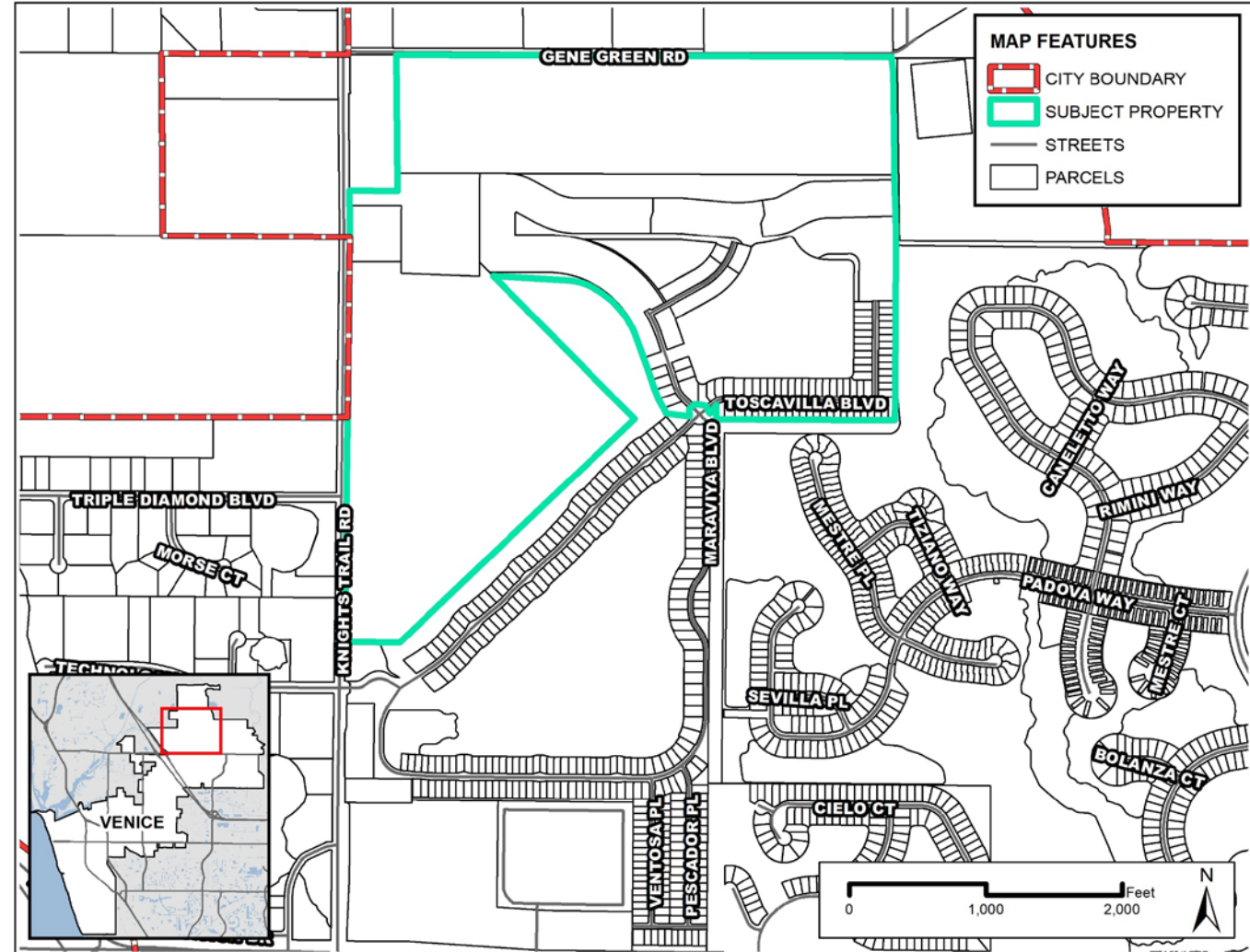
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Property Size: 281.89+/- Acres

Future Land Use: Mixed-Use Residential

Comp Plan Neighborhood: Northeast Venice

Zoning: Planned Unit Development (PUD)



"City on the Gulf"

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Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

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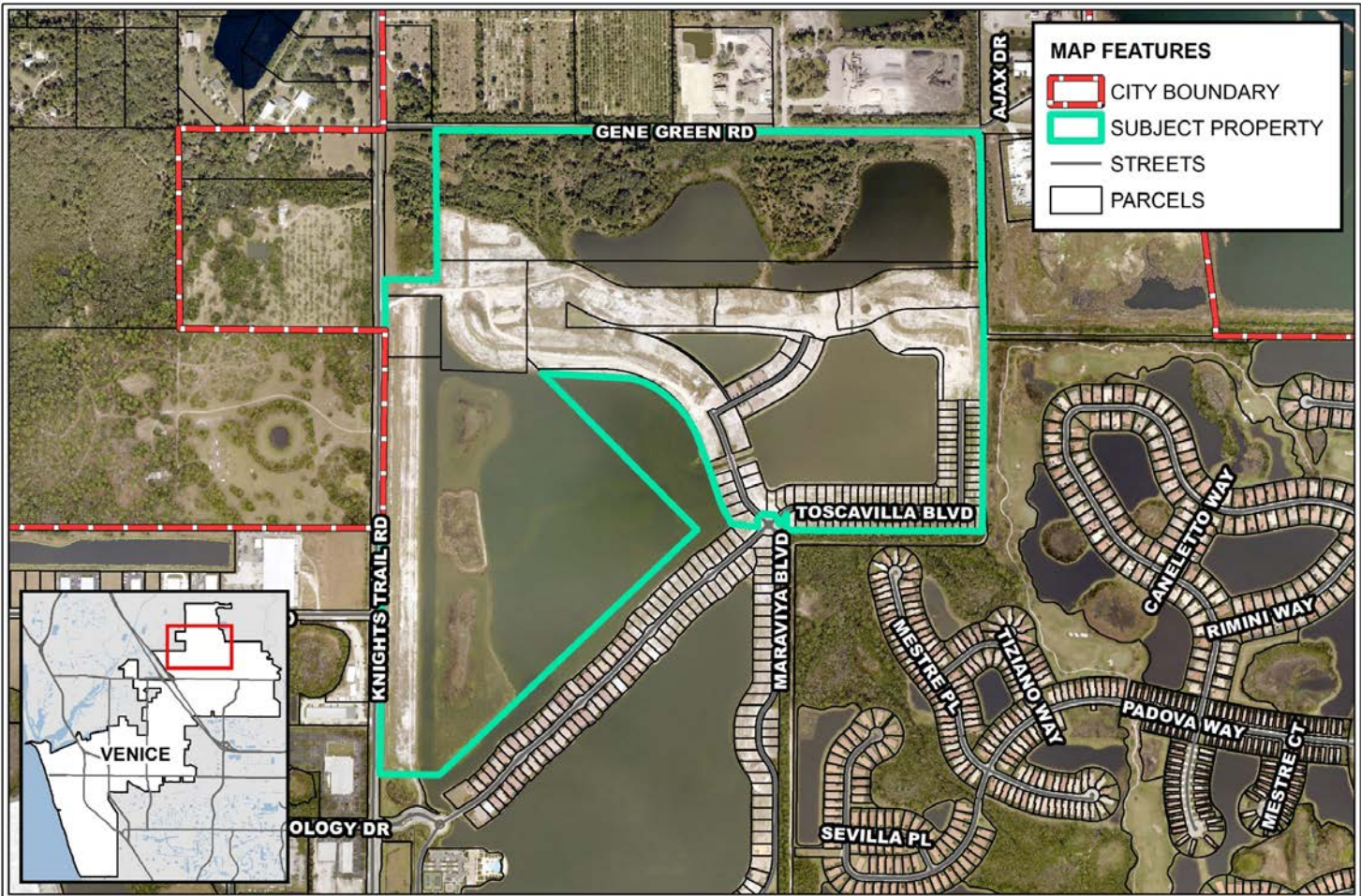
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PROPERTY LOCATION



TOSCANA ISLES UNIT 2

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



SUBJECT PROPERTY



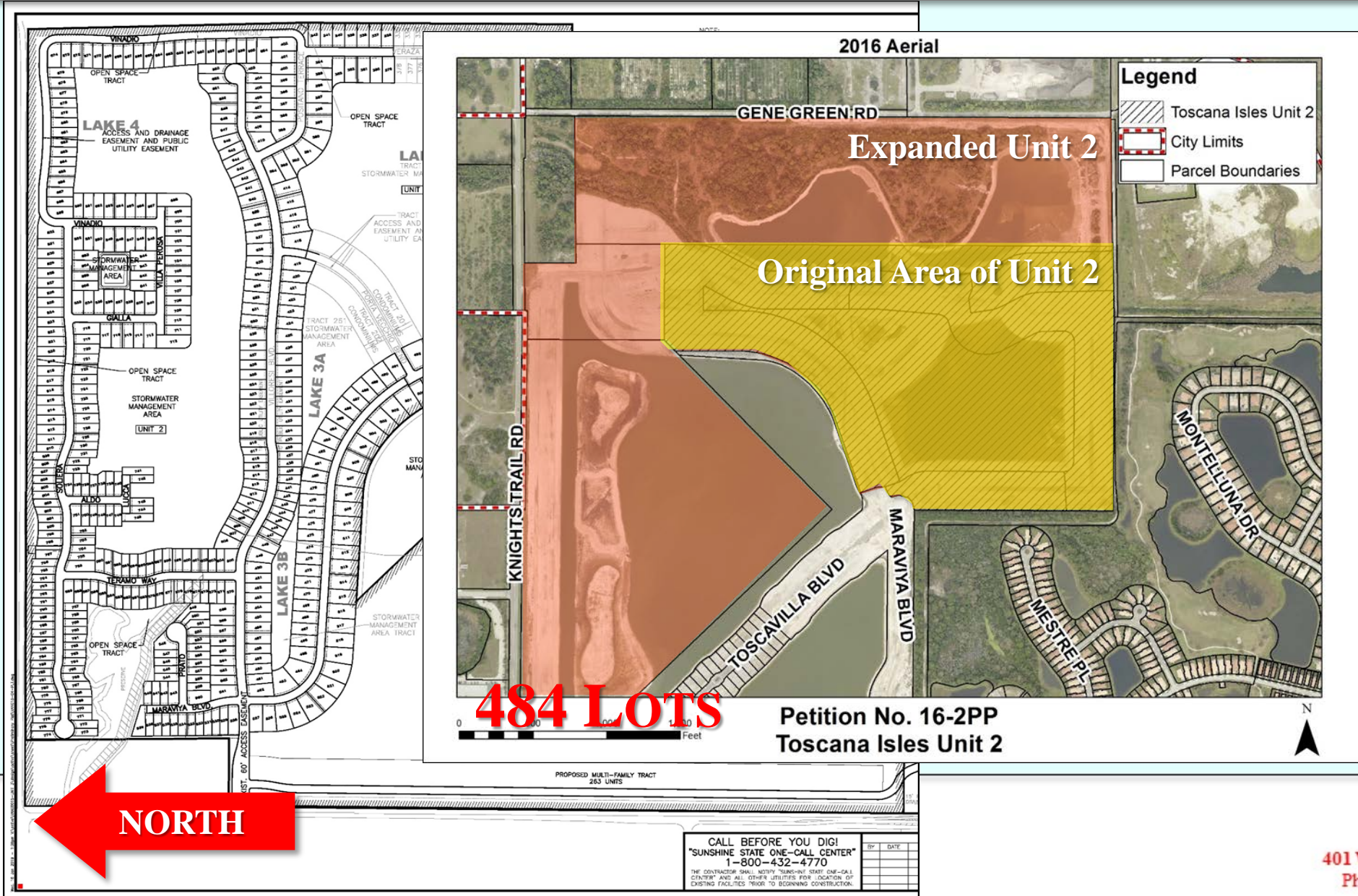
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PROJECT PROPOSAL



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TOSCANA ISLES PUD

TABLE 1: Toscana Isles PUD Numbers

	SINGLE FAMILY	MULTI-FAMILY	OPEN SPACE (ACRES)	DENSITY (DU/AC)
Unit 1	277	0	81.06	0.65
Unit 2	563	319	171.66	2.06
Total:	840	319	252.72	2.71
TOSCANA PUD ALLOWED UNITS				1,714
TOTAL AREA OF PUD (ACRES)				428.34
TOTAL UNITS				1159
OPEN SPACE				59%

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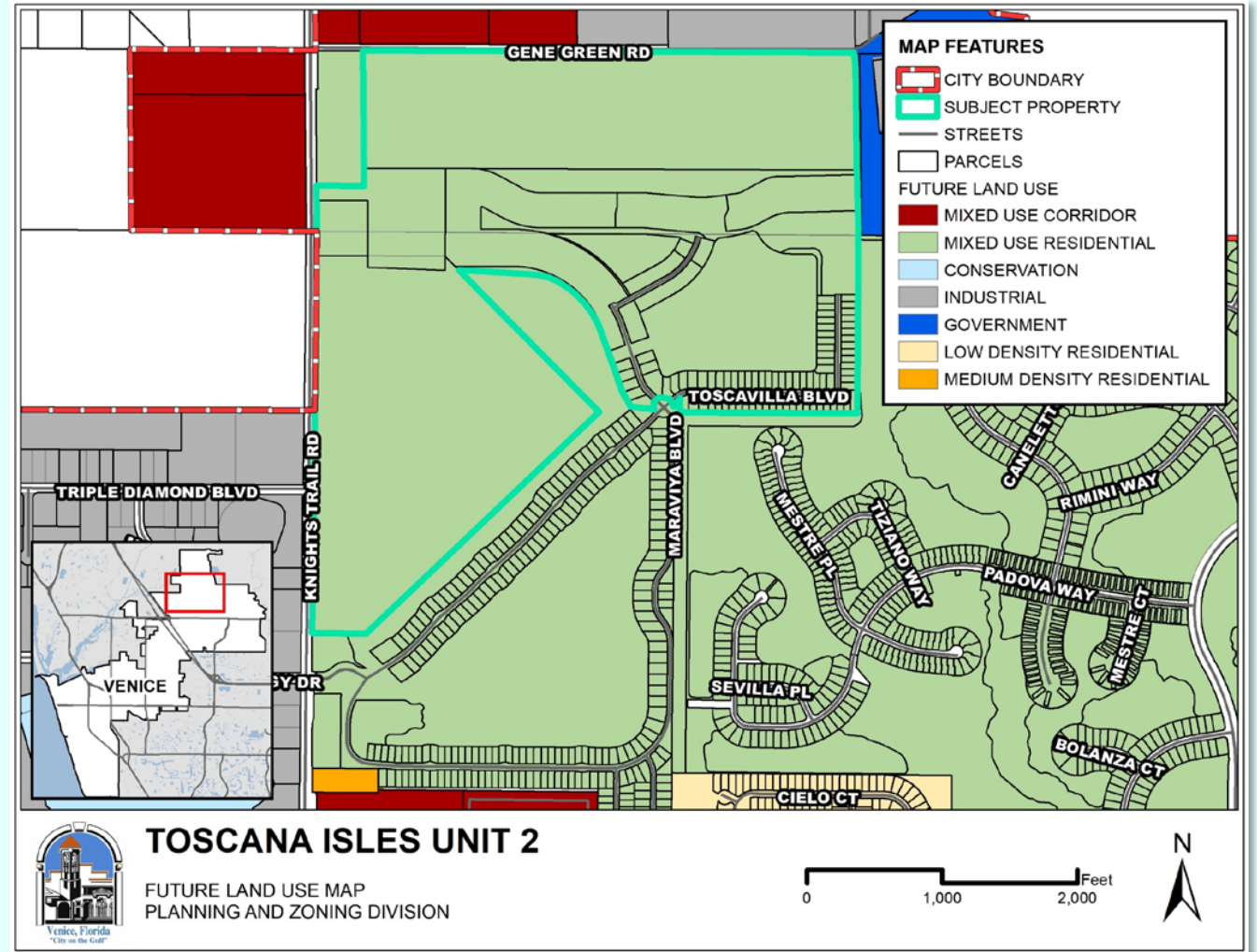
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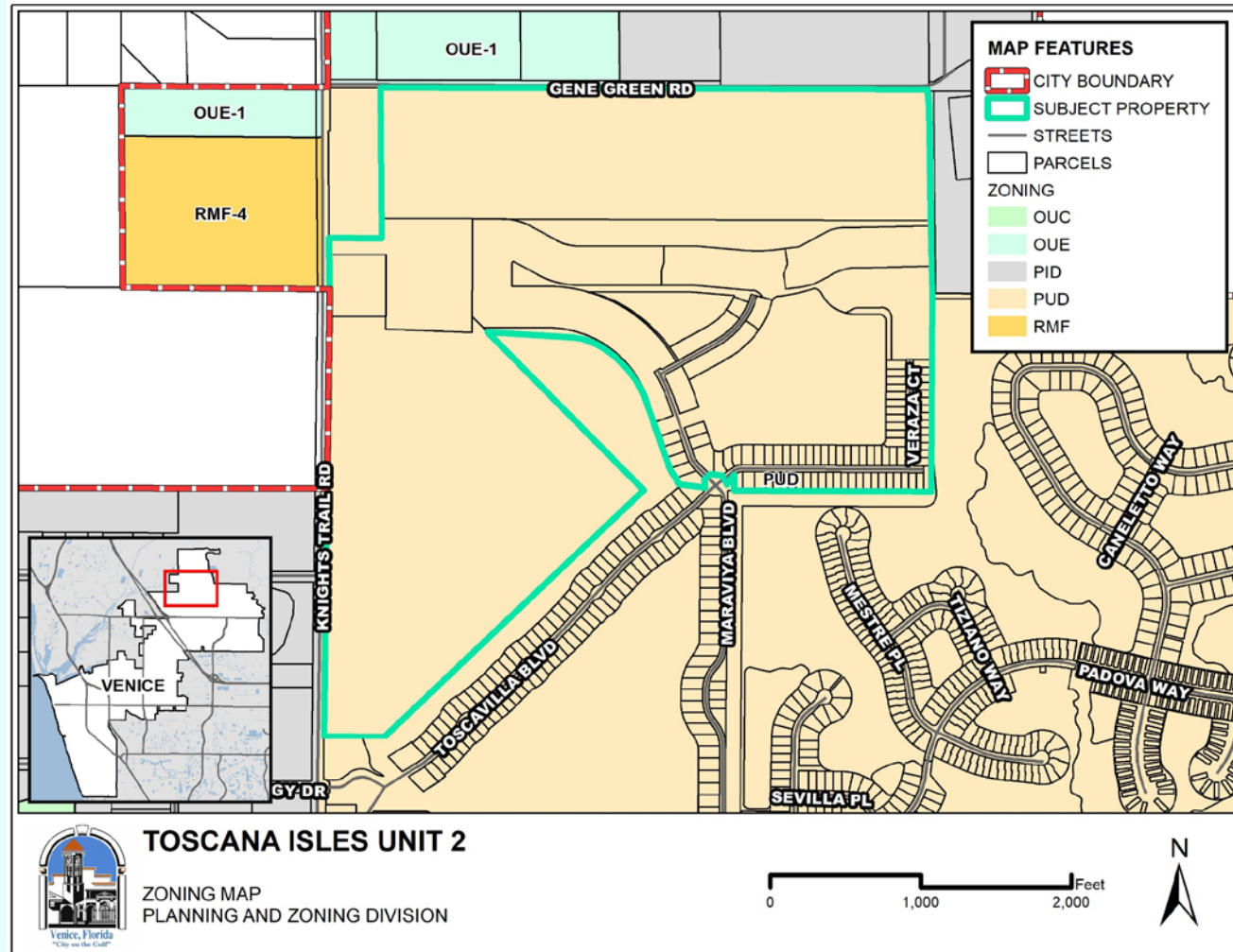
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COMPREHENSIVE PLAN

- Mixed-Use Residential
- Transportation and Mobility
 - Urban Minor Collector
 - Roadway LOS
 - Pedestrian LOS
 - Bicycle LOS
 - Transit LOS
- Northeast Neighborhood



LAND DEVELOPMENT REGULATIONS



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TOSCANA ISLES BINDING MASTER PLAN

	REQUIRED		PROPOSED
Minimum Lot Size	None	✓	Varies
Lot Width	None	✓	Varies
Front Setback (SFR)	15ft to structure, 20ft driveway	✓	15ft to structure, 20ft driveway
Rear Setback (SFR)	10ft	✓	10ft
Side Setback (SFR)	5ft	✓	5ft
Buffer A Size	5ft	✓	5ft
Buffer C Size	10ft	✓	10ft
Subarea A Uses	Low Density Single-Family Residential	✓	Low Density Single-Family Residential
Subarea B Uses	Low Density Mixed Residential	✓	Low Density Mixed Residential

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CONCLUSIONS/FINDINGS OF FACT

- **CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):** Analysis has been provided to determine consistency with the Land Use Elements strategies applicable to the Mixed-Use Residential Future Land Use designation, strategies found in the Northeast Neighborhood element, and other plan elements. Staff has provided information and analysis of some of the most applicable comprehensive plan strategies and no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan Consistency.
- **CONCLUSIONS/FINDINGS OF FACT (TOSCANA ISLES PUD):** The Toscana Isles Unit 2 Preliminary Plat Amendment is consistent with the Toscana Isles PUD Binding Master Plan.
- **CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS):** The proposed preliminary plat complies with the City's Land Development Code, including the subdivision standards.
- **CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY):** No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

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PLANNING COMMISSION ACTION

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 take action on Preliminary Plat 16-02PP.1.

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