



City of Venice  
 401 West Venice Ave., Venice, FL 34285  
 941-486-2626  
 DEVELOPMENT SERVICES - PLANNING & ZONING  
**PRELIMINARY PLAT APPLICATION**

16 - 2 PP

PRELIMINARY PLAT

**Project Name:** Toscana Isles - Unit 2

Parcel Identification No.: See attached listing

Address: 899 Knights Trail Road, Venice, FL

Parcel Size: 98.09 acres

FLUM designation: Knights Trail Neighborhood ; Planning Area K

Zoning Map designation: PUD

**Property Owner's Name:** See attached listing

Telephone: (941) 552 - 6705

Fax: (941) 349 - 0526

E-mail: jpeshkin@vanguardland.com

Mailing Address: 5310 Clark Rd, Suite 106, Sarasota, FL 34233

**Project Manager:**

Telephone: \_\_\_\_\_

Mobile / Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Project Engineer :** D. Shawn Leins, P.E.

Telephone: (941) 377 - 9178

Mobile / Fax: (941) 378 - 3786

E-mail: sleins@amengfl.com

Mailing Address: 8340 Consumer Ct., Sarasota, FL 34240

**Project Architect:**

Telephone: \_\_\_\_\_

Mobile / Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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*Incomplete applications cannot be processed - See reverse side for checklist*

JUN 02 2016

**Applicant Signature / Date:**

LALP Development, LLC  
 By: Vanguard Realtors, LLC  
 As its Manager  
 By: S Hays  
 Samantha P. Hays  
 AS its Vice President

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# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Signed, Sealed and Dated Survey of Property, including legal description
- Agent Authorization Letter

## Fees

Application filing fee \$4,700 (greater than 10 lots).

Application filing fee \$3,000 (ten or fewer lots).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

TOSCANA ISLES  
UNIT 2  
NARRATIVE

The property on which Toscana Isles is located consisted of various uses until the early 1990s, with the development of the Stay N' Play RV park. This project failed and was abandoned in the early 2000s. The property was rezoned to PUD in 2012 through Zoning Map Amendment Petition Nos. 11-1RZ and 11-3RZ.

Toscana Isles is a subdivision lying in Sections 22 & 27, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida. The property was platted into tracts as recorded in Plat Book 48 Page 6, Instrument #2012148729.

Development of the first phase of Toscana Isles began in 2014, with home construction commencing at the end of 2015. The purpose of this preliminary plat submittal is to provide a plan for the further subdivision of some of the tracts and parcels into 245 single family residential lots and 5 tracts to accommodate condominiums.

The development of the community remains consistent with the City's comprehensive plan and the approved Toscana Isles PUD zoning standards. The area incorporated in Unit 2 of Toscana Isles

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includes single-family lots, multi-family tracts, and open space,  
mainly consisting of large lakes.

**ATTACHMENT**  
**Preliminary Subdivision Plat Application**

	<b>Parcel Identification No.</b>	<b>Property Owner's Name</b>	<b>Property Owner's Mailing Address</b>
TRACT 7	0366-13-0007	LALP Lots VII, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 8	0375-02-0002	LALP Lots VIII, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 9	0375-02-0001	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 10	0375-02-0003	LALP Lots X, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 11	0366-13-0005	LALP Lots XI, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 12	0366-13-0004	LALP Lots XI, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233

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