



LAW OFFICES  
BOONE, BOONE & BOONE, P.A.

P. O. BOX 1596  
VENICE, FLORIDA 34284

ESTABLISHED 1956

E.G. (DAN) BOONE  
JEFFERY A. BOONE  
STEPHEN K. BOONE  
JACKSON R. BOONE  
STUART S. BOONE  
ANNETTE M. BOONE

JAMES T. COLLINS, LAND PLANNER  
(NOT A MEMBER OF THE FLORIDA BAR)

STREET ADDRESS:  
1001 AVENIDA DEL CIRCO 34285  
TELEPHONE (941) 488-6716  
FAX (941) 488-7079  
e-mail: adm@boone-law.com

December 3, 2019

**VIA HAND DELIVERY**

Mr. Jeff Shrum, AICP  
Community Development Director  
City of Venice  
401 West Venice Avenue  
Venice, Florida 34285

Re: Toscana Isles PUD – Request for Updated Concurrency Certificate

Dear Mr. Shrum:

As you are aware, we represent LALP Development, LLC, in connection with the above-referenced matter.

As you are also aware from our recent meeting, our client desires to obtain an updated concurrency certificate consistent with City Attorney Kelly Fernandez’s determination that Improvement #2 on the Certificate of Concurrency dated July 18, 2019, is no longer required (enclosed).

We hereby request an updated Concurrency Certificate that either removes or strikes-through Improvement #2 and adds a Note that provides “The Developer is no longer responsible for Improvement #2 from the prior Certificate of Concurrency dated July 18, 2019, requiring Developer to conduct a full traffic signal warrant study, and pursuant to the traffic analysis, to construct signalization.”

If you have any questions or wish to discuss this matter further, please do not hesitate to contact us.

Kind regards.

Very truly yours,

Jackson R. Boone

jrb  
Enclosure  
16502\Ltr\_JShrum

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## Jackson Boone

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**From:** Kelly Fernandez <Kfernandez@swflgovlaw.com>  
**Sent:** Tuesday, November 05, 2019 1:08 PM  
**To:** Jackson Boone  
**Cc:** Jeffery A. Boone; Jim Collins; Lee Fosco; Jeff Shrum  
**Subject:** RE: Toscana Isles

Jackson,

I have completed review of this issue with staff and compliance with improvement #2 on the Certificate of Concurrence dated July 18, 2019 related to the traffic signal warrant study and construction of signalization will no longer be required.

Kelly M. Fernandez, Esq.  
Persson, Cohen & Mooney, P.A.  
236 Pedro St.  
Venice, FL 34285  
Ph: (941) 306-4730 | Fax: (941) 306-4832  
Board Certified by the Florida Bar in City, County and Local Government Law

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**From:** Jackson Boone <Jackson.Boone@boone-law.com>  
**Sent:** Friday, November 01, 2019 1:34 PM  
**To:** Kelly Fernandez <Kfernandez@swflgovlaw.com>  
**Cc:** Jeffery A. Boone <JBoone@boone-law.com>; Jim Collins <JCollins@boone-law.com>; Lee Fosco <LFosco@boone-law.com>  
**Subject:** RE: Toscana Isles

Kelly:

Have you been able to discuss this with Staff?

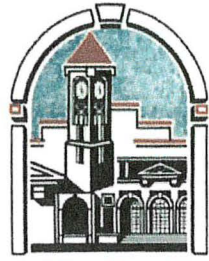
Have a nice weekend,  
Jackson

Jackson R. Boone, Esq.  
Boone Law Firm  
P.O. BOX 1596  
1001 Avenida Del Circo  
Venice, FL 34285  
(941) 488-6716  
[jackson.boone@boone-law.com](mailto:jackson.boone@boone-law.com)

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"City on the Gulf"

# City of Venice Certificate of Concurrency

Certificate Number: **191**

Development Permit: **Completed Preliminary Plats Units 1 & 2 (1,159 total residential units approved of a potential 1,714 for the entire Toscana Isles Subdivision 428± acres)**

Project Name: **Toscana Isle (1,159 total units)**

Location: **899 Knights Trail Road**

Owner: **LALP Development LLC.**

Approving Authority: **Zoning Administrator**

Date: **July 18, 2019**

Utilities: **1,159 ERUs Water and 1,159 ERUs Wastewater available**

Public Works: **This project meets solid waste concurrency requirements.  
This project meets parks concurrency requirements.**

Engineering: **Final Preliminary Plat satisfies stormwater system concurrency requirements (1,159 units),  
Development will not exceed 25 year, 24 hour storm event.**

Planning (Mobility): **Regarding transportation, mobility fees will be applied to each Certificate of  
Occupancy issued for each residential unit.**

Improvements: **Consistent with the approved traffic analysis (dated July 18, 2011), the following  
improvements have been identified:**

- 1. Construct northbound to eastbound right turn lane at the north project driveway at such time as the north driveway is constructed.**
- 2. At such time as the equivalent of 600 single family dwelling units receive a certificate of occupancy, the developer shall conduct a full traffic signal warrant study coordinated with Sarasota County, for Knights Trail and the South project driveway. Construction of signalization shall be in accordance with the language as specified in the traffic analysis.**

The issuance of this concurrency certificate shall not be construed as establishing any right or entitlement to any additional concurrency certificate; as creating any vested rights concerning future development of the subject property; or as reserving to the owner any capacity for utility service.

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