



City of Venice
Planning & Zoning Division
MEMORANDUM

To: Lori Stelzer, City Clerk
From: Katherine Woellner, Planner
Roger Clark, AICP, Planning Manager
Date: March 21, 2019
Re: Transmittal of Petition for Council Action
Toscana Isles Unit 2 Preliminary Plat Amendment, 16-02PP.1

On March 19, 2019, the Planning Commission, made the following motion for the subject petition, with a vote of 6-0, Mr. Graser was absent:

Based on review of the application materials, the Staff Report, and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and Land Development Regulation Commission, finds the petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative findings of fact in the record, and recommends approval to City Council of Preliminary Plat Amendment Petition No. 16-02PP.1 with the following stipulation provided by the applicant:

1. The Zoning Administrator may administratively approve adjustments to lot dimensions that result in increasing or decreasing the total lot count by up to 10 units, consistent with the approved density of the Toscana Isles PUD. Administrative approval shall not be allowed if any adjustment in total lot count results in impacts to lakes, perimeter buffers, or road alignments.

To continue the processing of the petition, please complete the following:

- Legistar file CC 16-02PP.1 has been created and the files are uploaded because the documents are too large to email (all documents are listed as attachments to this memo).
- Schedule one public hearing before City Council.
- Provide our office with the legal advertisement when you send it to the Gondolier in order for us to prepare the notification sign and post on the property 15 days prior, per public notice requirements.
- The mailing list for the nearby properties is attached, but please note if a significant amount of time passes before the notices are prepared, the list will need to be updated to ensure sales/transfers are accounted for.
- We will forward the Development Order 16-02PP.1 upon completion of review by legal counsel.

The Planning and Zoning Division may receive written correspondence on this petition, which will be forwarded to your office.

Attachments: Staff Report
Toscana Isles PUD Binding Master Plan
Applicant Materials
Toscana Isles Preliminary Plat Plans
Master Buffer Plan
Toscana Isles Landscape Plans
Mailing Notification List (emailed)
Location Map (emailed)
Cc: File No. 16-02PP.1