

ASSOCIATED DOCUMENTS

- A. Exhibit A: Site Pictures
- B. Application Materials
- C. Binding Master Plan

EXECUTIVE SUMMARY

The subject petition is a Preliminary Plat Amendment to Unit 2 of the Toscana Isles PUD. This petition plats the remaining residential portions of Toscana Isles PUD into single-family and multi-family lots. The plat includes 484 lots. Some of Unit 2 has already been through final plat. No change is occurring to any property that has already been final-platted. All of the multi-family tracts will be developed with subsequent Site and Development Plans. The applicant is not requesting any code modifications.

Based on the submitted application materials, staff analysis, and conclusions from this staff report, staff provides the following summary findings on the subject petition:

- **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.

BACKGROUND INFORMATION

The subject property is part of the Toscana Isles PUD, which has already completed a few phases of development. The existing development has been completed through three plats. The first, focused on the southeastern half of the property (13-03PP and 13-03PP.1). The original Toscana Isles Unit 2 plat (16-02PP) did not encompass as much land as the proposed amendment. The highlighted section of Figure 1 below depicts the original configuration of Toscana Isles Unit 2 plat. As shown in Map 1 on Page 6, the current Unit 2 Amendment includes all of the remaining residential sections Toscana Isles PUD outside of Unit 1.

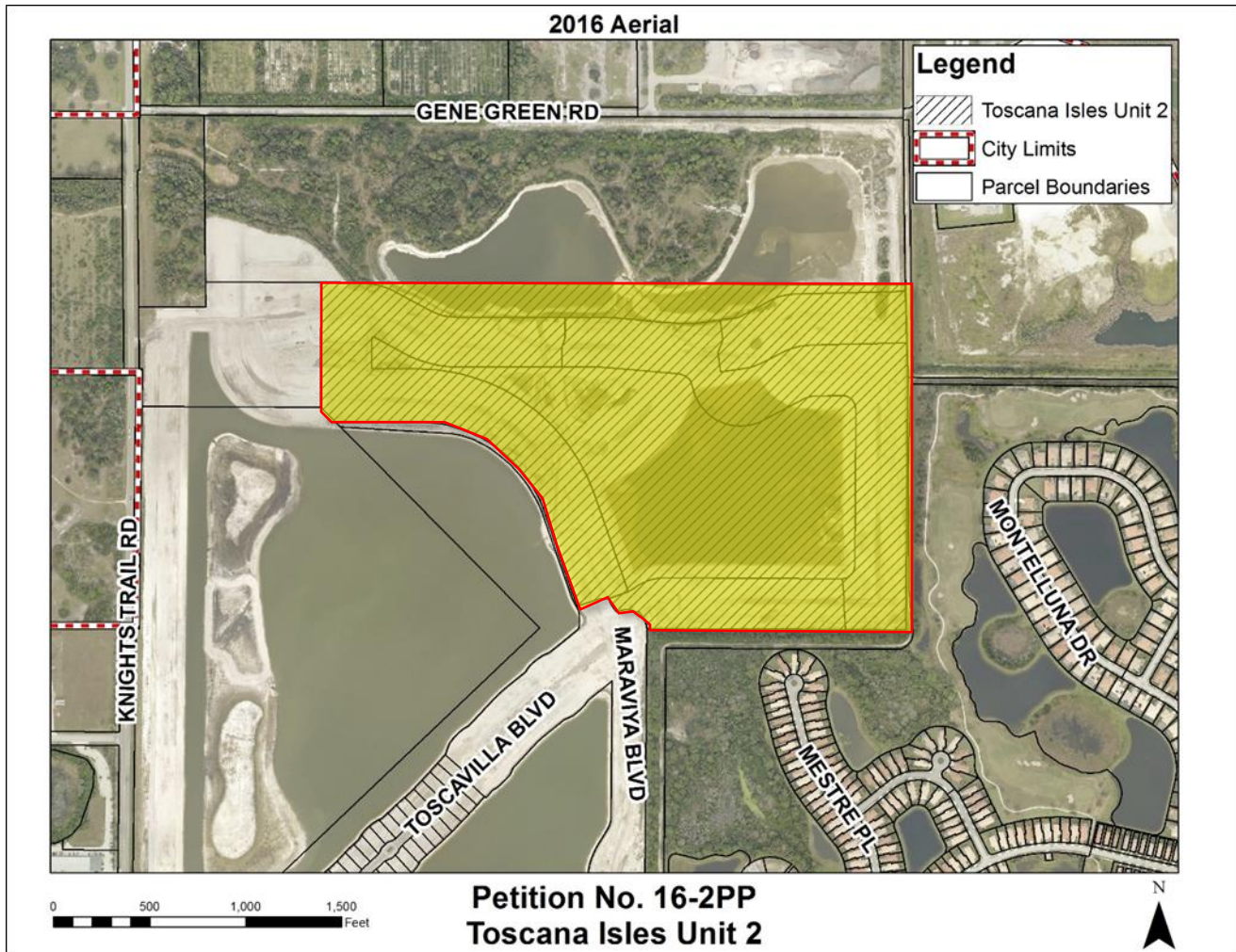


Figure 1: Original Toscana Isles Unit 2 Plat Map (2016)
The highlighted area shows what was included in the original Unit 2. Highlighted for emphasis.

The subject petition includes all of Unit 2 and the remaining undeveloped sections of Toscana Isles. The amended Unit 2 is outlined below on Map 1 on Page 6 in mint green. There are multi-family tracts that will be further developed under Site and Development Plans. The southeastern corner of Unit 2 along Toscavilla Boulevard has already gone through Final Plat. No changes are proposed to any of the areas that have already been final-platted.

PROJECT INFORMATION

The subject petition is a Preliminary Plat Amendment for 484 lots on 281.89 acres of the Toscana Isles PUD. Toscana Isles has a total area of 428.5 acres and allows a maximum of 1,714 dwelling units. Unit 2 will include

563 single-family units and 319 multi-family units. All of the multi-family tracts will be developed in subsequent Site and Development Plans.

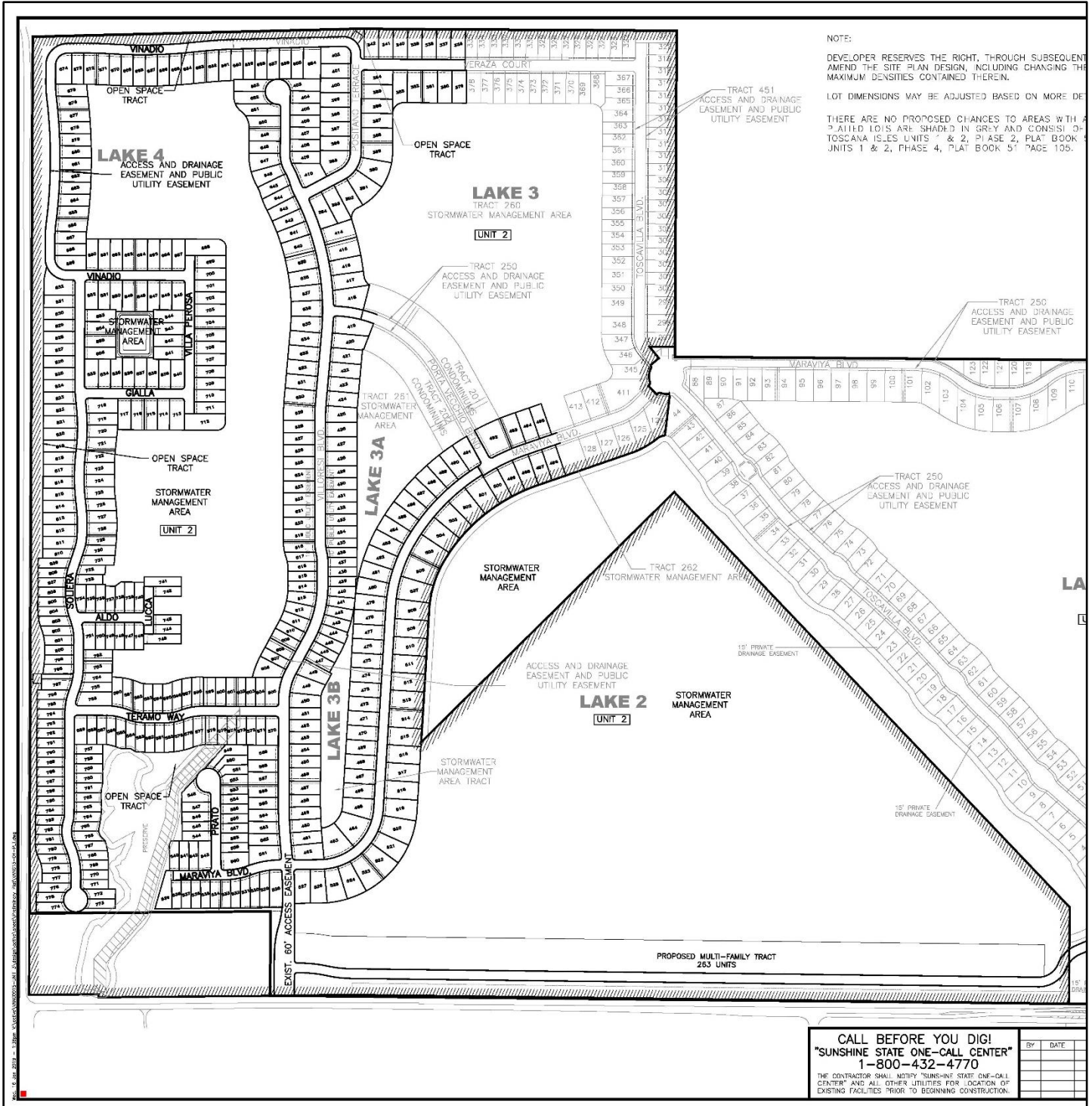


Figure 2: Current Toscana Isles Unit 2 Preliminary Plat

The proposed plat depicts a five-foot buffer along the northeastern property line, and ten-foot buffers along the northern and western property lines. Due to existing industrial uses north of the subject property, there is an additional seventy-foot (70) structure setback along the northern and eastern property line and a three-hundred-

foot disclosure area in the northeast corner. The disclosure area requires any potential home buyer to be notified of the adjacent and nearby industrial uses. All of the buffers are shown on the Master Buffer Plan included in the application materials.

Unit 2 is comprised of detached single-family lots. The Toscana Isles PUD does not include any minimum lot standards; therefore, all of the proposed lots meet the minimum lot requirements of the Binding Master Plan. None of the setback requirements have changed with the subject petition. See Figure 3 for lot details.

The proposed plat includes sidewalks on both sides of the street and does not include any code modification requests. The applicant has pointed out in the provided narrative and on the sheet entitled “Preliminary Plat” that:

“[The] developer reserves the right, through subsequent Preliminary Plat applications, to increase or decrease the density and unit count and amend the site plan design, including changing the location of permitted uses, which shall be consistent with the PUD approval and the maximum densities contained therein.”

The note is to allow flexibility in lot sizes/configurations if the market changes as Toscana Isles completes development.

Additionally, the sheet entitled “Preliminary Plat” points out that there are lots along Maraviya Boulevard, Toscavilla Boulevard, and Veraza Court that are already final-platted. As mentioned previously, no change is proposed to any of the lots that have already been developed and/or final-platted.

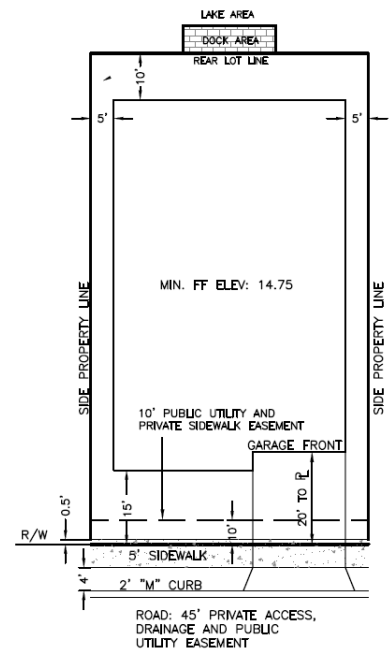


Figure 3: Typical Lot Detail with Setbacks

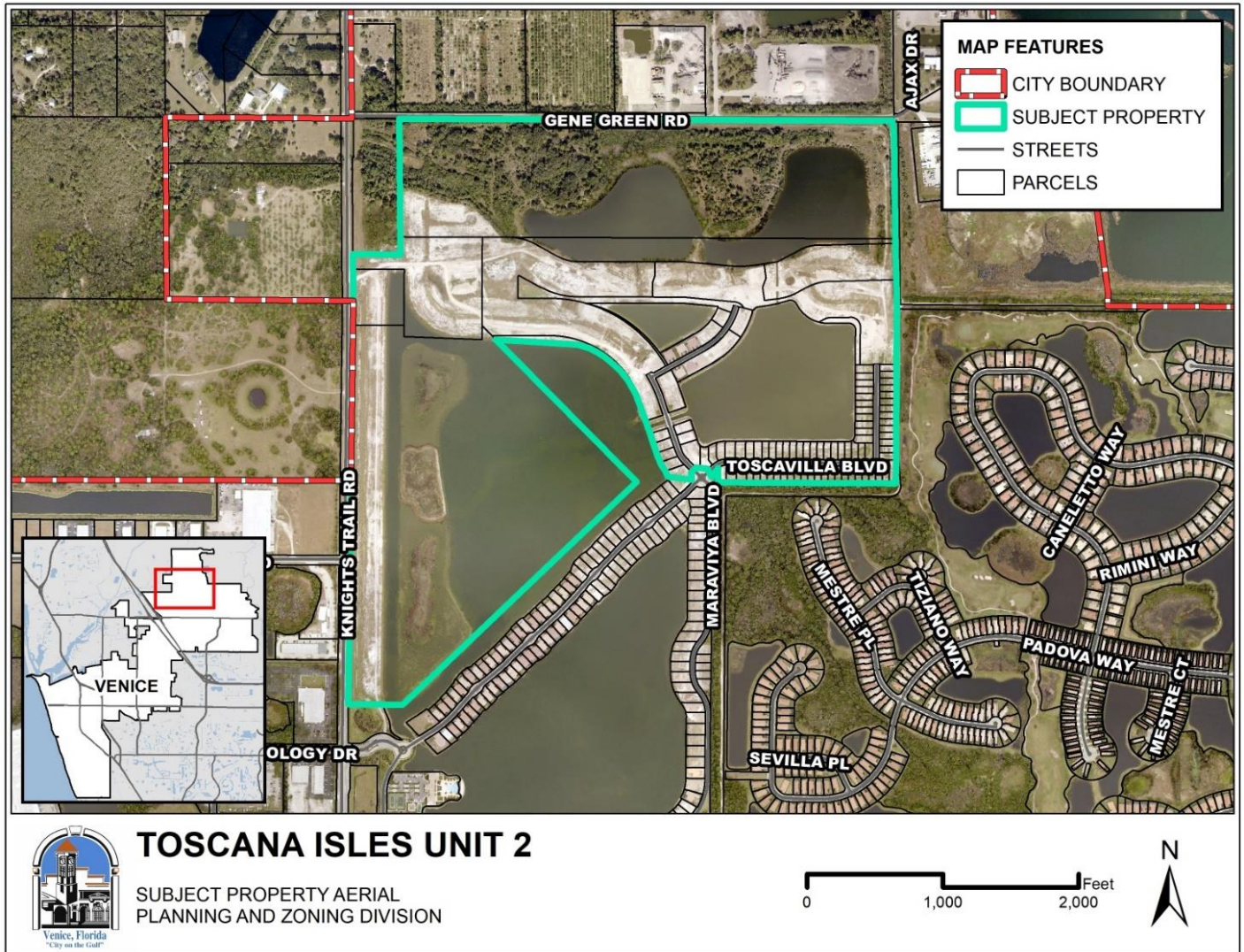
The following table shows the allocation of land, by use, within the 281.89 +/- acre Preliminary Plat. The proposed Preliminary Plat does not account for the entire Toscana Isles PUD. The chart below is only representative of Unit 2.

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 ISLES PUD ALLOWED UNITS				1,714
TOTAL AREA OF PUD (ACRES)				428.34
TOTAL UNITS				1159
OPEN SPACE				59%

EXISTING CONDITIONS

The subject property is currently partially developed and located east of Knights Trail Road, south of Gene Green Road, and north of Laurel Road. See Map 1 on Page 6 for location and general development progress in relation to the area impacted by the proposed plat amendment.



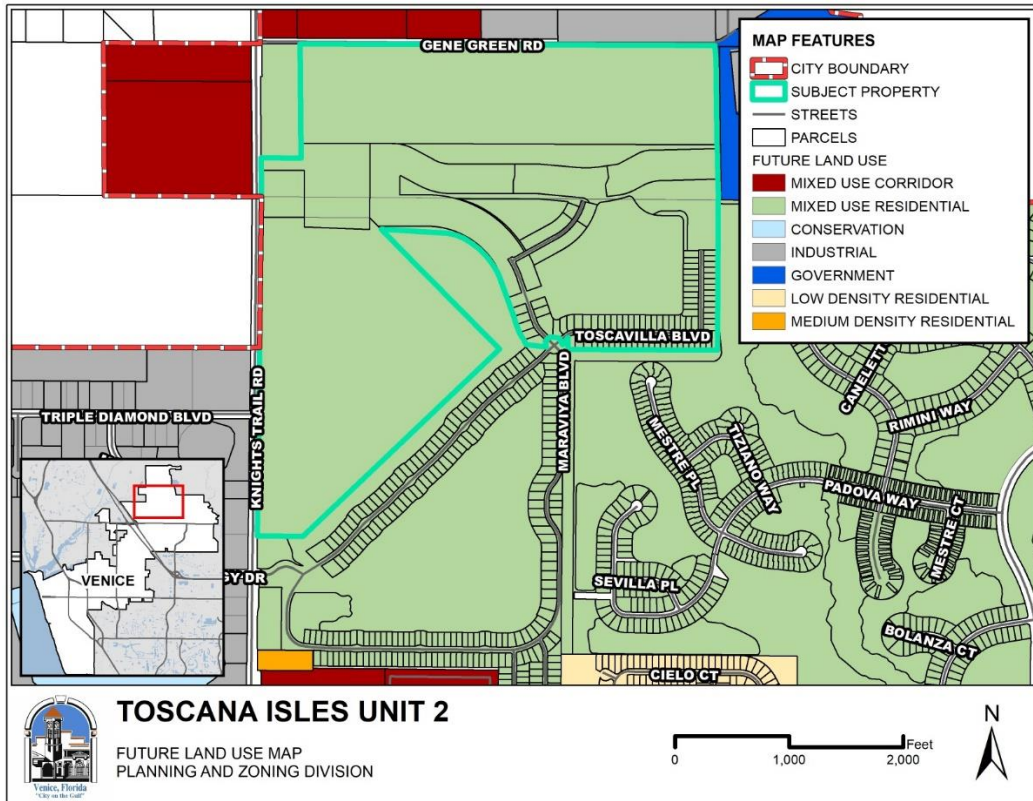
Map 1: Aerial Map of the Subject Property

Future Land Use

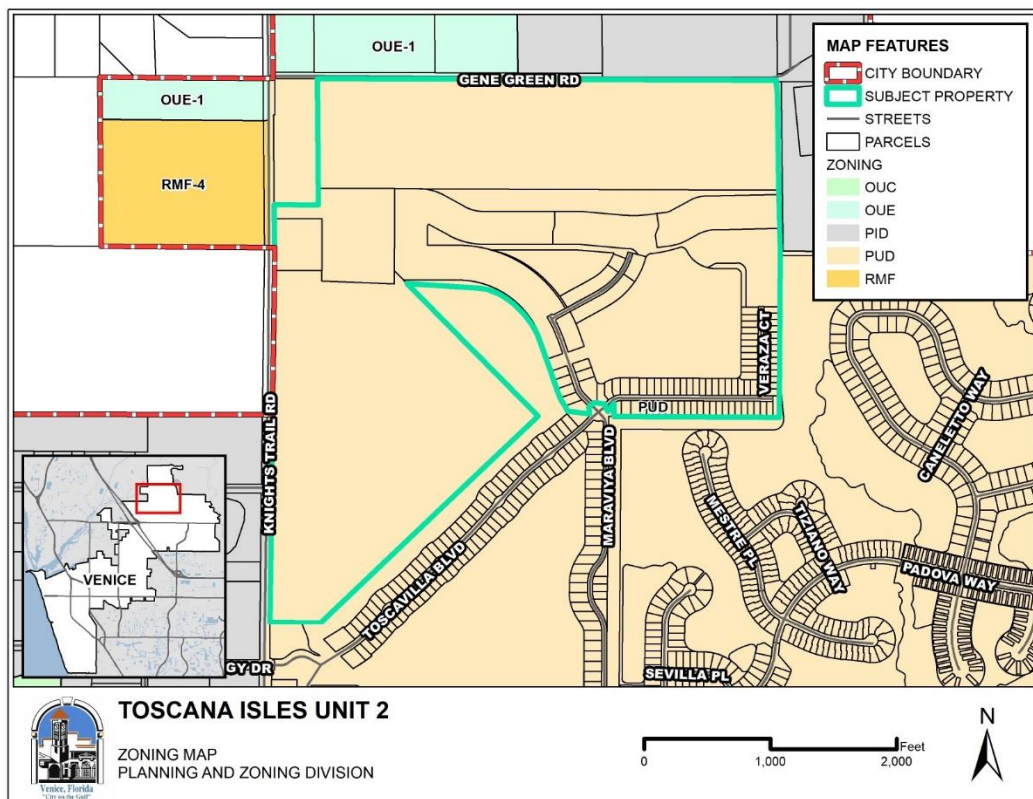
The subject property has a Future Land Use Designation of Mixed-Use Residential (MUR), which was created in the 2017-2027 *Comprehensive Plan* to designate areas of existing or proposed Planned Unit Developments (PUD). The project is consistent with the Toscana Isles Binding Master Plan.

Zoning Designation

The subject property is zoned Planned Unit Development through Ordinance # 2011-11 (Petition 11-01RZ) and amended with Ordinance # 2012-13 (Petition 11-03RZ). The first rezone established the Toscana Isles Binding Master Plan as zoning standards for the entire Toscana Isles property. The second added approximately 21 acres of land to the PUD.



Map 2: Future Land Use Map



Map 3: Zoning Map

PLANNING ANALYSIS

Staff reviewed the proposed Preliminary Plat Application in relation to *Toscana Isles PUD Binding Master Plan*, *City of Venice 2017-2027 Comprehensive Plan*, *Land Development Regulations*, and Concurrency/Mobility requirements.

2017-2027 Comprehensive Plan

The Toscana Isles PUD already exists; however, the PUD was approved under the previous comprehensive plan. The following comprehensive plan analysis is to show how the proposed plat relates to the *City of Venice 2017-2027 Comprehensive Plan*. Strategy LU 1.2.21 of the comprehensive plan states:

“Previously approved Planned Developments including PUD and CMU developments exceeding the standards of this Strategy shall be permitted to retain their currently approved land use(s), density and intensity, open space percentage provisions, and other previously approved development standards.”

A. Future Land Use Strategies

The subject property has a Future Land Use of Mixed-Use Residential. Strategy LU-1.2.17 states:

“Within the MUR land use designations, new development shall provide open space connectivity by means of either functional and/or conservation uses. Open space connectivity shall be a minimum of 25 feet wide.”

Unit 2 includes three lakes and perimeter buffers along the property lines. Lakes 2 and 3 have an open-space connection between residential lots that exceeds 25ft. Lake 4 and the stormwater management area are not completely surrounded by residential lots, which facilitates connectivity.

The proposed plat has 171.66 acres, identified as Open Space in the Land Use Chart on the cover sheet of the plat plans. Toscana Isles includes 59% open space throughout the PUD. The Comprehensive Plan sets a 50% minimum of Open Spaces comprised of a mixture of functional and conservation space. Each type can represent no less than ten (10) percent.

B. Transportation and Mobility

Knights Trail Road has been designated as an “Urban Minor Collector” in Figure TR-1 in the *2017-2027 Comprehensive Plan*. No major changes to transportation infrastructure is proposed. There were a couple infrastructure improvements required as stipulations, a turn-lane at the northern driveway on Knights Trail Road and a signal at Knights Trail Road/Technology Drive. The applicant has indicated that the turn lane will be constructed when the northern entrance is constructed and the signal warrant analysis prior to the 600th Certificate of Occupancy.

The *2017-2027 Comprehensive Plan* identifies the existing Roadway Level of Service (LOS) for the segment of Knights Trail Road between Laurel Road and Rustic Road as “C”. The traffic statement provided with the proposed project states that the LOS will not be reduced below the required LOS and has been confirmed by the city’s transportation consultant.

The *2017-2027 Comprehensive Plan* identifies the existing Pedestrian Level of Service for the segment of Knights Trail Road between Laurel Road and Rustic Road as “E”. The proposed project does not propose sidewalks along Knights Trail Road; however, sidewalks will be required at the point of development in this area.

The *2017-2027 Comprehensive Plan* identifies the existing Bicycle Level of Service for the segment of Knights Trail Road between Laurel Road and Rustic Road as “C”. No bike lane exists Knights Trail Road in this location and none is included in the preliminary plat.

The *2017-2027 Comprehensive Plan* identifies the existing Transit Level of Service for the segment of Knights Trail Road between Laurel Road and Rustic Road as not available. No bus stops exist along Knights Trail Road. No change is proposed.

C. Northeast Neighborhood

The subject property is designated as part of the Northeast Neighborhood in the *2017-2027 Comprehensive Plan*. The Northeast Neighborhood is the largest of the neighborhoods identified in the comprehensive plan and contains most of the City’s residential growth. Approximately eighty-eight percent of the Northeast Neighborhood is designated as Mixed-Use Residential, which supports Planning Unit Developments.

The Northeast Neighborhood allows for 12,895 total dwelling units and currently contains 1,403 as of January 1, 2017. The Toscana Isles PUD will contribute a maximum of 1,714 towards the total number of units in the Northeast Neighborhood; the proposed plat accounts for 882 of those units via the single-family and multi-family housing options. These are within the allowed number of units within the neighborhood.

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.

Toscana Isles PUD Binding Master Plan

The subject property is part of Subarea 1 (yellow) and Subarea 2 (orange) on the Binding Master Plan’s Land Use Plan. See Figure 4 on Page 10.

Only a few properties in Unit 2 fall into Subarea 1, however according to the Binding Master Plan, this subarea allows single-family dwellings, parks, playgrounds, putting greens, private clubs, civic and social organization facilities, essential services, and community spaces. The proposed plat shows all of Unit 2 within Subarea 1 as single-family residential lots.

Most of Unit 2 is part of Subarea 2 which allows: single-family dwellings, townhouses, multi-family dwellings, parks, playgrounds, putting greens, private clubs, civic and social organization facilities, essential services, and

community spaces. The proposed plat includes single-family and multi-family dwellings, which is consistent with the allowed uses within Subarea 2.

The Binding Master Plan denotes Buffer A along the northeast property line and Buffer C along the northern and western property lines. All of the buffers included in the proposed plat are consistent with the buffers included in the Binding Master Plan. Buffer A is a five-foot (5) buffer that includes a six-foot opaque barrier within the five-foot landscaped buffer area. For all Buffer A requirements, see Section(5)(1)a of the Binding Master Plan. Buffer C is a ten-foot (10) buffer at the property line. For Buffer C requirements, see Section (5)(1)c of the Binding Master Plan. The proposed plat includes a fence in addition to all of the requirements of the Binding Master Plan for Buffer C.



Figure 4: Subareas Map from the Binding Master Plan

Due to the existing industrial uses north of the subject property, the Binding Master Plan included an enhanced buffer and disclosure area in the northeast corner of the property. The enhanced buffer requires an enlarged setback area of 70ft instead of the 5ft or 10ft minimum to mitigate some of the impacts of the adjacent industrial uses. No structures can be built within the 70ft setback. The disclosure area is a section of the PUD, 300ft from the property line, which requires buyers within that area to be notified of the adjacent industrial uses. See Figure 6 below. The Master Buffer Plan included in the application materials accurately indicates the location for these areas.



Figure 5: Buffer Plan from the Binding Master Plan



Figure 6: Enhanced Buffering Map from the Binding Master Plan

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.

Land Development Code

Sections 86-231(b)(3) and 86-223(a) specify the Planning Commission’s role in taking action on a Preliminary Plat petition.

1. *Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.*
Staff Comment: The Preliminary Plat drawings have been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and appears consistent with the requirements of Florida Statutes, Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.
2. *Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.*
Staff Comment: Compatibility review was conducted and confirmed through the rezoning of the subject property to PUD (Toscana Isles PUD).
3. *Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.*
Staff Comment: The City’s Technical Review Committee has reviewed the subject petition for concurrency/mobility and found no issues for compliance with the city’s minimum adopted levels of service for public facilities (See Concurrency/Mobility Section Below).

CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS): The proposed preliminary plat complies with the City’s Land Development Code, including the subdivision standards.

Concurrency/Mobility

A. Concurrency

Concurrency for all facilities except drainage and public schools was approved with the Toscana Isles PUD Rezoning. The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff on the proposed plat amendment. The table below shows the expected public facility impacts and the status of the departmental concurrency reviews.

TABLE 2: Concurrency and Mobility

FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning and Zoning	601 PM Peak Hour Trips	Concurrency Confirmed by Traffic Engineering Consultant
Potable Water	Utilities	882 ERUs	Concurrency Confirmed by Utilities
Sanitary Sewer	Utilities	882 ERUs	Concurrency Confirmed by Utilities
Solid Waste	Public Works	9,146 Pounds Per Day	Concurrency Confirmed by Public Works
Parks and Rec	Public Works	1,500 People	Concurrency Confirmed by Public Works
Drainage	Engineering	Meets 25 year/24 hour SWFWMD Criteria	Concurrency Confirmed by Engineering
Public Schools	School Board	Application Submitted to School Board	Approval upon Final Plat

B. Transportation/Mobility

The City has entered into an Interlocal Agreement with Sarasota County to collect mobility fees for traffic impacts consistent with County Ordinance. Fees collected with each Certificate of Occupancy may be used to mitigate these impacts.

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.

CONCLUSION

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 the Preliminary Plat Petition No. 18-02PP.

Exhibit A: Site Pictures



Subject Property from intersection of Tosca Villa Boulevard and Maraviya Boulevard looking north.



Subject Property from Veraza Court looking west.



Subject Property from the western side of the first traffic circle looking northeast at Lake 2.



Subject Property north of the existing multi-family units along Porta Vecchio Bend.