



CITY OF VENICE

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December 9, 2019

Jackson R. Boone, Esquire
Boone Law Firm
P.O. Box 1596
Venice, FL 34285-1596

RE: Toscana Isles Concurrency

Dear Mr. Boone:

We received your letter dated December 3, 2019 requesting an amended concurrency certificate for Toscana Isles. Attached you will find the amended Certificate of Concurrency for the above referenced project. Based on the determination of the City Attorney dated November 5, 2019, this amended certificate removes required transportation improvement No. 2 which has been indicated in ~~strike through~~/underline format. All other aspects of the certificate remain in full effect.

Best wishes for the success of your project.

Sincerely,

Roger Clark, AICP
Planning Manager

Attachment: Amended Certificate of Concurrency dated December 9, 2019

cc: Preliminary Plat File16-02PP.1
Rezoning File 11-03RZ
Concurrency File



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: **December 9, 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. Consistent with the City Attorney's determination dated November 5, 2019, this improvement is no longer required of the developer.**

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.