



PRELIMINARY PLAT APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-231 for complete preliminary plat submittal requirements.

Project Name: Toscana Isles - Unit 2

Brief Project Description: Modification of the Toscana Isles, Unit 2 Preliminary Plat. This modification changes lot sizes/product types with small changes to the road network. Additionally, the boundary of Unit 2 is adusted to include most of the remainder of the Toscana Isles PUD.

Address: 899 Knights Trail Road, Venice, FL

Parcel Identification No.(s): See Attached Listing

Parcel Size: 281.89 acres	No. of Lots: 484	<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential (Requires School Concurrency)
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Zoning Designation(s): PUD	FLUM Designation(s): INCORP
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Applicant/Property Owner Name: See Attached Listing

Address: 6561 Palmer Park Cir, Suite B, Sarasota, FL 34238

Email: jpushkin@vanguardland.com	Phone: 941-552-6705
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Design Professional or Attorney: D. Shawn Leins, P.E.

Address: 8340 Consumer Court, Sarsaota, FL 34240

Email: sleins@amengfl.com	Phone: 941-377-9178
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Authorized Agent (1 person to be the point of contact): D. Shawn Leins, P.E.

Address: 8340 Consumer Ct., Sarasota, FL 34240

Email: sleins@amengfl.com	Phone: 941-377-9178
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Fee: The Zoning Administrator determines if a plat amendment is a minor or major revision. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400:

<input type="checkbox"/> Greater than 10 Lots: \$4,700	<input checked="" type="checkbox"/> Amendment - Minor Revision \$162
<input type="checkbox"/> Ten or fewer Lots: \$3,000	<input type="checkbox"/> Amendment - Major Revision \$3,055

Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing.

BILL TO: **APPLICANT** **AGENT (SELECT ONE)**

Staff Use Only


Petition No.
Fee:

Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

- Application:** (15 copies)
- Project Narrative:** Provide a statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 copies).
- CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of preliminary plat plans need to be signed and sealed. *The legal description for each parcel must be submitted in text format and will be verified by a consultant.*
- Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy).
- Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy).
- Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:**
- Concurrency Application and Worksheet:** (15 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required.
- School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy).
- Public Workshop Requirements:** (Section 86-41) Copy of Newspaper advertisement Copy of notice to property owners Copy of sign-in sheet Written summary of public workshop
- Common Facility Statements:** if common facilities such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy).
- Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies).
- Preliminary Plat Plans:** 15 sets of folded and collated preliminary plat plans, size 24x36, including 3 signed, sealed, and dated (rolled plans not accepted). The plans must be consistent with Code Sections 86-231(b)(2)a-o and 86-231(c)(1)a-m, and indicate where each item can be found on the plan sheets.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date:	Applicant Name & Date: <i>LALP Development, LLC, a Florida limited liability company of Vanguard Realty, LLC, a Florida limited liability company as its manager</i>
Authorized Agent Signature:	Applicant Signature: 

John R. Peshkin, as its Manager

ATTACHMENT
Preliminary Subdivision Plat Application
Unit 2

	Parcel Identification No.	Property Owner's Name	Property Owner's Mailing Address
TRACT 7	0375-01-0100	LALP Lots VII, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 410	0375-01-0115	LALP Lots X, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 11	0366-13-0005	LALP Lots XI, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 12	0366-13-0004	LALP Lots XI, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 15	0375-04-0001	LALP Option 2, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 16	0366-13-0006	LALP Option 1, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 18	0366-13-0001	LALP Option 1, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 203	0375-01-0105	LALP Development, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 208	0375-01-0110	LALP Development, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 209	0375-01-0111	LALP Development, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238

TRACT 210	0375-01-0100	LALP Development, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 261	0375-08-0001	LALP Development, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238
TRACT 411	0375-01-0116	LALP Development, LLC	6561 Palmer Park Cir Suite B Sarasota, FL 34238

TOSCANA ISLES
UNIT 2
NARRATIVE

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. Subsequent final plats (Phases 1-4) further divided portions of the development into individual lots and various other tracts.

The purpose of this submission is to provide a preliminary site plan for the remainder of the Toscana Isles development and is an amendment to the Unit 2 preliminary plat approved July 12, 2016. This amendment includes the following high-level changes: i) expansion of Unit 2 boundary to include the remainder of the Toscana Isles community, ii) amended preliminary site plan for the portions of Unit 2 that have not been final platted into lots and iii) provide additional detail on perimeter buffering.

The expansion of the Unit 2 boundary from the previously approved preliminary plat allows for review of the remainder of the Toscana Isles project within a single application, allowing for a more coherent petition.

The proposed site plan includes a variety of single-family and multi-family products. The single-family products included in this petition are generally consistent with those constructed within Toscana Isles, Unit 1 and the previously final platted portions of Toscana Isles, Unit 2. The westernmost portion of this petition is contemplated as a multi-family tract. If development proceeds along these lines, further detail will be provided through a Site and Development Plan application for the multi-family tracts included in this petition. Although the build-out plan proposed in this application reflects an overall project density and unit count significantly below the PUD approvals, future market conditions may require amendments to this preliminary plat. Such amendments could propose further adjustments to unit count and density and the overall design up to the amounts stipulated in the PUD approval.

The north and north east portions of the Toscana Isles community are proposed to include significant buffering to accommodate the proposed residential uses. The required minimum buffer widths in this area are between 5' and 10'. Although actual buffer widths will vary, the proposed buffers widths are generally wider than the required minimums. The applicant is proposing landscaping in excess of code minimum to provide adequate buffering in this area

due to the adjacent uses, which in certain instances (industrial) are incompatible with the Toscana Isles PUD.

All off-site improvements shall be constructed as required by the PUD. Such improvements shall include the northern entry turn lane and sidewalk along Knight's Trail Road, which will be constructed concurrent with the adjacent phase of development.