



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
PRELIMINARY PLAT AMENDMENT APPLICATION

PRELIMINARY PLAT AMEND. 13-3 PP.!

Project Name: Toscana Isles - Unit 1

Parcel Identification No.: See attached listing

Address: 899 Knights Trail Road, Venice, FL

Parcel Size: 146.45 acres

FLUM designation: Knights Trail Neighborhood ; Planning Area K

Zoning Map designation: PUD

Property Owner's Name: See attached listing

Telephone: (941) 552 - 6705

Fax: (941) 349 - 0526

E-mail: jpeshkin@vanguardland.com

Mailing Address: 5310 Clark Rd, Suite 106, Sarasota, FL 34233

Project Manager:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Project Engineer : D. Shawn Leins, PE

Telephone: (941) 377 - 9178

Mobile / Fax: (941) 378 - 3786 (Fax)

E-mail: sleins@amengfl.com

Mailing Address: 8340 Consumer Court, Sarasota, FL 34240

Project Architect:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

LALP Development, LLC
By: Vanguard Realtors, LLC
AS its Manager

By: Sittays
Samantha P. Hays
As its vice President

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APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Signed, Sealed and Dated Survey of Property, including legal description
- Agent Authorization Letter

Fees

Application filing fee \$3,055 (major revision).

Application filing fee \$162 (minor revision).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

AMENDMENT TO PRELIMINARY PLAT
TOSCANA ISLES
UNIT 1, PHASES 1-4
NARRATIVE

The property on which Toscana Isles is located consisted of various uses until the early 1990s with the development of the Stay N' Play RV park. The RV Park closed in the early 2000s. The property was rezoned to PUD in 2012 through Zoning Map Amendment Petition Nos. 11-1RZ and 11-3RZ.

Toscana Isles Unit 1 is a subdivision lying in Sections 22 & 27, Township 38 South, Range 19 East, City of Venice, and Sarasota County, Florida. The property was platted into tracts as recorded in Plat Book 48 Page 6, Instrument #2012148729. In addition, 21.5 acres of additional property incorporated into the Toscana Isles PUD are included.

Development of the first phase of Toscana Isles began in 2014, with home construction commencing at the end of 2015. The first 164 lots were platted as Toscana Isles, Unit 1 in Plat Book 49, Page 32.

The original preliminary plat was approved for 296 single-family lots. This amendment reduces the number of lots from 296 to 277.

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The change to the prior preliminary plat is along the East side of Lake 1 where the lots are now larger than what was originally approved, reducing the overall density. The right of way width was narrowed in this area to accommodate the larger lot sizes and is consistent with other approved and constructed right of way widths in the community. In addition, there are several minor changes outside the area being amended by this application. These changes were approved and necessitated by the tract and lot layout of the Toscana Isles, Unit 1 final plat recorded in 2015 and do not substantively change the layout and plan for the community.

The development of the community remains consistent with the City's comprehensive plan and the approved Toscana Isles PUD zoning standards. The area incorporated in Unit 1 of Toscana Isles includes single-family lots, substantial entry features, an amenity tract with a large clubhouse and various recreation activities and open space, mainly consisting of large lakes. The entry and recreation features are being or have been constructed and are not being amended in this preliminary plat submission.

ATTACHMENT
Preliminary Subdivision Plat Application

	Parcel Identification No.	Property Owner's Name	Property Owner's Mailing Address
TRACT 103	0375-11-0001	LALP Lots VI, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 104	0375-06-0001	LALP Lots IV, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 105	0376-00-3000	LALP Lots S14, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 106	0376-00-3000	LALP Lots S14, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 107	0376-00-3000	LALP Lots S14, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 108	0375-11-0001	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 109	0375-03-0001	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 110	0375-03-0001	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 111	0375-03-0001	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233

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TRACT 112	0375-11-0002	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 113	0375-11-0002	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 160	0375-11-0002	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 161	0375-03-0001	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 180	0375-11-0002	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233
TRACT 181	0375-03-0001	LALP Development, LLC	5310 Clark Road Suite 106 Sarasota, FL 34233

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