

# *Toscana Isles Unit 2*

Preliminary Plat Petition No. 16-2PP

## **Project Owner and Agent:**

Owner: Multiple Entities

Agent: D. Shawn Leins, P.E. AM Engineering, Inc.



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# Summary of Petition (page 1 staff report)

**Applicant:** Multiple Entities (see application) **Parcel ID #:** Multiple Parcels (see application)

**Agent:** D. Shawn Leins, P.E., AM Engineering, Inc.

**Project Acreage:** 98.09 acres (Toscana Isles PUD 428.34 +/- acres)

**Existing Zoning:** Planned Unit Development (PUD)

**Existing Future Land Use Designation:** Knights Trail Neighborhood (Planning Area K)

## **Summary of Proposed Preliminary Plat:**

- 1) The subject preliminary plat is the second preliminary plat for the Toscana Isles project that includes the creation of single-family lots. In addition, multiple tracts are being identified for multi-family residential use consistent with the approved PUD. These tracts will be further reviewed and considered through the site and development plan process.
- 2) The Unit 2 preliminary plat provides for 245 single-family lots along with 5 larger tracts identified for multi-family units projected to contain 132 residential units. The subject plat accounts for 22.9% of the total land area of the Toscana Isles PUD and 21.9% of the 1,714 residential units approved for the PUD.
- 3) Other improvements include private streets, stormwater management system and water and sewer utilities. Some of the property lies within the Curry Creek Assessment District in which sanitary sewer is provided by Sarasota County.
- 4) The subject plat is the first to border the adjacent PID zoned property in the northeast corner of the project. As a result, landscape details have been provided to confirm consistency with the approved PUD “Enhanced Buffer Zone”. This area is also regulated by “Disclosure Area 1” from the PUD that requires disclosure to potential homeowners regarding existing agricultural, public gun range, mining and other nearby industrial operations.

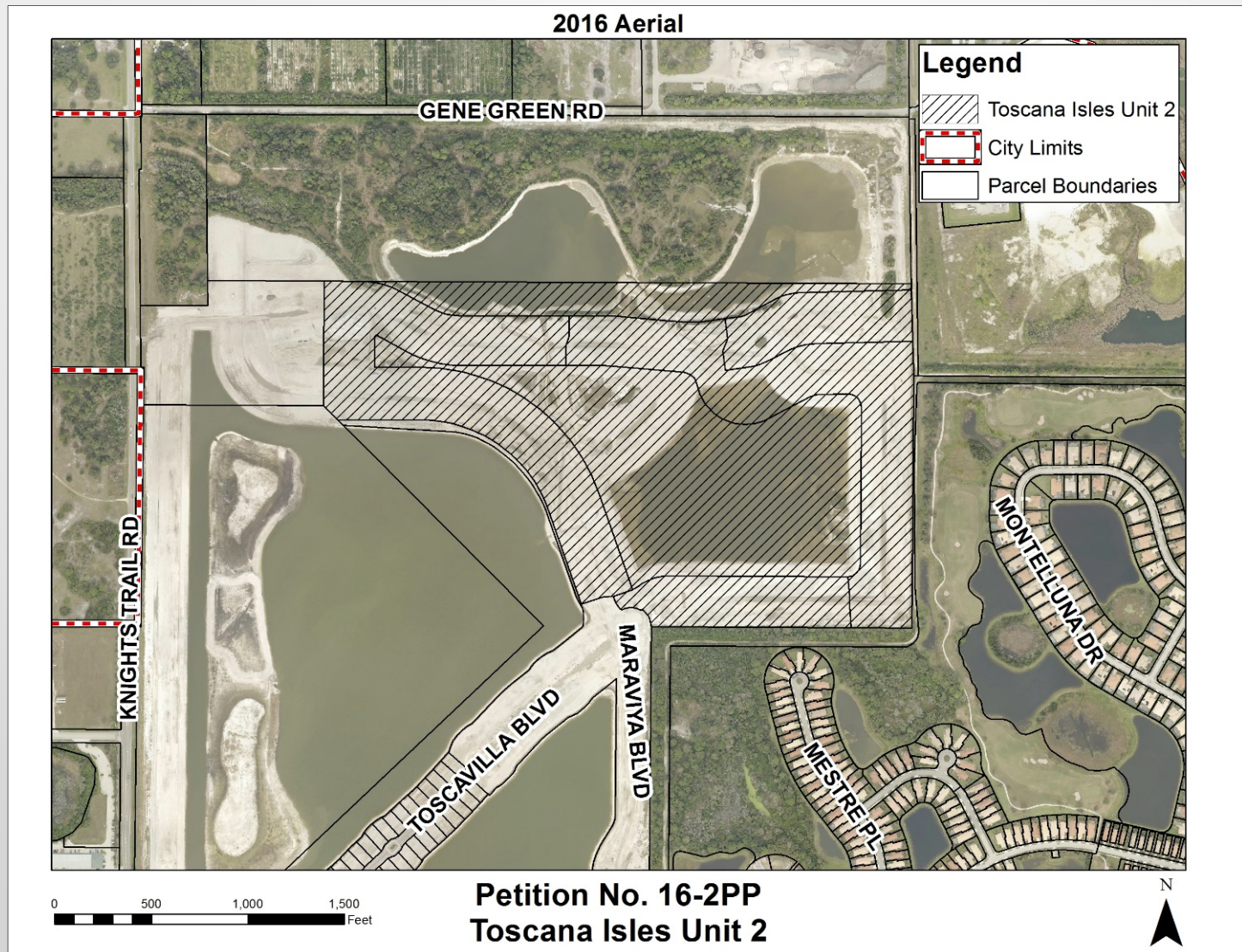
## **Stipulation:**

- 1) Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney.

# Background:

- In 2011, the former RV Park was rezoned to PUD for the development of Toscana Isles.
- Initial Preliminary Plat Petition No. 11-1PP was approved to subdivide the property into 18 tracts.
- In 2012, Ordinance No. 2012-13 was approved to include, in Toscana Isles, a portion of the former Renaissance, now Portofino property and rezone it to PUD
- In 2013, Preliminary Plat Petition No. 13-3PP was approved for Unit 1 consisting of 296 single-family lots.
- A Final Plat for a portion of Unit 1 was approved in 2015 that included 164 lots.
- The applicant proposes an amendment to the Unit 1 preliminary plat to increase lot sizes along with some other modifications.
- The subject Unit 2 preliminary plat petition proposes 245 single-family lots along with 5 tracts identified for multi-family residential uses, approximately 132 units.

# Aerial Photograph/Existing Land Use



# Surrounding Property Information

<b>Direction</b>	<b>Existing Use(s)</b>	<b>Current Zoning</b>	<b>Future Land Use Designation</b>
<b>North</b>	Nokomis Groves, Rinker Materials and APAC-Georgia	Sarasota County OUE-1 and PID	Knights Trail Neighborhood (Planning Area K) and Gene Green Sector (Planning Area L)
<b>West</b>	Various industrial parcels (TDCP and LIBC), Habitat for Humanity and the Portofino project	PID (TDCP and LIBC), GU (Habitat for Humanity) and CMU (Portofino)	Industrial, Commercial, Industrial and Knights Trail Neighborhood (Planning Area K)
<b>South</b>	Habitat for Humanity, Portofino and Residential	GU (Habitat for Humanity), CMU (Portofino) and RMF-2 and an enclave	Knights Trail Neighborhood (Planning Area K) and South Laurel Neighborhood (Planning Area I)
<b>East</b>	Willow Chase, Venetian Golf & River Club, Miami Valley Ready Mix and MAH Venice Investments, Inc.	Residential, Single-Family-4, PUD and PID	Low Density Residential and Gene Green Sector (Planning Area L)



View looking northeast along Toscavilla Blvd. toward area of proposed Unit 2

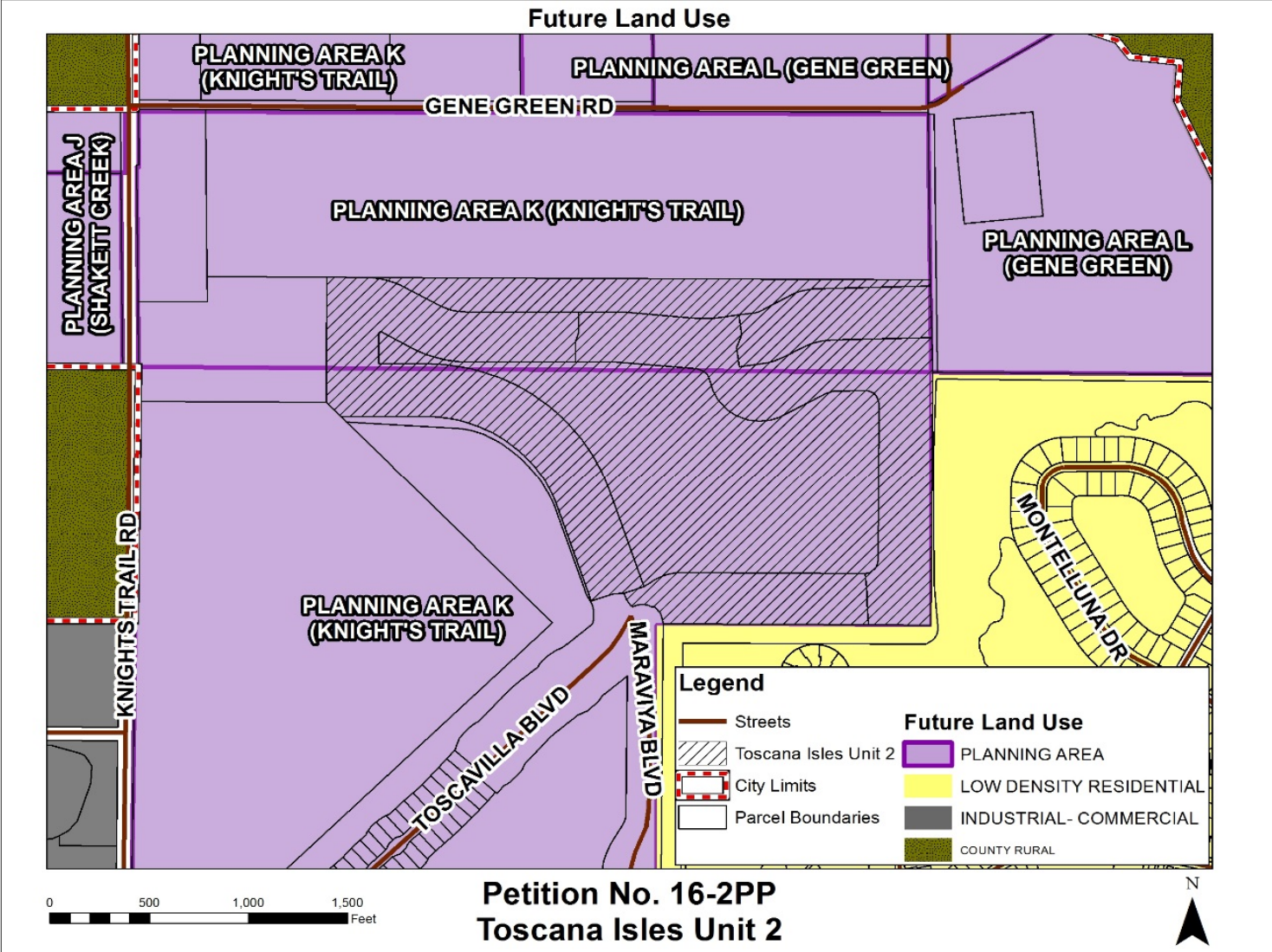


Location of circle where Maraviya and Toscavilla intersect. Unit 2 location in the background

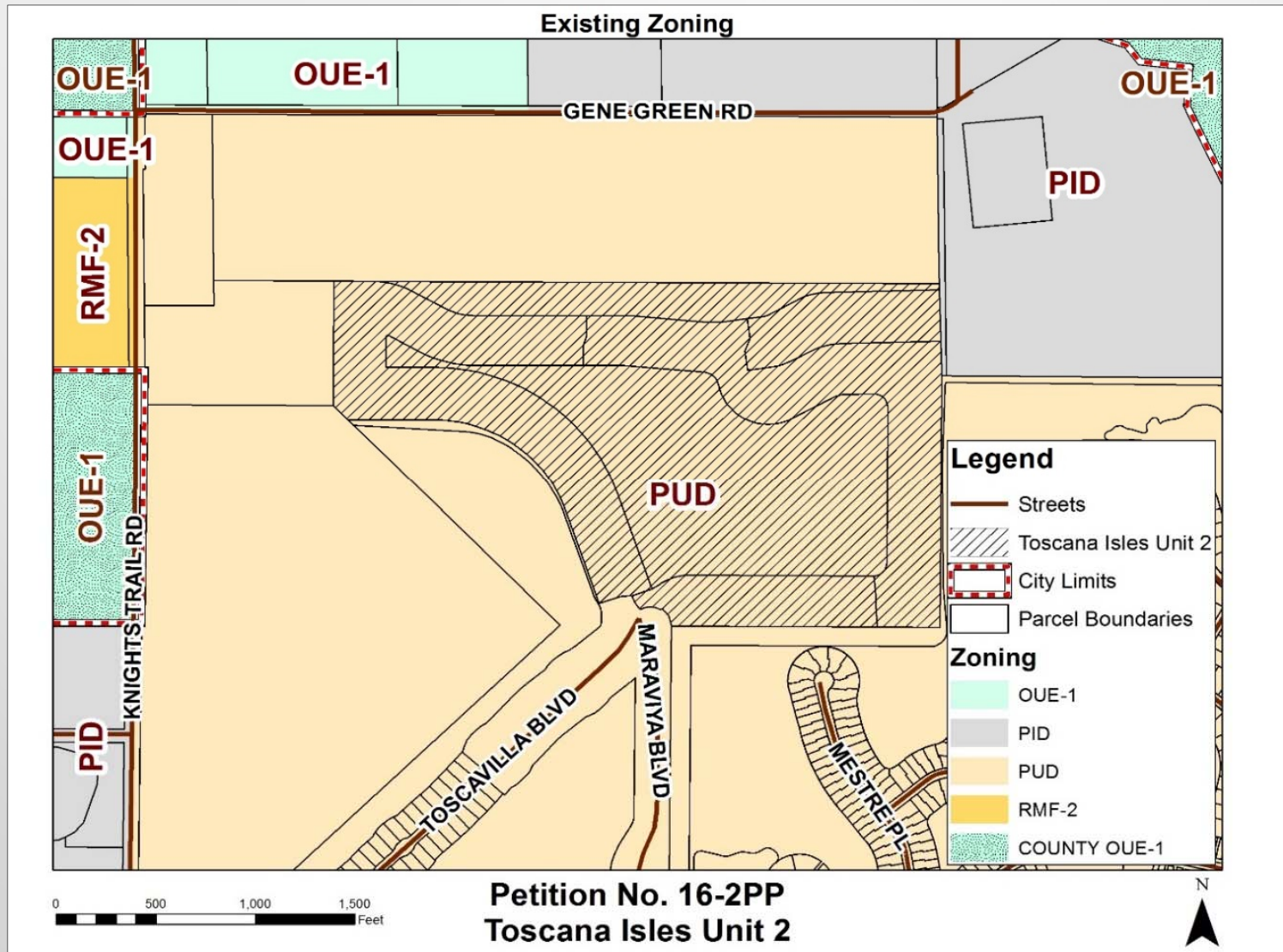


Area of the proposed Unit 2 preliminary plat looking northeast

# Future Land Use Map



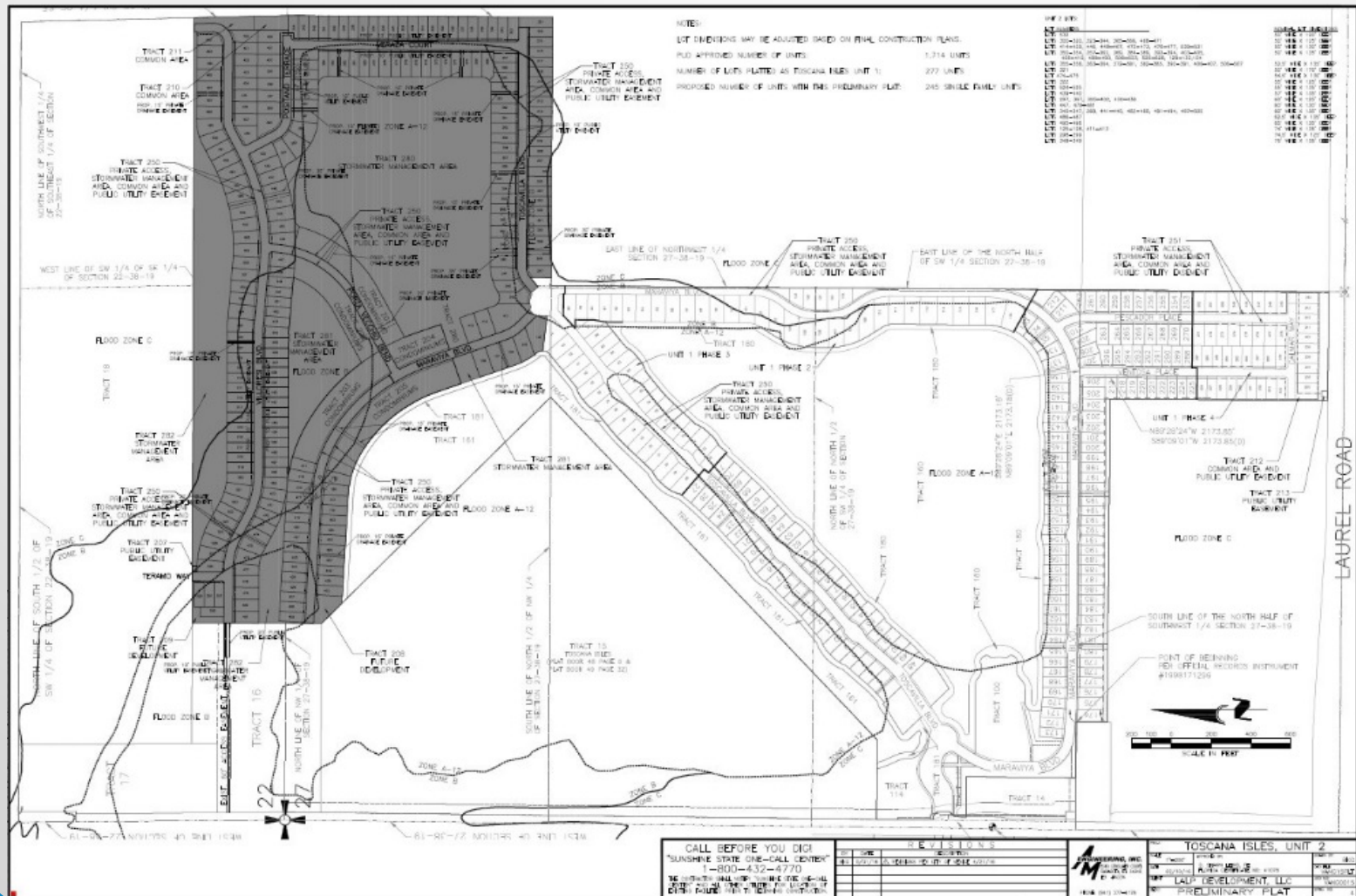
# Zoning Map



# Approved Conceptual Land Use Plan



# Proposed Unit 2 Preliminary Plat



## Proposed for Unit 2

- 245 single-family lots (Subarea 1- Low Density Single-Family Residential) .
- 5 multi-family tracts to include 132 residential units (Subarea 2 – Low Density Mixed Residential).
  - Development of these tracts will be reviewed and considered through the site and development plan process.
- Private streets, stormwater management system and water and sewer utilities.
- Landscape buffer details including the approved PUD “Enhanced Buffer Zone” and “Disclosure Area 1”.

## **Compliance with the Comprehensive Plan**

- The proposed Unit 2 preliminary plat is consistent with the approved Toscana Isles PUD that was found to be in compliance with the comprehensive plan. Therefore, the Unit 2 preliminary plat is compliant with the comprehensive plan.

## **Compliance with the Toscana Isles PUD**

- A full review of the standards of the Toscana Isles PUD was included in the staff report. Based on this review, the proposed Unit 2 preliminary plat does not cause any compliance issues with the standards of the PUD.

## **Compliance with LDC Subdivision Standards**

- The proposed preliminary plat was reviewed by all members of the Technical Review Committee (TRC) and found in compliance with all applicable provisions of the LDC Subdivision Standards contained in Sections 86-230 through 86-233.

## Concurrency Review

- As indicated in the staff report, concurrency for 1,107 residential units is approved for Toscana Isles. The proposed preliminary plat is within this parameter and has been reviewed for consistency with this approval and no issues have been identified. An updated certificate will be provided upon final plat approval.

# Staff Findings of Fact

- 1) **Findings of Fact (*comprehensive plan*)**: The Toscana Isles PUD was found to be consistent with the City's comprehensive plan by Ordinance No. 2012-13 and the proposed preliminary plat for Unit 2 is found to be consistent with the PUD and therefore consistent with the City's comprehensive plan.
  
- 2) **Findings of Fact (*approved PUD standards and the Land Development Code*)**: The proposed Toscana Isles Unit 2 Preliminary Plat is in compliance with the Toscana Isles PUD Binding Master Plan as approved by Ordinance No. 2012-13 and the City's Land Development Code.

**Stipulation:** Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney.
  
- 3) **Findings of Fact (*concurrency*)**: No concurrency issues for public facilities have been identified. Issuance of a certificate of concurrency will be required in coordination with approval of the final plat.



***Toscana Isles Unit 2***  
**Preliminary Plat Petition No. 16-2PP**  
**Planning Commission Action**

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 Preliminary Plat Petition No. 16-2PP.

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