

Toscana Isles Unit 1

Preliminary Plat Amendment Petition No. 13-3PP.1

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: 146.45 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 Amendment:

- 1) The preliminary plat petition no. 13-3PP for Toscana Isles Unit 1 was approved by City Council on November 26, 2013. A portion (164 of 296 lots) of Unit 1 was recorded as a final plat on July 24, 2015. The applicant is proposing an increase to lot sizes and other revisions in the areas that have yet to be recorded as a final plat. The proposed modifications will result in a total of 277 lots in Unit 1, 19 lots less than originally approved.

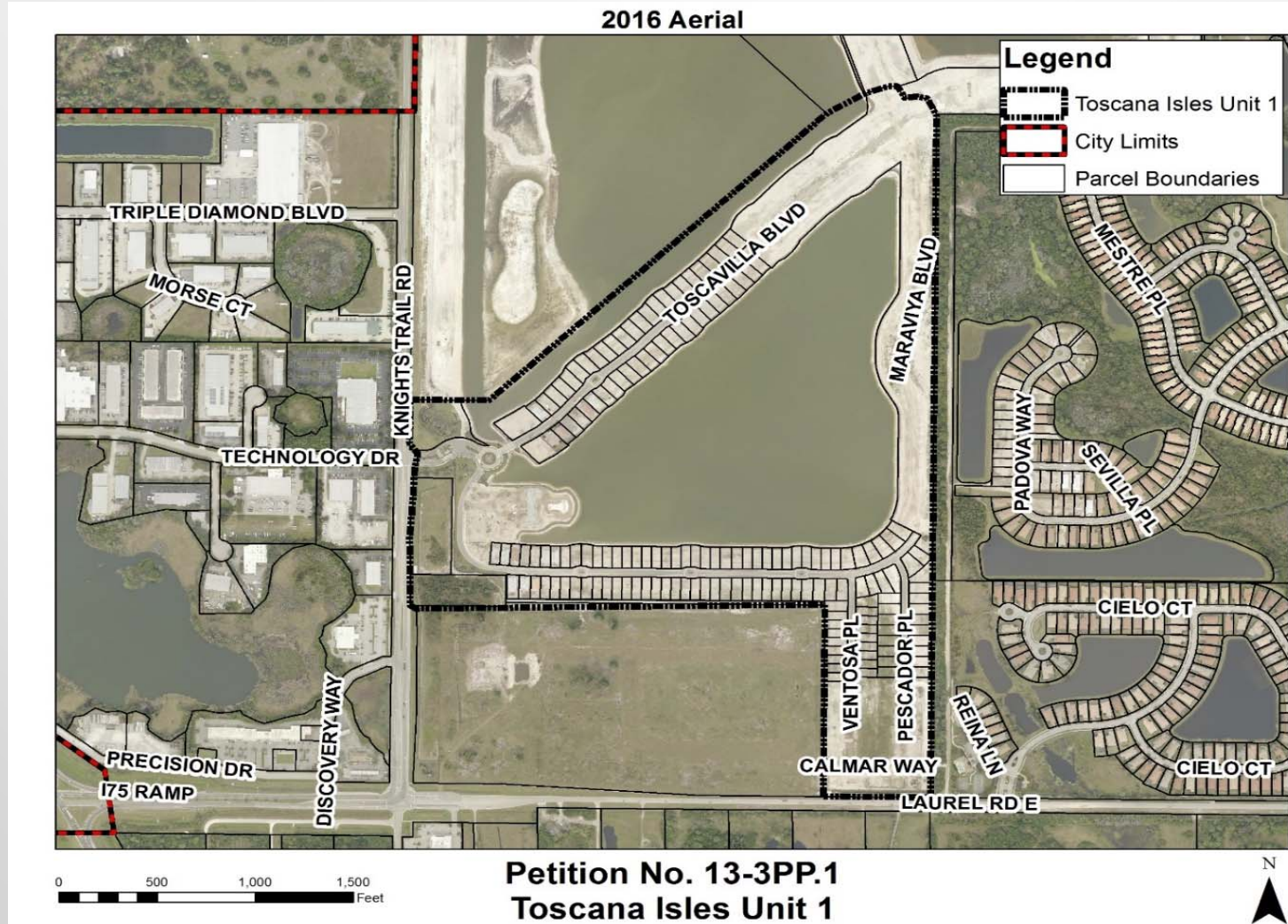
Stipulation:

- 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 subject petition proposes increases in lot sizes that results in a reduction of 19 lots for a total of 277 lots for Unit 1 along with some other modifications that are typical adjustments as a large project develops.

Aerial Photograph/Existing Land Use



Surrounding Property Information

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	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)
West	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)
South	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)
East	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 of Unit 1, Phase 3
looking northeast along
Toscavilla BLvd.



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



View of Unit 1, Phase 2 along Maraviya. Location of proposed increase of lot sizes.



View of Unit 1, Phase 4 looking south toward Laurel Road. Pescador Place is the street in the foreground.

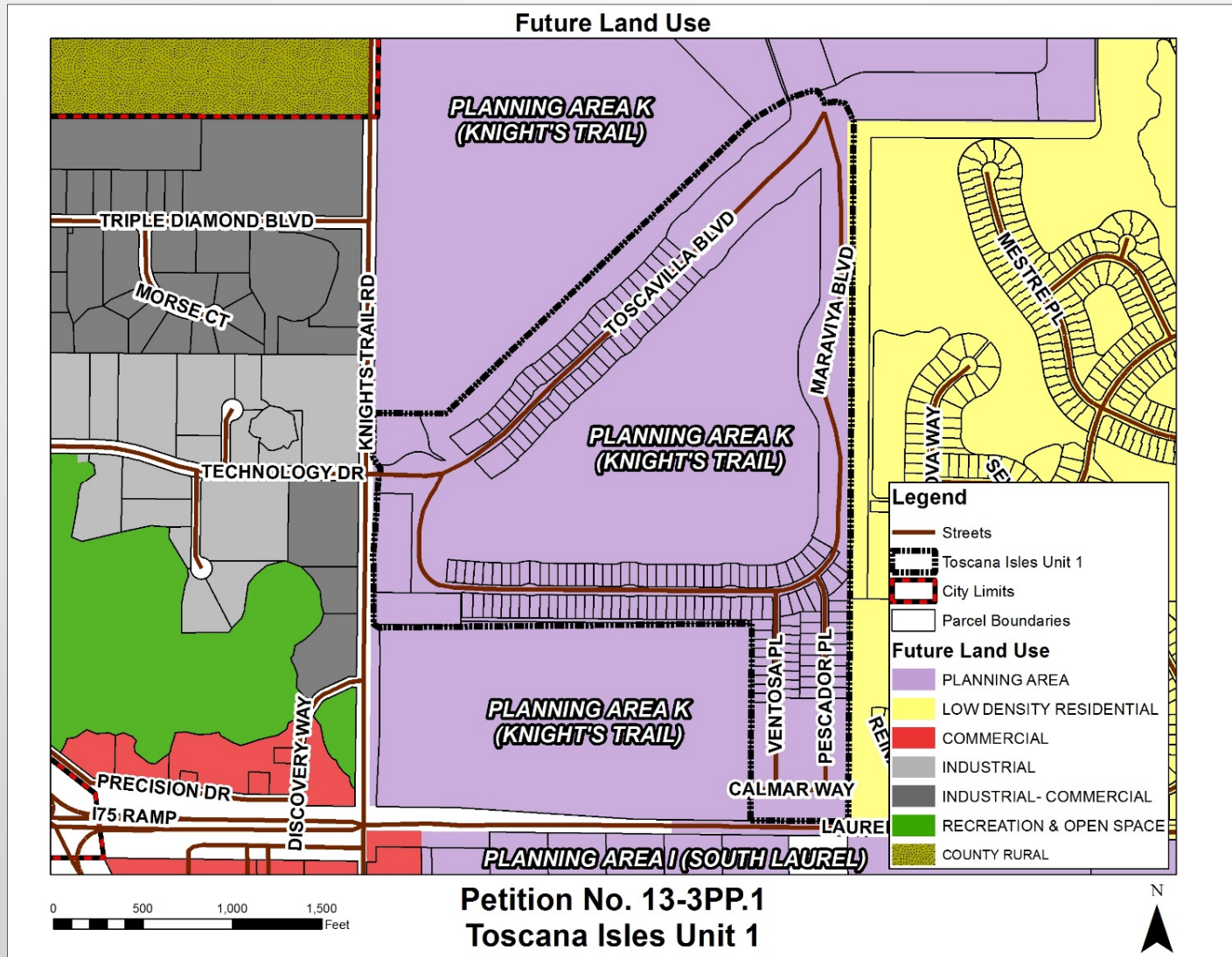


Long view of buffer along shared border with the Portofino project.

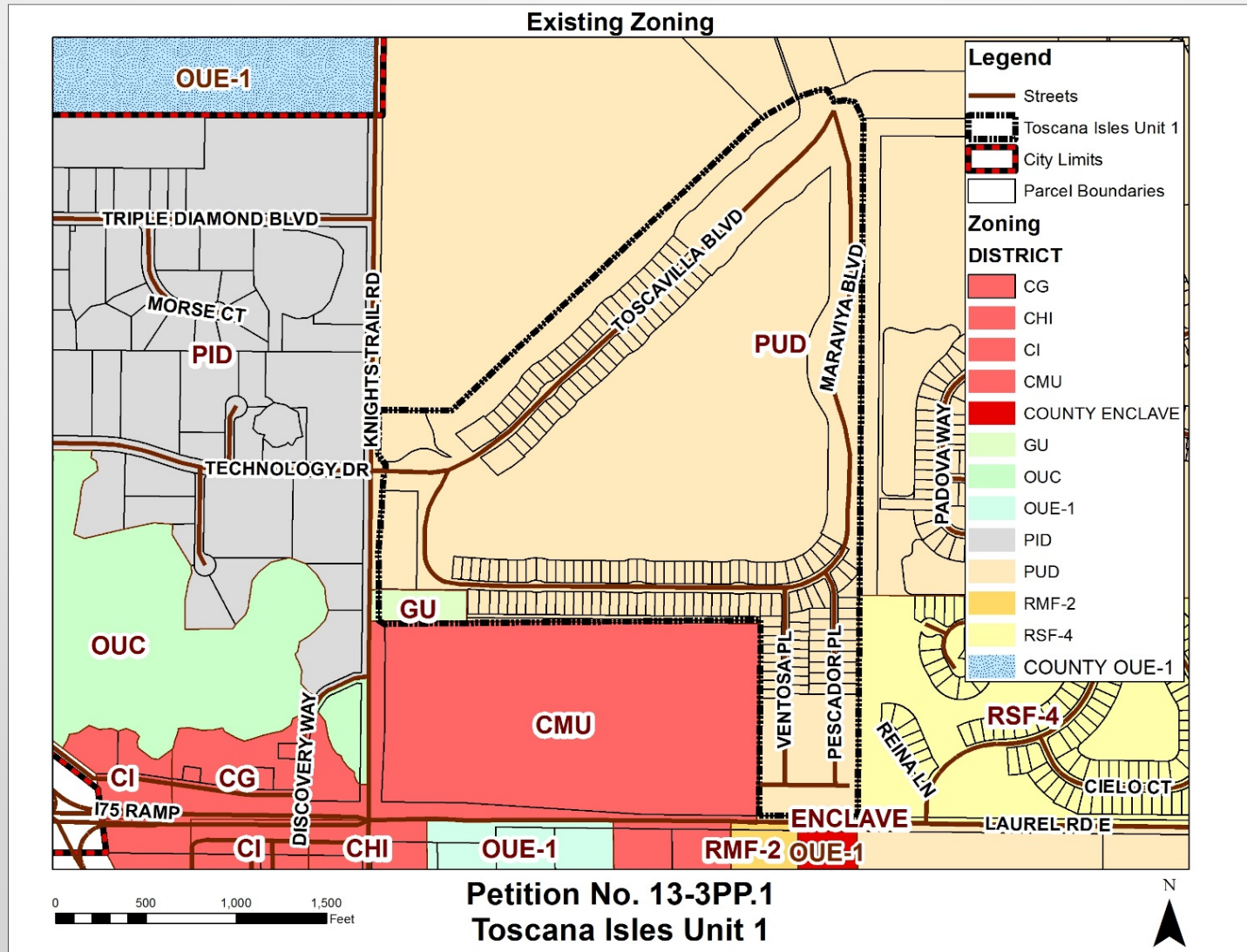


Buffer close up.

Future Land Use Map



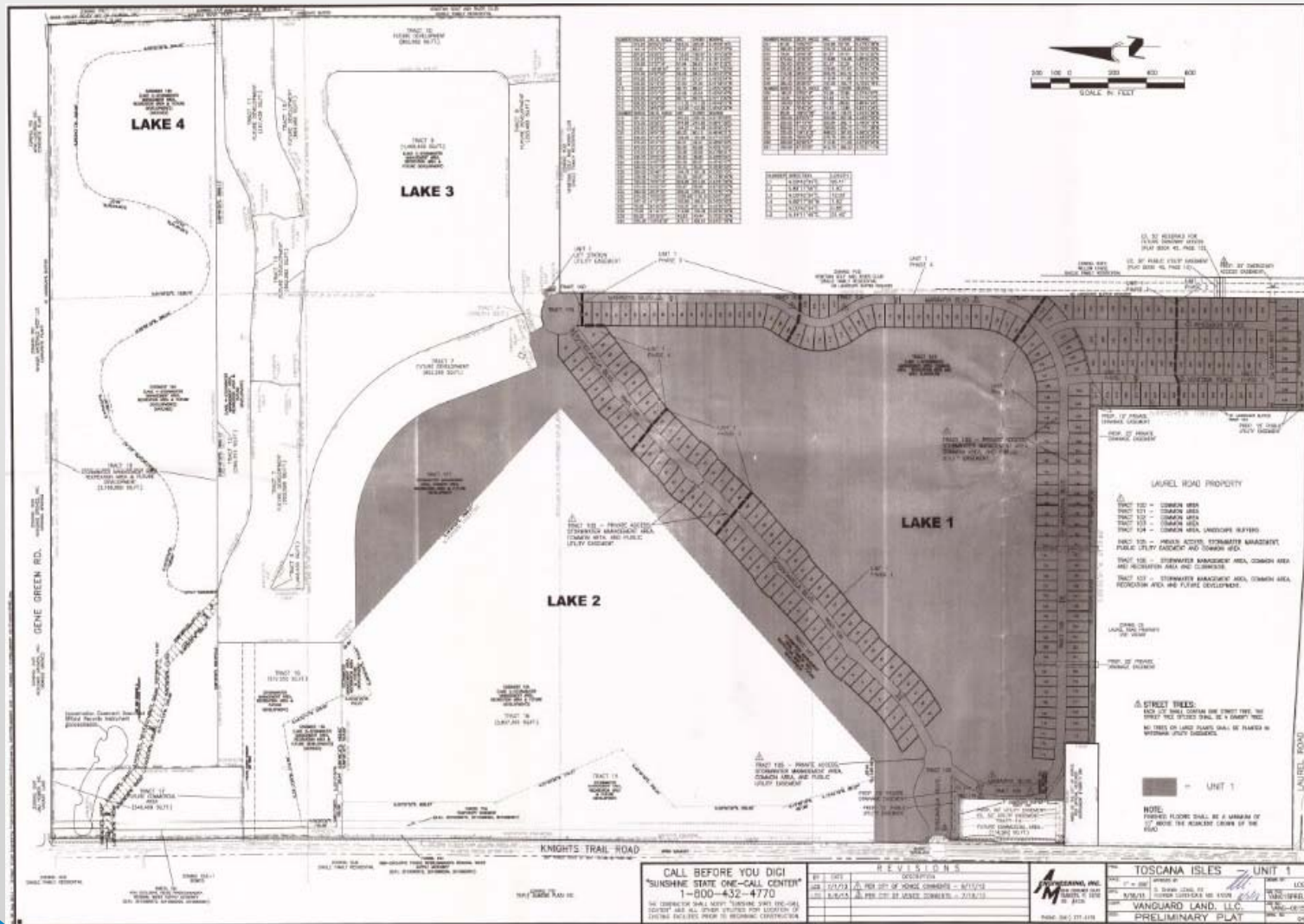
Zoning Map



Approved Conceptual Land Use Plan



Approved Unit 1 Preliminary Plat



Proposed Changes to Unit 1

- Increased lot sizes in Phase 4 along Maraviya Blvd.
- Modifications to the landscape buffer locations along Laurel Road and the shared border with Portofino.
- Increased lot length along the shared border with Portofino.
- Modifications to lot lines of lots 87 & 88 in Phase 4.
- Increase to right-of-way for Maraviya Blvd. from 45 to 40 feet.
- Modifications to the plat boundaries at the circle where Maraviya and Toscavilla intersect.

Compliance with the Comprehensive Plan

- The proposed changes are consistent with the approved Toscana Isles PUD that was found to be in compliance with the comprehensive plan. Therefore, no compliance issues are being created by the proposed changes.

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 1 preliminary plat amendment 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 amendment for Unit 1 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 1 Preliminary Plat Amendment 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 1

Preliminary Plat Amendment Petition No. 13-3PP.1 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 Amendment Petition No. 13-3PP.1.

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