



Toscana Isles Unit 2
Petition Number: 16-2PP
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.

Attached Exhibits: Exhibit A: Toscana Isles Binding Master Plan (adopted by Ordinance No. 2012-13)

I. BACKGROUND

- In 2011, the former RV park property was rezoned to "Planned Unit Development (PUD)" for the development of Toscana Isles, a mixed residential and commercial project.
- An initial preliminary plat petition No. 11-1PP was approved in 2011 that subdivided the property into 18 large tracts to facilitate future development of the property.

- In 2012, Ordinance No. 2012-13 approved the rezoning of a portion of the former “Renaissance” property to PUD and included it for future development within the Toscana Isles project.
- 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 recorded in July of 2015 that included 164 of the 296 proposed lots.
- The applicant has submitted a preliminary plat amendment petition to the Unit 1 plat to provide for modification of lot sizes and some other revisions that is under review and consideration.
- The subject petition is for Unit 2 of the Toscana Isles project and proposes 245 single-family lots along with five larger tracts identified for multi-family residential use (Map 4 on page 9 of this report and plans sheet 4).

II. INTRODUCTION

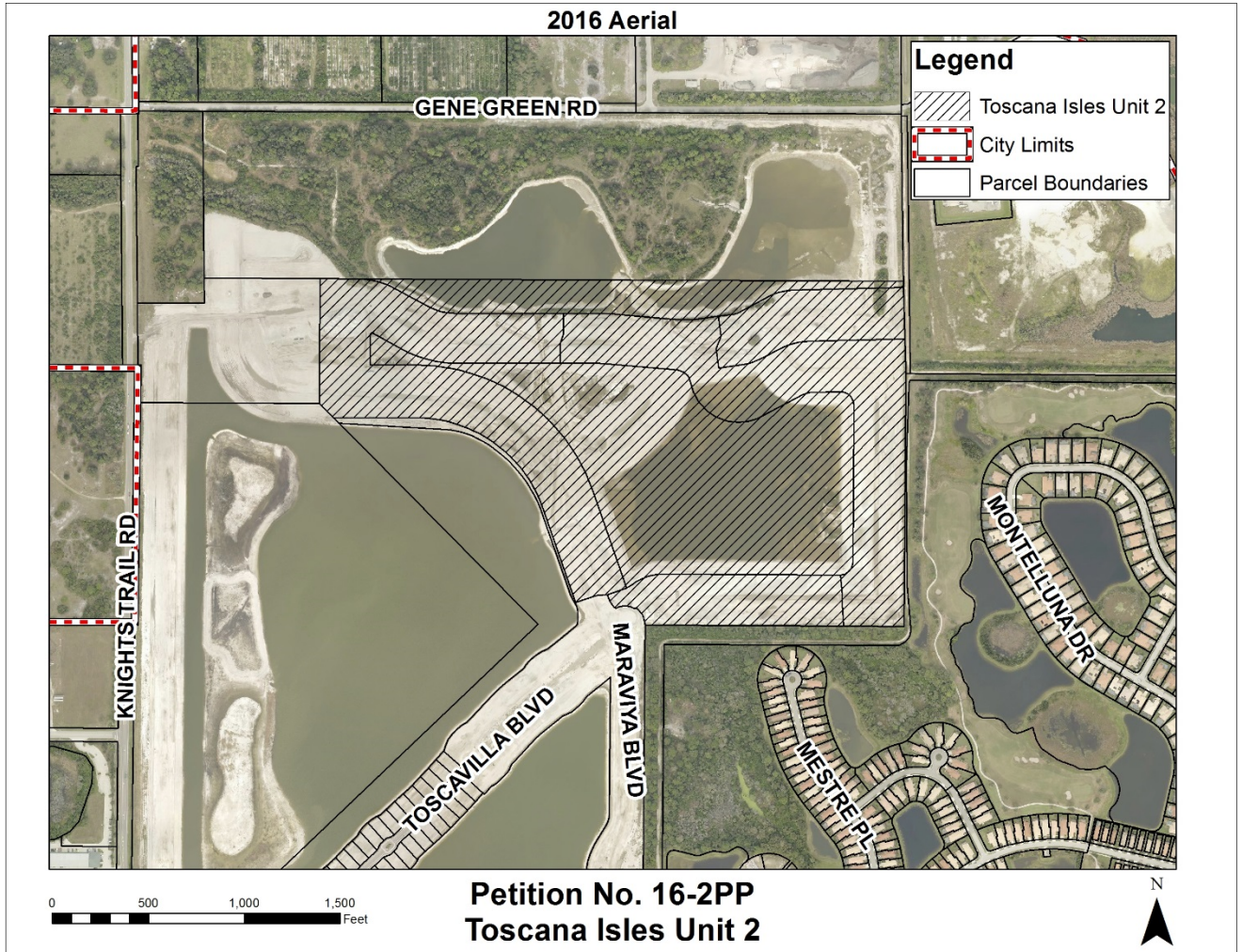
On December 29, 2015, a pre-application meeting was held with City Planning staff to discuss a proposed preliminary plat for Toscana Isles Unit 2. On March 16, 2016, a formal petition for preliminary plat was submitted by AM Engineering, Inc. Since that time, staff has worked with the development team members to ensure compliance with the Toscana Isles PUD Binding Master Plan standards and the subdivision design standards contained in the Land Development Code.

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.

III. SUBJECT PROPERTY/SURROUNDING AREA INFORMATION

As shown on the aerial photograph (Map 1), the subject property is generally located east of Knights Trail Rd., north of Laurel Rd. and south of Gene Green Rd. The subject plat is generally located in the northeastern and center portion of the Toscana Isles subdivision. Following Map 1 are a series of photos which show on-site conditions on the subject property.

MAP 1: Aerial Photograph/Existing Land Use





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.

Surrounding Property Information:

Existing uses, current zoning and the future land use designation of surrounding properties is provided in the following table.

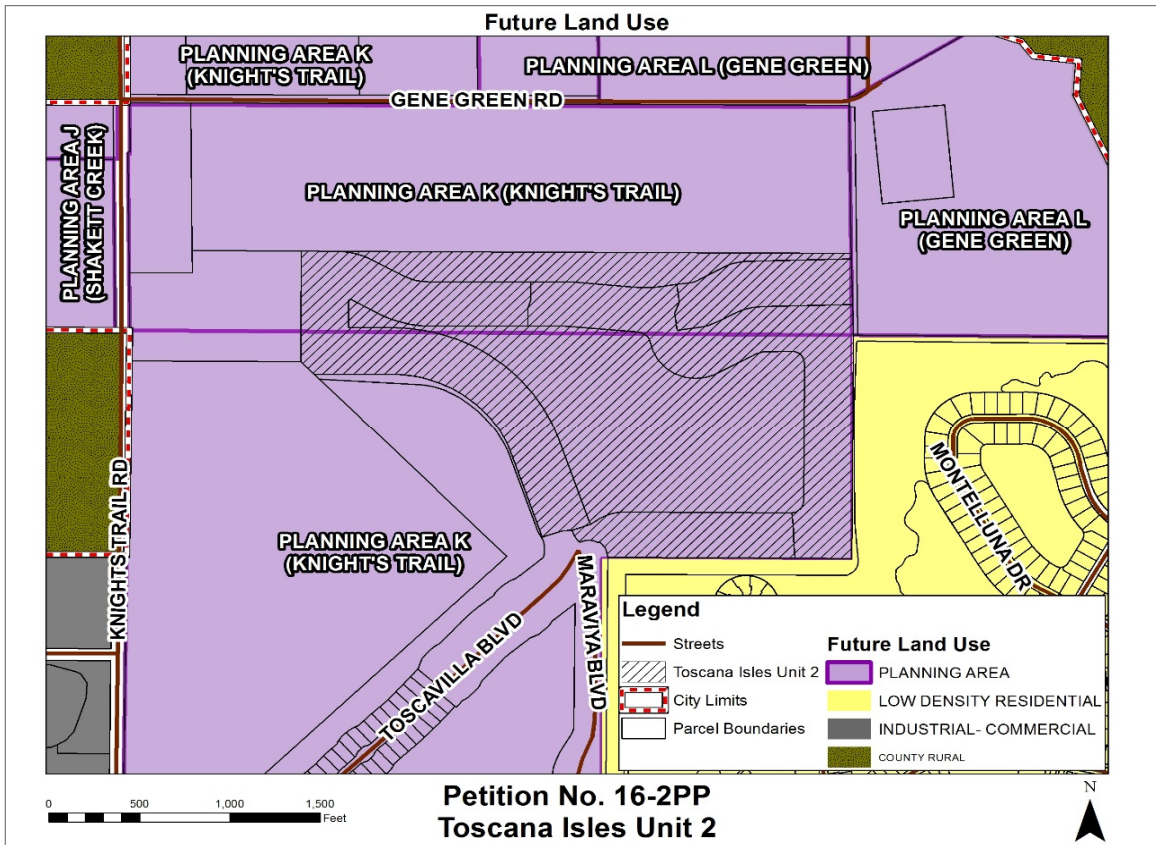
Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Nokomis Groves, Rinker Materials and APAC-Georgia	Sarasota County OUE-1 and PID	Knights Trail Neighborhood (Planning Area K) and Gene Green Sector (Planning Area L)
West	Various industrial parcels (TDCP and LIBC), Habitat for 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)

Subject Property Information:

Future Land Use:

The future land use map (Map 2) shows the subject property having a Future Land Use designation of Planning Area K, the Knights Trail Neighborhood.

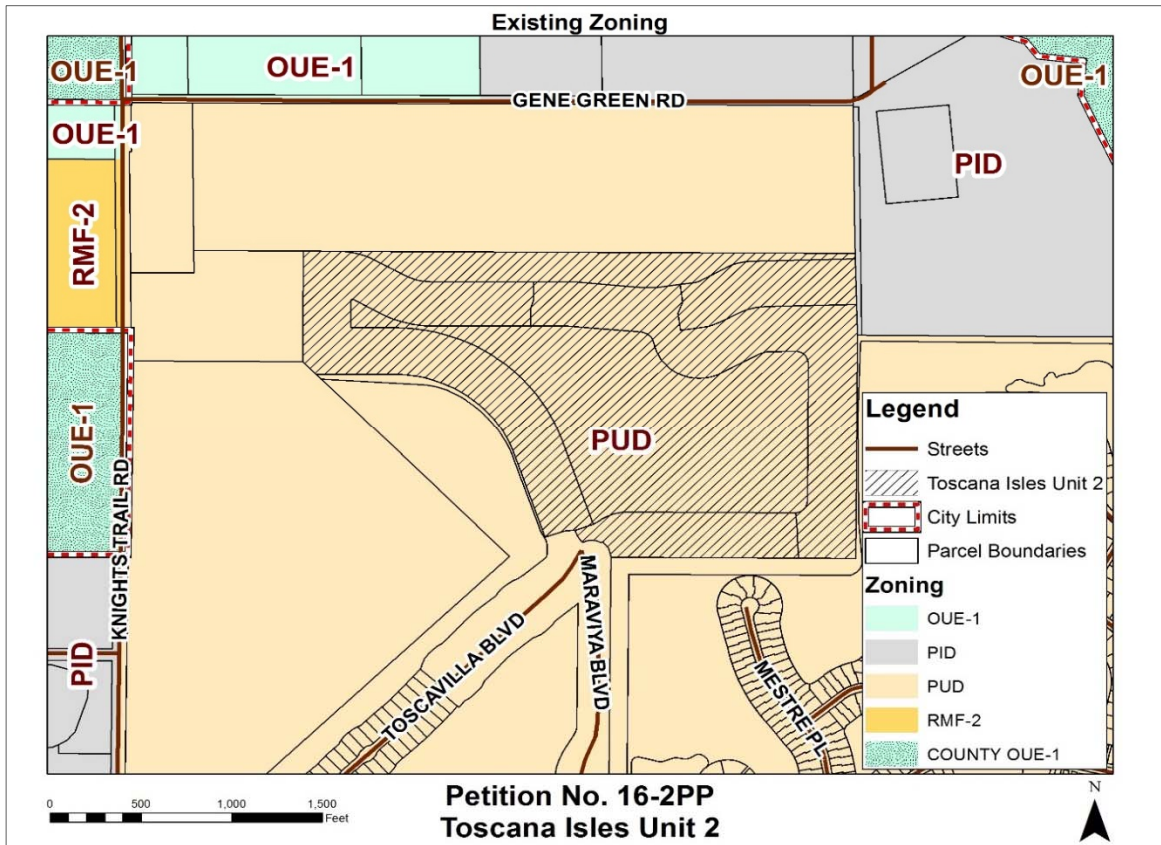
MAP 2: Future Land Use Map



Existing Zoning:

The existing zoning map (Map 3 on the following page) shows the existing zoning of the subject and surrounding properties. The subject property is zoned Planned Unit Development (PUD).

MAP 3: Existing Zoning Map



IV. PRELIMINARY PLAT REVIEW

Overview of the Proposed Toscana Isles Preliminary Plat Unit 2:

The applicant is requesting Planning Commission approval of a preliminary plat for Unit 2 of the Toscana Isles subdivision. The approximately 98 acre subject property represents nearly one-quarter (22.9%) of the total land area of the Toscana Isles PUD. The Unit 2 preliminary plat provides for 245 single-family lots and includes five tracts identified for multi-family residential use to include 132 residential units. These multi-family tracts will be reviewed and considered through a future site and development plan petition prior to any development. The subject preliminary plat only establishes the tracts for this future multi-family development. Map 4 on the following page shows the location of the Unit 2 preliminary plat in relation to the abutting Unit 1 preliminary plat to the south.

Within the approved PUD, two residential subareas are provided as depicted on the conceptual land use plan (Map 5 on page 12 of this staff report). Subarea 1 is identified as “Low Density Single Family Residential” and Subarea 2 which is identified as “Low Density Mixed Residential Uses”. The single and multi-family uses proposed by this plat are located within these two subareas consistent with the requirements of the PUD.

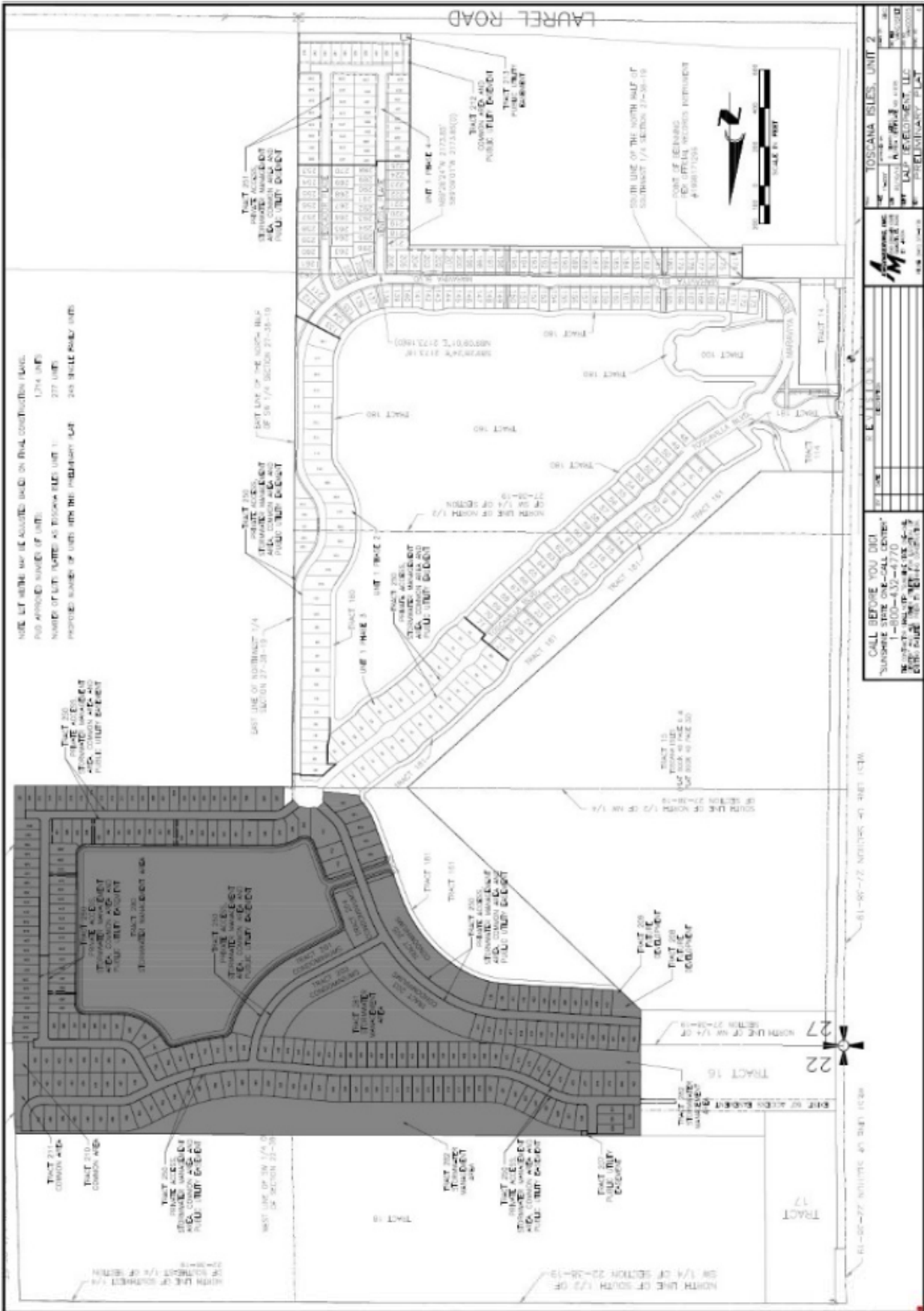
The proposed preliminary plat establishes 245 single family lots in addition to the 277 lots proposed in Unit 1 for a total single-family unit count of 522 units. In addition, the five multi-family tracts are proposed for an additional 132 residential units. The Toscana Isles PUD is approved for a maximum of 1,714 residential units at a density of 4 units per acre. The PUD further provides that there will be a minimum of 324 single-family units and a maximum of 1,062 multi-family units. The proposed preliminary plat represents approximately 21.9% of the 1,714

residential units approved for the PUD. Based on the unit counts for both Unit 1 and Unit 2, these areas of the development account for a total of 654 units or 38.1% of the potential total build-out.

Other proposed improvements in the Phase 2 preliminary plat include a series of internal private streets, stormwater management areas, a variety of utility improvements, and landscape buffers adjacent to the properties zoned Planned Industrial District (PID) in the northeast area of the project, and. In the area adjacent to the properties zoned PID, the applicant has depicted the required 70 foot structural setback that is identified in the approved PUD as the “Gene Green Road Enhanced Buffer Zone”. In addition, and consistent with the PUD, the applicant has depicted the required 300 foot area identified as “Disclosure Area 1”. In this area, all potential property owners will be notified of existing agricultural, public gun range, mining and other nearby industrial operations. Landscape plans have been provided in this area as well and are consistent with the requirements of the Toscana Isles PUD for “Buffer A”.

Engineering plans have been provided by AM Engineering, Inc. along with supporting documentation required by the City’s code for a preliminary plat petition. Landscape plans have been submitted by Botanics Design Group, LLC for the area of the perimeter buffer impacted by this preliminary plat. This staff report is based upon the review of these plans and documents submitted as part of the application for the proposed project.

MAP 4: Proposed Toscana Isles Phase 2 Preliminary Plat



The plans were reviewed for compliance with the attached Toscana Isles Binding Master Plan and the subdivision design standards contained in the Land Development Code. The Toscana Isles Binding Master Plan includes a conceptual land use plan for the entire PUD which is shown on the following page as Map 5 on page 12 of this staff report.

Compliance with the Toscana Isles PUD Binding Master Plan:

This section of the staff report reviews the project for compliance with the following Toscana Isles PUD Binding Master Plan standards that are applicable to the Unit 2 preliminary plat.

- **Binding Site Plan:**
The design of the preliminary plat is required to be generally consistent with the Toscana Isles Binding Site Plan (See Map 5 on page 12 of this staff report), which is the case for the proposed preliminary plat for Unit 2. No areas of the approved Toscana Isles Binding Master Plan that identify where specific uses will be permitted are being proposed for modification. Consistent with the PUD, the residential lots proposed in Unit 2 are located within the Subarea 1 designated as “low density single-family residential” and the multi-family tracts are located within Subarea 2 designated as “low density mixed residential”.
- **Permitted and accessory land uses:**
No change to primary or accessory uses have been proposed.
- **Maximum density and intensity of development (portion of the PUD):**
The proposed preliminary plat (Map 4 on page 9 of this staff report) establishes 245 single family lots in addition to the 277 lots proposed in Unit 1 for a total single-family unit count of 522 units. In addition, the five multi-family tracts are proposed for an additional 132 residential. The Toscana Isles PUD is approved for a maximum of 1,714 residential units at a density of 4 units per acre. The PUD further provides that there will be a minimum of 324 single-family units and a maximum of 1,062 multi-family units. The unit counts for the Unit 2 preliminary plat are consistent with the requirements of the PUD. A table is included on the cover sheet of the submitted plans that provides a running total of cumulative density for the project.
- **Minimum open space:**
The Toscana Isles PUD requires that a minimum of 50% of the land area of the PUD be used as open space. The cumulative amount of open space proposed is being tracked with each preliminary plat in the Toscana Isles PUD to ensure compliance with the overall PUD open space standard. Based on the table provided on the cover page of the submitted plans, over half of the required open space is being provided by the preliminary plats for Unit 1 and Unit 2.

Section 86-130(j)(3) requires land in a PUD designated as open space will be restricted by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successor and assigns and shall constitute a covenant running with the land, and be in a recordable form.

To date, the developer has not satisfied the above PUD requirement for Unit 2 which will need to be satisfied prior to the approval of any final plat associated with the subject preliminary plat. To address the PUD open space requirement, the following stipulation is proposed:

Prior to the issuance 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.

- **Roadway Design:**
Road standards were not included within the Toscana Isles PUD, however, the roads proposed in Unit 2 are consistent with the previously approved Unit 1 preliminary plat. Sidewalks are provided along both sides of the street. Where no use is proposed, the sidewalk may continue along only the side with active uses.
- **Yard and bulk standards:**
The Unit 2 preliminary plat provides for both single-family lots and multi-family tracts. The preliminary plat confirms the following Toscana Isles PUD yard and bulk standards for each type of residential product:
PUD Subarea 1 – Low Density Single-Family Residential
 - Maximum Lot Coverage: 60%
 - Minimum Yards: Front – 15 feet (driveway length 20 feet), Side – 5 feet, Rear – 10 feet
 - Accessory structures - may be located within five feet of the rear lot line
 PUD Subarea 2 – Low Density Mixed Residential
 - Maximum Lot Coverage: 65%
 - Minimum Yards: Front – 15 feet (driveway length 20 feet), Side – 8 feet (but in no case less than 20 feet between structures), Rear – 10 feet (but in no case less than 30 feet between structures)
 - Accessory structures – may be located within five feet of the rear lot line.
- **Landscaping and Buffering:**
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 “Buffer A” and the “Enhanced Buffer Zone” which requires a minimum 70 foot structural setback in this area. In addition, this area is regulated by “Disclosure Area 1” from the PUD that requires disclosure to potential homeowners within 300 feet of the property border regarding existing agricultural, public gun range, mining and other nearby industrial operations.
- **Architecture:**
As provided in Policy 16.22.H, of the city’s comprehensive plan, Toscana Isles will demonstrate consistency with features of the Northern Italian Renaissance or Northern Mediterranean architecture. Compliance will be confirmed during the review of all building permit applications.
- **Stormwater management:**
The subject property must comply with City stormwater management requirements of post development runoff not exceeding predevelopment runoff for a 24-hour, 25-year storm event and applicable standards of the Southwest Florida Water Management District (SWFMD) prior to construction. Compliance will be confirmed by the Engineering Department in its review and approval of the construction plans for the project.
- **Water and sewer service:**
In accordance with an interlocal agreement between Sarasota County and the City of Venice, the Toscana Isles PUD is in an area where the water and sewer service is split between the City and the county. The project is required to have City of Venice water service and the Sarasota County Curry Creek Improvement District will provide sewer service. The proposed preliminary plat amendment acknowledges those utility service area designations and the connection to the respective utility systems will be specified in the construction plans for the project.

Finding of Fact (compliance with the Toscana Isles PUD Binding Master Plan):

The Toscana Isles Unit 2 preliminary plat is in compliance with all applicable provisions of the Toscana Isles PUD Binding Master Plan.

Consistency with the Comprehensive Plan:

The approval of the Toscana Isles Binding Master Plan as part of Ordinance No. 2012-13, verified consistency for the proposed overall Toscana Isles development with the City's comprehensive plan. The proposed Unit 2 preliminary plat has further been found consistent with the approved Toscana Isles PUD and is therefore consistent with the comprehensive plan.

Finding of Fact (comprehensive plan):

The Toscana Isles Unit 2 preliminary plat is consistent with the comprehensive plan.

Compliance with Subdivision Standards:

Sections 86-231(b)(3) and 86-233(a) specifies that the Planning Commission's role in taking action on a preliminary plat petition. This section of the staff report provides a staff finding for each topic in which the Planning Commission is required to make a determination.

- Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.

Staff Comment: The preliminary plat drawings have been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and the approved PUD and appears consistent with state requirements of F.S. Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.

- Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.

Staff Comment: The proposed preliminary plat is in compliance with the Toscana Isles PUD which provided a full analysis of compatibility with adjacent land uses and no issues were found. The proposed preliminary plat will implement setbacks and buffering in accordance with the approved Toscana Isles PUD to minimize impact to surrounding properties.

- Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.

Staff Comment: The city's technical review staff has reviewed the petition for concurrency and found no issues for compliance with the city's required level of service (LOS) standards (also see concurrency section below).

Finding of Fact (compliance with subdivision standards):

The proposed Toscana Isles Unit 2 preliminary plat is in compliance with the City's Land Development Code subdivision standards.

Concurrency:

Preliminary concurrency review has been accomplished by staff starting with the Toscana Isles PUD and continuing through this proposed preliminary plat amendment. The original certificate of concurrency was issued through the rezone petition for the Toscana Isles PUD. Concurrency was confirmed and the certificate was issued for 1,107 equivalent residential units (ERU’s). This certificate was issued for all elements of concurrency including transportation, potable water, sanitary sewer, solid waste stormwater and parks. The certificate did not include schools as they do not confirm until the approval of a final plat. The certificate has been revised a number of times mainly to adjust for timeframe of development. At this point in the development of the project, staff is maintaining an accounting of the project through each submitted petition. As a result, the most recently issued certificate of concurrency was for the initial 164 lots located in Unit 1 that were recorded through final plat. The applicant has submitted a concurrency application with this petition for staff review. Once a final plat is approved that includes the indicated modifications and the 245 and 5 multi-family tracts proposed for Unit 2, an updated certificate will be issued. As required by the City’s concurrency ordinance, the following reviewing agencies provide input on the applicable public facilities. The current status for concurrency for each of these reviewing agencies is depicted on the following table:

Department	Facility	Project’s Estimated Impact	Status
Utilities	Potable Water	377 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	377 ERUs	Concurrency confirmed by Utility Department
Public Works	Solid Waste	3,910 pounds/day	Concurrency confirmed by Public Works Department
Public Works	Parks & Recreation	641 persons	Concurrency confirmed by Public Works Department
Engineering	Drainage	Meets 25 year/24 hour SWFWMD criteria	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	Cumulative impact for the Toscana Isles PUD remains less than the approved 915 p.m. peak hour trips	Concurrency confirmed by Planning & Zoning Department
School Board	Public Schools	Under review awaiting Final Plat approval	No issue raised – approval upon Final Plat

Note: As a follow up to transportation and the approved traffic study, two offsite improvements were identified as the responsibility of the developer as follows:

- *Construct northbound to eastbound right turn lane at the north project driveway at such time as the north driveway is constructed.*
- *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.*

Finding 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.

V. SUMMARY OF STAFF FINDINGS OF FACT

Based on the planning analysis provided in Section III of this report, staff has made the following findings regarding the preliminary plat petition.

- 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.
 - a. **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.

VI. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

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 to take action on Preliminary Plat Petition No. 16.2PP.