



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

DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

PZ 18-96
\$533

ZONING MAP AMENDMENT 18-03RZ

Project Name: Toscana Isles

Parcel Identification No.: Multiple- See attached

Address: Knights Trail Road

Parcel Size: 428.5 +/- acre

FLUM designation: Mixed Use Residential - NortheastNeighborhood

Current Zoning: PUD **Proposed Zoning:** PUD

Property Owner's Name: Multiple- see attached agency letters (c/o Vanguard Land)

Telephone: (941) 552-6705

Fax:

E-mail:

Mailing Address: 6561 Palmer Park Circle, suite B, Sarasota, FL 34238

Project Manager: Jeffery A. Boone, Esq. (agent)

Telephone: (941) 488-6716

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E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285

Project Engineer :

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Project Architect:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

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MAY 16 2018

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Incomplete applications cannot be processed - See reverse side for checklist

Revised 12/10

Applicant Signature / Date:

[Handwritten Signature]

5/16/18

Operator: CASHIERMM
Date: 5/17/18 00
Type: OC Drawer: 1
Receipt no: 74534
PZ 2018
PLANNING & ZONING
\$533.00
\$533.00

OK CHECK

5524

Trans date: 5/16/18 Time: 15:45:10

APPLICATION CHECKLIST

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

- ☒ **Statement of Ownership & Control**
- ☐ **Signed, Sealed and Dated Survey of Property** N/A
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition**
- ☐ **Public Workshop Requirements.** Date held N/A
 - ☐ Copy of newspaper ad.
 - ☐ Copy of notice to property owners.
 - ☐ Copy of sign-in sheet.
 - ☐ Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

PLEASE SEE ATTACHED.

Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

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

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Toscana Isle PUD Amendment – Project Narrative

The Toscana Isle PUD was approved on August 9, 2001, by Ordinance No. 2011-11, and was amended on June 12, 2012, by Ordinance No. 2012-13 to add approximately 21.5 acres to the PUD.

This proposed amendment to the PUD is to clarify the standards for front yard and side yard setbacks with respect to corner lots within the PUD, to provide the Zoning Administrator authority to administratively approve minor modifications to the PUD, similar to the authority granted for similar PUD's and the Portofino CMU, and to modify the standard for separation of driveways from the edge of payment of intersecting streets.

Specifically, the proposed amendment is to modify Section 4. Project Development Standards introductory paragraph as outlined below:

4. PROJECT DEVELOPMENT STANDARDS

The Toscana Isles PUD is proposed to consist of three (3) planning subareas with distinct character, development form, permitted uses and features. The subareas are generally defined as:

- 1. Subarea 1: Low Density Single Family Residential Uses*
- 2. Subarea 2: Low Density Mixed Residential Uses*
- 3. Subarea 3: Commercial Uses*

The Toscana Isles PUD development standards and permitted and accessory uses are defined in this section and shall govern future development of the subject site consistent with the applicable provisions of the City of Venice Land Development Code. The proposed 'land bridge' depicted in the northeastern corner of the subject property bisecting the existing lake reflects an optional element of Subarea 2. The zoning administrator shall have the authority to administratively approve minor modifications of standards contained within the PUD, excluding increasing maximum density or building height, reducing minimum buffer widths and the addition of uses. Reasonable mitigation measures may be imposed by the zoning administrator to limit impacts from the requested adjustment of standards. The following identifies the project development standards for Toscana Isles and are detailed by each of the three (3) planning subareas depicted on the PUD Concept Plan:

And to modify Section 4, Yard/Bulk Standards as follows:

4. Yard/Bulk Standards

The permitted yard and bulk standards shall be in accordance with respective subarea standards contained within this application and as noted below. The Front Yard setback requirements contained herein shall only apply to frontages from which the parcel receives vehicular access from the adjoining right-of-way and has a permanent driveway constructed therein. All other yards fronting right-of-ways shall be Side yards or rear yards accordingly.

And to modify Section 7, Residential Street and Connectivity Standards as follows:

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7. *Residential Street and Connectivity Standards*

The purpose of these provisions are to identify residential street design standards for application in the Toscana Isles PUD. Street standards within Toscana Isles shall be designed to complement the appropriate scale and fit the community character of Toscana Isles as a primarily low density residential development.

A sidewalk and pathway system shall be included within Toscana Isles PUD to implement the provisions of Policy 16.22 of the Future Land Use Element of the 2010 Comprehensive Plan. Sidewalks and pathways shall be provided as reflected in the following Connectivity Concept Plan and shall be a minimum of five (5) feet in width along all roadways adjoining residential and commercial uses, where no use is proposed, the sidewalk and pathway may continue along only the side with active uses.

As provided in Policy 2.6 of the Housing and Neighborhood Development Element of the 2010 Comprehensive Plan Toscana Isles is proposed to be a limited access community with the option for a manned or un-manned gate at the primary entrances off Knights Trail Road and secondary gated entry points and access controls within the development that meet the emergency access requirements of the City of Venice.

The limited access/gated entries are planned to maintain consistency with the other nearby residential communities and to improve the sense of internal security for future residents of Toscana Isles. The generalized proposed alternative locations of the limited access gated entry points are depicted on the Connectivity Concept Plan.

All of the streets and roadways within Toscana Isles are proposed to be privately maintained and not dedicated to the City of Venice for ownership or maintenance responsibility. All streets and drainage proposed will comply with Sec. 86-130(n)(2) Streets and Drainage facilities of the City of Venice Code of Ordinances.

Location of driveways. No driveway shall be constructed with its center closer than 20 feet to a property line, except when the drive is jointly used by the adjoining properties, or 50 feet to the intersection of the edge of the pavement of two streets, or 30 feet to the center of the next nearest entrance driveway; provided that, for one- and two-family dwellings, no portion of any driveway shall be constructed closer than five feet to a property line, except when the drive is jointly used by the adjoining properties, or 30 feet to the intersection of the edge of the pavement of two streets, or ten feet to the edge of the next nearest driveway.

Sec. 86-47. (f)

- (1) *Rezoning amendments.* When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.

The subject property is designated Mixed Use Residential and the proposed PUD Amendment is consistent with the future land use designation and all other applicable elements of the Comprehensive Plan.

- b. The existing land use pattern.

The proposed PUD Amendment will not change the land use pattern.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The proposed PUD Amendment will not create an isolated district unrelated to adjacent nearby districts.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The proposed PUD Amendment will not result in an overtaxing of the load on public facilities.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The proposed PUD Amendment does not seek to change district boundaries.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The PUD Amendment seeks to clarify certain zoning standards and to provide the Zoning Administrator the authority to approve minor modifications.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

The proposed PUD Amendment will not adversely influence living conditions in the neighborhood.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed PUD Amendment will not excessively increase traffic congestion or otherwise affect public safety.

- i. Whether the proposed change will create a drainage problem.

The proposed PUD Amendment will not create a drainage problem.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed PUD Amendment will not seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed PUD Amendment will not adversely affect property values in the adjacent area.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed PUD Amendment will not be a deterrent to the improvement or development of adjacent property.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed PUD Amendment will not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The PUD Amendment will not alter the existing uses permitted on the property.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed PUD Amendment is not out of scale with the needs of the neighborhood.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Not applicable, the proposed use already exists on site.