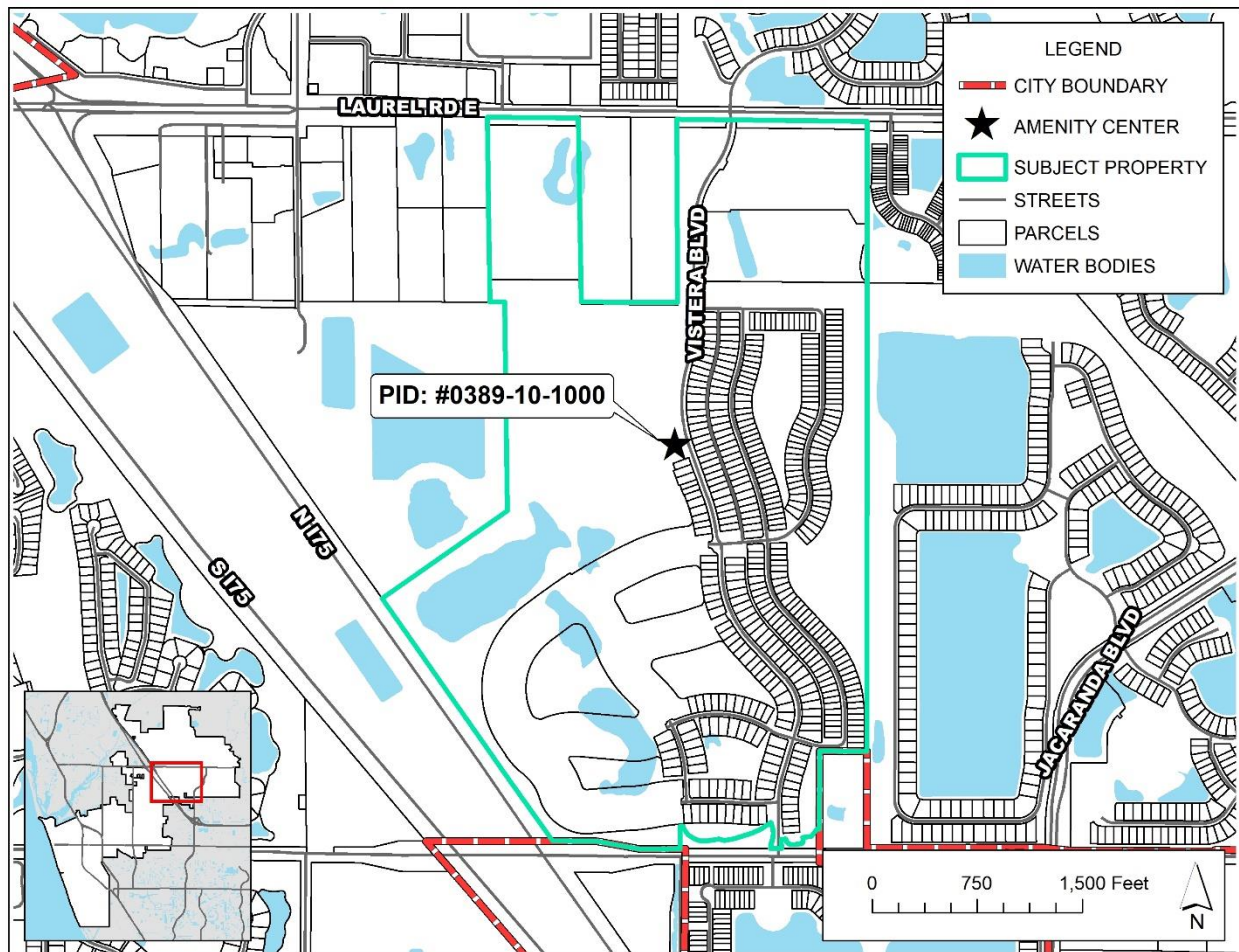


# 22-60SP Vistera of Venice Amenity Center Staff Report



## GENERAL INFORMATION

<b>Address:</b>	321 Vistera Boulevard
<b>Request:</b>	To construct an amenity center area with associated improvements within the Vistera development located within the GCCF PUD.
<b>Owner:</b>	Vistera Associates, LLC
<b>Agent:</b>	Bobbi R. Claybrooke, P.E.
<b>Parcel ID:</b>	0389101000
<b>Overall Development Size</b>	245.41 ± acres
<b>Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Current Zoning:</b>	PUD (Planned Unit Development) (GCCF)
<b>Comprehensive Plan Neighborhood:</b>	Northeast Venice
<b>Application Date:</b>	October 10, 2022

## I. BACKGROUND

The Vistera of Venice Amenity Center is part of the Vistera development located within the Gulf Coast Community Foundation (GCCF) Planned Unit Development (PUD). The Vistera development is located at Laurel Road and Border Road between Jacaranda Boulevard and I-75. The area proposed for the amenity center is approximately .68 acres and is located along Vistera Boulevard, consistent with the Binding Master Plan (BMP) approved for the overall GCCF PUD.

## II. PROJECT DESCRIPTION

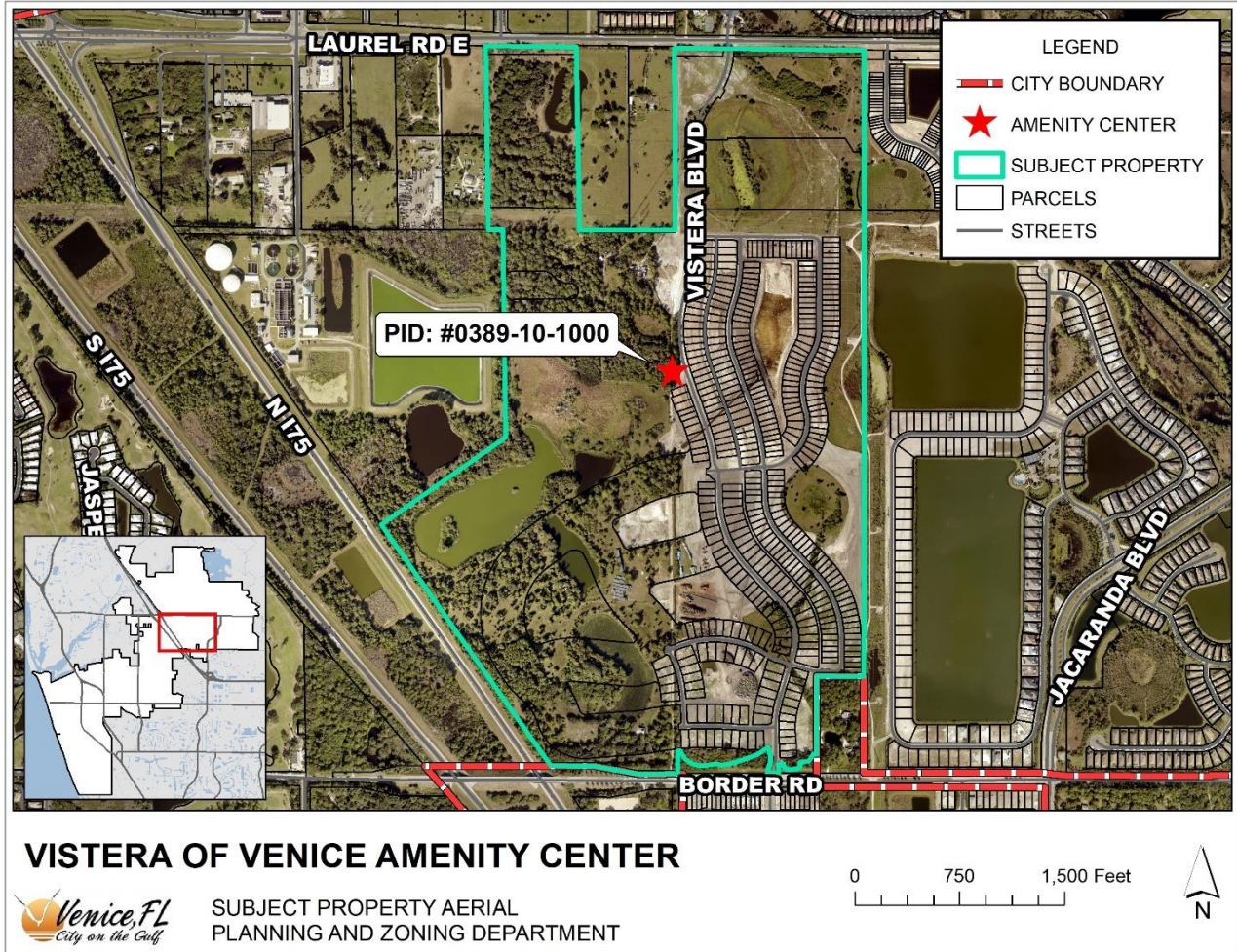
### **Site and Development Plan**

The proposed Site and Development plan shows the amenity area and associated improvements within the Vistera development. The proposed amenity area contains a stand-alone fitness center, club house, pool, and parking lot. The clubhouse is located in the center of the amenity area. The clubhouse will provide a common space for residents as well as restrooms for both the fitness center and the pool area. Parking for the amenity center area will be served by a 25-space parking lot on the south side of the property as well as on-street parking along Vistera Boulevard.

Sidewalks will be intertwined among all of the aforementioned amenities on site along with planters and adequate landscaping. In addition, there is a sidewalk path to an observation area at the west end of the site that overlooks the existing wetland and proposed wetland creation areas associated with the overall Vistera development.

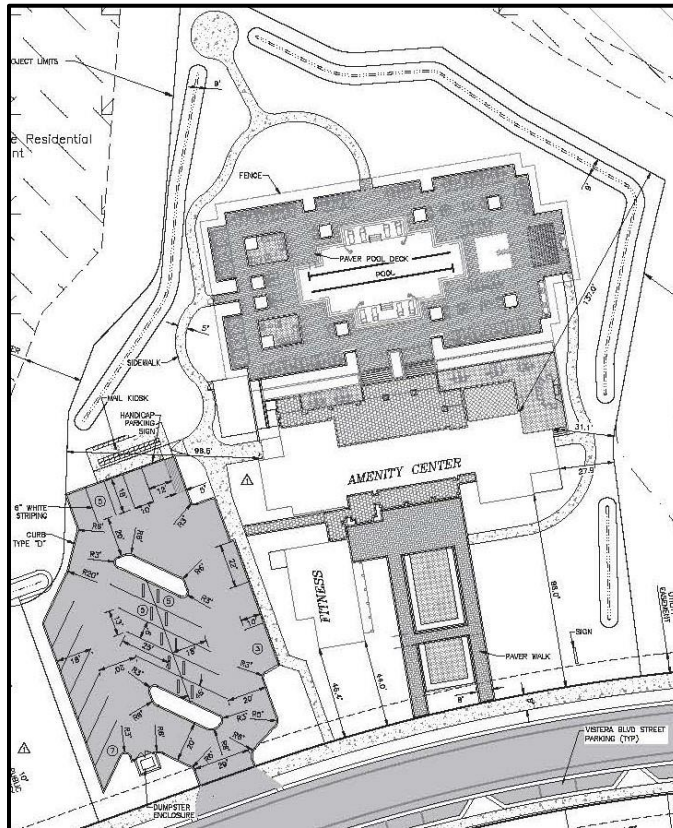
As the proposed site plan is for the amenity area associated with the Vistera development, all stormwater runoff, water, sewer, and reuse connections are accounted for in the overall (GCCF) development.

## Location Area





### Site Plan (Enlarged)



## Elevations



Vistara Amenity  
Venice, FL | 04.21020.00 | 05.02.23  
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**Front Elevation**  
Scale: 3/32" = 1'-0"



Vistara Amenity  
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**Right Side Elevation**  
Scale: 3/32" = 1'-0"







Vistara Amenity  
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**Rear Elevation**  
Scale: 3/32" = 1'-0"



Vistara Amenity  
Venice, FL | 04.21020.00 | 05.02.23  
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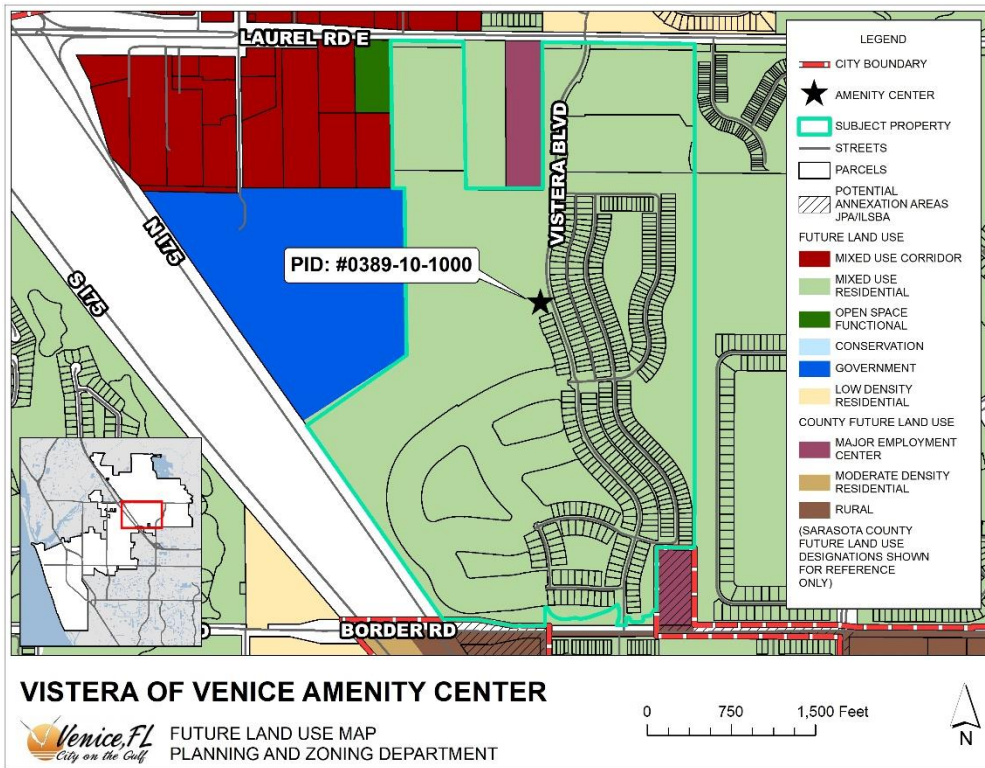
**Left Side Elevation**  
Scale: 3/32" = 1'-0"



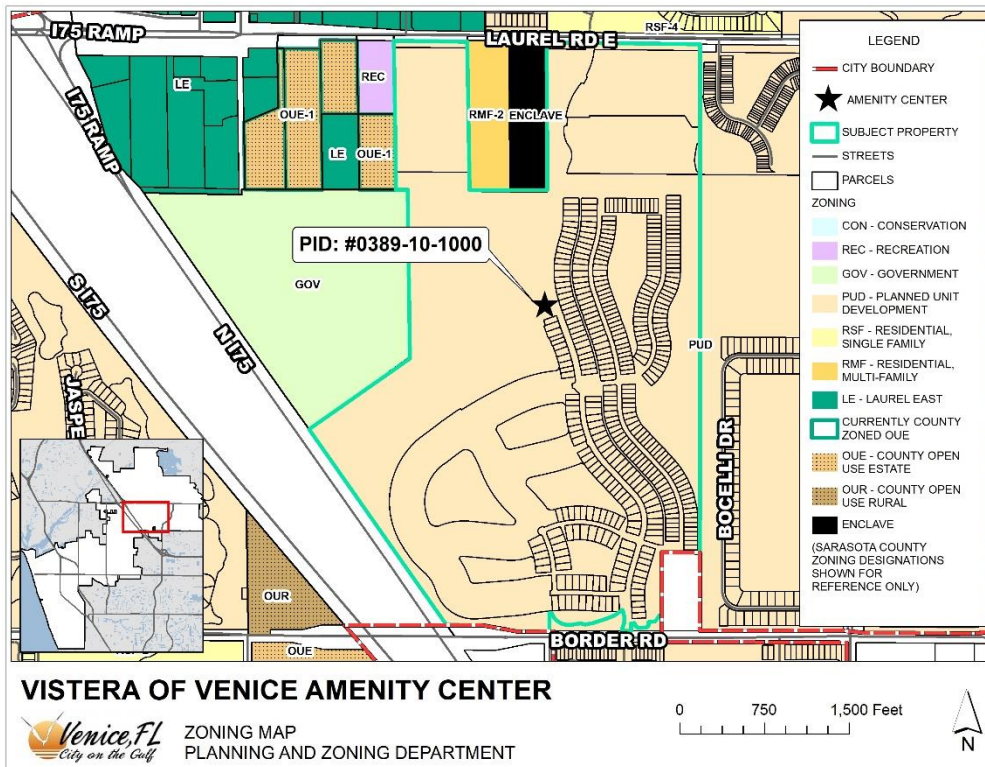
## Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Residential (MUR) and the current zoning on the subject property is Planned Unit Development (PUD), as depicted on the maps below.

### Future Land Use



### Current Zoning



## Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Willow Chase; Toscana Isles), Commercial (Mirasol)	Commercial Mixed Use (CMU), Laurel East (LE), Planned Unit Development (PUD), Residential Single Family (RSF-4), Residential Multi-family (RMF-2), County Open Use Estate (OUE-1)	Mixed Use Residential (MUR), Low Density Residential, Mixed Use Corridor (MUC)
South	Agricultural, Residential (Palencia)	OUE-1, PUD	MUR, County Major Employment Center, County Rural
East	Agricultural, Residential (Milano), County residential	PUD	PUD
West	County residential, Agricultural, City water & sewer utility, I-75	Government, Open Use Estate (OUE), County, RMF-2	Government Use, MUC

The Vistera of Venice Amenity Center is located within the Vistera development which is within the GCCF PUD. The surrounding uses adjacent to the amenity center are wetlands to the north and west with residential single family lots to the south and east.

## III. PLANNING ANALYSIS

In this section of the report, analysis of the subject Site and Development Plan evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC) and GCCF Binding Master Plan (BMP), and 3) compliance with requirements for Concurrency/Mobility.

### Consistency with the Comprehensive Plan

#### Land Use Element

**Strategy LU 1.2.16-Mixed Use Residential:** The proposed Site and Development Plan is consistent with the PUD zoning and the proposed amenity center area would have no impact on the 50% open space required within a PUD.

**Strategy LU 1.3.2-Functional Neighborhoods:** The proposed amenity center would serve as public/civic space for the neighborhood and provide a variety of amenities.

**Strategy LU-NE 1.1.1 Mixed Use Residential:** The proposed nonresidential intensity of the amenity center is within the allotted square footage permitted within the MUR.

### Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.



**Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, strategies found in the Northeast Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

**Compliance with the Land Development Code and GCCF Binding Master Plan**

The proposed Site and Development Plan is consistent with the Mixed Use Residential Development Standards as well as the GCCF Binding Master Plan relating to permitted land uses and location of the amenity center area.

**Conclusions / Findings of Fact (Consistency with the Land Development Code and GCCF Master Plan):**

The subject petition has been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code or the GCCF Binding Master Plan were identified.

**Chapter 87, Section 1, Decision Criteria 1.9.4**

In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;  
**Applicant Response:** The proposed development is consistent with all applicable elements of the Comprehensive Plan including Strategy LU-LR 1.1.1 regarding development within the Laurel Road Mixed Use Corridor. (Staff comment: The GCCF PUD is located within the Northeast Neighborhood, not Laurel Road Mixed Use Corridor, this has no impact on the decision making criteria)
2. Compatibility consistent with Section 4 of this LDR;  
**Applicant Response:** The proposed development is consistent with all applicable elements of Section 4 of the LDR. It is further consistent with Comprehensive Plan Strategy LU 1.2.11, which states that all uses permitted internal / within a mixed use category shall be deemed to be compatible.
3. General layout of the development including access points, and onsite mobility;  
**Applicant Response:** The layout of the proposed development, including access to the site, is consistent with the approved Gulf Coast Community Foundation (GCCF) PUD.
4. General layout of off-street parking and off-street loading facilities;  
**Applicant Response:** Off-street parking and loading facilities have been designed to provide for safe and convenient access to the site.
5. General layout of drainage on the property;  
**Applicant Response:** Drainage for the property is consistent with all City of Venice requirements.
6. Adequacy of recreation and open spaces;  
**Applicant Response:** Not applicable.
7. General site arrangement, amenities, convenience, and appearance; and  
**Applicant Response:** The site arrangement, convenience, and appearance of the proposed development is consistent and compatible with the neighborhood.
8. Other standards, including but not limited to, architectural requirements as may be required.  
**Applicant Response:** The proposed architectural elevations are consistent with the requirements of the City of Venice.

**Summary Staff Comment:**

The Applicant is proposing an amenity center and associated improvements within the Vistera development. The proposal is consistent with the GCCF BMP and no issues or inconsistencies are anticipated.

**Concurrency/Transportation Mobility**

Regarding public facilities Concurrency and Transportation Mobility, no issues were identified by the Technical Review Committee regarding the Site and Development Plan request and confirmed through the PUD.

***Conclusions/Findings of Fact (Concurrency/Transportation Mobility):***

No issues were identified by the Technical Review Committee regarding the Site and Development request.

**IV. CONCLUSION****Planning Commission Report and Action**

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, GCCF BMP, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Site and Development Petition No. 22-60SP.