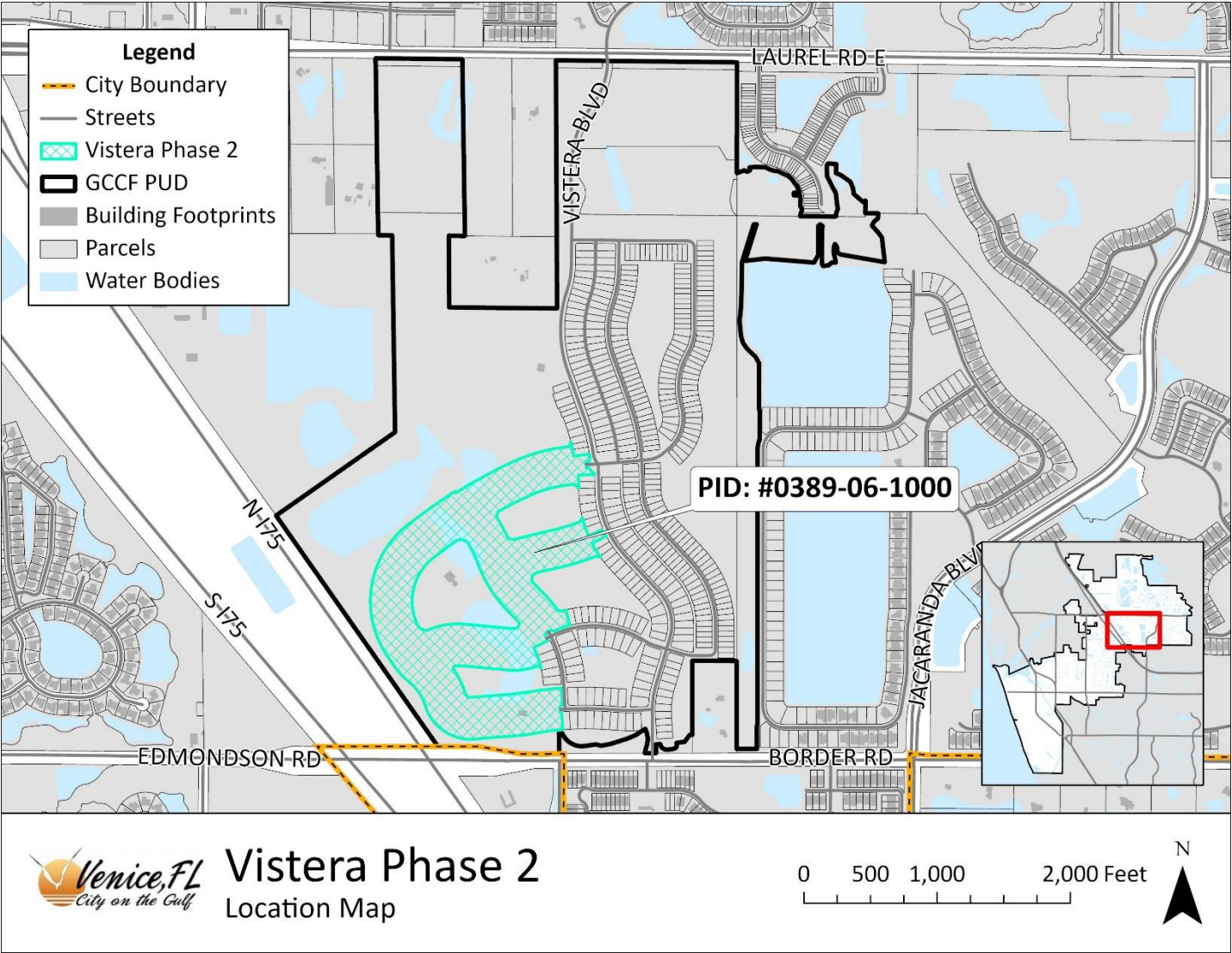


# 25-18PP Vistera Phase 2 Preliminary Plat

## Staff Report



### General Information

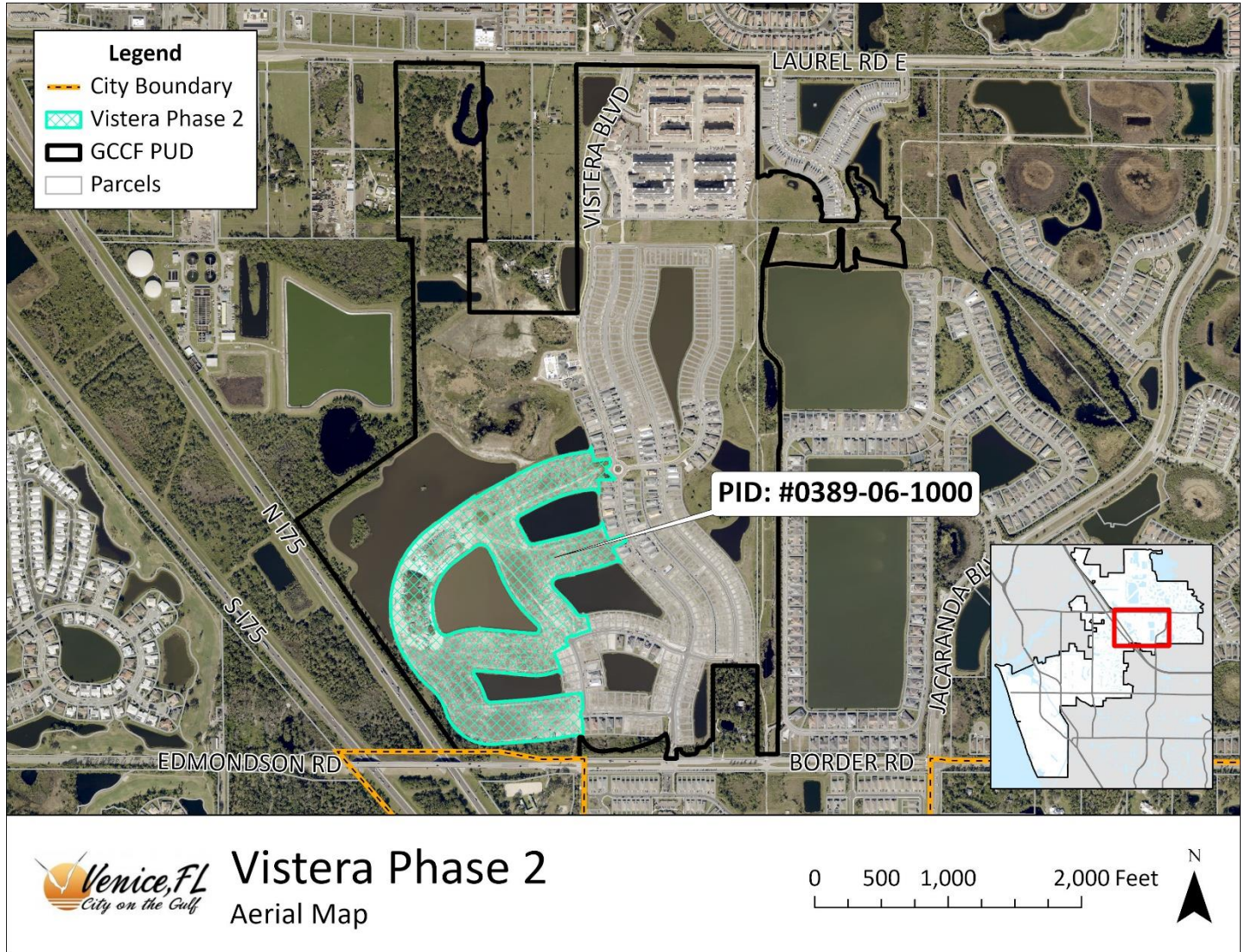
Address:	0 Vistera Boulevard
Request:	Preliminary Plat for 190 single-family lots
Applicant:	Vistera Associates LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0389061000
Parcel Size:	89.56 ± acres
Future Land Use:	Mixed Use Residential
Zoning:	Planned Unit Development
Comprehensive Plan Neighborhood:	Northeast
Application Date:	April 1, 2025



## I. BACKGROUND AND EXISTING CONDITIONS

The requested preliminary plat is for Phase 2 of Vistera in the GCCF planned unit development (PUD). Phase 1 was platted through petition no. 20-68PP (with a subsequent minor amendment, no. 21-50PP) and created 391 lots. This phase proposes 190 lots. Access from Laurel Road is unchanged from the existing Binding Master Plan approval and Phase 1 plat; this phase is accessed from Vistera Boulevard and other internal streets.

### Aerial Photo





## Site Photographs



*View west from Vistera Boulevard*



*View northwest from Alberata Way*



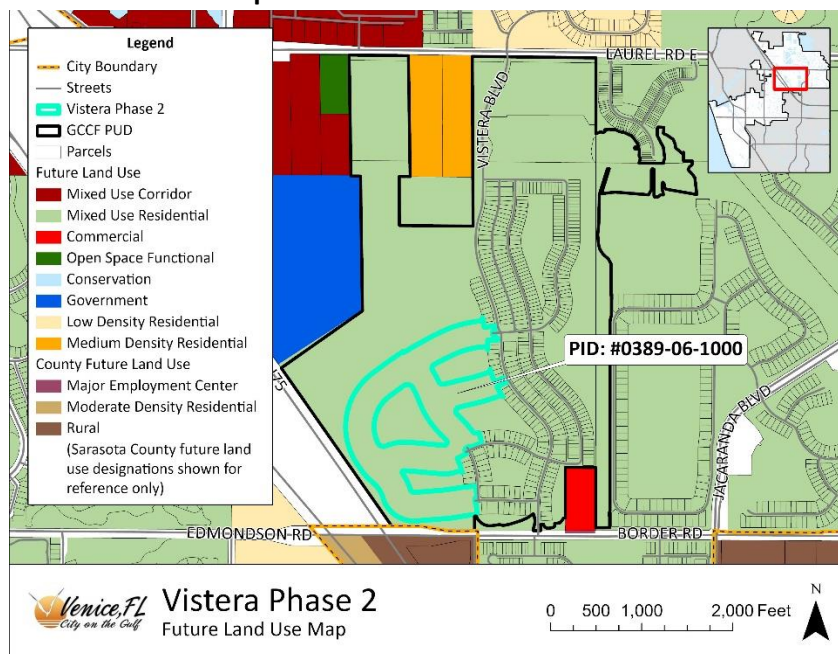
## Surrounding Properties

Direction	Existing Land Uses	Existing Zoning District	Existing Future Land Use Map Designation
North	Visterra	PUD	MUR
South	Residential/agricultural	Sarasota County Open Use Estate (OUE-1)	Sarasota County Rural
East	Visterra	PUD	MUR
West	Interstate 75	N/A	N/A

## Zoning and Future Land Use

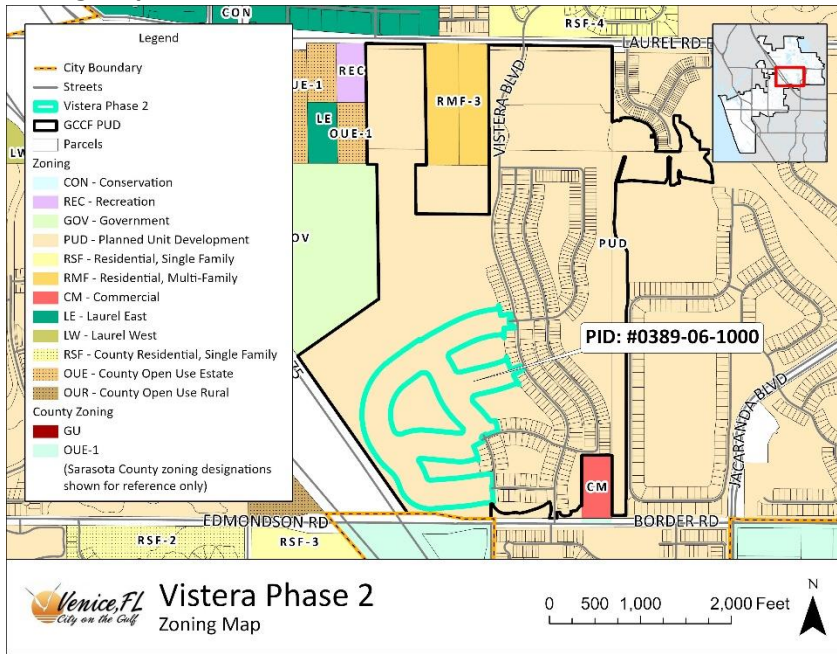
The Future Land Use designation for the subject property is Mixed Used Residential. The Zoning district is Planned Unit Development (PUD).

## Future Land Use Map

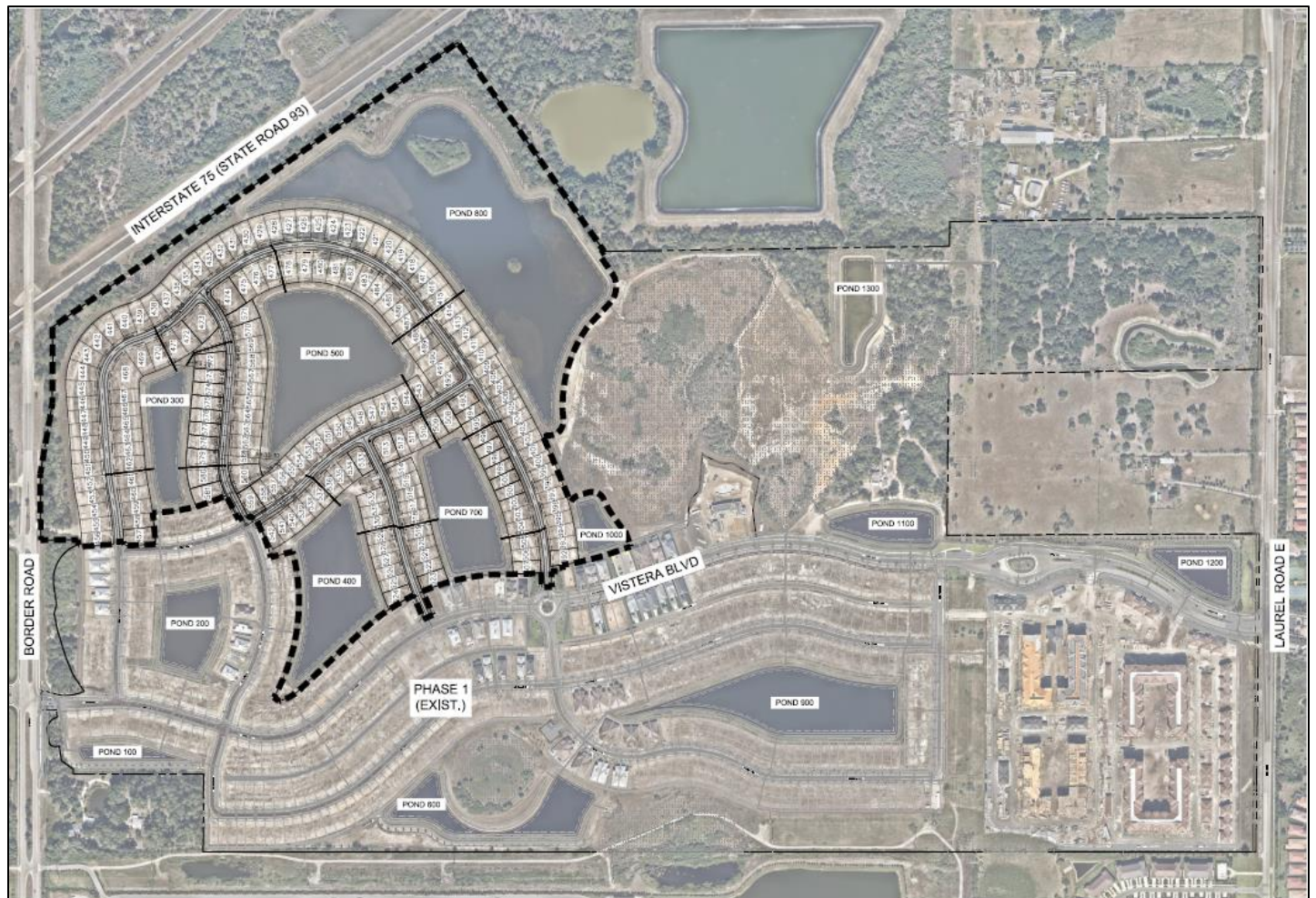




## Zoning Map



## Aerial Preliminary Plat Plan



## II. PLANNING ANALYSIS

Staff reviewed the preliminary plat application to evaluate consistency with the City of Venice Comprehensive Plan, compliance with the Land Development Code, conformance with the GCCF Binding Master Plan, and compliance with the requirements for Concurrency/Mobility.

### Comprehensive Plan

The proposed preliminary plat is located within the 2,922-acre Northeast Neighborhood, which is primarily composed of planned unit developments. The following is an analysis of the subject property related to the Comprehensive Plan.

*Strategy LU 1.2.16 Mixed Use Residential.* This strategy indicates that development standards should be determined through the PUD zoning process, which has been done for Vistera through the GCCF approval. Open space must be a minimum of 50% of the land area; this has been designated on the Binding Master Plan and includes the ponds and perimeter open space shown on this preliminary plat. A dedication of the open space for Phase 2 was done with the final plat for Phase 1, and this open space will be re-confirmed before a re-plat is recorded for this phase.

*Strategy LU-NE 1.1.1 Mixed Use Residential.* This strategy limits the maximum density to 5.0 units per acre. As of 11/1/24, there were 6,271 units remaining to be used in the Northeast Neighborhood for this future land use. The current proposal is for 190 units.

**CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):** Analysis has been provided to determine consistency with Land Use Element strategies, the Northeast Neighborhood strategies, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

### Land Development Code

The subject petition has been processed with the procedural requirements for a preliminary plat. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Regulations were identified.

In responding to the decision criteria for Chapter 87 Section 1.10.C, the applicant has provided the following:

1. Compliance with all applicable elements of the comprehensive plan:  
**Applicant Response:** The proposed Preliminary Plat is consistent with all applicable elements of the Comprehensive Plan. Compatibility, consistent with Section 4 of this LDR:
2. Compatibility, consistent with Section 4 of this LDR;  
**Applicant Response:** The proposed Preliminary Plat is consistent with Section 4 of the LDR's.
3. General layout of the development including streets, access points, and onsite mobility;  
**Applicant Response:** The proposed Preliminary Plat is consistent with the approved Binding Master Plan for the GCCF PUD including streets, access points, and onsite mobility.
4. General layout of drainage on the property;  
**Applicant Response:** The proposed Preliminary Plat is consistent with the approved Binding Master Plan for the GCCF PUD with respect to drainage layout.
5. Adequacy of recreation and open space uses;  
**Applicant Response:** The proposed Preliminary Platt is consistent with the approved Binding Master Plan for GCCF PUD with respect to recreation and open spaces.
6. General site arrangement, amenities, convenience, and appearance compatible with the neighborhood; and

**Applicant Response:** The proposed Preliminary Platt is consistent with the approved Binding Master Plan for GCCF PUD with respect to site arrangement, amenities, convenience and appearance.

7. Other standards including, but not limited to, architectural requirements as may be required.

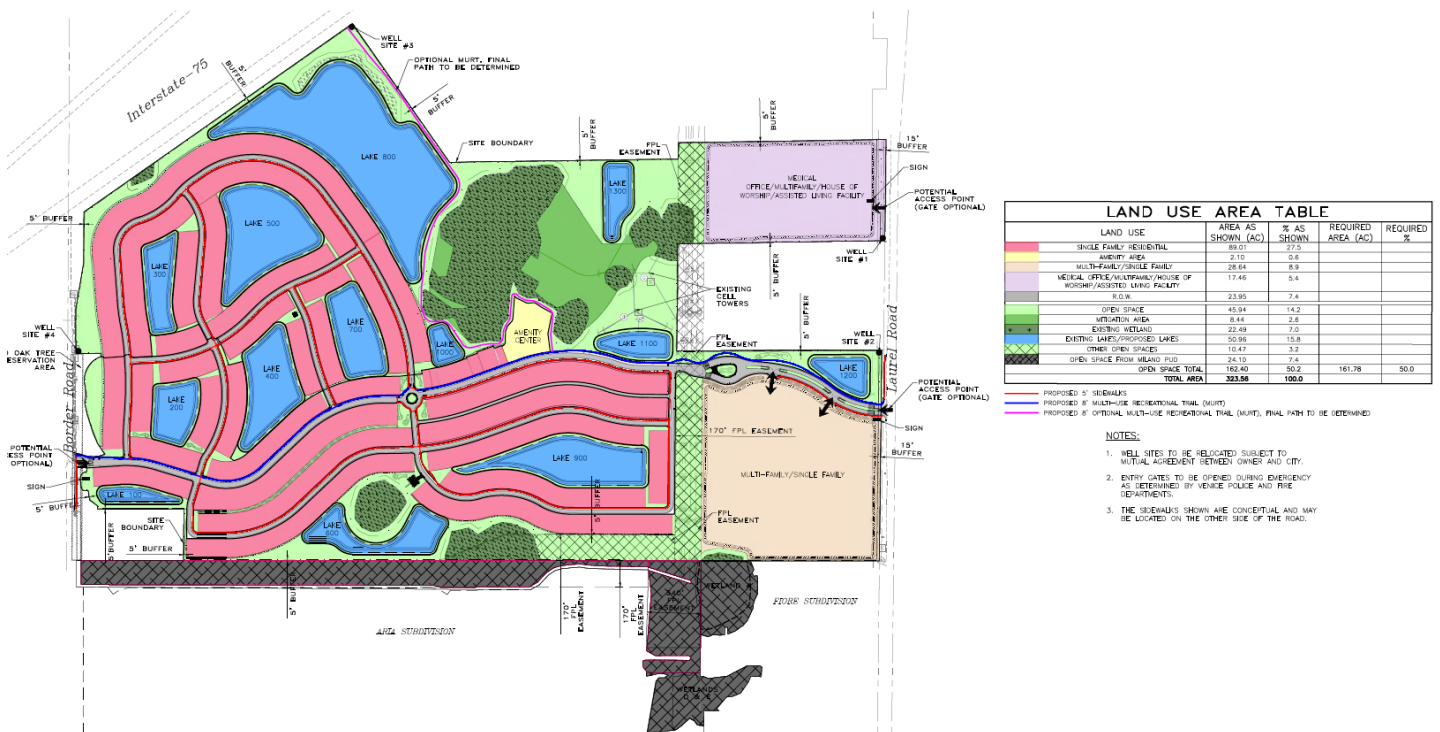
**Applicant Response:** Not applicable.

**Summary Staff Response:** This preliminary plat proposal is consistent with the GCCF Binding Master Plan, and no modifications to the existing approved Plan are requested. Perimeter buffers were included in the Phase 1 plans. Open space for Phase 2 was dedicated with the final plat for Phase 1 as well and will be re-confirmed at the time of recording the re-plat to include this phase.

**CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT CODE):** The proposed preliminary plat is compliant, and no inconsistencies have been identified with the LDC.

### GCCF Binding Master Plan

The Binding Master Plan for GCCF shows the area of this preliminary plat as single-family residential use only, which matches the proposal for this petition. The layout, including lakes, access, and lot sizes, is consistent with the approved plan. Buffers were approved through the Phase I plat.



### Concurrency

The Technical Review Committee reviewed the proposal and deemed the project compliant for concurrency requirements. The table below shows the expected public facility impacts and the status of the applicable departmental concurrency reviews.

### CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	190 ERUs	Compliance confirmed by Utilities



Facility	Department	Estimated Impact	Status
Sanitary Sewer	Utilities	190 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	2,197 lbs per day	Compliance confirmed by Public Works
Parks & Recreation	Public Works	323 potential population; 2.261 acres	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Application submitted for 190 units	Approval upon Final Plat

**CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY):** No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

#### **MOBILITY**

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	522 PM peak hour trips	Compliance confirmed by Traffic Engineering Consultant

**CONCLUSIONS/FINDINGS OF FACT (MOBILITY):** The applicant provided a revised traffic study for the GCCF PUD through petition no. 23-63RZ that was deemed compliant by the City's transportation consultant, and this study accounted for the number of units proposed to be added through this Phase 2 plat.

### **III. CONCLUSION**

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. 25-18PP.