



CITY OF VENICE

Planning and Zoning Department
401 W. Venice Avenue, Venice, FL 34285
(941)486-2626 ext. 7434 www.venicegov.com

PRELIMINARY PLAT APPLICATION (NEW OR AMENDMENT)

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-231 for complete preliminary plat submittal requirements.

PROJECT NAME: Vistera	
Brief Project Description: Amendment to Preliminary Plat to modify lot dimensions, and associated changes as described in attached project narrative.	
Address/Location: Between Border Road and Laurel Road	
Parcel Identification No.(s): 0389-00-1010, 0389-00-2005, 0389-00-2036, 0389-00-2030, 0389-00-2031, 0390-00-3010, 0390-00-3030, 0390-00-3040 and 0390-00-3041.	
Parcel Size: 299.15 acres	No. of Lots: 391 (no change)
☐ Non-Residential ☒ Residential (Requires School Concurrency)	
Zoning Designation(s): PUD	FLUM Designation(s): Mixed Use Residential
<i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code *Extended technical review fee of \$1400 charged at third resubmittal.</i>	
☐ Application Fee (greater than 10 lots) \$5,061.39	☐ Review Fee \$2,692.22 OR
☐ Application Fee (ten or fewer lots) \$3,230.68	☐ Review Fee \$1,615.34 OR
☐ Application Fee (Amendment for minor revision) \$174.46	☐ Review Fee \$107.69 OR
☐ Application Fee (Amendment for major revision) \$3,289.90	☐ Review Fee \$1,615.34
Applicant/Property Owner Name (will be used for billing): Border Road Investments, LLC (see attached for additional ownership info)	
Address: 5800 Lakewood Ranch Blvd, Sarasota, FL 34240	
Email:	Phone:
Design Professional or Attorney: Bobbi Claybrooke, P.E., AM Engineering	
Address: 8340 Consumer Ct., Sarasota, FL 34240	
Email: bclaybrooke@amengfl.com	Phone: 941-377-9178
Authorized Agent (project point of contact): Jeffery A. Boone, Esq.	
Address: 1001 Avenida del Circo, Venice, FL 34285	
Email: jboone@boone-law.com	Phone: 941-488-6716



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PRELIMINARY PLAT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

☒	Application: Signed by agent and applicant.
☒	Narrative: Provide a statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application.
☒	Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff.
☒	Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information.
☒	Legal Description: Must indicate the PID with each respective description in Word format.
☒	Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations) Not required- no additional lots
☒	Survey of the Property: Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of survey:
☒	Comprehensive Plan Compliant Report: Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan.
☒	Concurrency Application and Worksheet: *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, a signed and sealed electronic file will be required. N/A-No Change
☒	Binding Master Plan: Approved rezone ordinance with subdivision binding master plan.
☒	School Concurrency (Residential Only): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal N/A-No Change
☒	Common Facility Statements: If common facilities, such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. N/A-No Change
☒	Stormwater Calculations: Document addressing drainage concurrency by means of a certified drainage plan.
☒	Preliminary Plat Plans: Signed and sealed set of plans, consistent with Code Section 86-231(b)(2)a-o and 86-231(c)(1)a-m and indicate where each item can be found on the plan sheets.
☒	Electronic Files submitted: Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.).

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name: Jeffery A. Boone, Esq.	Applicant Name:
Authorized Agent Signature:	Applicant Signature:
Date: 11/8/21	Date:

VISTERA DEVELOPMENT-PRELIMINARY PLAT AMENDMENT

Project Narrative and Comprehensive Plan Compliance Report

Vistera is a subdivision lying in Section 34, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida.

The proposed site plan includes a variety of single-family and multi-family products with outparcels with approved uses for medical office, house of worship and assisted living facility. If development proceeds along these lines, further detail will be provided through a Site and Development Plan application for the single and multi-family tracts included in this petition. Although the build-out plan proposed in this application reflects an overall project density and unit count significantly below the PUD approvals (Ordinance No. 2019-19), future market conditions may require amendments to this preliminary plat. Such amendments could propose further adjustments to unit count and density and the overall design up to the amounts stipulated in the PUD approval.

The proposed plan for the development of the property includes three neighborhoods.

Neighborhood 1 includes the majority of the property and will be developed as single-family residential lots along with paired villa residential lots. The total number of units is currently planned to be approximately 391 for Neighborhood 1 under this application. This neighborhood will also include an amenity site.

Neighborhood 2 is the parcel located in the northeast portion of the property. This parcel will be a multifamily development. Infrastructure provided to this neighborhood includes storm water management, water, sewer, reclaimed water for irrigation and other necessary utilities.

Neighborhood 3 is the parcel located in the northwest portion of the CDD. The allowable uses for this parcel include medical office, multifamily, house of worship and assisted living. Infrastructure provided to this neighborhood by the CDD includes only the storm water management system.

The current submittal is a modification to the previously approved Vistera Phase 1 Preliminary Plat (Preliminary Plat Petition No. 20- 68PP). Please note that the total number of lots has not changed. What has changed is the following:

1. All Type D lots were changed from 120 ft. in length to 140 ft. in length to accommodate the builder for these particular lots as their model contains a detached garage with a 20 ft. open area between the house and the garage.
2. Creation of "Model Row" to the immediate south of the Amenity Center site. It was the desire of the developer to place all model home sales centers in one general location for the three builders within this development. As such, Lots 381 through 391, which were

originally all Type C lots are now a mix of lot types, with the exception of Type D which will have two models directly across the street at the NE corner of the round-about (Lots 263 & 264).

3. As a result of the Type D lot shift, the Amenity Center Site, Lake 1000 and Lake 1100 are all reduced in size.
4. A 5 ft. wide sidewalk along the east side of Vistera Blvd. fronting the NE outparcel (Neighborhood #2 as defined above). The sidewalk will go from the southernmost curb cut for the NE outparcel to Laurel Rd.
5. The addition of a MUP sheet added to the plan set. The sheet was added to show the County's desired FM connection route at the NW corner of Jacaranda and Border.

The proposed amended Preliminary Plat remains consistent with all applicable elements of the Comprehensive Plan, City of Venice Land Development, and the GCCF PUD Binding Master Plan, and therefore, approval is hereby requested.