

Vistera of Venice

Preliminary Plat Amendment Petition

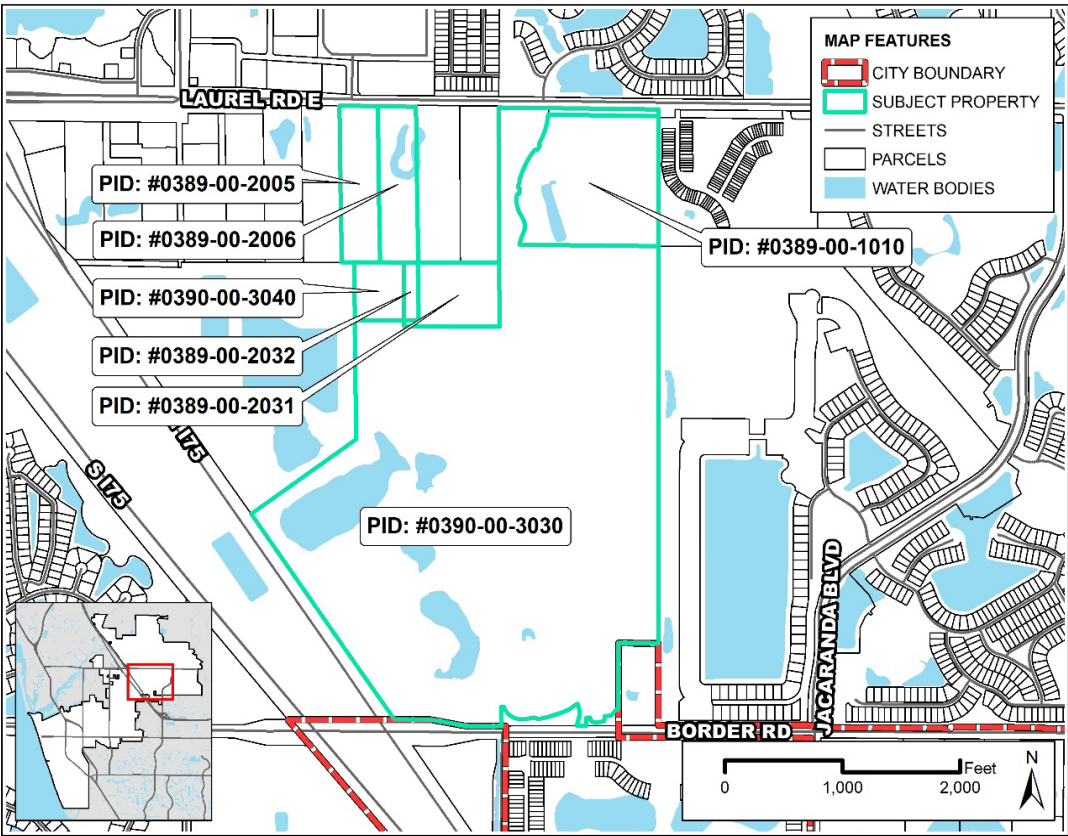
Petition No. 21-50PP



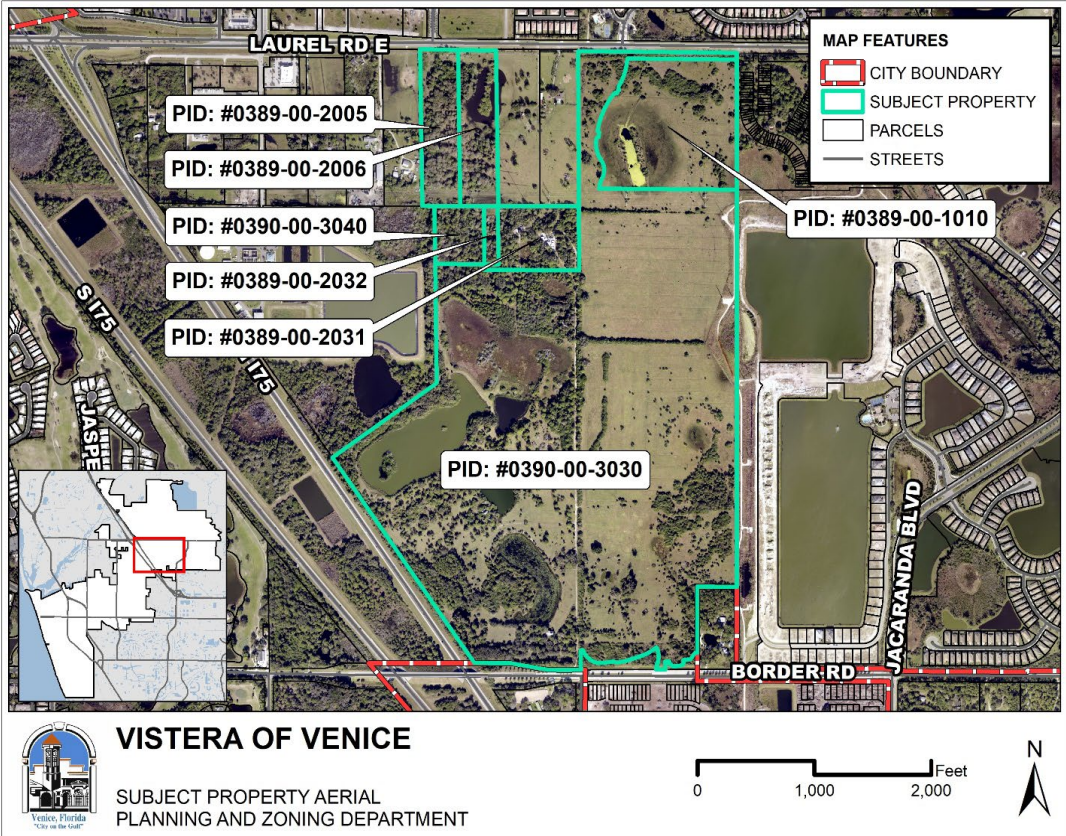
Project Information

PRELIMINARY PLAT AMENDMENT	
Request:	Revision of an approved preliminary plat for a residential single family subdivision
Applicant/ Owner:	Border Road Investments, LLC
Agent:	Jeffery A. Boone, Esq., Boone Law Firm
Location:	Between Border Road and Laurel Road west of Jacaranda Boulevard
Parcel IDs:	0389001010, 0389002005, 0389002006, 0389002031, 0390003030, 0390003040, & 0389002032
Parcel Size:	229.15 +/- acres
Current Future Land Use:	Mixed Use Residential (MUR)
Current Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood

Property Location



Area Map



Aerial Photograph

Site Photographs



View from Laurel Road

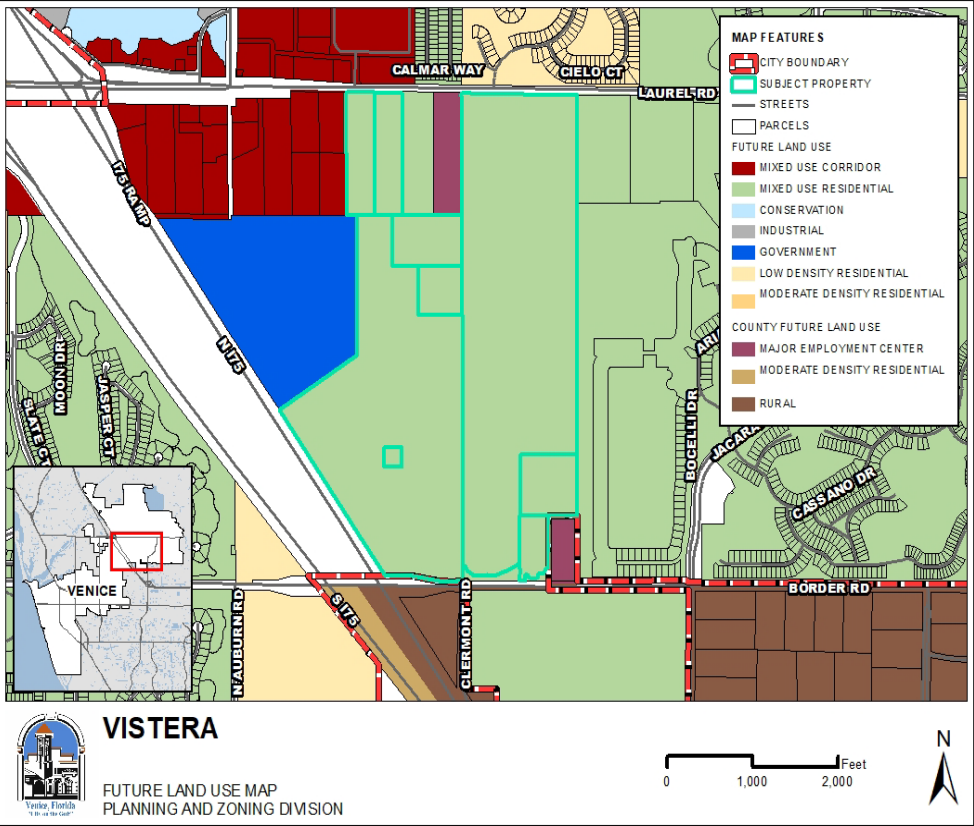
View along Border Road



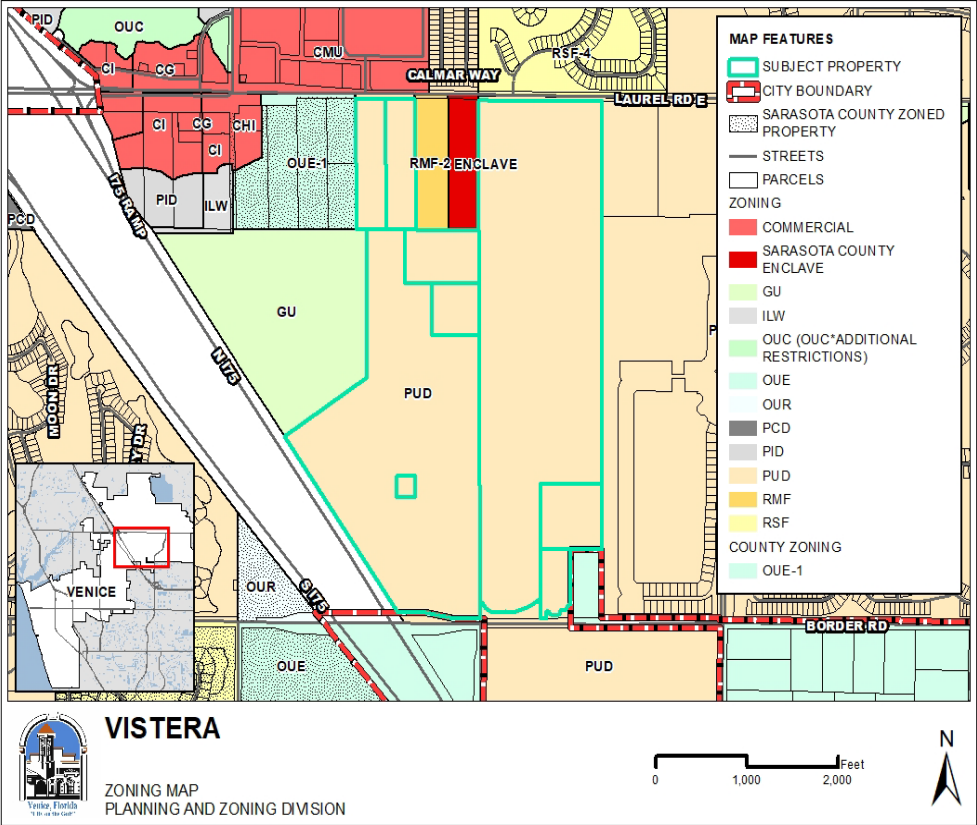
Surrounding Area

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Residential common areas/elements & single family detached (Willow Chase & Toscana Isles), Vacant commercial land (Mirasol Town Center)	Commercial Mixed Use (CMU), Planned Unit Development (PUD), Residential Single Family (RSF-4), Residential Multi-family (RMF-2), County Open Use Estate (OUE-1) (Enclave)	Mixed Use Residential (MUR), Low Density Residential, Mixed Use Corridor (MUC), County Major Employment Center
South	Residential vacant site/agricultural use, residential subdivision under construction (Palencia)	OUE-1, PUD	MUR, County Major Employment Center, County Rural
East	Agricultural grazing land, Residential common areas/ elements (Milano), Single family detached	PUD	MUR
West	Single family detached, Agricultural grazing land, Water & sewer utility, I-75	County OUE-1 (within City of Venice), Government Use	MUC, Government

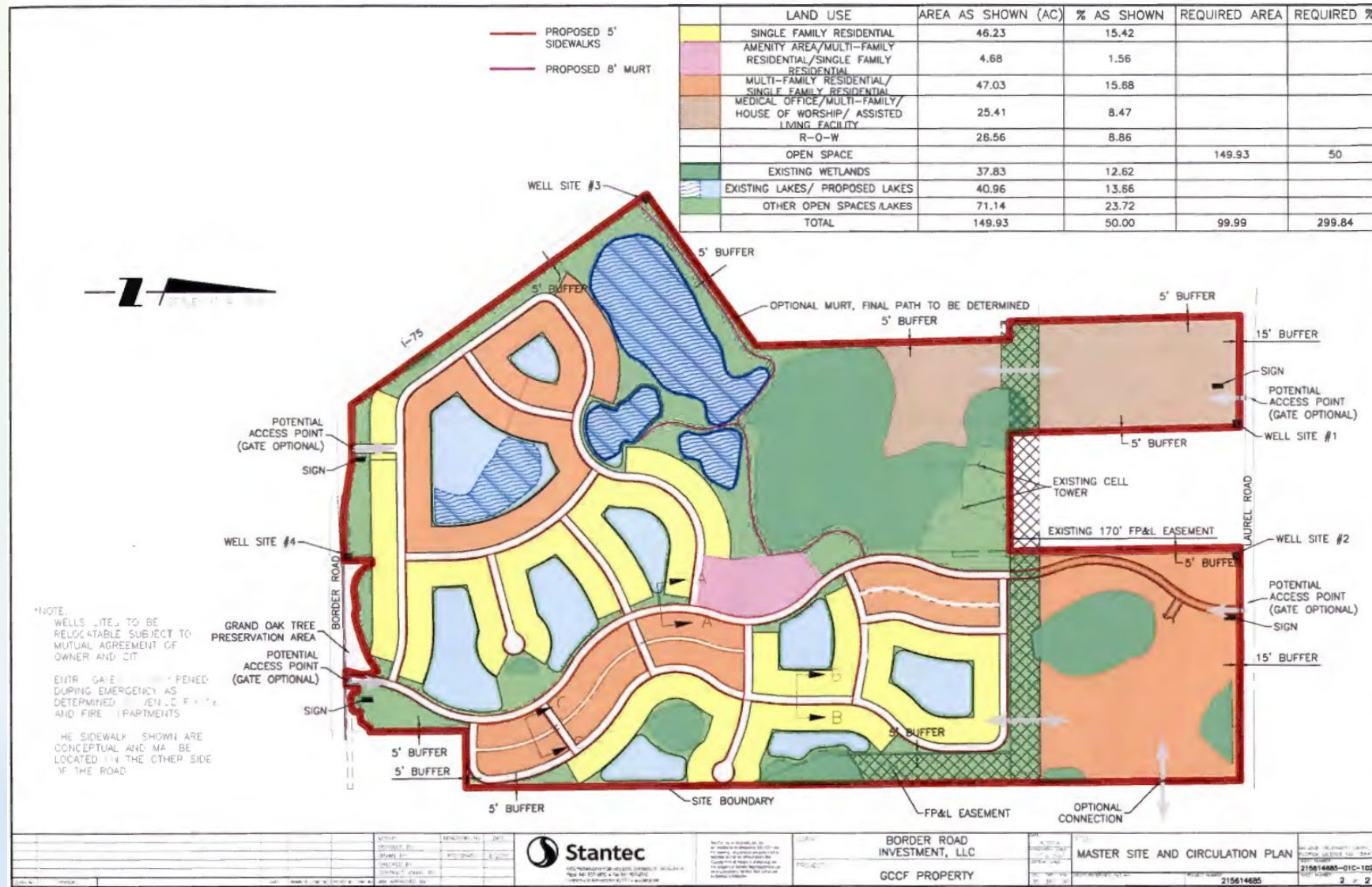
Future Land Use



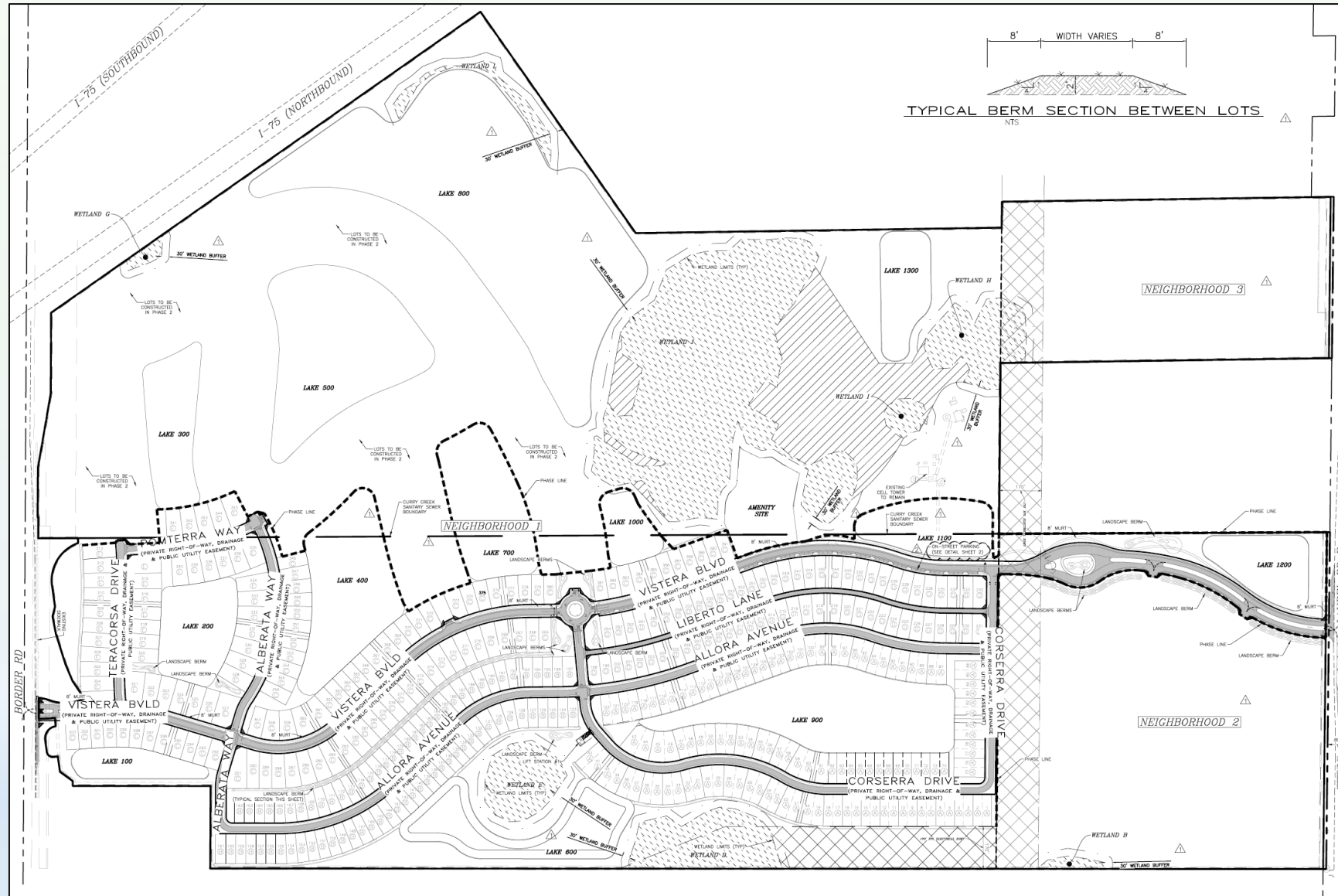
Zoning



GCCF PUD Binding Master Plan

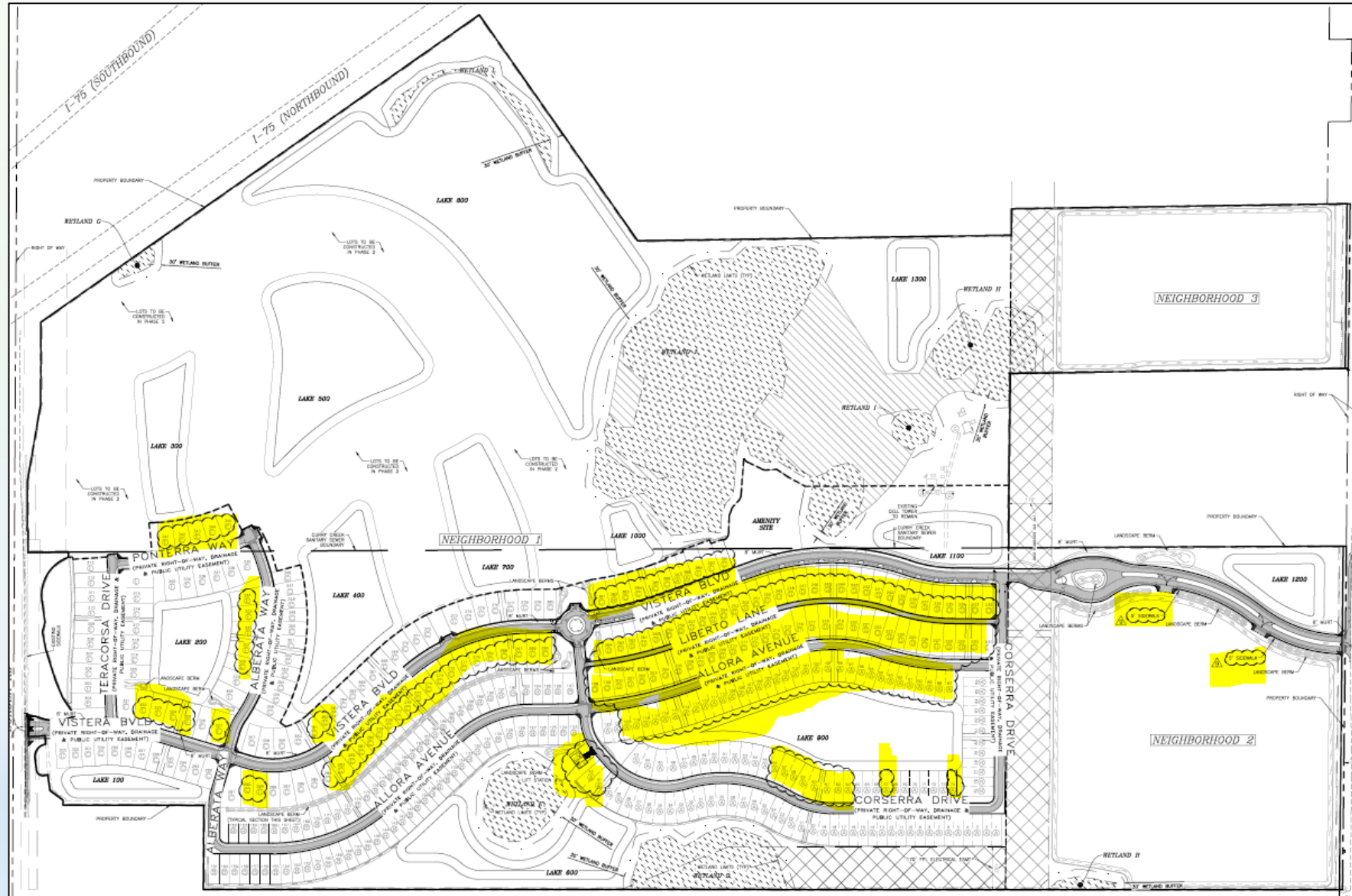


Previously Approved Preliminary Plat, Master Site Plan



Visterra of Venice: Preliminary Plat

Proposed Amendment



Vistera of Venice: Preliminary Plat

Planning Analysis

No changes have been made to the application that would introduce a conflict with the Comprehensive Plan, the PUD, the Land Development Code, or Concurrency.

Review & Action: Preliminary Plat

Upon review of the petition and associated documents, the Comprehensive Plan, the Land Development Code, the staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Preliminary Plat Amendment 21-50PP.