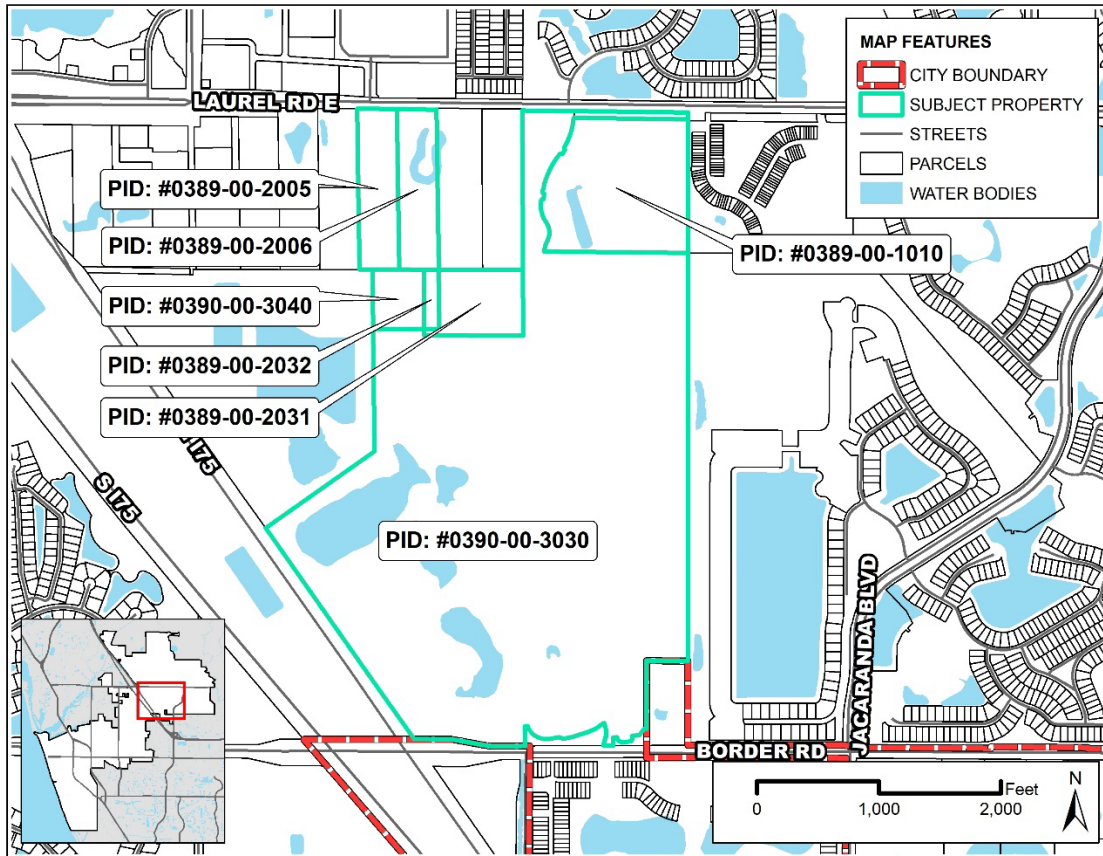




Preliminary Plat Amendment: Visterra of Venice Staff Report, Petition No. 21-50PP

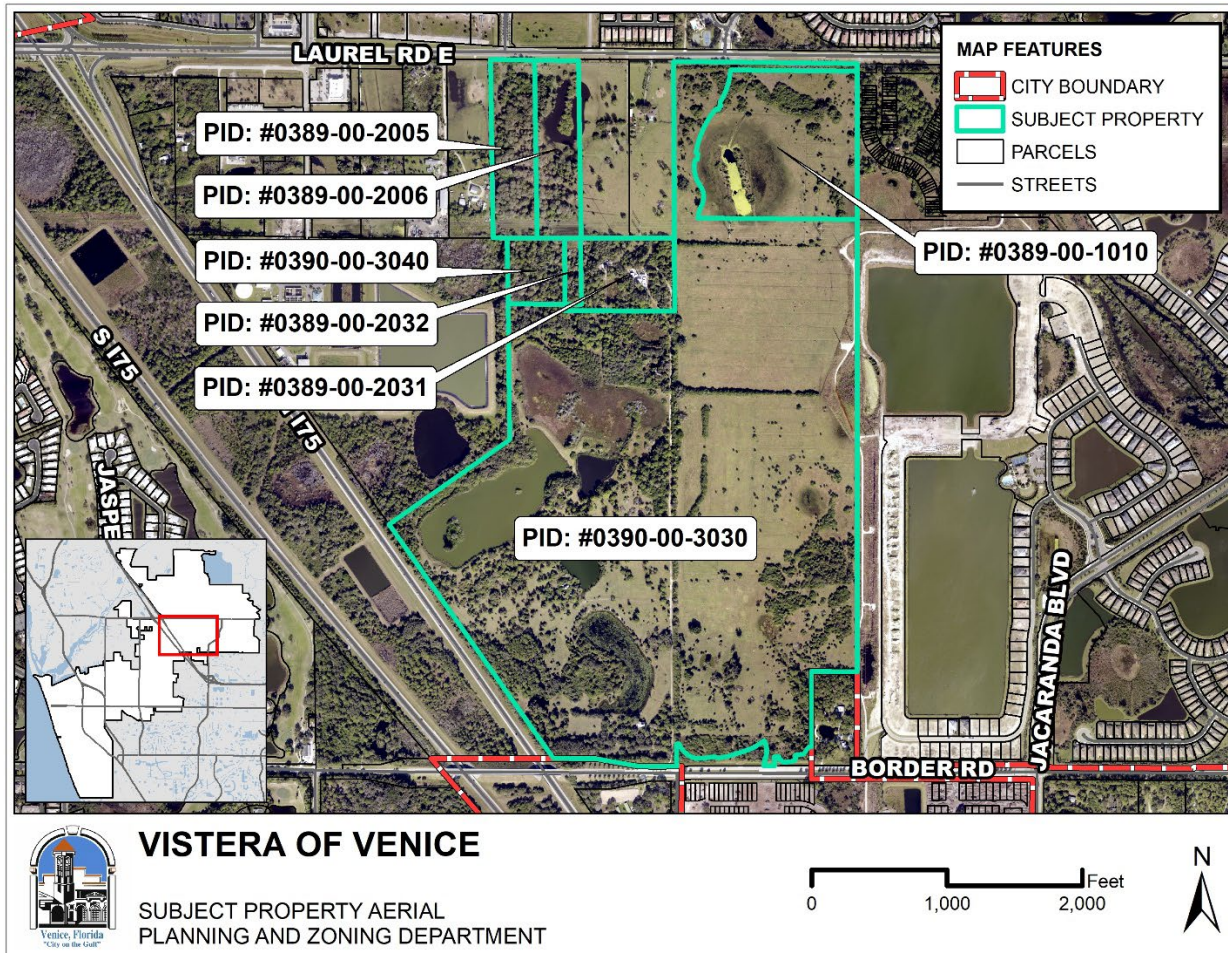


PRELIMINARY PLAT AMENDMENT	
Request:	Revision of an approved preliminary plat for a residential single family subdivision
Applicant/ Owner:	Border Road Investments, LLC
Agent:	Jeffery A. Boone, Esq., Boone Law Firm
Location:	Between Border Road and Laurel Road west of Jacaranda Boulevard
Parcel ID:	0389001010, 0389002005, 0389002006, 0389002031, 0390003030, 0390003040, & 0389002032
Parcel Size:	299.15 +/- acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood

I. EXISTING CONDITIONS

The 299.15 ± acre subject property lies between Border Road and Laurel Road, west of Jacaranda and generally east of I-75. Visterra of Venice is currently undeveloped and vacant. Vehicular access to the subdivision is proposed to be provided off of both Border Road and Laurel Road via a connecting spine road.

Aerial Photo



Site Photos



South from Laurel Road



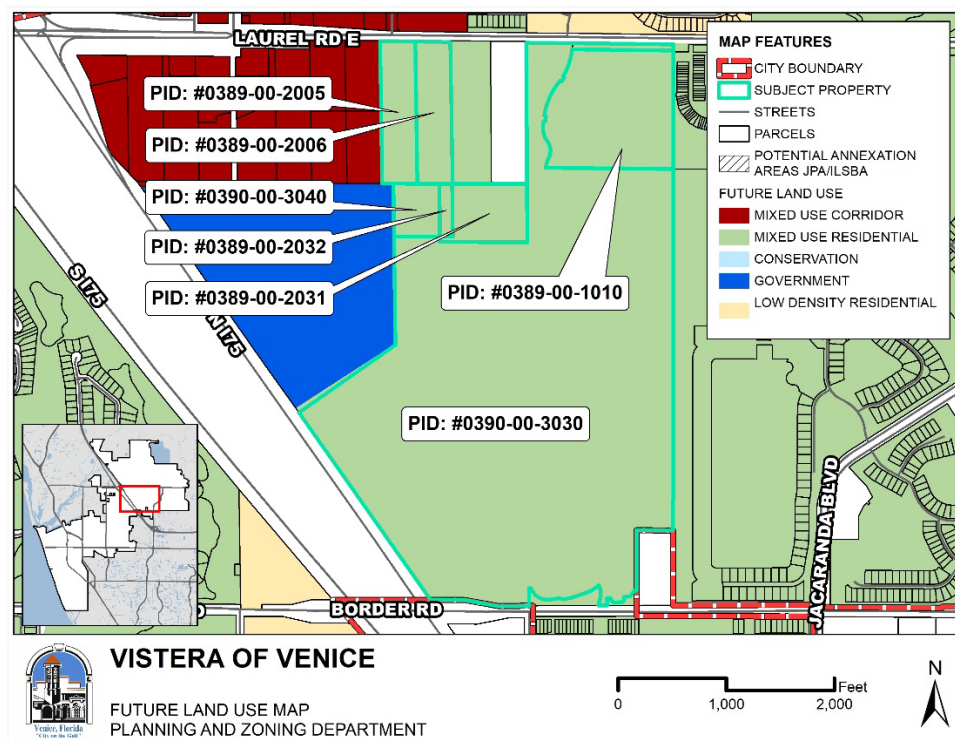
View along Border Road

Surrounding Properties

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

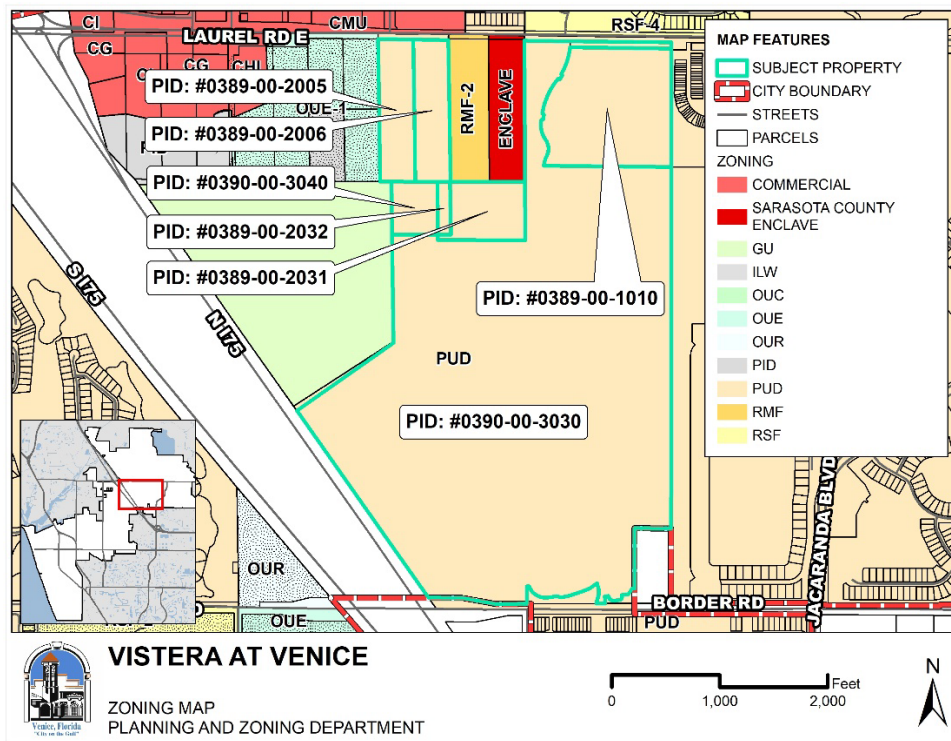
Future Land Use and Map

The subject property is located in the Comprehensive Plan's Northeast Neighborhood and is designated as Mixed Use Residential (MUR) on the City of Venice Future Land Use Map. The subject property is bounded to the north by additional MUR, Low Density Residential, Mixed Use Corridor (MUC), and Sarasota County Major Employment Center. To the south is MUR and the Sarasota County designations of Major Employment Center and Rural. To the east is MUR. To the west are MUC and Government.



Zoning and Map

The subject property is zoned Planned Unit Development (PUD). Properties to the north are zoned Commercial Mixed Use (CMU), PUD, Residential Single Family (RSF-4), Residential Multi-family (RMF-2), and Sarasota County Open Use Estate (OUE-1) (Enclave). Properties to the south are zoned PUD and County OUE-1. To the east is PUD, while Government Use and County OUE-1 are found to the west of the subject property.



II. PROJECT INFORMATION

The applicant has submitted an amendment to the previously approved Preliminary Plat, 20-68PP. The project is still intended to develop the subject property into a residential community consisting of 391 single-family residential lots and paired villa lots in the first phase, along with a future amenity site and open space, primarily in the form of lakes and wetlands.

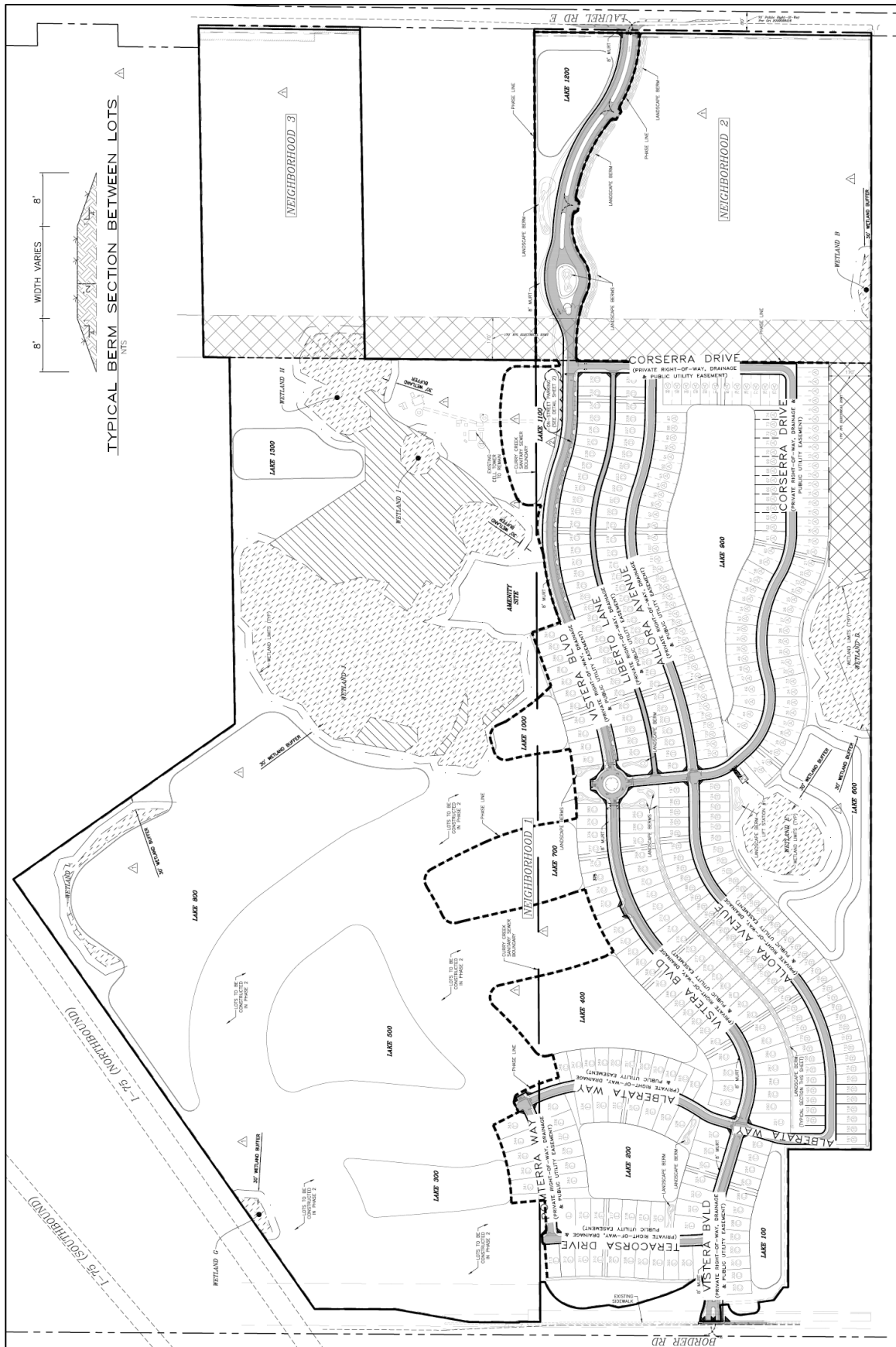
The modifications proposed are to:

- Expansion to the length of Type D lots
- Creation of a row of model homes (making this small area a mixture of lot types)
- A size reduction to the amenity center site and some of the lakes
- A sidewalk will be installed to serve Neighborhood #2 (northeast portion of the development along Laurel Road), extending from the southernmost curb cut to Laurel Road
- Areas of change are shown on the amended preliminary plat, master site plan sheet

GCCF PUD Binding Master Plan Map



Previously Approved Preliminary Plat, Master Site Plan



The site plan illustrates a residential development with three distinct neighborhoods. Neighborhood 1 is located in the upper left, featuring a large wetland area and several ponds. Neighborhood 2 is in the upper right, showing a series of lots along Corserra Drive. Neighborhood 3 is in the lower right, containing a cluster of lots near Vistera Blvd and Tercocorsa Drive. The plan includes detailed lot numbers, street names, and various easements. Key features include wetlands, ponds, and easements. The plan is oriented with North at the top.

III. 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.

IV. 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. 21-50PP.