

# **Vistera of Venice Multifamily**

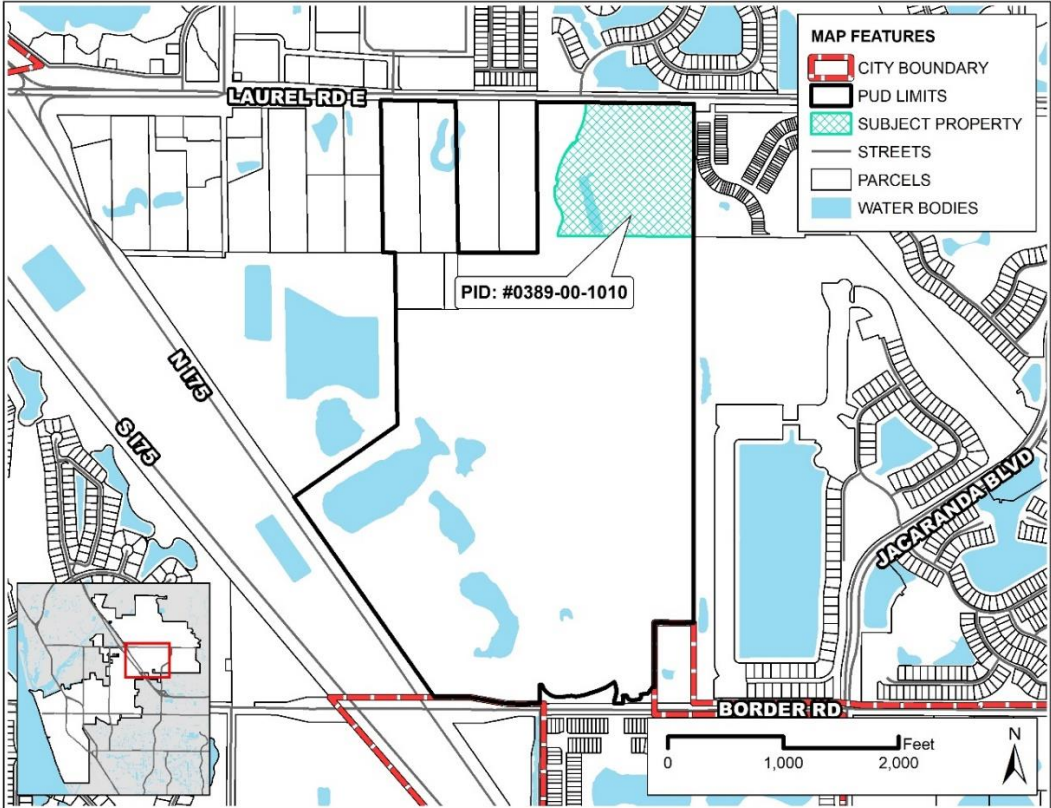
## Conditional Use Petition

Petition No. 21-48CU

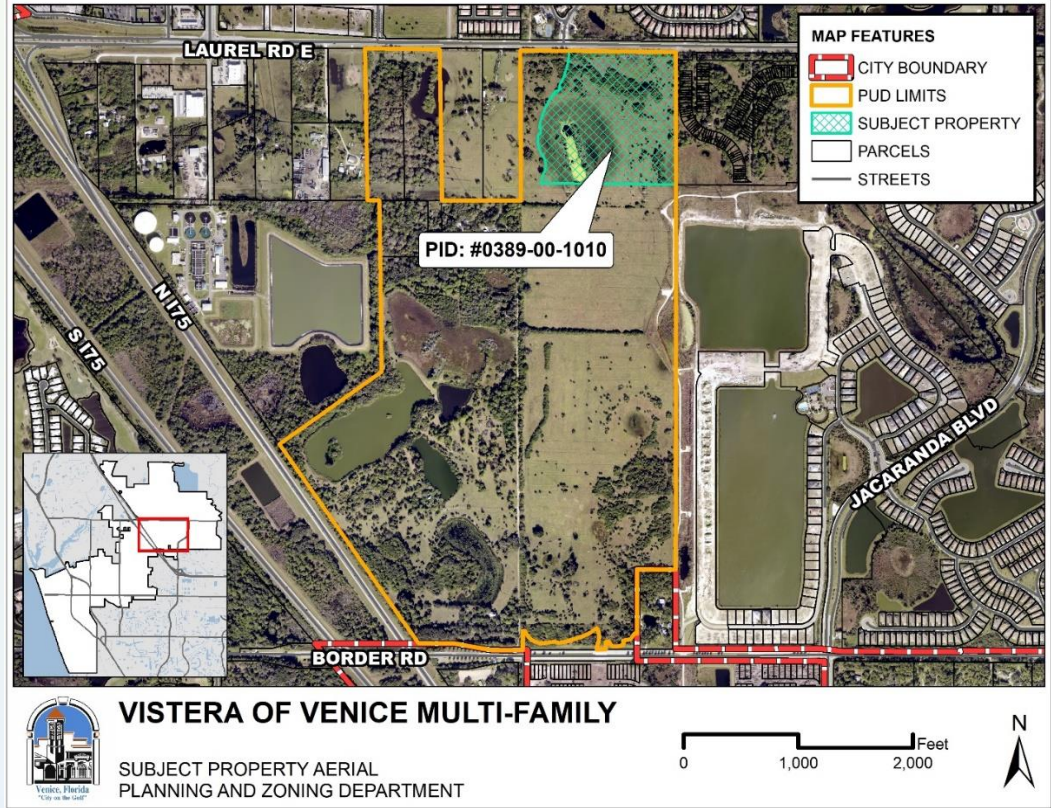
# Project Information

<b>Address:</b>	Laurel Rd between Jacaranda Blvd and I-75
<b>Request:</b>	Increase in height for four buildings within the parcel to 54.7'
<b>Owners:</b>	Border Road Investments, LLC; Myarra Property Joint Ventures, LLC
<b>Applicant:</b>	The NRP Group
<b>Agent:</b>	Jeffrey Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	0389001010
<b>Parcel Size:</b>	27.908± acres
<b>Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Zoning:</b>	Planned Unit Development (GCCF PUD)
<b>Comprehensive Plan Neighborhood:</b>	Northeast
<b>Application Date:</b>	October 20, 2021
<b>Related Petitions:</b>	Site & Development Plan Petition No. 21-47SP Special Exception Petition No. 21-49SE

# Property Location



Area Map



Aerial Photograph

# Site Photographs



# Conditional Use Request

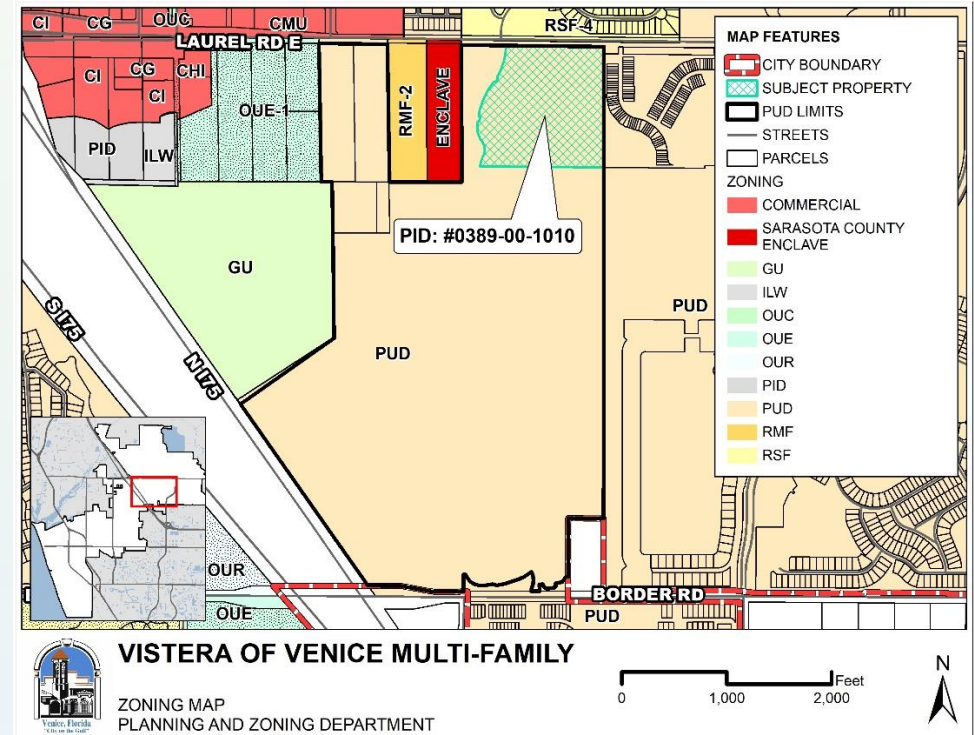
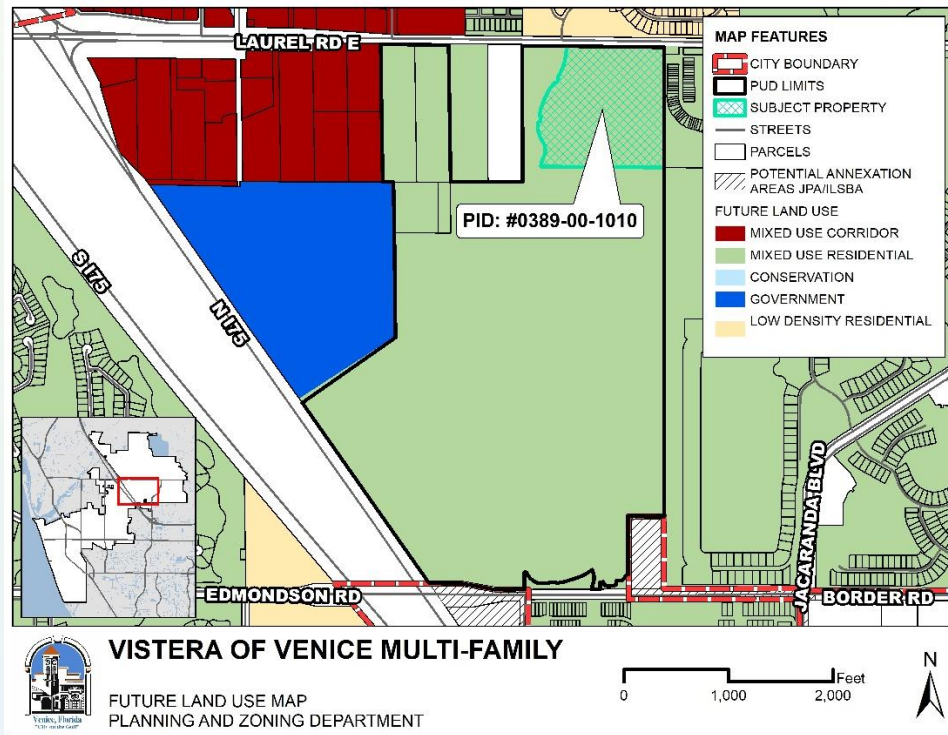
The subject petition proposes an increase in height for four buildings. Townhomes and garages will be located mostly along the perimeter of the development, acting as a buffer for the four taller buildings. Buffering is also provided through distance from parcel perimeters, berms, and landscaping.

# Surrounding Area

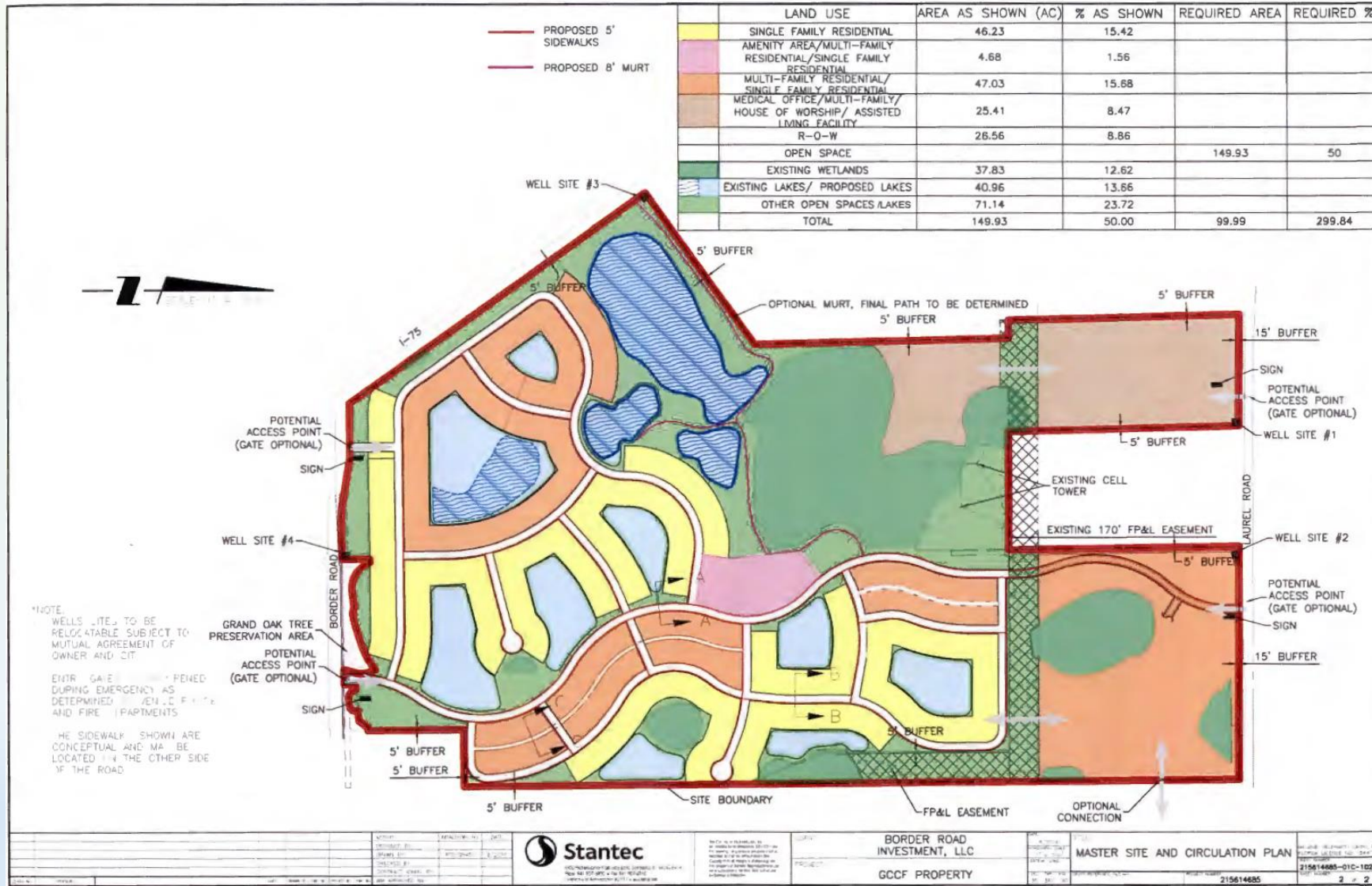
Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Residential common areas/elements & single family detached (Willow Chase)	Residential Single Family (RSF-4)	Low Density Residential (RSF-4)
South	Residential vacant site (Vistera of Venice)	PUD	MUR
East	Residential common areas/elements (Milano)	PUD	MUR
West	Residential vacant site (Vistera of Venice)	PUD	MUR

# Future Land Use

# Zoning

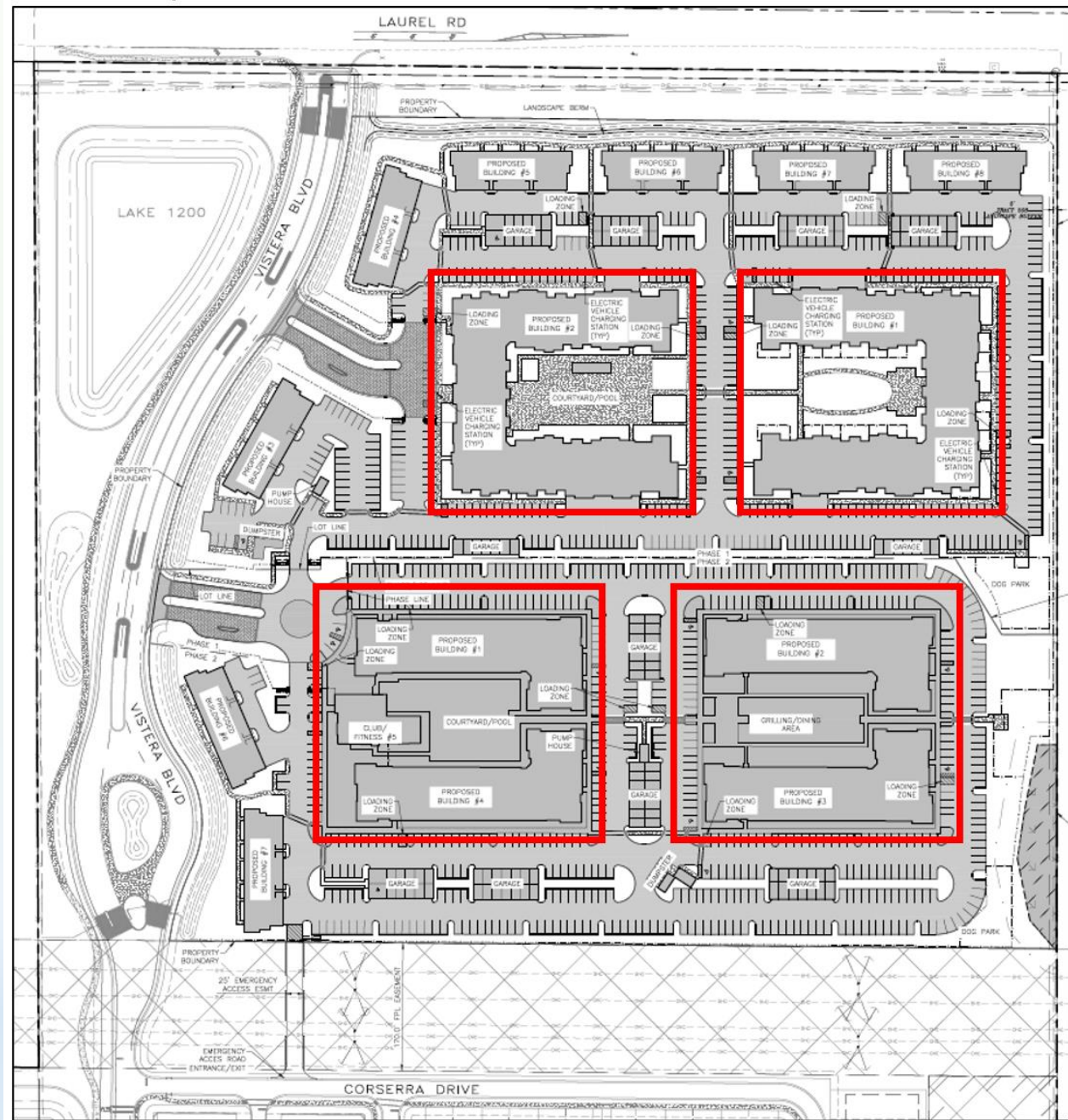


# GCCF PUD Binding Master Plan





# Conditional Use Plan



Vistera of Venice Multifamily: Conditional Use

# Architectural Elevations



(red rectangles show approximate area of Conditional Use request)



# Comprehensive Plan Consistency

- A review of the Comprehensive Plan produced no strategies or intents that would conflict with the proposed conditional use of increasing the building height of four buildings.
- Vision LU-13: Planning Areas Summary (table)
- The applicant's request is supported by an allowance for a maximum building height of 55' within the South Laurel Neighborhood (Planning Area I) if granted by City Council.

# **GCCF PUD Binding Master Plan Consistency**

The Binding Master Plan calls for multi-family development at this location within the overall PUD. Height was not clearly stated.

# Land Development Code Compliance

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

# Conclusions/Findings of Fact

- **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 element, and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.
- **CONSISTENCY WITH GCCF PUD BINDING MASTER PLAN:** The conditional use has been deemed compliant with the GCCF PUD Binding Master Development Plan.
- **CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH LAND DEVELOPMENT CODE):** No inconsistencies have been identified with the LDC.

# Review & Action: Conditional Use Petition

Upon review of the petition and associated documents, Comprehensive Plan, Binding Master 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 Conditional Use Petition No. 21-48CU.