

# 23-63RZ – GCCF PUD AMENDMENT

Owner: Border Road Investments, LLC & Vistera Associates, LLC

Agent: Jeffery A. Boone, Esq., Boone Law Firm

# GENERAL INFORMATION

<b>Address:</b>	<b>South of Laurel Road East, North of Border Road, East of I-75</b>
<b>Request:</b>	To amend the GCCF PUD to increase the density from 4.3 to 5.0 units per acre.
<b>Owner:</b>	Border Road Investments, LLC & Vistera Associates, LLC
<b>Agent:</b>	Jeffery A. Boone, ESQ, Boone Law Firm
<b>Parcel ID:</b>	Multiple
<b>Parcel Size:</b>	323.56 + acres
<b>Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Zoning:</b>	Planned Unit Development (PUD)
<b>Comprehensive Plan Neighborhood:</b>	Northeast Neighborhood
<b>Application Date:</b>	September 19, 2023

# PROJECT BACKGROUND

- ▶ The GCCF PUD was amended by Ordinance No. 2022-20 to add 24.1 acres of open space along the eastern boundary of the PUD, relocated from the adjacent Milano PUD
  - ▶ Increased overall size of the PUD from 299.46 acres to 323.56 acres
- ▶ This amendment to the GCCF PUD proposes to increase the currently approved density from 1,300 dwelling units (4.3 units per acre) to 1,617 dwelling units (4.99 units per acre)

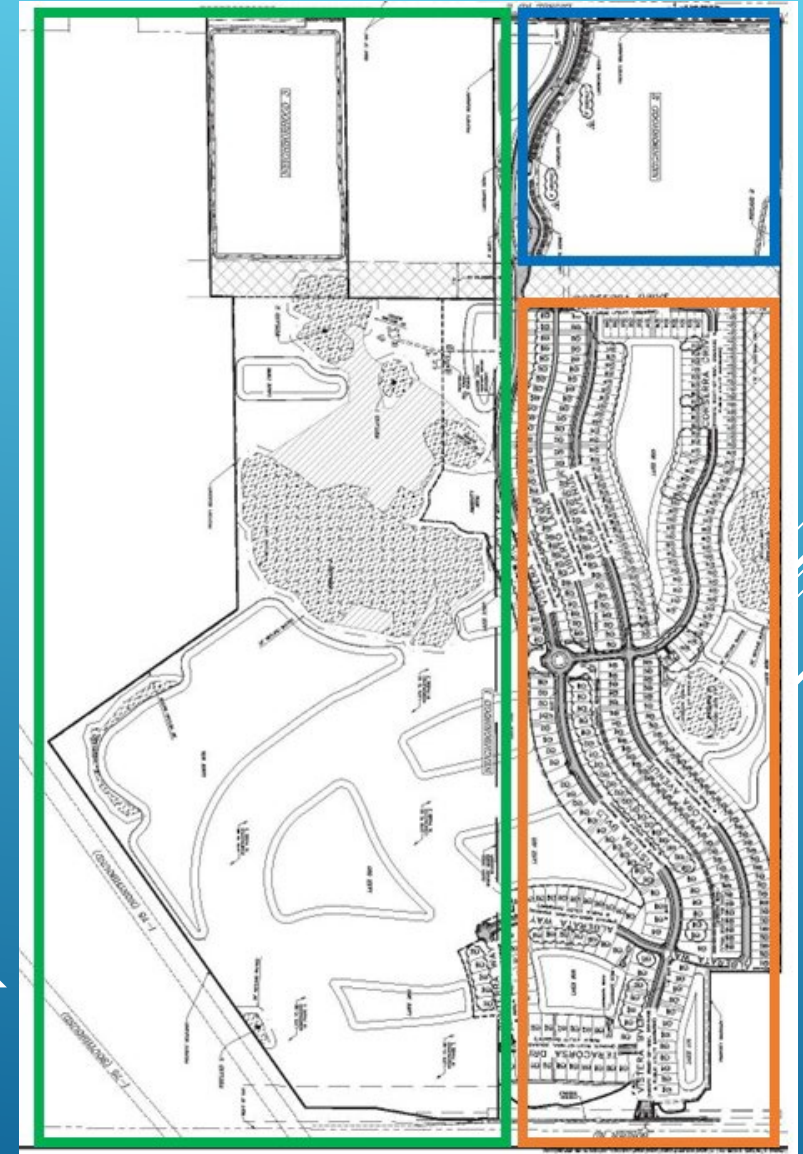
# PREVIOUS APPROVALS

- ▶ Within GCCF, Preliminary Plat for single family and Site Plan for multifamily approved
- ▶ The Vistera of Venice approved a total of 665 multifamily units (in blue)
- ▶ The southeastern part of the property was platted under 21-50PP for a total 391 units (in orange)



# PREVIOUS APPROVALS & CURRENT REQUEST

- ▶ Western side of the property is eligible for rezone (in green)
- ▶ No changes are proposed to the land uses or development locations within the Binding Master Plan
- ▶ The applicant is only requesting an increase in density



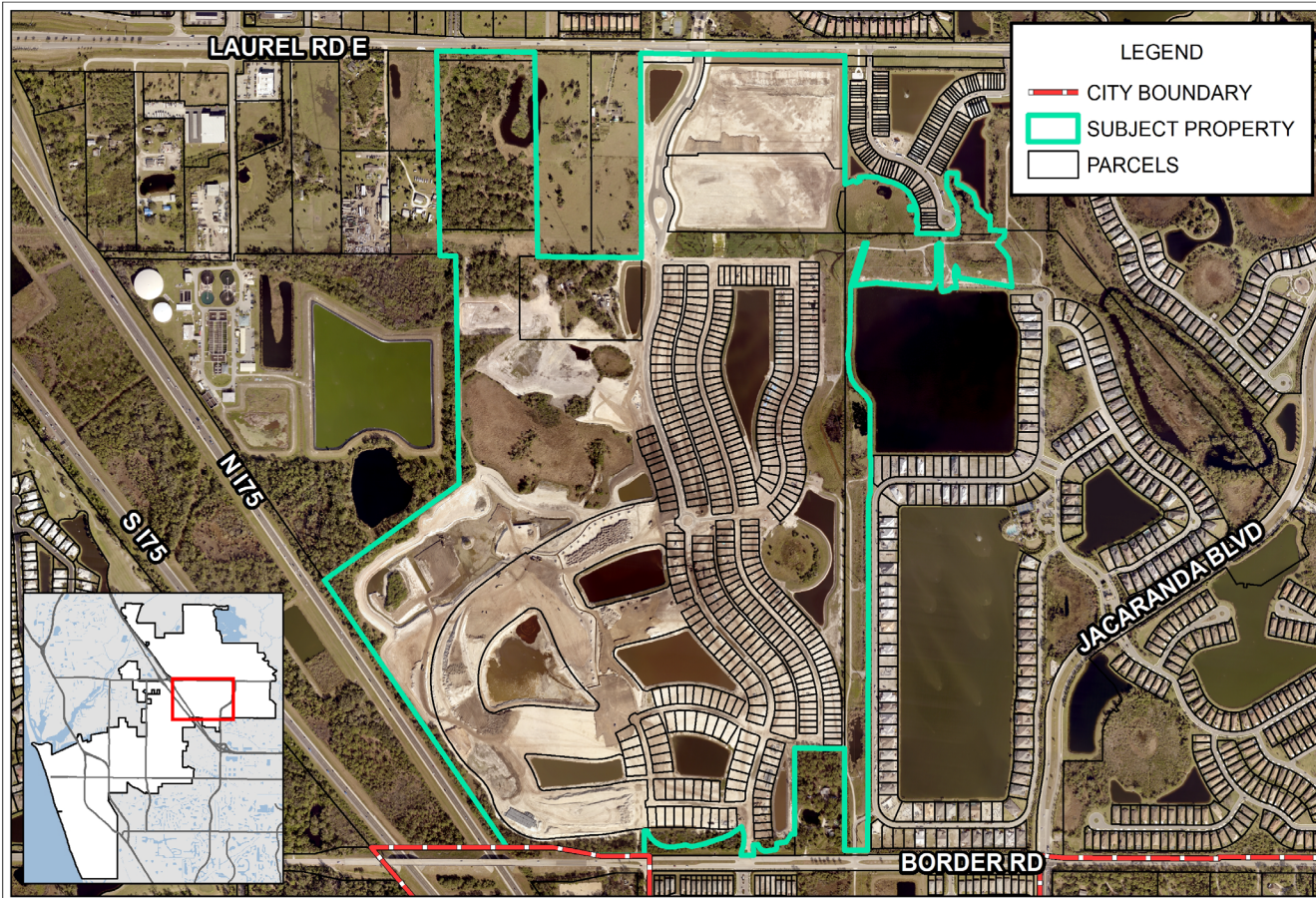
# UNIFIED CONTROL

During the development of the Land Development Regulations (LDRs), there was discussion of “unified control” as it relates to a proposed amendment to a Planned Unit Development (PUD). However, no consensus was reached during the process, and it was deferred to a future time.

At the February 13, 2024, City Council Meeting, staff was given direction to host a workshop to discuss options for amendments to PUDs. The workshop is to be held on April 4th, 2024.

Staff will work with the applicant based on the outcome of the April 4th workshop and City Council’s decision regarding this issue. This petition will not be considered by City Council until after the scheduled workshop.

# AERIAL AND SURROUNDING PROPERTIES

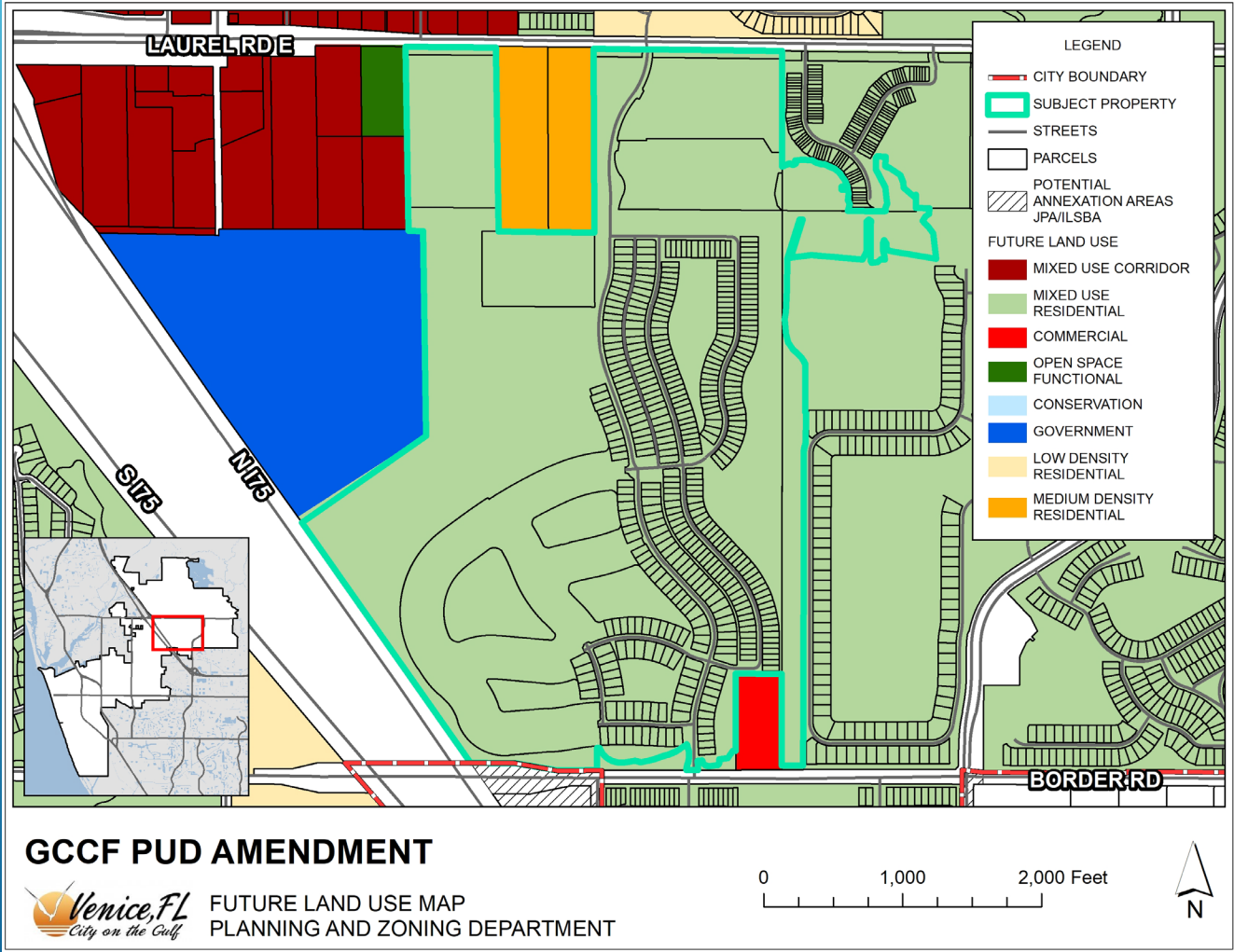


**GCCF PUD AMENDMENT**  
 SUBJECT PROPERTY AERIAL  
 PLANNING AND ZONING DEPARTMENT



Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
<b>North</b>	Residential (Toscana Isles), Commercial (Mirasol), Willow Chase	Laurel East (LE), Planned Unit Development (PUD), Residential, Single Family (RSF-4)	Mixed Use Residential (MUR), Mixed Use Corridor (MUR), Low Density Residential (LDR)
<b>South</b>	Residential (Palencia)	PUD	MUR
<b>East</b>	Residential (Aria and Fiore)	PUD	MUR
<b>West</b>	Government (City of Venice Water Treatment Facility) Residential, Recreation	Government (GOV), Sarasota County OUE-1 (Open Use, Estate), Recreation (REC)	GOV, MUR, Open Space Functional

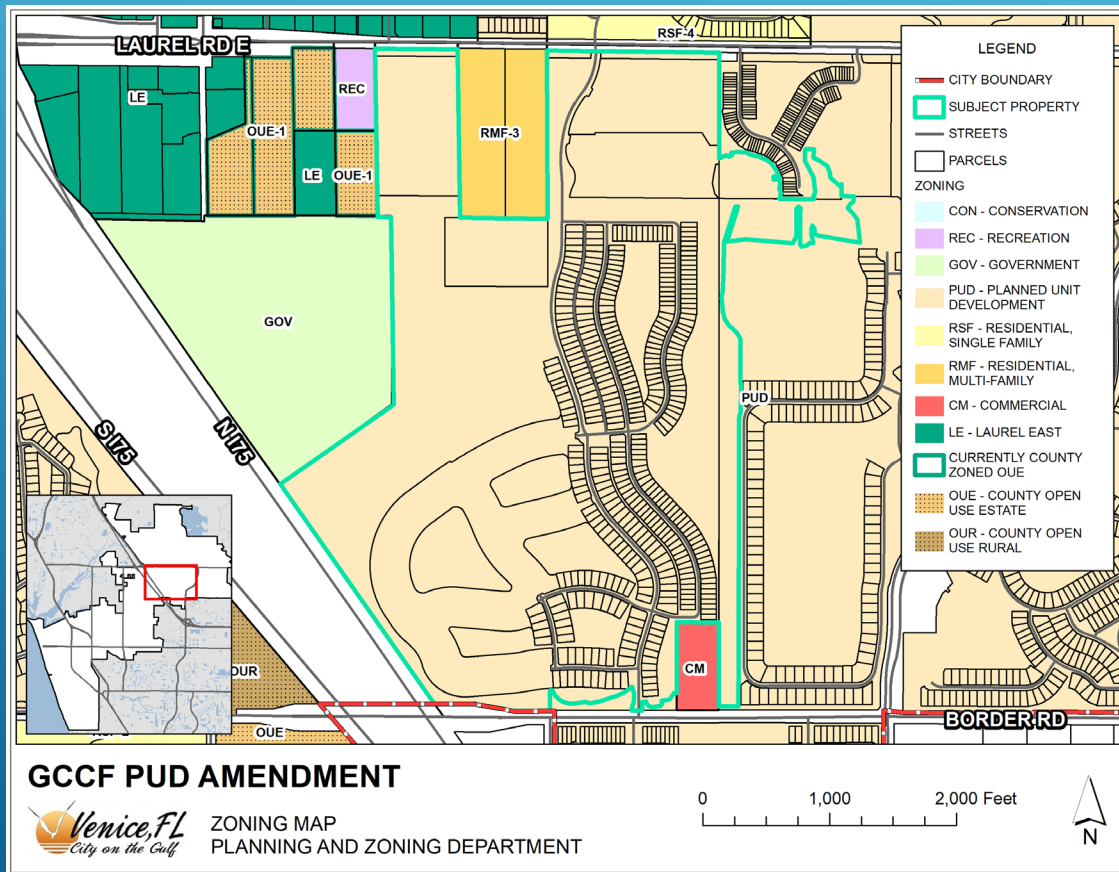
# FUTURE LAND USE MAP



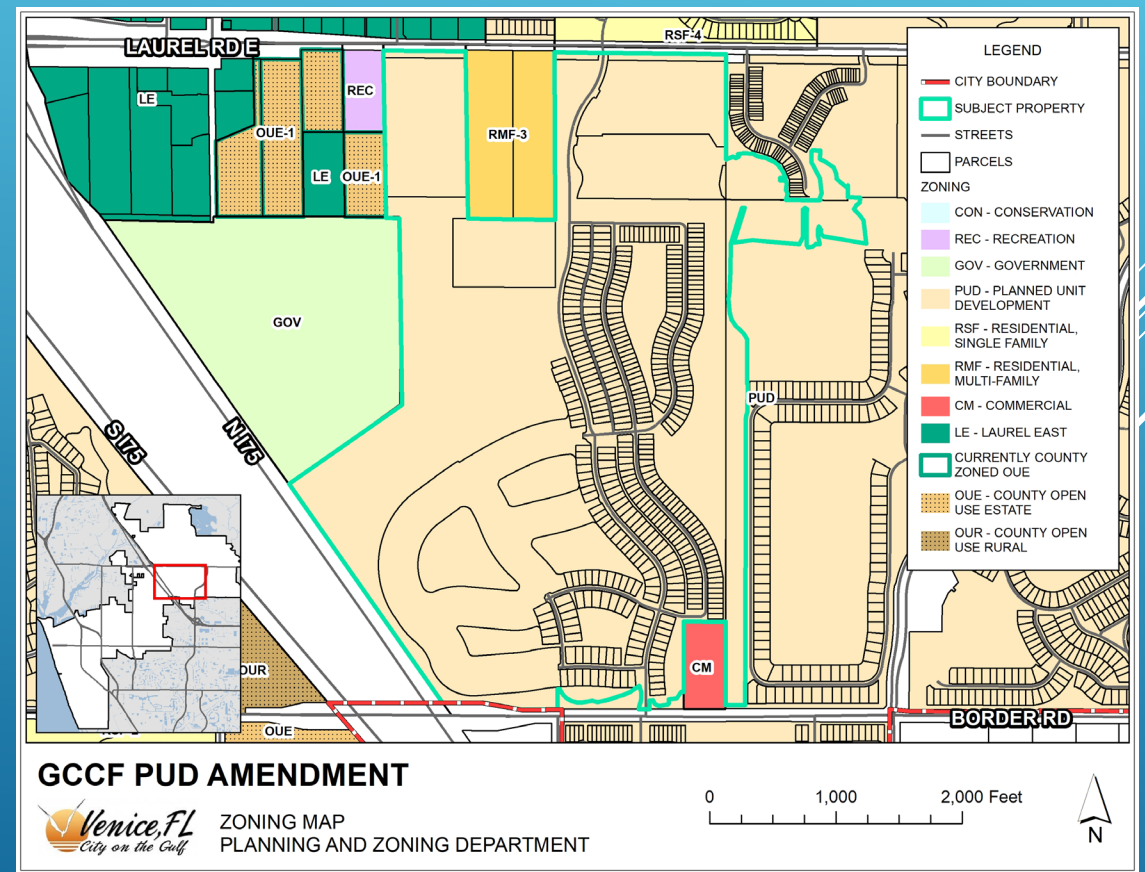


# ZONING MAPS

## CURRENT ZONING



## PROPOSED ZONING



# COMPREHENSIVE PLAN ANALYSIS

## Land Use Element

- ▶ **Strategy LU-1.2.16** describes the Mixed Use Residential (MUR) designation and **allows for up to five (5) dwelling units per acre**
- ▶ **Strategies LU 1.2.16.2 and LU 1.2.16.6(c)** Planned Unit Developments (implementing MUR) **must maintain at least 50% of their land area as open space**
- ▶ **Strategy LU 1.2.16.4** states that a variety of residential density ranges are envisioned providing the **overall density does not exceed 5.0**
- ▶ **Strategy OS 1.11.1** in the Open Space element repeats and expands on the requirement for **50% open space**

# COMPREHENSIVE PLAN ANALYSIS

## *Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):*

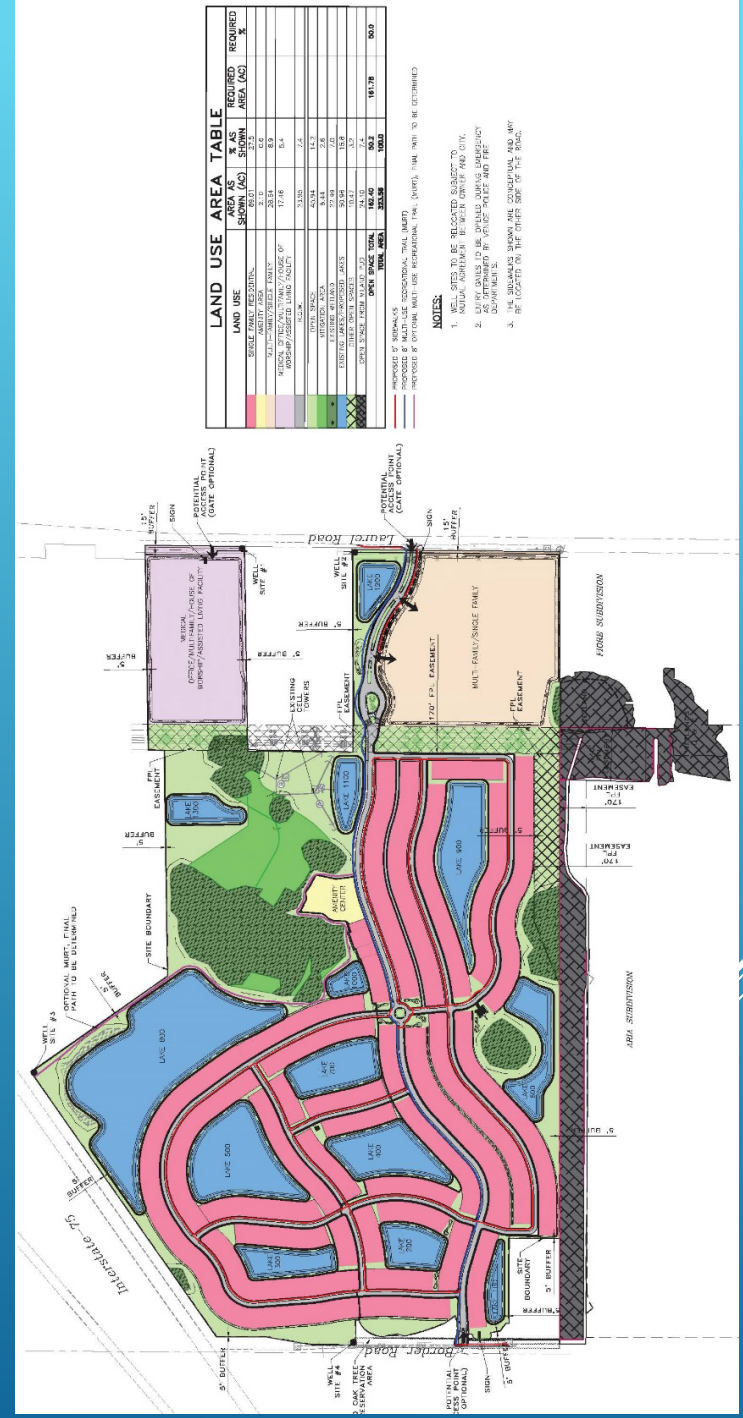
- ▶ Analysis of the Land Use Element strategies applicable to the MUR land use designation, strategies found in the Northeast Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# LAND DEVELOPMENT CODE

- ▶ The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC).
- ▶ The petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified.

# BINDING MASTER PLAN

This amendment to the GCCF PUD proposes to increase the currently approved density from 1,300 dwelling units (4.3 units per acre) to 1,617 dwelling units (5.0 units per acre) with no other changes in the Binding Master Plan



# LAND DEVELOPMENT CODE

## ***Conclusions/Findings of Fact (Compliance with the Land Development Code):***

- ▶ Analysis has been provided by staff to determine compliance with the standards of the land development code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

# CONCURRENCY

## ***Public Facilities Concurrency & Findings of Fact (Public Facilities Concurrency):***

- ▶ The Technical Review Committee has reviewed all relevant materials submitted for the zoning map amendment and no inconsistencies were identified.

## ***Transportation/Mobility & Findings of Fact (Transportation/Mobility):***

- ▶ The petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified. Further analysis of traffic impact will occur during site plan or plat review.

# 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 for Planning Commission to make a recommendation on Zoning Map Amendment Petition No. 23-63RZ.