

Visterra Phase 2 Preliminary Plat Petition No. 25-18PP

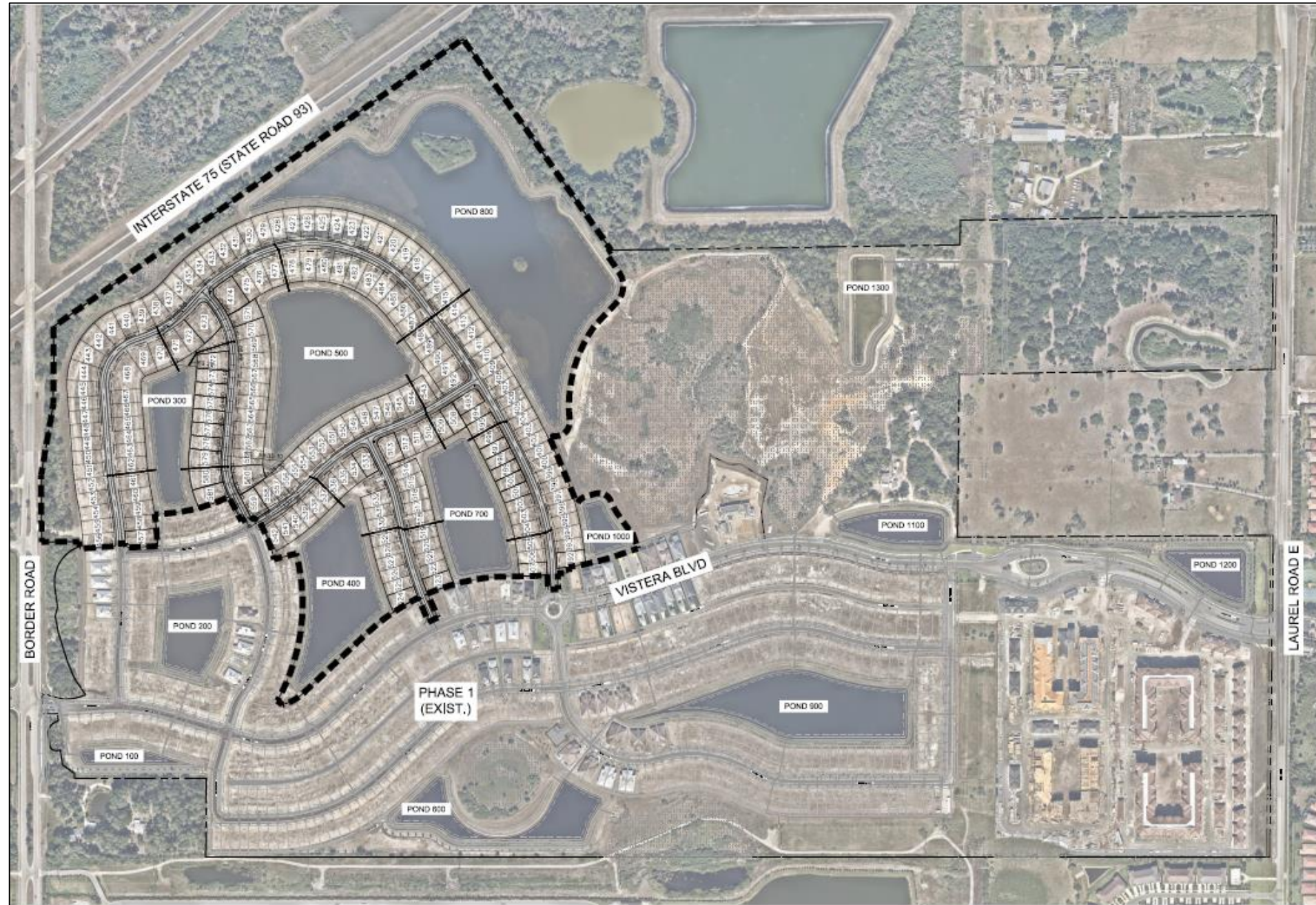
General information

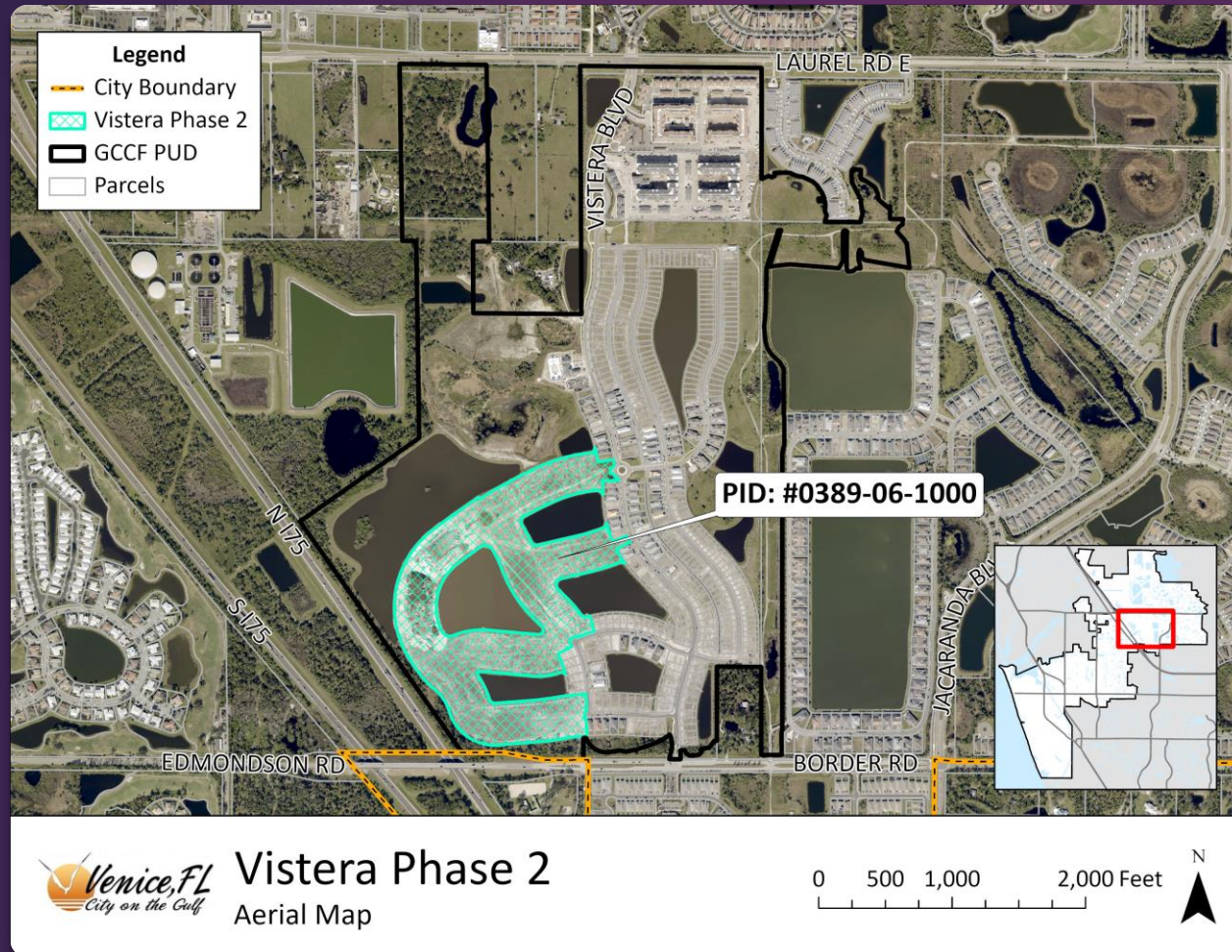
Address:	0 Vistera Boulevard
Request:	Preliminary Plat for 190 single-family lots
Owner:	Vistera Associates LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0389061000
Parcel Size:	89.56 ± acres
Future Land Use:	Mixed Use Residential
Zoning:	Planned Unit Development
Comprehensive Plan Neighborhood:	Northeast
Application Date:	April 1, 2025

Background & Project Description

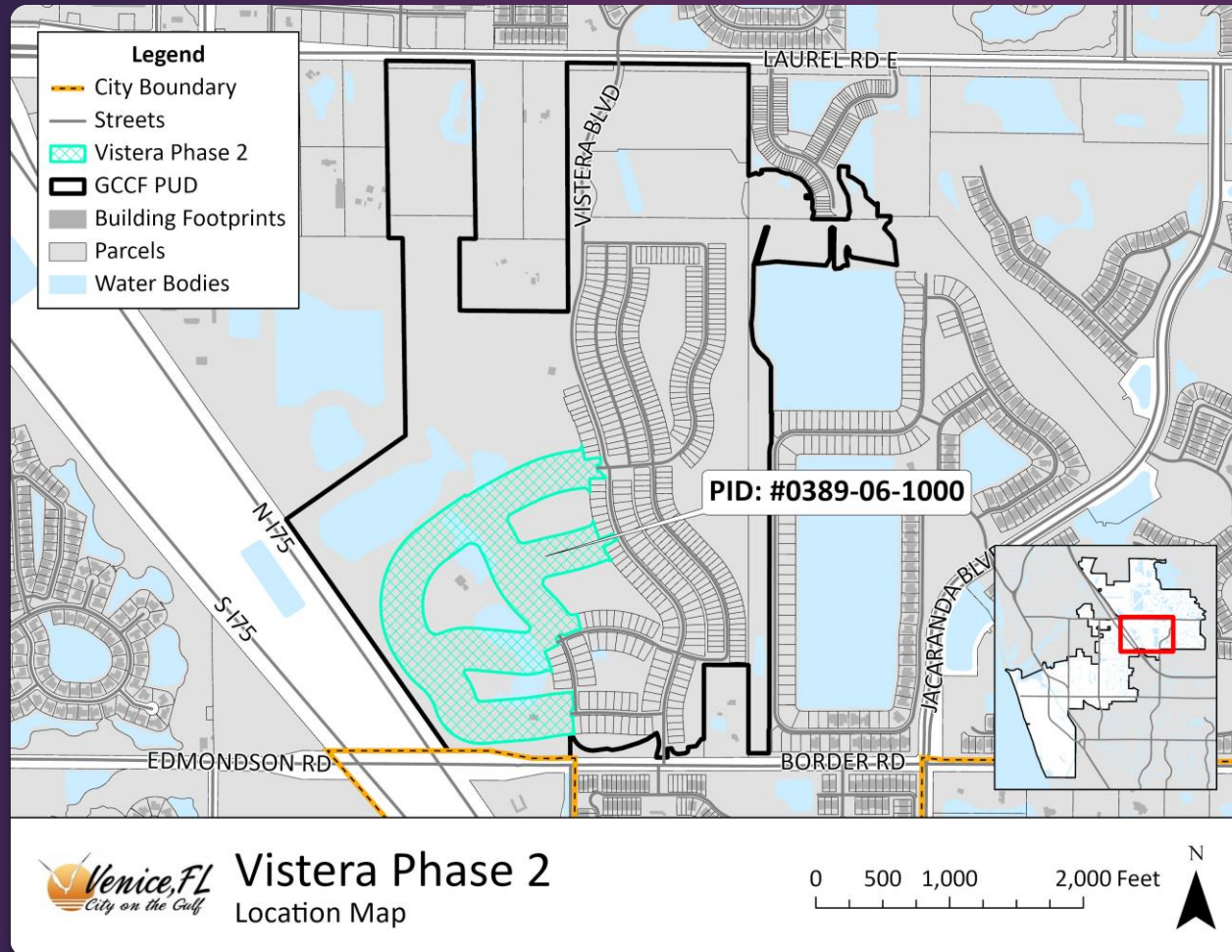
- ▶ Preliminary plat for Phase 2 of Vistera in the GCCF planned unit development
 - ▶ 190 lots proposed
- ▶ Phase 1 platted 391 lots through petition no. 20-68PP (subsequent minor amendment, no. 21-50PP)
- ▶ Access from Laurel Road unchanged from existing Binding Master Plan approval and Phase 1 plat
 - ▶ Phase 2 accessed from Vistera Boulevard and other internal streets

Proposed Phase 2





Aerial map



Location Map

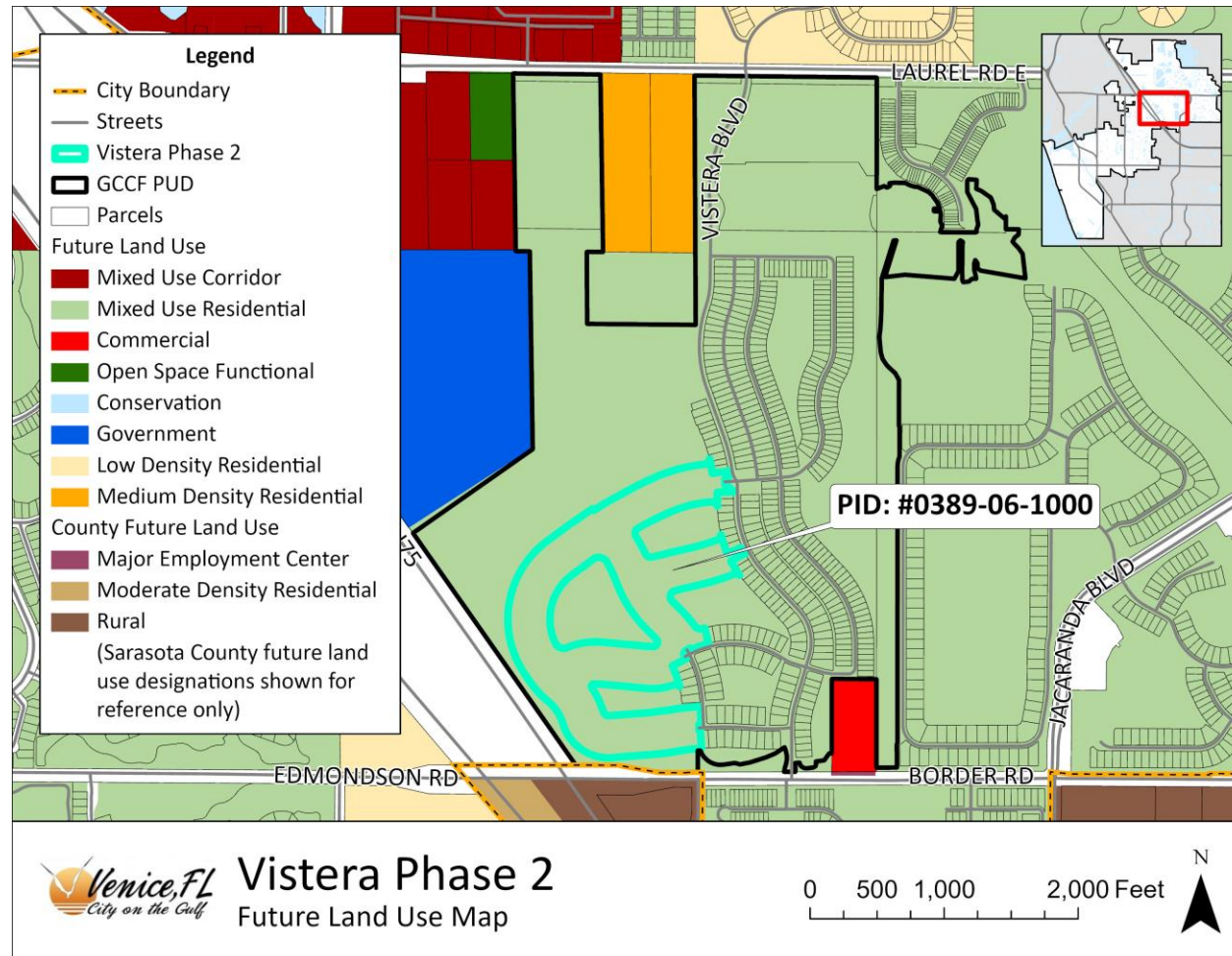


EXISTING CONDITIONS

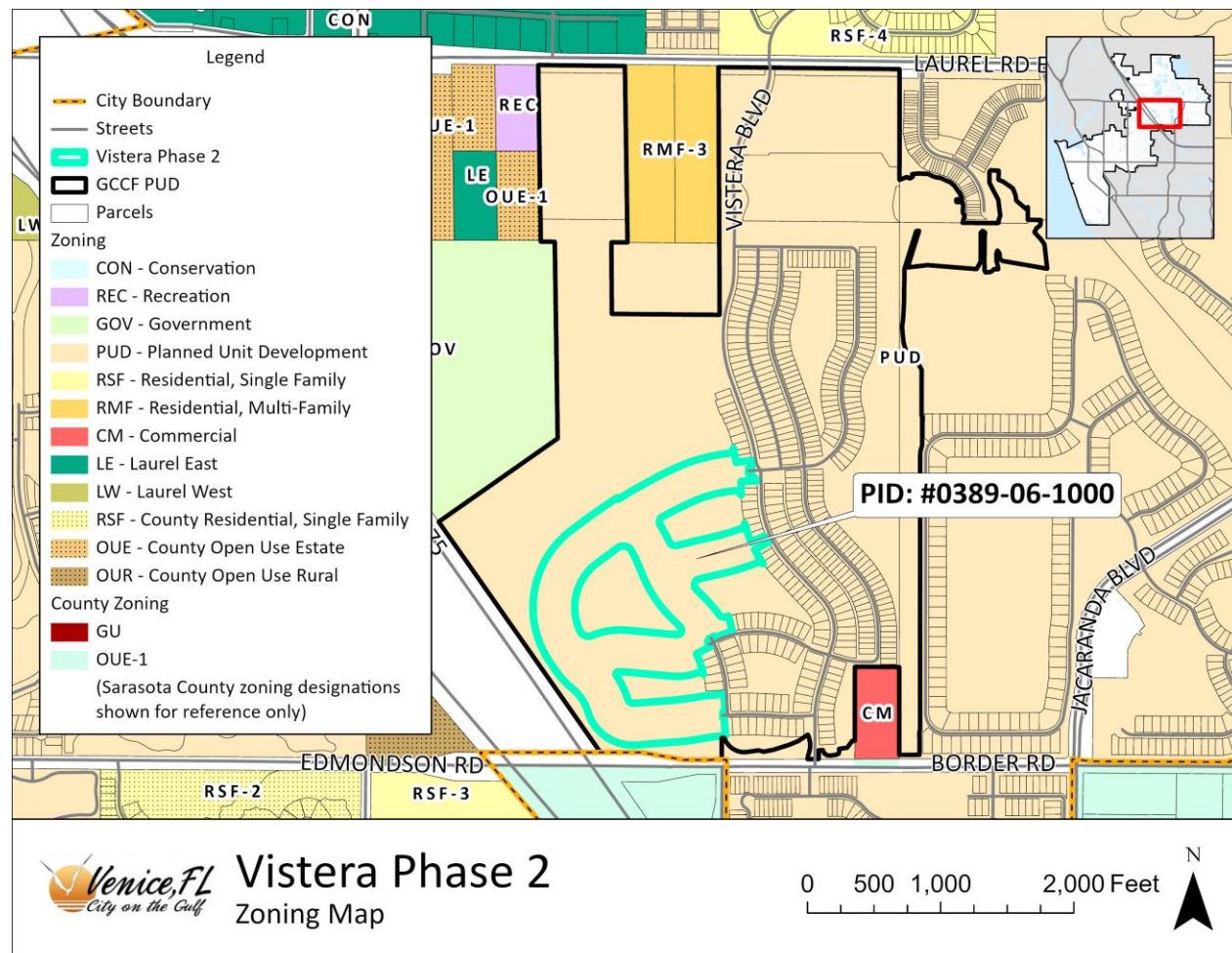
SITE PHOTOGRAPHS, FUTURE LAND USE MAP, ZONING MAP,
SURROUNDING LAND USES



Site Photographs



Future Land Use Map



Zoning Map

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vistera	PUD	MUR
South	Residential/ agricultural	Sarasota County Open Use Estate (OUE-1)	Sarasota County Rural
East	Vistera	PUD	MUR
West	Interstate 75	N/A	N/A



Surrounding Land Uses



PLANNING ANALYSIS

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE,
GCCF BINDING MASTER PLAN, CONCURRENCY/MOBILITY

Consistency with the Comprehensive Plan

- ▶ *Strategy LU 1.2.16 Mixed Use Residential.* Indicates development standards should be determined through the PUD zoning process
 - ▶ Done through the GCCF approval
 - ▶ Open space must be a minimum of 50% of the land area
 - ▶ Designated on Binding Master Plan, includes ponds and perimeter open space shown
 - ▶ Dedication for Phase 2 was done with final plat for Phase 1, will be re-confirmed before a re-plat is recorded
- ▶ *Strategy LU-NE 1.1.1 Mixed Use Residential.* Limits maximum density to 5.0 units per acre
 - ▶ 6,271 units remain in the Northeast Neighborhood (as of 11/1/24)
 - ▶ Current proposal is for 190 units

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with Land Use Element strategies, the Northeast Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

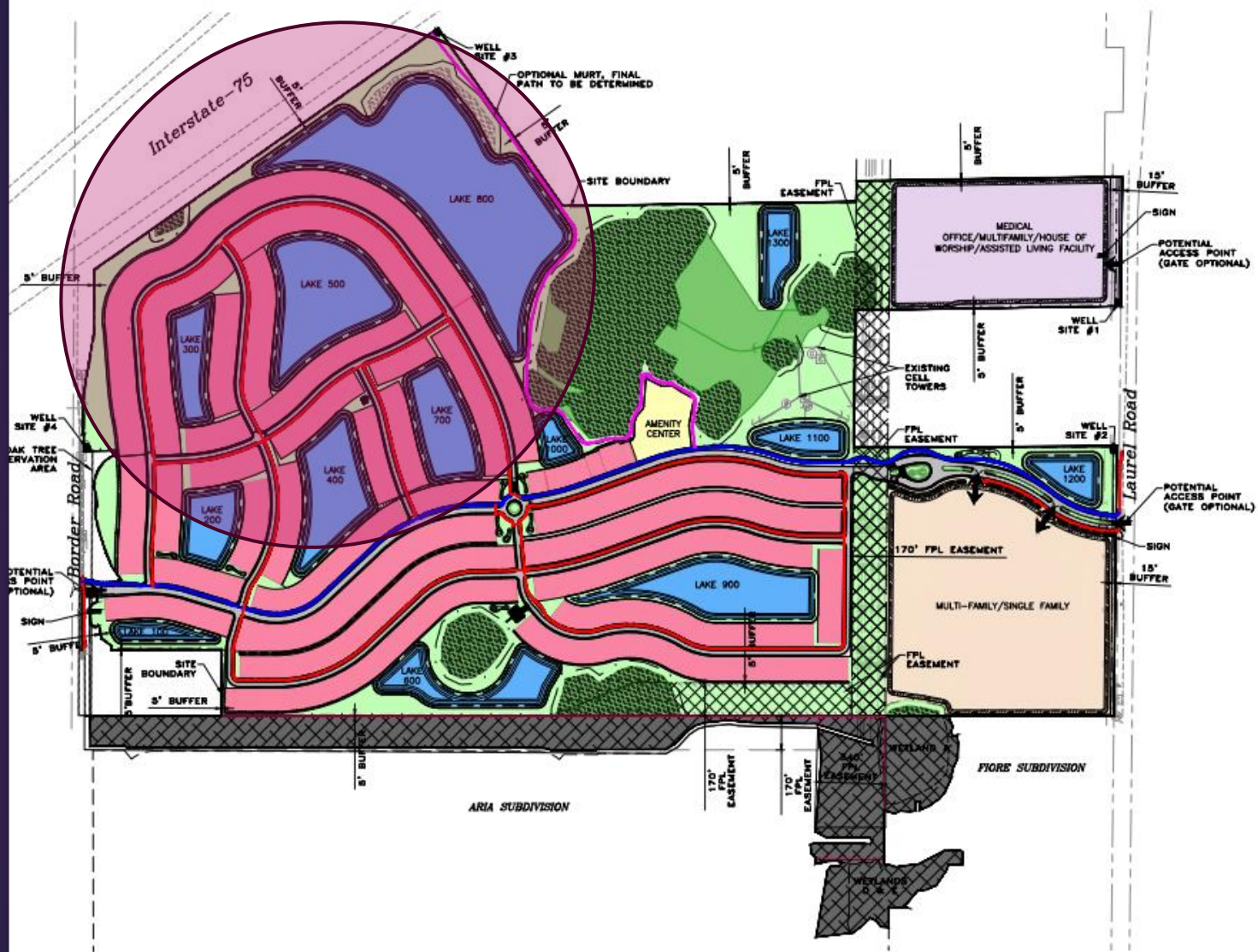
- ▶ Processed according to the procedural requirements for a preliminary plat
- ▶ Reviewed by the Technical Review Committee and no issues were identified
- ▶ Proposal is consistent with GCCF Binding Master Plan, no modifications to the existing approved Plan are requested
- ▶ Perimeter buffers were included in Phase 1 plans
- ▶ Open space for Phase 2 was dedicated with the final plat for Phase 1 and will be re-confirmed before recording the re-plat

1.10.C Decision Criteria

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility, consistent with Section 4 of this LDR;
3. General layout of the development including streets, access points, and onsite mobility;
4. General layout of drainage on the property;
5. Adequacy of recreation and open spaces uses;
6. General site arrangement, amenities, convenience, and appearance; and
7. Other standards including, but not limited to, architectural requirements as may be required.

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

- ▶ The proposed preliminary plat is compliant, and no inconsistencies have been identified with the LDC.



Consistency with
GCCF Binding
Master Plan

Concurrency

FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Potable Water	Utilities	190 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	190 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	2,197 lbs per day	Compliance confirmed by Public Works
Parks & Recreation	Public Works	323 potential population; 2.261 acres	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

- ▶ The Technical Review Committee determined that compliance was met on each of the required concurrency items
- ▶ Facility impacts are calculated for Phase 2 only

Mobility

FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning & Zoning	522 PM peak hour trips	Compliance confirmed by Traffic Engineering Consultant

- Revised traffic study for petition no. 23-63RZ was deemed compliant and accounted for the 190 Phase 2 units

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY):

Concurrency

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Mobility

- ▶ The applicant provided a revised traffic study for the GCCF PUD through petition no. 23-63RZ that was deemed compliant by the City's transportation consultant, and this study accounted for the number of units proposed to be added through this Phase 2 plat.

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. 25-18PP.