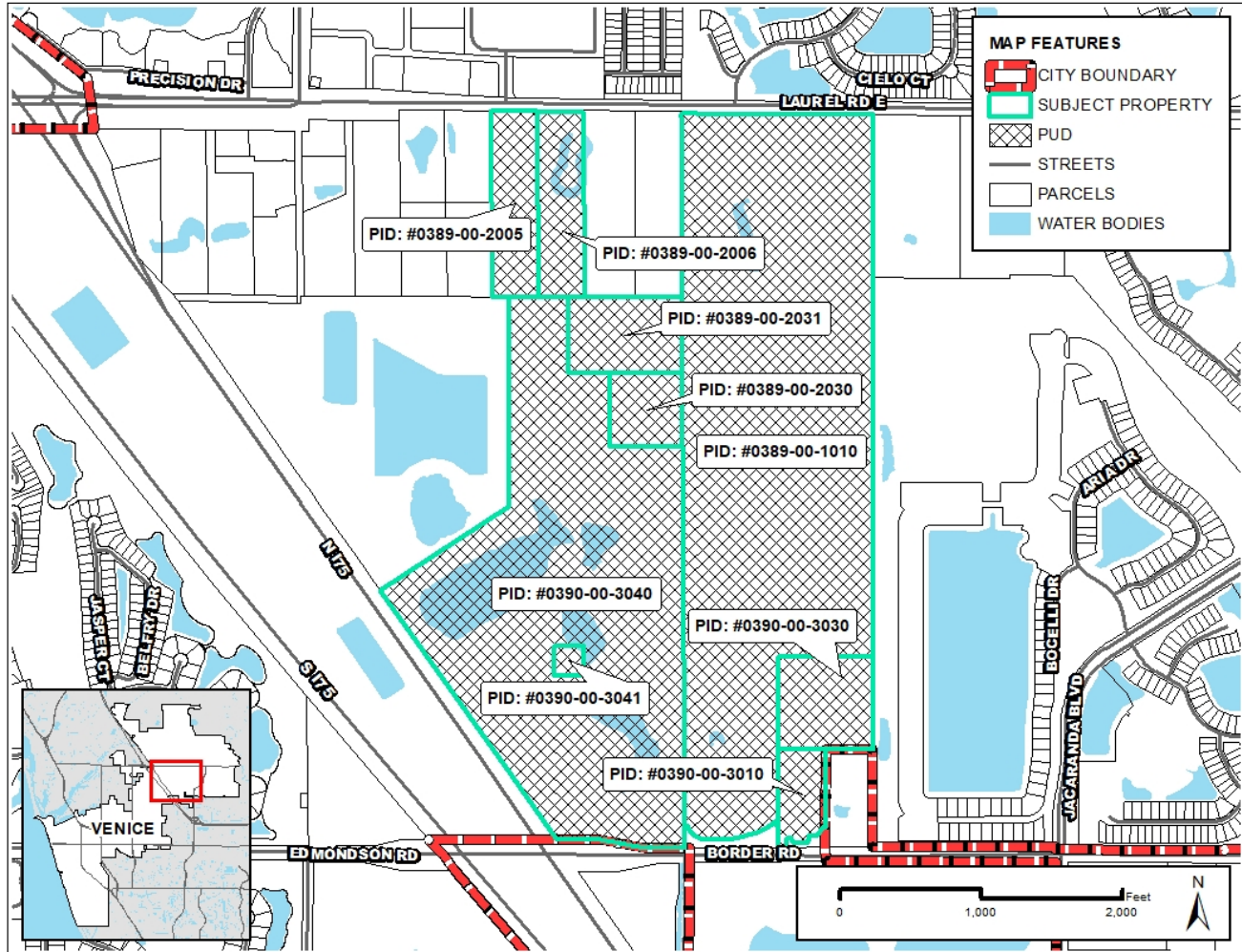




PRELIMINARY PLAT: VISTERA OF VENICE STAFF REPORT, PETITION NO. 20-68PP

Location Map



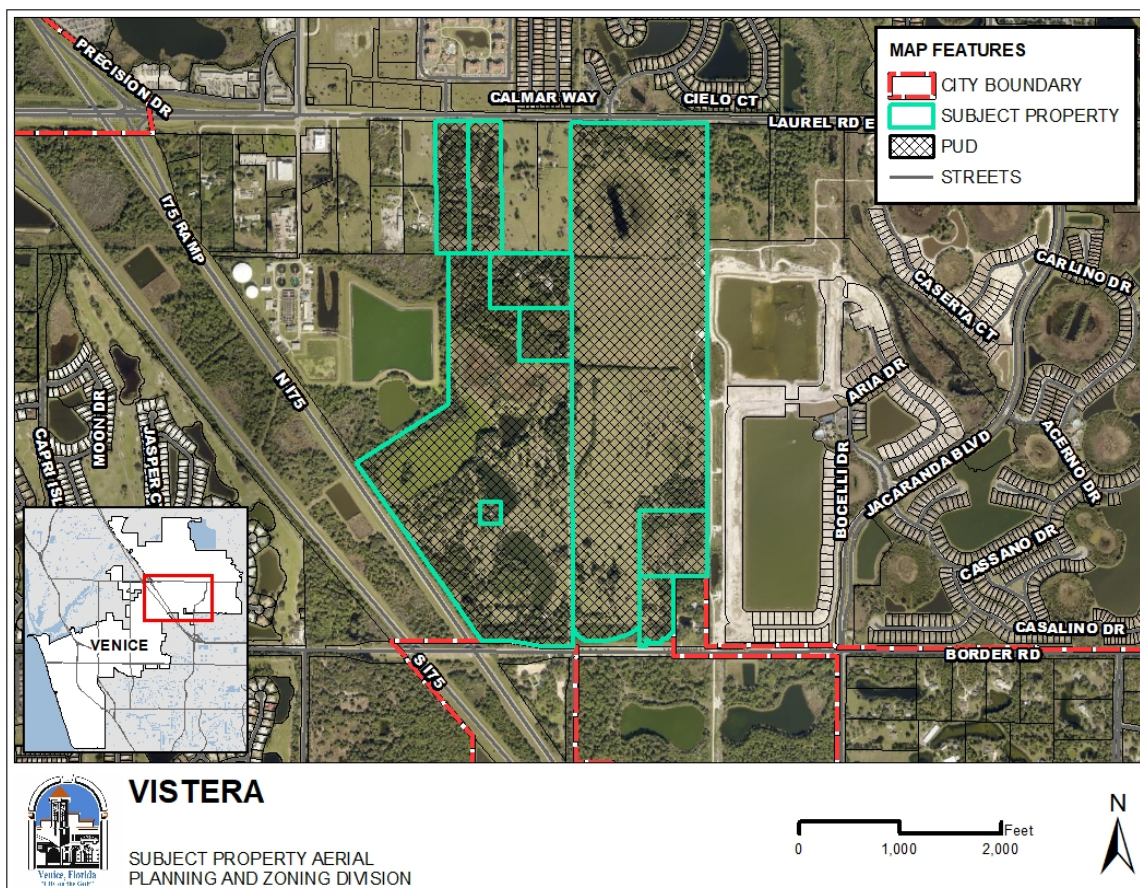
PRELIMINARY PLAT	
Request:	Approval of a preliminary plat for 391 residential single family lot subdivision
Applicant/ Owner:	Border Road Investments, LLC
Agent:	D. Shawn Leins, P.E.
Location:	Between Border Road and Laurel Road west of Jacaranda Boulevard
Parcel ID:	0389001010, 0389002005, 0389002006, 0389002030, 0389002031, 0390003010, 0390003030, 0390003040, & 0390003041
Parcel Size:	299.15 +/- acres (platted area is 112.72 acres, which includes ponds, open space, lots, roads, etc.)
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 primarily open with large clusters of trees interspersed within the parcels. Surface water is found in the form of ponds and wetlands scattered around the site. The applicant has submitted an update to the environmental study submitted with the GCCF rezoning (18-10RZ). This updated study indicates no endangered species were noted and that the site has been disturbed by agricultural uses over the years. The applicant proposes to create new wetlands for mitigation to any impacts on existing wetlands created by the development. The current use of the property is for agricultural grazing land and a cellular tower. Vehicular access to the subdivision is proposed to be provided off of both Border Road and Laurel Road via a connecting spine road.

To the north of the subject property are residential common areas/elements, single family detached (Willow Chase subdivision and Toscana Isles PUD), and vacant commercial land (Mirasol Town Center). To the south lies a residential vacant site with agricultural use, and acreage under development for the Palencia PUD. East of the subject property is agricultural grazing land, residential common areas/elements (Milano PUD), and single family detached. Along the western perimeter is single family detached, agricultural grazing land, the City's Eastside Wastewater Treatment Facility, and Interstate 75.

Aerial Photograph



Site Photos



South from Laurel Road



Looking west along Border Road

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) has labeled the subject property with designations of Zone X, which is outside the 500 year floodplain; Zone X500, which has a 0.2% annual chance of flooding; and Zone AE, which has a 1% annual chance of flooding. Development of the property will be subject to compliance with applicable FEMA requirements.

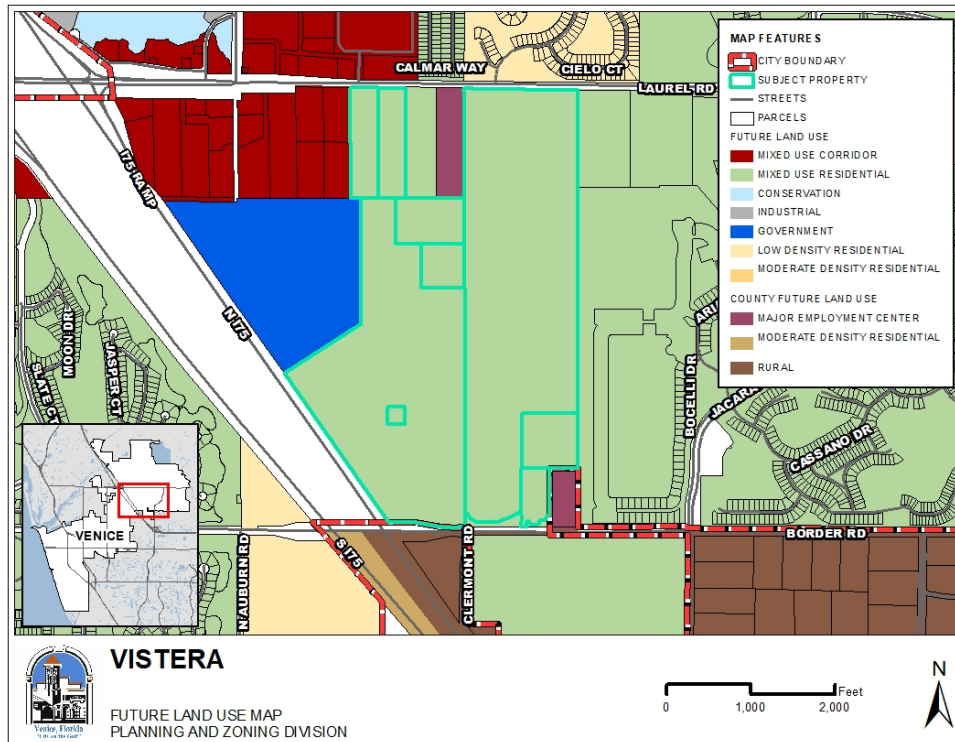
Surrounding Properties

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

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.

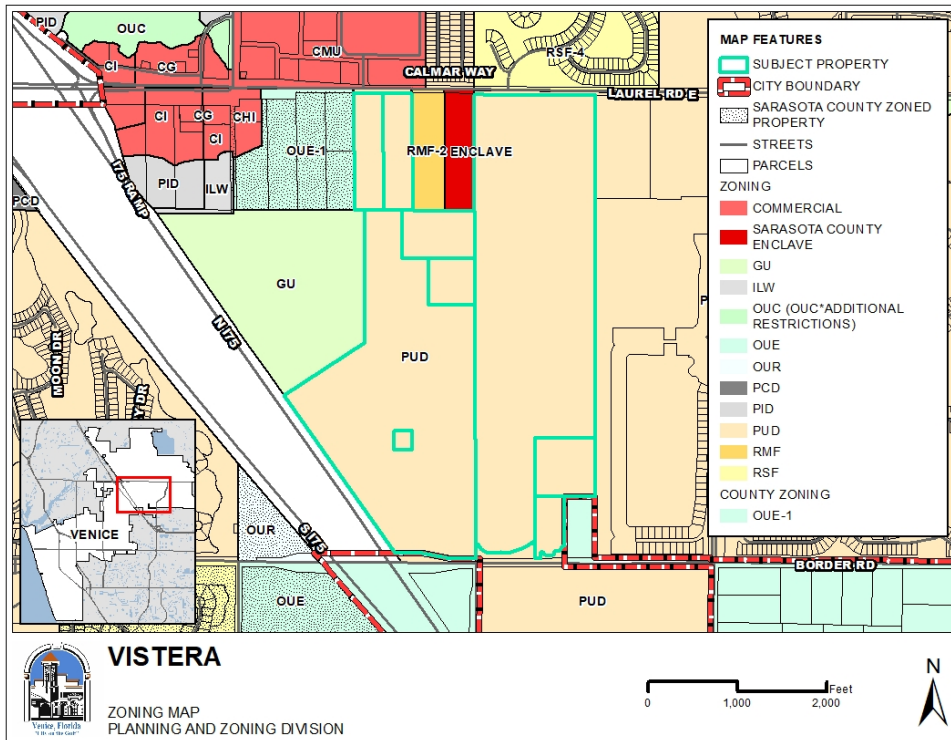
Future Land Use Map



Zoning

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.

Zoning Map



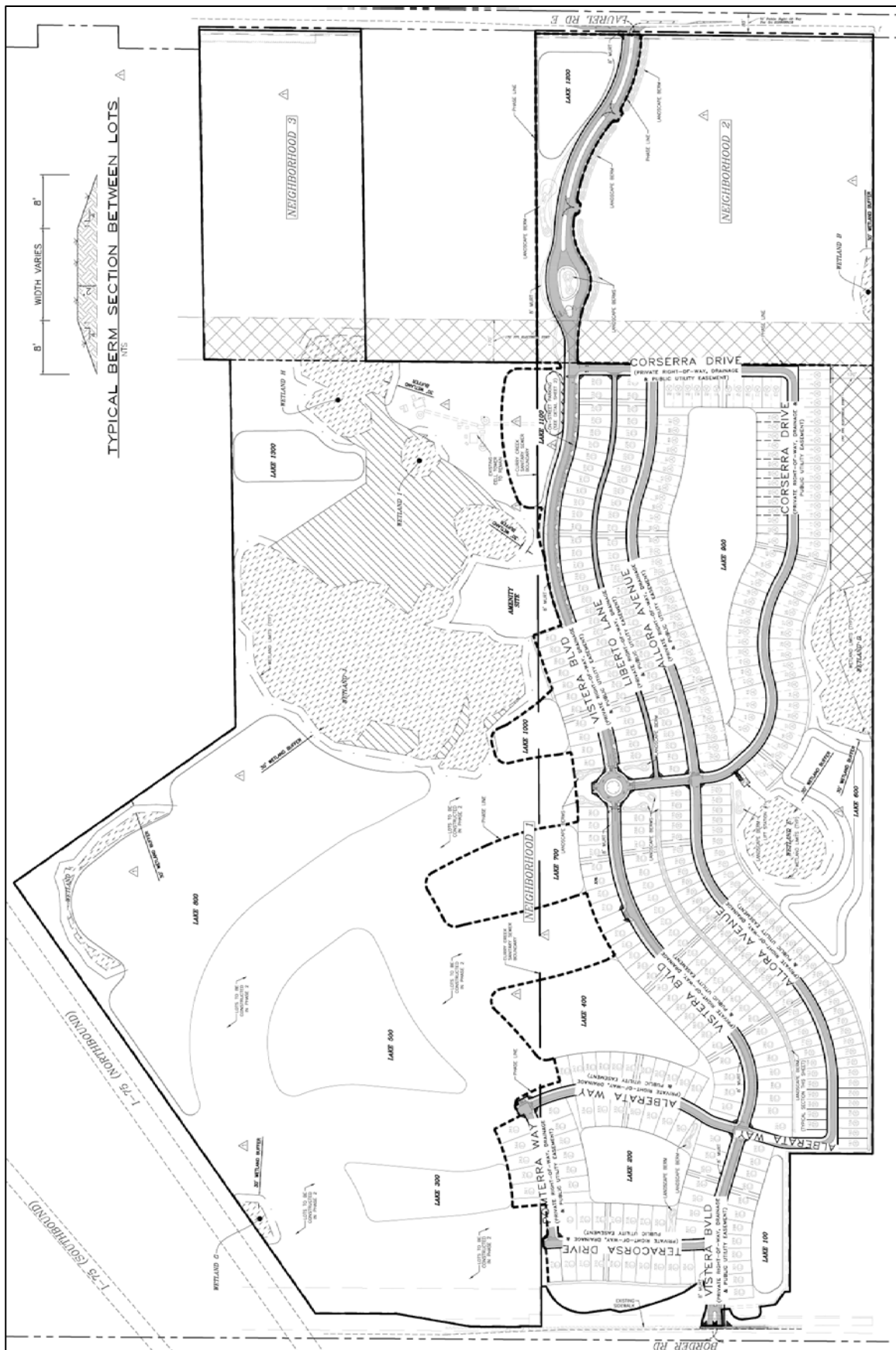
II. PROJECT INFORMATION

This project was previously known as the Gulf Coast Community Foundation (GCCF), a combination of The Bridges CMU and Villa Paradiso PUD. The name of the project has been changed to Visterra of Venice. The applicant proposes 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 amenity center and neighborhood signage will be submitted as a Site & Development Plan in the future. The development will have two entrances connected by a north-south spine road through the subdivision. These entrances are to be gated and lead to Laurel and Border Roads. The primary purpose of this request is to plat Neighborhood 1, the single family area of the three future neighborhoods.

GCCF PUD Binding Master Plan Map



Preliminary Plat, Master Site Plan



III. PLANNING ANALYSIS

Staff reviewed the preliminary plat application to evaluate consistency with the City of Venice 2017-2027 Comprehensive Plan, compliance with the Land Development Code, and for compliance with the requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

The Vistera of Venice PUD is located within the 2,907 acre Northeast Neighborhood, which has seen the majority of the City's residential growth. A review of the Comprehensive Plan does not indicate any Intents, Visions, or Strategies with which the proposed petition would conflict. The applicant has provided an updated analysis of consistency with the 2017-2027 Comprehensive Plan; this analysis notes that this project satisfies strategies in the Land Use Element and the Northeast Neighborhood that relate to Mixed Use Development.

Strategies

Strategy LU 1.2.16 regarding Mixed Use Residential development is addressed by the inclusion of density, the allowance for functional and conservation open space, and compatibility with the area's other PUDs. Government uses are potentially incompatible, however.

Strategy LU 1.2.17 – Mixed Use Residential Open Space Connectivity

This development provides open space connectivity with the adjoining Milano PUD.

Strategy LU 1.3.3 – Walkable Streets

Vistera is a neighborhood where all streets (not alleys) have sidewalks on one side and the main street has a MURT on one side and a sidewalk on the other, as well as bicycle lanes.

Strategy TR 1.2.3 – Pedestrian Level of Service Standards

Connections will be made to Laurel and Border Roads. Sarasota County's Level of Service (LOS) identifies these roadways as LOS C. The City's Comprehensive Plan identifies these roadways with Pedestrian LOS D and a Bicycle LOS of C. Transit shows "n/a" along those road segments, requiring a walk or bicycle ride to a transit stop.

Strategy OS 1.3.1 – Wetland and Aquifer Recharge Areas Protection

Vistera preserves some existing wetlands and mitigating impacts on others by creating new wetland areas.

Strategy TR-NE 1.1.4 – New Roadways, states that "The City shall ensure that two additional north/south connections between Laurel Road and Border Road are added to the transportation system. One roadway shall be located east of Jacaranda Boulevard and one shall be located west of Jacaranda Boulevard." The proposed plat creates a private, gated North/South connector between Laurel and Border Roads west of Jacaranda Boulevard. The gates were approved during the conditional use public hearing process.

Strategy OS-NE 1.1.5 – Wildlife Corridors

A large natural area is preserved on the western side of Vistera, which may be conducive to a wildlife corridor.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN): Analysis has been provided to determine consistency with Land Use Element strategies, Mixed Use Residential strategies, the Northeast Neighborhood strategies, and other plan elements. As previously indicated, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

GCCF PUD Binding Master Plan

The proposed preliminary plat meets the density, use, lot detail, and landscaping requirements included in the

GCCF PUD Binding Master Plan. The GCCF PUD rezoning included the four stipulations listed below:

1. The Northern Italian Renaissance style of architecture is required for this project unless an alternative is provided by the City's Land Development Code.
2. All subsequent petitions for the development of the GCCF PUD must provide clear delineation of the specific properties/parcels that are located in the Curry Creek Assessment District and therefore serviced by County sewer.
3. The proposed medical office and house of worship are considered non-residential uses and the PUD is limited to 5% of the total PUD for these uses.
4. The cell tower facility shall not be included in the 5% non-residential limit for the GCCF PUD. For purposes of this PUD, the term Cell Tower Facility shall encompass all equipment, towers, antennae, as well as the entirety of the parcel (0389-00-2031) of which it is located upon.
5. At the time of final plat (final phase) open space (including wetlands) shall be protected in perpetuity by a recorded document approved by the City.

Overview of development standards:

GCCF PUD Minimum Lot Requirements and Provisions of the Preliminary Plat				
Standards	PUD Single Family Attached	Plat Provides (SF Attached)	PUD Single Family Detached	Plat Provides (SF Detached)
Minimum Lot Size	4,025 sf	4,536 sf	4,500 sf	4,954 sf
Lot Coverage	None	None	None	None
Lot Width	35'	36'	40'	40'
Front Setback	20'	20'	20'	20'
Side Setback	5'	5'	5'	5'
Rear Setback	10'	10'	10'	10'
Accessory Structure Setback	5' from rear property line	5' from rear property line	5' from rear property line	5' from rear property line

CONCLUSIONS/FINDINGS OF FACT (GCCF PUD): Analysis has been provided to determine consistency of the Vistera of Venice Preliminary Plat with the GCCF Binding Master Plan. This analysis should be taken into consideration upon determining consistency with the PUD.

Land Development Code

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

The proposed preliminary plat complies with all sections of the LDC related to PUDs, including permitted uses, land area, height, and density. It is important to note that although an applicant is required to submit a landscape plan as part of a preliminary plat, there are no general code standards that apply. There are also no requirements for landscape elements such as street trees or entryway plantings, and buffer landscaping is regulated through the PUD. The only code standards applicable are those related to the PUD zoning district. No inconsistencies have been identified with the LDC.

Sections 86-231(b)(3) and 86-223(a) specify the Planning Commission's role in taking action on a Preliminary Plat petition:

1. Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.
Staff Comment: The Preliminary Plat has been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and appears consistent with the requirements of Florida Statutes,

Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.

2. Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.

Staff Comment: Compatibility review was conducted. See the Planning Analysis section of this report.

3. Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.

Staff Comment: The City's Technical Review Committee reviewed the subject petition for concurrency/mobility and found no issues for compliance with the city's minimum adopted levels of service for public facilities.

CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS): The proposed preliminary plat plans are compliant with the approved PUD and no inconsistencies have been identified with the LDC.

Concurrency

Concurrency was determined to be compliant by the staff Technical Review Committee. The table below shows the expected public facility impacts and the status of the applicable departmental concurrency reviews.

Concurrency			
Facility	Department	Estimated Impact	Status
Potable Water	Utilities	393 ERUs	Concurrency Confirmed
Sanitary Sewer	Utilities	393 ERUs	Concurrency Confirmed
Solid Waste	Public Works	4,055 lbs. per day	Concurrency Confirmed
Parks & Recreation	Public Works	4.65 acres	Concurrency Confirmed
Drainage	Engineering	Compliance shown with SWFWMD permit	Concurrency Confirmed
Public Schools	School Board	Application submitted	Approval upon Final Plat

CONCLUSIONS/FINDINGS OF FACT (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 traffic analysis, reviewed by the City's traffic consultant, Wade Trim, during the GCCF PUD approval process. The City has an Interlocal Agreement with Sarasota County to collect mobility fees for traffic impacts consistent with County Ordinance. Fees collected may be used to mitigate these impacts. The TIA submitted for the rezoning described the requirement for construction of an eastbound right-turn lane and a westbound left-turn lane for the Laurel Road entrance, both of which are shown on the plat. Construction of an eastbound left-turn lane was required for the Border Road entrance, which is already in place.

MOBILITY			
Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	877 PM Peak Hour Trips	Compliance Confirmed by Traffic Engineering Consultant

CONCLUSIONS/FINDINGS OF FACT (MOBILITY): The applicant provided traffic analysis that was reviewed by the City's transportation consultant during the PUD approval process. No issues were identified at that time.

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. 20-68PP.