

VISTERA DEVELOPMENT
(FKA GULF COAST COMMUNITY FOUNDATION)
NARRATIVE

Vistera is a subdivision lying in Section 34, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida.

The proposed site plan includes a variety of single-family and multi-family products with outparcels with approved uses for medical office, house of worship and assisted living facility. If development proceeds along these lines, further detail will be provided through a Site and Development Plan application for the single and multi-family tracts included in this petition. Although the build-out plan proposed in this application reflects an overall project density and unit count significantly below the PUD approvals (Ordinance No. 2019-19), future market conditions may require amendments to this preliminary plat. Such amendments could propose further adjustments to unit count and density and the overall design up to the amounts stipulated in the PUD approval.

The proposed plan for the development of the property includes three neighborhoods.

Neighborhood 1 includes the majority of the property and will be developed as single-family residential lots along with paired villa residential lots. The total number of units is currently planned to be approximately 391 for Neighborhood 1 under this application. This neighborhood will also include an amenity site.

Neighborhood 2 is the parcel located in the northeast portion of the property. This parcel will be a multifamily development. Infrastructure provided to this neighborhood includes storm water management, water, sewer, reclaimed water for irrigation and other necessary utilities.

Neighborhood 3 is the parcel located in the northwest portion of the CDD. The allowable uses for this parcel include medical office, multifamily, house of worship and assisted living. Infrastructure provided to this neighborhood by the CDD includes only the storm water management system.

VISTERIA DEVELOPMENT (FKA GULF COAST COMMUNITY FOUNDATION) COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

The Gulf Coast Community Foundation (GCCF) Planned Unit Development (PUD) (adopted 02/25/20), is now known as the Visteria Development. This development is in compliance with the applicable intents and strategies of the Transportation, Open Space, Housing, Infrastructure, and Public Schools Elements of the Comprehensive Plan.

Visteria is also in compliance with the City of Venice Land Development Code Sec. 86-130 requirements for PUD Districts as outlined in the GCCF PUD rezoning document and binding master plan (Ordinance No. 2019-19).

A. Land use density and intensity.

The proposed single family development and associated out parcels are compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses. The more intense use associated with the out parcels have been appropriately situated near Laurel Rd. These uses include multi-family dwellings, house of worship, and medical office. Per the adopted GCCF PUD, ALF and medical offices are special exception uses. The single-family residential development begins approximately 1,300 ft south of Laurel Rd (south of the out parcels) and extends south to Border Rd. The single family development area is adjacent to the existing Aria single family development along the property's eastern limits.

The density and intensity shall be in keeping with the adopted GCCF PUD of:

- Residential – Up to 1,300 residential units
- Open Space – Minimum 50%
- Non-Residential – Maximum FAR 0.5 (individual site)

B. Building heights and setbacks.

The building heights and setbacks shall be in keeping with the adopted GCCF PUD.

Maximum Height of Structures:

- Single-Family – 3 stories up to 35 ft including parking.
- Assisted Living, House of Worship and Medical Office – 5 stories up to 55 ft including parking. For heights above 3 stories and 35 ft, Conditional Use approval is required.

Setbacks:

1) Single-Family Detached

- Front Yard: 20 ft
- Side Yard: 5 ft
- Rear Yard: 10 ft

2) Single-Family Attached (Paired Villas)

- Front Yard: 20 ft
- Side Yard: 5 ft
- Rear Yard: 10 ft

3) Multi-Family

- Front Yard: 20 ft
- Side Yard: 5 ft
- Rear Yard: 10 ft

4) Assisted Living, House of Worship, Medical Office

- Front Yard: 20 ft
- Side Yard: 6 ft min, but in no case less than 15 ft combined side yards.

- Rear Yard: 10 ft

C. Character or type of use proposed.

The proposed single family development and associated out parcels are compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses.

D. Site and architectural mitigation design techniques.

The proposed development shall be consistent with the architectural requirements of the Comprehensive Plan for Northern Italian or Northern Mediterranean. Compliance with City of Venice architectural requirements shall be applied during construction plan and building department approvals.

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

The proposed single family development and associated out parcels are compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses.

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

The proposed single family development and associated out parcels are compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses. The more intense use associated with the out parcels have been appropriately situated near Laurel Rd. These uses include multi-family dwellings, house of worship, and medical office.

G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Not applicable as this development is part of the adopted GCCF PUD, which has been deemed consistent with the Comprehensive Plan.

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Not applicable as this development is part of the adopted GCCF PUD, which has been deemed consistent with the densities and intensities of existing uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

No incompatibility exists, nevertheless, the applicant offers the following responses.

I. Providing open space, perimeter buffers, landscaping and berms.

Per the adopted GCCF PUD and pursuant to Comprehensive Plan Strategy LU- NE 1.1.1 C LU-1.2.16.6 c, a minimum 50% open space will be provided including a minimum of 10% Functional and 10% Conservation Open Space.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Not applicable for single-family uses. For uses such as multi-family, house of worship and medical office, sources of light, noise, mechanical equipment, refuse areas, and delivery and storage areas shall be appropriately screened, subject to Chapter 86 – Land Development Code. Compliance with the Land Development Code

Requirements shall be applied during construction plan and building department approvals.

K. Locating road access to minimize adverse impacts.

As described in the GCCF PUD, access to the site will be via Laurel Rd and Border Rd. Consistent with Comprehensive Plan Strategy TR-NE 1.1.4, a north/south roadway connection between Laurel Rd and Border Rd will be provided through the Visteria Development. In addition, where common ownership with the Milano PUD (east of Visteria) exists, one or more optional interconnections between the properties shall be permitted. The circulation plan for Visteria will provide opportunities for multi-modal connectivity and will include a linked sidewalk system for pedestrian connectivity from each of the development pods throughout the PUD. Further, sidewalk linkages along Laurel Rd and Border Rd will be provided to the project limit.

L. Adjusting building setbacks to transition between different uses.

Building setbacks and transitions between uses are defined in the adopted GCCF PUD and have been deemed compliant.

M. Applying step-down or tiered building heights to transition between different uses.

Building heights and transitions between uses are defined in the adopted GCCF PUD and have been deemed compliant.

N. Lowering density or intensity of land uses to transition between different uses.

Density/intensity of land use and transitions between uses are defined in the adopted GCCF PUD and have been deemed compliant.