

Request to Rezone with Binding Concept Plan 24-11RZ 0 Border Road, Venice, Florida 34292

Presented by:
Melissa Strassner, Esquire
Mariah Miller, Esquire
August 27, 2024
City Council Meeting

Property Location



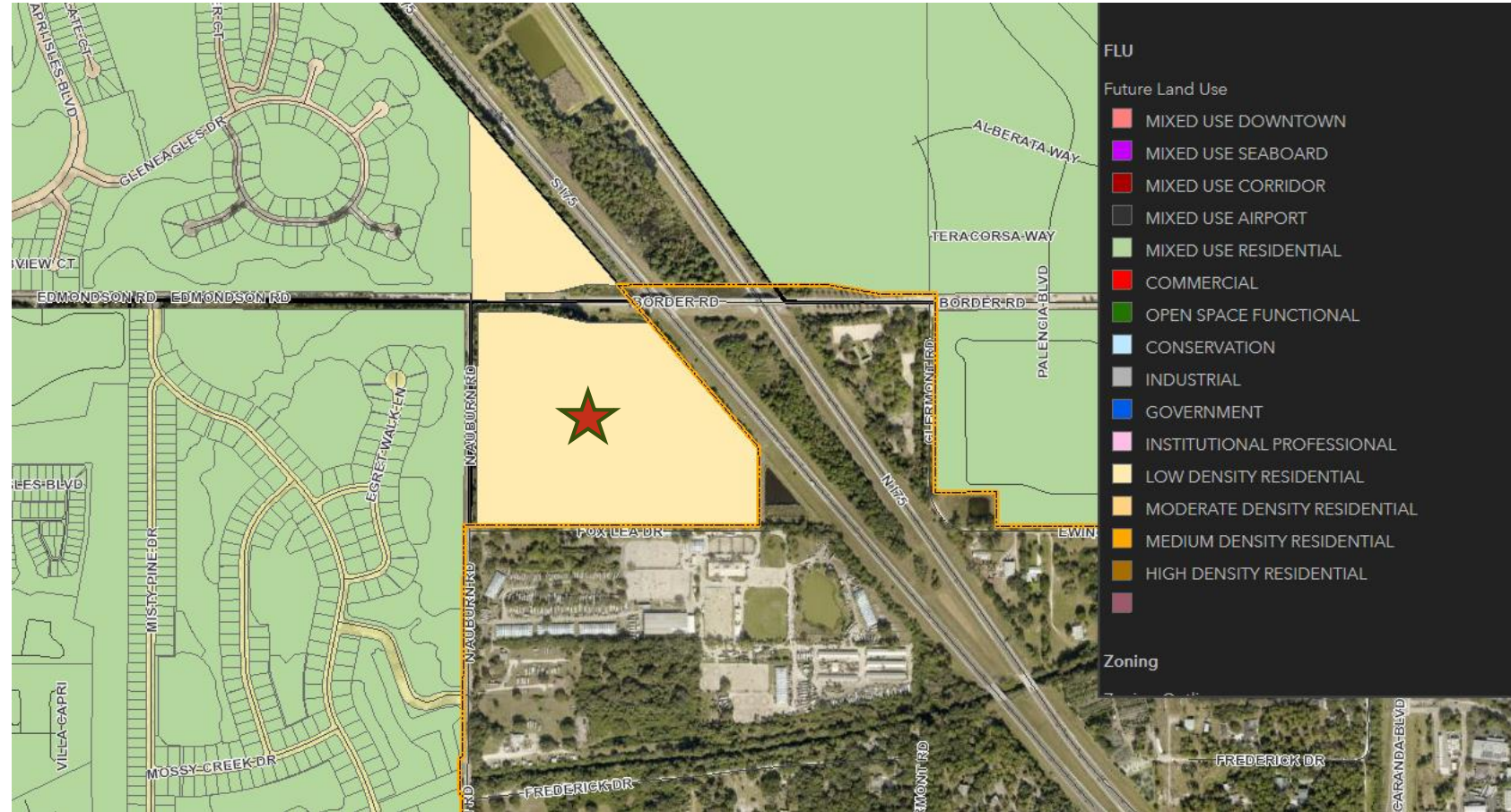
Request:

To Rezone the Property from Sarasota County Open Use Estate to City of Venice Residential Single Family 3 (RSF-3).

- JPA, SubArea 2A - 3 dwelling units/acre - 118 dwelling units/acre
- Binding Concept Plan for 60 dwelling units - 1.5 dwelling units/acre
- Rezoning is required to allow for any future use or development

Future Land Use

- The FLU is Low Density Residential.
- The City of Venice Comprehensive Plan 2017-2027 designates the subject property as Low Density Residential which allows for 1 to 5 dwelling units per acre.
- Under the FLU Strategy L.U. 1.2.3, low density residential **supports single family detached homes** and limited attached homes to establish and maintain single family areas within neighborhoods.



Future Land Use & Comprehensive Plan

- ▶ The Future Land Use for a jurisdiction (Venice) is dictated by the Comprehensive Plan.
- ▶ Foundational document for long-term planning. Acts as a blueprint for future growth
- ▶ Sets a land planning horizon of 10 to 20 years (Venice 2017 - 2027)
- ▶ City reviews every 7 years to reflect changes in Growth Management Laws
- ▶ Involves staff preparation based on public participation and approval by the City Council accountable to them, throughout the process of drafting, revising, and adopting a comprehensive plan. It is presented to the local governing body to approve any revisions or changes to the comprehensive plan.

Future Land Use Compatibility

Figure LU-8: FLU Compatibility Review Matrix

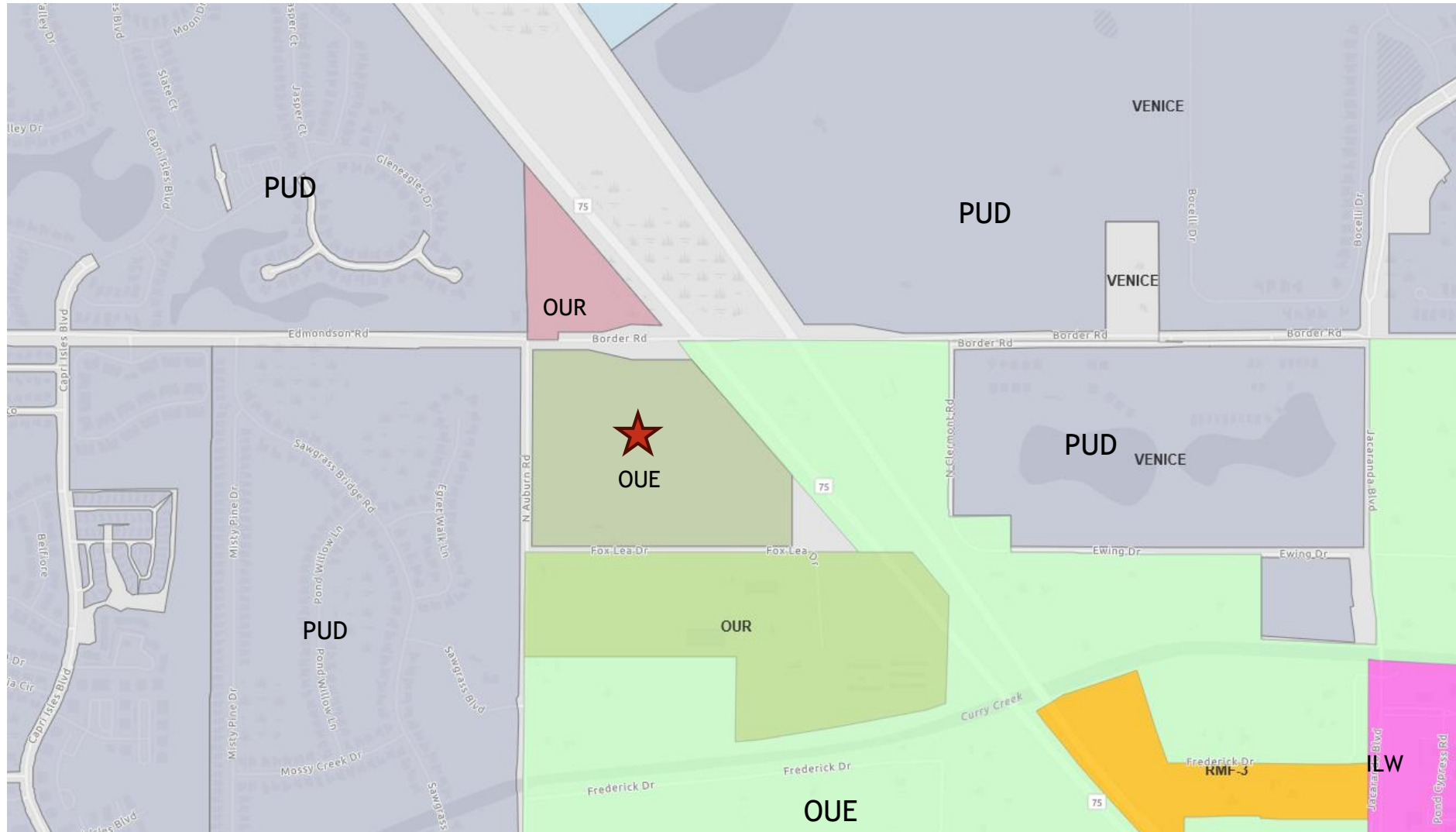
		Adjacent (Existing) FLU									
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
FLU Proposed	LDR										
	MODR										
	MEDR										
	HDR										
	IP										
	COMM										
	GOVT										
	IND										
	OS-F										
	OS-C										

	Presumed Compatible
	Potentially Incompatible

FLU Compatibility Review Matrix from Venice 2017-2027 Comprehensive Plan

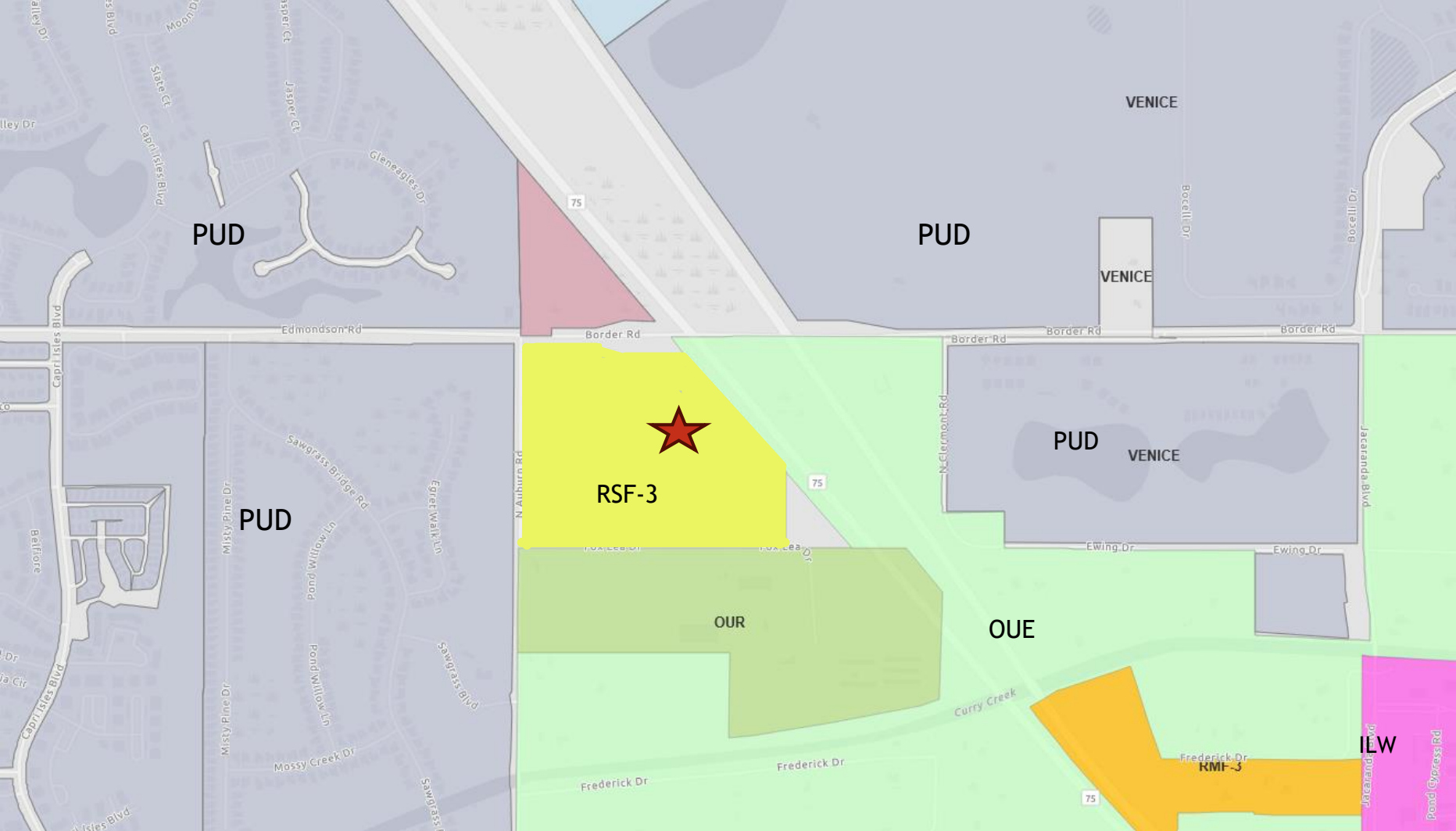
Current Zoning

The Property is currently zoned OUE (open use estate) under the Sarasota County zoning code.



Proposed Zoning to RSF-3

The implementing Districts include RE, RSF1,RSF2,RSF3,RSF4) to a City of Venice Zoning District



Proposed Zoning to RSF-3

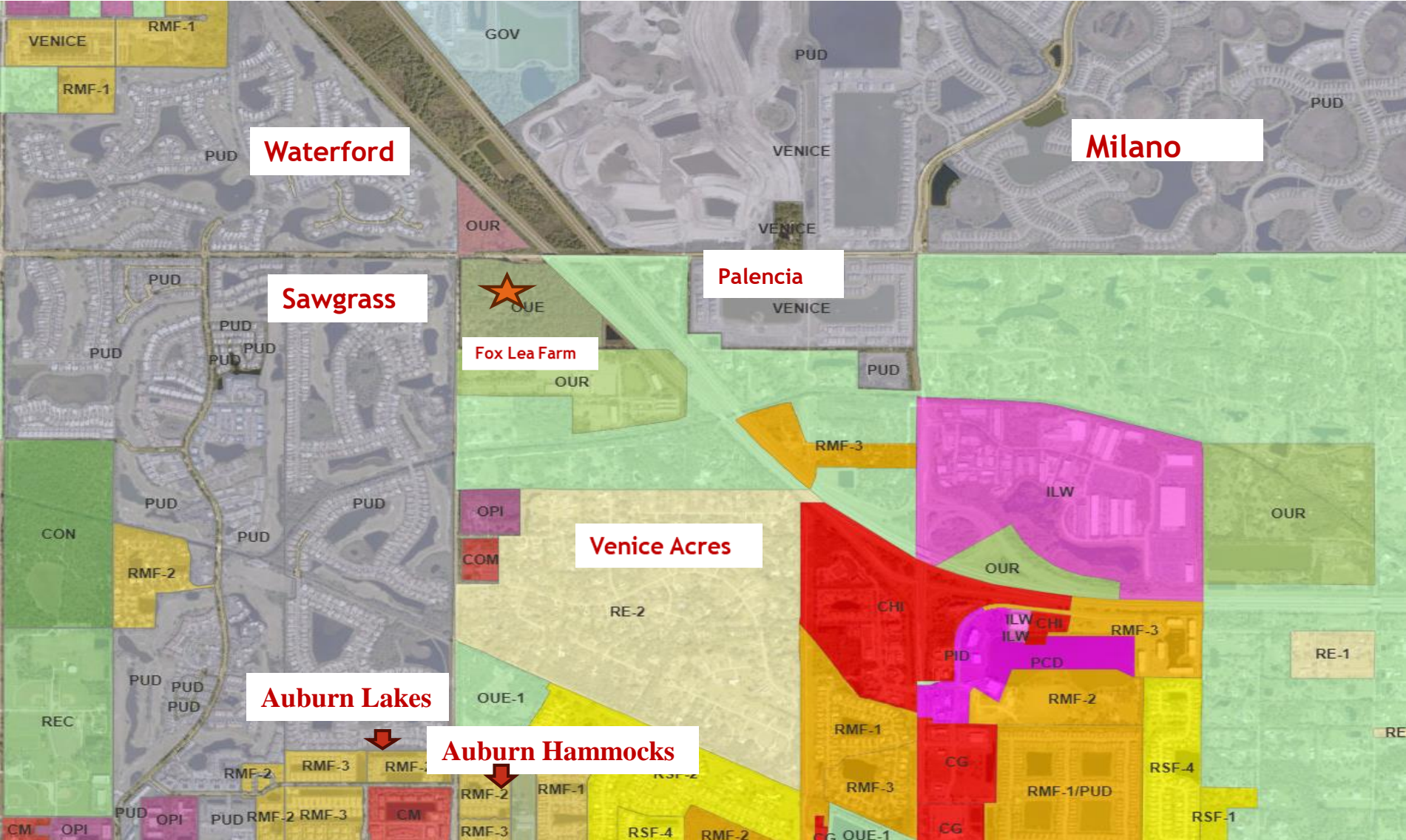
- ▶ The request is consistent with the Comprehensive Plan and FLU map because RSF-3 is an implementing zoning district of Low Density Residential Future Land Use.
- ▶ The Applicant seeks RSF-3 zoning to allow for smaller lot sizes
- ▶ Applicant is stipulating to 1.5 units/acre - less than RSF-1 allowable density

RSF Development Standards Table					
		RSF-1	RSF-2	RSF-3	RSF-4
Building Height (max)		35'			
Building Height Exception Standards		No Height Exceptions may be granted			
Building Placement (Setbacks) (min)	Front (Street)	20'			
	Side	18' combination of sides		15' combination of sides	
		8'		6'	
	Rear	10'			
	Waterfront	20'			
Lot	Width (min)	100'	80'	75'	50'
	Area (min)	15,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	5,000 sq. ft.
	Coverage (max)	35%			
Density (dwelling units per acre)		2.5	3.5	5.0	5.5

Compatibility

- ▶ Density
- ▶ Buffer
- ▶ Site Design Mitigation
- ▶ Restrictive Covenants and Notice of Proximity
- ▶ Stormwater Management

Compatibility - Density



Compatibility - Surrounding Area and Uses

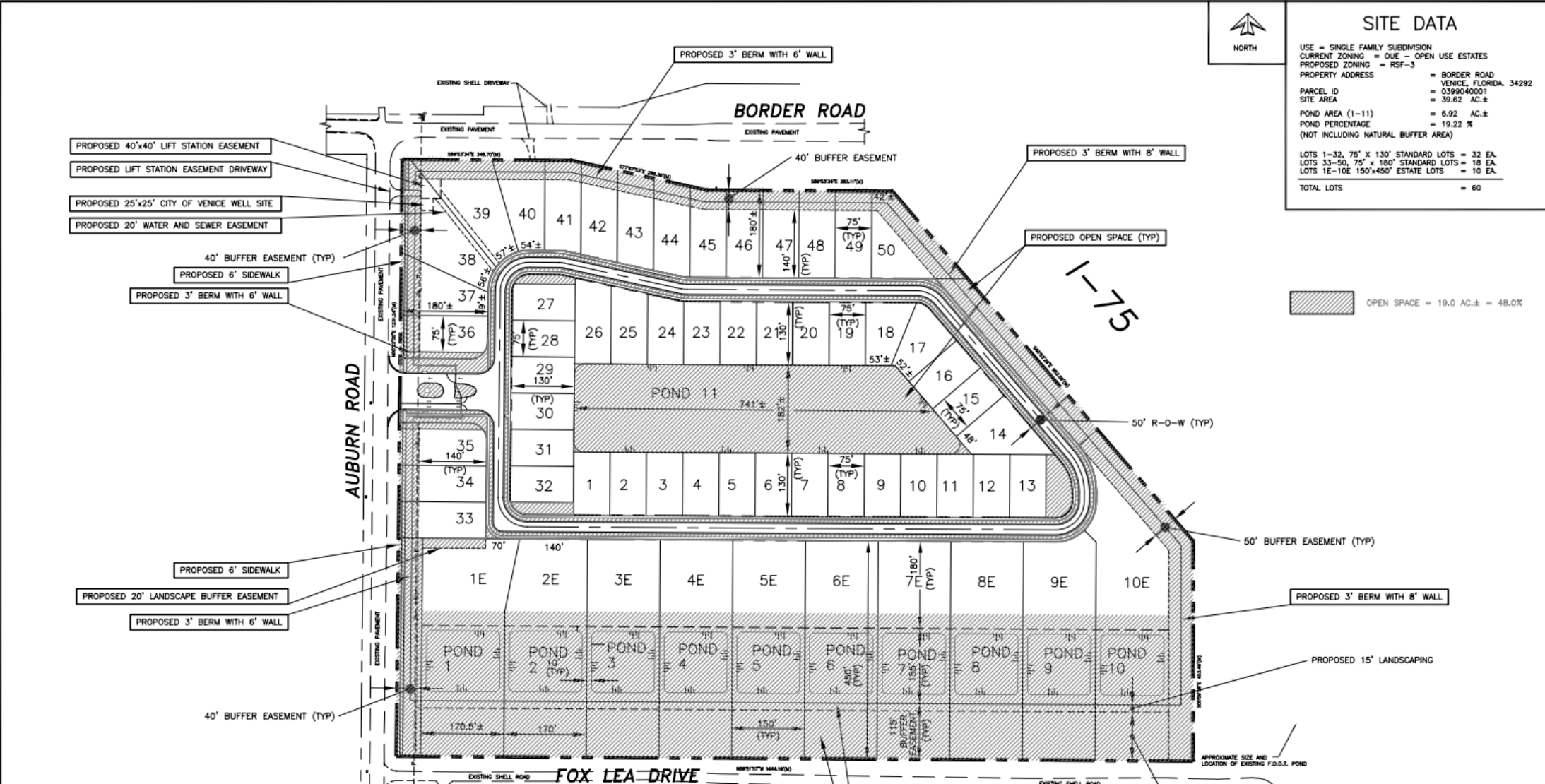
	Zoning	Density	Design
Milano	PUD	2.56+/-	SF mixed size lots - about 4,140 to 4,500 sq ft
Waterford	PUD	3.67+/-	SF mixed size lots - mult. phases with lots < 7,500 sq ft
Sawgrass	PUD	1.8 +/-	SF lots - mult. Phases 16 lots < 7,500 sq ft; 83 lots < 7,000 sq ft; 48 lots of 6,050 sq ft; 14 villa lots
Palencia	PUD	2.5 +/-	SF Lots
Auburn Lakes	RMF-2	Range of 5.1 - 9 +/-	Condominium
Auburn Hammocks	RMF-2	Range of 5.1 - 9 +/-	Villas
Cassata Oaks (Proposed)	RSF-3	1.5 +/-	50 SF lots - 32 lots are 9,750 sq ft and 18 lots are 10,500 sq ft; and 10 Estate size SF Lots - 67,500 sq ft
Fox Lea Farms	OUR (FLU Moderate Density Residential)	FLU 2 to 5 DU/Acre	Used for horse shows, event venue, RV Rentals

Compatibility - Buffers

BUFFERS

	NORTH	SOUTH	EAST	WEST
Buffer Requirement	10' with a 6' fence and no berm required	10' with a 6' fence and no berm required	10' with a 6' fence and no berm required	10' with a 6' fence, no wall or berm required
Proposed Plan	40' buffer easement with 3' berm and 6' wall	115' landscape buffer (100' of 115' proposed natural landscape) with 3' berm and 8' wall	50' buffer easement with 3' berm and 8' wall	20' landscape buffer with a 3' berm and 6' wall. Plus 6' sidewalk on both sides

Compatibility - Site Design Mitigation



Compatibility - Site Design Mitigation



ESTATE LOT RENDERING EXAMPLE



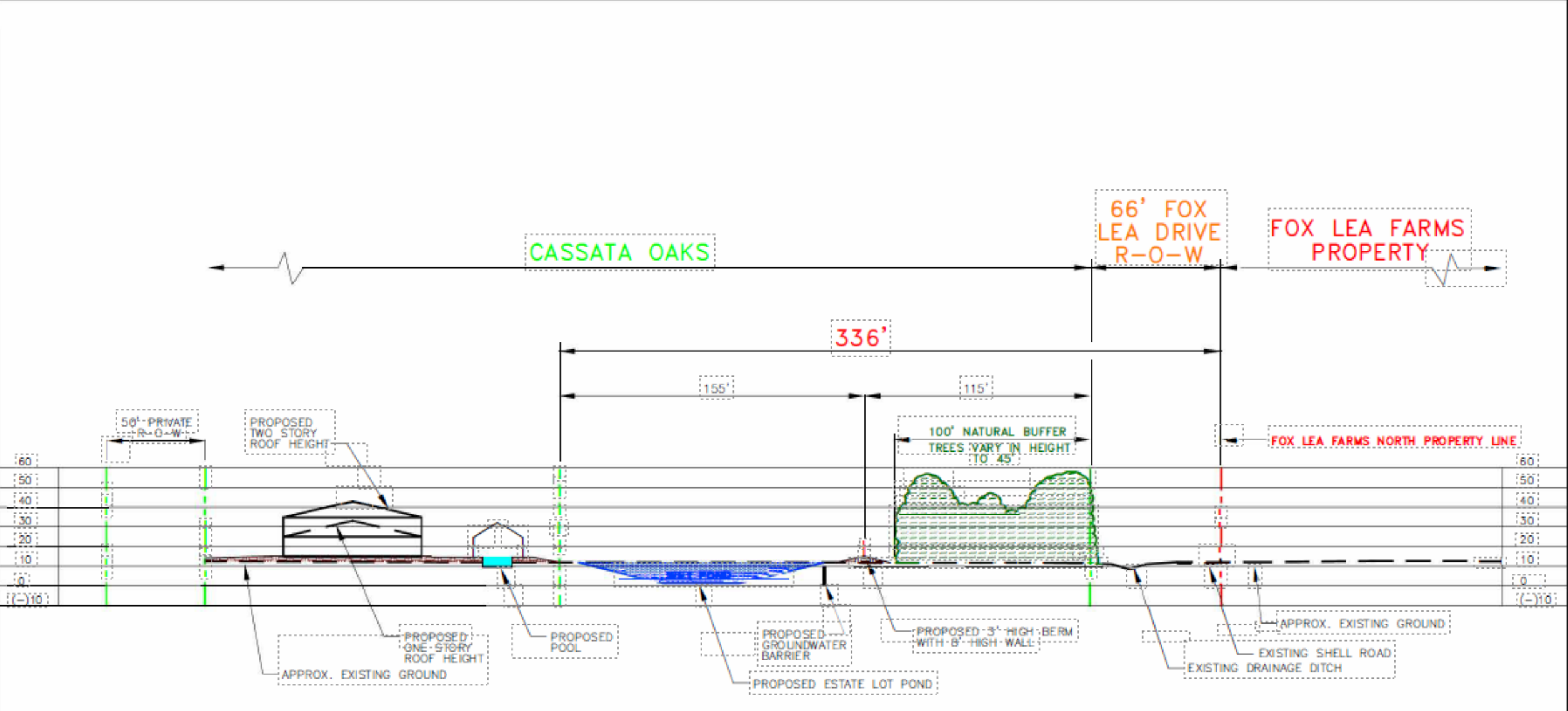




PHOTO 3
LOOKING WEST
ALONG FOX LEA
DRIVE



PHOTO 1
LOOKING NORTH
AT F.D.O.T. POND



PHOTO 2
LOOKING AT
CASSATA OAKS
LOT 10E



PHOTO 4
LOOKING NORTH
AT CASSATA OAKS
LOT 7E

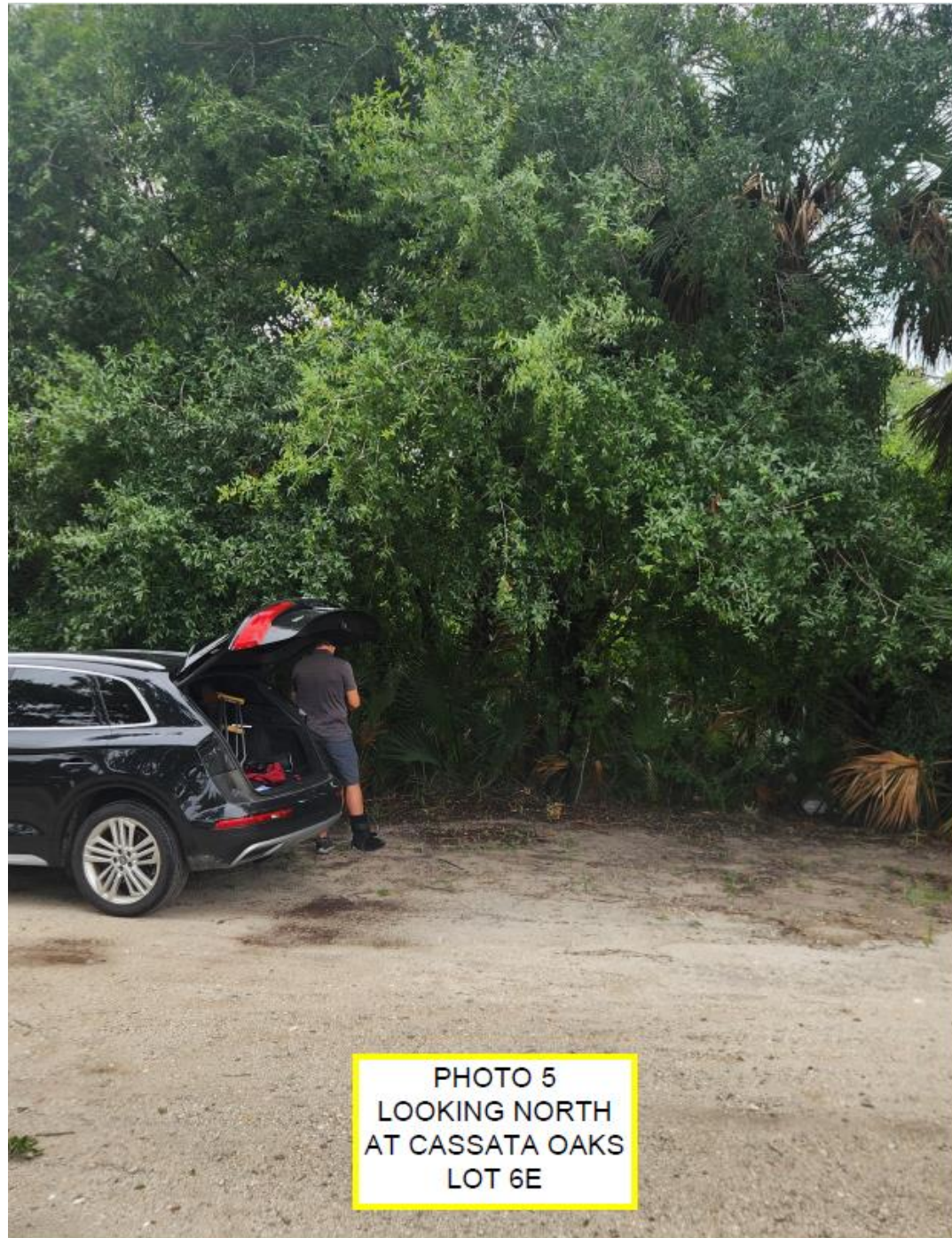


PHOTO 5
LOOKING NORTH
AT CASSATA OAKS
LOT 6E

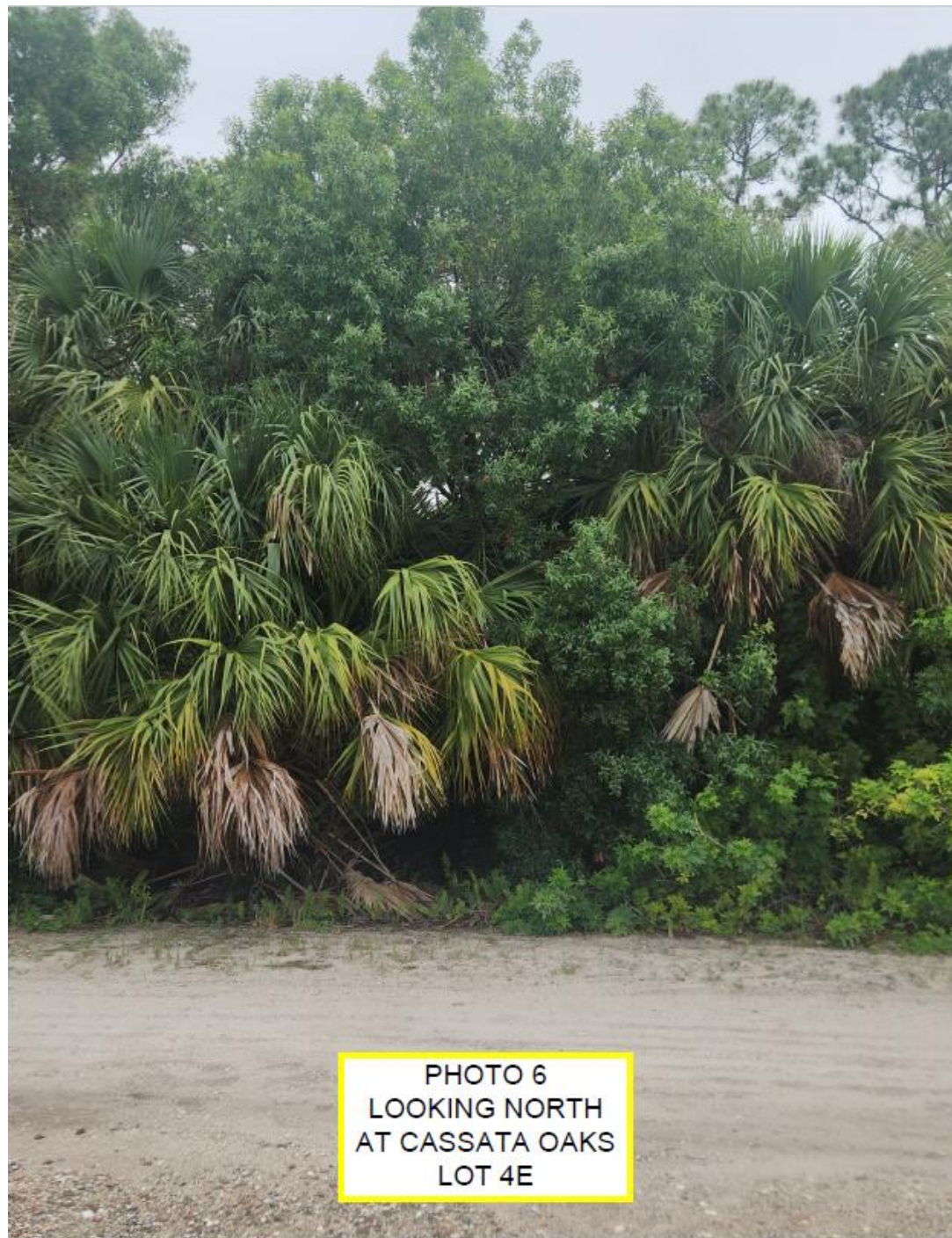


PHOTO 6
LOOKING NORTH
AT CASSATA OAKS
LOT 4E

Compatibility - Restrictive Covenants and Notice of Proximity

- ▶ Notice of Proximity - Provided to all buyers and renters to give notice the Property's proximity to Fox Lea Farm and I75
- ▶ Declaration of Restrictions - The Declaration, that is recorded in the public records, for the HOA will include restrictions prohibiting the use of drones, fireworks, large outdoor fires and creating excess smoke.

Compatibility - Stormwater

- ▶ The stormwater will be monitored and managed according to all local, state, and federal regulations.
- ▶ Per regulation, any stormwater runoff will be contained within the property.
- ▶ Civil engineer and hydro engineer have designed the stormwater mitigation system.

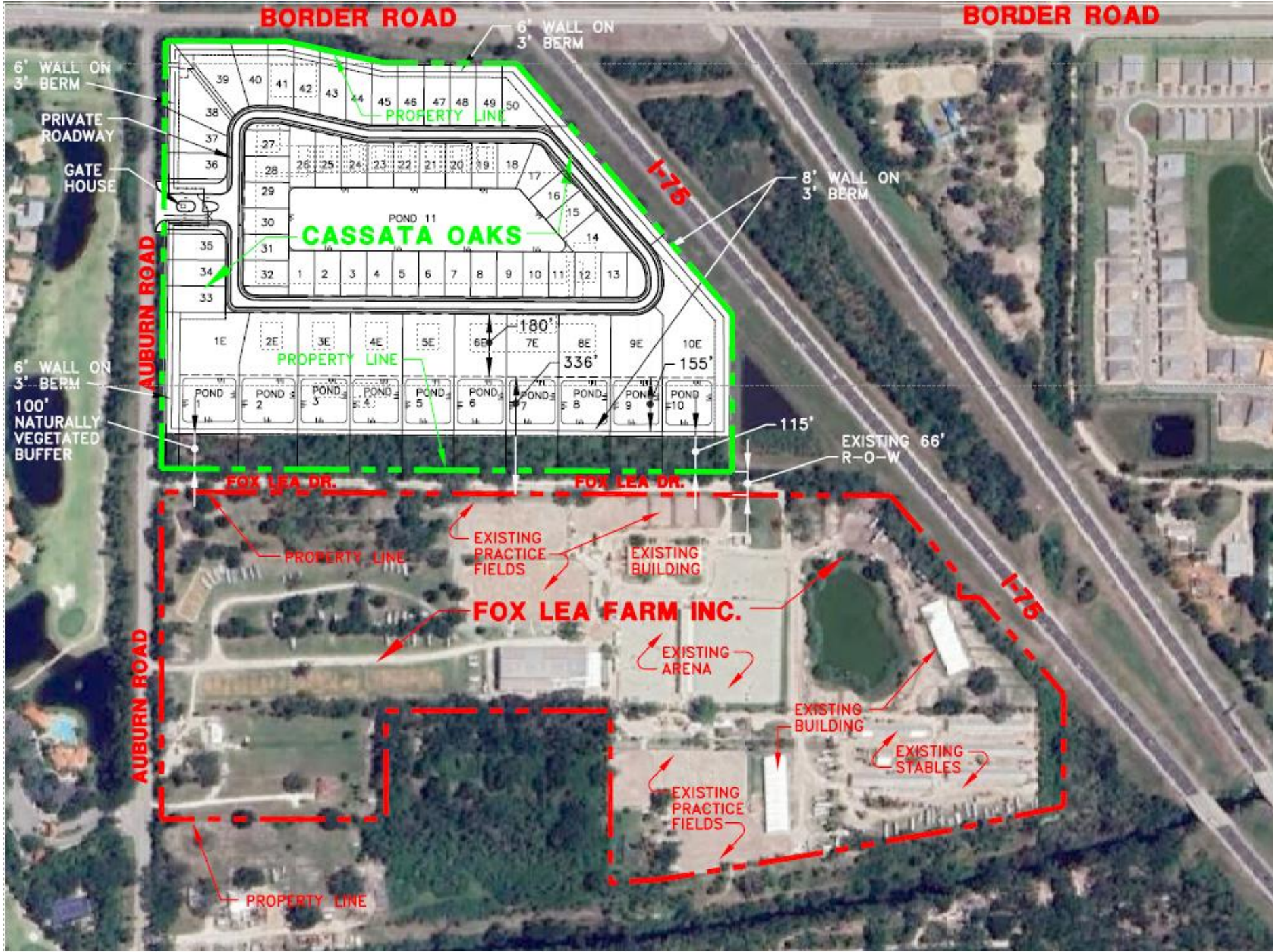
Compatibility - Mitigation Considerations

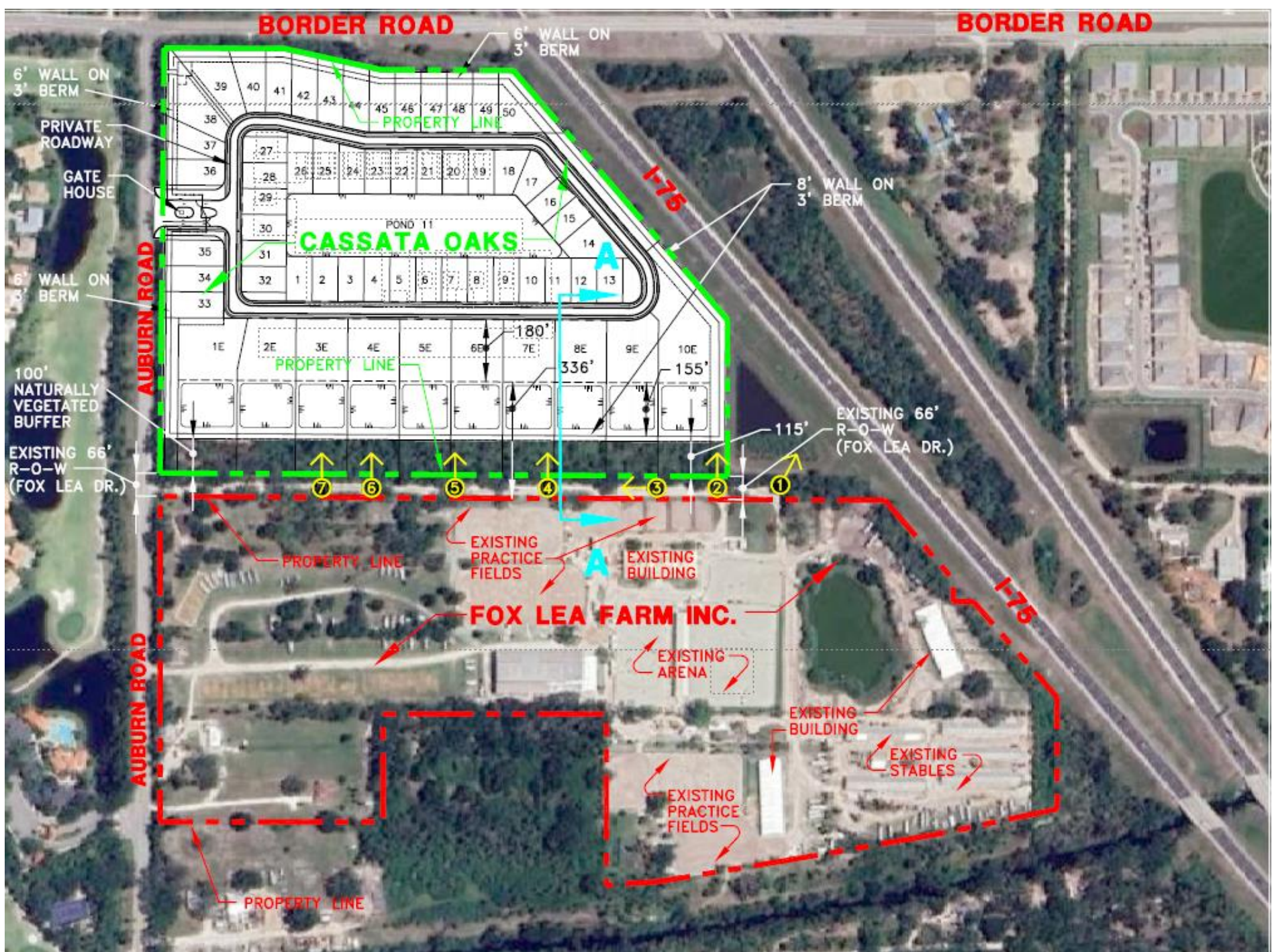
Under Sec. 87-4 of the Code the applicant uses the following techniques to meet the following special mitigation considerations

- ▶ Lowering density and intensity;
- ▶ Increasing building setbacks;
- ▶ Adjusting building step-backs; (doesn't apply)
- ▶ Requiring tiered buildings; (doesn't apply)
- ▶ Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
- ▶ Adjusting road and driveway locations; and
- ▶ Increasing buffer types and/or elements of the buffer type.

Proposed Mitigation Factors

- ▶ Providing a buffer that goes beyond code requirements to provide increased screening.
- ▶ Construction Management Plan
 - ▶ No burning of trees and vegetation during clearing and grubbing
 - ▶ All debris shall be chipped and or hauled off site. Chipping will be done in the north portion of the property.
 - ▶ The southern wall and berm will be constructed prior to site clearing except for those areas necessary to obtain access to work area.
- ▶ Fox Lea Drive will not be used for pedestrian and automotive use to or from the proposed development
- ▶ A notice of proximity and language in the declaration limiting uses on the property
- ▶ Connection of the east and west walls to minimize foot traffic on Fox Lea Drive
- ▶ Leaving the exotic trees in the natural buffer on the southern portion of the property, if allowed by the City of Venice.
- ▶ Stormwater Management Plan





BORDER ROAD

BORDER ROAD

6' WALL ON 3' BERM

6' WALL ON 3' BERM

PRIVATE ROADWAY

GATE HOUSE

6' WALL ON 3' BERM

100' NATURALLY VEGETATED BUFFER

EXISTING 66' R-O-W (FOX LEA DR.)

AUBURN ROAD

AUBURN ROAD

BORDER ROAD

BORDER ROAD

I-75

I-75

CASSATA OAKS

FOX LEA FARM INC.

PROPERTY LINE

EXISTING PRACTICE FIELDS

EXISTING BUILDING

EXISTING ARENA

EXISTING BUILDING

EXISTING STABLES

EXISTING PRACTICE FIELDS

PROPERTY LINE

39 40 41 42 43 44 45 46 47 48 49 50

38 37 36

35 34 33

32 31 30 29 28 27

26 25 24 23 22 21 20 19 18 17 16 15 14

13 12 11 10 9 8 7 6 5 4 3 2 1

1E 2E 3E 4E 5E 6E 7E 8E 9E 10E

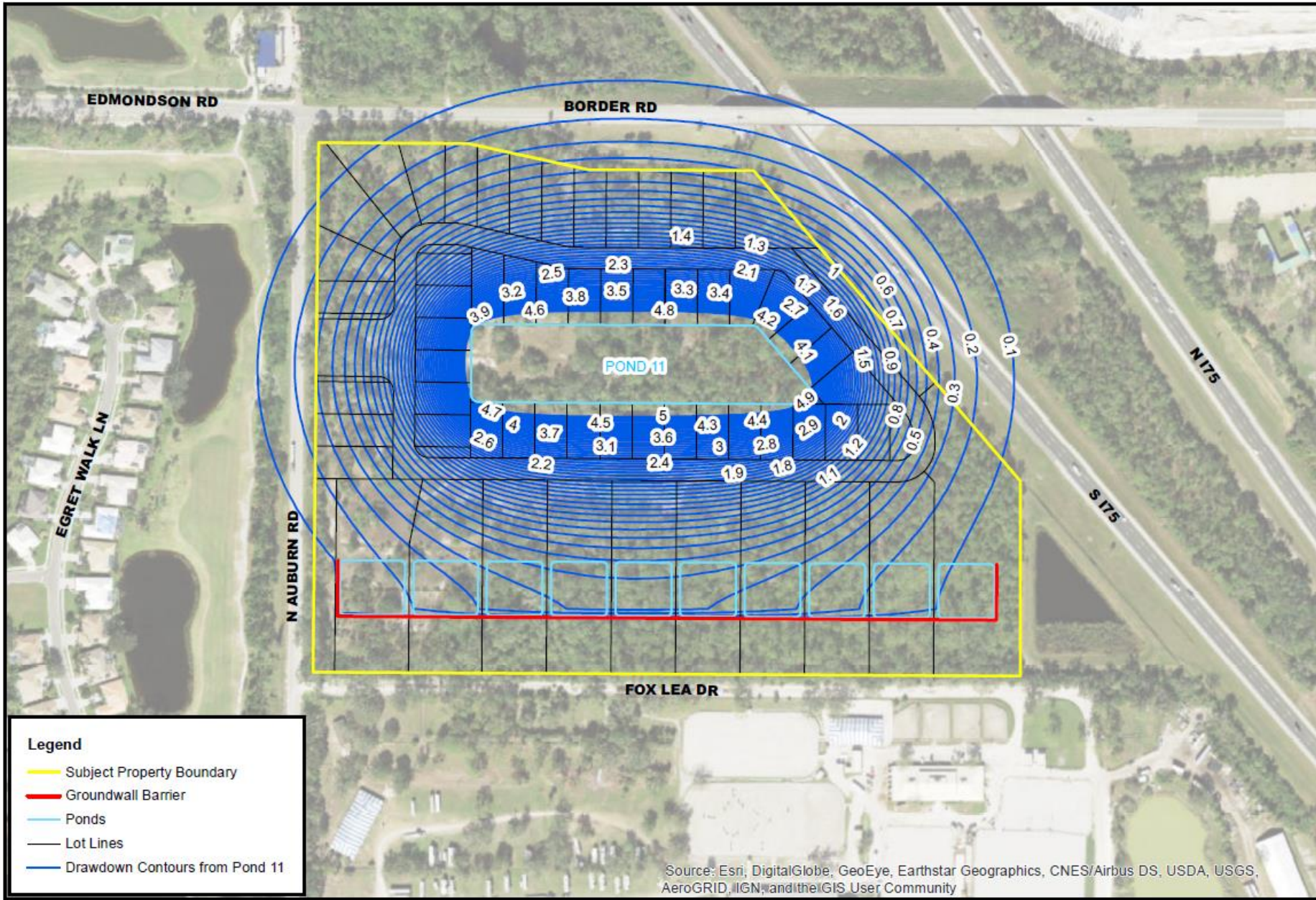
115'

180'

336'

155'

7 6 5 4 3 2 1



Date: 6/11/2024

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FIGURE



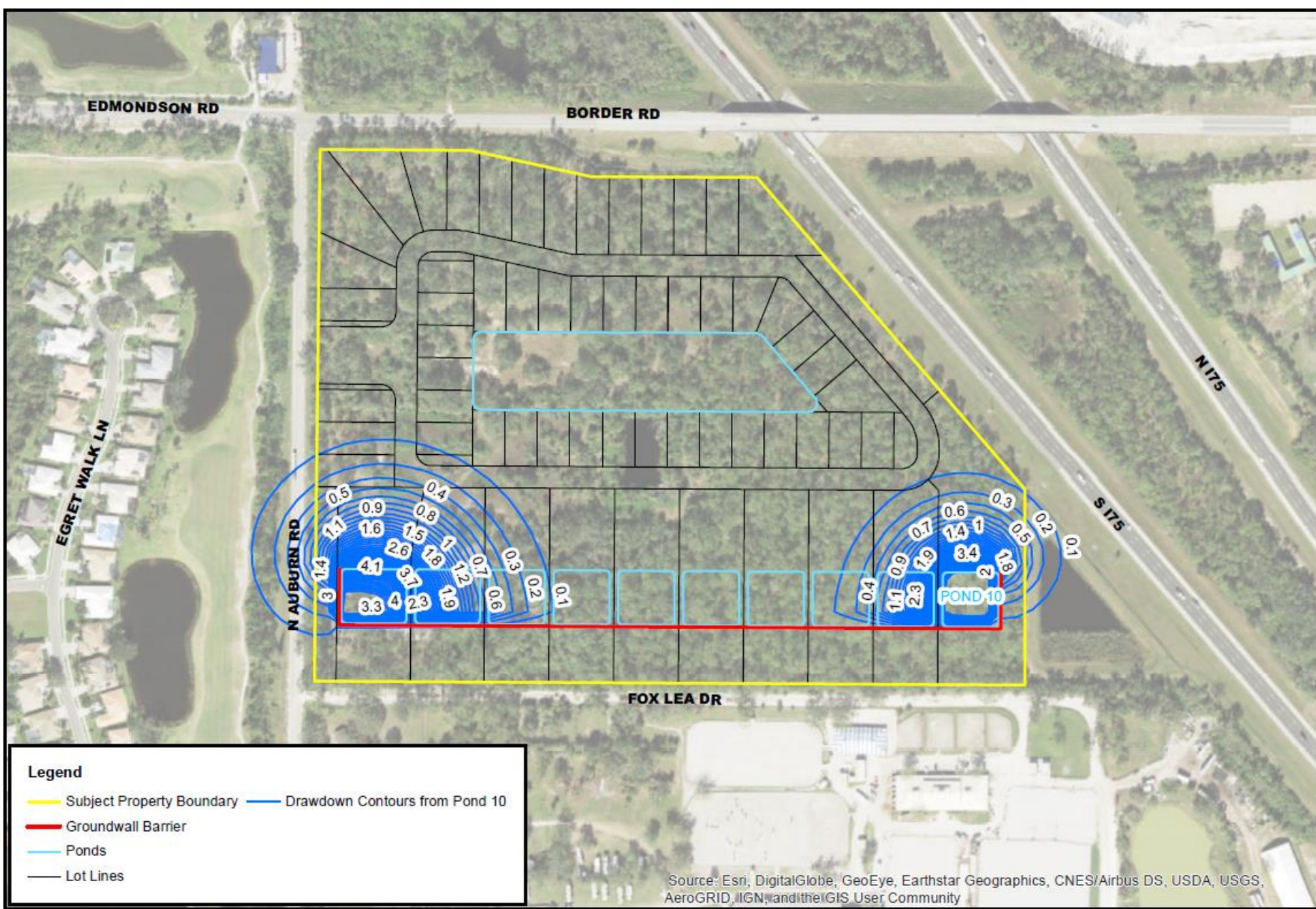
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(Printed 8.5x11)

**PLAN SHOWING
GROUNDWATER DRAWDOWN DEPTHS FOR POND 11**

Cassata Oaks



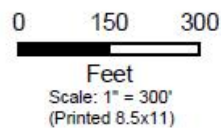
**HYDRO-ENVIRONMENTAL
ASSOCIATES, LLC.**
4806 West Azeele Street
Tampa, Florida 33609
www.HEAFLA.com



Date: 6/11/2024

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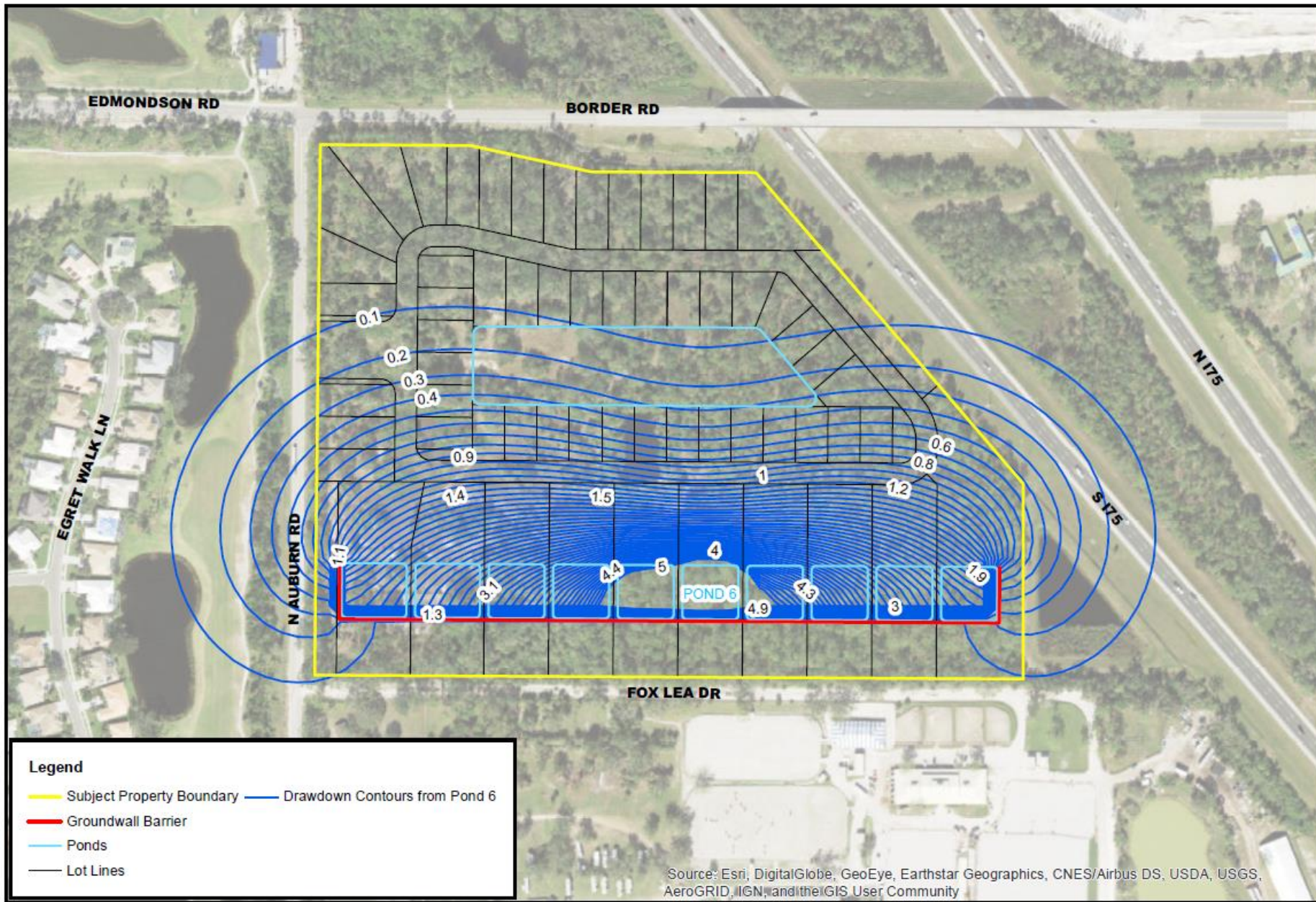
FIGURE



**PLAN SHOWING
GROUNDWATER DRAWDOWN DEPTHS FOR POND-10
Cassata Oaks**



**HYDRO-ENVIRONMENTAL
ASSOCIATES, LLC.**
4806 West Azeele Street
Tampa, Florida 33609
www.HEAFLA.com



Date: 6/17/2024

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FIGURE



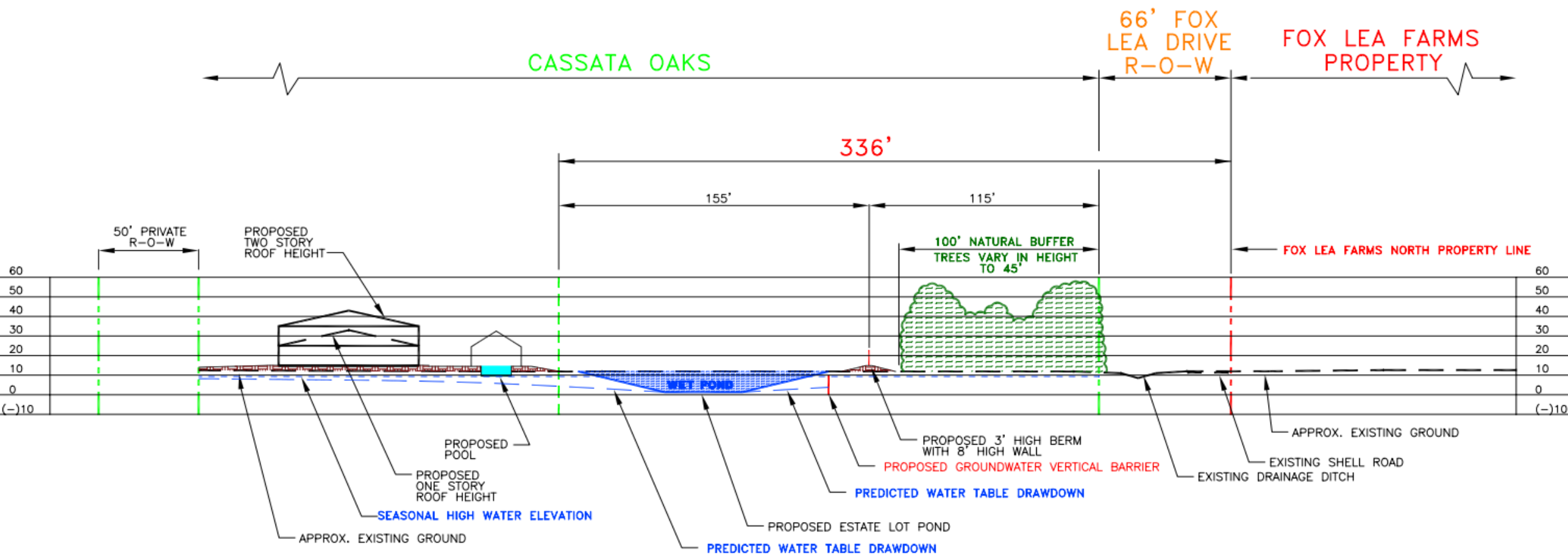
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**PLAN SHOWING
GROUNDWATER DRAWDOWN DEPTHS FOR POND-6**

Cassata Oaks



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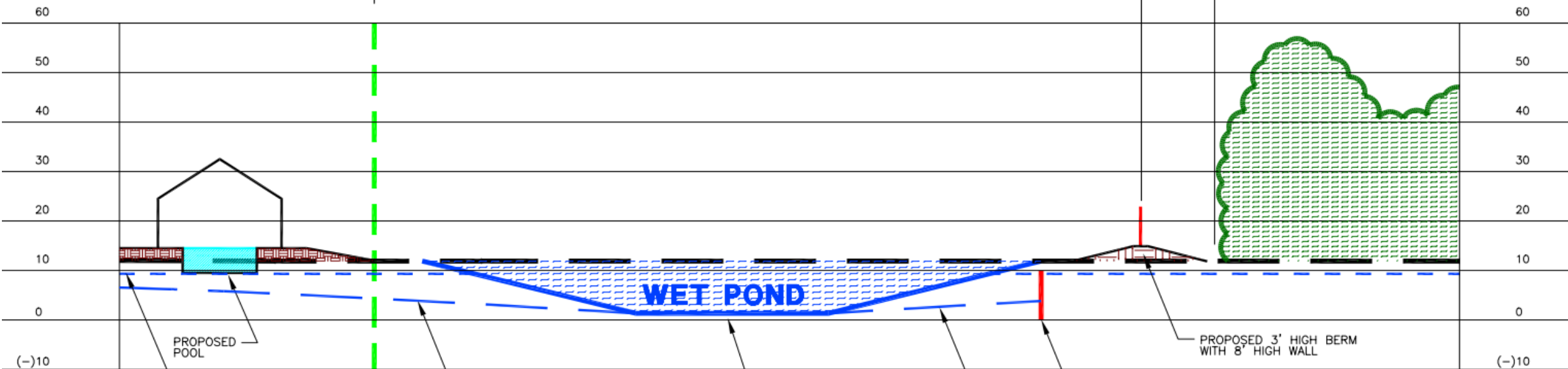
CASSATA OAKS

336'

155'

115'

100' NATURAL BUFFER
TREES VARY IN HEIGHT



PROPOSED POOL

SEASONAL HIGH WATER ELEVATION

WET POND

PREDICTED WATER TABLE DRAWDOWN

PROPOSED ESTATE LOT POND

PREDICTED WATER TABLE DRAWDOWN

PROPOSED GROUNDWATER VERTICAL BARRIER

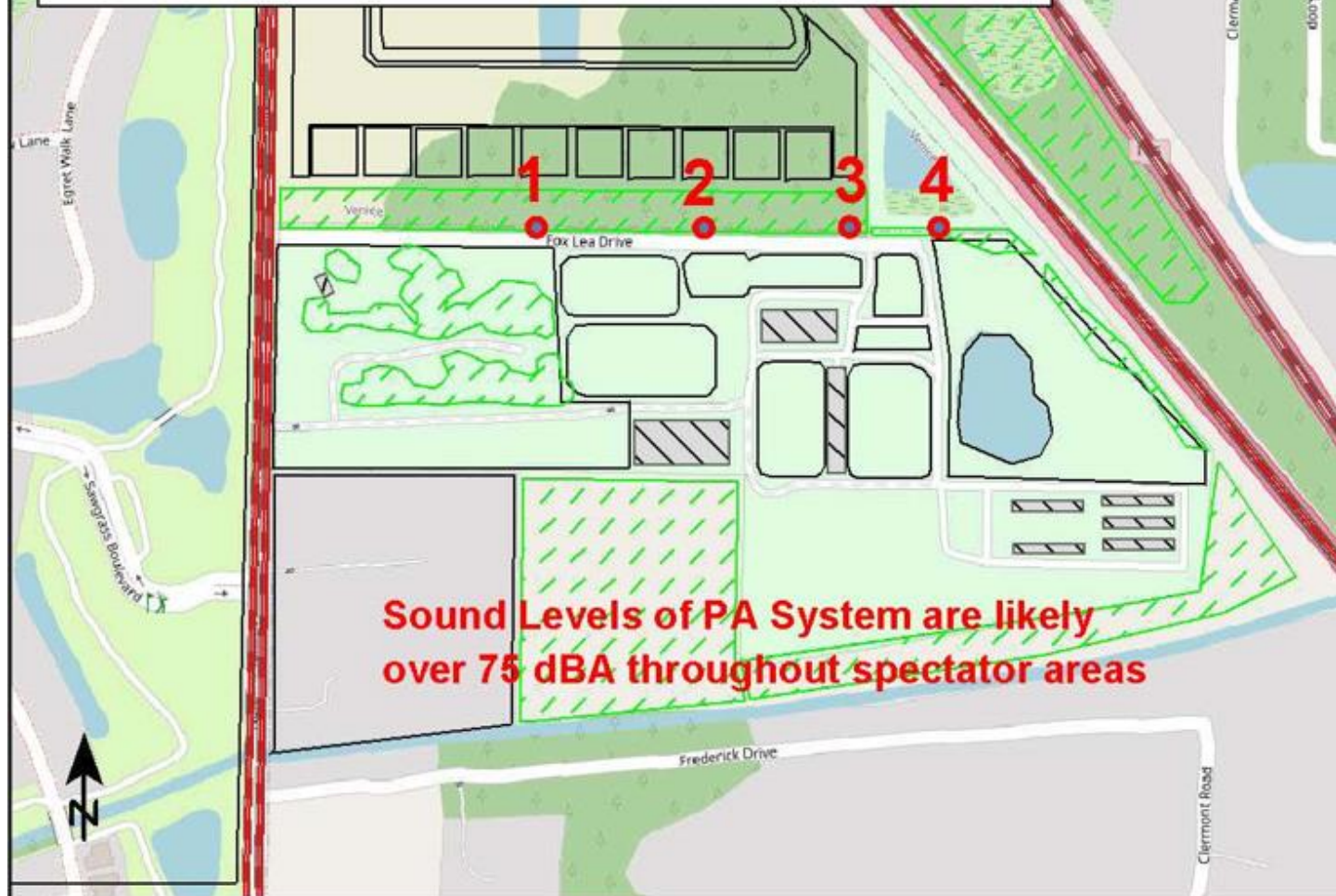
PROPOSED 3' HIGH BERM WITH 8' HIGH WALL

(-)10

(-)10

Fox Lea Farms
Operational Noise Conditions

Decibel Levels (dBA) along Fox Lea Drive				
Location	1	2	3	4
Louder Vehicles on I-75 and Auburn Rd	55-60	55-62	63-69	65-71
Vehicles on Fox Lea Drive	60-67	60-67	65-73	60-68
PA System	66-77	65-72	60-64	faint



Sound Levels of PA System are likely over 75 dBA throughout spectator areas

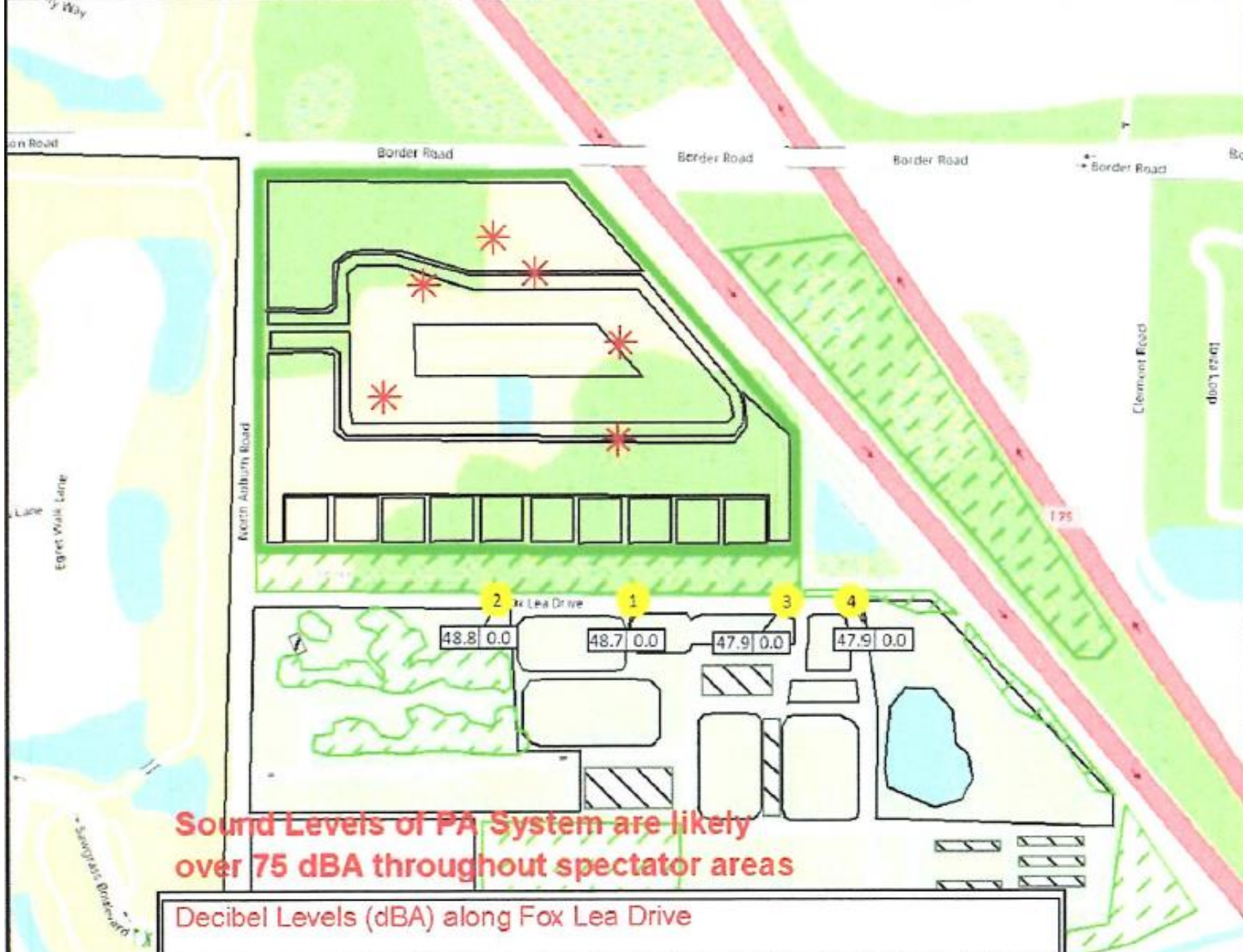
Signs and symbols

- Ground effects
- Volume attenuation areas
- Receiver
- Emission line
- Surface
- Facade with conflict

1 : 500



Cassata Oaks
 Site Clearing Noise Emissions



Signs and symbols

- Ground effects
- Volume attenuation areas
- Wall
- Berm slope area
- Berm top
- Receiver
- Point source
- Facade with conflict

1 : 500
 0 125 250 500 750 1000 feet

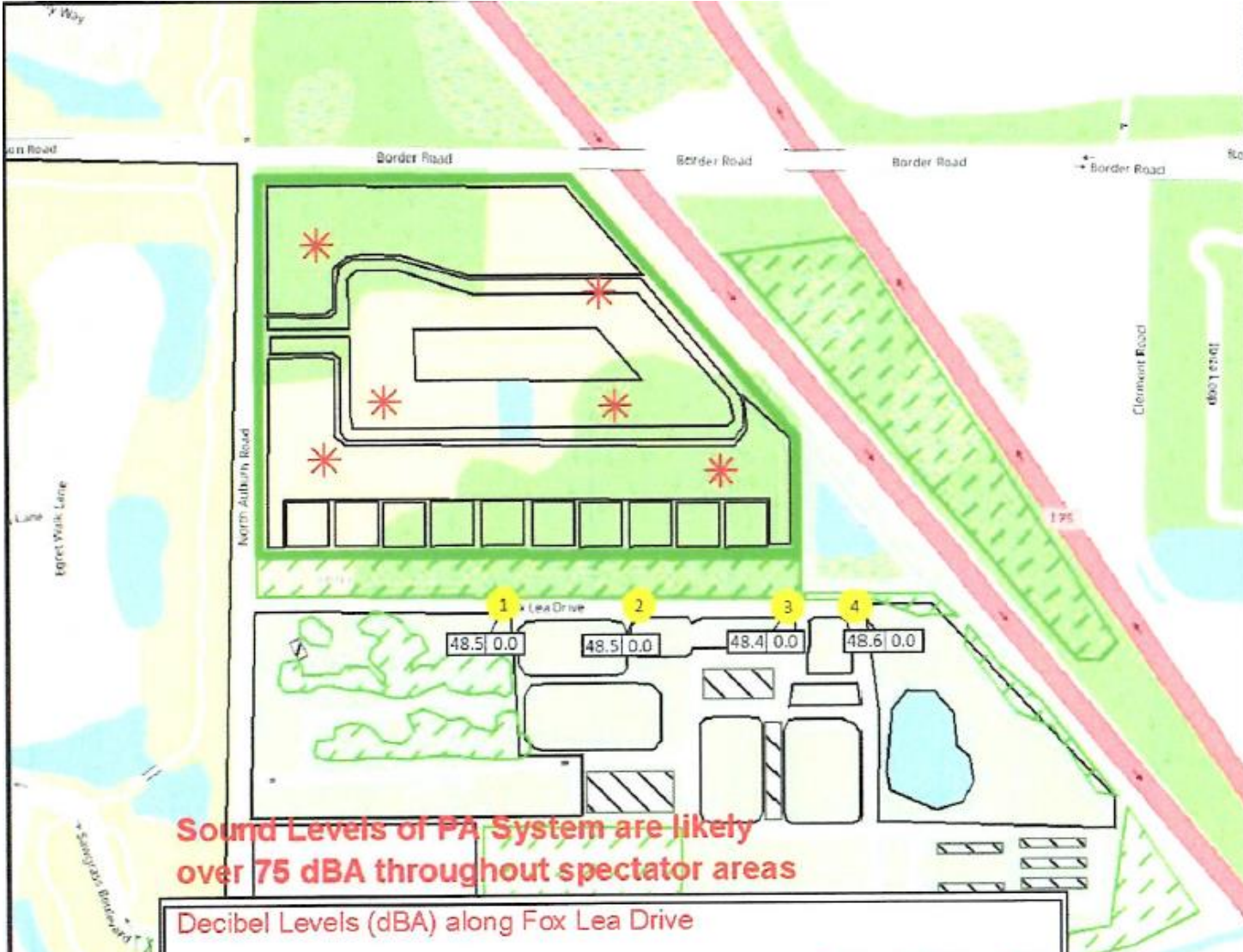
Sound Levels of PA System are likely over 75 dBA throughout spectator areas

Decibel Levels (dBA) along Fox Lea Drive				
Location	1	2	3	4
Louder Vehicles on I-75 and Auburn Rd	55-60	55-62	63-69	65-71
Vehicles on Fox Lea Drive	60-67	60-67	65-73	60-68
PA System	66-77	65-72	60-64	faint

Clement Rogg



Cassata Oaks
 Site Digging Noise Emissions



Signs and symbols

- Ground effects
- Volume attenuation areas
- Wall
- Berm slope area
- Berm top
- Receiver
- Point source
- Facade with conflict

1 : 500
 0 125 250 500 750 1000 feet

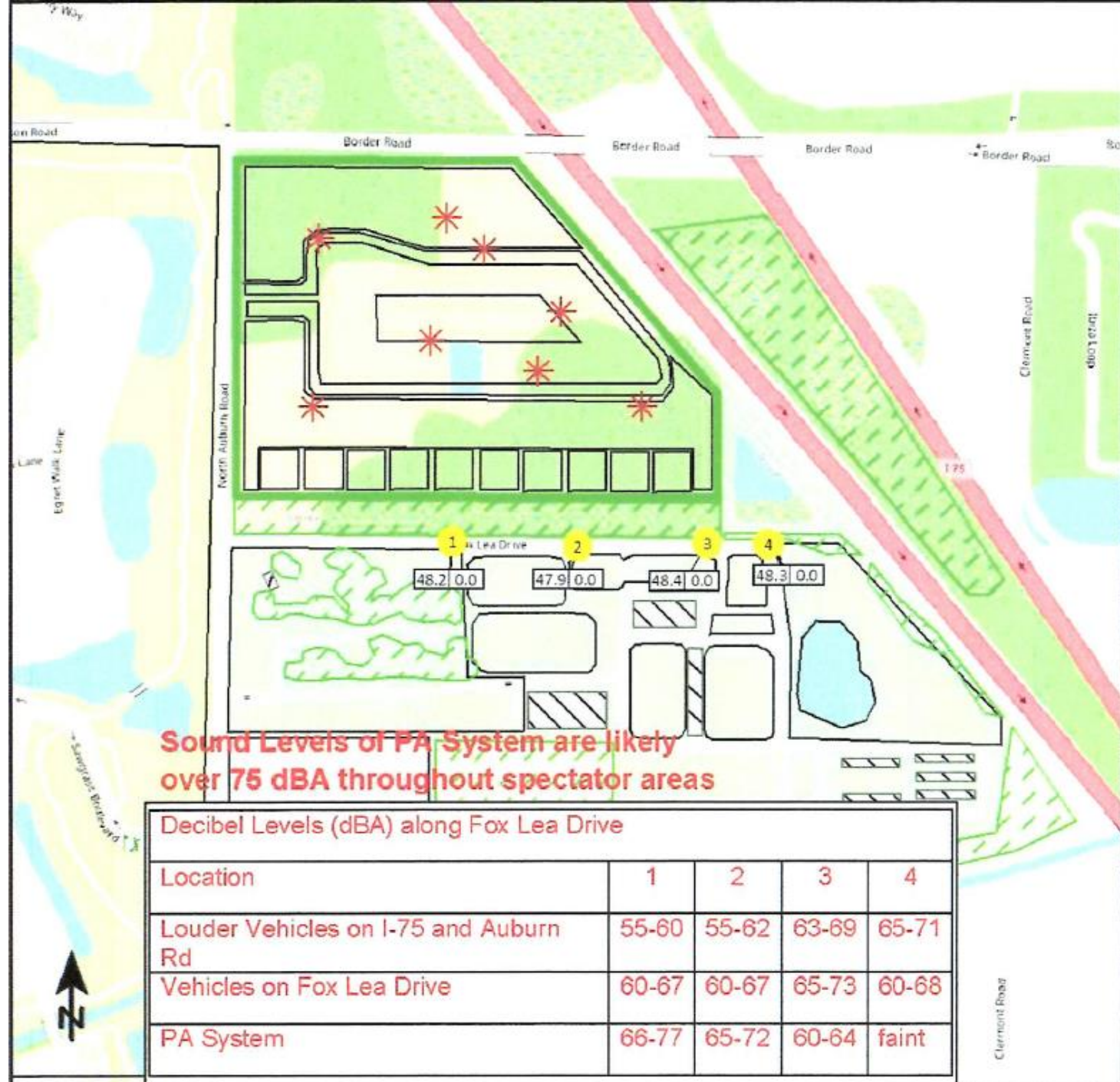
Sound Levels of PA System are likely over 75 dBA throughout spectator areas

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Cassata Oaks

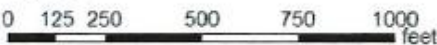
Site Pouring Noise Emissions



Signs and symbols

- Ground effects
- Volume attenuation areas
- Wall
- Berm slope area
- Berm top
- Receiver
- Point source
- Facade with conflict

1 : 500



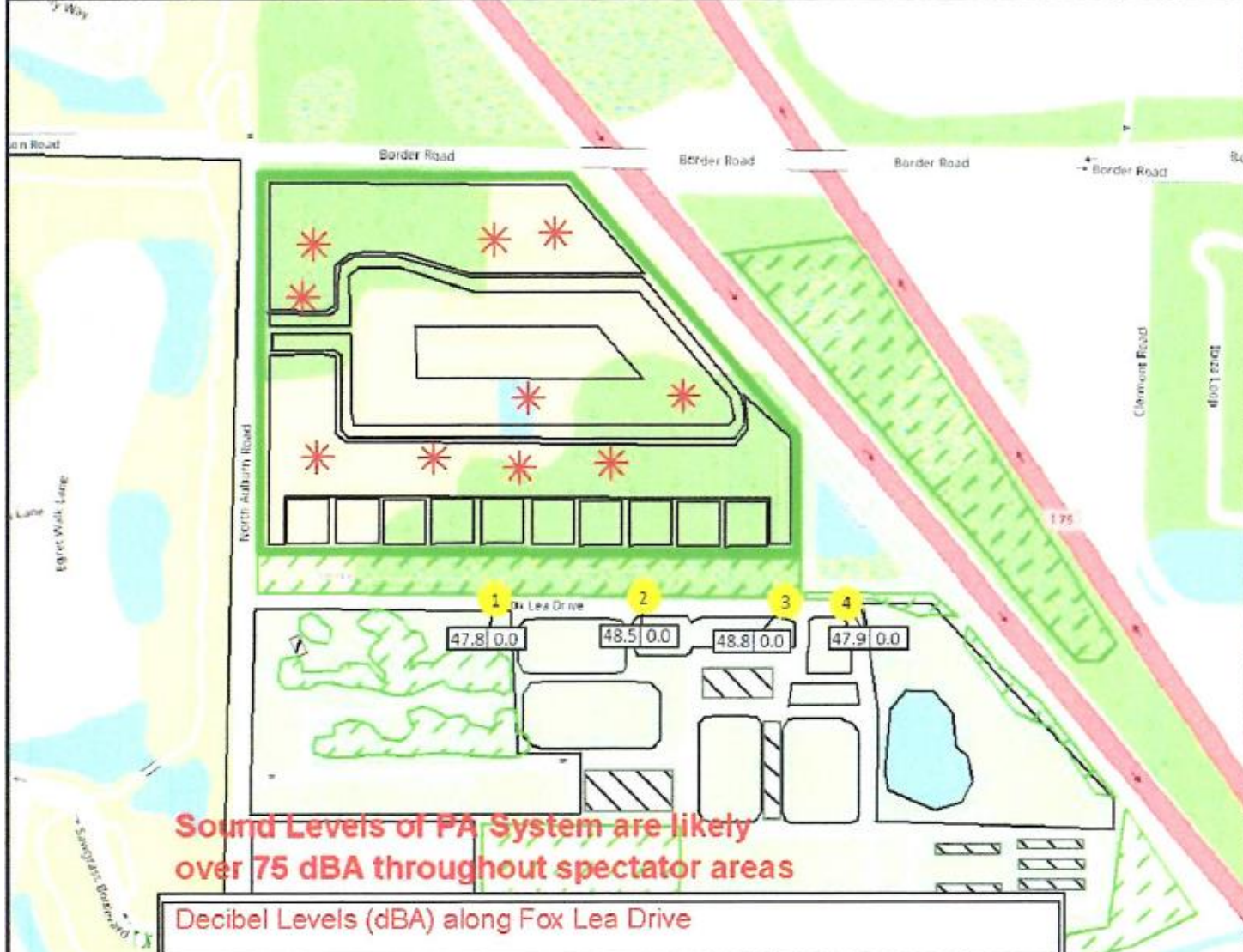
Sound Levels of PA System are likely over 75 dBA throughout spectator areas

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Cassata Oaks

Site Framing Noise Emissions



Signs and symbols

- Ground effects
- Volume attenuation areas
- Wall
- Berm slope area
- Berm top
- Receiver
- Point source
- Facade with conflict

1 : 500



Sound Levels of PA System are likely over 75 dBA throughout spectator areas

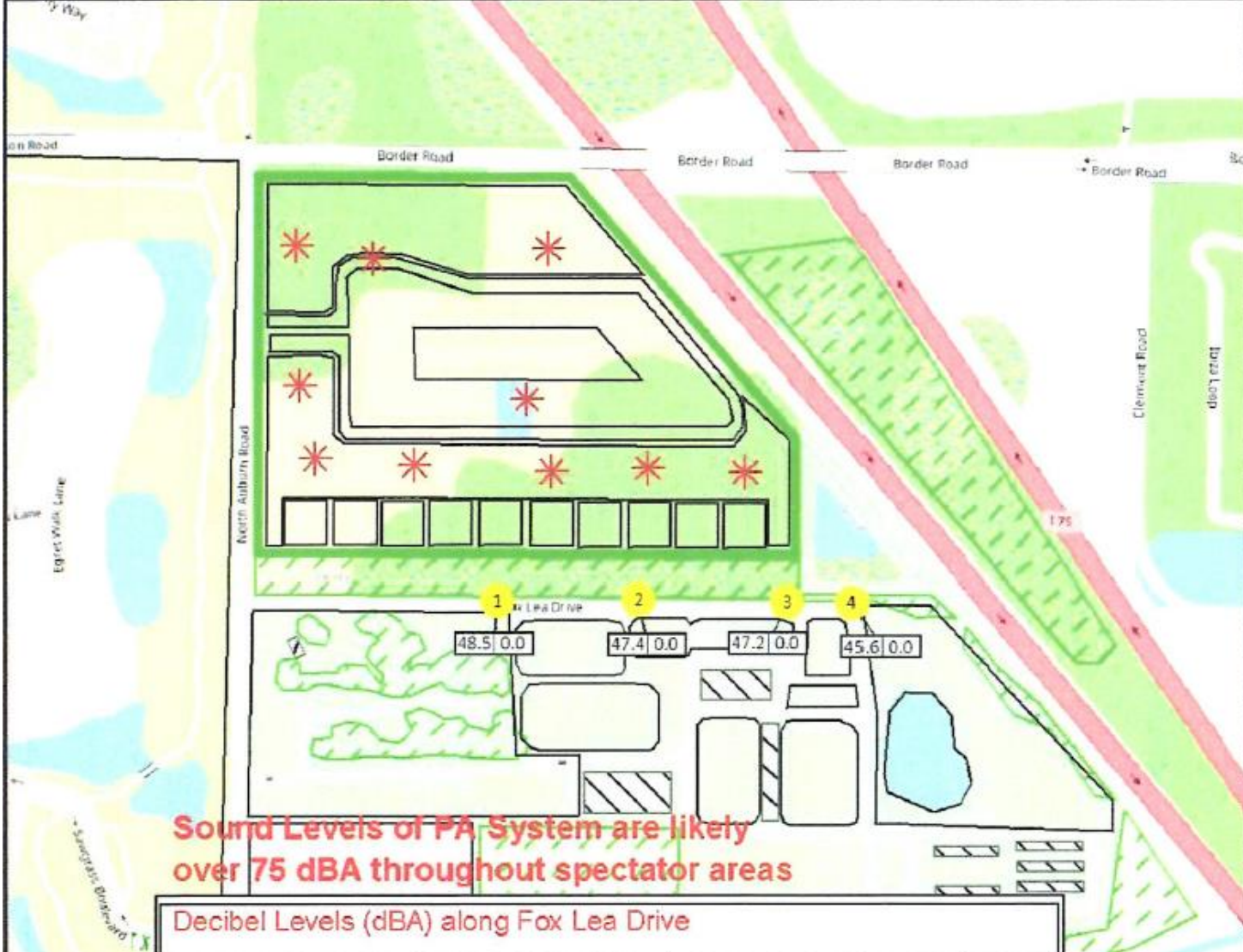
Decibel Levels (dBA) along Fox Lea Drive

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Vehicles on Fox Lea Drive	60-67	60-67	65-73	60-68
PA System	66-77	65-72	60-64	faint



Cassata Oaks

Site Roofing Noise Emissions



Signs and symbols

- Ground effects
- Volume attenuation areas
- Wall
- Berm slope area
- Berm top
- Receiver
- Point source
- Facade with conflict

1 : 500
 0 125 250 500 750 1000 feet

Sound Levels of PA System are likely over 75 dBA throughout spectator areas

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Summary

- ▶ This proposed development is compatible with the comprehensive plan and the surrounding area.
- ▶ The proposed development will conform with the RSF-3 zoning standards without any special exceptions or conditional uses.
- ▶ Other than the Sarasota County property to the South, the surrounding property is residential.
- ▶ The proposed buffers exceed the required buffers under the code.
- ▶ The proposed development's density will be below the allowed density and have one of the lowest densities in the area.
- ▶ In addition to the 115-foot buffer adjacent to Fox Lea Farms, the larger estate lots closest to Fox Lea Farms will allow for a transition from the standard single-family residences to Fox Lea Farms.
- ▶ Restrictive Covenants and Notice of Proximity to address the concerns of the community.
- ▶ Mitigation efforts during construction.

Request for Approval

- ▶ The Applicant respectfully requests approval to rezone the property from Sarasota County OUE to City of Venice RSF-3 with binding concept plan.

Thank You
QUESTIONS?