

24-11RZ CASSATA OAKS



Owner: Auburn Road FC, LLC

Agents: Melissa Strassner, Esq. Berlin Patten Ebling, PLLC

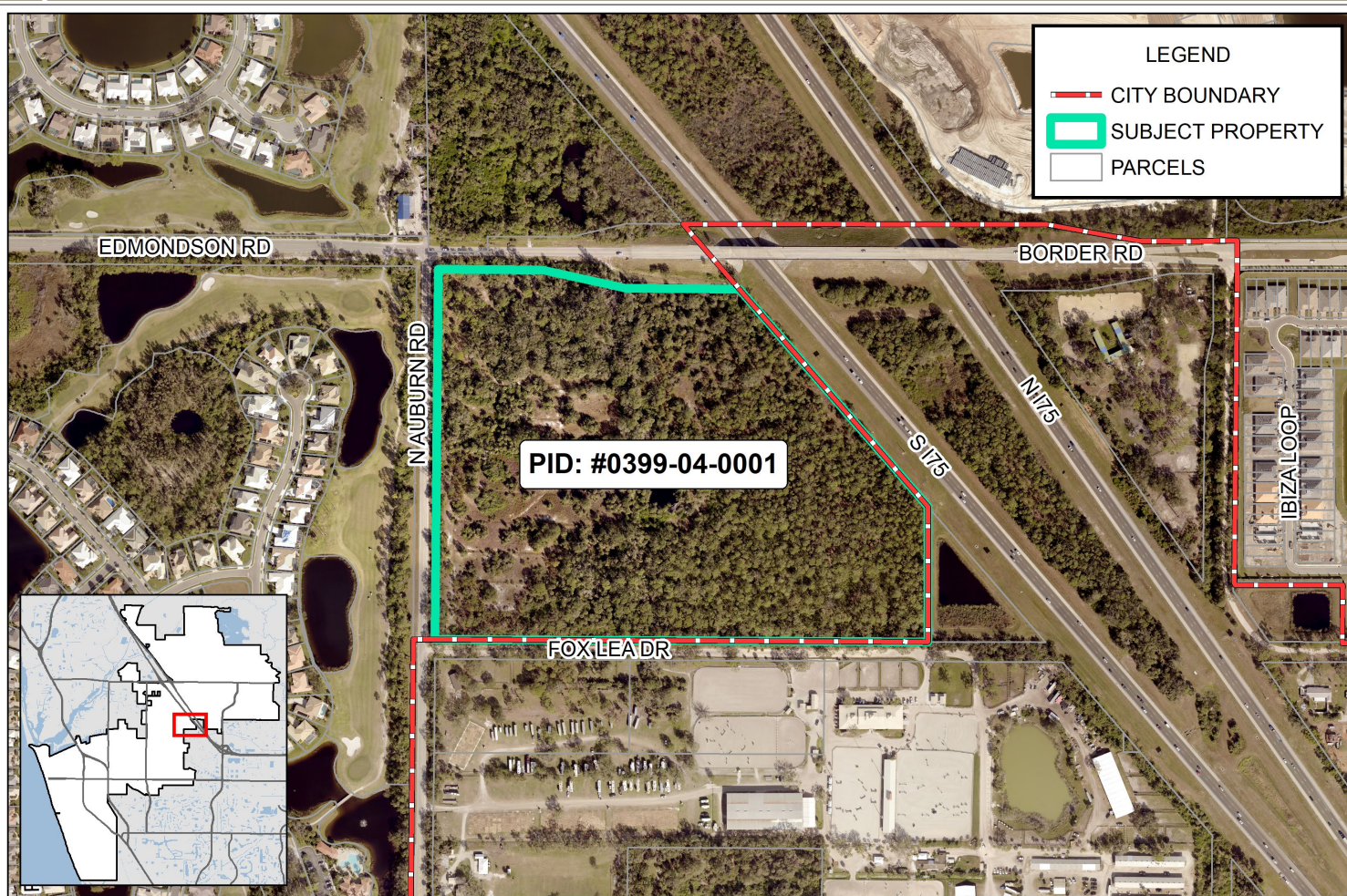
Mariah Miller, Esq., M.L. Miller Law, PLLC

GENERAL INFORMATION

Address:	0 Border Road
Request:	Assigning a City of Venice Residential, Single Family 3 (RSF-3) zoning district to the subject property
Applicant/Owner:	Auburn Road FC, LLC
Agent:	Melissa Strassner, Esq. Berlin Patten Ebling, PLLC & Mariah Miller, Esq., M.L. Miller Law, PLLC
Parcel ID:	0399040001
Parcel Size:	39.62 ± acres
Future Land Use:	Low Density Residential
Zoning:	Sarasota County Open Use Estate
Comprehensive Plan Neighborhood:	Pinebrook Avenue
Application Date:	February 29, 2024

PROJECT DESCRIPTION & BACKGROUND

- Request to assign City of Venice Residential, Single Family 3 (RSF-3) zoning to subject parcel
 - Current zoning is Sarasota County Open Use Estate (OUE)
 - Annexation requires rezoning to City designation
 - Must receive a City designation before development
 - Joint Planning Agreement (JPA) Area 2a limits density to maximum of 3 units per acre
- Previously considered for zoning map amendment in 2017, denied by Council twice
 - Previous proposals for 118 single-family lots in RSF-3, 85 single family lots in PUD
 - Denials primarily based on compatibility
 - Background only; no impact on current proposal
- Future development subject to preliminary plat process
- Applicant submitted conceptual plat plan for 60 single-family lots, willing to add stipulations

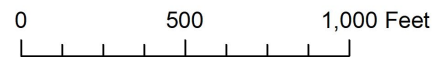


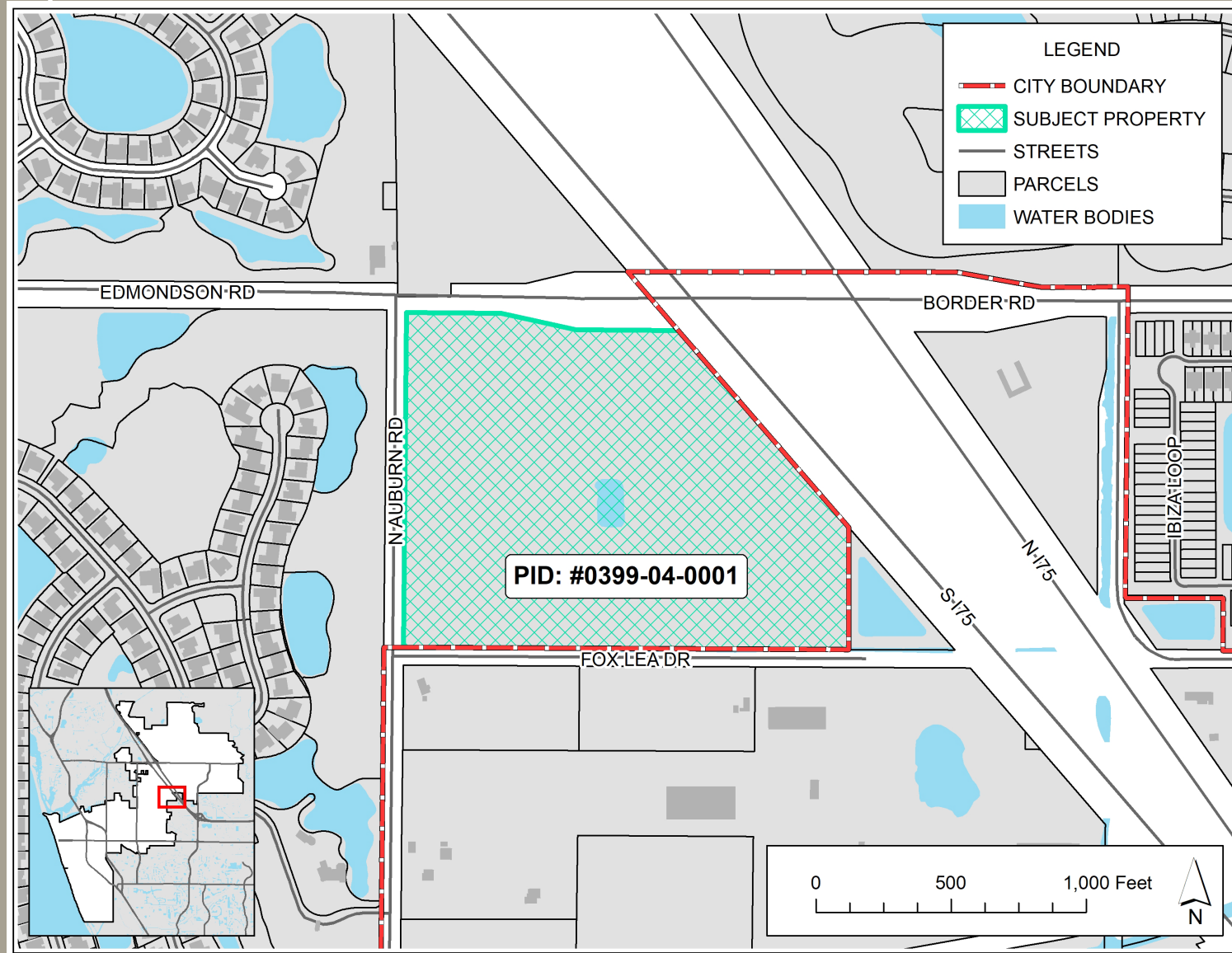
AERIAL MAP

CASSATA OAKS



AERIAL
PLANNING AND ZONING DEPARTMENT





LOCATION MAP



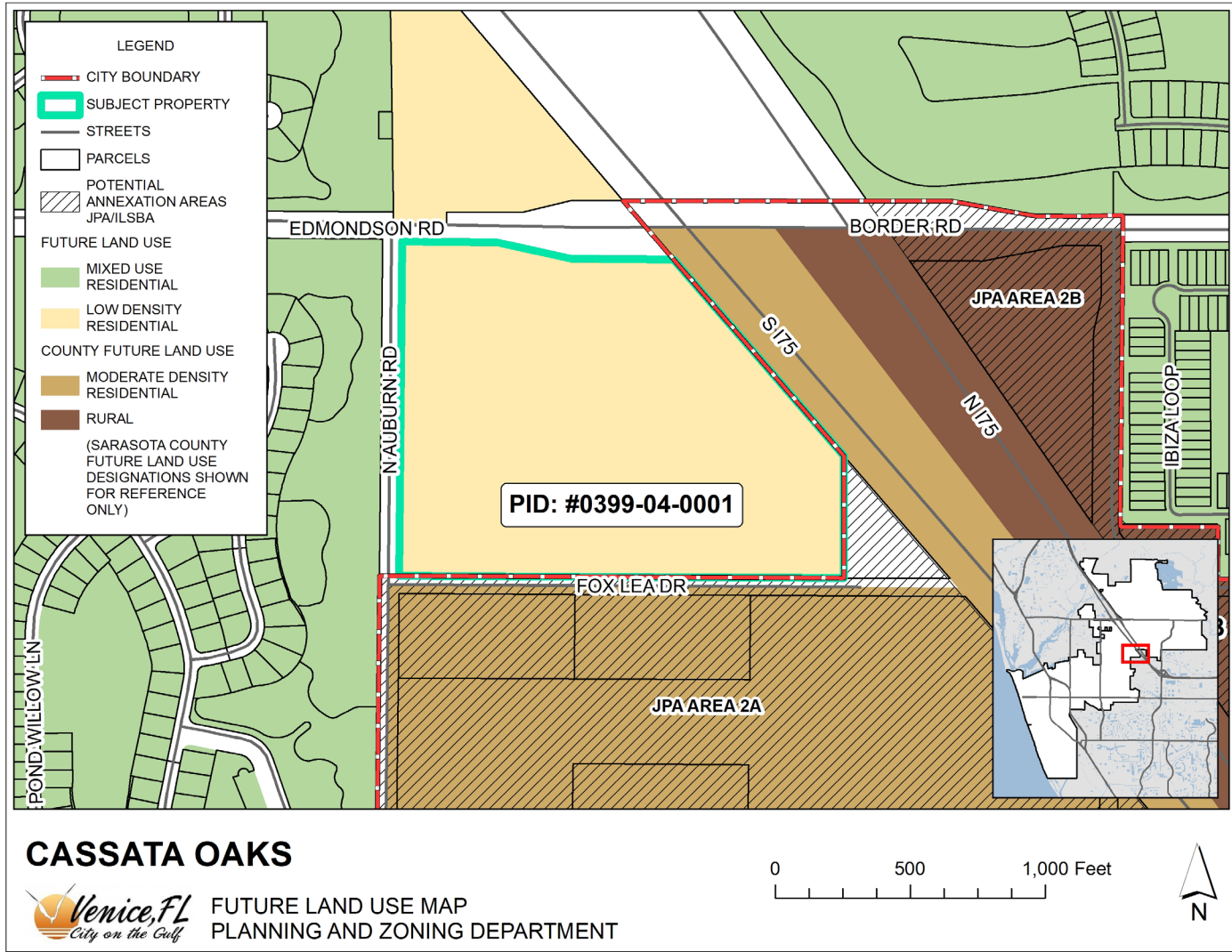
EXISTING CONDITIONS

Future Land Use Map

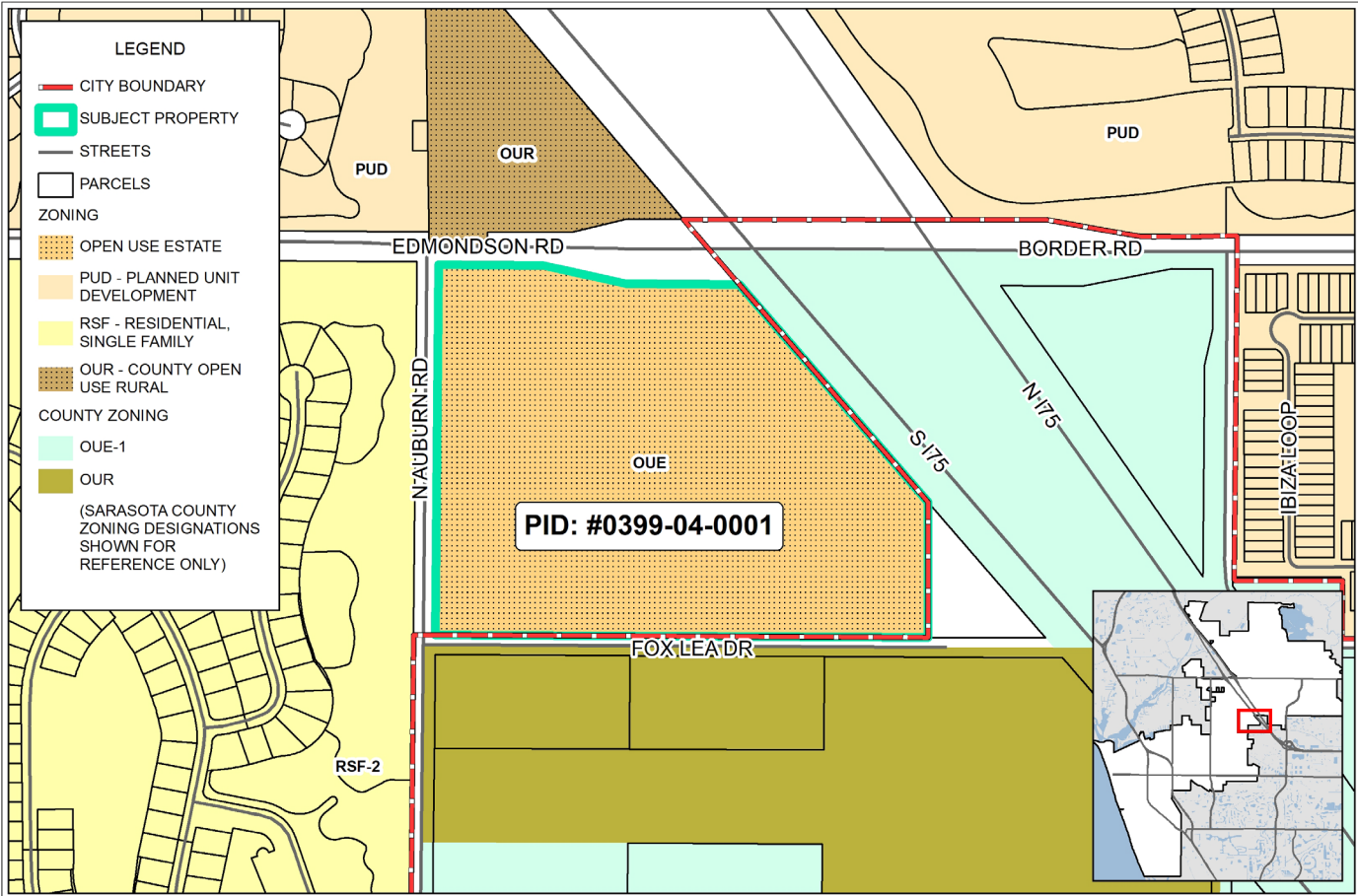
Existing & Proposed Zoning Maps

Site Photos

Surrounding Land Uses



Future Land Use Map

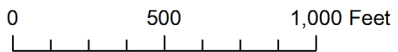


- LEGEND**
- CITY BOUNDARY
 - SUBJECT PROPERTY
 - STREETS
 - ▭ PARCELS
- ZONING**
- OPEN USE ESTATE
 - PUD - PLANNED UNIT DEVELOPMENT
 - RSF - RESIDENTIAL, SINGLE FAMILY
 - OUR - COUNTY OPEN USE RURAL
- COUNTY ZONING**
- OUE-1
 - OUR
- (SARASOTA COUNTY ZONING DESIGNATIONS SHOWN FOR REFERENCE ONLY)

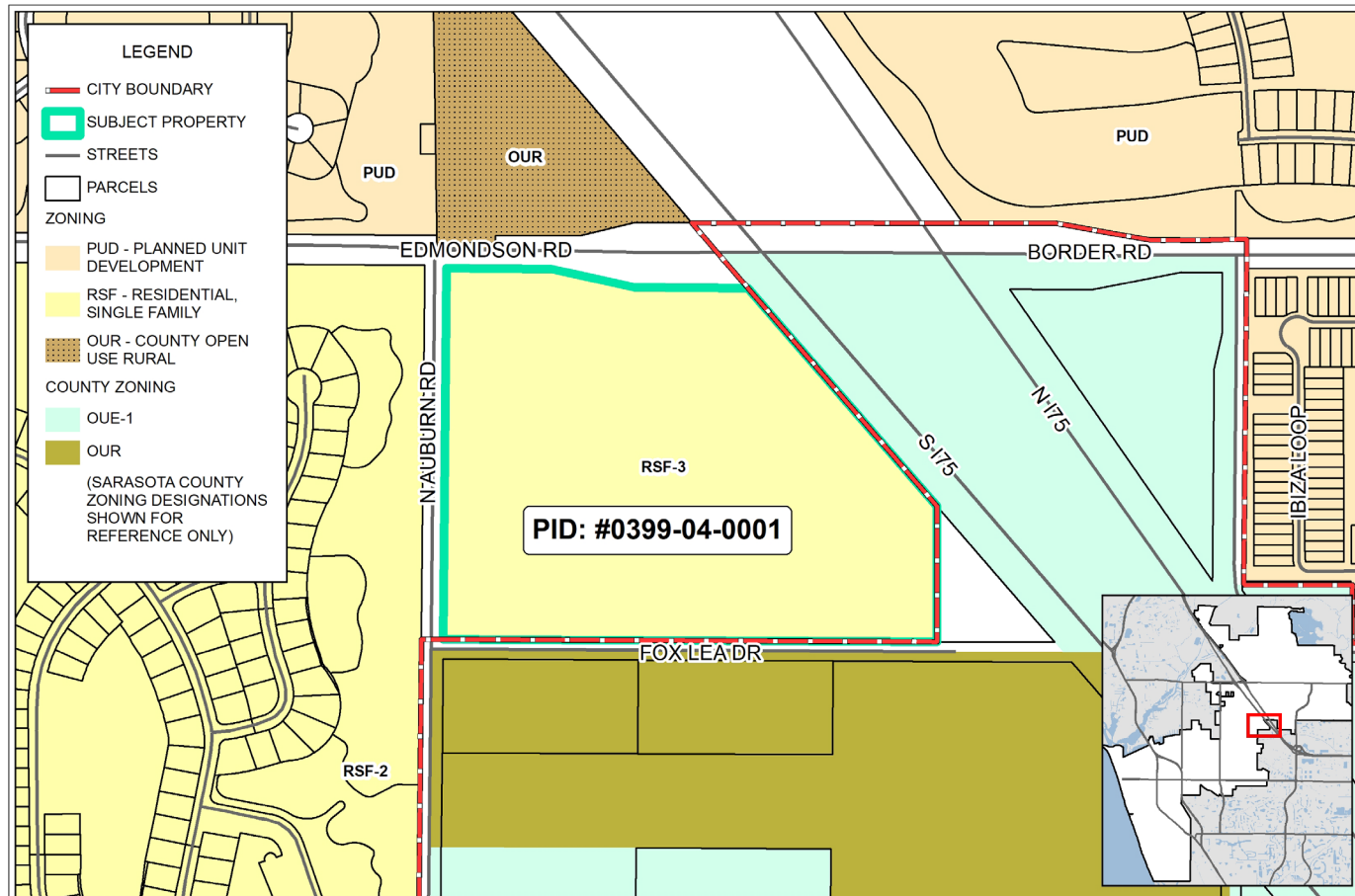
CASSATA OAKS



EXISTING ZONING MAP
PLANNING AND ZONING DEPARTMENT



Existing Zoning Map



Proposed Zoning Map

CASSATA OAKS



PROPOSED ZONING MAP
PLANNING AND ZONING DEPARTMENT







Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Vacant land and Waterford)	Sarasota County OUR, City of Venice PUD	Low Density Residential and Mixed Use Residential (MUR)
South	Agricultural (Fox Lea Farm)	County OUR	Sarasota County Moderate Density Residential
East	Interstate 75	None	None
West	Residential (Sawgrass)	County zoning	MUR

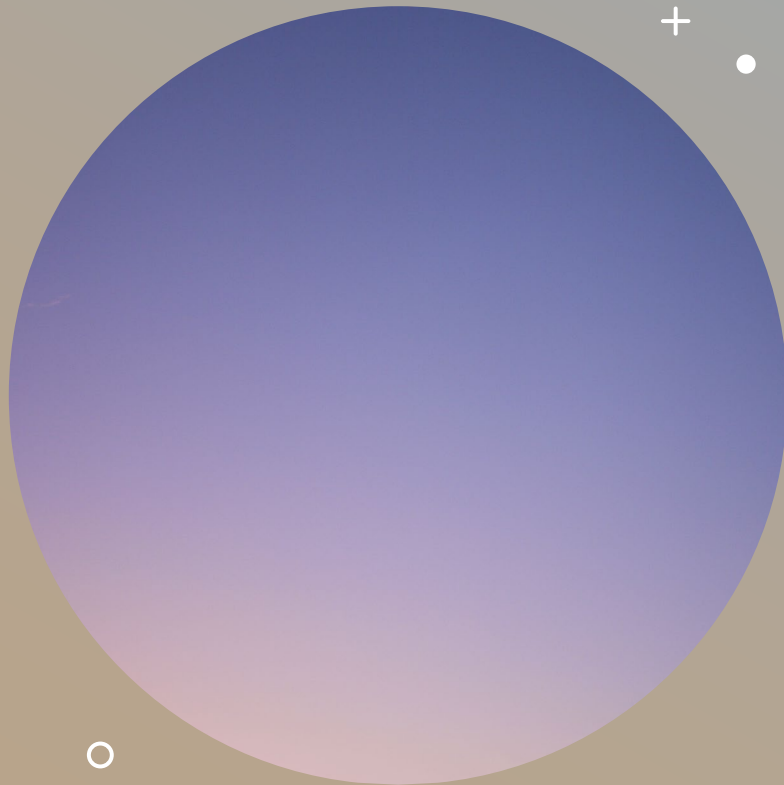
PLANNING ANALYSIS

Comparison of Districts

Comprehensive Plan Consistency

Land Development Code Compliance

Concurrency/Mobility



Comparison of Existing and Proposed Zoning

Standards	Existing Zoning – OUE	Proposed Zoning – RSF-3
Density Limit	1 du/5 ac	5.0 du/ac (limited to 3.0 du/ac by JPA)
Maximum Dwelling Units on 39.62 acres	7 units	198 units (limited to 118 by JPA; Applicant offers stipulation for max 60 units)
Height	35 feet	35 feet
Lot Coverage	20%	35%
Principal Uses (abridged)	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Essential Services (Minor), Single Family Attached Dwellings, Multifamily Dwellings, Home Day Care, Group Living

Comprehensive Plan Consistency

Joint Planning Agreement

- JPA Area 2a limits residential density to 3 units per acre
- Development in Area 2a served by City water and sewer

Strategy LU 1.2.3.a - Low Density Residential

1. Supports single family detached residential and limited attached residential
 2. Establishes and maintains single family areas within the neighborhoods.
- RSF-3 zoning district consistent with existing FLU designation (Low Density Residential)
 - Intent for single-family detached residential is appropriate for the designation
 - Applicant has indicated only 60 units in their concept plan
 - Total density: 1.5 units per acre
 - No other strategies in the Land Use Element, any other elements, or the Pinebrook neighborhood have been found to relate directly to the subject proposal.

Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Low Density Residential future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

CONCLUSIONS/ FINDINGS OF FACT: COMPREHENSIVE PLAN

Land Development Code Compliance

- Petition has been processed with the procedural requirements contained in Section 87-1.7 of the Land Development Code (LDC)
- Reviewed by the Technical Review Committee; no issues regarding compliance with the Land Development Code
- Applicant has responded to Land Use Compatibility Analysis considerations (Sec. 87-1.2.C.8)

Land Development Code Compliance

Section 4 - Compatibility

- Sec. 87-4.4.B provides “special considerations”
 - Applies based on two conditions: JPA/ILSBA inclusion and adjacency to property with Sarasota County designations
 - Planning Commission and City Council should consider additional mitigation techniques
- Current petition is a zoning map amendment (no development authorized), but a binding plan has been offered
- The following are suggested techniques for mitigation in Sec. 87-4 :
 1. Lowering density and intensity;
 2. Increasing building setbacks;
 3. Adjusting building step-backs (see Section 4.4.B. below);
 4. Requiring tiered buildings;
 5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
 6. Adjusting road and driveway locations; and
 7. Increasing buffer types and/or elements of the buffer type.

The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

**CONCLUSIONS/
FINDINGS OF
FACT:
LAND
DEVELOPMENT
CODE**

Concurrency & Mobility

- No request for confirmation of concurrency
 - Concurrency will be reviewed with a development proposal
- A traffic impact statement was prepared for the project based on 60 single-family units
 - Study was deemed compliant by City's transportation consultant
 - Additional review will occur at preliminary plat phase

Concurrency

- As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Mobility

- Although no development has been proposed through this application, the submitted traffic study for 60 single-family units has been deemed compliant, and transportation impacts will be analyzed further with the submittal of a development proposal.

CONCLUSIONS/ FINDINGS OF FACT: CONCURRENCY & MOBILITY

Proposed Stipulations

1. Density shall be limited to 60 single-family lots.
2. The conceptual plan shall be binding, and any subsequent plat will be substantially consistent with the conceptual plan. Minor deviations may be necessary to comply with other regulations.

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 to City Council on Zoning Map Amendment Petition No. 24-11RZ.

CONCLUSION AND PLANNING COMMISSION ACTION