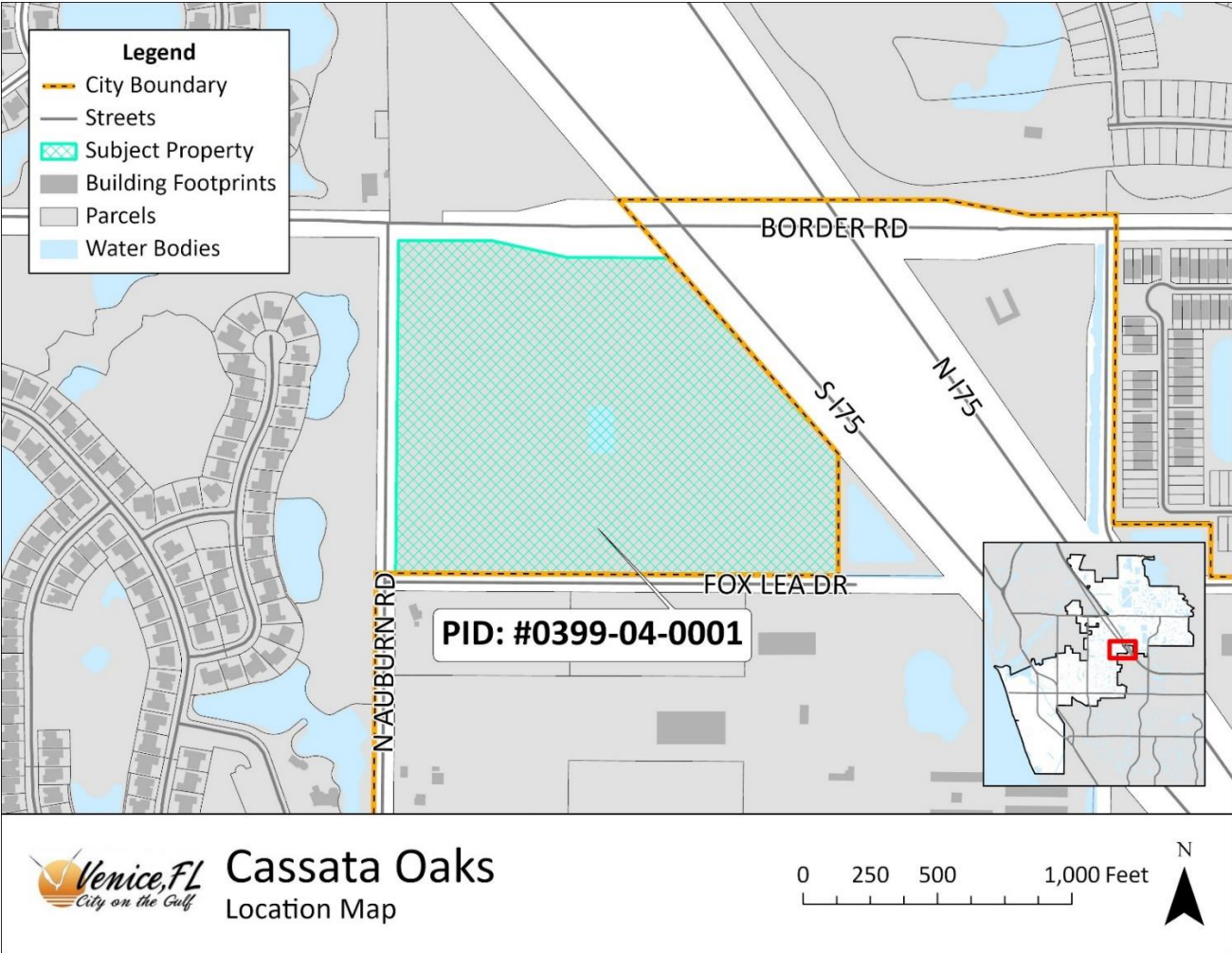


24-66PP Cassata Oaks Preliminary Plat

Staff Report



General Information

Address:	Southeast quadrant of Border Road and North Auburn Road
Request:	Approval of a Preliminary Plat for 60 single-family lots
Owner:	Auburn Road FC LLC
Agent:	Mariah L. Miller, Esq.
Parcel ID:	0399-04-0001
Parcel Size:	39.8 ± acres
Future Land Use:	Low Density Residential
Zoning:	Residential Single-Family 3
Comprehensive Plan Neighborhood:	Pinebrook
Application Date:	February 20, 2025

I. BACKGROUND AND EXISTING CONDITIONS

The preliminary plat for Cassata Oaks will create 60 single family lots consistent with the binding concept plan approved through Zoning Map Amendment Petition No. 24-11RZ (Ordinance 2024-15). Stipulations on that ordinance are as follows:

- 1) Density shall be limited to 60 single-family lots.*
- 2) The conceptual plan, attached hereto as Exhibit "B", 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.*
- 3) A Notice of Proximity, in the form attached hereto as Exhibit "C", will be provided to future homeowners at the time of transferring a deed or before of the proximity of the subdivision to 1-75 on the east and Fox Lea Farm to the south providing the homeowners with knowledge of the impacts from these adjacent properties.*
- 4) Restrictive covenants will be provided in the property association documents in language substantially the same as the following:*
 - a. No fireworks, drones and outdoor fires are allowed.*
 - b. Grills and fire pits are allowed. Excess smoke will not be permitted.*
 - c. Prohibit outdoor loud speakers in the rear of lots 1E to 10E.*
 - d. The 100-foot natural buffer along the southern boundary of the subject property shall be maintained at a minimum 70% opacity.*
- 5) Construction Best Management Practices will be utilized to minimize impact on the business to the south known as Fox Lea Farm including the following:*
 - a. The 3 ft. berm and 8 ft. wall parallel with the southern property line will be constructed prior to site clearing except for those areas necessary to obtain access to work area.*
 - b. Fox Lea Drive will not be used as a construction entrance.*
 - c. During the course of construction, the property owner and its contractors shall not use or fly drones over any portion of the southern boundary of the subject property.*
 - d. During the course of construction, the property owner and its contractors shall not burn any trash or waste materials on the subject property or utilize open burning of land clearing material and debris during all land development and/or construction activities.*
 - e. All wood chipping will be done on the north one quarter of the property to minimize noise impacts to the southern property.*
 - f. The developer shall install a ground water liner at the southern side of the property south of the proposed lakes commencing 2 ft. below existing ground level to a depth of 12 ft. below existing ground level to prevent negative drawdown of the water table south of the subject property.*
 - g. One pond will be dug at a time.*
 - h. No stormwater or other drainage from the developed property shall discharge into the existing ditch that runs east-west within the northern portion of the Fox Lea Drive right-of-way. The developed property being that area north of the 3 ft. berm and 8 ft. wall.*

6) The existing vegetation in the 100-foot natural buffer along Fox Lea Drive will be kept in its natural condition subject to City of Venice approval or another government authority approval.

7) In the event that Fox Lea Farm discontinues its business operations on the subject property, the stipulations for Notice of Proximity outlined in Section 3 and the Restrictive Covenants outlined in Section 4 shall automatically terminate without the need for further action by either party. Discontinuation of business operations shall mean the cessation of all equestrian-related activities by Fox Lea Farm, including but not limited to the permanent closure of its facilities or sale of the business to a nonequestrian-related entity.

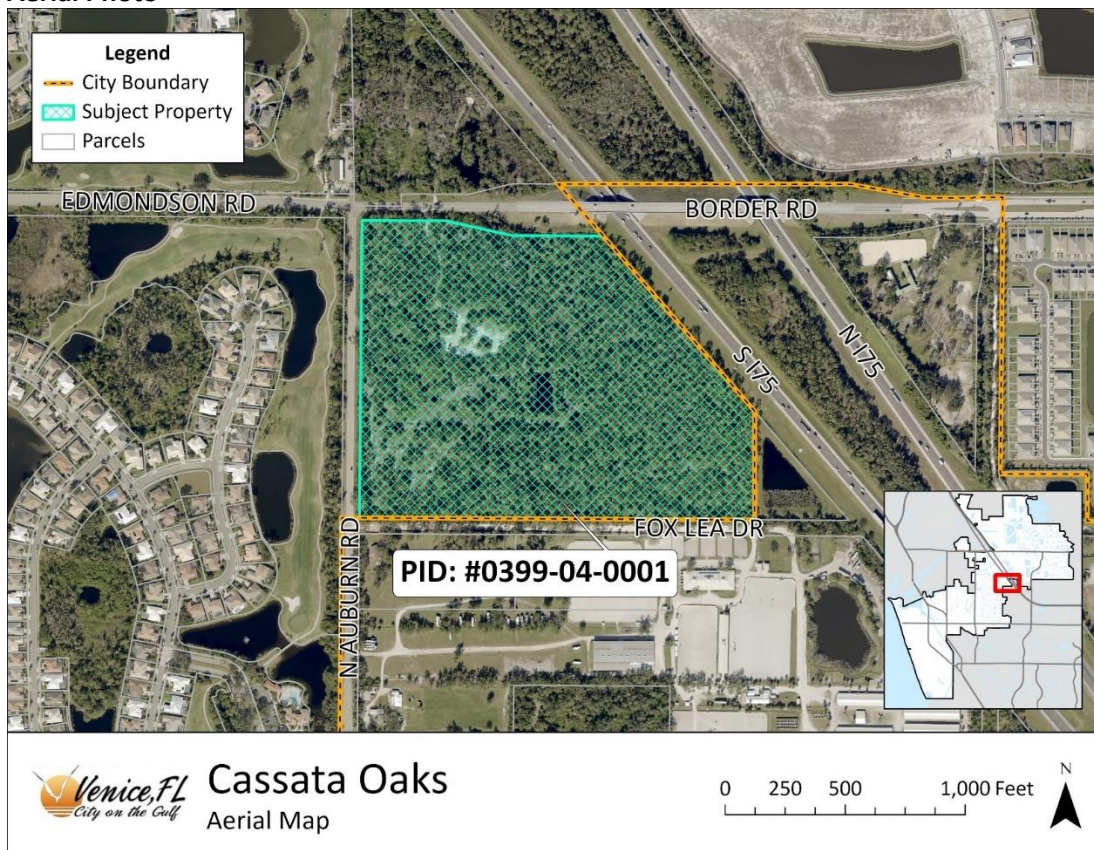
8) Applicant and Fox Lea Farm shall work together in good faith on land development, construction, and site work on the south half of the Property so as to limit the impact on Fox Lea Farm's events and operations as much as possible.

The layout of this subdivision includes 50 standard-sized single-family lots and 10 larger, estate-sized lots along the southern edge of the property. Type 2 buffers are provided on all sides of the development in addition to the existing 100' of vegetation along Fox Lea Drive.

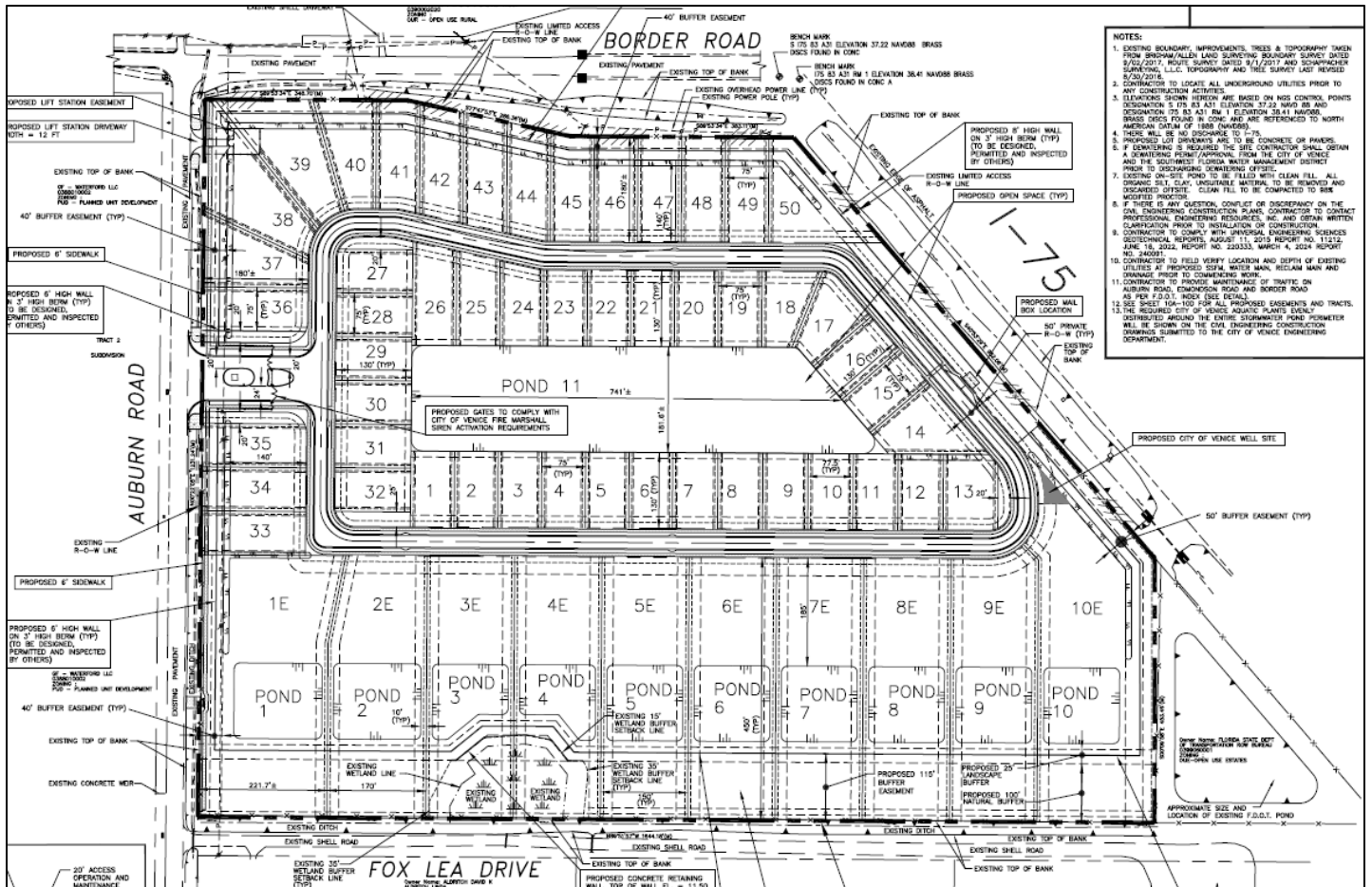
Compliance with the items on the list of stipulations related to the preliminary plat plans were confirmed through the review process. Restrictive covenant documents were provided with the limitations in stipulation #4 included, and the Notice of Proximity required by stipulation #3 was attached.

Phase I and Phase II Environmental Site Assessment Reports have been completed for this site. The Phase I report discovered the potential for soil contamination, and the Phase II report analyzed this in greater depth and determined that there are some contaminants present, which should be appropriately disposed of in a landfill, while the remaining uncontaminated soil can be reused or disposed of. These procedures will be re-confirmed through the construction plan process. The wildlife survey found no evidence of protected species on site.

Aerial Photo



Preliminary Plat Plan



Site Photographs



View to the south along Auburn Rd.



View to the north along Auburn Rd.



View from the west across Auburn Rd.



View of neighboring property to the west across Auburn Rd.



View from southwestern corner of property along Fox Lea Dr.



View from northwestern corner of property along Border Rd.

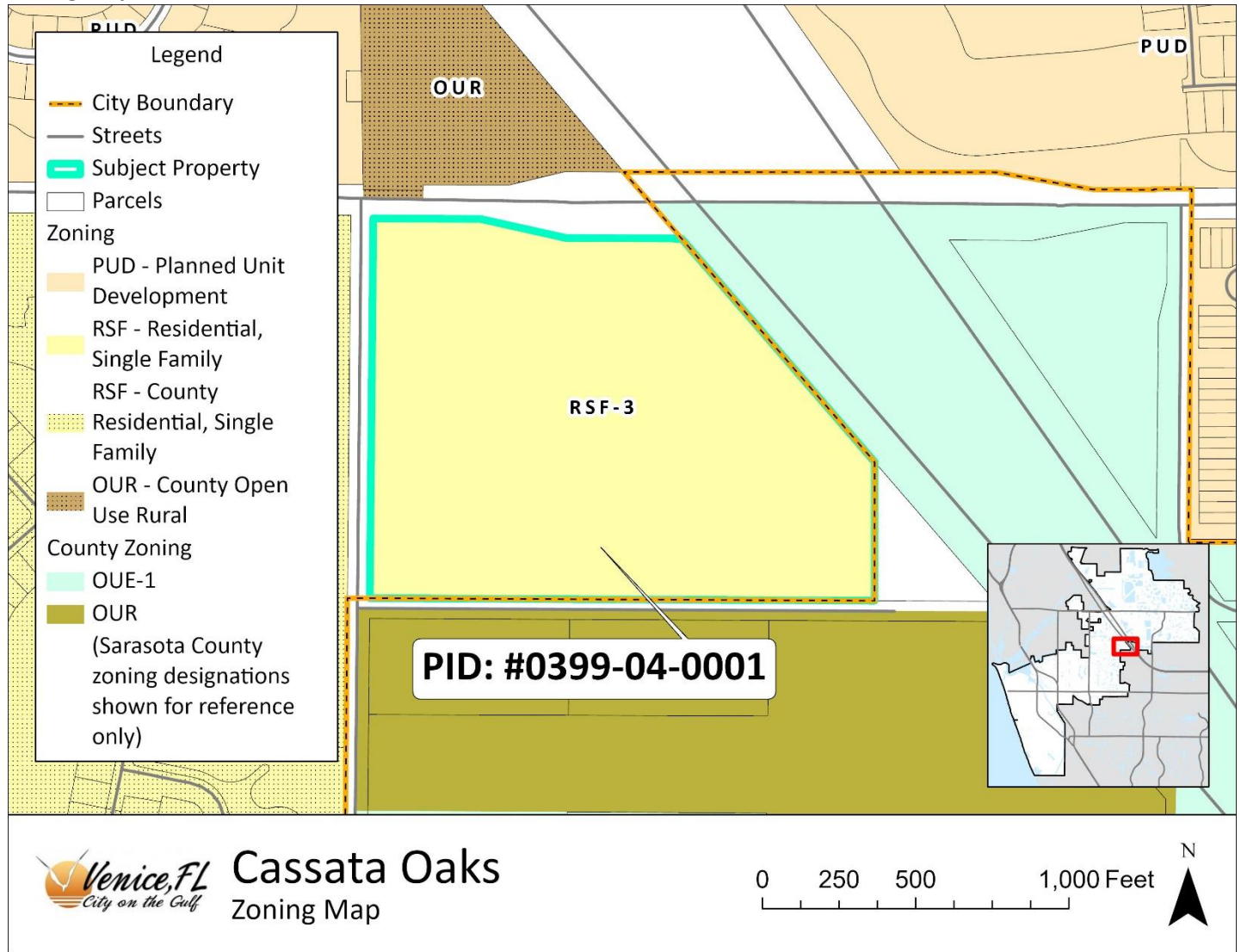
Surrounding Properties

Direction	Existing Land Uses	Current Zoning Districts	Existing Future Land Use Map Designations
North	Vacant Land	Sarasota County Open Use Rural (OUR)	City of Venice Low Density Residential (LDR)
South	Fox Lea Farm Equestrian Facility	Sarasota County Open Use Rural (OUR)	Sarasota County Moderate Density Residential (MODR)
East	Interstate 75	N/A	N/A
West	Sawgrass Subdivision	Sarasota County Residential Single Family (RSF-2)	City of Venice Mixed use Residential (MUR)

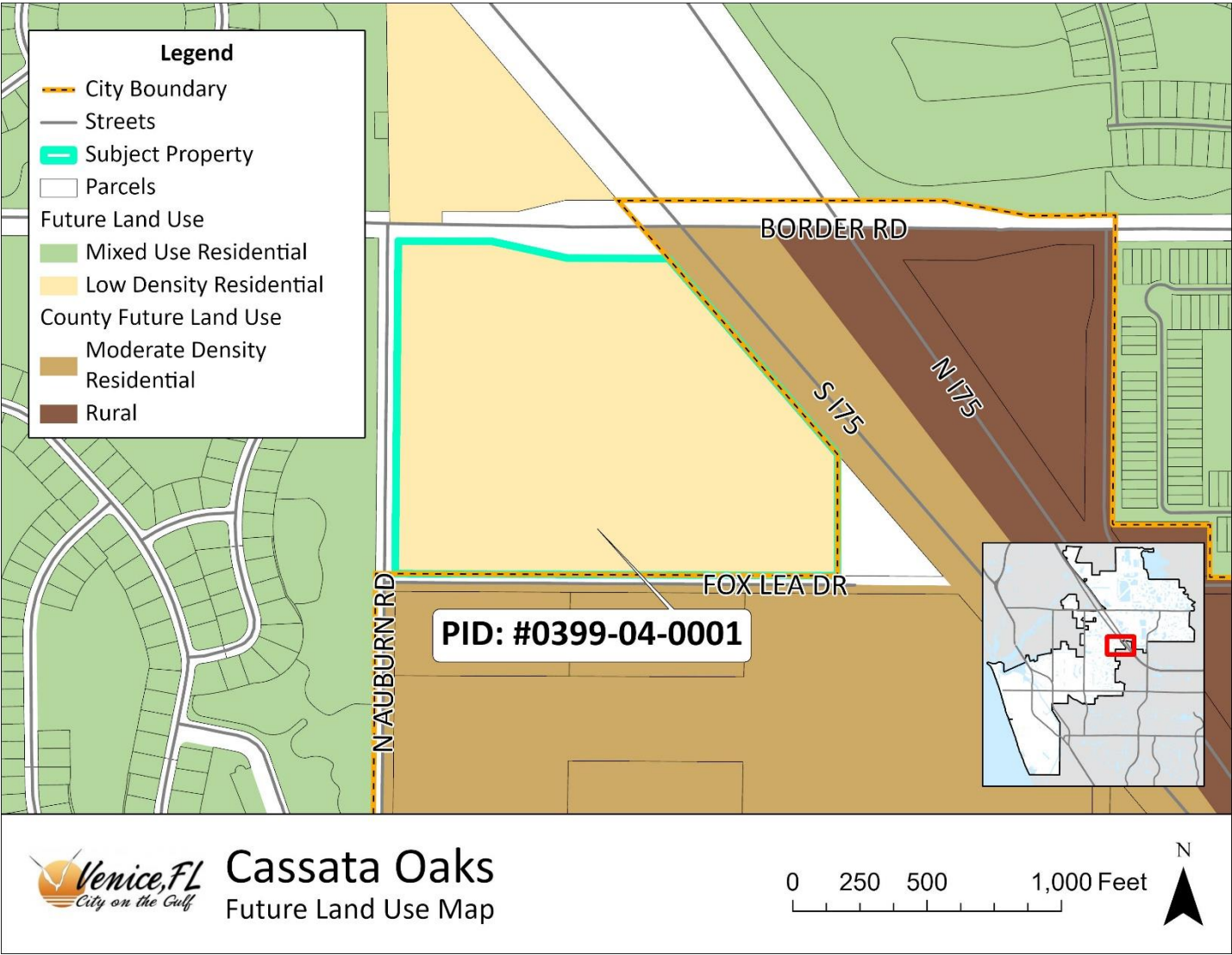
Zoning and Future Land Use

The Future Land Use designation for the subject property is Low Density Residential. The Zoning district is Residential Single Family 3 (RSF-3).

Zoning Map



Future Land Use Map



II. PLANNING ANALYSIS

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

Consistency with the Comprehensive Plan

The proposed preliminary plat is located within the Pinebrook Neighborhood, which comprises roughly 22% of the total land in the city and is home to a mix of uses, including residential, commercial, recreational and open space, office, and civic uses. The following is an analysis of the subject property related to the Comprehensive Plan.

Strategies

Strategy LU 1.2.3.a Low Density Residential. This strategy limits density to a range of 1.0 to 5.0 dwelling units per acre; the subject petition proposes a density of 1.5 units per acre. Single-family dwellings are one of the desired forms for this land use designation.

No other intents or strategies were found to relate to this preliminary plat proposal.

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN): Analysis has been provided to determine consistency with Land Use Element strategies, the Pinebrook Neighborhood strategies, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Land Development Code

The subject petition has been processed with the procedural requirements for a preliminary plat. The petition has also been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Regulations were identified. Applicant responses to Sec. 87-1.2.C.8 regarding land use compatibility have been provided in the agenda attachments for Planning Commission's review.

The applicant has provided a thorough report responding to each of the decision criteria, which can be found as an agenda attachment for this petition. The decision criteria for a preliminary plat are contained in Chapter 87 Section 1.10.C:

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 space uses:
6. General site arrangement, amenities, convenience, and appearance compatible with the neighborhood:
7. Other standards including, but not limited to, architectural requirements as may be required.

Staff Response: The preliminary plat plan is compliant with all relevant sections of the City's Land Development Code and conforms to the approved binding concept plan, which was evaluated through the zoning map amendment process. During this process, Planning Commission considered compatibility, access, layout, drainage, open space, and arrangement. These criteria still apply to the preliminary plat and should be used to make a decision on the petition as proposed through this application.

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.

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	60 ERUs (combined all uses)	Concurrency confirmed by Utilities
Sanitary Sewer	Utilities	60 ERUs (combined all uses)	Concurrency confirmed by Utilities
Solid Waste	Public Works	693.6 lbs per day	Concurrency confirmed by Public Works
Parks & Recreation	Public Works	0.71 acres	Concurrency confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Concurrency confirmed by Engineering
Public Schools	School Board	Application Submitted for 60 units	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 87 Section 5 of the Land Development Regulations.

MOBILITY

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	61 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. No issues were identified.

III. 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. 24-66PP.