

**CASSATA OAKS PRELIMINARY PLAT**  
**LAND USE COMPATIBILITY COMPLIANCE REPORT**

**Analysis of Land Use Compatibility:**

- (i) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

A. Land use density and intensity.

The future land use for the Property and the immediate surrounding area is Low Density Residential (“LDR”). Under the Future Land Use (“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. Under the Ordinance, the property has been zoned RSF-3 with a binding site plan. The Ordinance limits the Property to sixty (60) dwelling units, which is 1.5 dwelling units per acre.

The use and intensity of Cassata Oaks is compatible with the surrounding neighborhoods because the Cassata Oaks development will consist of single-family homes with a density of 1.5 dwelling units per acre and the majority of the surrounding area consists of single-family home developments with a density ranging from 1.8 to 3.67 dwelling units per acre. Cassata Oaks is consistent with the Property’s’ LDR designation and is the lowest density in the area.

Cassata Oaks will have the lowest density per land area than the other existing developments. The only improved property that is not a single-family residential development is the property located directly to the south of Cassata Oaks, which is used for equestrian shows, events venue, and RV rentals. Since the property to the south is a more intense use, Cassata Oaks is proposing a 100ft natural buffer plus a fifteen (15) foot landscape buffer, which includes a 3ft berm and an 8ft wall, then an area including a private pond with landscaping to transition from the equestrian use to the south to the standard single family homes.

See Figure 1 for a list of the density of the surrounding developments and Figure 2 for location of the developments in relation to the proposed Cassata Oaks project.

	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 - <u>mult.</u> phases with lots < 7,500 sq ft
Sawgrass	PUD	1.8 +/-	SF lots - <u>mult.</u> 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	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

**Figure 1 – Cassata Oaks and Surrounding Developments Density and Intensity**

<b>Direction</b>	<b>Existing Land Uses</b>	<b>Existing Zoning District</b>	<b>Future Land Use Map Designations</b>
<b>North</b>	Vacant Land and Waterford Subdivision	City of Venice Open Use Rural and City of Venice PUD	Low Density Residential and Mixed Use Residential
<b>South</b>	Interstate 75	N/A	N/A
<b>East</b>	Fox Lea Farm	Sarasota County Open Use Rural	Sarasota County Moderate Density Residential
<b>West</b>	Sawgrass Subdivision	City of Venice PUD	Mixed Use Residential

**Figure 2 – Surrounding Land Uses and Future Land Use Designations**



**Figure 3 – Property Location Map and Surrounding Developments**

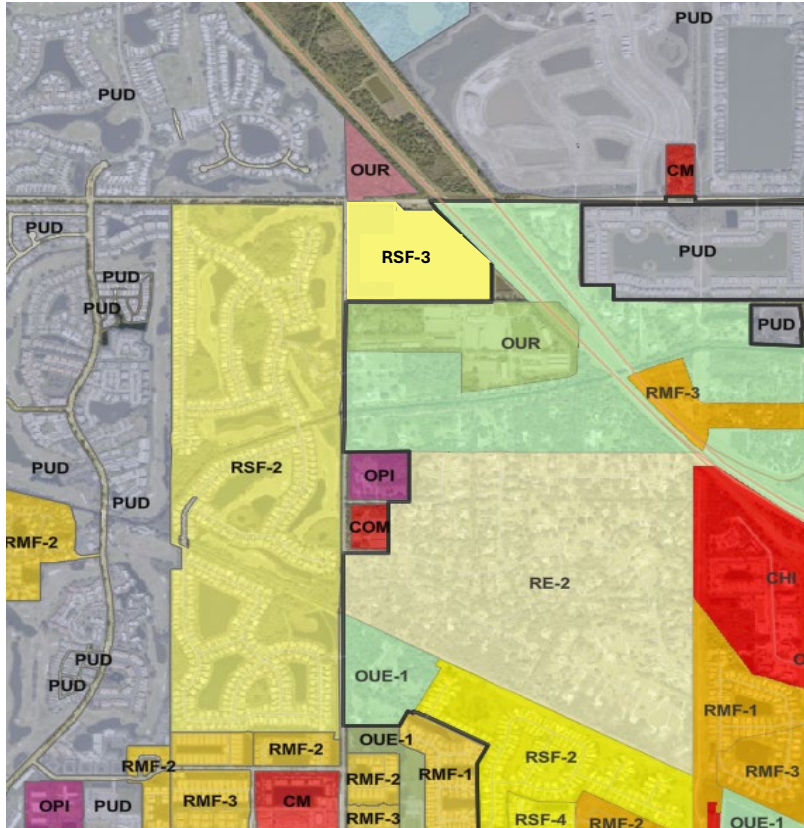


Figure 4 – Current Zoning Maps for the City of Venice and Sarasota County



Figure 5 – Sarasota County Future Land Use Map



Figure 6 – City of Venice Future Land Use Map



B. Building heights and setbacks.

Cassata Oaks will comply with the thirty-five (35) foot height restrictions and the front, side, and rear set back requirements under the Venice City Code (the “Code”).

C. Character or type of use proposed.

The character and type of use proposed for Cassata Oaks, will consist of sixty (60) dwelling units to include fifty (50) single family homes on approximately quarter acre lots and ten (10) one and a half acre estate sized lots. The size of the lots are compatible with the surrounding development because the surrounding developments have single family homes on similar or smaller sized lots as the fifty (50) single family homes. The ten (10) estate sized lots on the southern portion of the Property serve as a transition to the equestrian use on the southern end of the Property. The nature of the overall larger lot sizes is consistent with the LDR use in this area.

D. Site and architectural mitigation design techniques.

The Cassata Oaks development will adhere to all Code requirements with the request of four design alternatives submitted in conjunction with this application. Cassata Oaks will consist of a large pond in the center of the fifty (50) single family homes and each estate sized lot will have a pond with landscaping boarding the southern end of the pond. All the above referenced ponds include a storm water mitigation function. The site is designed with the fifty (50) standard size single family home lots located to the north and the estate size lots located to the south because this design specifically considers the location of this Property.

As provided in the Ordinance, the binding site plan includes the buffers surrounding the Cassata Oaks development as shown in Figure 7. The landscaping on the southern end of the ponds on the estate lots will serve as an additional buffer for the property to the south. These buffers go above and beyond the Code, as demonstrated by Figure 7.

The Applicant is submitting four design alternatives in conjunction with this Preliminary Plat Application. One of the Design Alternatives is to allow for one hundred (100) feet of the south buffer to remain natural vegetation, to include invasive species, adhering to Strategy L.U. 1.3.5, which states, “the City shall respect natural features through designs that recognize the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource to the Neighborhood as a whole.” The total of the one hundred and fifteen (115) foot buffer allows the nature and character of the Property to remain consistent.

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’ with 3’ berm and 6’ wall	115’ with 3’ berm and 8’ wall	50’ with 3’ berm and 8’ wall	20’ with a 3’ berm and 8’ wall. Plus 6’ sidewalk

Figure 7 - Buffers Required and Provided

- (ii) Considerations for determining compatibility shall include, but are not limited to, the following:

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

**The FLU of the surrounding City of Venice properties is LDR and the FLU for the Sarasota County property is Moderate Density Residential, which allows two (2) to five (5) dwelling units acre. Per the FLU Compatibility Review Matrix, the properties are presumed compatible. See Strategy L.U. 1.2.8 – Compatibility between uses. Cassata Oaks will be a single family home development surrounded by the majority of other single family home developments. Establishing a single family home development will protect the single family home developments in the area from other intrusive uses.**

**Additionally, the use and intensity of Cassata Oaks is compatible with the surrounding neighborhoods because the Cassata Oaks development will have the same intensity and lowest density of the area. Cassata Oaks will consist of single-family homes with a density of 1.5 dwelling units per acre, while the majority of the surrounding area is single-family home developments with a density ranging from 1.8 to 3.67 dwelling units per acre. Since the property to the south is a more intense use, Cassata Oaks is implementing a one hundred foot (100ft) natural buffer plus a fifteen foot (15ft) landscape buffer (to include a three foot (3ft) berm, and eight foot (8ft) wall), and an additional one-hundred and fifty five foot (155 ft) buffer area which includes a private pond with additional landscaping surrounding the pond. This total area will provide for a setback of three-hundred and thirty six feet (336 ft) from the property located to the south before arriving at a one-hundred an eighty foot (180 ft) building pad. These estate lots provide a smooth transition to the equestrian use to the south. See also Figure1 and 2 for the details regarding the location of the surrounding housing developments.**

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

**Not Applicable.**

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

**The development will consist of single-family homes which is compatible with the surrounding areas and the Comprehensive Plan. Under the Comprehensive Plan, this area is for LDR uses. Cassata Oaks will be a conforming use, thus not allowing a non-compatible use to exist.**

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

**Cassata Oaks will have the least intense and least dense of use of the surrounding single family residential developments. The by having only 1.5 dwelling units per acre, the Applicant is providing less density than the RSF-1 zoning district, which allows 2.5 dwelling units per acre. As a single family home development, Cassata Oaks will have a less intense use than the property located directly to the south which is used for equestrian shows and an event venue.**