



Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626 ext. 7434
www.venicegov.com

Design Alternatives Application

Section 1.11 Design Alternatives (Quasi-Judicial Application)

- Section 3.5 Signs
- Section 3.7 Landscaping
- Section 3.8 Fence, walls, berms and retaining walls
- Section 3.9 Lighting

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Cassata Oaks

Brief Design Alternative Description: See attached project description.

Property Information

Address/Location(s): 0 Border Road, Venice, FL 34292

Parcel Identification No.(s): 0399040001

Parcel Size: 39.8 +/- acres

Zoning Designation: RSF3

FLUM Designation: LDR

Application Fees:

☒ Total Fees: \$848.56 per request (Application Fee \$452.57 / Review Fee \$395.99)

A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.

Applicant/Owner Name (for billing purposes): Aurburn Road FC LLC, a Florida limited liability company

Address: 625 Tamiami Trail N, Venice FL 34285

Email: mmillerlrgf@gmail.com

Phone Number: 941-809-7693

Signature: 

Date: 12/13/2024

Authorized Agent (project point of contact): Mariah Miller, Esq. M.L. Miller Law, PLLC

Address: 625 Tamiami Trail N, Venice FL 34285

Email: mariah@mlmillerlaw.com

Phone Number: 941-809-0120

Signature: 

Date: 12/13/2024

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.

DESIGN ALTERNATIVES APPLICATION Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – a document describing the project in detail (see Specific Application Requirements below).
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.E including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).

Specific Application Requirements (Section 1.11.2):

- ☒ **SITE PLAN** showing the overall project and identifying in detail the plans for and location of any structure or development activity that will feature a design alternative. (A design alternative request must pertain to a standard for which design alternatives are permitted, in accordance with Section 2.3.2.D and Section 3: Development Standards.)
- ☒ **DETAILED NARRATIVE** containing the following:
 1. Citation of specific LDR section(s) from which a design alternative is being requested.
 2. Justifications for each proposed alternative.

Additional information may be requested by the Director to facilitate review of the design alternative being sought.

Decision Criteria (Section 1.11.3)

In a separate document, please restate and address each item below:

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;
2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;
3. Whether the design alternative will permit superior design, efficiency, and performance;
4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and
5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.