



FOX LEA FARM
VENICE, FLORIDA

Application 24-11RZ Affected Party

Presented by:
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August 27, 2024
City Council Meeting





FOX LEA FARM
VENICE, FLORIDA





FOX LEA FARM
VENICE, FLORIDA

Established in 1983

Unique Facility:
Sports and Agricultural
Tourism

Events 40+ weeks per year,
majority not during height of
season



A vital part of the
City of Venice
community

Fox Lea Farm Gives Back

\$75,000+ to local Charity Partners
over the past 5 years

Fox Lea Farm as a Neighbor

Hosts community events
Park-like atmosphere
Store trailers for Venice youth sailing



A vital part of the
City of Venice
community

Significant Impact on the Local Economy

NUMBER ONE Sports Tourism venue
in Sarasota County

30,000+ room nights annually

Year-round impact

*\$140+MM Direct Spend in City of Venice,
\$600+MM total in past 10 years*

*Over the next 10 years,
Fox Lea could drive \$250MM Direct Spend in City of Venice,
and \$1 Billion total impact*

Previous Applications

Preserves of Venice PUD

→ 118 units

Murphy Oaks PUD

→ 105 units

→ 50% open space

Revised Murphy Oaks PUD

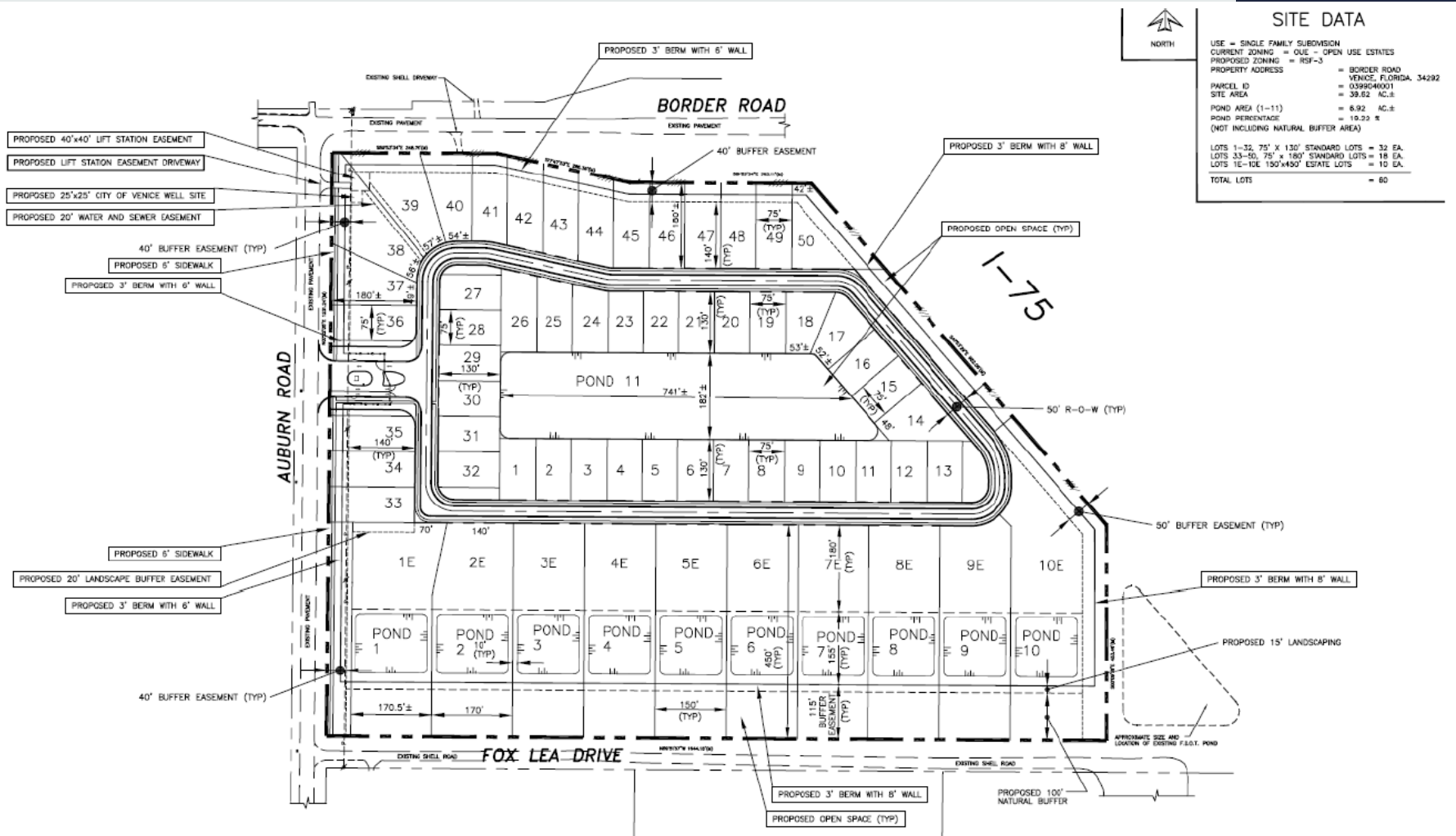
→ 85 units

→ 5 ft berm, 8 ft concrete wall & 98 ft of naturally vegetated buffer

→ Stipulations & Notice of Proximity

Cassata Oaks Proposal

39.6 acres located on the southeastern corner of North Auburn Road and Border Road in the City of Venice



SITE DATA

USE = SINGLE FAMILY SUBDIVISION
 CURRENT ZONING = OUE - OPEN USE ESTATES
 PROPOSED ZONING = RSF-3
 PROPERTY ADDRESS = BORDER ROAD VENICE, FLORIDA, 34292
 PARCEL ID = 0398040001
 SITE AREA = 39.62 AC.±
 POND AREA (1-11) = 6.92 AC.±
 POND PERCENTAGE = 19.23 %
 (NOT INCLUDING NATURAL BUFFER AREA)

LOTS 1-32, 75' X 130' STANDARD LOTS = 32 EA.
 LOTS 33-50, 75' X 160' STANDARD LOTS = 18 EA.
 LOTS 51-60, 150' X 150' ESTATE LOTS = 10 EA.

TOTAL LOTS = 60

→ 60 Units

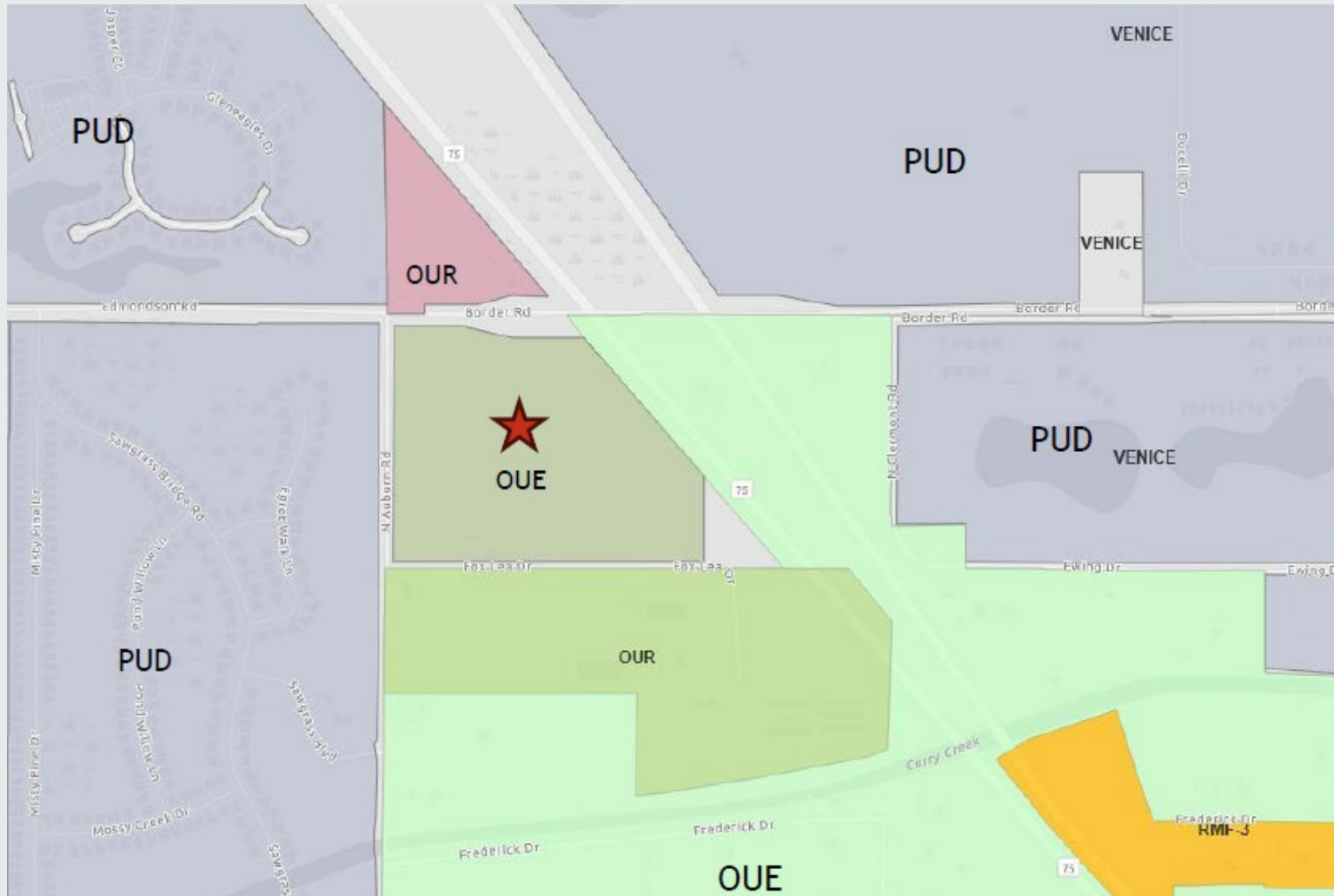
→ Larger estate lots along the southern border of the property

→ 100ft natural landscape buffer

→ 15ft landscape buffer including 3ft berm and 8ft wall

→ One large pond and smaller individual ponds stretching 155ft on each estate sized lot

Current Zoning: Sarasota County Open Use Estate



Sarasota County Open Use Estate: retain the open character of land.

This district provides for and encourages resource conservation and activities with an agricultural orientation, and is intended to be comprised of a combination of residential and agricultural activity.

Requested Zoning: City of Venice RSF-3

- 2017 Comprehensive Plan designates the Property as Low Density Residential on City of Venice Future Land Use Map
- Restricted by the Joint Planning and Interlocal Service Boundary Agreement entered into by City of Venice and Sarasota County
 - limits the Property to 3 units per acre

City of Venice 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



Why Development Matters to Fox Lea

Three elements that **Make Us**

- **SAFETY** of both horse and rider
- **ATMOSPHERE** horse- and family-friendly
- **FOOTING** in the competition arenas

Four elements that could **Break Us**

- **DENSITY** more people more complaints
- **BUFFER** sound in and sound out
- **LANDSCAPING** dust, light, and sight
- **WATER** footing – footing -- footing

Inherent Incompatibility



Single-family neighborhood



Large-scale equestrian business operation

Compatibility Concerns



Buffer



Density



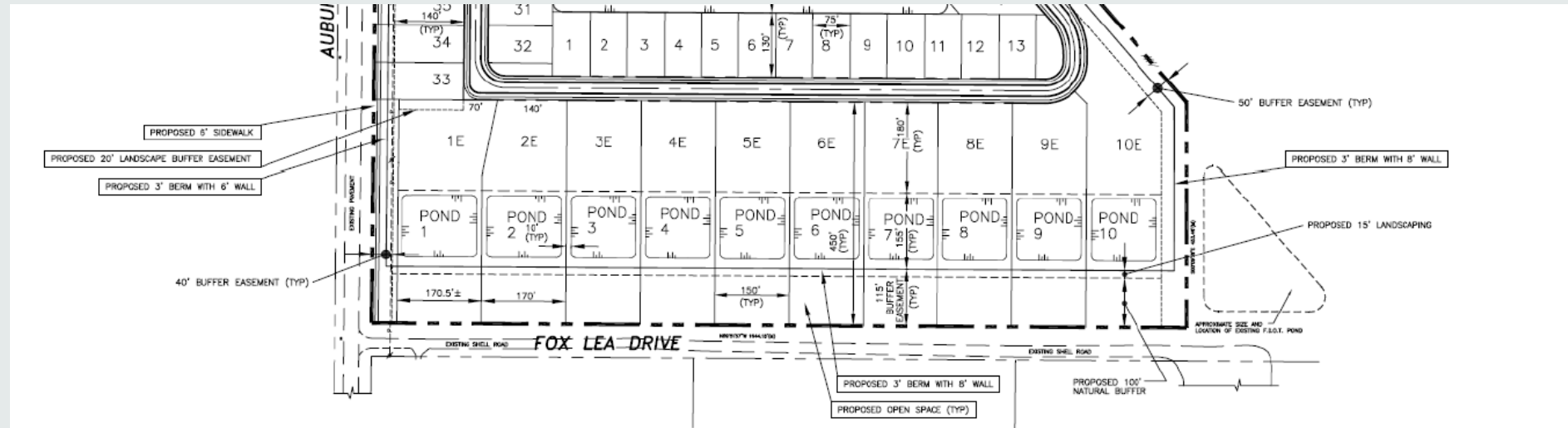
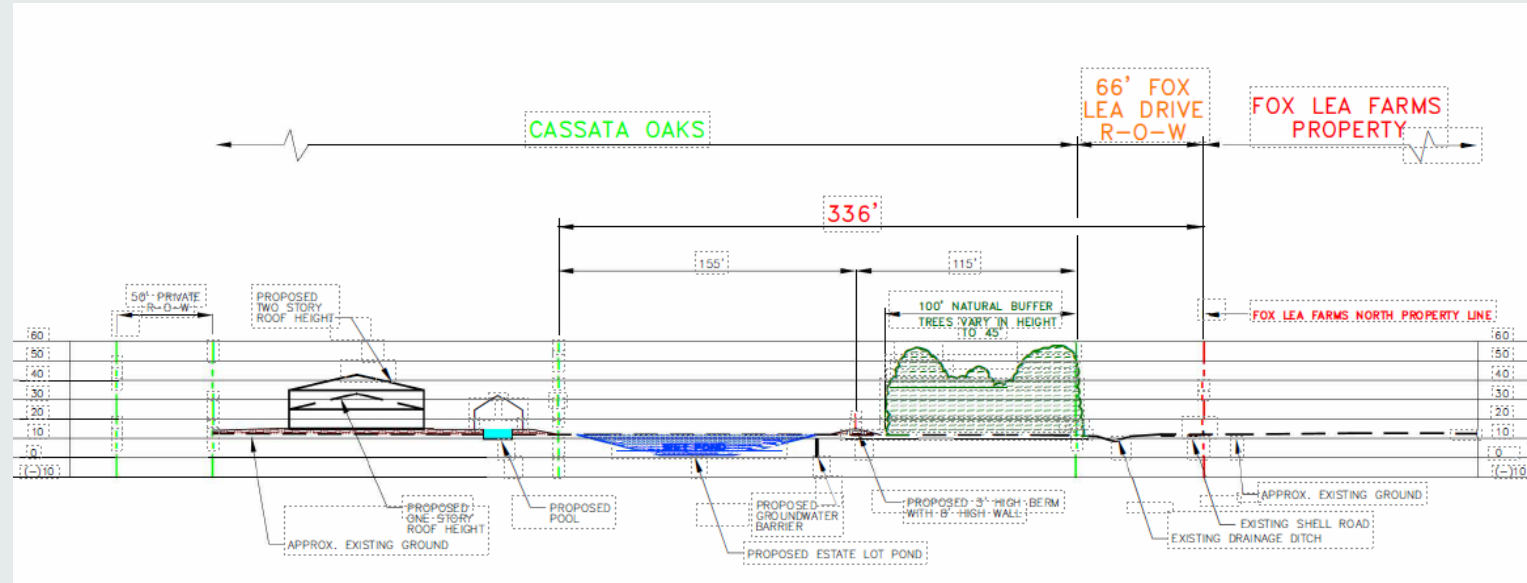
Safety



Future Neighbors Expectations

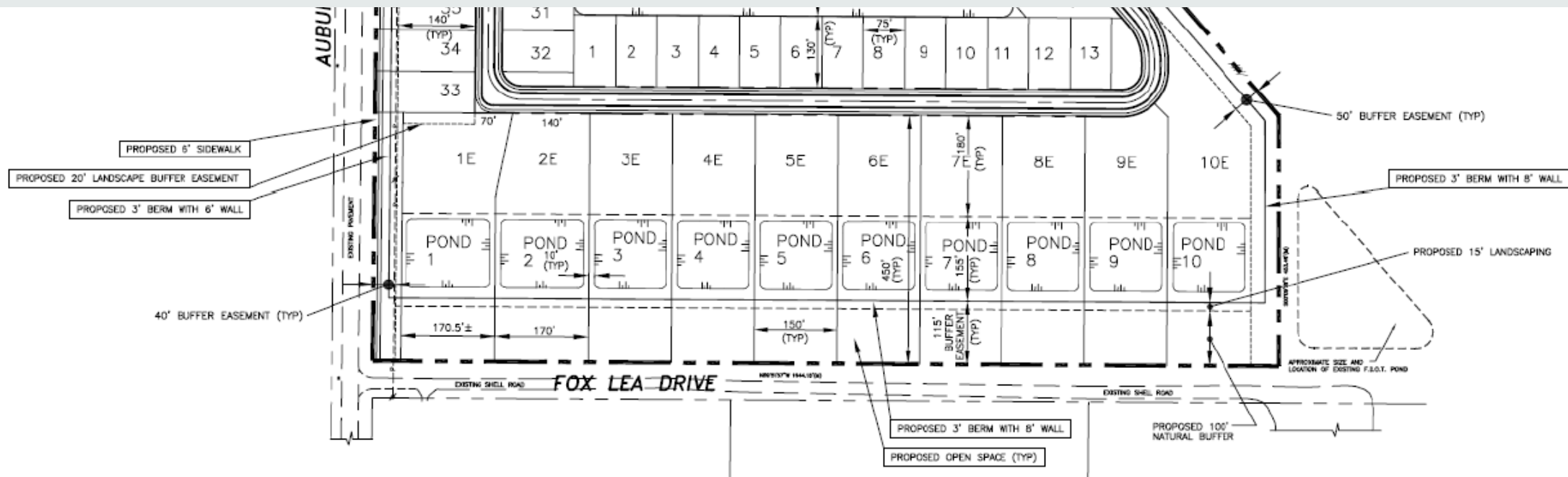
Proposed Buffer

- 100 ft natural landscape buffer
- 15 ft landscape buffer (to include a 3ft berm and an 8ft wall)
- 155 ft ponds



Minimum Buffer Needs

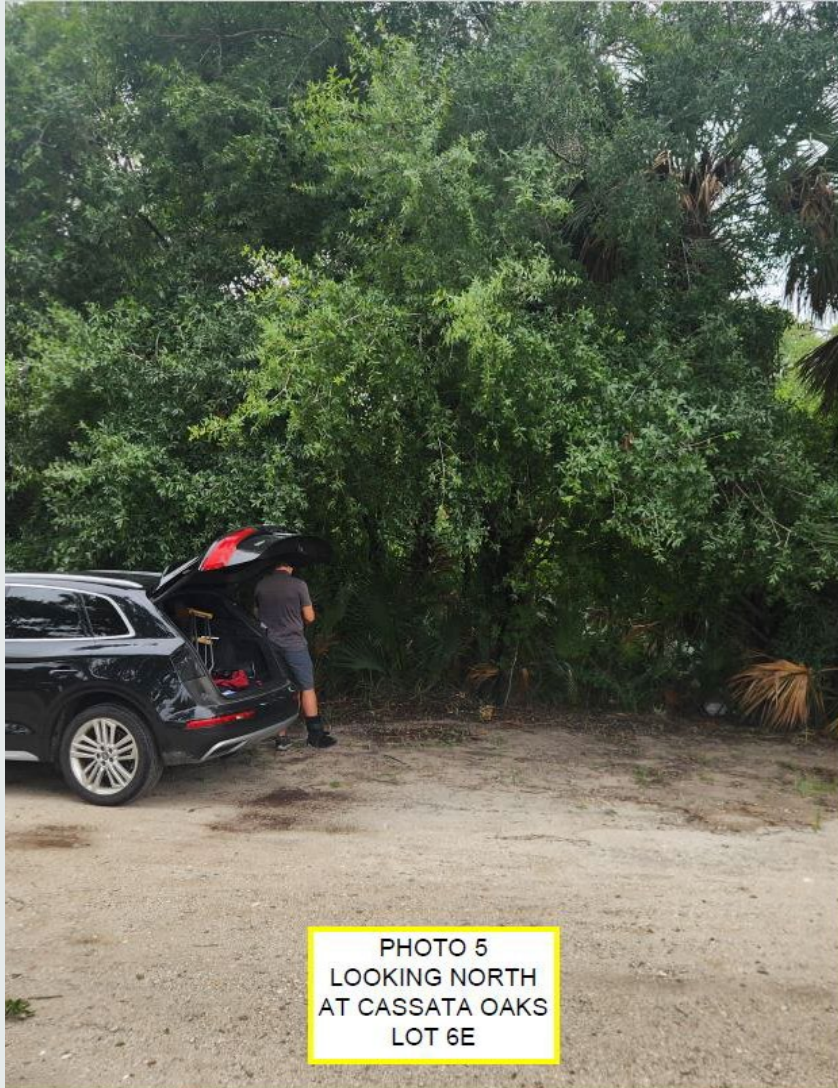
- **Perpetual** 100 ft natural landscape buffer with enhanced vegetation and opacity of at least 70%
- 3 ft berm & 8 ft concrete wall
- Pond depth of less than 8 ft



Current Natural Landscape



Current Natural Landscape



Current Natural Landscape



PHOTO 2
LOOKING AT
CASSATA OAKS
LOT 10E

Need for PERPETUAL Natural Landscape

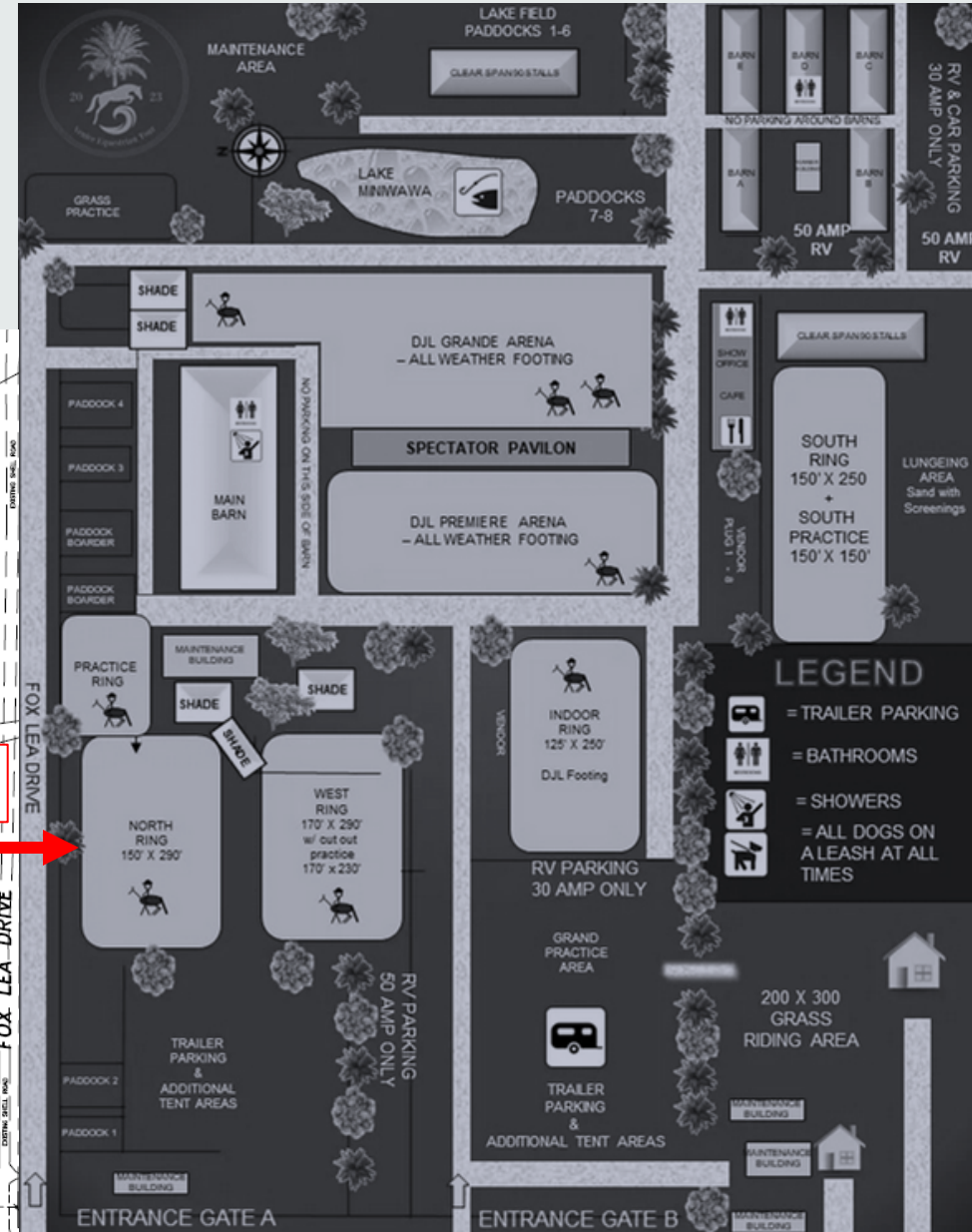
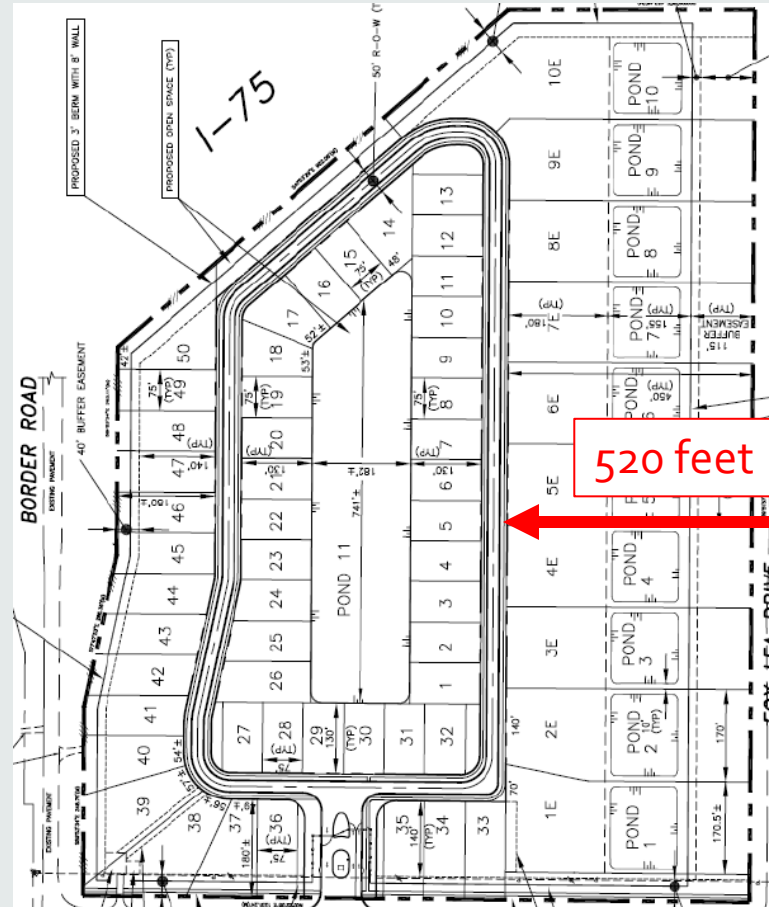


PHOTO 1
LOOKING NORTH
AT F.D.O.T. POND

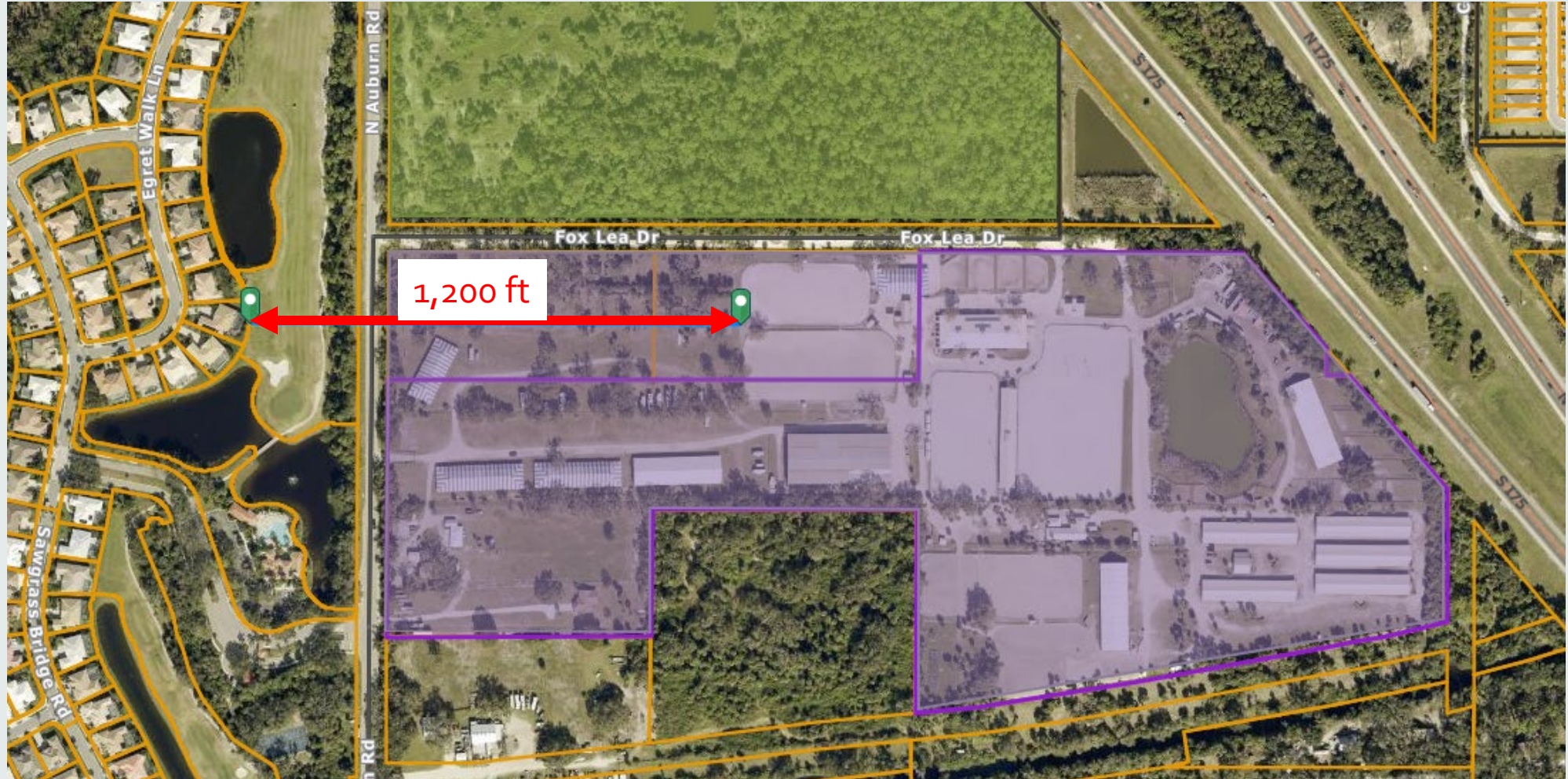


Sound Levels

Water *promotes* sound travel; it does not impede it



Sawgrass Community



Additional Compatibility Stipulations

Needed as restrictive covenants in the Cassata Oaks Homeowners Association Documents

- No fireworks, drones and outdoor fires
- Only *gas* grills and *gas* fire pits
- Excess smoke will not be permitted
- No outdoor loudspeakers on the rear of Lots 1E to 10E

Construction Concerns



Timing

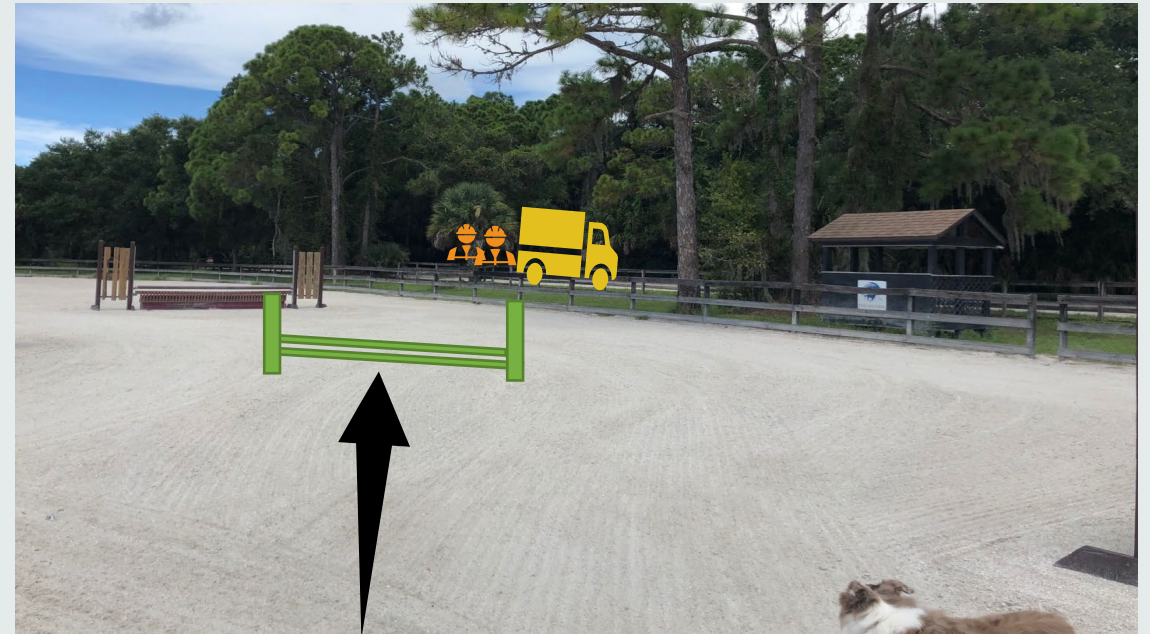


Dewatering



Construction Best Practices

The potential impacts of the construction of the project are not just theoretical...
They're REAL.



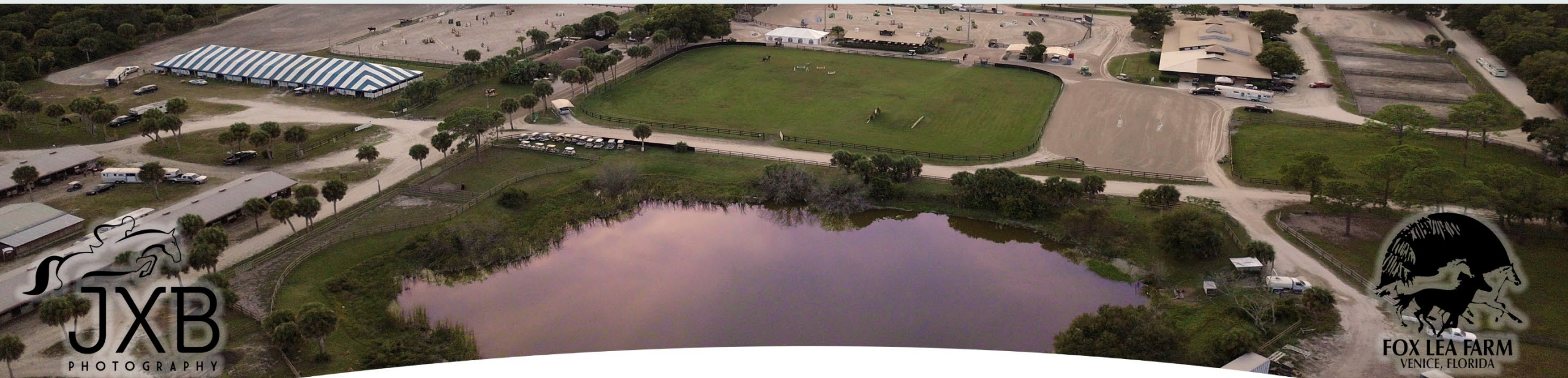
Mitigation of potential impacts and dangers
during construction phase is **ESSENTIAL**

Construction Concern: Dewatering

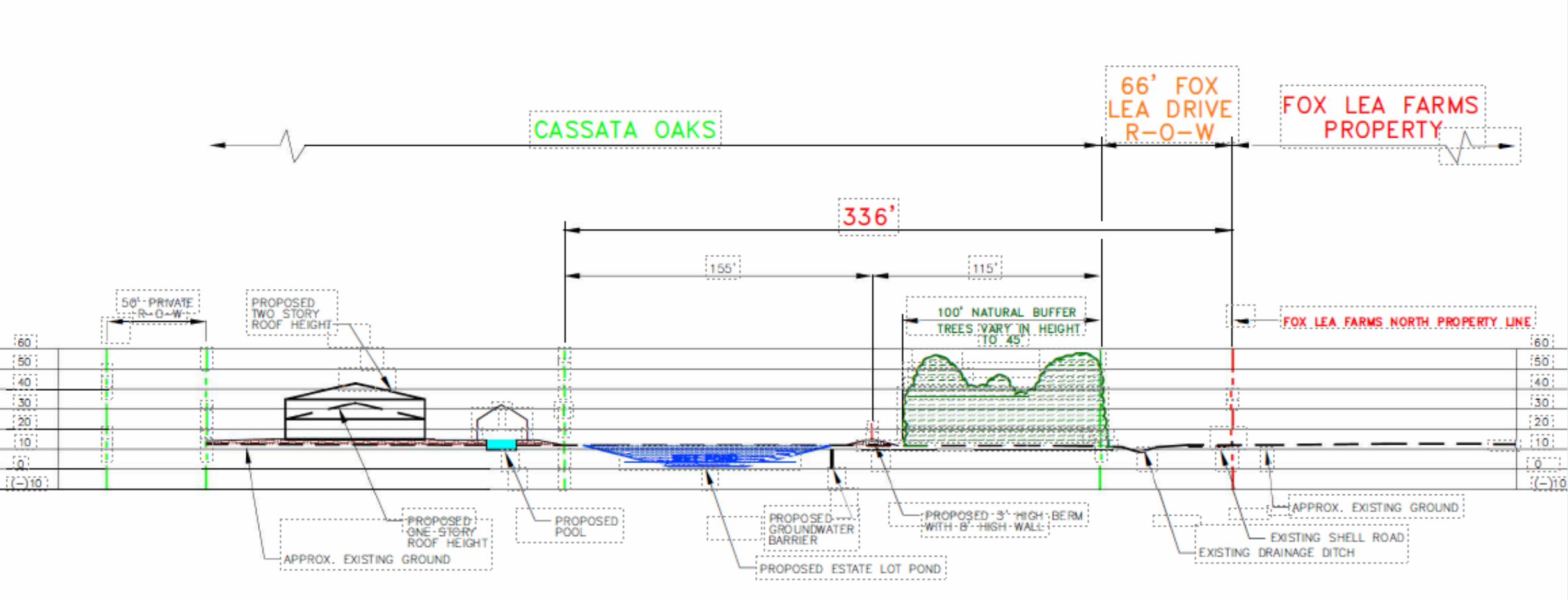
Retention pond created to maintain proper soil hydration

No Water = No Events

Fox Lea's water table CANNOT be affected



Construction Concern: Dewatering

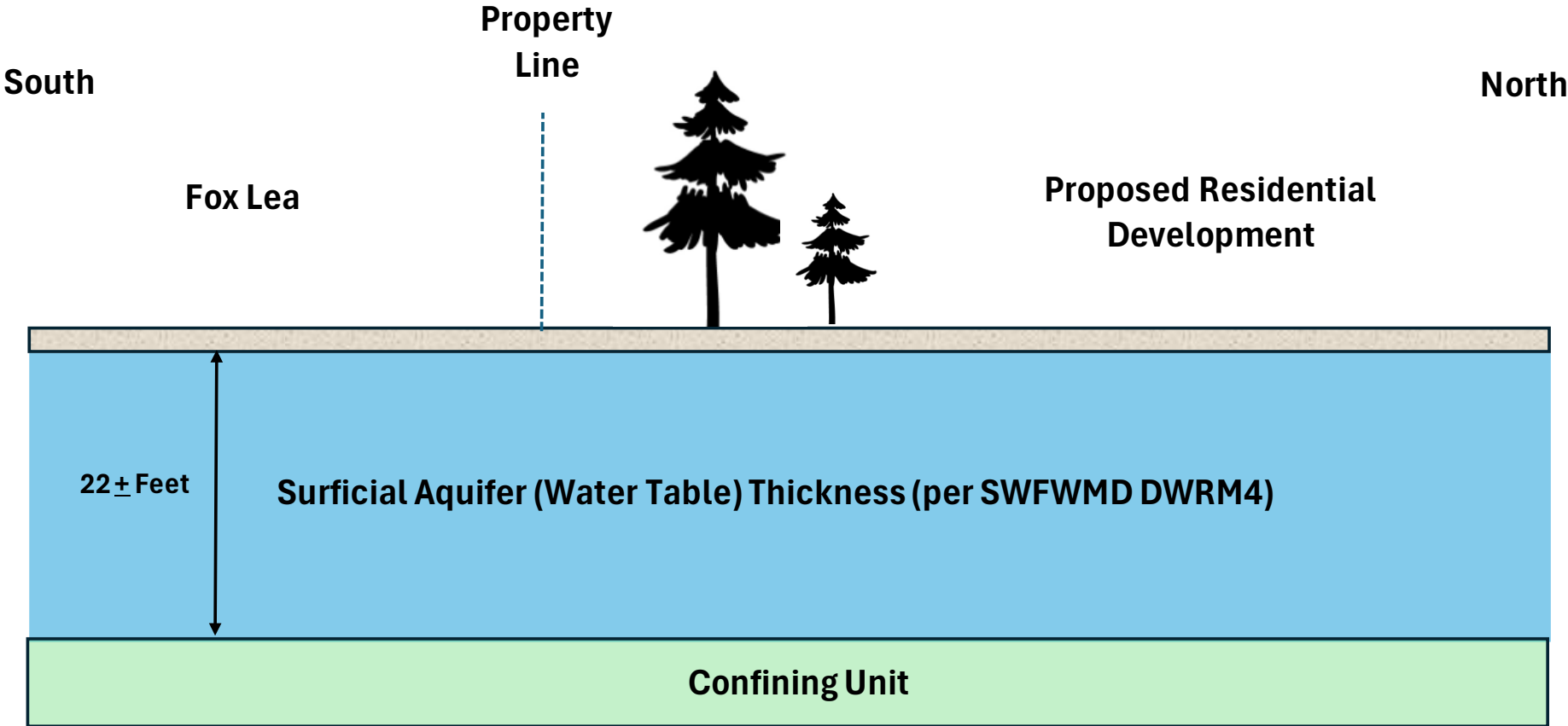


Proposed Stormwater Pond and Fill Excavations



Generalized Cross-Section (looking west)

Starting Conditions



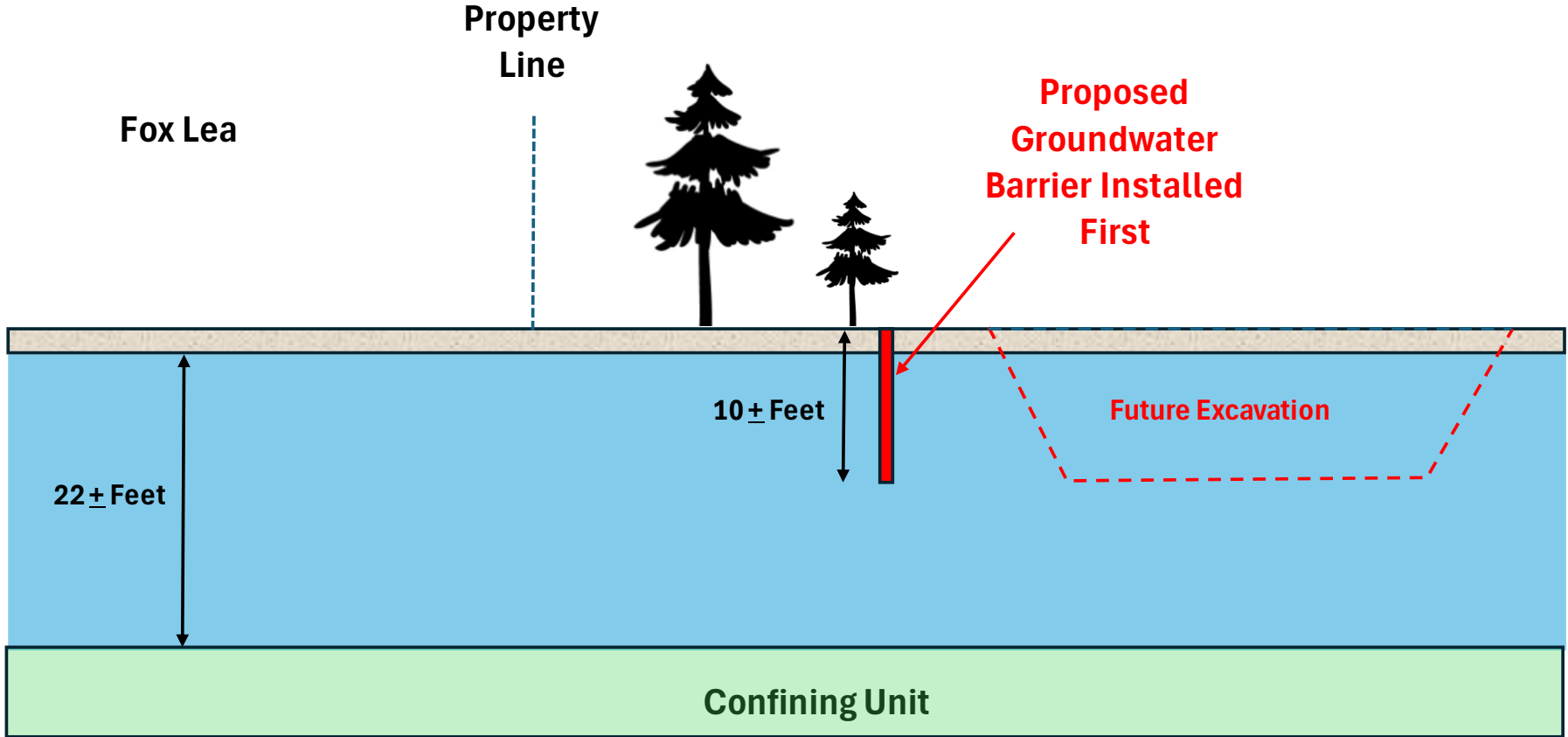
DWRM₄ = SWFWMD District-Wide Regulation Model V₄

Generalized Cross-Section (looking west)

Installation of Groundwater Barrier Wall Prior to Excavation

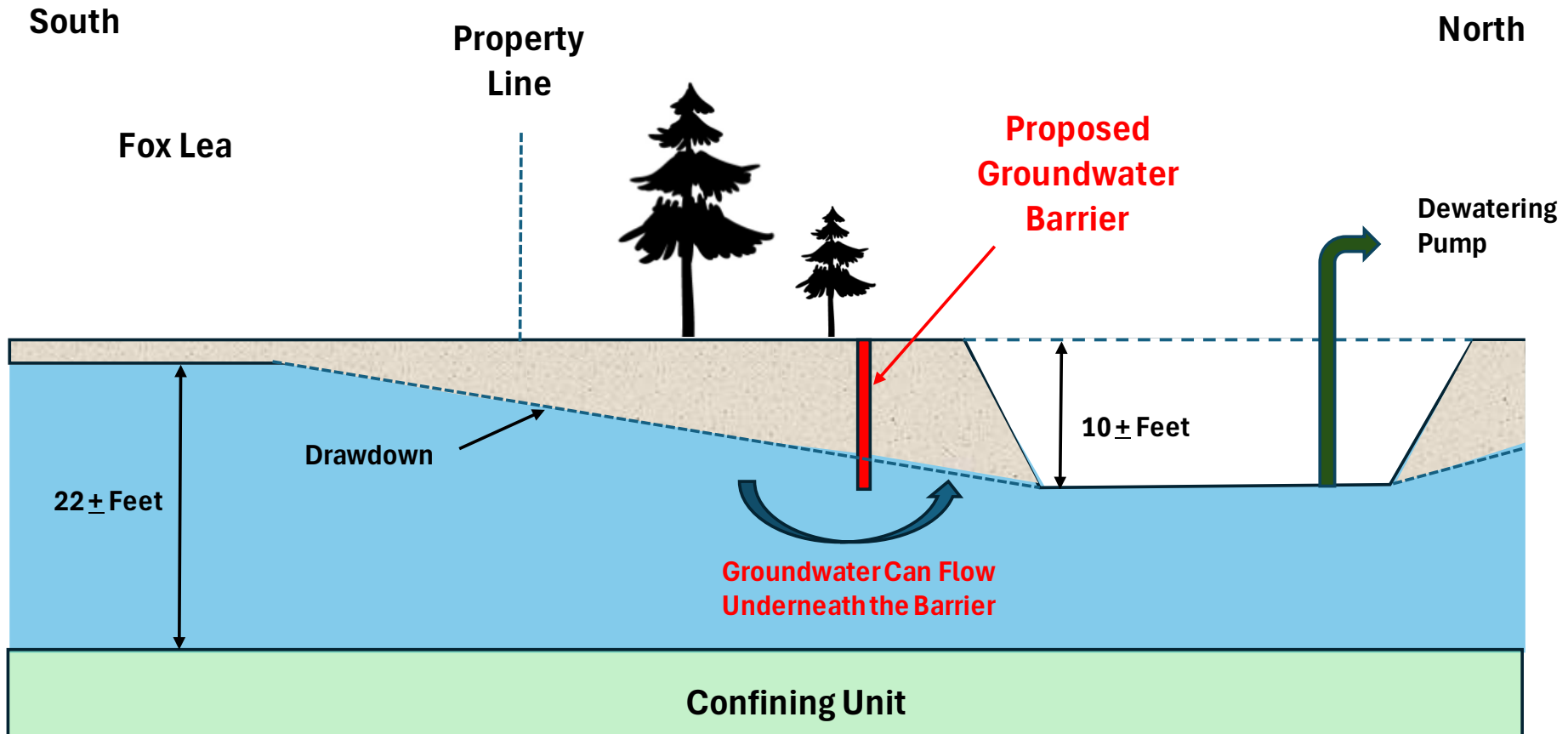
South

North



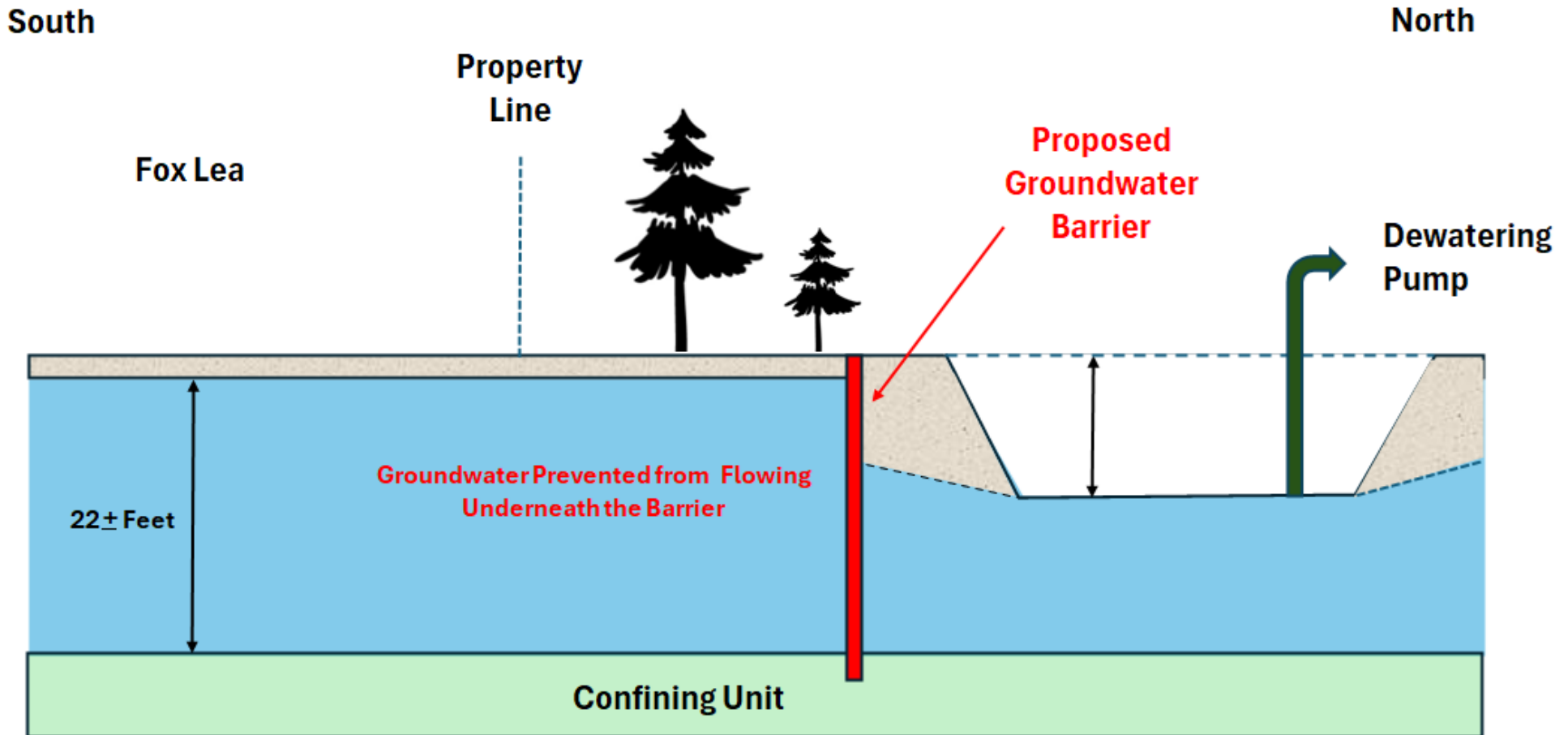
Generalized Cross-Section (looking west)

Groundwater Barrier does not fully Extend through the Surficial Aquifer



Generalized Cross-Section (looking west)

Groundwater Barrier Fully Extends through the Surficial Aquifer



Construction Best Practices

Timing of Construction

No Use of Fox Lea Drive

Construction Activities

Storm Water Drainage

Damage to Existing Vegetation

Pond Depth and Digging Schedule



True Mutual Compatibility

Allows Fox Lea Farm to
continue operations
unfettered

Allows future Cassata Oaks
residents to peacefully enjoy
their homes

Allows community to
continue to enjoy and
leverage Fox Lea Farm

Critical issues the Applicant must address



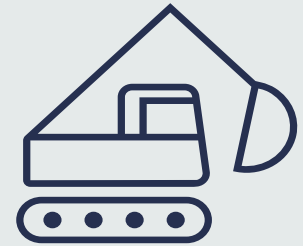
ADEQUATE NATURAL BUFFER

with opacity that is maintained in perpetuity



NO IMPACT TO FOX LEA WATER

with no drawdown of the water table and
no additional runoff that could cause
flooding



MINIMIZE IMPACT OF CONSTRUCTION

with limitations on activities and timing
to ensure the safety of horses,
exhibitors, and spectators

The Beach

Fox Lea Farm



Thank you