

CASSATA OAKS PRELIMINARY PLAT
PROJECT NARRATIVE

Project Description/Character and Intended Use (Section 87-1.10.1(B)(2)(a)):

The subject property is a 39.6+/- acre tract on the corner of Border Road and Auburn Road (“Property”). The Property is designated Low Density Residential (“LDR”) on the Future Land Use Map and is zoned for Residential Single Family-3 (“RSF-3”), with a binding site plan per Ordinance No. 2024-15 (the “Ordinance”). To the north of the property across Border Road is vacant land. To the east of the property is I-75, and across I-75 is a residential property and single-family home developments. To the south of the Property, across Fox Lea Drive, is the equestrian show facility, Fox Lea Farms. To the west of the Property, across Auburn Rd, is the single-family home development, Sawgrass.

Cassata Oaks is a single-family home development. The Cassata Oaks Preliminary Plat proposes sixty (60) single family home lots with access via Auburn Road. The proposed density of 1.5 dwelling units per acre is consistent with the range for Low Density Residential (one to five dwelling units per acre) and is the lowest density in the area. The lower density is allowed pursuant to Comprehensive Plan Strategy L.U. 1.2.3 and the Ordinance.

Cassata Oaks will consist of fifty (50) standard size single family home lots surrounding a large pond on the northern portion of the Property. These standard sized lots consist of thirty-two (32) lots that are approximately nine thousand seven hundred and fifty (9,750) square feet and eighteen (18) lots that are approximately ten thousand five hundred (10,500) square feet. The remaining lots are estate sized lots located on the southern portion of the Property, which are approximately sixty seven thousand five hundred (67,500) square feet. These estate lots will all have individual ponds located at the rear of the homesite, with a fifteen (15) foot landscape buffer plus a one-hundred (100) foot natural buffer on the south portions of the lot neighboring Fox Lea Drive. All ponds located on the property serve a stormwater mitigation function.