



24-64DA & 24-66PP CASSATA OAKS

Owner: Auburn Road FC, LLC
Agent: Mariah Miller, Esq.

GENERAL INFORMATION

Address:	Southeast quadrant of Border Road and North Auburn Road
Requests:	<p>Design Alternative: Requests to leave invasive species (Sec. 87-3.7.2.A.8), decrease width of the private road (Sec. 87-3.4.1.J.6), and increase wall height (Sec. 87-3.8.1.C)</p> <p>Preliminary Plat: Approval of a preliminary plat for 60 single-family lots</p>
Applicant:	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:	DA: December 26, 2024 PP: February 20, 2025

PROJECT DESCRIPTION & BACKGROUND

24-64DA

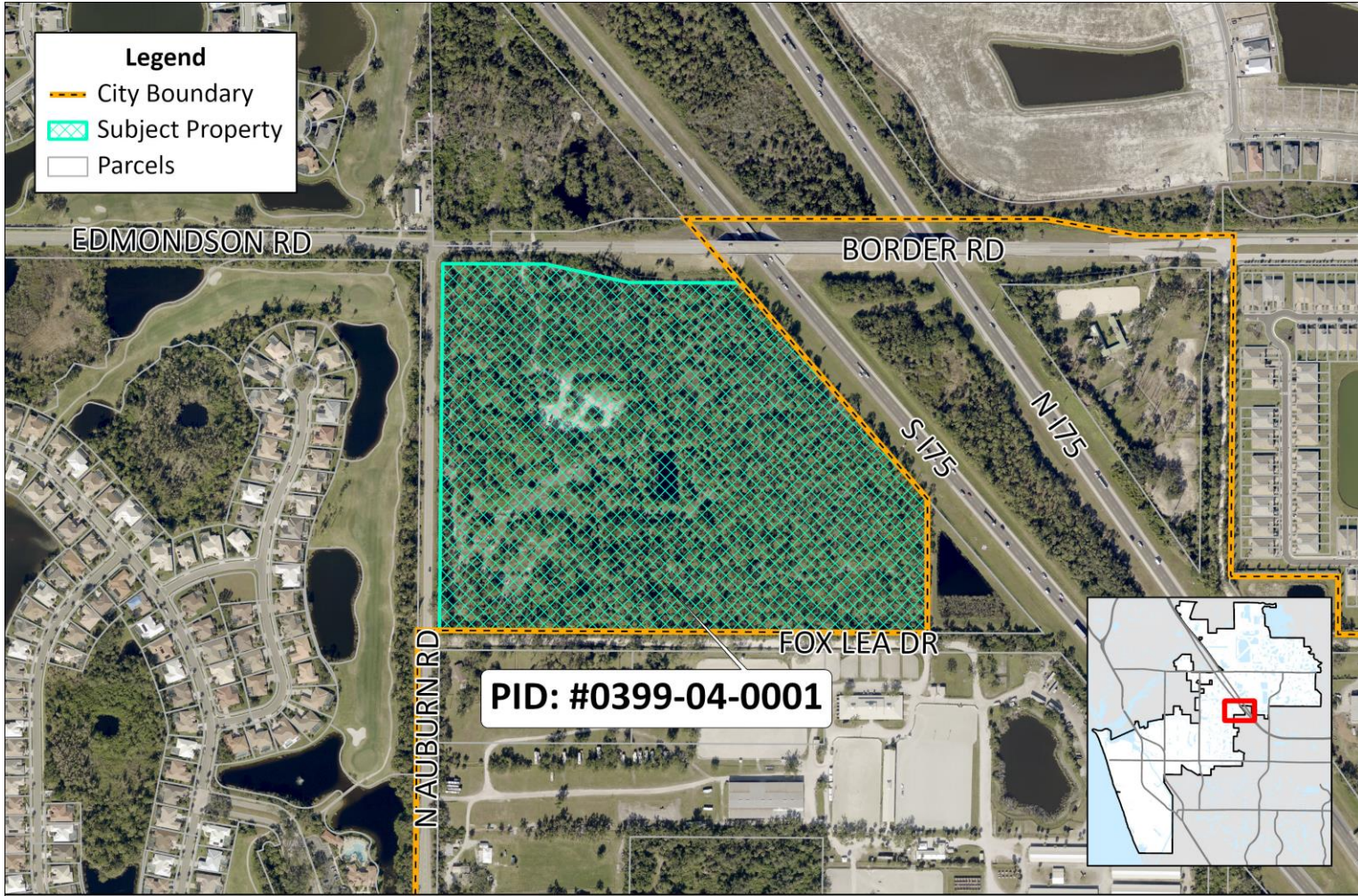
- This petition requests three design alternatives:
 1. Leaving invasive species along the southern buffer (permitted by 3.7.2.A.8)
 2. Decreasing the width of the private right of way from 60' to 50' (permitted by 3.4.1.J.6)
 3. Increasing the height of the buffer walls along the south property line from 6' to 8' (permitted by 3.8.1.C)

24-66PP

- Preliminary plat will create 60 single family lots consistent with binding concept plan approved through Ordinance 2024-15
 - 50 standard-sized single-family lots and 10 larger, estate-sized lots along southern edge
- Eight stipulations on Ord. 2024-25 (see agenda attachments)
 - Restrictive covenant documents provided with limitations in stipulation #4, Notice of Proximity required by stipulation #3 also attached
- Type 2 buffers provided on all sides, plus existing 100' of vegetation along Fox Lea Drive
- Phase I and Phase II Environmental Site Assessment Reports have been completed
 - Soil contamination should be disposed of in a landfill
 - Procedures will be re-confirmed through the construction plan process
 - No evidence of protected species on site



**DESIGN
ALTERNATIVE
REQUEST
EXHIBIT
(PROVIDED BY
APPLICANT)**

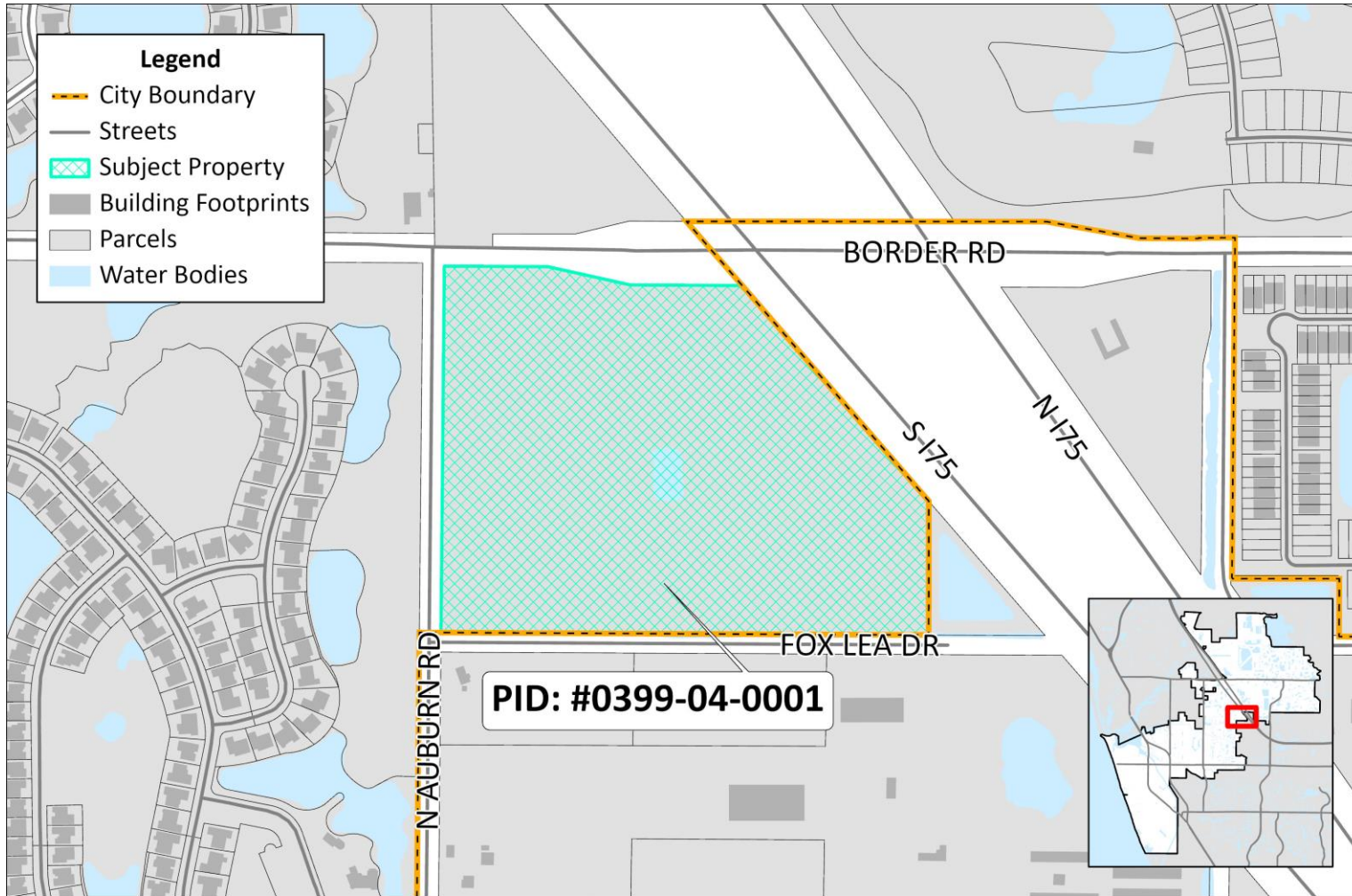


AERIAL MAP



Cassata Oaks
Aerial Map

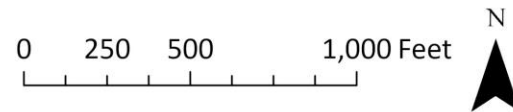


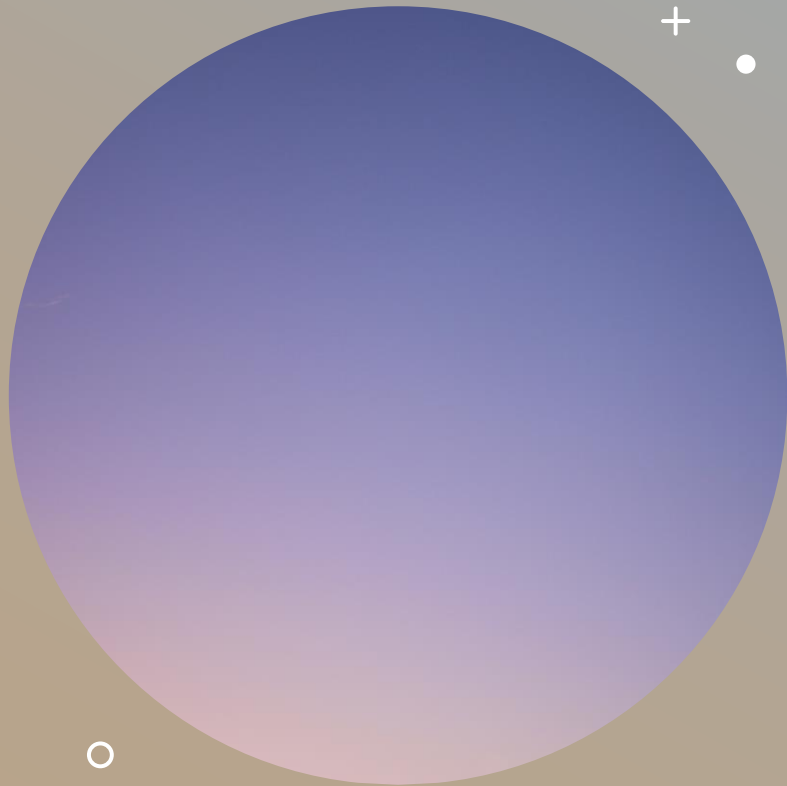


LOCATION MAP



Cassata Oaks
Location Map





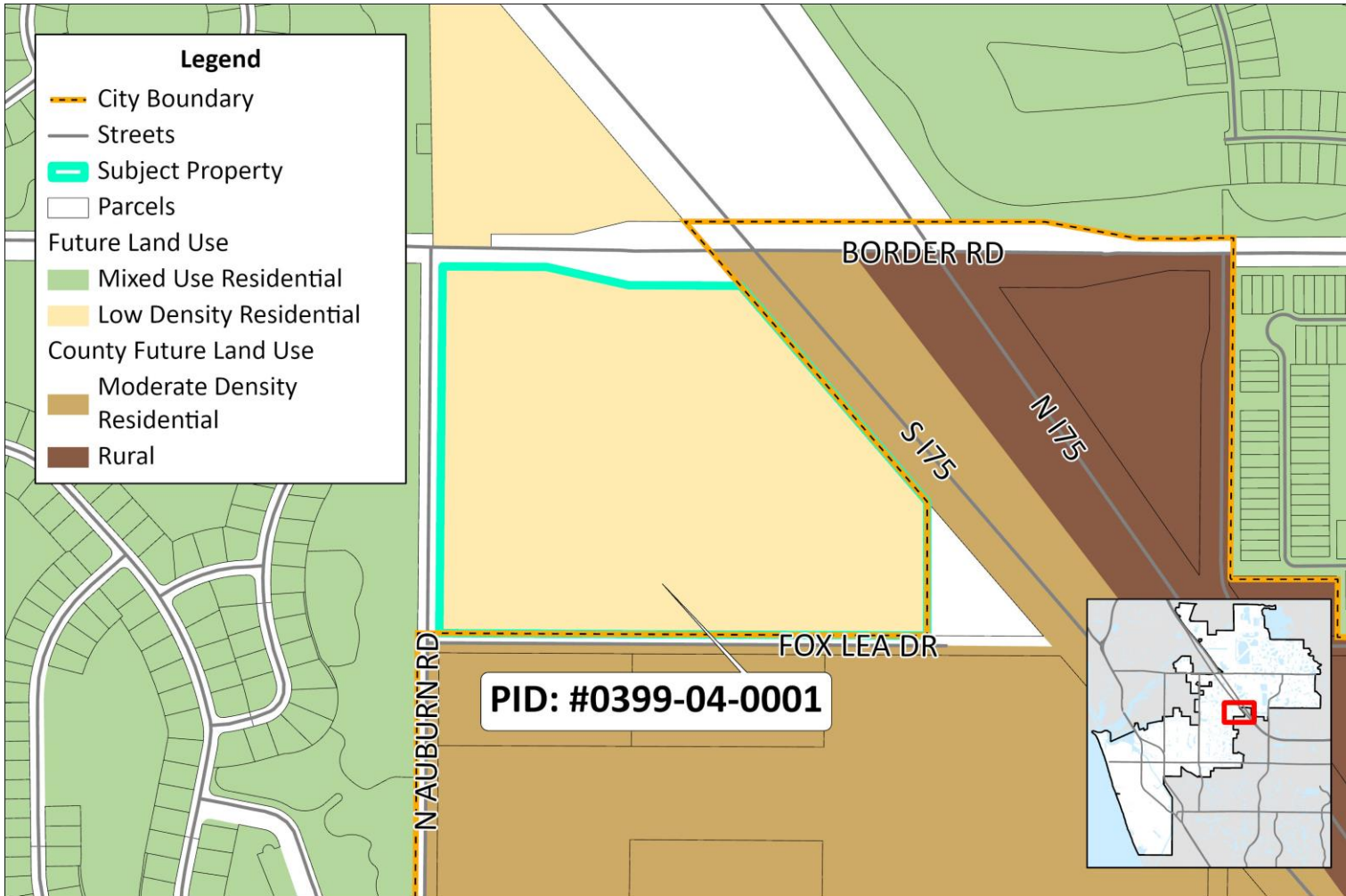
EXISTING CONDITIONS

Future Land Use Map

Zoning Map

Site Photos

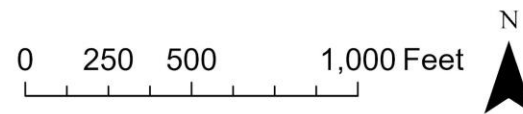
Surrounding Land Uses

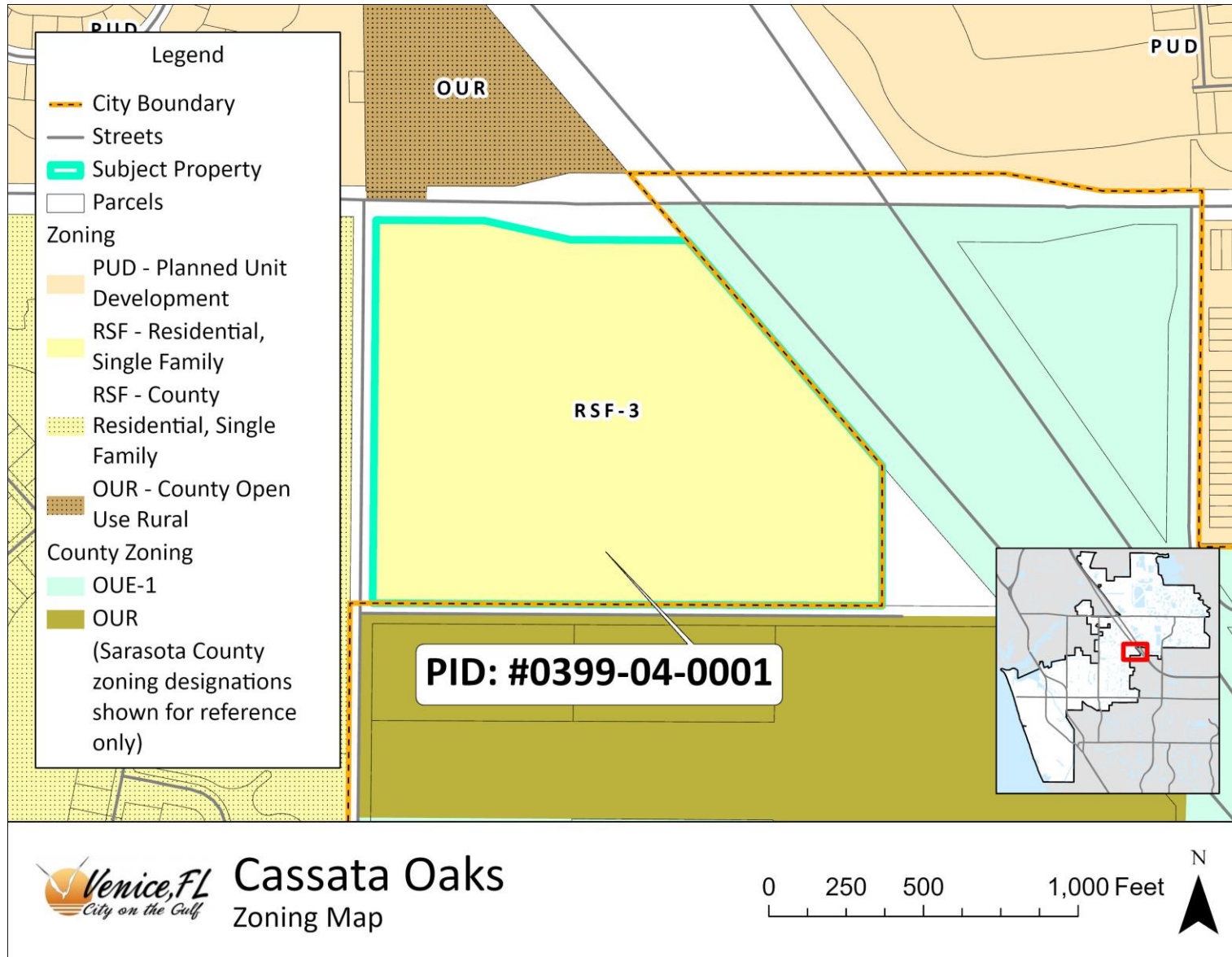


Future Land Use Map



Cassata Oaks
Future Land Use Map





Zoning Map

Site Photos



Site Photos Cont.



Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Vacant land and Waterford)	Sarasota County OUR, City of Venice PUD	Low Density Residential and Mixed Use Residential (MUR)
South	Agricultural (Fox Lea Farm)	County OUR	Sarasota County Moderate Density Residential
East	Interstate 75	None	None
West	Residential (Sawgrass)	County zoning	MUR

PLANNING ANALYSIS

Comprehensive Plan Consistency

Land Development Code Compliance

Concurrency/Mobility



Comprehensive Plan Consistency

Strategy LU 1.2.3.a - Low Density Residential

- Limits density to 1.0-5.0 dwelling units per acre
 - Plat proposes 1.5 units per acre
- Single-family dwellings are one of the desired building forms

Comprehensive Plan Consistency

- **Strategy OS 1.4.4 Non-Native Invasive Species**

- *The City should prevent the spread of non-native invasive vegetation, wildlife, insects, and other species and protect the health and well-being of the native environment through:*
 1. *Removal of existing non-native invasive species in coordination with City initiated work projects and replacement with native Florida plant species*
 2. *Prohibition of the use of non-native invasive species*
 3. *At the time of development, require the developer to remove non-native invasive species through conditions of approval for the project area subject to the site and development review; property owners shall continue to prevent the existence of non-native invasive species in perpetuity*
 4. *Public awareness about the harmful impacts of non-native species into the environment*
 5. *Regional, state, and federal partnerships on efforts to eradicate invasive species*

Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Low Density Residential future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

CONCLUSIONS/ FINDINGS OF FACT: COMPREHENSIVE PLAN

Land Development Code Compliance

- Reviewed by the Technical Review Committee; no issues regarding compliance with the Land Development Code
- Applicant has responded to Land Use Compatibility Analysis considerations (Sec. 87-1.2.C.8) and decision criteria (Sec. 87-1.11.3.A for DA and Sec. 87-1.10.C for PP)
- Approved binding concept plan
 - Planning Commission considered compatibility, access, layout, drainage, open space, and arrangement
 - Design alternative requests targeted at increasing compatibility, complying with stipulations on Ord. 2024-15, and achieving approved concept plan

Design Alternative Decision Criteria

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.

Preliminary Plat Decision Criteria

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 spaces uses;
6. General site arrangement, amenities, convenience, and appearance; and
7. Other standards including, but not limited to, architectural requirements as may be required.

The proposed petitions are compliant, and no inconsistencies have been identified with the LDC.

CONCLUSIONS/
FINDINGS OF
FACT:
LAND
DEVELOPMENT
CODE

Concurrency & Mobility

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

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	61 PM peak hour trips	Compliance confirmed by Traffic Engineering Consultant

Concurrency

- No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Mobility

- The applicant provided traffic analysis that was reviewed by the City's transportation consultant. No issues were identified.

CONCLUSIONS/ FINDINGS OF FACT: CONCURRENCY & MOBILITY

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 Design Alternative Petition No. 24-64DA and Preliminary Plat Petition No. 24-66PP.

CONCLUSION AND PLANNING COMMISSION ACTION