

## CASSATA OAKS DESIGN ALTERNATIVES

### PROJECT NARRATIVE AND COMPREHENSIVE PLAN COMPLIANCE REPORT

#### Project Description and Design Alternative Requests (A) through (C):

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. This lower density is allowed pursuant to Comprehensive Plan Strategy LU 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 nine thousand seven hundred and fifty (9,750) square feet and eighteen (18) lots that are ten thousand five hundred (10,500) square feet. The remaining lots are estate sized lots located on the southern portion of the Property that are sixty seven thousand five hundred (67,500) square feet. These estate lots will all have individual ponds located behind the homesite, with a fifteen (15) foot landscape plus one-hundred (100) foot natural buffer on the south portions of the lot boarding Fox Lea Drive. All ponds located on the Property serve a stormwater mitigation function.

The following are the applicants’ three design alternative requests:

- (A) Design Alternative request to leave the invasive species in the one hundred (100) foot natural buffer along the southern portion of the Property. Hereinafter referred to as “**Leaving the Invasive Species.**”
- (B) Design Alternative request to decrease the width of the private road right of way in the proposed development. Hereinafter referred to “**Decreasing the Width of the Private Road Right of Way.**”
- (C) Design Alternative request to increase the height of the walls along the south and east property lines from six (6) feet to eight (8) feet. Hereinafter referred to as “**Increasing the Height of the Walls.**”

Please see the attached “**Exhibit A**” for the overall site plan and designations reflecting each of the above design alternative requests.

#### ANALYSIS

##### Section 1.11.2

1. Citation of specific LDP section(s) From which a design alternative is being requested.
  - a. (A) Leaving the Invasive Species

**Section 87-3.7.2(A)(8) allows for a design alternative to be proposed to maintain invasive species on the Property.**

- b. (B) Decreasing the Width of the Private Road Right of Way

**Section 3.4.1(J)(6) allows for a design alternative to be requested to modify the design standards in Table 3.4.1.1, which includes the width of the right of way.**

- c. (C) Increasing the Height of the Walls

**Section 3.8.1(C) allows for a design alternative to be requested to increase the height of walls in residential districts.**

2. Justification for each proposed alternative.

- a. (A) Leaving the Invasive Species

**The Applicant requests to leave the invasive species in the one hundred (100) foot natural buffer located along the southern property line to keep the nature of the Property as close to its current condition and to safeguard the opacity of the natural buffer so that it remains the same. Leaving the Invasive Species in the buffer area assists in keeping the nature of the Property the same and allows for the buffer to remain at its current opacity providing dense buffer for the property located south of the Property. Leaving the Invasive Species allows for a smooth transition from the equestrian use to the south into the single family home development.**

- b. (B) Decreasing the Width of the Private Road Right of Way Right of Way

**The Applicant requests to decrease the width of the private road right of way from sixty (60) feet to fifty (50) feet to allow for the large lot sizes and large buffers on the Property to meet and increase the compatibility of the proposed development. Decreasing the Width of the Private Road Right of Way allows for the increased buffer area along the southern property line. If there is not a decrease in the width of the road, the buffer and lot sizes will be negatively affected. This alternative design technique further assists in compatibility.**

- c. (C) Increasing the Height of the Walls

**The applicant requests to Increase the Height of the Walls on the south and east property lines from six (6) feet to eight (8) feet. Increasing the wall height in these two locations will allow the development to meet and exceed the compatibility standards (Sec. 87-3.8.1(C)(2)) and is consistent with the binding site plan in the Ordinance.**

**Increasing the wall height from six (6) to eight (8) feet along the southern portion of the Property will ensure that the property located to the south will have an increased buffer, eliminate foot traffic across the southern property line, allow for an increased separation between different uses, and eliminate any visibility from either side of the southern property line.**

**Increasing the wall height from six (6) to eight (8) feet along the east property line will increase compatibility by further buffering the single family homes from I-75 N and by further protecting the single family homes.**

3. Any additional information to facilitate review of the design alternative by the Director.

**Any required additional information can be provided upon request.**

### **Section 1.11.3**

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan

- a. (A) Leaving the Invasive Species

**Leaving the Invasive Species in the proposed one hundred (100) foot natural buffer is consistent with Strategy L.U. 1.2.7.b to help conserve natural landscape and native habitats. Leaving the Invasive Species is also consistent with Strategy L.U. 1.2.8 because it increases the compatibility between the Property and the commercial use property to the south. Additionally, Leaving the Invasive Species in the natural buffer is consistent with Strategy L.U. 1.3.5 that recognizes the significance of the natural environment features of the area and incorporates the protection, preservation and enhancement of these natural features as a resource to the neighborhood as a whole. Leaving the Invasive Species is consistent with Section 3.7.1, because leaving the species in the one-hundred foot natural will enhance the appearance, protect the environment, preserve character of the neighborhood, reduce the potential incompatibility of adjacent the adjacent use, conserve natural resources, maintain open space, and protects established residential neighborhoods by providing a dense buffer between the residential and commercial uses along the southern property line that can regrow naturally.**

- b. (B) Decreasing the Width of the Private Road Right of Way

**Decreasing the Width of the Private Road Right of Way is consistent with Comprehensive Plan Policy 8.2, which includes a compatibility review procedure to consider site and architectural mitigation design techniques. Under the Ordinance, the Property is subject to a biding site plan. Under Section 1.11.1, Decreasing the Width of the Private Road Right of Way will assist in ensuring that the uniquely designed site plan is complied with.**

- c. (C) Increasing the Height of the Walls

**Increasing the Height of the Walls is consistent with Section 87-3.8.1(C)(2) because implementing the eight (8) foot walls allows the walls to meet and exceed the compatibility standards along the south property line. Increasing the Height of the Wall on the east property line is consistent with Section 87-3.8.1(C)(2) and Section 87-3.8.1(C)(1) because implementing the eight (8) foot walls allows for increased protection in public safety to protect the homes more from the highway. Under Comprehensive Plan Policy 8.2 the height of the walls is consistent with compatibility review procedures to consider site and architectural mitigation design techniques.**

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

- a. (A) Leaving the Invasive Species

**Leaving the Invasive Species in the one hundred (100) foot natural buffer will not have a material negative impact on the adjacent uses as it will help provide a more natural and more dense buffer for the adjacent commercial use.**

- b. (B) Decreasing the Width of the Private Road Right of Way

**Decreasing the Width of the Private Road Right of Way will not have a material negative impact on the adjacent uses because Cassata Oaks is a gated community, designed in a loop, and is a private road. The decrease in width only affects the private community.**

- c. (C) Increasing the Height of the Walls

**Increasing the Height of the Walls will not have a material negative impact on the adjacent uses because higher walls will provide additional buffering to the single family homes and the surrounding development, which only benefits the adjacent uses.**

3. Whether the design alternative is necessary to preserve or enhance significant existing environment or cultural features, such as trees, scenic areas, historic or archaeological sites, public facilities or similar; and

- a. (A) Leaving the Invasive Species

**Leaving the Invasive Species in the one hundred (100) foot natural buffer will preserve the exiting environment, cultural features, and the character of the area by not disturbing the view from the property located to the south and providing a smooth transition from the Property to the south into the single family home development. Additionally, the current environmental features will be preserved by leaving the current invasive species.**

- b. (B) Decreasing the Width of the Private Road Right of Way

**Decreasing the Width of the Private Road Right of Way will allow for the enlarged buffer on the south side of the Property, and in turn preserve the exiting environmental features and character of the neighborhood.**

- c. (C) Increasing the Height of the Walls

**Increasing the Height of the Walls will help preserve the neighborhood from I75 and will provide further buffering from the commercial property to the south.**

4. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

- a. (A) Leaving the Invasive Species

**Leaving the Invasive Species will not result in a negative impact to the adopted level of service of public facilities because public facilities will not be maintaining any portion of the buffer and there will be no entrance to the property located to the south from the southern portion of the Property.**

- b. (B) Decreasing the Width of the Private Road Right of Way

**Decreasing the Width of the Private Road Right of Way will not result in a negative impact to the adopted level of service of public facilities because the design of the private road in the development is a loop and mobility of public services entering the development will not be restricted.**

- c. (C) Increasing the Height of the Walls

**Increasing the Height of the Walls will not result in a negative impact to the adopted level of service of public facilities because the walls are not maintained by public facilities and access to the east or south portions of the Property is not required for public facilities.**

# EXHIBIT "A"

