

From: [Kay Pierce](#)
To: [Planning Commission](#); [Jeff Shrum](#); [Adrian Jimenez](#); [City Council](#); [Edward Lavallee](#); [Lori Stelzer](#)
Subject: Girl Scout house rezoning - STOP!
Date: Sunday, June 30, 2019 4:17:11 PM

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I live in Venice and will vote in November. The electorate are more knowledgeable about what you are up to and you will pay for allowing the kind of growth this type of rezoning will result in.

Kay Pierce
Pelican Pointe

Christina Rimes

From: Mike Rafferty <mer112693@aol.com>
Sent: Monday, July 1, 2019 11:17 AM
To: Christina Rimes; Planning Commission
Cc: Jeff Shrum; John Holic; City Council; Lori Stelzer
Subject: Fwd: Petition 19-11RZ Public Hearing July 2, 2019
Attachments: attach to pc e mail july 1.pdf

Categories: Woods, Cassata

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Subject: Petition 19-11RZ Public Hearing

Members of the Planning Commission,

As you consider this application please include the following (see attached for details).

- Back in 2005, when the adjacent parcel was rezoned (Cassata Place, Ph I) the density stipulation was 7.6 units per acre.....this proposal is for 9 units per acre.
- Your approval of Ph I resulted in a density of 5.6 units per acre.
- Auburn Woods, which the developer used as a template for Ph I has a reported density of 5.3 units per acre.
- Adjacent parcels to the east and south have a density of 1 unit per 5 acres
- Land Use Compatibility Review Process (Policy 8.2) requires proposed densities be similar to surrounding properties
- Nine dwelling units per acre is not similar to 5.3, 5.5, and/or 1 unit per 5 acres (County OUE).

Planning Commission has no choice but to disapprove the application based on a lack of compatibility with densities of surrounding properties.

Thank you for consideration of these comments.

Mike Rafferty

Auburn Woods to get identical neighbor

Cassata Place would put 28 more homes near the city's eastern gateway

By GREG GILES
News Editor

The Venice Planning Commission on Tuesday approved a preliminary plat for Cassata Place, a 28-unit, single-family, attached-housing community on about 5 acres immediately east of Auburn Woods on East Venice Avenue. The project nearly mirrors the housing product that makes up Auburn Woods, and even received a letter from the Auburn Woods Homeowners Association in support of the new community. The neighbors were especially thankful to see the new plans for the subdivision of attached, single family homes were nothing like what was previously approved for the property — a multi-family housing project formerly known as Bella Vista. That project died due to the Great Recession. The property owner of Cassata Place is Aqueeduct LLC, another Mike Miller project. Miller also built Auburn Woods. State records list Frank Cassata of Sarasota, as the manager of the company. The property is zoned RMF-2/VG. "VG" refers to the Venetian Gateway architectural standards for the city's eastern entrance, one of the stipulations in the rezoning in 2005. Two others were density no higher than 7.6 units per acre and no request for a special exception for height. The new density will be 5.63, barely higher than Auburn Woods at around 5.3 units per acre. The plat included a 6-foot vinyl fence along the entire western boundary with Auburn Woods. That request, and subsequent approval, was increased to 8 feet after neighbors realized Cassata Place would be built on higher ground. There were additional stipulations and what were called "variances," which raised some eyebrows. Variances are typically sought to change a boundary a few inches, for example. But

HOMES | 4A

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H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant's Response: The zoning designation sought and development proposal contemplate land use of similar density and intensity to surrounding properties.

Staff's Comment: The proposed zoning district provides use and regulatory standards that are consistent with the adjacent Cassata Place Phase I to the west. However, the proposed density is higher than the county properties to the east and south.

Based on the above evaluation there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

Strategy LU 4.1.1 in the Comprehensive Plan, includes Policy 8.2 Land Use Compatibility Review Process requires proposed densities be similar to surrounding properties. Nine dwelling units per acre is not similar to 5.3, 5.5, and/or 1 unit per 5 acres (County OUE). Planning Commission has no choice but to disapprove the application based on a lack of compatibility with densities of surrounding properties.