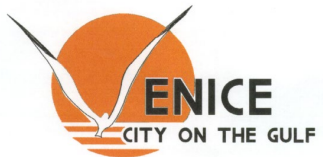


Cassata Lakes

Preliminary Plat Petition & Conditional Use

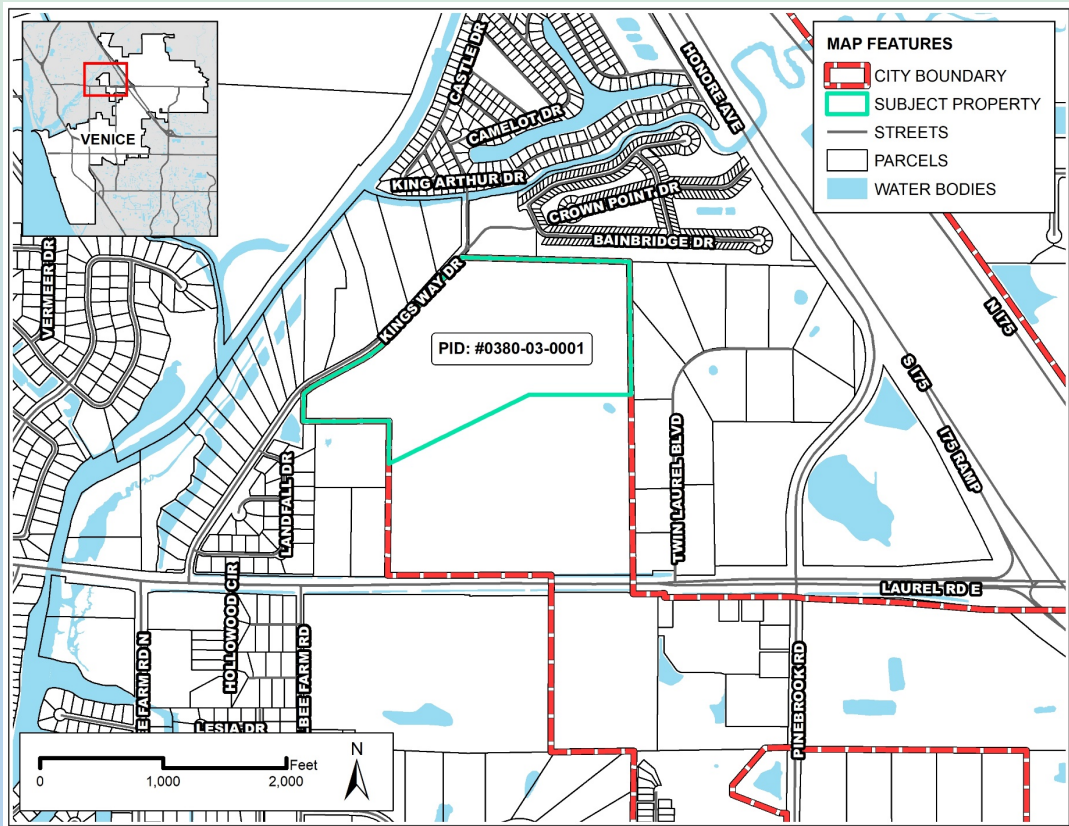
Petition No. 20-29PP & Petition No. 20-39CU



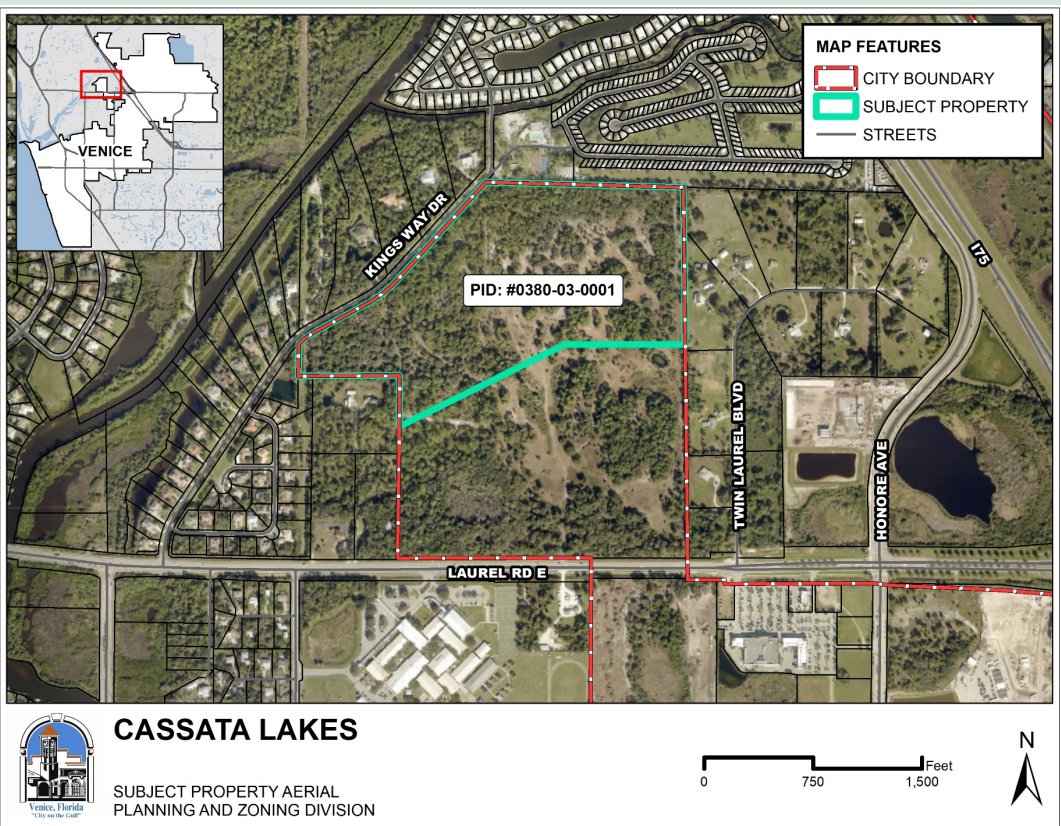
General: Project Information

PRELIMINARY PLAT & CONDITIONAL USE	
Request:	Approval of a preliminary plat for 151 residential single family lots; and a conditional use for a gated community
Applicant/ Owner:	Cassata Properties, LLC
Agent:	Jeffery A. Boone, Esq. of the Boone Law Firm
Location:	1200 Kingsway Drive
Parcel ID:	0380030001
Parcel Size:	59.53 +/- acres
Current Future Land Use:	Moderate Density Residential
Current Zoning:	RSF-4
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood

General: Property Location



Area Map



Aerial Photograph

General: Site Photographs



Looking south from Kings Way Drive

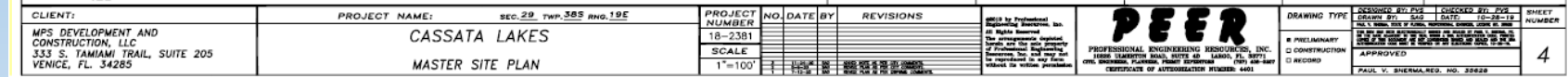
Looking southeast along Kings Way Drive



General: Surrounding Area

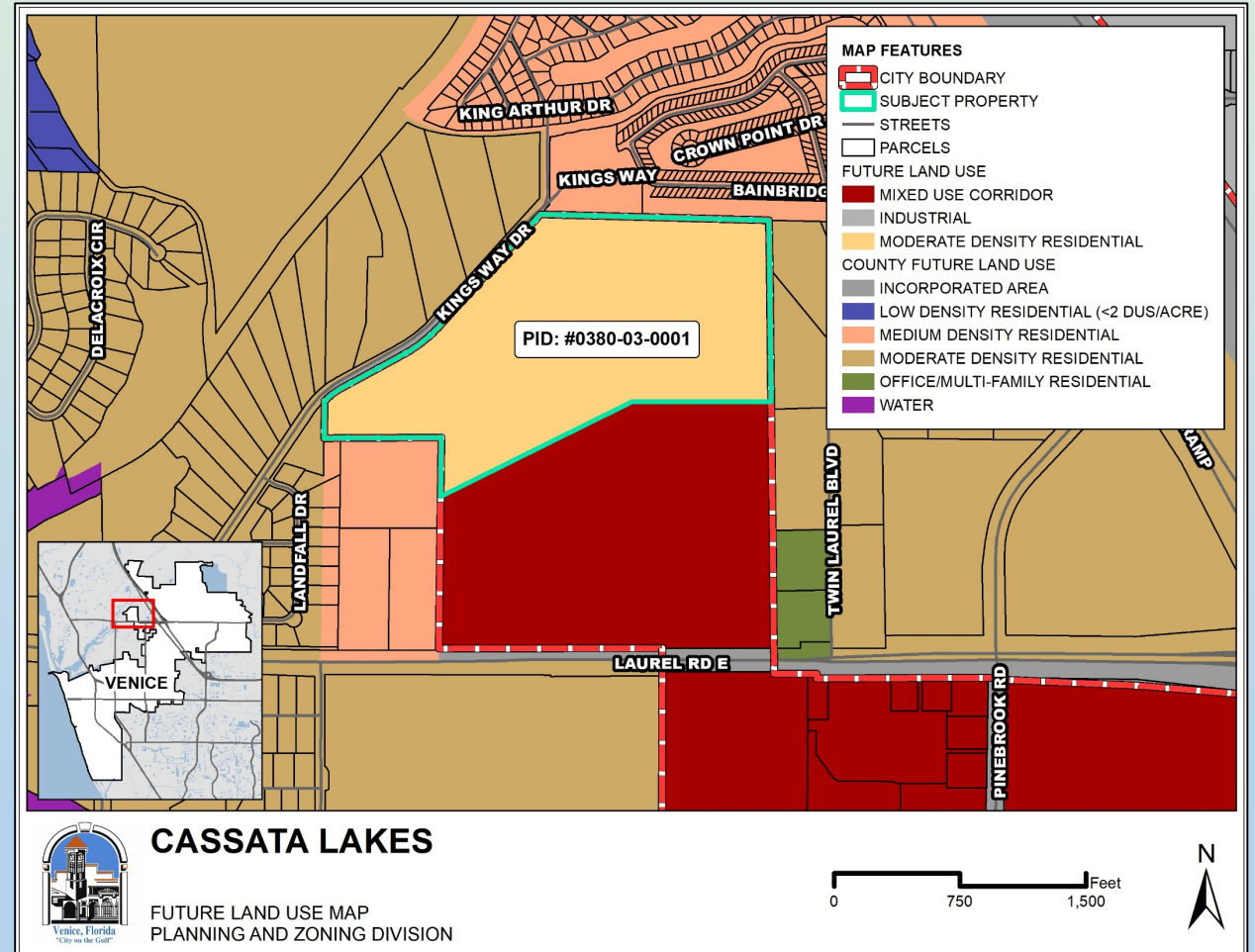
Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Residential common areas/elements, Single family detached	County Residential Mobile Home (RMH), County Residential Estate (RE-1)	County Medium Density Residential, County Moderate Density Residential
South	Single family detached, Agricultural grazing land	Commercial, General (CG), County Open Use Estate (OUE-1)	Mixed Use Corridor (MUC), County Moderate Density Residential
East	Single family detached	County OUE-1	County Moderate Density Residential
West	Single family detached, Residential common areas/elements	County RE-1, County OUE-1	County Moderate Density Residential, County Medium Density Residential

Cassata Lakes: Preliminary Plat & Conditional Use

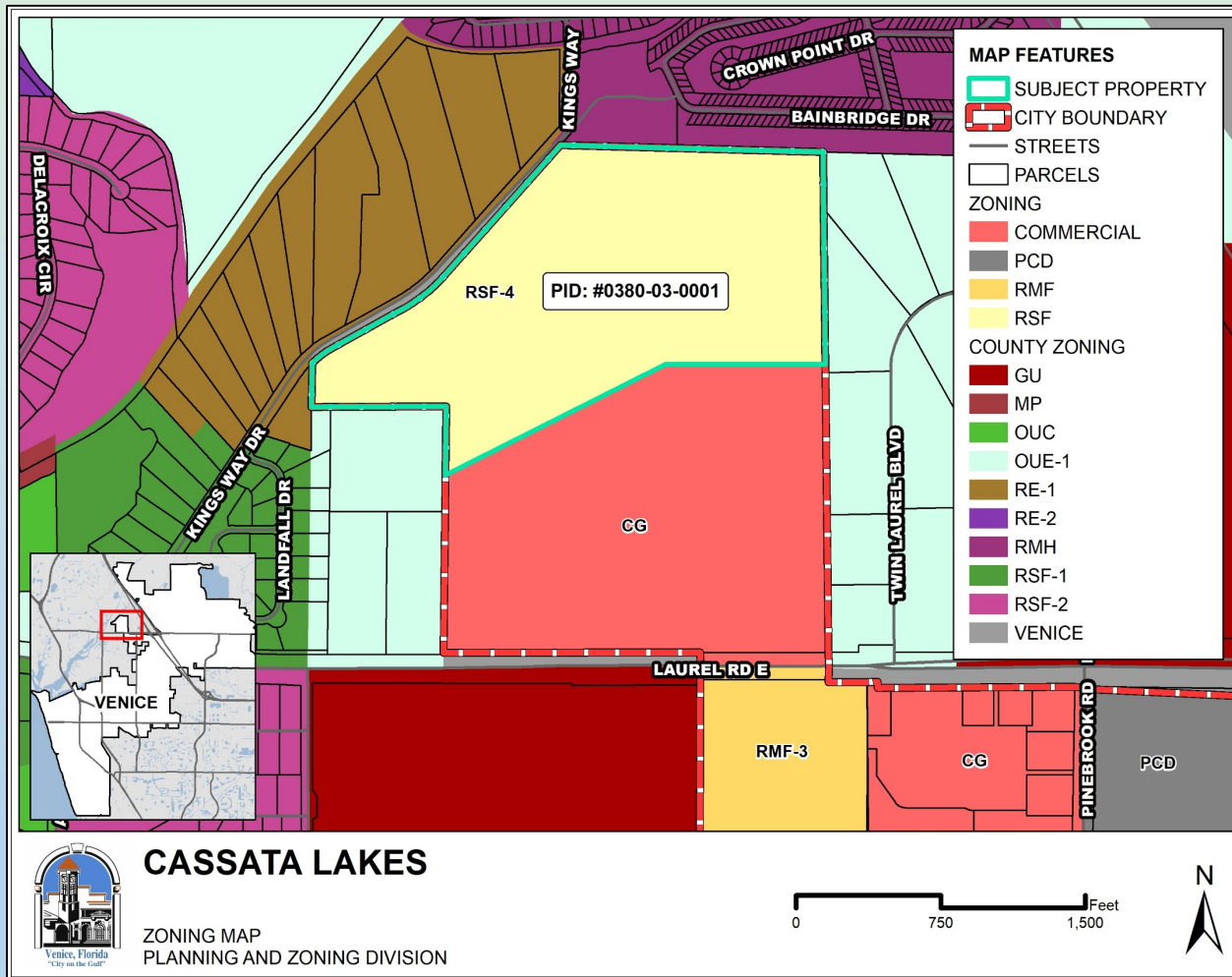


Future Land Use

- The subject property has a future land use designation of Moderate Density Residential
- Varying residential designations are on many of the surrounding parcels, most of which are in Sarasota County
- To the south of the parcel is Mixed Use Corridor (MUC)



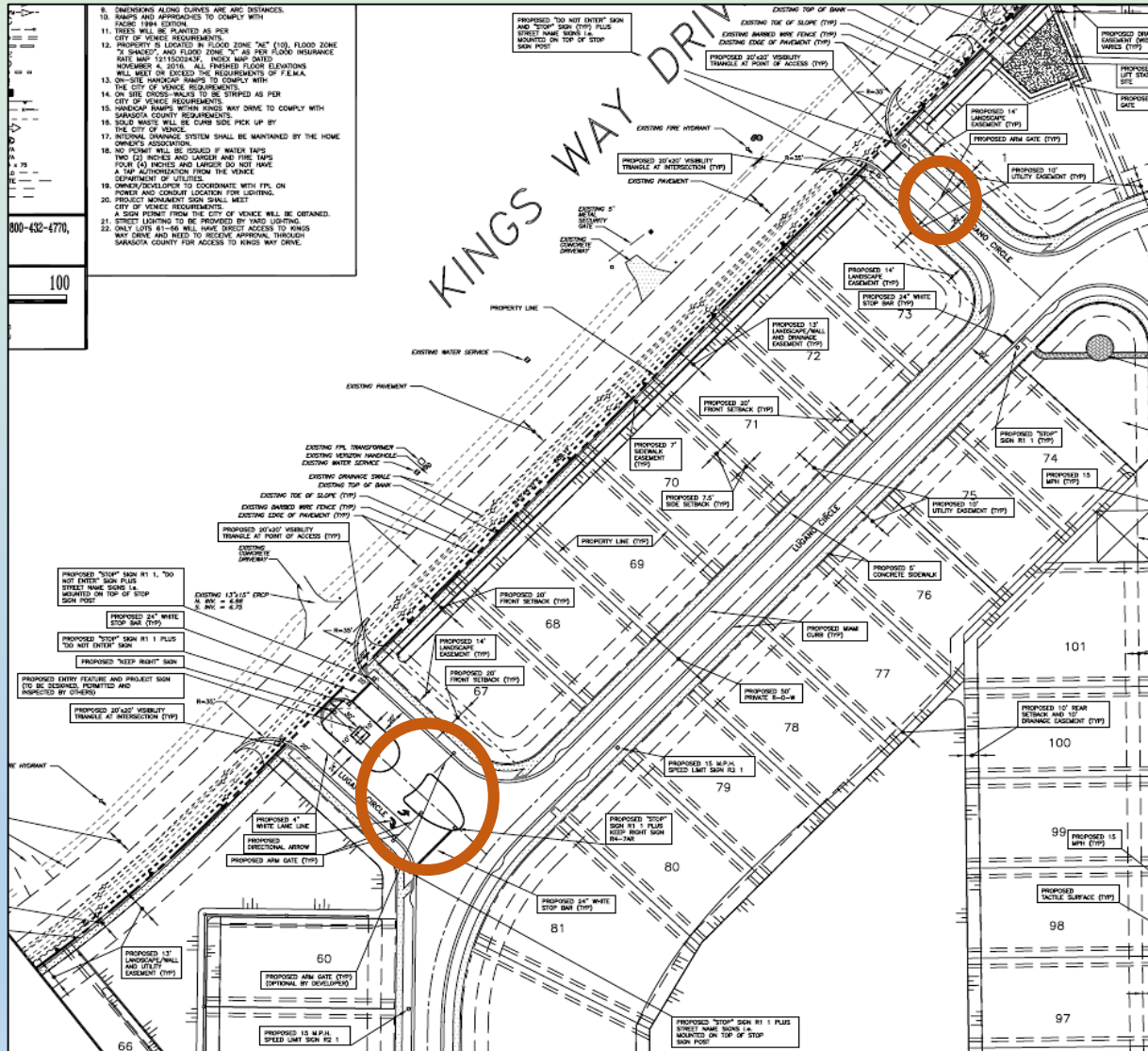
Zoning



- Cassata Lakes is zoned as Residential Single Family (RSF-4)
- The adjoining parcel to the south is zoned Commercial, General (CG)
- The majority of the immediate surroundings are some form of residential

Conditional Use: Gated Community

The request includes a gated community. The subdivision proposes two entry points, both of which will have gates. Staff has determined there is sufficient allowance for stacking space.



Conclusions / Findings of Fact

- **CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):** Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Moderate Density Residential future land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.
- **CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS), Preliminary Plat:** The proposed preliminary plat complies with the City's Land Development Code, including the subdivision standards.
- **CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS), Conditional Use:** No inconsistencies have been identified with the LDC specific to the conditional use request.
- **CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY):** 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. The applicant provided a traffic analysis that was reviewed by the City's transportation consultant, who identified no issues.

Planning Commission Review & Action: Preliminary Plat

Upon review of the Petition and associated documents, the Comprehensive Plan, the Land Development Code, and the analysis in the staff report, as well as testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Preliminary Plat 20-29PP.

Planning Commission Review & Action: Conditional Use

Upon review of the Petition and associated documents, the Comprehensive Plan, the Land Development Code, and the analysis in the staff report, as well as testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Conditional Use 20-39CU.