



## CITY OF VENICE

### PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285  
(941) 486-2626 ext. 7434 [www.venicegov.com](http://www.venicegov.com)

## CONDITIONAL USE APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-42 for complete site and development plan submittal requirements.

<b>Project Name:</b>	<b>Cassata Lakes</b>
<b>Brief Project Description:</b>	<b>Residential Single-Family Gated Community</b>
<b>Address/Location:</b>	<b>1200 Kings Way Drive</b>
<b>Parcel Identification No.(s):</b> 0380-03-0001	<b>Parcel Size:</b> 59.53 +/- acres <input checked="" type="checkbox"/> <b>Gated Community</b> <input type="checkbox"/> <b>Height</b> <input type="checkbox"/> <b>Density</b>
<input checked="" type="checkbox"/> <b>Residential</b> <input type="checkbox"/> <b>Non-Residential</b>	<b>Zoning Designation(s):</b> RSF-4 <b>FLUM Designation(s):</b> Moderate Density Residential
<b>Fees:</b> <input type="checkbox"/> <b>Application Fee \$4,475.15</b> <input type="checkbox"/> <b>Review Fee \$1,025.00</b> A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.	
<b>Applicant Name/ and Property Owner Name:</b>	<b>Cassata Properties, LLC</b>
<b>Address:</b>	<b>7507 S. Tamiami Trail, Sarasota, FL 34231</b>
<b>Email:</b>	<b>Phone:</b>
<b>Design Professional or Attorney:</b>	<b>Paul Sherma, P.E., Professional Engineering Resources, Inc.</b>
<b>Address:</b>	<b>10225 Ulmerton Rd, Suite D, Largo, FL 33771</b>
<b>Email:</b> peer@tampabay.rr.com	<b>Phone:</b> (727) 408-5207
<b>Authorized Agent (1 person to be the point of contact):</b>	<b>Jeffery A. Boone, Esq.</b>
<b>Address:</b>	<b>1001 Avenida Del Circo, Venice, FL 34285</b>
<b>Email:</b> jboone@boone-law.com	<b>Phone:</b> 941-488-6716

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness, and the applicant will be notified of an incomplete package. Collate all copies into three sets. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted, and why it is not being submitted.

☒ **Application:** Must be signed by agent or applicant (3 copies)

☒ **Narrative:** Provide a document describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan. (3 copies).

☒ **Planning Commission Considerations/Findings:** Per Code Section 86-42(e)(1-9), prepare a statement for each of the following considerations/ findings(3 copies): (1) Compliance with all applicable elements of the comprehensive plan; (2) General compatibility with adjacent properties and other properties in the district; (3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings; (4) Required yards and other open space; (5) Screening and buffering, with reference to type, dimensions and character; (6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control; (7) Off-street parking and loading areas, where required; (8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion; and (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

☒ **Agent Authorization Letter(s):** A signed letter from *each* property owner, authorizing **one individual**, a single point of contact for staff (not a business) to submit an application and represent the owner throughout the application process. Clearly indicate the property parcel identification number(s) on each letter (1 copy for each property owner).

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser summaries or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. Clearly indicate the property parcel identification number(s) on each deed (1 copy).

☒ **Legal Descriptions:** List each parcel's legal description identified by the PID. Electronic version must be editable to use "copy and paste" function (1 copy).

☒ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:**

☒ **Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Meeting sign-in sheet ☒ Summary of public workshop ☒ Mailing List of Notified Parties (1 copy of each)

☒ **Conditional Use Plans:** 3 signed, sealed, and dated sets, that are folded, collated, and size 24"x36 (rolled plans not accepted). Electronic plans should be signed and sealed electronically. The petition shall include material necessary to demonstrate that the grant of conditional use will be in harmony with the general intent and purpose of Section 86-42, and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare. Such material may include, but is not limited to the following, where applicable:

☐ **Site plans:** Plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces. N/A

☐ **Screening/Buffering Plans:** Plans for screening and buffering with reference as to type, dimensions and character. N/A

☐ **Landscape Plans:** Proposed landscaping and provisions for trees protected by city regulations as provided in [chapter 118](#), article II of the Code N/A

☐ **Signage/Lighting Plans:** Proposed signs and lighting, including type, dimensions and character. N/A

☒ **CD/Thumb Drive with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. Submit each document or set of plans as one pdf- not each sheet in individual pdf's.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent **MUST** be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name/Date/Signature:

Jeffery A. Boone, Esq.

08/24/20

Applicant Name/Date/Signature:

## **Cassata Lakes – Conditional Use Narrative**

The subject property is a 59.53 acre tract located on Kings Way Drive. The property is designated Moderate Density Residential on the Future Land Use Map, and is zoned Residential Single Family-4 (RSF-4). To the north of the property is the Kings Way manufactured home community (a gated community). To both the east and west of the property are large lot residential subdivisions of one unit per two acre and 1 unit per 5 acre developments. To the south of the property is a 60 acre undeveloped tract along Laurel Road which is designated Mixed Used Corridor.

Cassata Lakes consists of 151 single-family lots with two accesses on Kings Way Drive. Gating is proposed for the main entrance to the community which will provide ingress and egress to the site. Gating is also proposed for the secondary access which will be limited to egress from the community and access for emergency vehicles.

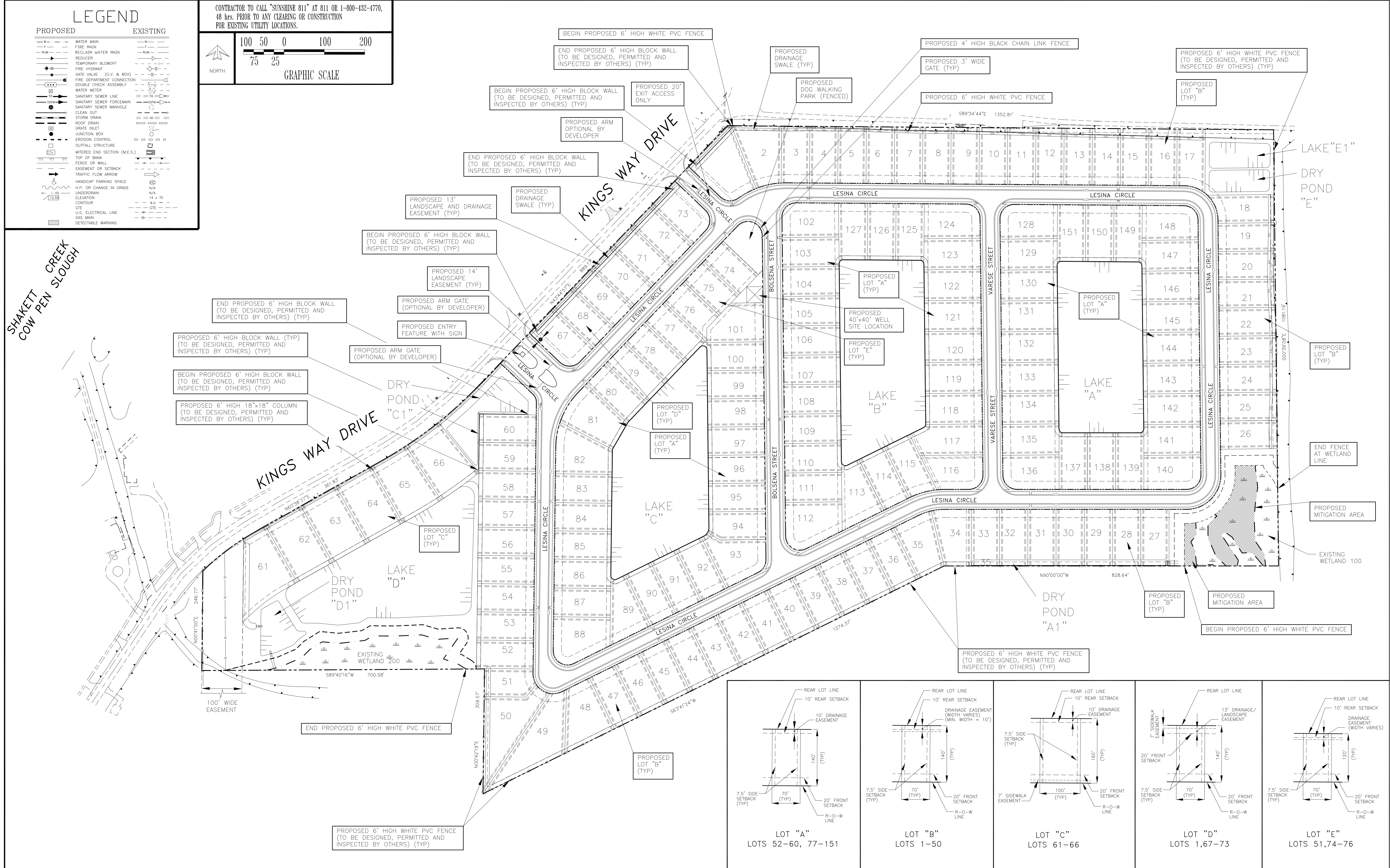
The proposed gated community is consistent with the City's Comprehensive Plan and Land Development Regulations, and is a common form of development in the area.


Sec. 86-42. - Conditional use.

(e) *Contents of planning commission recommendation.* The planning commission shall make a recommendation to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- (1) Compliance with all applicable elements of the comprehensive plan;  
**The proposed gated community is consistent with all applicable elements of the comprehensive plan.**
- (2) General compatibility with adjacent properties and other properties in the district;  
**The proposed gated community is compatible with adjacent properties and other properties in the district, in fact, gated communities are common in the area.**
- (3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;  
**Not applicable.**
- (4) Required yards and other open space;  
**Not applicable.**
- (5) Screening and buffering, with reference to type, dimensions and character;  
**Not applicable.**
- (6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;  
**The proposed gated community will control traffic flow through the development thereby enhancing pedestrian safety and convenience.**
- (7) Off-street parking and loading areas, where required;  
**Not applicable.**
- (8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;  
**Not applicable.**
- (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.  
**Not applicable.**





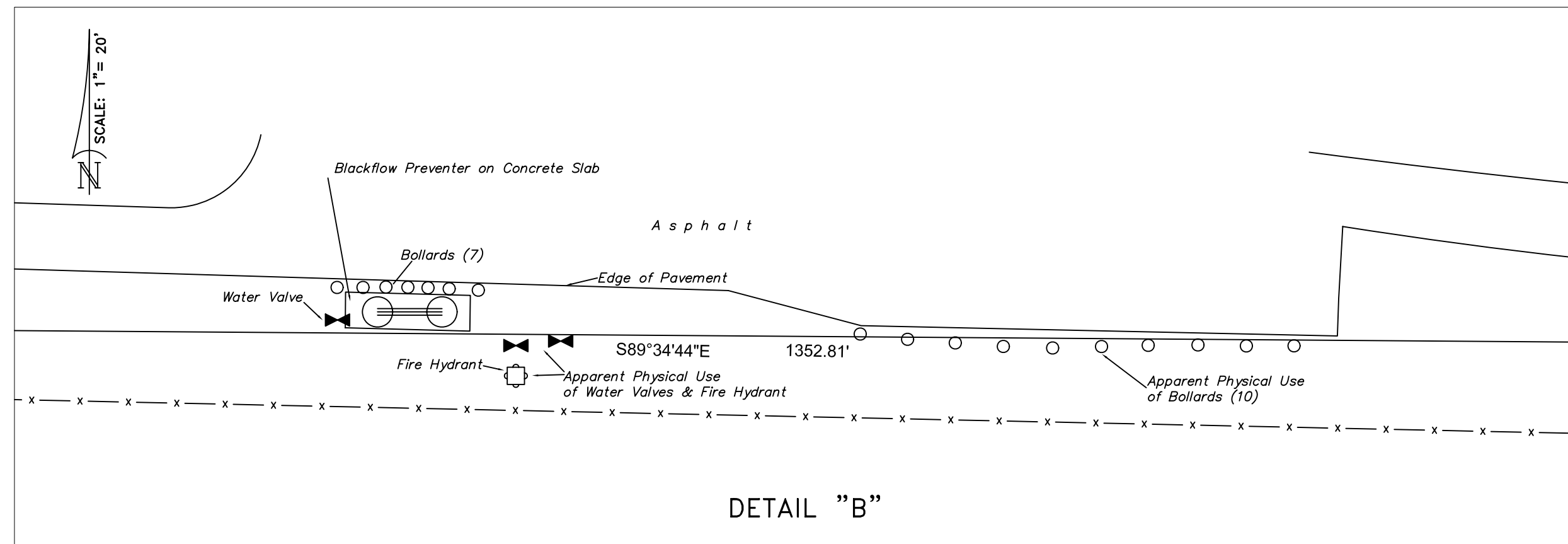
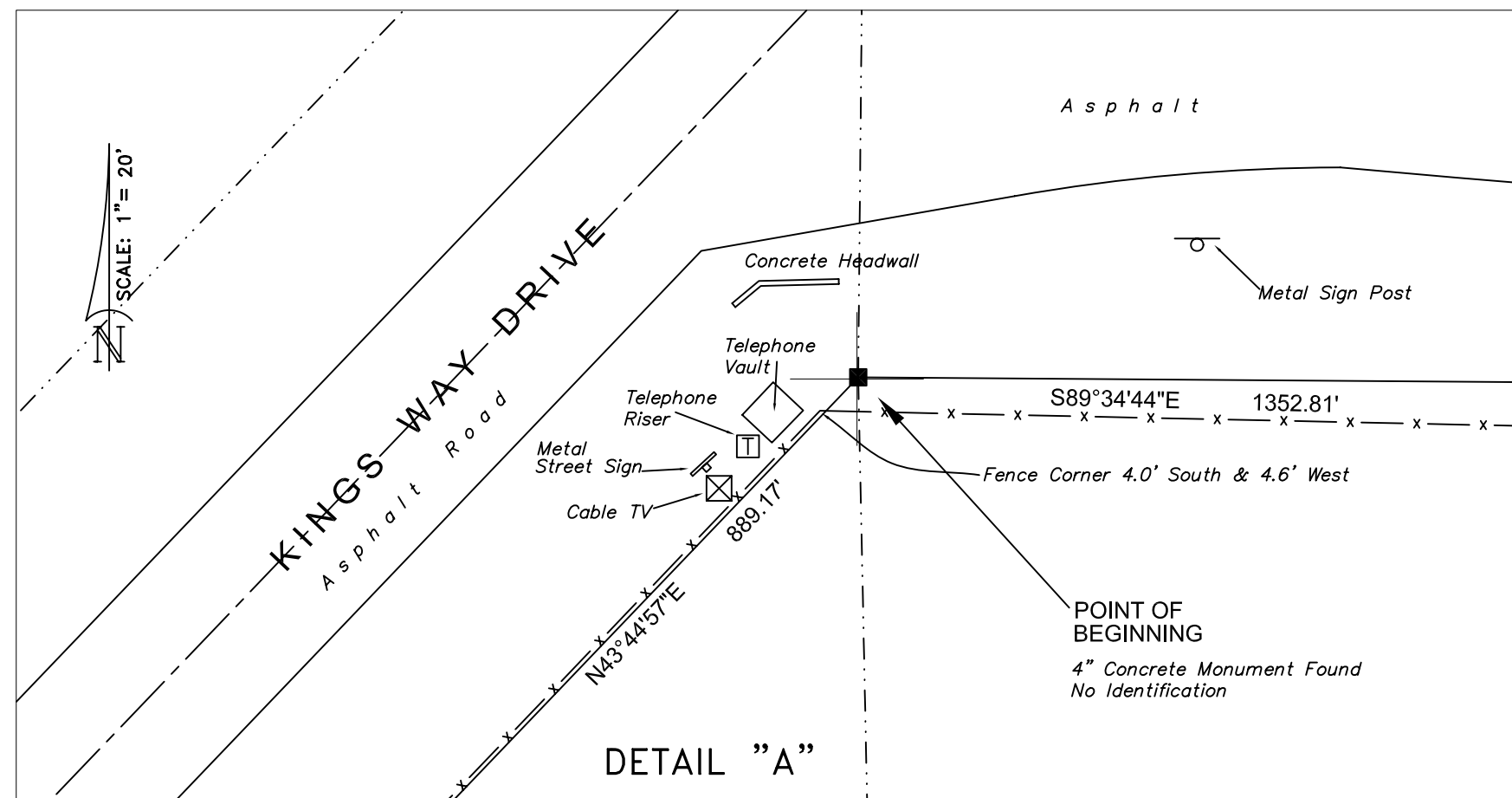
CLIENT:	PROJECT NAME:	SEC. 29 TWP. 38S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS	©2019 by Professional Engineering Resources, Inc. All Rights Reserved The arrangements depicted herein are the sole property of Professional Engineering Resources, Inc. and may not be reproduced in any form without its written permission	 PROFESSIONAL ENGINEERING RESOURCES, INC. 10225 ULMERTON ROAD, SUITE 400, LARGO, FL 33771 CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5207 CERTIFICATE OF AUTHORIZATION NUMBER: 4401	DRAWING TYPE	DESIGNED BY: PVS DRAWN BY: SAS CHECKED BY: PVS DATE: 10-28-19 PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA, PE, ON THE DATE INDICATED BY THE SEAL USING A SIGN AUTHENTICATION CODE. PRINTED AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. 10-28-19	SHEET NUMBER
MPS DEVELOPMENT AND CONSTRUCTION, LLC 333 S. TAMIAAMI TRAIL, SUITE 205 VENICE, FL. 34285	CASSATA LAKES		18-2381							<input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RECORD	APPROVED PAUL V. SHERMA, REG. NO. 35628	4
	MASTER SITE PLAN		SCALE									
			1"=100'									



SCALE: 1" = 200'

#### LEGEND

- △ Telephone Air-Line Valve on Metal Post
- Telephone Vault
- ▽ Metal Sign Post
- ⊠ Cable TV Riser
- ⊠ Water Valve
- ⊠ Utility Pole
- ⊠ Backflow Preventer
- Bollard
- Fire Hydrant



#### DESCRIPTION:

##### Parcel "A"

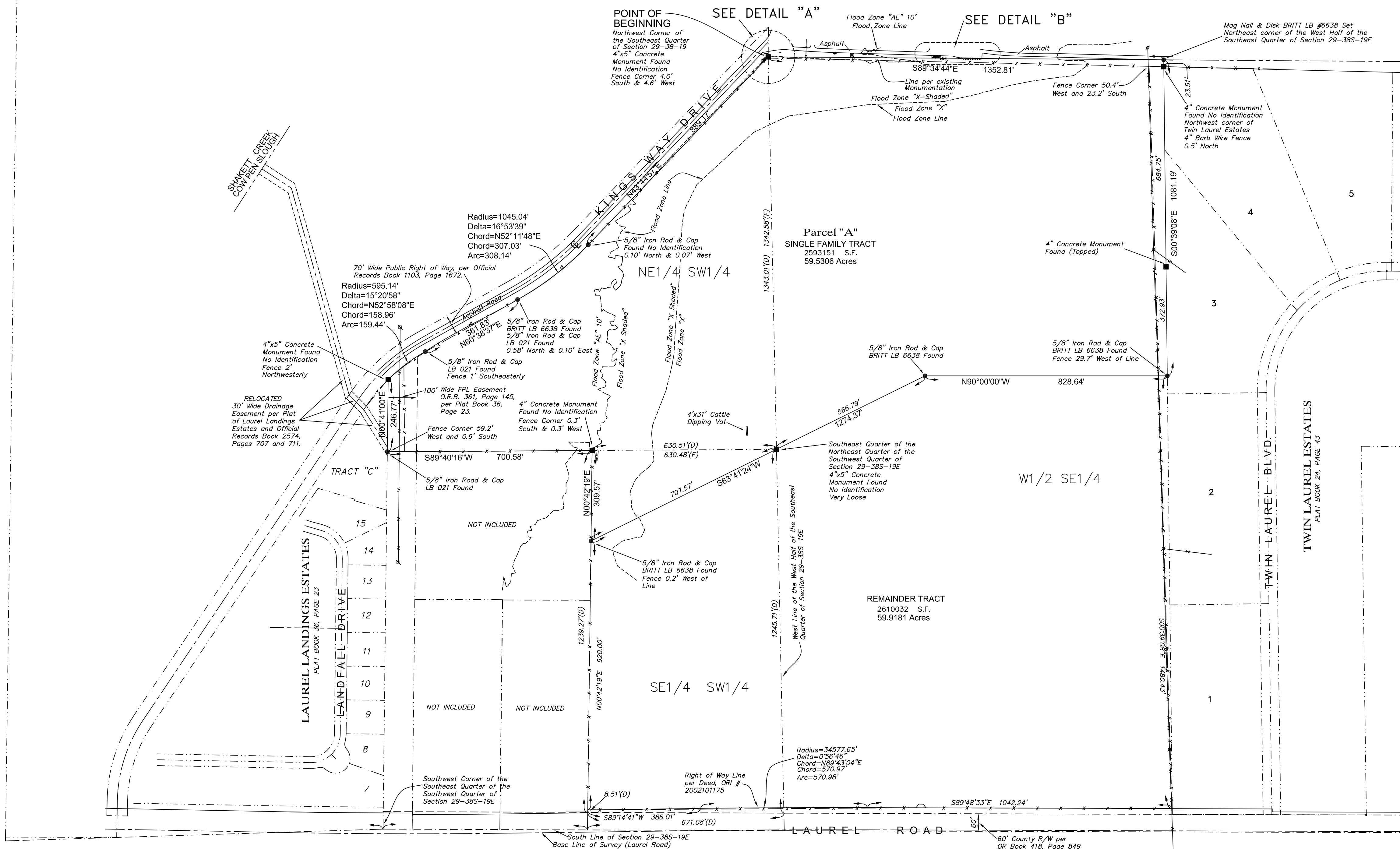
A part of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida;

BEGIN at the Northwest Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence S.88°35'02"E, along the North line of said Southeast Quarter of the Section 29, a distance of 1352.81 feet to the Northeast corner of the West Half of said Southeast Quarter of Section 29, same being a point on the northerly extension of the West Line of Twin Laurel Estates, recorded in Plat Book 24, Page 43, Public Records of Sarasota County, Florida; thence S.00°39'08"E, along the East line of said West half of the Southeast Quarter of Section 29 and the West boundary line of said Twin Laurel Estates and its northerly extension, a distance of 1081.19 feet; thence leaving said West boundary line of Twin Laurel Estates, N.90°00'00"W, a distance of 828.64 feet; thence S.63°41'24"W, a distance of 1274.37 feet, to the East boundary line of lands described in Official Records Instrument No. 2016005618; thence N.00°42'19"E, along said East boundary line of lands described in Official Records Instrument No. 2016005618, a distance of 309.57 feet to the Northeast corner of said lands described in Official Records Instrument No. 2016005618; thence S.89°40'16"W, along the North line of said lands described in Official Records Instrument No. 2016005618, same being the South line of the Northeast Quarter of the Southwest Quarter of said Section 29, a distance of 700.58 feet to the West line said Northeast Quarter of the Southwest Quarter of Section 29, same being the East boundary line of Laurel Landing Estates, recorded in Plat Book 36, Page 23, Public Records of Sarasota County, Florida; thence N.00°41'00"E, along said East boundary line of Laurel Landing Estates, a distance of 246.77 feet to the Southeasterly line of Kings Way Drive, a 70 ft. wide Public Right of Way, dedication of Road recorded in Official Records Book 1003, Page 1672, Public Records of Sarasota County, Florida, same being a point on a non-tangential curve to the right, having: a radius of 595.14 feet, a central angle of 152°05'58", a chord bearing of N.52°58'08"E, and a chord length of 158.96 feet; thence along said Southeasterly Line Kings Way Drive the following four (4) courses: along the arc of said curve, an arc length of 159.44 feet; (2) thence N.60°38'37"E, a distance of 361.83 feet to a point on a curve to the left, having: a radius of 1045.04 feet, a central angle of 16°53'39", a chord bearing of N.52°11'48"E, and a chord length of 307.03 feet; (3) thence along the arc of said curve, an arc length of 308.14 feet; (4) thence N.43°44'57"E, a distance of 889.17 feet to the POINT OF BEGINNING.

Parcel contains 2593151 Square Feet, or 59.5306 Acres

#### REPORT OF SURVEY:

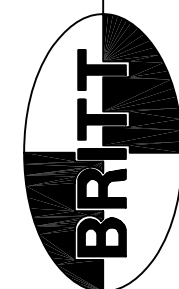
- This plat represents a Boundary Survey showing visible improvements.
- Descriptions shown hereon prepared for this survey.
- Bearings shown hereon refer to Grid, Florida State Plane Coordinate System, West Zone, North American Datum, 1983 (1990 adjustment). This survey is based on Sarasota County GPS points SAR 053 and SAR 054.
- This plat has been prepared with the benefit of an American Land Title Association Commitment for Title Insurance. Commitment Order # 7267283, Dated December 14, 2018 at 5:00 PM.
- Subject to other easements, if any.
- There may exist other underground fixed interior improvements which are not visible and are not a part of this survey.
- The parcel shown hereon is situated in flood zone "AE" (10); Flood Zone "X Shaded", and Flood Zone "X", per Flood Insurance Rate Map 12115C0243F, Index map dated November 4, 2016.
- Accuracy: The expected use of the land is "Rural". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 5,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.



RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 3979  
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

JANUARY 21, 2019  
DATE OF SURVEY

REVISION: 10/18/2019 ADDED COW DIPPING VAT LOCATION (EMF)



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice, Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bs@brittsurveying.com

## A BOUNDARY SURVEY

HURT 60 ACRE SINGLE FAMILY PARCEL

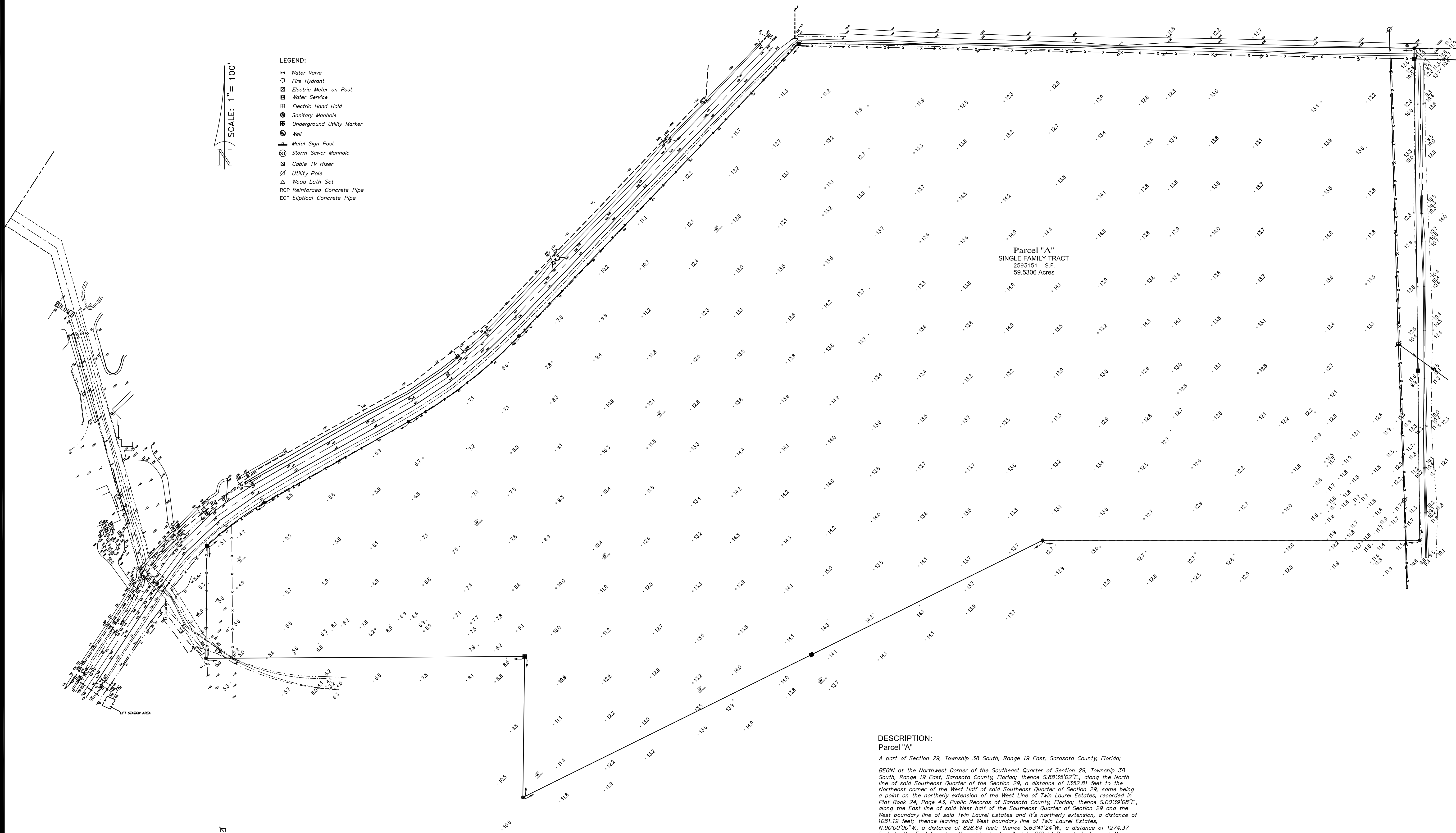
A PART OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA

CERTIFIED TO:  
CASSATA PROPERTIES, LLC  
CASSATA INSURANCE COMPANY  
ICARD MERRILL CULLIS TIMM FUREN & GINSBURG, PA  
FCM CONSTRUCTION, LLC  
FORMID, LLC

FIELD BOOK: 590 PAGE(S): 154  
JOB NUMBER: 19-01-14

SHEET

1 OF 1



REPORT OF SURVEY:

- This plot represents a Boundary & Topographic Survey showing visible showing visible improvements and elevations.
- Descriptions shown hereon prepared for this survey.
- Bearings shown hereon refer to Grid, Florida State Plane Coordinate System, West Zone, North American Datum, 1983 (1990 adjustment). This survey is based on Sarasota County GPS points SAR 053 and SAR 054.
- This plot has been prepared with the benefit of an American Land Title Association Commitment for Title Insurance. Commitment Order # 7267283, Dated December 14, 2018, at 5:00 PM.
- Subject to other easements, if any.
- There may exist other underground fixed interior improvements which are not visible and are not a part of this survey.
- The parcel shown hereon is situated in flood zone "AE" (10'); Flood Zone "X Shaded"; and Flood Zone "X", per Flood Insurance Rate Map 12115C0243F, index map dated November 4, 2016.
- Accuracy: The expected use of the land is "Rural". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 5,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Elevations shown hereon refer to Florida DEP Bench Mark #V 699 elevation= 5.07 feet (N.A.V.D. 1988 Datum).

DESCRIPTION:  
Parcel "A"

A part of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida;

BEGIN at the Northwest Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence S.88°35'02"E., along the North line of said Southeast Quarter of the Section 29, a distance of 1352.81 feet to the Northeast corner of the West Half of said Southeast Quarter of Section 29, same being a point on the northerly extension of the West Line of Twin Laurel Estates, recorded in Plat Book 24, Page 43, Public Records of Sarasota County, Florida; thence S.00°39'08"E., along the East line of said West half of the Southeast Quarter of Section 29 and the West boundary line of said Twin Laurel Estates and it's northerly extension, a distance of 1081.19 feet; thence leaving said West boundary line of Twin Laurel Estates, N.90°00'00"W., a distance of 828.64 feet; thence S.63°41'24"W., a distance of 1274.37 feet, to the East boundary line of lands described in Official Records Instrument No. 2016005618; thence N.00°42'19"E., along said East boundary line of lands described in Official Records Instrument No. 2016005618, a distance of 309.57 feet to the Northeast corner of said lands described in Official Records Instrument No. 2016005618; thence S.89°40'16"W., along the North line of said lands described in Official Records Instrument No. 2016005618, same being the South line of the Northeast Quarter of the Southwest Quarter of said Section 29, a distance of 700.58 feet to the West line said Northeast Quarter of the Southwest Quarter of Section 29, same being the East boundary line of Laurel Landing Estates, recorded in Plat Book 36, Page 23, Public Records of Sarasota County, Florida; thence N.00°41'00"E., along said East boundary line of Laurel Landing Estates, a distance of 246.77 feet to the Southeasterly line of Kings Way Drive, a 70 ft. wide Public Right of Way, dedication of Road recorded in Official Records Book 1003, Page 1672, Public Records of Sarasota County, Florida, same being a point on a non-tangential curve to the right, having: a radius of 595.14 feet, a central angle of 152°0'58", a chord bearing of N.52°58'08"E., and a chord length of 158.96 feet; thence along said Southeasterly Line Kings Way Drive the following four (4) courses: along the arc of said curve, on an arc length of 159.44 feet; (2) thence N.60°38'57"E., a distance of 361.83 feet to a point on a curve to the left, having: a radius of 1045.04 feet, a central angle of 16°53'39", a chord bearing of N.52°11'48"E., and a chord length of 307.03 feet; (3) thence along the arc of said curve, on an arc length of 308.14 feet; (4) thence N.43°44'57"E., a distance of 889.17 feet to the POINT OF BEGINNING.

Parcel contains 2593151 Square Feet, or 59.5306 Acres

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 3979  
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

APRIL 23, 2019  
DATE OF SURVEY



CERTIFIED TO:  
MICHAEL MILLER

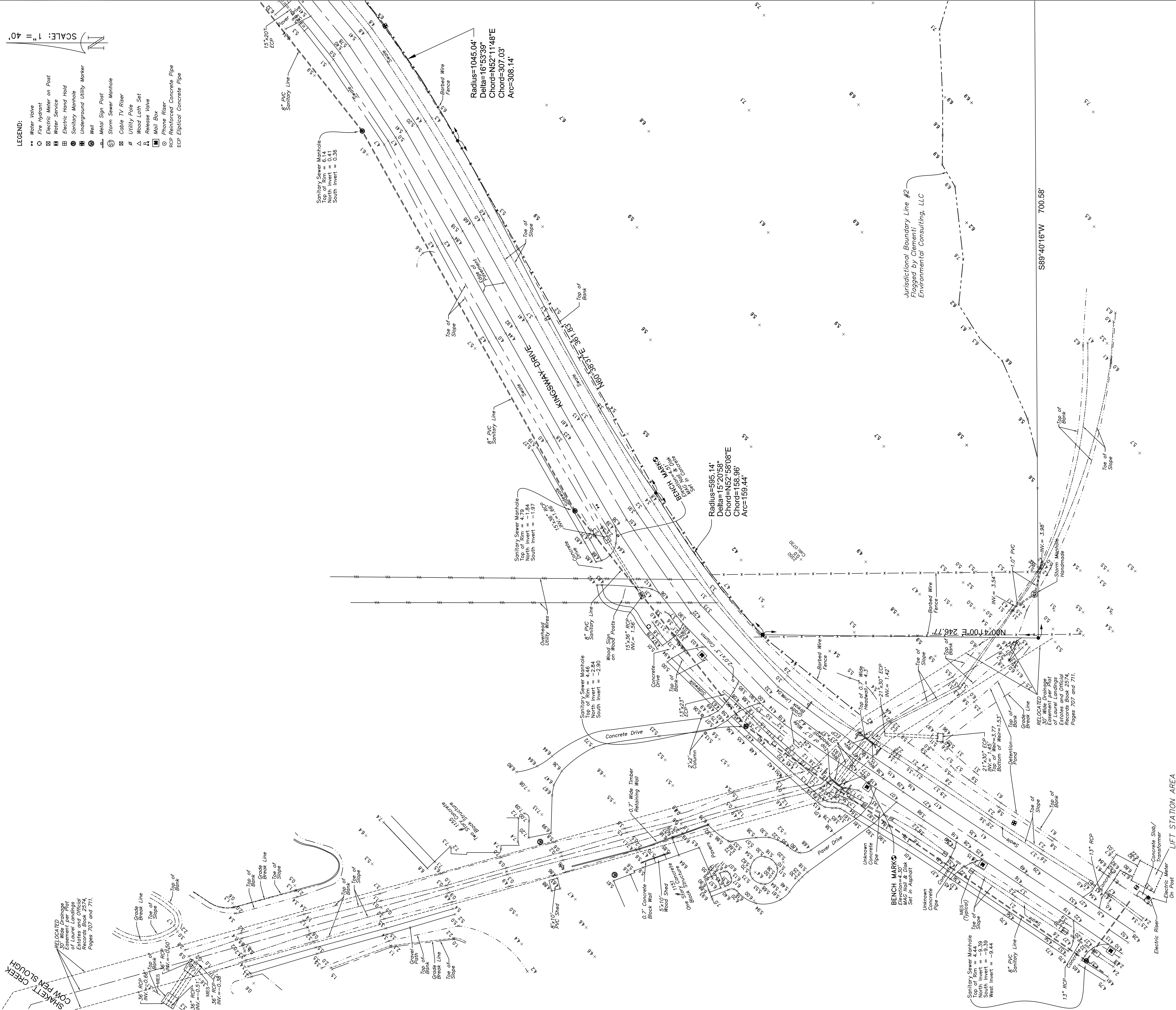
FIELD BOOK: \_\_\_\_\_ PAGE(S): \_\_\_\_\_  
JOB NUMBER: 19-03-19B



SCALE: 1" = 40'

LEGEND:

- Water Valve
- Fire Hydrant
- Electric Meter on Post
- Water Service
- Electric Hand Hold
- Sanitary Manhole
- Underground Utility Marker
- Well
- Metal Sign Post
- Storm Sewer Manhole
- Cable TV Riser
- Utility Pole
- Wood Lath Set
- Reverse Valve
- Phone Riser
- RCP Reinforced Concrete Pipe
- ECP Elliptical Concrete Pipe

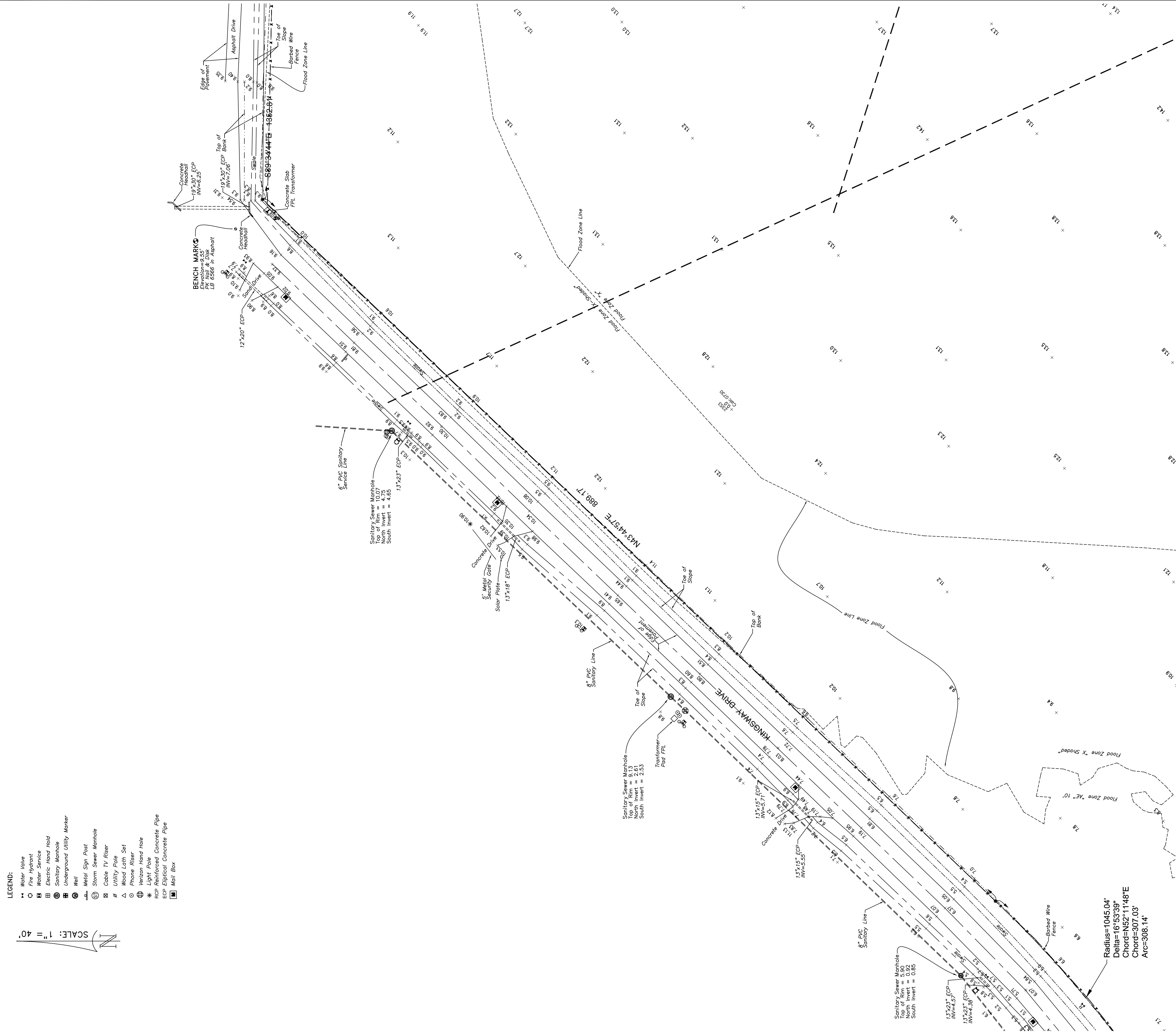


**A TOPOGRAPHIC SURVEY**  
HURT 60 ACRE SINGLE FAMILY PARCEL  
A PART OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA

CERTIFIED TO:  
MICHAEL MILLER

FIELD BOOK: \_\_\_\_\_ PAGE(S): \_\_\_\_\_  
JOB NUMBER: 19-03-19B

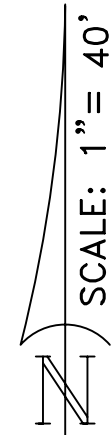




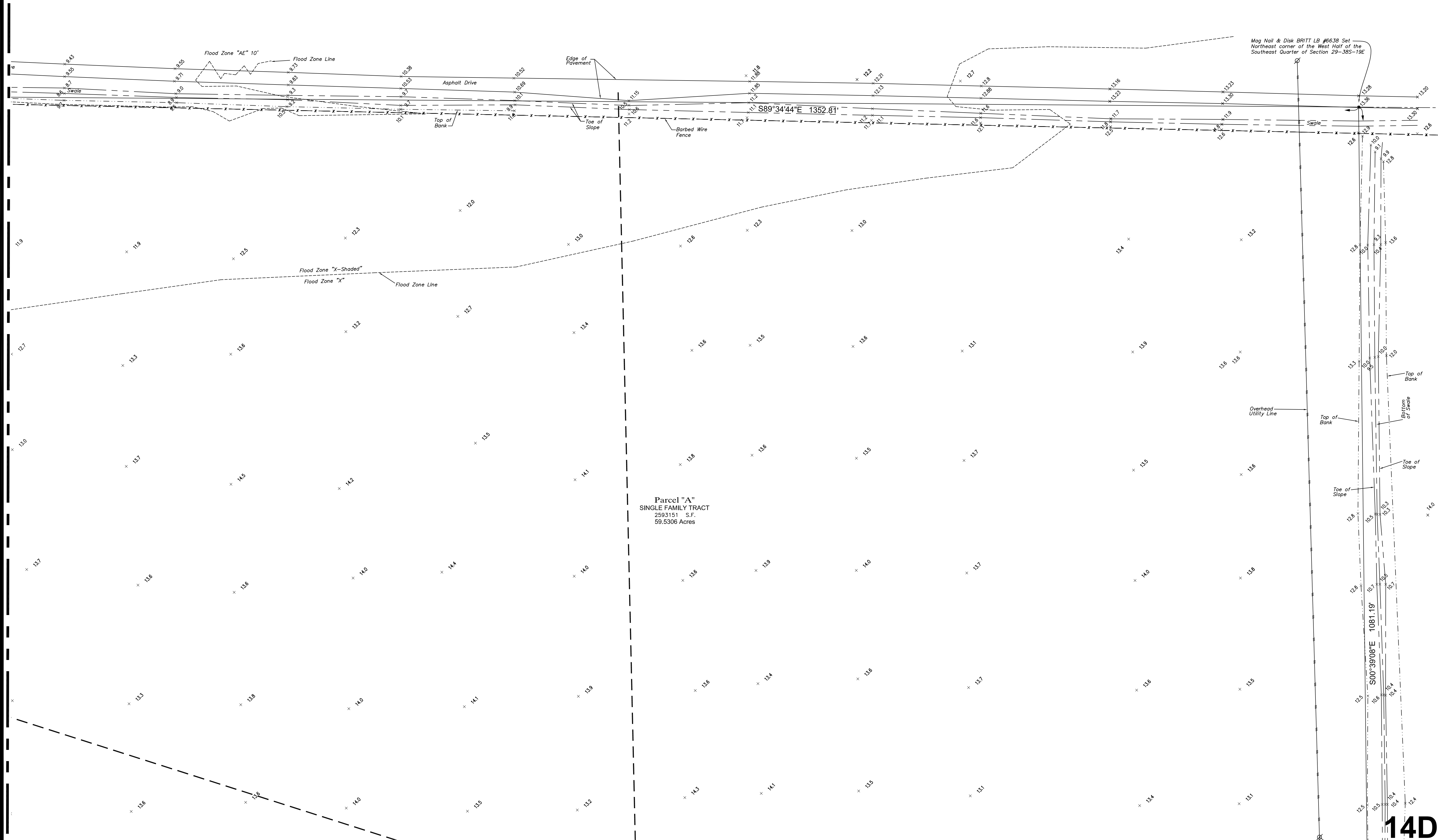
# A TOPOGRAPHIC SURVEY

 **BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bs@brittsurveying.com



- LEGEND:
- Water Valve
  - Fire Hydrant
  - Electric Meter on Post
  - Water Service
  - Electric Hand Hold
  - Sanitary Manhole
  - Underground Utility Marker
  - Well
  - Metal Sign Post
  - Storm Sewer Manhole
  - Cable TV Riser
  - Utility Pole
  - Wood Lath Set







TREE LEGEND

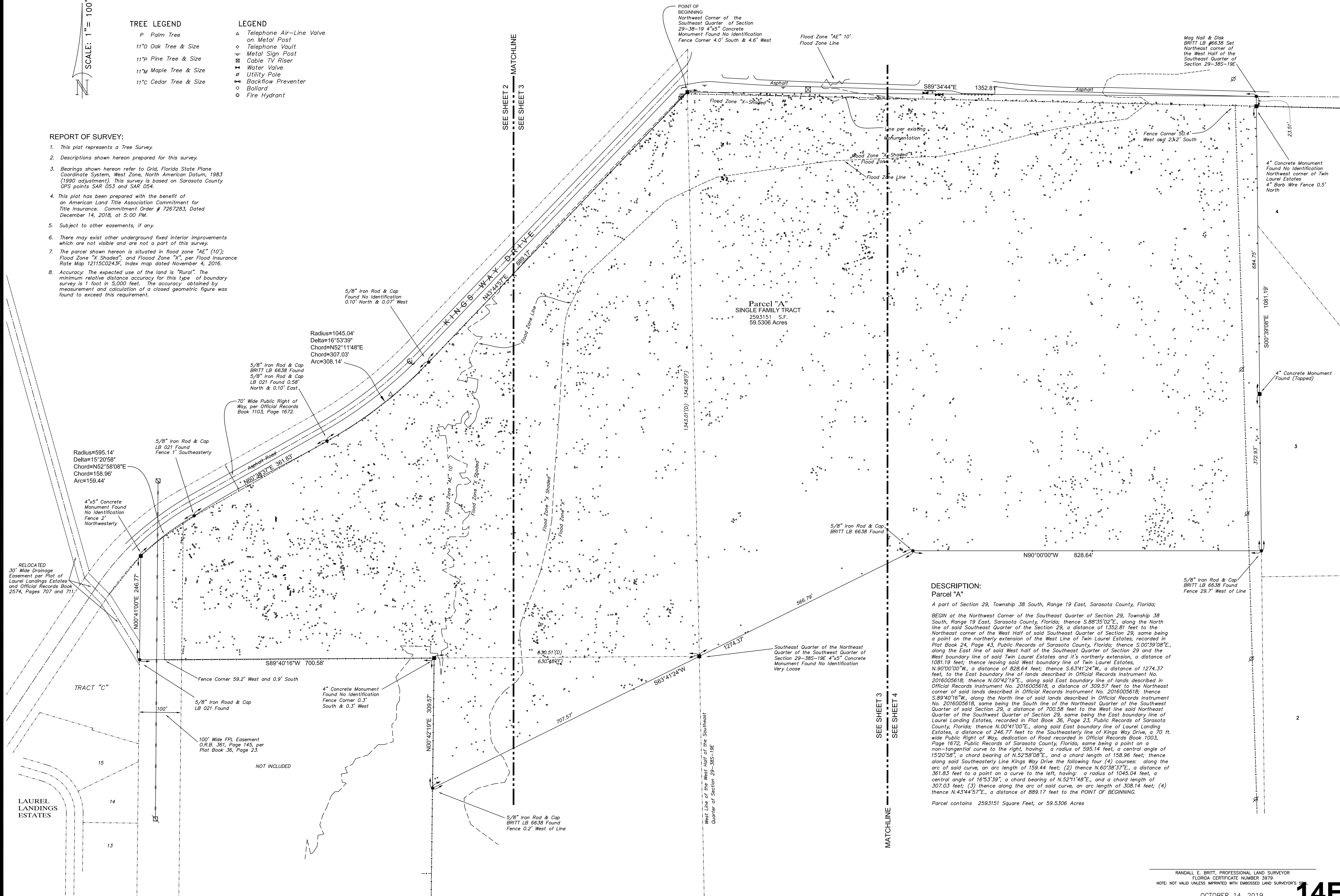
- P Palm Tree
- 11"O Oak Tree & Size
- 11"P Pine Tree & Size
- 11"M Maple Tree & Size
- 11"C Cedar Tree & Size

LEGEND

- △ Telephone Air-Line Valve on Metal Post
- ◇ Telephone Vault
- ⊕ Metal Sign Post
- ⊕ Cable TV Riser
- ⊕ Water Valve
- ⊕ Utility Pole
- ⊕ Backflow Preventer
- Bollard
- Fire Hydrant

REPORT OF SURVEY:

- This plat represents a Tree Survey.
- Descriptions shown hereon prepared for this survey.
- Bearings shown hereon refer to Grid, Florida State Plane Coordinate System, West Zone, North American Datum, 1983 (1990 adjustment). This survey is based on Sarasota County GPS points SAR 053 and SAR 054.
- This plat has been prepared with the benefit of an American Land Title Association Commitment for Title Insurance, Commitment Order # 7267283, Dated December 14, 2018, at 5:00 PM.
- Subject to other easements, if any.
- There may exist other underground fixed interior improvements which are not visible and are not a part of this survey.
- The parcel shown hereon is situated in Flood Zone "AE" (10'); Flood Zone "X Shaded"; and Flood Zone "X", per Flood Insurance Rate Map 121502043E, index map dated November 4, 2016.
- Accuracy: The expected use of the land is "Rural". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 5,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.



DESCRIPTION:  
Parcel "A"

A part of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida;  
BEGIN at the Northwest Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence S.88°35'02"E., along the North line of said Southeast Quarter of the Section 29, a distance of 1352.81 feet to the Northeast corner of the West Half of said Southeast Quarter of Section 29, some being a point on the northerly extension of the West Line of Twin Laurel Estates, recorded in Plat Book 24, Page 43, Public Records of Sarasota County, Florida; thence S.00°39'08"E., along the East line of said West half of the Southeast Quarter of Section 29 and the West boundary line of said Twin Laurel Estates and its northerly extension, a distance of 1081.19 feet; thence leaving said West boundary line of Twin Laurel Estates, N.90°00'00"W., a distance of 828.64 feet; thence S.63°41'24"W., a distance of 1274.37 feet, to the East boundary line of lands described in Official Records Instrument No. 2016005618; thence N.00°42'19"E., along said East boundary line of lands described in Official Records Instrument No. 2016005618, a distance of 309.57 feet to the Northeast corner of said lands described in Official Records Instrument No. 2016005618; thence S.89°40'16"W., along the North line of said lands described in Official Records Instrument No. 2016005618, some being the South line of the Northeast Quarter of the Southwest Quarter of said Section 29, a distance of 700.58 feet to the West line said Northeast Quarter of the Southwest Quarter of Section 29, some being the East boundary line of Laurel Landing Estates, recorded in Plat Book 36, Page 23, Public Records of Sarasota County, Florida; thence N.00°41'00"E., along said East boundary line of Laurel Landing Estates, a distance of 246.77 feet to the Southeast line of Kings Way Drive, a 70 ft. wide Public Right of Way, dedication of Road recorded in Official Records Book 1003, Page 1672, Public Records of Sarasota County, Florida, some being a point on a non-tangential curve to the right, having: a radius of 595.14 feet, a central angle of 152°05'58", a chord bearing of N.52°58'08"E., and a chord length of 158.96 feet; thence along said Southeastly Line Kings Way Drive the following four (4) courses: along the arc of said curve, an arc length of 159.44 feet; (2) thence N.60°38'37"E., a distance of 361.83 feet to a point on a curve to the left, having: a radius of 1045.04 feet, a central angle of 16°53'39", a chord bearing of N.52°11'48"E., and a chord length of 307.03 feet; (3) thence along the arc of said curve, an arc length of 308.14 feet; (4) thence N.43°44'57"E., a distance of 889.17 feet to the POINT OF BEGINNING.

Parcel contains 2593151 Square Feet, or 59.5306 Acres

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 3979  
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SIGNATURE  
OCTOBER 14, 2019  
DATE OF SURVEY

BRITT SURVEYING, INC.



LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 6638  
806 Cypress Avenue Venice, Florida 34285  
Telephone: (941) 431-396 Fax: (941) 484-5766  
Email: bs@brittsurveying.com

CASSATA LAKES  
A TREE SURVEY

A PART OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA

CERTIFIED TO:  
MICHAEL MILLER

FIELD BOOK: PAGE(S):  
JOB NUMBER: 19-03-19E

SHEET

1 of 4

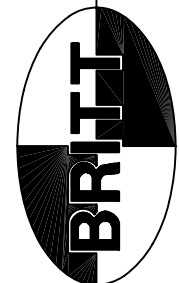
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# CASSATA LAKES

A TREE SURVEY

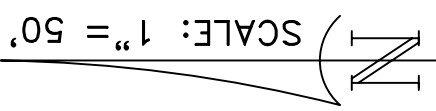
A PART OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA



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LAND SURVEYORS AND MAPPERS  
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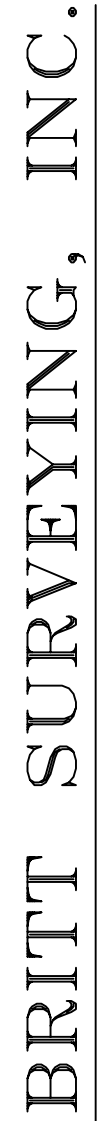




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3 OF 4

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JOB NUMBER: 19-03-19B

A PART OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
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**TREE LEGEND**

P Palm Tree

11"O Oak Tree & Size

11"P Pine Tree & Size

11"M Maple Tree & Size

11"C Cedar Tree & Size

