



City of Venice
401 West Venice Ave., Venice, FL 33596
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 17-16 RZ

Project Name: Murphy Oaks
Parcel Identification No.: 0399-04-0001
Address: Southeast Corner of N. Auburn Rd and Border Rd.
Parcel Size: 39.6 AC
FLUM designation: Low Density Residential
Current Zoning: OUE-1 **Proposed Zoning:** PUD
Property Owner's Name: SSD Land Holdings, LLC c/o Gregory Berryman
Telephone: _____
Fax: _____
E-mail: _____
Mailing Address: 9230 13th Avenue Circle NW, Bradenton, FL 34209
Project Manager: WRA Engineering, c/o Clint Cuffle, PE
Telephone: 813-265-3130
Mobile / Fax: 813-362-5088
E-mail: ccuffle@wraengineering.com
Mailing Address: 7978 Cooper Creek Blvd, Ste 102, University Park, FL, 34201
Project Engineer : Same as Project Manager
Telephone: _____
Mobile / Fax: _____
E-mail: _____
Mailing Address: _____
Project Architect: EnSite, Inc. c/o Jonathan Romine, RLA, CLARB
Telephone: 239-226-0024
Mobile / Fax: _____
E-mail: JonathanR@en-site.com
Mailing Address: 2401 First Street, Ste 201, Ft Myers, FL, 33901

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

03/16/2018

RECEIVED

JUL 01 2018

PLANNING & ZONING

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ Statement of Ownership & Control
- ☒ Signed, Sealed and Dated Survey of Property
- ☒ Agent Authorization Letter
- ☒ Narrative describing the petition
- ☒ Public Workshop Requirements. Date held 07/14/15
- ☒ Copy of newspaper ad.
- ☒ Copy of notice to property owners.
- ☒ Copy of sign-in sheet.
- ☒ Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.



October 5, 2018

Mr. Roger Clark, Planner
City of Venice Planning and Zoning
401 West Venice Avenue
Venice, FL 34285

RE: PUD Rezone Petition Application for a 39.6 Acre $\pm$ Parcel Located at the southeast corner of N. Auburn Road and Border Road – Murphy Oaks

Dear Mr. Clark,

Please find attached a Rezone Petition application, per the City of Venice requirements for your staff to review on the above-referenced property under the currently effective Comprehensive Plan. The proposed zoning change request concerns a 39.6 acre $\pm$ parcel located on the southeastern corner of North Auburn Road and Border Road in Venice, Florida. The request proposes to rezone the subject parcel to a PUD (Planned Unit Development). The subject property contains one parcel, identified as PID No. 0399-04-0001. The subject parcel is currently operating as open, vacant land but has been used for agricultural in the past.

The subject parcel has a City of Venice future land use map designation of Auburn Road to I-75 Neighborhood (JP/ILSBA Area No. 2a) and falls within the Sub-Area 1 of the JPA area. Residential uses are allowed within this Sub-Area 1 at a maximum residential density of 3 Un/Ac which is higher than the proposed density of 2.66 Un/Ac. The project is being referred to as Murphy Oaks (fka Preserves of Venice). The Binding PUD Concept Plan found in **Attachment C** proposes a subdivision of 105 single family lots with over 50% of the site being set aside for open space.

Included in this package are the following items per the instruction packet:

- Attachment A - Application and Owner Affidavits signed
- Attachment B - Neighborhood Workshop Materials from Mtg. on July 14, 2015
- Attachment C – Binding PUD Concept Plan and Site Data Summary
- Attachment D - Environmental Study by ECO Consultants
- Attachment E - Traffic Impact Statement by Transportation Consultants, Inc.
- Attachment F - Survey, Buffer Sections, Site Rendering

4260 W. Linebaugh Avenue
Tampa, Florida 33624
Phone: 813-265-3130 Fax: 813-265-6610

7978 Cooper Creek Boulevard, Suite 102
University Park, Florida 34201
Phone: 941-275-9721 Fax: 813-265-6610

www.wraengineering.com

PUD REZONE NARRATIVE

A. Whether the proposed change is in conformity to the comprehensive plan.

The subject property has a City of Venice future land use map designation of Auburn Road to I-75 Neighborhood (JP/ILSBA Area No. 2a) and falls within the Sub-Area 1 of the JPA area. This designation promotes timely development of urban services and compatibility with natural resources and community character. Water and sewer are available to the subject property.

The development proposes approximately 50.7% (+/-20.09 acres) of the site as designated open space to conserve to the greatest extent possible, environmental features on the site including significant trees. There are no jurisdictional wetlands on the subject property. Residential uses are allowed in Sub-Area 1 of this land use designation. Building height is limited to three stories/42 feet, however the applicant is proposing a maximum height of 35 feet.

Policy 18.4 of the JPA establishes neighborhood standards for the Auburn Road to I-75 area. Discussion of consistency with these criteria follows:

- A. Land Use Density - A maximum density of 3 units per acre
The applicant proposes a maximum density of 2.66 units per acre.
- B. Up to 10% Accessory Non-Residential Uses
Non-residential uses are not proposed.
- C. Maximum Height – 3 stories / 42 feet
The applicant is proposing a maximum height of 35 feet except for Lots 1-5 & 34-67 which shall be limited to a single story home.
- D. Conservation and Open Space – Minimum 7.4 acres
The applicant is proposing preservation of 20.09 acres of open space, representing approximately 50.7% of the site.

The proposed PUD is consistent with the Comprehensive Plan.

b. The existing land use pattern.

The property is currently vacant and has mostly been used for agricultural purposes. The survey does indicate three, one-story wood structures on the property that will require demolition prior to development. The property is bordered to the west by N. Auburn Road, to the north by Border Road, to the east by I-75 and to the south by Fox Lea Drive, a two lane, shell road that provides access to the adjacent properties to the south. To the west of the site is the Sawgrass residential subdivision consisting of single-family homes and nine holes of the Waterford Golf Club. To the north and northwest of the site is vacant land and the Waterford subdivision consisting of single family homes and villas along with 18 holes of golf and the golf course maintenance area. To the east is Interstate 75 and a Florida Department of Transportation (FDOT) stormwater facility. To the south are multiple parcels that contain a single-family home and the Fox Lea Farm equestrian facility, all appearing to be under unified ownership.

Surrounding Property Information:

Existing uses, current zoning and the future land use designation of surrounding properties are provided in the following table.

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant Land and Waterford Subdivision and Golf Course Maintenance Area	Sarasota County Open Use Rural (OUR) and City of Venice (PUD)	Mixed Use Residential
West	Sawgrass Subdivision	Sarasota County (RSF-2)	Mixed Use Residential
South	Single Family Home and the Fox Lea Farm Equestrian Facility	Sarasota County (OUR)	Auburn Road to I-75 Neighborhood (JPA Area No. 2a, Sub-Area 2) or Sarasota County Moderate Density Residential
East	Interstate 75	NA	NA

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The PUD proposes single family residential development which is a common use of the surrounding area. The PUD does not create an isolated district and ensures the development of like uses of the surrounding area.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The proposed PUD density is to be less than the approved maximum density of 3 un/ac per the JP/ILSBA Area No. 2a and therefore has been planned through the City at the maximum density for public facilities. Concurrency has been reviewed by staff and adequate services are available to service the development.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

There are no illogical boundaries in relation to existing conditions. The applicant is requesting a rezone to allow for residential development which is a common use of the surrounding area.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The current conditions of the residential market within the Sarasota / Venice area show the need for additional single family residential units.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Residential single family development is a logical use for the subject property. Properties to the west and south are developed as single family residential subdivisions, the property immediately north is currently vacant and the subject property abuts the I-75 corridor to the east. While limited distance buffers of 10' to 20' are required, the applicant is proposing perimeter buffers of 50 feet along the west and north property lines, forty feet along the south property line, and 100+ feet along the east property line. Additionally, the applicant is proposing 20.09 acres of open space, representing approximately 50.7% of the site area.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The Traffic Impact Study indicates no adverse impacts with regard to traffic congestion or public safety. While not required, a left turn lane on North Auburn Road is proposed by the applicant. A second emergency access is also proposed as an additional safety measures.

The applicant is requesting elimination of the Fox Lea Drive sidewalk requirement and replacing the Border Road sidewalk with an extension of the existing bicycle lane. Additionally, the applicant is proposing to relocate the North Auburn Road sidewalk from the right of way to an easement within the property in order to save existing trees. These efforts further reduce potential conflicts between pedestrian and vehicular movements, thereby increasing public safety.

i. Whether the proposed change will create a drainage problem.

The site design will include a master storm water management system to provide treatment and attenuation of generated storm water runoff. The proposed lakes will be constructed in phases, to ensure minimal disturbance to the surrounding area. The phases will consist of constructing the southern pond along the Fox Lea Drive boundary first and then dewatering the large middle pond into the southern pond to effectively balance the groundwater levels of the nearby adjacent land. The proposed development will not create a drainage problem as it the responsibility of the engineer of record to ensure that this project will not negatively affect offsite properties to both the City of Venice and the Southwest Florida Water Management District.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed development will not reduce light and air to adjacent areas. Through the preservation of approximately 50% of the site as open space and substantial buffers proposed along the property perimeters, there will be no adverse impacts to the surrounding area.

k. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed development is proposed to be a self-contained, private, master planned community with large buffers controlling its presence from external public ROWs. Therefore, this project will be considered a standalone community.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed development will be a standalone, self-contained community. The adjacent properties are already developed.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed development does not constitute a grant of special privilege. It benefits the public by offering additional housing options.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The applicant is seeking development of a residential community that incorporates large spans of open space, preservation of significant trees and substantial buffers. To accommodate these amenities, several exceptions to regulation are needed and are part of this application. The PUD process enables the applicant to demonstrate creativity and innovation in site design that ensures consistency in meeting regulatory intent while allowing for exceptions to the Code that will not create public safety or welfare concerns. The proposed exceptions will provide public benefit through extension of pedestrian walkways and tree preservation.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed project is under the allowed units of 3 per acre per the City's comprehensive plan and hence is within scale of the needs that are prescribed by the City and neighborhood.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The proposed development is in keeping with the use, form and placement of the residential developments of the area.. Through exceptional preservation of open space and trees, and through the provision of more than adequate buffers, the proposed development creates a unique community that is appropriately placed.

Policy 8.2 Land Use Compatibility Review Procedures.

Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

A. Land use density and intensity.

The project proposes 105 single family lots on 39.6 acres which results in a density of 2.66 units per acre. The surrounding developments to west and northwest (Waterford and Sawgrass) are PUD and RSF-2 respectively which allow up to 3 to 3.5 units per acre. Therefore, our proposal not only stays under the 2010 comprehensive plan maximum of 3 units per acre but is compatible with adjacent existing developments.

B. Building heights and setbacks.

The proposed building heights will be a maximum of one-story. Setbacks are proposed as typical for single family residential development in this part of Florida, with 20' Front, 10' Rear, 15' Corner, and 5' Side Yard setbacks.

C. Character or type of use proposed.

Single Family residential is proposed use which matches the existing developments to the west and northwest.

D. Site and architectural mitigation design techniques.

The site is proposed to be a similar architectural style to typical 40' wide products that are currently being constructed within the Venice area. The mitigation design for the projects consists of extensive buffers on all four sides with screening to help aid with its presence from any public ROWs.

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

There are two adjacent uses that are not currently single-family neighborhoods and that is I-75 to the east and Fox Lea Farms to the south. We have protected our proposed neighborhood from those uses with an enhanced minimum 120' buffer to I-75 and a 40' buffer with a 129' wide pond to the south.

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

There are no commercial or industrial uses proposed on this development.

G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

The proposed development is consistent with the 2010 and 2017 Venice Comp Plan and therefore there are no nonconforming issues.

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

The existing use of the property is for agricultural so the proposed project increases the density of the site by adding 105 single family lots which is consistent with what has been planned for this property in the 2010 Venice Comp Plan.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

I. Providing open space, perimeter buffers, landscaping and berms.

The Concept Plan has been compactly designed to maximize buffers and open space to minimize impacts and preserve natural vegetation. The Concept Plan reflects approximately 20.09 acres of open space, representative of just over 50% of the site. Approximately 37% of the proposed open space is represented by lakes (± 7.5 acres).

	Buffer Width
North	45.7 feet (Border Road)
West	50 feet (N. Auburn Road)
South	40 feet (Fox Lea Drive)
East	120.9 feet (I-75)

As reflected in Table above, a substantial buffer is proposed adjacent to the existing Fox Lea Farm equestrian facility in order to minimize impacts to this neighbor. The purpose of these provisions are to assure compliance with City of Venice buffering objectives as identified in the City of Venice 2010 Comprehensive Plan. The concept plan design has been specifically laid out to place like-units adjoining to like-units where neighboring residential developments have been approved and/or constructed. The PUD Concept Plan provides for low density, single family residential units adjoining the nearby properties.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

The buffers proposed above will provide adequate screening for both light and noise that may come from a single family residential subdivision.

K. Locating road access to minimize adverse impacts.

Per the provided transportation study, the proposed access is not going to adversely affect the existing road network and specifically the intersection of N. Auburn Rd and Border Rd. Furthermore, we are proposing a left turn lane into our project to further even though it is technically not needed.

L. Adjusting building setbacks to transition between different uses.

Not applicable as we are not proposing any different uses on the project.

M. Applying step-down or tiered building heights to transition between different uses.

Not applicable as we are not proposing any different uses on the project.

N. Lowering density or intensity of land uses to transition between different uses.

Not applicable as we are not proposing any different uses on the project.

Policy 13.1 Residential Future Land Uses

The proposed project is a standard single-family neighborhood that fits in with the current development patterns of similar neighborhoods within the City of Venice. The neighborhood is proposed to consist within the low-density category of the 2010 Venice Comp Plan which is compatible with the other properties in the immediate vicinity. The project is proposing to enhance the walkability of this N. Auburn corridor by installing a public accessible sidewalk with the 50' buffer along N. Auburn that will be connected to future facilities.

Policy 10.I From Joint Planning Agreement.

The City agrees to use the County land use compatibility principles during the review of each zoning petition for any parcel located within the Joint Planning Areas set forth on Exhibit A and on properties within with the City adjoining such areas. Within the Coordination and Cooperation Areas set forth on Exhibit A, the County agrees not to revise its future land use prior to confirmation of compatibility by the City. The land use compatibility reviews referenced above shall include an evaluation of land use density, intensity, character or type of use proposed, and an evaluation of site and architectural mitigation design techniques. Potential incompatibility shall be mitigated through techniques including but not limited to:

- (i) providing open space, perimeter buffers, landscaping and berms;

The Concept Plan has been compactly designed to maximize buffers and open space to minimize impacts and preserve natural vegetation. The Concept Plan reflects approximately 20.09 acres of open space, representative of just over 50% of the site. Approximately 37% of the proposed open space is represented by lakes (±7.5 acres).

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- (ii) screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas;

The buffers proposed above will provide adequate screening for both light and noise that may come from a single family residential subdivision.

(iii) locating road access to minimize adverse impacts, increased building setbacks, step-down in building heights and

Per the provided transportation study, the proposed access is not going to adversely affect the existing road network and specifically the intersection of N. Auburn Rd and Border Rd. Furthermore, we are proposing a left turn lane into our project to further even though it is technically not needed.

(iv) increasing lot sizes and lower density or intensity of land use.

The project is being designed in conformance with the 2010 Venice Comp plan and therefore it is compatible without any need for a comprehensive plan amendment where densities or intensities would need to be altered in anyway.

Conclusion

In conclusion, the proposed project is consistent with the City of Venice Comprehensive Plan. Furthermore, the rezoning is consistent based upon the location of this parcel near the interstate and adjacent residential communities. The parcel size is adequate to accommodate the density of 105 single family homes as a unified development. This project adheres to the safeguards already contained in the adopted Comprehensive Plan.

Please review this package for completeness. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,
WRA

Clint R. Cuffle, P.E, Project Agent

W/Attachments