



City of Venice
401 West Venice Ave., Venice, 4285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
CONDITIONAL USE APPLICATION

18-02 CU

CONDITIONAL USE

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

Zoning Map designation: OUE-1

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

Revised 12/10

Applicant Signature / Date:

Clint Cuffle 07/30/18

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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 (address Section 86-42(e) below)
- ☒ Public Workshop Requirements. Date held 07/14/18
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.

Sec. 86-42 (e) *Contents of planning commission report.* The planning commission shall make a written finding 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;
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;
9. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

A written petition for conditional use shall be submitted indicating the provision of this chapter under which the building height allowance is sought and stating the grounds on which it is requested, with particular reference to the types of findings that the planning commission must make. 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 this chapter, 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 and development 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;
- ☐ Plans for screening and buffering with reference as to type, dimensions and character;
- ☐ Proposed landscaping and provisions for trees protected by city regulations; and
- ☐ Proposed signs and lighting, including type, dimensions and character.

Fees

Application filing fee \$4,366.

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

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July 30, 2018

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

RE: Conditional Use 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 Conditional Use 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 conditional use request is to allow the proposed Murphy Oaks residential community to be a gated community. The is located on a 39.6 acre \pm parcel located on the southeastern corner of North Auburn Road and Border Road in Venice, Florida. 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 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

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Tampa, Florida 33624
Phone: 813-265-3130 Fax: 813-265-6610

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University Park, Florida 34201
Phone: 941-275-9721 Fax: 813-265-6610

www.wraengineering.com

CONDITIONAL USE NARRATIVE

1. Compliance with the all applicable elements of the comprehensive plan.

The subject property has a City of Venice future land use map designation of Low Density Residential. This type of development lends itself to a privately gated residential community so our request matches the intent of the request to market conditions in the area.

Therefore, the proposed Conditional Use is consistent with the Comprehensive Plan.

2. General compatibility with adjacent properties and other properties in the district.

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. **This Sawgrass subdivision is currently gated in similar fashion to our proposal.** 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

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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;

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.

4. Required yards and other open space;

With this conditional use proposal, all required yards and open spaces are being met or exceeded per the City of Venice PUD zoning standards. The proposal to gate the community will not have any negative affect on these required yards or open spaces.

5. Screening and buffering, with reference to type, dimensions and character;

With this conditional use proposal, all required screening and buffering are being met or exceeded per the City of Venice PUD zoning standards. The proposal to gate the community will not have any negative affect on the screening and buffering of the community.

6. Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;

The community is being designed to include a dedicated left turn lane into the designated entrance. The entrance is proposed to be gated and includes two lanes for the entry, one for the resident that has a scanner code to open gate, and the other for the guest that needs to call a resident to open the gate. The distance from the ROW to the gate is 125' and therefore there is sufficient vehicle stacking available of up to 5 cars in each lane before any traffic flow of the County roadway will be adversely affected. This setback meets all applicable County codes or ordinances for gating a community with 105 lots.

7. Off-street parking and loading areas, where required;

There are currently no proposed off street parking or loading areas proposed with this request and therefore it is not required.

8. Value added considerations including tax base diversification, employment, and affordable housing unit expansion;

The proposed gating of the community to provide a private gated subdivision will provide greater tax value to the City of Venice. The home prices within a private gated community have the ability to charge additional premiums that you may not find in ungated communities which in turn will allow the City to assess property taxes at a higher value.

9. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

We do not believe there are any special requirements of this conditional use application for the gating of this subject community.

Conclusion

In conclusion, the proposed project as a private gated community 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