

Mercedes Barcia

Subject: Murphy Oaks Response as requested

From: Dick Longo <ralongo46@gmail.com>

Sent: Monday, October 14, 2019 10:47 AM

To: John Holic <JHolic@Venicegov.com>; Ron Cairo <rcairo@verizon.net>; Charles Newsom <CNewsom@Venicegov.com>; Jeanette Gates <JGates@Venicegov.com>; Robert Daniels <RDaniels@Venicegov.com>; Mitzie Fiedler <MFiedler@Venicegov.com>; Helen Moore <HMoore@Venicegov.com>; Lori Stelzer <LStelzer@Venicegov.com>

Cc: Kimberly Farrell <FoxLeaFarm@aol.com>; Jeffery A. Boone <jboone@boone-law.com>; Richard Clapp <richclapp@gmail.com>; Anna Brummett <amdrbrum@gmail.com>

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Mayor Holic and City Council Members,

At your Sept 24, 2019 Council meeting you asked the 3 affected parties, Windham Development, Fox Lea Farm and myself to define and attempt to resolve the issues in conflict among us regarding the proposed Murphy Oaks development and document our positions to you by October 15. Since that time, there have been numerous emails but no meetings that I am aware of among the parties. On Oct 4th, after a round of emails, I confirmed that I would make myself available for meetings but none have been requested or scheduled.

Having said that, you are all well aware that the issues between Fox Lea Farm and the developer are significant and diverse. Myself, Sawgrass and the Central Venice Coalition fully support each and every Fox Lea requirement but I will only document those that are of primary interest to myself and the other neighbors in order to keep this as brief and concise as possible. My comments and objections have been transmitted to the developer's attorney multiple times.

Issues as taken from the list presented by Windham Development:

LOT DEVELOPMENT STANDARDS:

1. Outdoor speakers on houses facing Fox Lea...

In my opinion this is an extreme example of the incompatibility issue facing this development. It is unreasonable to expect, much less enforce, speakers or other loud noises that will distract horses and riders and impair their safety. Eliminating hard-wired speakers is meaningless in this world of wireless communication and entertainment.

2. Transportation improvements...

As the City of Venice representative to the Citizens Advisory Committee of the MPO for Sarasota and Manatee counties, I am well aware of the problems with traffic improvements. Although the developer has offered to pay for them after County approval, the timing of such improvements may take years, during which we will all suffer more traffic headaches, congestion and another failed intersection.

5. Water Management Plan consistent with Curry Creek Master Plan...

Curry Creek is already a problem for the State, County, City and Sawgrass. I introduced testimony from the State DEP that Curry Creek was so bad that they couldn't get to the areas designated for measurement and evaluation! To allow development of the scale proposed for Murphy Oaks when there is no ability to measure or control the effect would be irresponsible.

6. Landscape buffers and "fencing"...

The developer has proposed buffers ranging from approximately 40' from Fox Lea Drive to 120' +/- from I-75. He has also defined the "fencing" or lack thereof on each boundary. Those "fences" range from a 5' berm with an 8' concrete wall to no fence at all. It is an example of the developer's lack of concern for the neighbors that the highest, most formidable fence faces I-75 and yet there is no fence at all along a portion of Border Rd.

7. Amenity area...

When this development first came to the Planning Commission and City Council there was a clubhouse and true amenity area. In fact, the Planning Commission at that time was so concerned about this that they insisted on a schedule for the clubhouse consistent with home construction. That has morphed into a very small area of grass and a tree that will not be built out that is now called the "Amenity area". This is another example of incompatibility with the neighboring communities.

STIPULATIONS PROFERRED BY WINDHAM WITH DISAGREEMENT...

1. Density...

It is our position that a density of 120% of the density of Sawgrass is another example of incompatibility. The developer's contention that the Council has to approve X number of homes is incorrect. There is technical and legal justification for as few as 8 homes and other levels of density that fit the City's rules, regs and comp plan.

Mr. Mayor and Council Members, thank you for supporting the residents, Fox Lea Farm and the City in the past on this matter. I sincerely hope you will continue to do the right thing and deny or limit the developer to the stipulations and needs of the community.

Thank you,

Dick Longo
295 Marsh Creek Rd.
Venice, FL 34292