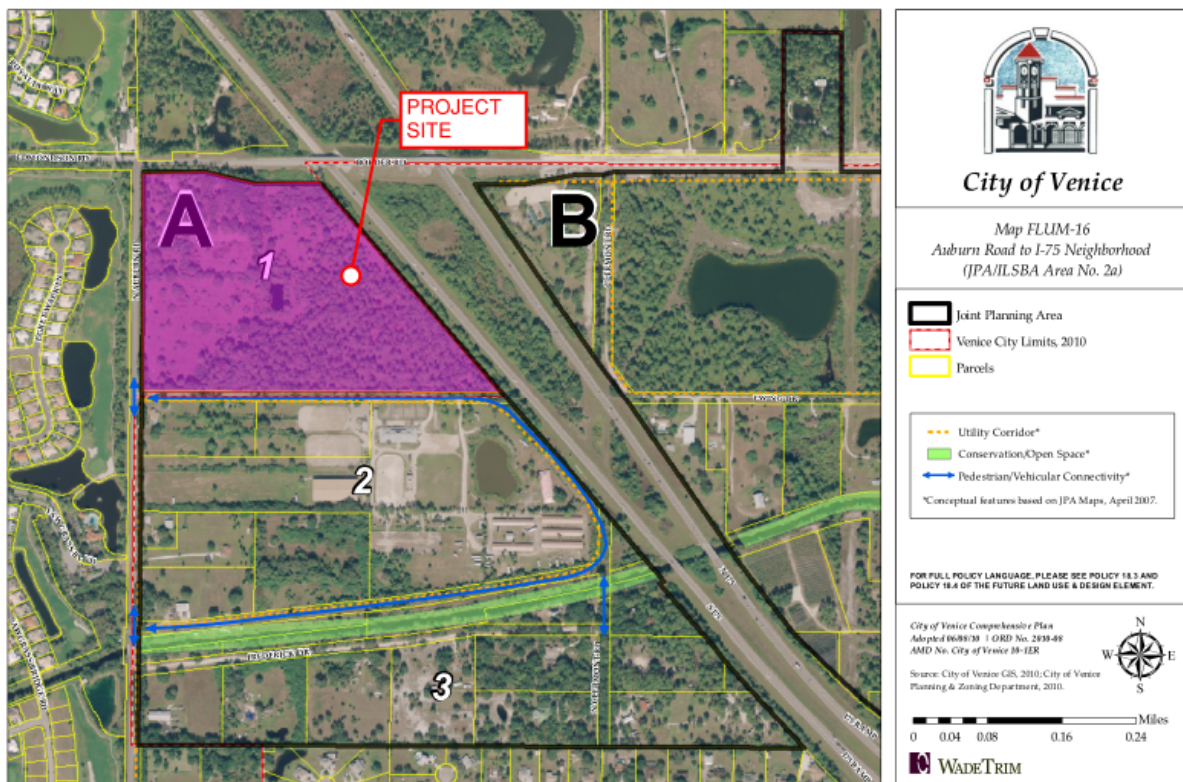


MURPHY OAKS PLANNED UNIT DEVELOPMENT BINDING MASTER PLAN

Introduction

The applicant is seeking approval of a Planned Unit Development (PUD), to be located on approximately 39.6 acres located on the southeastern corner of North Auburn Road and Border Road in the City of Venice. Previously known as the Preserves of Venice, the project will now be referred to as Murphy Oaks. The PUD proposes the development of a single family residential community with up to 105 dwelling units.

The subject property has a City of Venice Future Land Use designation low density residential. The site is also governed by the Auburn Road to I-75 Neighborhood (JP/ILSBA Area No. 2a) and falls within Sub-Area 1 of the JPA area. Sub-Area 1 allows for residential uses at a maximum density of three units per acre. The proposed 105-unit development reflects a density of 2.66 units per acre, well within the allowable density.



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Existing Land Use Pattern

Historically, the subject property has been used for agricultural purposes. Today, the property is vacant but does contain three, one-story wood structures that are proposed for demolition prior to development. Table 1 below, identifies surrounding property data.

Table 1

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

Concept Plan

The applicant is proposing a residential development consisting of 105 single family homes. The Concept Plan reflects private streets with access to the site provided from North Auburn Road through a gated entrance located at the north end of the development site. Other improvements include a stormwater management system, water and sewer facilities and a future amenity area for the enjoyment of the community. All items proposed for the community are to be private except for the project's water and sanitary sewer service.

Permitted and Accessory Land Uses

Land Use will be in accordance with the Auburn Road to I-75 Neighborhood (JPA Area No. 2a, Sub-Area 1), although no non-residential uses are proposed.

Maximum residential density of 3 units per acre

Single family dwellings, attached / detached

Parks and playgrounds

Essential services

Community spaces/areas

Clubhouses

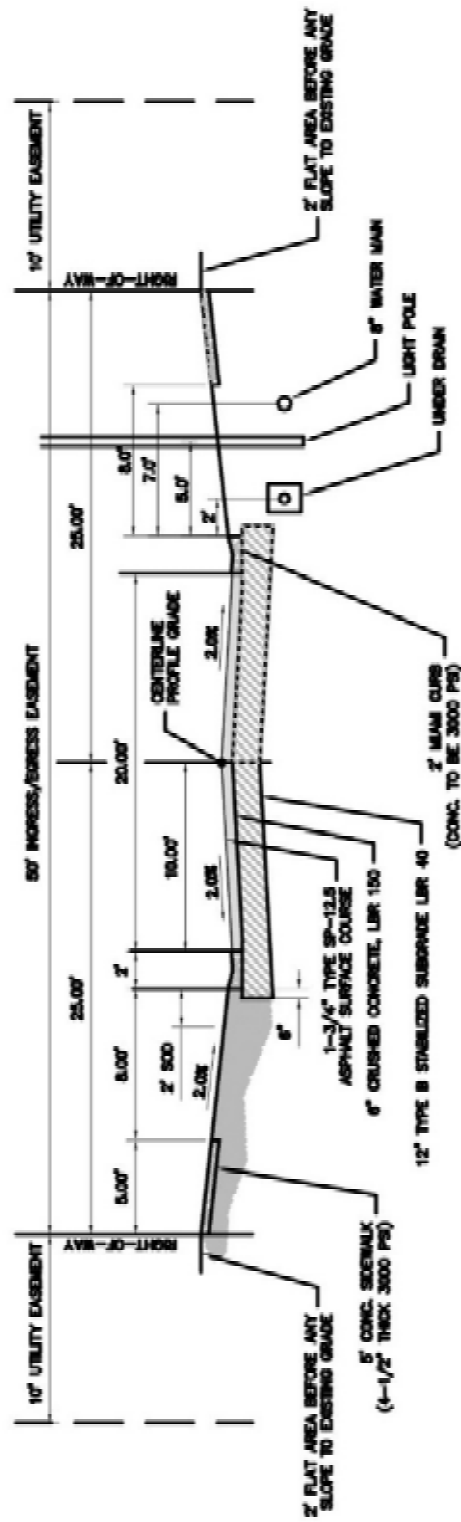
Permitted Accessory Uses and Structures which:

- 1) Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures
- 2) Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
- 3) Do not involve operations or structures not in keeping with the character of the district.
- 4) Do not involve the conduct of business on residential premises, provided that accessory home occupations shall be allowed as accessory to residential uses.

Circulation

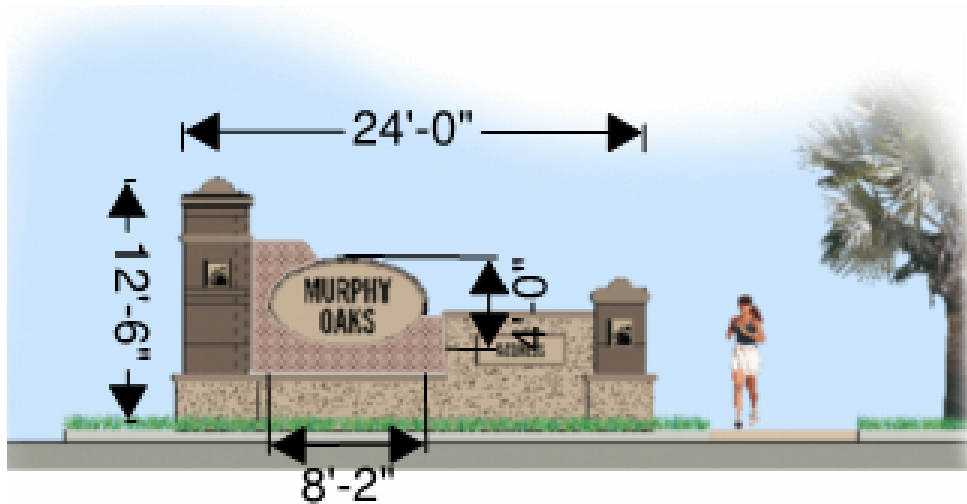
The Concept Plan reflects private streets with access to the site provided from North Auburn Road through a gated entrance located at the north end of the development site. We are proposing a southbound left turn lane into our project entrance on North Auburn Road to ensure existing traffic patterns at the intersection of North Auburn Road and Border Road are not compromised. The project design incorporates a looped roadway with minimal distance cul-de-sacs to provide adequate circulation for emergency management vehicles. An emergency access is also proposed as a second means of access to ensure the public safety and welfare of the citizens within the community are protected.

The roadways will consist of a 50' Right-of-Way that encompasses 20' of asphalt, 2' curbs and 5' sidewalks on either side as shown in the typical section below.



TYP. ROADWAY SECTION

The site entry feature will consist of a gated entrance with details provided via the image below and included as large printouts in the rear of this PUD document. This section specifically requests that the community be a gated community.



Furthermore, this application is proposing to construct the required sidewalk along N. Auburn Road within the 50' buffer area set aside along the properties frontage. This will allow the sidewalk to be built without the need to modify the existing major drainage conveyance ditch or remove any beneficial vegetation from this existing buffer. This sidewalk will also be within public access easement with maintenance responsibilities belonging to the Murphy Oaks HOA. The City will always have the right to maintain such sidewalk within the easement if need be.

Offered Circulation Development Standards

As part of this PUD Rezone Application, the Applicant proffers the following circulation Development Standards:

1. There shall be no vehicular or pedestrian access connecting the subdivision to Fox Lea Drive.

Landscaping, Buffers and Open Space

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 50% of

the proposed open space is represented by lakes (±10.13 acres) which represents the functional conservation. The remaining 9.96 acres of open space would be considered the conservation kind which represents the minimum of 10% per the City's comprehensive. The provided landscape plans (LA 01 – LA-08) document these proposed enhanced buffers and are included as part the binding master plan for the development.

Table 2

	Buffer Width
North	46.9 feet (Border Road)
West	50 feet (N. Auburn Road)
South	40 feet (Fox Lea Drive)
East	124.8 feet (I-75)

As reflected in Table 2, 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.

The following buffer and landscape design standards shall apply within the Murphy Oaks PUD:

- 1) Dimensions. Required landscape buffers are depicted on the following graphics along property perimeter boundaries and between differing land uses within the Murphy Oaks PUD. Four (4) typical buffer cross sections are established to match the buffer plan. The following establishes the minimum requirements for each of the four (4) buffers and the single-family land use compatibility area:
 - a. Border Road Buffer: The landscaped buffer area shall be forty-six (46) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines and includes a six-foot-high (6') tan PVC fence within the forty-six-foot-wide landscaped buffer area. The 6' high PVC fence extends just to cover the sides of the lots designated as 1 and 6 on the binding concept plan. The rest of the buffer will be landscaped per the landscape plans provided as part of this binding plan.
 - b. N. Auburn Road Buffer: The landscaped buffer area shall be fifty (50) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines and includes a six-foot-high (6') tan PVC fence within the fifty-foot-wide landscaped buffer area. The 6' fence will be buffered from the public ROW by a continuous hedge to block the public from the fence. Existing vegetation within this buffer will be kept as much as possible with exotics being cleaned out and supplemented with plantings per the proffered Landscape Plans.
 - c. Fox Lea Drive Buffer: The landscaped buffer area shall be fifty (40) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines and includes a six-foot-high (6') tan PVC fence within the forty-six-foot-wide landscaped buffer area. The 6' fence will be buffered from the public ROW by a continuous hedge to block the public from the fence.

Existing vegetation within this buffer will be kept as much as possible with exotics being cleaned out and supplemented with plantings per the proffered Landscape Plans.

- d. Interstate 75 Buffer: The landscaped buffer area shall be a minimum of fifty (50) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property lines and includes a six-foot-high (6') solid wall on top of a 7' berm. The 6' solid wall will be buffered from the public ROW by a continuous hedge to block the public from the wall. Also, within this buffer will consists of additional landscaping in front of the wall and on top of the berm to further block the residence from I-75 per the proffered Landscape Plans.
- 2) All buffer areas shall be covered by grass, vegetative ground coverings, or mulch in areas not utilized for tree and shrub plantings and include at least eight (8) canopy trees per each one hundred (100) linear feet of buffer. Trees shall have a trunk diameter of at least three inches (measured at six inches above the ground) and be a minimum of 25-gallon container size or have a minimum two-foot root ball if field grown. Trees shall be Florida #1 or better quality as per Grades and Standards for Nursery Plants (Florida Department of Agriculture and Consumer Services). All shrubs shall be a minimum of 7-gallon container size or have a minimum height of 48 inches at time of installation.
- 3) Proposed development may utilize existing non-invasive vegetation to count toward buffer yard requirements.
- 4) Additional Enhanced Buffering. As shown on the proposed landscape plan, the following additional criteria are established:
 - i. Along the boundary of Murphy Oaks and Fox Lea Drive, upon completion of the removal of invasive exotic species of plants additional plantings, specifically Saw Palmetto, shall be planted in open areas.
 - ii. Along the boundary of Murphy Oaks and N. Auburn Road, the public sidewalk shall be included within the fifty (50) foot wide buffer area. The sidewalk shall meander to avoid existing preserved trees wherever possible and be included within a public access easement. The maintenance responsibility of the sidewalk will be by the Murphy Oaks HOA.

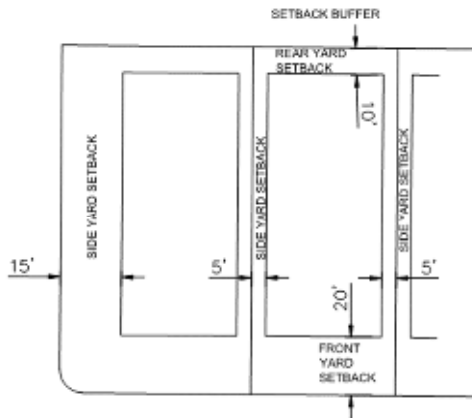
Offered Landscaping Development Standards

As part of this PUD Rezone Application, the Applicant proposes the following landscaping Development Standards:

1. The project will achieve 90% opacity when viewed from N. Auburn Road to a height to shield the view up to the soffit level within three years of the start of construction.
2. The buffers surrounding the site shall be as shown on the PUD Concept Plan and be landscaped per the provided landscape plans.

Yard/Bulk Standards

The applicant desires to develop a more compact residential community in order to increase the ability to buffer from the adjacent higher intensity uses of I-75 and Fox Lea Farm. The substantial buffers and open space proposed require smaller lot sizes and setbacks. Table 3 reflects the proposed development standards for the PUD.



TYPICAL LOT DETAIL (50'x121')

LOT CRITERIA

1. SETBACKS
FRONT - 20'
SIDE - 5'
REAR - 10'
CORNER - 10'
2. MINIMUM LOT WIDTH - 50'
3. LOT COVERAGE - 60%
(BASED ON ALLOWABLE SETBACKS)
4. BUILDING HEIGHT - 35'
* HOMES RESTRICTED TO BE SINGLE STORY
5. MIN. LOT SQ FT - 6,050 SF

Table 3

	Dimensions
Lot Size	Min. 6,050 Sq. Ft.
Lot Width	Min. 50'
Front Setback	20'
Side Setback	Min. 5 Ft.
Rear Setback	10'
Building Height	Max. 35 Ft. – 2-Story*
Lot Coverage	60% (Only items under roof, so does not include pool)
Accessory Structures	1) Accessory structures that are not water dependent shall not be located in the required front or side yards, but may be located in the required rear yards, not less than five (5) feet from the rear lot line.
*	Lots 1 – 67 will all be required to be 1-story per the PUD Binding Development Concept Plan

Offered Development Standards Development Standards

As part of this PUD Rezone Application, the Applicant proffers the following development standards stipulation:

1. The maximum height of structures on all boundaries that back up to Fox Lea Drive and North Auburn Road (Lots 1-7 & 8-67 as identified with a * on the site concept plan) shall be limited to one (1) story or twenty-five (25) feet. The maximum height of all structures shall not exceed two stories in height with a maximum of 35'.

Environmental

See Environmental Report prepared by ECO Consultants, Inc. dated April 10, 2017 for the environmental components of the site.

Offered Environmental Development Standards

As part of this PUD Rezone Application, the Applicant proffers the following environmental Development Standards:

1. An updated listed species survey must be conducted prior to any construction.

2. The applicant must provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC).
3. The applicant must comply with FWC regulations regarding the survey and relocation of any gopher tortoises and associated commensal species prior to construction. Specifically, a 100% gopher tortoise survey is required according to FWC survey protocols and the gopher tortoise and commensals must be relocated from all areas of impacts.
4. The applicant must obtain all applicable state and federal environmental permits prior to construction.
5. It is required that any nuisance species observed within project area wetland and uplands be removed and replanted with native Florida species before or during construction.
6. The applicant is required to develop an eastern indigo snake protection plan for utilization during construction.

Stormwater Management

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.

The sites' soil characteristics, as defined within the geotechnical report, are suitable for structural fill such that all proposed excavation/cut within the stormwater ponds can be used to fill the required portions of the site. The groundwater table is close (within 2') of the existing grade which is typical for this portion of Florida and the design will incorporate this high-water table into the design to ensure no adverse impact to the current groundwater levels in and around the project site. Furthermore, we are limiting the depth of our two pond systems to 14' for the central pond and 10' for the southern pond from the sites' seasonal high water table of 11.0' to ensure groundwater flow regimes within the area are not compromised during construction and eventually into stormwater management operation.

Offered Stormwater Development Standards

As part of this PUD Rezone Application, the Applicant proffers the following water management Development Standards:

1. No storm water or other drainage from the subdivision site shall be discharged into the existing ditch that runs east-west within the northern portion of the Fox Lea Drive right-of-way.

2. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master plans.
3. All stormwater treatment shall be open and above ground.

Additional Development Standards

1. The applicant shall record a Notice of Proximity in the Official Records of Sarasota County in the chain of title prior to the Final Plat approval, notifying all future purchasers of lots or homes within the subdivision of the proximity of their property to Interstate I-75; and notifying them of the proximity of their property to the adjacent Fox Lea Farms as an equestrian stable and riding academy which conducts national horse show events. Said Notice of Proximity shall also be delivered to potential purchasers prior to their entering into a binding contract, as part of the presale written materials, and it shall be included in the homeowner association documents.
2. The applicants shall record an express prohibition on the use of fireworks in the Official Records of Sarasota County in the chain of title of the subdivision, prior to the Final Plat approval, notifying all future purchasers of lots or homes of the prohibition, and noting the danger the noise of fireworks poses to the health and temperament of animals and humans and the risk of danger to nearby equestrians.
3. Neither the applicant nor its contractors shall burn any trash or waste materials on the subject property in the course of construction; nor shall the City or County issue any permits authorizing same. The applicants shall record an express prohibition on the burning of trash or waste materials in the Official Records of Sarasota County in the chain of title of the subdivision, prior to the Final Plat approval, notifying all future purchasers of lots or homes of the prohibition, and noting the danger that smoke poses to the health and temperament of animals and humans. This restriction shall not preclude homeowners from using outdoor barbeques for cooking.
4. The applicant shall incorporate into the homeowner documents an express prohibition on the use of outdoor sound speakers applicable to the lots on the southern boundary. This prohibition shall not apply to fire and burglar alarms; however, the speakers for such alarms shall be oriented toward the north unless otherwise required for health and safety reasons.
5. The developer shall incorporate into the homeowner association documents an express prohibition on the launching of drones or radio-controlled aircraft from within the development which would fly over Fox Lea Farm, unless permission is received in writing from Fox Lea Farm.
6. The applicant shall commence construction of the amenity area within twelve (12) months after issuance of the first certificate of occupancy for the first residence, or upon the closing on twenty five (25) percent of lots to the end users, whichever shall first occur.

7. Developer shall use its best efforts to limit Horizontal construction and roofing construction along the southern boundary on the weekends during the months of January, February, March, July, and August.

Proposed Code Modifications

1. Per Code Section 86-520(c), we request that the sidewalks along Fox Lea Drive and Border Road be removed from the project requirements. In lieu of sidewalk on Border, we propose to expand the existing bicycle lane up to its intersection with N Border Road.
2. Per Code Section 86-423(b), we request that driveways be constructed no closer than 5' from the edge of property line with the center of the driveway located no closer than 13' from the edge of property line. On corner lots, the driveway shall be located no closer than 35' from the closest edge of pavement and still be no closer than 5' from the property line.

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.

The Zoning administrator shall have authority to administratively approve minor modification of standards contained within the Murphy Oaks PUD, excluding standards related to density, building height, buffer widths, and the addition of permitted uses. Reasonable mitigation measures may be imposed by the Zoning Administrator to limit impacts of the requested adjustment of standards.

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