

Murphy Oaks
Summary of Public Workshop
August 6th, 2018 at 5:00 PM

This provides a summary of a public workshop conducted on August 6th, 2018 at 5 p.m. at Venice Community Hall, 401 W. Venice Avenue, Venice, by the Applicant, Windham Development, Inc. in connection with a proposed single family residential development known as “Murphy Oaks”. (Notices of the workshop were mailed to property owners within 250 feet, on Friday, July 20th, 2018; and a notice was published in the *Venice Gondolier Sun* on Wednesday, July 18th, 2018. The workshop audio was recorded for note taking.)

Those in attendance on behalf of the Applicant included: Joshua Gadomski of Windham Development; Gregg Singleton, P.E. MGRM of Singleton Engineering; and Clint Cuffle, P.E. of WRA Engineering.

There were about 40 members of the public in attendance. For a complete list of members of the public who attended, please see the attached “Neighborhood Workshop Sign-in” sheet.

Prior to the meeting beginning, several graphics, including an aerial photo with the site plan superimposed; an overall site plan; a future land use map; a zoning map; a FEMA flood insurance map; and a land cover map were available on 24”x36” posters at the entrance to the community hall by the sign in sheets. All exhibits were available for view at any point during the workshop.

Gregg Singleton opened the meeting at 5:01 p.m. by introducing the representatives of the Applicant. He indicated that the Applicant seeks a zoning map amendment (rezoning) for a residential subdivision on about 40 acres located west of I-75; south of Border Road; east of N. Auburn Road; and north of Fox Lea Road, in the City of Venice. Since the project has been in discussion with the public for a few years, members of the public were familiar with the project. The history of the project was reviewed briefly; the property was annexed into the City about 10 years ago, but still carries the Sarasota County zoning classification of Open Use Estates (OUE-1). The Applicant proposes to rezone it to the City zoning district of PUD, which is restricted to a maximum density of 3.0 units per acre per the Joint Planning Agreement (JPA). The project was formally known as the “Preserves of Venice” and all previous applications were withdrawn at the final City Council meeting on October 10th, 2017. Then Gregg went into detail about specific changes that have been made to the project and the site plan, including the reduction of units from 118 to 105; the increasing of property buffers; the reconfiguration of the ponds and the change in their depths; the addition of the noise barrier; the addition of the left turn lane on N. Auburn road; the new location of the sidewalk on N. Auburn road to preserve the existing vegetation; the new location of the main entrance; and the change in size of the second entrance, now an emergency access only.

Before the presentation could conclude, the public began asking questions, so the remainder of the meeting was interactive; the public asked any question they had, and the representatives of the Applicant did their best to answer all the questions. The following is the chain of questions asked by the public, and the subsequent answers:

A member of the public asked, “You had said earlier that you were going to proceed according to the county specifications relative to the noise levels in this development. Does the city of Venice have its own specifications?” This was in reference to the berm and wall combination. Gregg responded that the city of Venice does not have its own specifications and criteria so our sound specialist modeled it under the H.U.D. criteria.

A member of the public then asked what the measurements of the berm and the wall were. Gregg responded with approximately 7-ft for the berm and approximately 6-ft for the wall, for a total of approximately 13-ft. This is measured from the finished floor elevation, not the existing ground elevation.

Mr. Longo, a member of the public, asked if the sound barrier would have frequent changes in elevation. Gregg and Clint explained that the wall would follow the finish floor elevation of the homes and the elevation varies by about 6-in.

A member of the public asked what PUD zoning is and what the zoning criteria is. Gregg explained that a Planned Unit Development (PUD) allows the city and the developer flexibility with each individual project. Instead of having rigid criteria, the criteria are broader to allow a customization of zoning to be tailored to each property. With a PUD you’re allowed to propose lot sizes, setbacks, etc. which will need to go through all the same reviews, however these are specific to your project, not to the rigid zoning.

The next question asked was how we were widening North Auburn road to accommodate the left turn lane into the project. Gregg responded that the road would be widened to the West. This is because of the offset of the roadway within the right of way and to preserve existing vegetation on the East side of the road. A member of the public noted that the Sawgrass golf course backs up to the road with trees. Gregg explained that it’s only adding about 12-ft and won’t be encroaching on the golf course. It was asked if the applicant owned the land needed for expansion. We explained that it is in a Sarasota county right of way and that the county would have to approve the improvement.

A member of the public asked if these plans were definite and “set in stone.” Gregg explained that we are in one of the first steps of the project. We are in the PUD rezoning process. This requires staff review, then an appearance before the planning commission, and then finally an approval by the Venice City Council. We will eventually have to get construction plans approved, water management plans approved by the South West Florida Water Management District (SWFWMD), etc.

A member of the public asked what the height of the PVC fence was along North Auburn road. Gregg responded with 6-ft and then added that it will be behind a hedge, so it most likely won’t be visible.

A member of the public asked us how many entrances we have and why we didn’t have one on Border road. Gregg explained that we have one functional entrance and exit and one emergency access on North Auburn road. Clint explained that the project entrance was divided with 2

incoming lanes and 2 exiting lanes. He explained that the reason we did not have an entrance on Border road was because of safety due to the visibility issues created by the overpass, and the proximity to the N. Auburn/Border road intersection.

A member of the public asked if we were placing any street lights along North Auburn road. Gregg explained that we were not putting in any street lights and that the responsibility would fall to the County to place street lights within the County's right of way.

A member of the public asked if this project increased the runoff and effected Curry Creek. Gregg explained that SWFWMD requires a site design with enough storm water detention to slow down water that leaves the project to existing, or what's known as pre-developed conditions. He explained that we will need to demonstrate that there is no adverse impact downstream.

A member of the public then asked us what the density of our project is and how we arrived at that density. Gregg answered that the project was annexed through the JPA with the City and a maximum of 3 units per acre was placed on the property. It was explained, that in order for cities to make efficient use of their utility infrastructure, they need around 3 units per acre. The project proposed is approximately 2.65 units per acre and has more than 50% open space.

A member of the public asked what we are doing to address the future traffic needs of the area. Gregg then explained that traffic engineers are required to account for numerous variables to create a complex model, including the existing traffic counts, projected traffic growth, traffic that is generated from new vested developments, and seasonal adjustment factors, etc. The analysis is reviewed by the City and the County to identify the need for improvements in the future.

A member of the public asked that we explain the changes made to the Ponds and to identify how deep they are. Gregg explained that the previous application for the "Preserves of Venice" had one pond in the center that could be as deep as 30-ft. On the current application, we have two ponds that are about 12' deep. He explained that the south pond was added to mitigate the ground water draw-down after discussions with a Fox Lea Farm consultant. He also explained that our goal is not to have to import any fill to the site which would put additional trucks on the roadways unnecessarily. Currently, we estimate that the site will have an earthwork balance with about 12-ft deep ponds but that might vary during the detailed design process.

Ms. Birnbach a representative from Fox Lea Farm asked where the fence along the southern border would be located. Gregg responded that the fence would be located at the top of bank along the south side of the southern pond. It would be lined, on the Fox Lea Farms side with Wax Myrtle hedges.

A member of the public asked what happened to all the stipulations that were associated with our previous application. Gregg answered, we're not starting from scratch. We're honoring every stipulation we've agreed to, at previous hearings. He then explained that because of the uniqueness of a PUD application, those stipulations could now be associated with the zoning as Development Regulations and/or depicted on the PUD Plan.

Ms. Birnbach then asked what the size of the buffer is along Fox Lea Drive. Gregg explained that the setback is about 180-ft from the rear of the lots to the right of way. About 140-ft of the setback is pond/pond banks and about 40-ft of that is the vegetated buffer. The southern 30-ft of vegetated buffer will remain natural, with the exception of exotics, which will be replanted. The northern 10-ft of the 40-ft buffer will be regraded to slope down from the pond bank and then vegetated.

A member of the public asked if we were going to have two-story houses and how much we were raising the property. Gregg answered that the project would have only single-story homes. The existing ground elevations varied from about Elevation 11ft to Elevation 13 ft with the finish floor elevation being around 15ft. This would mean we were raising the land by about 2.5 to 3 ft.

A member of the public asked what the amenity will be for the project. Gregg explained that at this current stage of the project only an amenity location is proposed. The specific amenity will be based on the market, HOA cost estimates, etc. and will have to go through all the reviews to receive the appropriate approvals. At this time there is no amenity designed for the project. Gregg also explained the perils of burdening an HOA with an Amenity that was too costly for residents to have to maintain in the future.

Ms. Birnbach, a representative from Fox Lea Farms, asked what part of the site plan and stipulations are definitely guaranteed under this rezoning application. Gregg explained that the land use attorneys had difficulties with finding a legal way to attach all the stipulations and the site plan to the rezoning of the project, under the previous Euclidian R-2 Re-Zoning application (Preserves of Venice). Under a PUD application, the site plan and any proffered stipulations (Now either written Development Regulation or expressly denoted on the plan) are associated directly with the PUD zoning and would carry with the property, regardless of who owns it.

A member of the public asked what Euclidean zoning is. Gregg answered that it's a specific zoning, sometimes known as "Straight Zoning," which has specifications and rigid standards for design criteria like density, lot size, setbacks, buffers, open space, etc.

A member of the public asked if property values differ between a PUD and Euclidean zoning. Gregg explained that the majority of new developments are PUD Zoned Developments. Both Developers and Governmental Agencies see the benefits in "tailoring" the design criteria to best match the property.

A member of the public requested that we identify the potential builders we will be working with. Gregg noted that because of confidentiality issues, we cannot say.

A member of the public asked if we could provide them with what the homes in this project would be selling for. Gregg responded that it's difficult at this point to give everyone a definitive answer. The builder will perform market studies to determine what home price is best for the market. He explained that it would be set by market conditions. All builders would try their best to build a house to return as much profit as possible, while still being marketable.

A member of the public asked what the square footage of our lots are and what square footage homes would be in our project. Gregg answered that the minimum lot size is 6,050 sq.ft. He expressed that home sizes would be dictated by the market.

A member of the public asked what the stacking distance is for our entrance and how many cars could we fit in that distance. Gregg responded that the left turn lane is about 150-ft, and using about 25-ft per car, it's about 6 cars. He added that there is room for more cars between the right of way and the gate call box on the entrance road. Gregg then explained Mobility Fees for new projects, and how the city collects money that can be used to for specific improvements in the future.

A member of the public asked if the entrance would be gated with a guard. Gregg explained there wouldn't be a guard, however the community is gated.

Mr. Ziringer, a member of the public, asked if the City of Venice has projects with comparable density. Gregg answered yes. Gregg directed Joshua to provide Mr. Ziringer with subdivisions of similar densities so he could drive through them.

A member of the public noted that he's seen wildlife onsite including a Florida Panther and a Bald Eagle. Gregg explained we've prepared a listed species report that has been approved which identifies the presence of protected species or habitats. The report, provided to city for review, noted that no protected species reside on the property. He then explained that eagle's nests are tracked by the Government and members of the General Public and their locations are generally known.

A member of the public asked us to identify the outflow for the ponds. Gregg explained that the central pond discharges to the southern pond and that the southern pond discharges into the drainage ditch along North Auburn. He explained that we are not allowed to change the discharge point.

A member of the public asked who was responsible for maintaining the drainage ditch. Gregg answered that because the drainage ditch is in the County right of way, the county is responsible for the maintenance of the ditch.

A member of the public asked if there were any wetlands located on the property. Gregg explained that there were no wetlands identified on the property. He also pointed out that there is an existing man-made lake onsite.

There being no further questions, the meeting was adjourned at 6:41pm.

Respectfully submitted,

Joshua Gadomski,
A Representative of
Windham Development

VENICE
Gondolier Sun
LOCAL NEWS COVER TO COVER • FLORIDA'S NO.1 WEEKLY NEWSPAPER

VENICE GONDOLIER SUN
COUNTY OF SARASOTA
STATE OF FLORIDA

Before the undersigned authorized personally appeared **Melinda Dickinson** who on oath says that she is a legal clerk of the Venice Gondolier Sun, a newspaper published in Sarasota County, Florida; that the attached copy of the advertisement, being a legal notice.

In the matter of: **Public Notice**

In the issue(s) of: **July 18, 2018**

Affiant further says that the said Venice Gondolier Sun is a newspaper published at Venice, in said Sarasota County, Florida, and that the said newspaper has heretofore been continuously published in said Sarasota County, Florida, each W&S and has been entered as Second-Class mail matter at the Post Office in Venice, in said Sarasota County, Florida, for a period of 1-year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

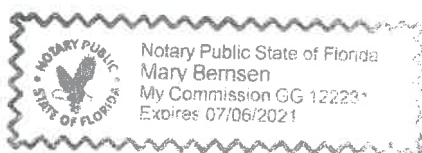
Melinda Dickinson
(Signature of Affiant)

Sworn and subscribed before me this 18th day of July, 2018.

Mary Bernsen
(Signature of Notary Public)

Mary Bernsen
(Printed name of Notary Public)

(Name of Notary Public) Personally known X or Produced Identification
Type of Identification Produced



Public Notice

A public workshop will be held to discuss the proposed zoning map amendment (rezoning) approval of 40+ acres located east of N. Auburn road, south of Edmundson/Border road, west of I-75, and north of Fox Lea Drive in Venice, Florida, from Sarasota County Open Use Estates (OUE-1) to Planned Unit Development (PUD) for the development of 105 residential units at 2.65 units per acre with 50+ percent open space. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held on Monday, August 6, 2018 at 5:00p.m. at Venice City Hall, 401 W. Venice Ave, Venice, FL 34285.

Publish: July 18, 2018
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1821 VICTORIA AVENUE	Sales Person: 200
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PUBLIC WORKSHOP

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DATE: Monday, August 6, 2018

TIME: 5:00p.m.

PLACE: Venice City Hall, 401 W. Venice Avenue, Venice, FL 34285

CONTACT: Joshua Gadomski at 239-302-3918 Ext. 4 or Joshua@windhamdevelopment.com

Windham Development, Inc. will be holding a public workshop to discuss the proposed zoning map amendment (rezoning) approval of 40+/- acres located east of N. Auburn road, south of Edmundson/Border road, west of I-75, and north of Fox Lea Drive in Venice, Florida, from Sarasota County Open Use Estates (OUE-1) to Planned Unit Development (PUD) for the development of 105 residential units at 2.65 units per acre with 50+ percent open space. The development will be called "Murphy Oaks". The purpose of this workshop is to inform neighboring property owners of the nature of the proposal and to seek their comments. We look forward to seeing you there.

REGISTERED NEIGHBORHOOD ASSOCIATIONS

ATTN: JERRY JASPER	VG&RC COMMUNITY ASSOCIATION, INC.	130 BURANO COURT
ATTN: ROB KING, VP SALES	WCI COMMUNITIES, INC.	4700 TIDEWATER PRESERVE BLVD.
ATTN: GENE HINES	SORRENTO RANCHES HOMEOWNERS ASSOC., INC.	P.O. BOX 1601
ATTN: DAWN SWEET	WILLOW CHASE COMMUNITY ASSOC.	1097 ANCORA BLVD.
ATTN: STEPHANIE BURTWELL	ASSOCIA GULF COAST FBO WILLOW CHASE	5216 PAYLOR LANE
ATTN: JOHN A. TANAKA	WATERFORD MASTER OWNERS ASSOC.	1631 ASHLAND PLACE
ATTN: HOLLY LAIRD	PINEBROOK SOUTH HOA	1343 FEATHERBED LANE
ATTN: LESLIE VILCONE	AUBURN WOODS HOA	111 AUBURN WOODS CIRCLE

Land owners within 250'

Brian Worrell	762 Egret Walk Ln. Venice, FL 34292
David Stafford	756 Egret Walk Ln. Venice, FL 34292
William Rabuck	748 Egret Walk Ln. Venic, FL 34292
Sawgrass Community Assn. Inc.	Lighthouse Property Management 16 Church St. Osprey, FL 34229
Capri Isles Golf Inc.	1454 Gleneagles Dr. Venice, FL, 34292
TRZDJL Land Trust	P.O. Box 25717 Sarasota, FL 34277
Florida Dept. of Transportation ROW Bureau	P.O. Box 1249 Bartow, FL, 33931
Fox Lea Farm Inc. C/O David & Linda Aldrich	609 4 Bays Dr. Nokomis, FL 34275

NORTH VENICE	FL	34275
BRADENTON	FL	34208
VENICE	FL	34284
VENICE	FL	34275
SARASOTA	FL	34240
VENICE	FL	34292
VENICE	FL	34285
VENICE	FL	34292

NEIGHBORHOOD WORKSHOP SIGN IN

PLEASE SIGN IN!

Project Name: Murphy Oaks Location: Community Hall, 401 W. Venice Ave. Venice, FL 34285		Project Number: _____ Date/ Time: August 6 th , 2018; 5:00pm Staff Member: _____
To receive a written summary of the meeting, please provide an <u>email</u> address. Signing in is not support or opposition to this project.		
Name	Email	Address / City / State / Zip
FRED FRAIZE		709 misty Pine DR
Richard & Carol Albright	Richard2376@Verizon.net	494 Sawgrass Bridge Road Venice, FL
Cathy & Tom Abel		549 Marsh Creek Rd Venice FL
Dennis Moed	jdm@mhb.net	360 Otter Ck
J. Marciano	cylt336@gmail.com	336 OTTER CREEK DR
Joanne Marciano	33601@gmail.com	336 OTTER Creek Dr
Susan Kennedy	Susken@gmail.com	337 Otter Creek
Wm Kennedy		331 OTTER CREEK DR
JAMES BRADLEY	BRISCOJIM@gmail.com	648 Misty Pine Dr.
RON & SHARON HERMANN	rph336@yahoo.com	590 MOSSY CREEK VENICE FL. 34292

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	Staff Member: _____

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Signing in is not support or opposition to this project.

Name	Email	Address / City / State / Zip
Charles R Newson		34292 1362 Brenner Pk
Betty L Newson		34292 1362 Brenner Pk
RICHARD HALE		34292 1375 BERKSHIRE CT
Randy Dickerson		1371 Berkshire Ct
ALBERTO		195 Manly Creek
Joshua G. Gordon Windham		1821 Victoria Ave. Ft. Myers, FL 33967
Clint Cuffe MRA		
Gregg Singleton Windham		
Dennis Shaden		762 Egret Walk 34292
JACK WORRELL		— 4 —
TERRY R. ZUBICK	TR255@yahoo.com	501 LEE RD Venice 34292
Mary Lee Bob Hart		1614 Gate C Venice 34292

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Name	Email	Address / City / State / Zip
Bill + Dori Rabuck	billandori@aol.com	748 Egret Walk LA 34292
JUDY GERTY	WHELHOOK@MSN.COM	331 TURTLEBACK XING 34292
Mary Mulligan	margemulligan@yahoo.net	700 Egret Walk 34292
Joyce Lyons	Joyce2104@verizon.net	521 MARSH CREEK 34292
Will Lyons	Wbl34292@gmail.com	521 MARSH CREEK Rd 34292
Orlene Dooley	RA Dooley 13@yahoo	1315 Pritchard Venice, FL 34285
John Purrell	JOHN21054@GMAIL.COM	460 OTTER CREEK

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Name	Email	Address / City / State / Zip
Donna Ziringu	DonnaW1000@aol.com	558 Sawgrass Bridge Rd Venice
Bob ZIRINGER	ZINGER100@AOL.com	558 SAWGRASS BRIDGE RD VENICE
Dont Judie Pensch	djPensch@aol	342 Turtleback Vin Venice 34292
FOX LEAF FARM (Aldrich) Kim Farrell	foxleafarm@aol.com	PO Box 400 Venice, FL 34284
FOX LEAF FARM Laurie Birnbach	Laurie@SPURSRQ.com	800 N. Auburn Rd Venice FL 34239

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Name	Email	Address / City / State / Zip
Pam Schierberg	pschierberg@yahoo.com	Waterford
Anna Marie Brummett	AMDRBRUM@GMAIL.COM	577 Marsh Creek Rd. Sawgrass
Jane Putnoky	Jan.Putnoky@gmail.com	Sawgrass
AJ Rondello	ajrondello@verizon.net	SAWGRASS

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