

Summary of the Murphy Oaks Binding Master Plan Zoning Requirements

Transportation Improvements:

1. Developer will construct the following transportation improvements (as depicted on the Binding Master Concept Plan):

a. Eastbound to Southbound right turn lane from Edmondson Road to Auburn Road. If construction of the eastbound to southbound right hand turn lane impacts the existing multi-use path on the south side of Edmondson Road, Developer will restore the multi-use path to existing conditions

b. Right and left hand turn lanes from Auburn to Edmonson; Developer will incorporate on-road bicycle lane(s).

c. The left hand turn lane from Auburn into the project. Installation of the left hand turn lane shall not impede on-road bicycle lanes or sidewalks.

Circulation Development Standards:

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

3. The internal roadways shall be marked and subject to speed limits of 25mph or less.

Landscaping Development Standards:

4. The project landscaping 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.

5. The buffers surrounding the site shall be as shown on the PUD Concept Plan and be landscaped per the provided landscape plans and the Buffer and Landscape Design Standards set out in the Binding Master Plan Narrative.

6. Landscaping and buffering shall be consistent with the Buffering and Landscape Design Standards established in the Binding Master Plan Narrative and as depicted on the Landscape Plan.

7. Existing vegetation in the Fox Lea Drive right-of-way will be kept in its current condition to the extent practical. Any existing vegetation in the right-of-way damaged during construction by the Applicant or its contractors will be replaced as follows: if damaged vegetation is a tree subject to Sarasota County's tree ordinance, it will be replaced by the required mitigation in the same location or on the berm, as required by Sarasota County; if the damaged vegetation is not protected

under Sarasota County's tree ordinance, it will be replaced behind its previous location, on the berm, consistent with the table shown on the landscape plan.

Development Standards:

8. The maximum height of structures shall be limited to one (1) story or twenty-five (25) feet.

9. Lots shall comply with the development standards set out in table 3 on the Binding Master Plan Narrative and on the Binding Master Concept Plan.

Environmental Development Standards:

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

11. 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).

12. 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 impact.

13. The applicant must obtain all applicable state and federal environmental permits prior to construction.

14. 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.

15. The applicant is required to develop an eastern indigo snake protection plan for utilization during construction.

Stormwater Development Standards:

16. No storm water or other drainage from the developed portion, non-buffer areas, of 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.

17. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master Plans.

18. All Storm water treatment shall be open and above ground.

19. As depicted on the Binding Master Concept Plan, the bottom of Pond 1 (south pond) will be no deeper than +3' (8' deep), and the bottom of Pond 2 (the north pond) will be no deeper than -6' (17' deep).

Utilities Development Standards:

20. The location of utilities and street trees shall be coordinated to ensure that trees are not planted over utility lines, and that utility lines are located outside the drip line of any trees with extensive root systems.

21. As required by the pre-annexation agreement applicable to the Property, a 25'x25' potable water well location satisfactory to the City shall be identified on the Preliminary Plat and dedicated to the City in the Final Plat.

Additional Development Standards:

22. All development shall substantially comply with the Binding Master Concept Plan.

23. 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.

24. There shall be no permanently affixed, wired, southward-facing outdoor speakers on lots 40-64.

25. 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.

26. The Preliminary Plat and Construction Plan approval shall establish the following:

- a. The engineer will submit turning templates to demonstrate the cul-de-sacs will support standard City of Venice Waste Management collection vehicles;
- b. Internal streets shall be identified as local streets <25MPH;
- c. A Potable water well site, no less than 25' x 25', acceptable to the city, shall be identified for dedication on the final plat;
- d. Sidewalk crossing at project driveway and North Auburn Road shall meet ADA standards (truncated domes or other means of compliance);
- e. Access to Auburn Road is subject to Sarasota County's Access Management requirements;
- f. A Sarasota County Right-of-Way Use Permit will be required for any work within the Sarasota County Right-of-way. The application and site and

development plans (preliminary plat) shall be submitted to the Sarasota County Land Development Services Department; and

g. County tree permitting requirements shall be met, as applicable.

27. The provisions of Paragraph 6 of the Developer's Agreement are incorporated by reference and shall remain required and enforceable by the City.

28. The Developer shall not utilize open burning of land clearing material and debris during construction. As part of its land clearing permit, the developer will identify a location north of the central storm water pond for a wood chipper, and shall create a temporary berm at least 6' high on the south side of the chipper location to remain while chipper is in operation.