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To: [City Council](#)
Subject: Continued Opposition to the Proposed Murphy Oaks Development
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My wife and I have been full time residents of the Sawgrass Community in Venice since January 14, 2014. We have opposed this proposed development since it was first presented because it does not conform with surrounding community home densities, and because it will pose a threat to the business of Fox Lea Farms. When council voted unanimously to deny the application back on November 28, 2018, we felt that you had heard our concerns, but then everything changed after the Michigan based developer filed a suit under the Bert Harris Act. At the mediation hearing, the City changed course and waived on their original decision. So now we are again faced with trying to have the City Council reconsider their decision. It seems that the citizens and local businesses who pay taxes and contribute, in many ways, to our city and its economy, are being placed in a subservient position to a developer who will complete a project, move back to Michigan and do nothing for our community. Over the course of many meetings they claim to have made all kinds of concessions, but all they have done is to make a slight reduction in their original number of homes, and minor changes to fences, entrances and landscaping. The main issue of community density has been ignored. What we are asking is that they modify their plan to include fewer homes so that it's density will equal the surrounding communities.

Related to the density issue are the following problems which have not been sufficiently addressed

1. Storm water flow. As Chairman of the Sawgrass Ponds and Preserves Committee, I have read the documents from Water Resource Associates, LLC. While there is a lot of information, their report makes sense in a theoretical world, but in the real world, I believe it will cause additional problems in the Curry Creek, since the rain that falls on 105 roofs, driveways and roads may not be adequately contained in the two retention ponds. Ultimately the drainage ditches along Auburn Road and the Curry Creek (which are already stressed in major rain events) will be receiving that water at some point. I have to assume that they have designed the ponds to contain the water, but there is no way of verifying the design until a major rain event occurs. Considering the dismal history of Florida's failures at attempting to control water using consultants and governmental regulation, I can only guess at the results.

In the water survey narrative it is claimed that the Nitrogen and Phosphorus levels (which are related to algae and red tide) will be reduced by the two retention ponds, which by the way, will have no littoral shelves with aquatic plantings to help reduce the nutrient levels. Based on our community's experience of testing our ponds for nutrients since 2015, the nutrient levels, phosphorus, in particular, rise and fall seasonally based on a number of variables. I wonder how they can substantiate this claim?

2. Will there be sufficient water available from our existing systems to supply potable and recycled water for the 105 additional homes plus the new developments arising along Border

Road, Jacaranda Boulevard, Laurel Road and at many other sites in the area. Our water comes from wells in the intermediate aquifer which is already facing salt water infiltration and has to be purified with the reverse osmosis process at higher cost. As more water is drawn from the aquifer the salt water infiltration will increase requiring increased processing in the future. How much more can the intermediate aquifer be pumped is a critical question?

3. What will be the additional traffic impacts on our roads, especially during "season"?
4. Will we need additional educational services to accommodate 105 homes which could potentially include children of school age?
5. What will be the economic impact on our community and the county if the presence of 105 additional homes adjacent to Fox Lea Farms causes them to move to a more rural location?

These issues can be reduced by limiting the number of homes in the development to a number that is compatible to the communities that are immediately surrounding the proposed Murphy Oaks development.

The fact that this proposed development has been under debate for years in hearings before the planning commission, the City Council, arbitration, and is still unresolved and is once again being decided before City Council. The fact that such an important decision is being made at a time when much of the concerned population is out of the area, is just another example of the developer's plans being placed ahead of the citizen's concerns. It is once again time for City Council to stand up and support its constituents and protect our city

Respectfully,

Carol and Richard Albright
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