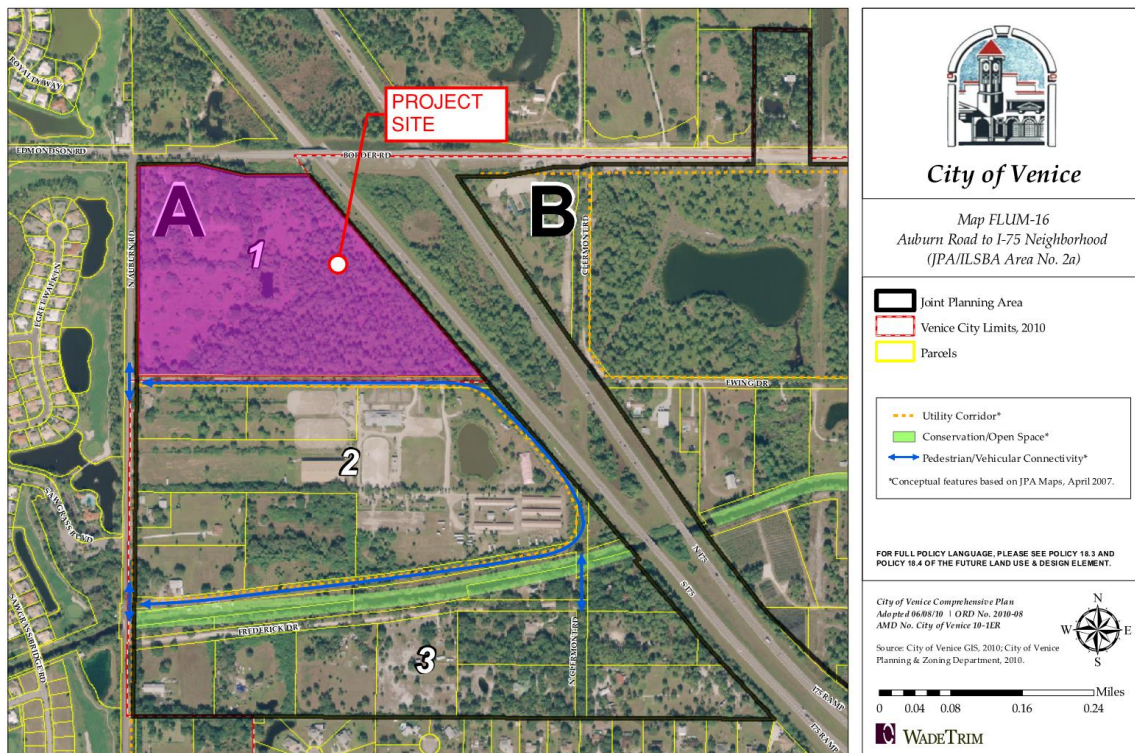


MURPHY OAKS PLANNED UNIT REVISED BINDING MASTER PLAN NARRATIVE

Introduction

This Revised Binding Master Plan Narrative has been submitted in conjunction with mediation between the City and the applicant, Windham Development Inc, with participation by SSD Land Holdings, LLC, the owner of the subject property, Fox Lea Farms, Inc. the affected person to the south of the subject property, and Sawgrass Community Association, Inc. the community directly to the west of the subject property. This Revised Master Plan Narrative includes changes to the proposed conditions and standards to address issues and concerns raised by the City Council, Fox Lea Farms, and Sawgrass. These changes are also reflected in the Binding Master Concept Plan and Landscape Plan submitted in conjunction with this Revised Narrative. In addition, the Applicant has submitted engineering studies to assess the impact of the proposed pond construction and dewatering on the surrounding area as well as engineering study demonstrating no adverse off-site impacts on stormwater management from the proposed development.

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.



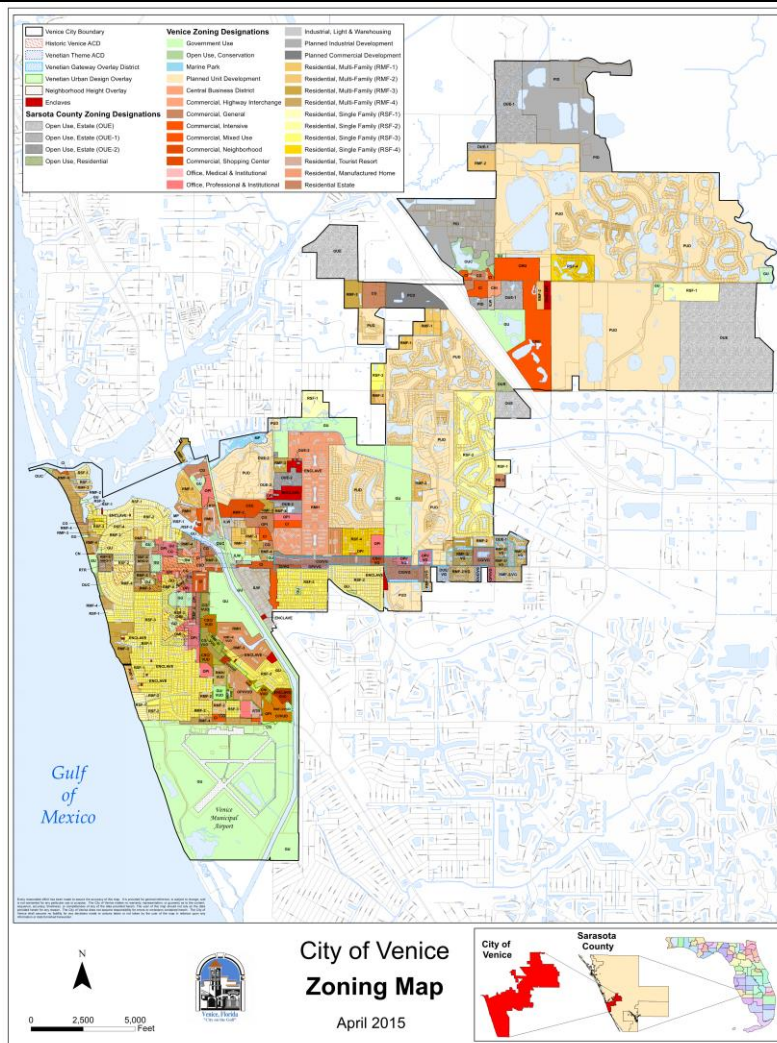
The subject property has a City of Venice Future Land Use designation low density residential. The site is also governed by the Auburn Road to I-75 Neighborhood (JP/ILSBA Area No. 2a) and falls within Sub-Area 1 of the JPA area. Sub-Area 1 allows for residential uses at a maximum density of three units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

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



Binding Master Concept Plan

The applicant is proposing a residential development consisting of 105 single family homes at a density of 2.65 units per acre. The Binding Master 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. Under the JPA, and Comprehensive Plan Strategy LU 5.1.1, uses and densities for the Property include:

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.

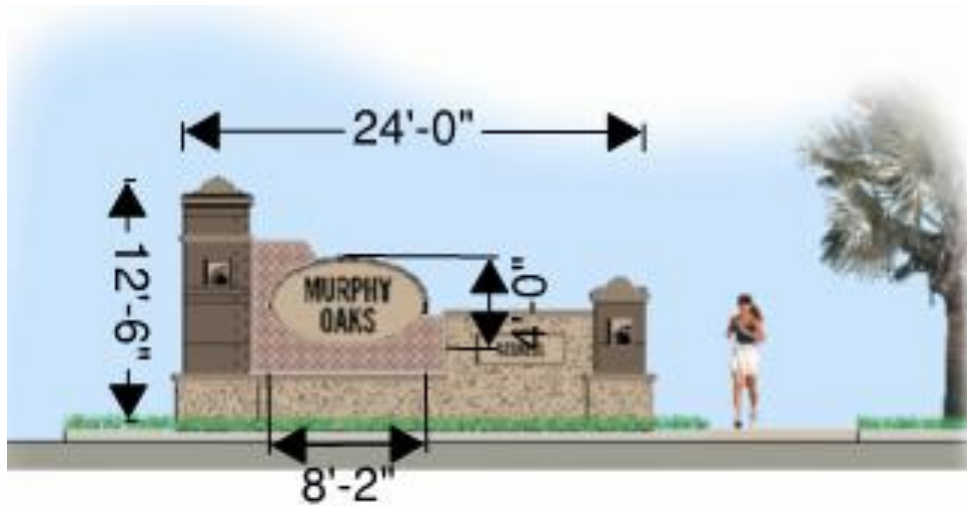
The Property is designated "Low Density" in the City's 2017 Comprehensive Plan, which mandates a minimum density of one unit per acre, with a maximum of five units per acre. The Project's residential use and density is consistent with Strategy LU 1.2.2 and LU 1.2.3.

Circulation and Traffic Impacts

The Binding Master 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 new southbound left turn lane into our project entrance on North Auburn Road, not otherwise required by the land development code, 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 internal roadways will consist of a 50' Right-of-Way that encompasses 20' of asphalt with 2' curbs 8' of green space, and 5' sidewalks on either side as shown in the typical section below. [NOTE – the proposed cross-section width exceeds the standards in the Subdivision Design Standards for a Residential Neighborhood Street with no parking and a speed limit of 25 MPH or less, which are 38' to 46'.]

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.

Transportation Improvements.

As depicted on the Binding Master Concept Plan and specifically required in the Developer's Agreement, the Developer will construct the following transportation improvements:

- a. Eastbound to southbound right hand 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 (as depicted). ; 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 lane(s) or sidewalks.

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.
2. The Developer shall construct transportation improvements depicted on the Binding Master Concept Plan and provided in the Developer's Agreement.
3. The internal roadways shall be marked and subject to speed limits of 25 MPH or less.

Landscaping, Buffers and Open Space

The Binding Master 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

	Minimum Landscape Buffer Width (project boundary to internal lot line)
North	45.7 feet (Border Road)
West	50 feet (N. Auburn Road)
South	40 feet (Fox Lea Drive)
East	120.9 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. In addition, a stormwater pond is located on the south portion of the property, providing an additional 139' of separation between Fox Lea Drive and the rear of any lot.

These buffers assure compliance with City of Venice buffering policy identified in the City of Venice 2010 Comprehensive Plan Policy 8.2, and in the 2017 Comprehensive Plan's Strategy LU 4.1.1, which incorporates former Policy 8.2 as a transitional policy. 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 Binding Master Concept Plan provides for low density, single family residential units of a character, density and height compatible with nearby neighborhoods, and buffered to address any potential incompatibilities.

Buffer and Landscape Design Standards

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 a minimum of 45.7 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 landscaped buffer area to cover the sides of the lots designated as 11 and 12 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 a minimum of 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') fence, as depicted in the Landscape Plan, 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. The hedge will continue along the north boundary of the property as depicted on the Landscape Plan. 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 a minimum of forty (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 line and Fox Lea Drive, and includes a berm, an eight-foot-high (8') concrete wall, a continuous hedge composed of Wax Myrtles (that will be permitted to grow naturally without trimming), and landscaping (including canopy trees), as depicted on the Landscape Plan. Existing vegetation adjacent to this buffer 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 the 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 previously location, on the berm, consistent with the table shown on the landscape plan.
 - d. Interstate 75 Buffer: The landscaped buffer area shall be a minimum of 120.9 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') concrete wall on top of a 7' berm. The 6' concrete wall will be buffered from the public ROW by a continuous hedge to block the public from the wall. Also, this buffer will include additional landscaping in front of the wall and on top of the berm to further block the residence from I-75, as depicted on the 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, the enhanced buffer including a berm, an eight-foot-high (8') concrete wall, a continuous hedge composed of Wax Myrtles (that will be permitted to grow naturally without trimming), and landscaping (including canopy trees) as depicted on the landscape plan will be provided.
 - 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.

Proffered Landscaping Development Standards

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

1. 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.
2. 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 herein.
3. Landscaping and buffering shall be consistent with the Buffering and Landscape Design Standards set out above, and as depicted on the Landscape Plan.
4. 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 the 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 previously location, on the berm, consistent with the table shown on the landscape plan.

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, which also are included on the Binding Master Concept Plan.

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. 25 Ft. – 1-Story*
Lot Coverage	60% (Only items under roof, does not include pool)

Accessory Structures	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.
*	All lots will be required to be 1-story per the PUD Binding Development Concept Plan

Proffered Development Standards

As part of this PUD Rezone Application, the Applicant proffers the following development standards stipulation in addition to the lot standards set out in Table 3:

1. The maximum height of structures shall be limited to one (1) story or twenty-five (25) feet.
2. Lots shall comply with the Development Standards set out in Table 3 and on Binding Master Concept Plan.

Environmental

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

Proffered 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 project 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, the depth of our two pond systems is limited as depicted on the Master Plan Layout to ensure groundwater flow regimes within the area are not compromised during construction and eventually into stormwater management operation.

Proffered 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 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.
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.
4. 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

The Preliminary and Final Plats shall demonstrate compliance with the following standards or requirements:

1. The location of utilities and street trees shall be coordinated to ensure that trees are not planted over utilities lines, and that utility lines are located outside the drip line of any trees with extensive root systems.
2. As required by the pre annexation agreement applicable to the Property, a 25' x 25' potable water well location satisfactory to the City shall be identified on the preliminary plat and dedicated to the City in the final plat.

Developer's Agreement.

The Applicant shall comply with all terms of the Developer's Agreement offered by the Developer concurrent with the rezoning, and shall demonstrate that any required off-site improvements and recorded documents have been completed prior to the approval of the final plat.

Additional Development Standards

1. All development shall substantially comply with the Binding Master Concept Plan.
2. 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.
3. There shall be no permanently affixed, southward-facing outdoor speakers on Lots 40-64.
4. 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.
5. 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 street shall be identified as local streets < 25 MPH
 - c. A potable water well site, no less than 25'x25'x, 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.
 - g. County tree permitting requirements shall be met, as applicable
6. The provisions of Paragraph 6 of the Developer's Agreement are incorporated by reference and shall remain required and enforceable by the City.
 7. 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 the chipper is in operation.

Proposed Code Modifications

1. Per Code Section 86-520(c), the sidewalks along Fox Lea Drive and Border Road be removed from the project requirements. In lieu of sidewalk on Border, Developer will install on-road bicycle lane(s) on the east side of North Auburn Road from the projects south boundary to Border Road.
2. Per Code Section 86-423(b), driveways be permitted to 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.
3. Per Code Section 86-493, we request that the 4:1 limit on slope for berms and other grades in residential zoning districts be modified to permit the berm slopes depicted on the Landscape Plan and Master Layout Plan.
4. To the extent necessary, that the private street right-of-way be permitted to be 50', as depicted on the Binding Master Concept Plan.

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