

**From:** [MP Woj](#)  
**To:** [John Holic](#); [City Council](#)  
**Subject:** Murphy Oaks and Fox Lea Farms  
**Date:** Wednesday, October 9, 2019 10:39:57 AM

---

**Caution:** This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Mayor Holic  
City Council:

It does not appear the COV has the ability to deny the Murphy Oaks PUD next to Fox Lea Farms for compatibility reasons. This development will be nothing but a thorn in the side of Fox Lea Farms in the future, but it will not be a problem for most of you sitting in office today. So please, put as many safeguards in place for Fox Lea Farms that ensure their long term viability as a business in Sarasota County and the City of Venice. Fox Lea Farms is unique, another PUD will be just another gated/walled off community.

1. Fox Lea Farms is requesting that a \$1M liability bond be required of the builder of Murphy Oaks for any damages done to Fox Lea Farms in building its development. It appears that often creating ponds, draining existing ponds and dewatering ground to allow soil to be compacted for home building has unintended consequences for already developed properties in close proximity to the building taking place. This would protect Fox Lea Farms against their existing lakes water loss, potential bank erosion and maybe even collapsing ground areas where events take place with the horses. Neither the COV or the Southwest Florida Water District provide any protection to impacted communities. Milano is a perfect ongoing example today with Aria and Cielo being developed while Milano's irrigation lake is being negatively impacted.
2. Buffers on the south side of Murphy Oaks need to provide real buffering from noise. It appears you are leaning towards approving a retention pond instead. That will do nothing to absorb sound but instead will cause sound to travel further. If you still elect to approve that stipulation, please ensure that pond is built with littoral shelves, a 24X7 aeration system and stocked with fish. Otherwise, there is a good possibility that pond buffer will be loaded with annoying midges due to lack of oxygen throughout the water table. Those midges could be so disruptive that it could make it difficult for Fox Lea Farms to hold its events.

Mike W