

**CITY OF VENICE, FLORIDA
CITY COUNCIL
ORDER NO. 20-66PP**

AN ORDER OF THE VENICE CITY COUNCIL APPROVING PRELIMINARY PLAT PETITION NO. 20-66PP FOR **THE COTTAGES OF VENICE**, A SUBDIVISION WITH THIRTY-SIX SINGLE-FAMILY ATTACHED LOTS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING RIGHT TO ENFORCE DEVELOPER'S BOND.

WHEREAS, Keeneland, LLC, through its agent, Jeffery A. Boone, Esq. of Boone Law Firm, has submitted Preliminary Plat Petition No. 20-66PP for Cottages of Venice, for property located at 1755 E. Venice Ave., Parcel Identification Nos. 041208003 (further described in Exhibit A); comprised of **Preliminary Plat Plans** (signed and sealed), prepared by Paul V. Sherma, P.E. of Professional Engineering Resources, Inc., consisting of **nineteen sheets**, received by the City on **May 21, 2021**; **Landscape Plans** (signed and sealed), prepared by Richard A. Harrison IV, RLA, of Hazeltine Nurseries, Inc., consisting of **three sheets**, received by the City on **May 21, 2021**; and **Color Architectural Elevations** prepared by Capstone Project Services, PLC, consisting of **six sheets**, received by the City on **June 7, 2021**;

WHEREAS, as part of the Petition the applicant has requested four modifications to the requirements of the RMF-2 zoning district pursuant to Section 86-230(d) of the City Land Development Code; and,

WHEREAS, the Planning Commission held a noticed public hearing on June 15, 2021, during which the Planning Commission received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties, and voted to recommend denial to City Council of Preliminary Plat Petition No. 20-66PP; and,

WHEREAS, on July 13, 2021, City Council held a noticed public hearing during which the City Council received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the City Council finds that there is competent substantial evidence that the Petition demonstrates compliance with the applicable standards and criteria of the City Land Development Code and is consistent with the Comprehensive Plan; and,

WHEREAS, the City Council voted to approve Preliminary Plat Petition No. 20-66PP for Cottages of Venice.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL, THAT:

Section 1. The above whereas clauses are ratified and confirmed as true and correct.

Section 2. Preliminary Plat Petition No. 20-66PP for Cottages of Venice, as described above, is hereby approved with the four (4) requested Code modifications.

Section 3. This Order shall become effective immediately upon adoption by City Council. The City Council or any aggrieved person may have recourse to such remedies in law and equity as may be necessary to ensure compliance with the provisions hereof.

Section 4. The City Council may enforce any required developer's bond as provided by law.

ORDERED at a meeting of the Venice City Council on the 13th day of July, 2021.

ATTEST:

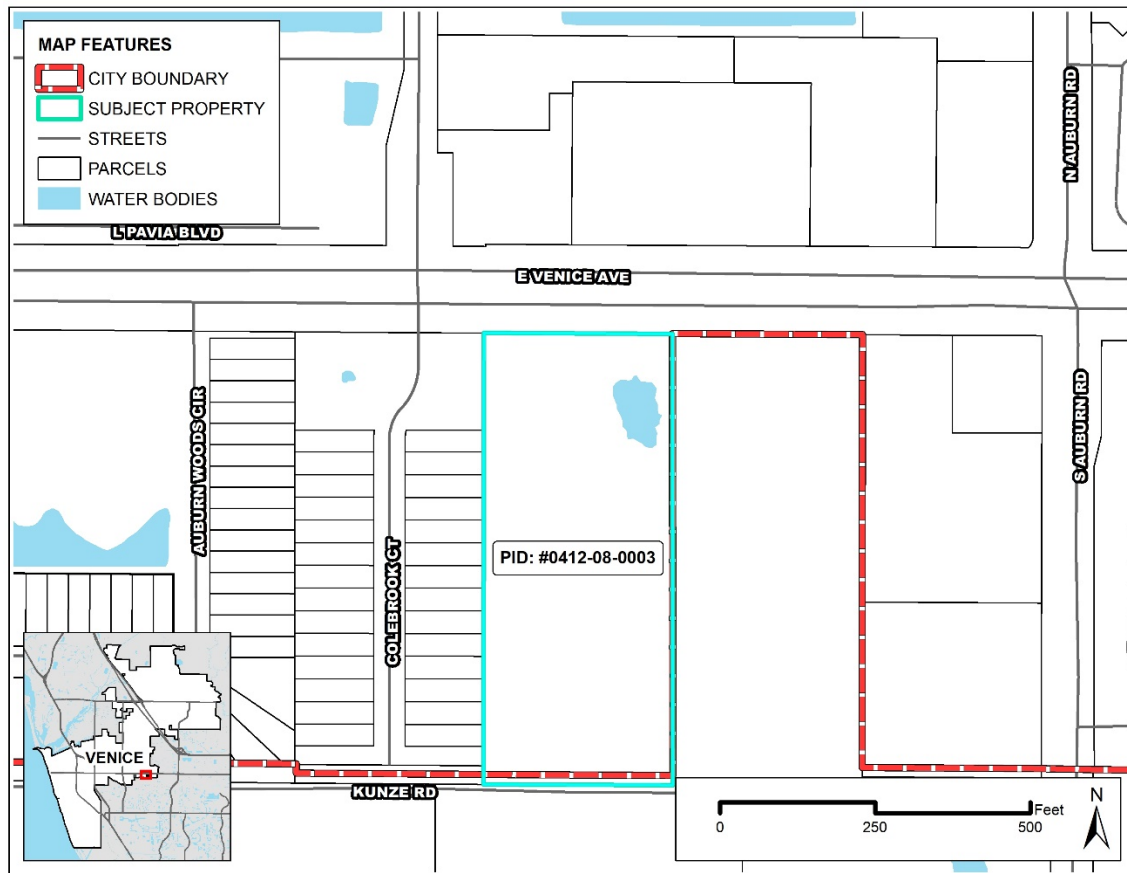
City Clerk

Mayor

APPROVED AS TO FORM

City Attorney

Exhibit A – Legal Description



Tract 3, of the unrecorded plat of KENT ACRES, more particularly described as follows;

The West 304 feet of the East 945 feet of the North 726 feet of that part of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida lying South of the existing R/W of Venice Avenue east; subject to an easement for ingress and egress over the South 15 feet thereof, reserved in that certain deed recorded in O.R. Book 499, Page 562, of the Public Records of Sarasota County, Florida.