

CITY OF VENICE, FLORIDA
CITY COUNCIL
ORDER NO. 21-14CU

AN ORDER OF THE VENICE CITY COUNCIL APPROVING CONDITIONAL USE PETITION NO. 21-14CU FOR THE PROPERTY LOCATED AT 500 R&F RANCH ROAD AND 2800 & 2806 CURRY LANE, PID NOS. 0387120001, 0387140004, AND 0387140003, TO ALLOW FOR A GATED COMMUNITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Thompson Thrift Development, Inc., through its agent Jackson Boone, Esq. of Boone Law Firm, submitted **Conditional Use Petition No. 21-14CU** for **Watermark at Venice**, located at 500 R&F Ranch Road and 2800 & 2806 Curry Lane, Parcel Identification Nos. 0387120001, 0387140004, and 0387140003 (further described in Exhibit A); comprised of a **Site and Development Plan** (signed and sealed), prepared by Kyle C. Kragel, P.E., of Kimley-Horn and Associates, Inc. consisting of **thirty-five sheets**, received by the City on **July 28, 2021**; and

WHEREAS, the Planning Commission held a noticed public hearing on September 21, 2021, during which the Planning Commission received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the City Council held a noticed public hearing on October 26, 2021, 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, including Section 86-42, and is consistent with the 2017-2027 Comprehensive Plan; and,

WHEREAS, the City Council voted for approval of Conditional Use Petition No. 21-14CU.

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. Conditional Use Petition No. 20-14CU for a gated community, as described above, is hereby approved.

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. This Development Order shall expire and be void 24 months from the date of grant unless a complete building permit application has been filed for the gated community for which the conditional use was approved. However, at the written request of the property owner prior to the expiration of the 24-month period, the City Council may extend the 24-month period for an additional 12 months, provided that the property owner can demonstrate by competent and substantive evidence that financial or legal constraints or other events beyond the control of the applicant prevented application for a building permit.

ORDERED at a meeting of the Venice City Council on the 26th day of October, 2021.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM

City Attorney

Exhibit A

Legal Description

Lots 10 & 11, WOODLAND ACRES, as per plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

Being in Section 33, Township 30 South, Range East, Sarasota County, Florida.

LOT 12, WOODLAND ACRES, according to the Plat thereof recorded in Plat Book 20, Page 3 of the Public Records of Sarasota County, Florida. LESS THE FOLLOWING DESCRIBED PARCELS DEEDED TO SARASOTA COUNTY, FLORIDA:

PARCEL #1

That part of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Northwest Quarter (1/4) of said Section 33; thence run North 00°37'52" East along the West line of said Section 33 for a distance of 716.78 feet; thence run South 89°42'21" East for a distance of 43.48 feet; thence run South 01°28'28" West for a distance of 722.85 feet; thence run North 89°34'59" West for a distance of 32.83 feet; thence run North 00°36'23" East along the West line of said Section 33 for a distance of 5.86 feet to the POINT OF BEGINNING. (Per Quit-Claim Deed recorded in O.R. Book 2877, Page 393, of the Public Records of Sarasota County, Florida).

PARCEL #2

That part of Lot 12, WOODLAND ACRES, according to the plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East; thence run North 00°37'52" East along the West line of said Section 33 for a distance of 325.85 feet; thence run South 89°22'08" East for a distance of 41.50 feet to the POINT OF BEGINNING; thence run North 00°37'52" East for a distance of 257.02 feet; thence run North 01°28'28" East along apparent West line of said Lot 12 for a distance 74.18 feet; thence run South 89°42'21" East along the apparent North line of said Lot 12 for a distance of 25.00 feet; thence run South 01°28'28" West a distance of 74.33 feet; thence run South 00°37'52" West for a distance of 257.02 feet; thence run North 89°22'08" West for a distance 25.00 feet to the POINT OF BEGINNING. (Per Warranty Deed recorded in O.R. Book 2877, Page 399, of the Public Records of Sarasota County, Florida).

PARCEL #3

That part of Lot 12, WOODLAND ACRES, according to the plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East, thence run South 00°36'23" West along the West line of said Section 33 for a distance of 5.86 feet; thence run South 89°34'59" East for a distance of 32.83 feet to the apparent Southwest corner of said Lot 12 and the POINT OF BEGINNING; thence run North 01°28'28" East along apparent West line of said Lot 12 for a distance of 588.67 feet; thence run South 00°37'52" West for a distance 582.86 feet; thence run South 00°36'23" West for a distance of 5.71 feet to the intersection with the apparent South line of said Lot 12; thence run North 89°34'59" West along said South line for a distance of 8.67 feet to the POINT OF BEGINNING. (Per Warranty Deed recorded in O.R. Book 2877, Page 402, of the Public Records of Sarasota County, Florida).

Being in Section 33, Township 38 South, Range 19 East.