

**CITY OF VENICE, FLORIDA
CITY COUNCIL
ORDER NO. 21-03PP**

AN ORDER OF THE VENICE CITY COUNCIL APPROVING PRELIMINARY PLAT PETITION NO. 21-03PP FOR **RUSTIC ROAD SOUTH**, A PLANNED UNIT DEVELOPMENT, CREATING 400 RESIDENTIAL LOTS AND ASSOCIATED INFRASTRUCTURE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING RIGHT TO ENFORCE DEVELOPER'S BOND.

WHEREAS, Jen Tampa 1, LLC, through its agent, Jeffery A. Boone, Esq. of Boone Law Firm, has submitted Preliminary Plat Petition No. 21-03PP for Rustic Road South, for property located south of Rustic Road and east of I-75 and west of Knights Trail Road, Parcel Identification Nos. 0362001010, 0364040002 (further described in Exhibit A); comprised of **Preliminary Plat Plans** (signed and sealed), prepared by Jordan A. Schrader, P.E. of Clearview Land Design, P.L., consisting of **eighteen sheets**, received by the City on **August 30, 2021**; **Landscape Plans** (signed and sealed), prepared by John A. Del Vitto, of Clearview Land Design, P.L., consisting of **ten sheets**, received by the City on **August 30, 2021**; **Tree Plans** (signed and sealed), prepared by Hannah Dean McAleer, of Clearview Land Design, P.L., consisting of **eight sheets**, received by the City on **August 30, 2021**.

WHEREAS, the Planning Commission held a noticed public hearing on September 7, 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 approval to City Council of Preliminary Plat Petition No. 21-03PP; and,

WHEREAS, on October 12, 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. 21-03PP for Rustic Road South.

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. 21-03PP for Rustic Road South, 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. 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 12th day of October, 2021.

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM

City Attorney

RUSTIC ROAD SOUTH PARCEL PRELIMINARY PLAT LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Sections 20, 21 and 29, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 21 and run thence along the East boundary of the said West 1/2 of the Southwest 1/4 of said Section 21, S.00°02'38"W., 2679.02 feet to the Southeast corner thereof; thence along the South boundary of said West 1/2 of the Southwest 1/4 of said Section 21, N.89°35'32"W., 1336.19 feet to the Southwest corner of said Section 21, also being the Northeast corner of the aforesaid Section 29, Township 38 South, Range 19 East; thence along the East boundary of said Section 29, S.00°56'46"E., 611.91 feet to the Northeasterly limited access right-of-way line of State Road 93 (Interstate 75); thence along said limited access right-of-way line, N.39°47'41"W., 2848.70 feet to the Easterly boundary of the Cowpen Slough Drainage Canal; thence along said Easterly boundary, N.19°13'18"E., 1233.21 feet, to the North boundary of the Southeast 1/4 of the aforesaid Section 20, Township 38 South, Range 19 East; thence along said North boundary, S.87°27'48"E., 858.77 feet; thence departing said North boundary and along the proposed Southerly right-of-way line of Rustic Road the following four (4) courses: 1) S.86°18'24"E., 539.49 feet to a point of curvature; 2) Easterly, 31.16 feet along the arc of a curve to the left having a radius of 541.00 feet and a central angle of 03°18'02" (chord bearing S.87°57'25"E., 31.16 feet) to a point of tangency; 3) S.89°36'26"E., 363.05 feet; 4) N.89°14'49"E., 550.11 feet to the North boundary of the aforesaid West 1/2 of the Southwest 1/4 of Section 21; thence along said North boundary, S.89°36'26"E., 404.84 feet to the POINT OF BEGINNING.

Containing 169.405 acres, more or less.