

CITY OF VENICE, FLORIDA

CITY COUNCIL

ORDER NO. 21-05PP

AN ORDER OF THE VENICE CITY COUNCIL APPROVING PRELIMINARY PLAT PETITION NO. 21-05PP FOR **RUSTIC ROAD NORTH**, A PLANNED UNIT DEVELOPMENT, CREATING 296 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. 21-05PP for Rustic Road North, for property located north of Rustic Road and east of I-75 and west of Knights Trail Road, Parcel Identification Nos. 0361001001, 0361001002, 0361001003, 0361001004 (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 **seventeen sheets**, received by the City on **August 31, 2021**; **Landscape Plans** (signed and sealed), prepared by John A. Del Vitto, of Clearview Land Design, P.L., consisting of **nineteen sheets**, received by the City on **August 31, 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. 21-05PP; 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. 21-05PP for Rustic Road North.

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. 21-05PP for Rustic Road North, 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

Exhibit A – Legal Description

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

COMMENCE at the Northeast corner of said Section 20, run thence along the North boundary of the Northeast 1/4 of said Section 20, N.86° 53'19"W., 363.80 feet to a point on the Centerline of the Sarasota West Coast Watershed right-of-way {Cow Pen Slough Canal) for a POINT OF BEGINNING; thence along said Centerline of the Sarasota West Coast Watershed right-of-way {Cow Pen Slough Canal), the following three {3) courses: 1) S.55°53'18"W., 151.49 feet to a point of curvature; 2) Southwesterly, 458.71 feet along the arc of a curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" {chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; 3) S.19°13'18"W., 2132.79 feet; thence S.89°55'13"W., 47.68 feet; thence N.70°08'25"W., 110.02 feet; thence S.19°13'17"W., 89.44 feet to a point of cusp; thence Northwesterly, 45.53 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., 1174.23 feet to a point on a curve on the Northeasterly boundary of the Limited Access Right -of-Way for INTERSTATE HIGHWAY No. 75; thence along said Northeasterly boundary of the Limited Access Right -of-Way for INTERSTATE HIGHWAY No. 75, Northwesterly, 502.45 feet along the arc of a curve to the right having a radius of 17975.40 feet and a central angle of 01° 36'05" {chord bearing N.33°52'00"W., 502.43 feet); thence N.75° 14'10"E., 303.36 feet; thence N.33°38'05"W., 293.63 feet; thence N.86° 52'51"W., 255.98 feet to a point on a curve; thence along a line lying 75.00 feet Northeasterly of and parallel with the aforesaid Northeasterly boundary of the Limited Access Right -of-Way for INTERSTATE HIGHWAY No. 75, Northwesterly, 794.26 feet along the arc of a curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86° 53'17"E., 76.08 feet; thence N.03° 07'06"E., 355.81 feet to a point on the approximate Centerline of an Existing Creek; thence along said approximate Centerline of an Existing Creek, the following nine {9) courses: 1) S.58° 29'06"E., 13.77 feet; 2) S.85°20'56"E., 16.86 feet; 3) N.24° 00'29" E., 24.84 feet; 4) N.02°14'26"W., 23.12 feet; 5) N.33°37'06" E., 24.04 feet; 6) S.85° 35'59"E., 28.42 feet; 7) N.25° 13'10"E., 34.71 feet; 8) N.14°43'07"W., 33.21 feet; 9) N.60° 57'05"W., 44.57 feet; thence S.86°53'19"E., 491.06 feet; thence N.03°06'41"E., 701.81 feet to a point on the North boundary of the Northwest 1/4 of the aforesaid Section 20; thence along said North boundary of the Northwest 1/4 of Section 20, S.86° 53'24"E., 316.84 feet To the North 1/4 corner of said Section 20; thence along the aforesaid North boundary of the Northeast 1/4 of Section 20, S.86° 53'19"E., 2320.62 feet to the POINT OF BEGINNING. Containing 129.092 acres, more or less.