

**PETITION
VACATION OF A ROAD, RIGHT-OF-WAY, OR EASEMENT**

Petitioner PGT Industries, Inc.

Mailing Address 1070 Technology Drive, Nokomis, FL 34275

Subject Property Address (if different) Portion of Precision Drive, Nokomis, FL 34275

Telephone No. (941) 480-1600 Email: sbeuge@shumaker.com

Attorney or Agent for Petitioner Stefan Beuge

Mailing Address 101 East Kennedy Boulevard, Suite 2800, Tampa, FL 33602

Telephone No. (813) 227-2229 Email: sbeuge@shumaker.com

I, We, hereby petition the City of Venice for the vacation of a road, right-of-way, or easement, hereinafter more particularly described, and says:

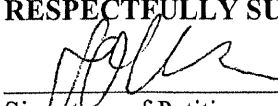
1. That the reasons for this Petition are as follows:
The proposed vacation area of Precision Drive provides access to a single destination, the petitioner's facilities. By vacating the right-of-way, the petitioner will be able to better control access to their facilities and install security measures for their facilities.

2. That the following have been attached to this petition:
 - ⊗ Written verifications from utility companies (dated within the previous 6 months)
 - ⊗ Certificate of Ownership (dated within the previous 30 days)
 - ⊗ Survey
 - ⊗ Certificate of Search (dated within the previous 30 days)
 - ⊗ If applicable, a copy of the recorded plat showing the area requested to be vacated
 - ⊗ A sketch and legal description the area requested to be vacated

3. That the Certificate of Search attached hereto certifies to the fact that all State, County, and Municipal taxes have been paid on the Petitioner's real property abutting said right-of-way or casement sought to be vacated.

4. That a non-refundable filing fee to cover publication, recording and administrative costs in the amount of \$500.00 is herewith submitted along with \$ 1,000.00 representing an estimate of legal review fees.

RESPECTFULLY SUBMITTED this 8th day of September, 2023.



Signature of Petitioner



**INSTRUCTIONS FOR VACATION
OF A ROAD, RIGHT-OF-WAY, OR EASEMENT**

PETITION MUST BE COMPLETED IN FULL AND INCLUDE THE FOLLOWING:

1. UTILITIES.

a. Contact the Director of Utilities at 941-882-7310 to determine that there are no City utility lines in the area requested to be vacated. If City utilities exist within the area to be vacated, the Director of Utilities will determine whether the vacation request can proceed.

b. Provide written verification from your cable company, FPL, TECO (FDOT if required) **AND** Verizon Florida, Inc. that there are no facilities in the area requested to be vacated. If there are utilities in the area to be vacated, the applicant must obtain the proper documents from these agencies authorizing the vacation prior to submittal of the petition to the City of Venice. To assist you, call 1-800-432-4770 to determine where the facilities are located. For further information, contact Comcast Cable at 941-342-3558, FPL at 941-379-7261, TECO at 941-342-4006 and Verizon at 727-562-1102.

2. FEES.

Make check in the amount of \$ 1,500 payable to: **City of Venice**

a. A nonrefundable filing fee in the amount of \$500 is required to cover administrative costs.

b. A fee in the amount of \$ 1,000.00 is required for legal review of the petition and processing of the legal instruments to accomplish the vacation. This fee is an estimate of costs for legal services from the City Attorney. Please note that any amount in excess, of the actual billable time is refunded to the applicant. Whereas an amount deficient to the actual billable time is collected from the applicant prior to the recording of the vacation documents.

3. **CERTIFICATE OF OWNERSHIP** from an abstract company or attorney listing name, address and telephone number(s) of property owners abutting or affected by this vacation of a road or portion thereof.

4. **PLAT.** If applicable, the applicant must provide a copy of the recorded plat, including any amendments, showing the portion to be vacated.

5. **SURVEY.** Applicant must provide a certified survey showing benchmarks and monuments, existing right-of-way, pavement, sidewalks, and utilities.

6. **SKETCH AND DESCRIPTION.** Applicant must provide an 8½ x 11” sketch and legal description of the area to be vacated signed and sealed by a Florida Licensed Surveyor and Mapper.
7. **CERTIFICATE OF SEARCH** obtained from the Delinquent Tax Division of the Tax Collector verifying that all State, County, and Municipal taxes have been paid on Petitioner’s abutting real property.

REVIEW PROCESS:

8. **PROCESSING** of this petition will begin when all supporting documents and the fees (numbers 1 through 7) are filed with the Venice City Clerk. If corrections to the Petition or supporting documents required by review comments are not submitted within six months from the request, the Petition will be deemed withdrawn and the file closed requiring the submittal of a new Petition thereafter. Submit to:

Venice City Clerk
401 W. Venice Avenue
Venice, Florida 34285
Email: cityclerk@venicefl.gov

9. **OUTSTANDING DEBT SEARCH.** The City of Venice will conduct a search of the City’s records to verify that there are no outstanding debts on the Petitioner’s abutting real property, including, but not limited to, assessments, code enforcement fines, and utility bills. Full payment of any amounts due are collected prior to any staff review.
10. **STAFF REVIEW.** Engineering, Planning & Zoning, Utilities, Police, Fire, Public Works, City Clerk, City Attorney, and City Manager to review the request to determine any other outstanding issues, including, but not limited to, potential future uses of the property, liability, and emergency access. If City staff confirms a need to retain the property, the vacation process will cease.
11. **PUBLIC HEARING.** A Public Hearing before City Council will be scheduled by the City Clerk’s office and advertised as required by law, at least ten days before the public hearing. The City Clerk will prepare and place the required advertisement in a newspaper of general circulation in Sarasota County.
12. **DOCUMENTATION.** The City of Venice will prepare and record the proper documents if the request is approved by City Council and the settlement of fees has been completed.