

**CITY OF VENICE, FLORIDA
CITY COUNCIL
ORDER NO. 20-67PP**

AN ORDER OF THE VENICE CITY COUNCIL APPROVING PRELIMINARY PLAT AMENDMENT PETITION NO. 20-67PP FOR **ARIA PHASE 4**, CHANGING LOT SIZES ALONG A PORTION OF BOCELLI DRIVE FROM 72'X130' TO 57'X140', RESULTING IN AN INCREASE OF 14 LOTS, WITH MINOR ASSOCIATED STORMWATER CHANGES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING RIGHT TO ENFORCE DEVELOPER'S BOND.

WHEREAS, Neal Signature Homes, LLC, through its agent, D. Shawn Liens, P.E., of AM Engineering, LLC, has submitted Preliminary Plat Amendment Petition No. 20-67PP for Aria Phase 4, for property located along Bocelli Drive, Parcel Identification Nos. 0390051000 and 0389161000 (further described in Exhibit A); comprised of the **Preliminary Plat Plans** (signed and sealed), prepared by D. Shawn Liens, P.E., of AM Engineering, LLC, consisting of **seven sheets**, received by the City on **March 30, 2021**.

WHEREAS, the Planning Commission held a noticed public hearing on May 18, 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 Amendment Petition No. 20-67PP; and,

WHEREAS, on June 22, 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 Amendment Petition No. 20-67PP for Aria Phase 4.

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 Amendment Petition No. 20-67PP for Aria Phase 4, 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 22nd day of June, 2021.

ATTEST:

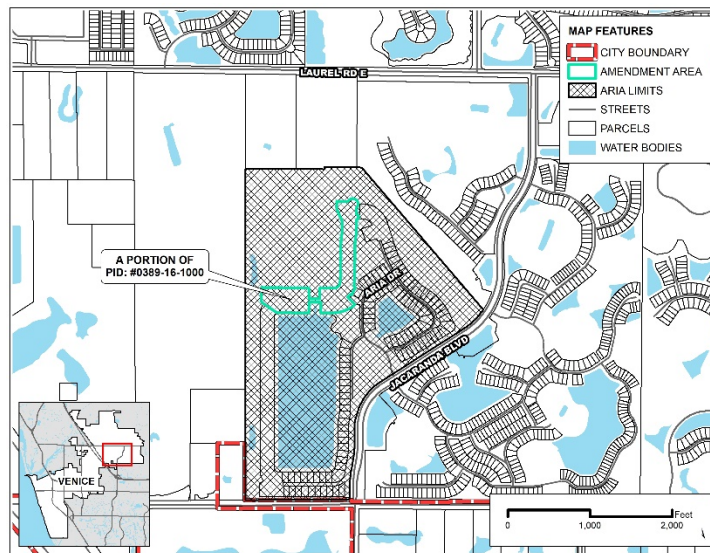
City Clerk

Mayor

APPROVED AS TO FORM

City Attorney

Exhibit A – Legal Description



A TRACT OR PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 38, SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.89°39'56"W., ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1331.75 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 34; THENCE N.00°01'19"E., ALONG SAID WEST LINE, A DISTANCE OF 64.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BORDER ROAD, AS DESCRIBED IN ROAD PLAT BOOK 4, PAGE 67 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N.00°01'19"E., ALONG SAID WEST LINE OF THE EAST 1/2 OF THE EAST 1/2, A DISTANCE OF 4,031.15 FEET; THENCE S.89°30'34"E., A DISTANCE OF 963.59 FEET; THENCE N.00°08'25"E., A DISTANCE OF 26.40 FEET; THENCE S.89°30'49"E., A DISTANCE OF 450.04 FEET; THENCE S.40°32'26"E., A DISTANCE OF 2,277.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF JACARANDA ROAD, AS DESCRIBED IN ROAD PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.55°47'57"W., A RADIAL DISTANCE OF 821.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°15'19". A DISTANCE OF 333.23 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES: (1) THENCE S.57°27'22"W., A DISTANCE OF 1,204.95 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 47°12'48"; (2) THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 543.86 FEET; (3) THENCE S.28°23'30"W., A DISTANCE OF 20.94 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.80°11'15"E., A RADIAL DISTANCE OF 680.00 FEET; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°12'01", A DISTANCE OF 73.59 FEET; (5) THENCE S.00°14'21"W., A DISTANCE OF 238.11 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.89°57'57"W., A RADIAL DISTANCE OF 998.00 FEET; (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°57'42", A DISTANCE OF 156.10 FEET; (7) THENCE S.08°59'55"W., A DISTANCE OF 99.40 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.77°09'23"E., A RADIAL DISTANCE OF 1,100.00 FEET; (8) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'11", A DISTANCE OF 265.00 FEET; (9) THENCE S.00°30'11"W., A DISTANCE OF 127.78 FEET; (10) THENCE S.45°30'11"W., A DISTANCE OF 28.56 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF BORDER ROAD; THENCE S.89°50'57"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,251.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A 30'x30' TRACT OF LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2043, PAGES 2352-2353 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD.

CONTAINING 176.36 ACRES (7,682,193.00 SQUARE FEET), MORE OR LESS.