



MEMO

City of Venice

Engineering Department

To: Mayor and City Council

From: Kathleen Weeden, PE, City Engineer

Date: 04/15/2014

Subject: Higelville Subdivision
Resolution to accept utilities and approval of Re-Plat of a Portion of the
Gulf View Section

Background: The installation of the common area improvements have been completed to serve the Higelville subdivision by 0413LLC, Thomas Liber. The water distribution and wastewater collection system have been presented for turn-over to the City of Venice. Road and stormwater improvements will remain privately owned and maintained. Attached are all the required turn-over documents including a Cash Maintenance Bond of 15% to be held for one year and Declaration of Maintenance Responsibilities for the private road and drainage facilities. A copy of the requested Re-Plat is also attached.

Requested Action: Motion to adopt a resolution to accept the water distribution and wastewater collection facilities and approve the Re-Plat of a Portion of the Gulf View Section known as Higelville so it may be recorded in the official records of Sarasota County.

City Attorney Review: Approved.

Risk Management: Approved.

Cc: Edward Lavalley, City Manager
Len Bramble, Utilities Director
Cathy Dubre, Projects Coordinator

BILL OF SALE

0413 LLC
3665 BEE RIDGE RD
SARASOTA FL 34233

KNOW ALL MEN BY THESE PRESENTS, that

PARTY OF THE FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF VENICE, PARTY OF THE SECOND PART, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Sarasota and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves, and all other equipment used for, useful for, and/or in connection with, the water distribution and waste water collection systems constructed and installed by the party of the first part in the subdivision and lands described as follows:

800 HIGEL DR LOT 3 LESS W 300 FT THEREOF, BLK 5, SUBJ TO 2794 C-SF
UTILITY ESMT TO CITY OF VENICE AS DESC IN ORI 2001184902 & 2002208799,
VENICE REPLAT OF PORTION OF GULFVIEW SEC OF VENICE

It is the purpose and intent of the party of the first part to convey to the party of the second part, by this Bill of Sale, all property comprising said water distribution and waste water collection systems to and within the above described property, together with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts and agreements of the party of the first part in connection with said water distribution and waste water collection systems.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with, the aforesaid water distribution and wastewater collection systems, reserving however, similar non-exclusive easement rights in party of the first part for other utility purposes.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND THE PARTY OF THE FIRST PART does for itself and its successors covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the said party of the second part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and its name by its proper officers and its corporate seal to be affixed, this 14 day of February, 2014.

WITNESSES:

Kerry Carper
Kerry Carper

D.K. Scheid
D.K. Scheid

0413, LLC
Shaneat Carper, My Partner

STATE OF FLORIDA)
COUNTY OF)

Subscribed before me this 14th day of February, 2014,

by Thomas Liber, who is personally known to me or has produced
as identification.

Notary Public

Notary stamp:



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

0413, LLC

Filing Information

Document Number	L09000054693
FEI/EIN Number	270334350
Date Filed	06/04/2009
State	FL
Status	ACTIVE

Principal Address

3665 BEE RIDGE ROAD
SUITE 210
SARASOTA, FL 34233

Changed: 04/24/2012

Mailing Address

3665 BEE RIDGE ROAD
SUITE 210
SARASOTA, FL 34233

Changed: 04/24/2012

Registered Agent Name & Address

LIBER, THOMAS C
3665 BEE RIDGE ROAD
SUITE 210
SARASOTA, FL 34233

Address Changed: 04/24/2012

Authorized Person(s) Detail**Name & Address**

Title MGRM

LIBER, THOMAS C
3665 BEE RIDGE ROAD
SARASOTA, FL 34233

Annual Reports

0413 LLC

3665 BEE RIDGE ROAD, SARASOTA FL 34233

2/14/2014

City of Venice
City Engineer's Office
401 West Venice Avenue
Venice, FL 34285

RE: **Higelville**

To Whom It May Concern:

This letter is to certify that there are no liens in existence against any of the work involving the installation of the water distribution lines and sewage collection lines serving **Higelville**.

Sincerely,

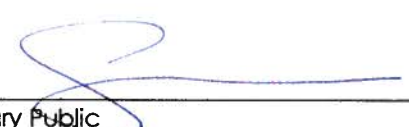


Thomas Liber
Managing Partner, 0413 LLC

State of: (Florida)
County of: (Sarasota)

Subscribed before me this 14th day of February, 2014. By Thomas Liber
who is personal known to me or has produced _____ as identification.

Notary Stamp:


Notary Public

Commission Expires: 6-5-2017



CERTIFICATION

STATE OF FLORIDA)
COUNTY OF Sarasota)

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Tom Liber, who being duly sworn, upon oath certifies:

That no advance or contributions in aid of construction, refundable or non-refundable, have been made by customers or potential customers of the City of Venice Utility Department, or by the owner or owners, past or present, of any lots or tracts being served by the water distribution and waste water collection systems to and within that subdivision and lands known and described as:

800 HIGEL DR LOT 3 LESS W 300 FT THEREOF, BLK 5, SUBJ TO 2794 C-SF
UTILITY ESMT TO CITY OF VENICE AS DESC IN ORI 2001184902 & 2002208799,
VENICE REPLAT OF PORTION OF GULFVIEW SEC OF VENICE

or by others (except as listed herein and here list any contributors if applicable)

for the connection of such facilities; that there are no past or existing agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being serviced or to be served by such facilities which might adversely affect the operation of the water distribution and waste water collection systems or which might result in claims that all or some part of the cost of the water distribution and waste water collection systems has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at Sarasota County, this 14 day of February, 2014

WITNESSES:

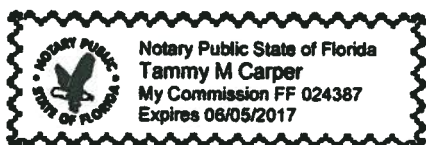
Kerry Carper
D.K. Scheid

0413, LLC
Janet M. Partner

Subscribed before me this 14th day of February, 2014,
by Thomas Liber who is personally known to me or who produced
as identification.

Notary Public

Notary Stamp:
Commission No.





L & T Engineering Group, Inc.

14868 S. Tamiami Trail | North Port, Florida 34287-2701
PH (941) 426-6336 | FX (941) 426-6465 | ltengineering@verizon.net

March 31, 2014

City of Venice Engineering Dept
401 West Venice Ave
Venice, FL

SUBJECT: Higelville Preliminary Plat (13-1PP)
Certification of Utility Infrastructure Costs

Dear Sirs:

This letter is to serve as certification of the utility infrastructure cost associated with the improvements at the Higelville Project which will be turned over to the City of Venice.

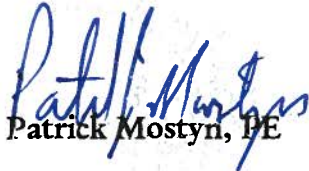
\$6300 Water Distribution Costs

\$3000 Sewage Collection Cost

\$0 Reclaimed Water Distribution Costs

See attached, Exhibit A Cost Breakdown for detailed analysis.

Please contact our office for with any questions.


Patrick Mostyn, PE

FL PE 73957
MAR 31 2014

L&T Engineering Group, Inc.
14868 Tamiami Trail
North Port, Florida 34287
(941) 426-6336 office
(941) 426-6465 fax
patrick.ltengineering@verizon.net

Attch: Exhibit A

COST BREAKDOWN
EXHIBIT A

PROJECT NAME: Higelville

WATER SYSTEM:

QUANTITY	SIZE	DESCRIPTION	COST
<u>Existing</u>	<u>6"</u>	PVC Water Main	
		PVC Water Main	
		PVC Water Main	
	<u>6"</u>	Gate Valve	
		Gate Valve	
		Gate Valve	
		Hydrants	
<u>10</u> EA		Tapping Sleeves	<u>2,500.⁰⁰</u>
		Tapping Sleeves	
<u>10</u> LF		Polyethylene Services w/corporations, curb stops & meter boxes	<u>1,500.⁰⁰</u>
Other <u>1</u>		relocate existing hydrant	<u>2,300.⁰⁰</u>
Other			

Sub-Total:

SANITARY SEWER:

<u>Existing</u> LF	<u>8"</u>	Sanitary Sewer	
		Manholes	
		Lift Stations	
<u>N/A</u> EA		PVC Force Main	
<u>N/A</u> LF			
Other		Extend service laterals	<u>3,000</u>
Other <u>5</u>			

Sub-Total:

RECLAIM WATER SYSTEM:

<u>N/A</u> LF	<u>6"</u>	PVC Water Main	
		PVC Water Main	
		PVC Water Main	
	<u>6"</u>	Gate Valve	
		Gate Valve	
		Gate Valve	
		Blowoffs	
		Polyethylene Services w/corporations, curb stops & meter boxes	
Other			

Sub-Total:

GRAND TOTAL:

9,300.⁰⁰

0413 LLC

3665 BEE RIDGE ROAD, SARASOTA FL 34233

2/14/2014

City of Venice
City Engineer's Office
401 West Venice Avenue
Venice, FL 34285

RE: **Higelville**

To Whom It May Concern:

All labor and materials furnished and installed for the underground utilities at the above-referenced project are guaranteed for the period of one year from the date of final acceptance by the City of Venice City Council.

Sincerely,



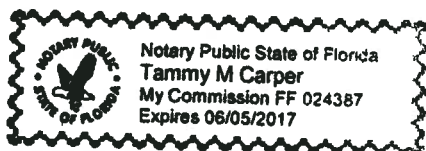
Thomas Liber
Managing Partner, 0413 LLC

State of: (Florida)
County of: (Sarasota)

Subscribed before me this 14th day of February, 2014. By Thomas Liber
who is personal known to me or has produced _____ as identification.

Notary Stamp:

Notary Public



Commission Expires: 6-5-2017

This instrument prepared by: Kerry Carper
After recording return to:
City Clerk, City of Venice
401 W. Venice Ave., Venice, FL 34285

GRANT OF EASEMENT

THIS INDENTURE, made this 14 day of February, 2014, by and between
0413 LLC of the County of Sarasota, State of Florida, party of the first
part, and CITY OF VENICE, a municipal corporation in the County of Sarasota, State of Florida, party of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to him in hand paid by said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, and sold, and by these presents does hereby grant, bargain, and sell unto the party of the second part, its successors and assigns forever, an easement for the installation, maintenance and servicing of utility line or lines, over, across, under and along the following described parcel of land in Sarasota County, Florida, to wit:

800 HIGEL DR LOT 3 LESS W 300 FT THEREOF, BLK 5, SUBJ TO 2794 C-SF
UTILITY ESMT TO CITY OF VENICE AS DESC IN ORI 2001184902 & 2002208799,
VENICE REPLAT OF PORTION OF GULFVIEW SEC OF VENICE

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Kerry Carper (witness)
D.K. Scheid (witness)

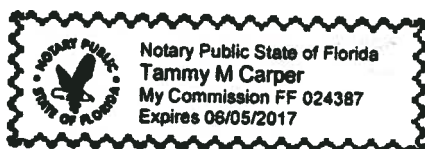
0413 LLC
Thomas Liber, MG PARTNER

STATE OF FLORIDA)
COUNTY OF)

Subscribed before me this 14th day of February, 2014, by Thomas Liber who is
personally known to me or who produced _____ as identification.

Notary Public

Notary stamp:
Commission No.



DEVELOPERS CASH MAINTENANCE BOND

0413 LLC
3665 BEE RIDGE RD
SARASOTA FL 34233

KNOW ALL MEN BY THESE PRESENTS, that _____, herein called "Developer", is held and firmly bound unto the City of Venice, a municipal corporation, herein called "City", in the full and just sum of one thousand three hundred ninety five (\$ 1,395.00) Dollars, lawful money of the United States of America, to the payment of which sum, well and truly to be made, the Developer binds itself, its heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Developer, to secure this obligation, has deposited with the City, the sum of \$ 1,395.00, which sum shall be held in a special account at a local bank or savings and loan association until this obligation is satisfied.

WHEREAS, the Developer has developed a Subdivision in Venice, Florida, known and identified as Higelville, and in connection therewith has installed, with the approval of the City Engineer, certain improvements identified on EXHIBIT A attached hereto.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer shall promptly maintain, repair or replace said improvements as required by the City should said improvements, for whatever causes, require repair or replacement for a period of one year from the date of formal acceptance of said improvements by the City, and further that if the Developer shall pay any and all costs or expenses incidental to the performance of all work required to be performed hereunder, then this obligation shall be void and the cash deposit returned to the Developer, otherwise it shall remain in full force and effect.

In the event the Developer fails to satisfactorily perform any repair or maintenance work required herein within fifteen (15) days of a written request from the City, then the Developer shall be in default and the City shall have, in addition to all other rights, the immediate right to make or cause to be made, any such repairs and pay all costs, both direct and incidental, from the proceeds of this bond.

The City shall be entitled to its reasonable attorney's fees and costs in any action at law or equity, including appellate court actions, to enforce the City's rights under this bond.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed on the 1st day of April, 2014.

DEVELOPER: 0413 LLC
Thomas C Liber Mg Partner

ATTEST:

Kerry Carper
Secretary Witness

President/Vice President

Approved as to form and
correctness:

City Attorney

HORIZON BUILDERS AND DEVELOPMENT INC

817 MADRID AVE
VENICE, FL 34285-1603

7402

63-4/630 FL
25241

DATE 4-3-14

PAY
TO THE
ORDER OF

City of Venice

\$ 1,395.⁰⁰

one thousand three hundred ninety five and 00/100

DOLLARS



Security
Features
Details on
Back

Bank of America

ACH R/T 083100277

[Signature]

FOR Highville Developers Bond

⑈007402⑈ ⑆063000047⑆ 229044614295⑈

001-0000-229.01-00

COST BREAKDOWN

EXHIBIT A Page 1 of 2

PROJECT NAME:

Higleyville

WATER SYSTEM:

QUANTITY	SIZE	DESCRIPTION	COST
<u>Existing</u>	<u>6"</u>	PVC Water Main	
		PVC Water Main	
		PVC Water Main	
	<u>6"</u>	Gate Valve	
		Gate Valve	
		Gate Valve	
		Hydrants	
<u>10</u> EA		Tapping Sleeves	<u>2,500.⁰⁰</u>
		Tapping Sleeves	
<u>10</u> LF		Polyethylene Services w/corporations,	
		curb stops & meter boxes	<u>1,500.⁰⁰</u>
Other		<u>relocate existing Hydrant</u>	<u>2,300.⁰⁰</u>
Other			

Sub-Total:

SANITARY SEWER:

<u>Existing</u> LF	<u>8"</u>	Sanitary Sewer	
		Manholes	
		Lift Stations	
		PVC Force Main	
Other		<u>Extend service laterals</u>	<u>3,000</u>
Other			

Sub-Total:

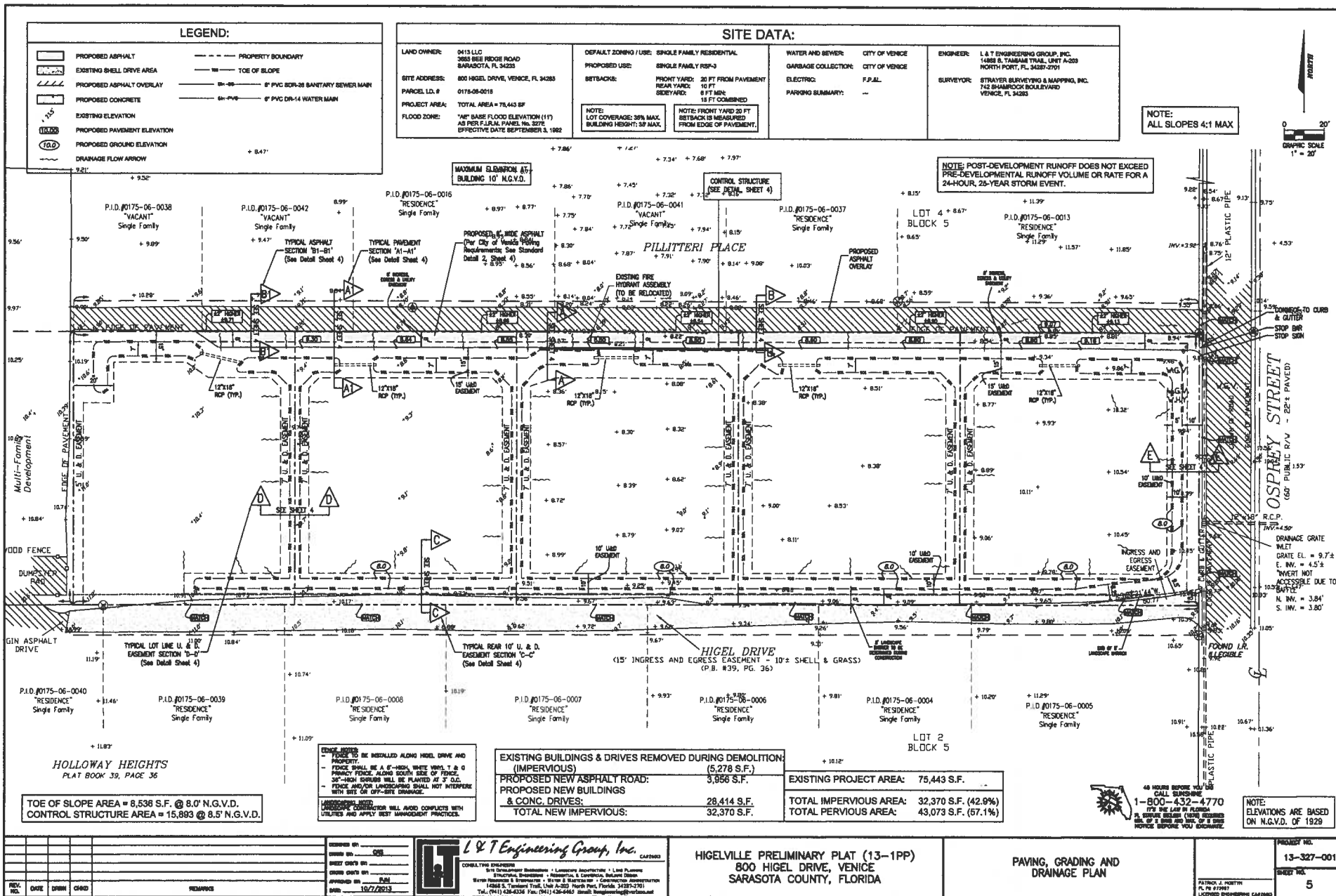
RECLAIM WATER SYSTEM:

<u>N/A</u> LF	<u>6"</u>	PVC Water Main	
		PVC Water Main	
		PVC Water Main	
	<u>6"</u>	Gate Valve	
		Gate Valve	
		Gate Valve	
		Blowoffs	
		Polyethylene Services w/corporations,	
		curb stops & meter boxes	
Other			

Sub-Total:

GRAND TOTAL:

9,300.⁰⁰



RECEIVED BY: [Signature]
DATE: 10/2/2013

L & T Engineering Group, Inc.
CONSULTING ENGINEERS • LANDSCAPE ARCHITECTS • LAND PLANNING
14805 S. TAMMAM TRAIL, UNIT A-203
NORTH PORT, FL 34287-2701
TEL: (941) 436-4334 FAX: (941) 436-4463 EMAIL: info@l-t-engineering.com

HIGELVILLE PRELIMINARY PLAT (13-1PP)
800 HIGEL DRIVE, VENICE
SARASOTA COUNTY, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

PROJECT NO. 13-327-001
SHEET NO. 5

DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS 0413 LLC, hereinafter referred to as the Developer, is developing a subdivision/condominium within the city limits of Venice, Florida, known and identified as Higelville, on the following described real property:

800 HIGEL DR LOT 3 LESS W 300 FT THEREOF, BLK 5, SUBJ TO 2794 C-SF
UTILITY ESMT TO CITY OF VENICE AS DESC IN ORI 2001184902 & 2002208799,
VENICE REPLAT OF PORTION OF GULFVIEW SEC OF VENICE

WHEREAS, the Developer desires to have its plat/site plan approved and to have the City of Venice undertake certain responsibilities with respect to said development.

WHEREAS, the Developer and the City have agreed that certain of said roads and drainage facilities shall remain privately owned and be maintained by the Developer at no expense to the City of Venice, after completion of construction.

NOW, THEREFORE, the Developer agrees that, upon completion of construction, the Developer shall maintain and repair to applicable City specifications those roads and drainage facilities identified in EXHIBIT B attached hereto.

This Agreement shall run with the land as described above and shall inure to the benefit of and shall be binding upon the parties hereto, their successors and assigns.

Made and executed this 14 day of February, 2014.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the date and year first above written.

Signed, sealed and delivered
in the presence of:

Attest: 0413 LLC

By: Tom Liber Managing Partner
Tom Liber, Managing Partner

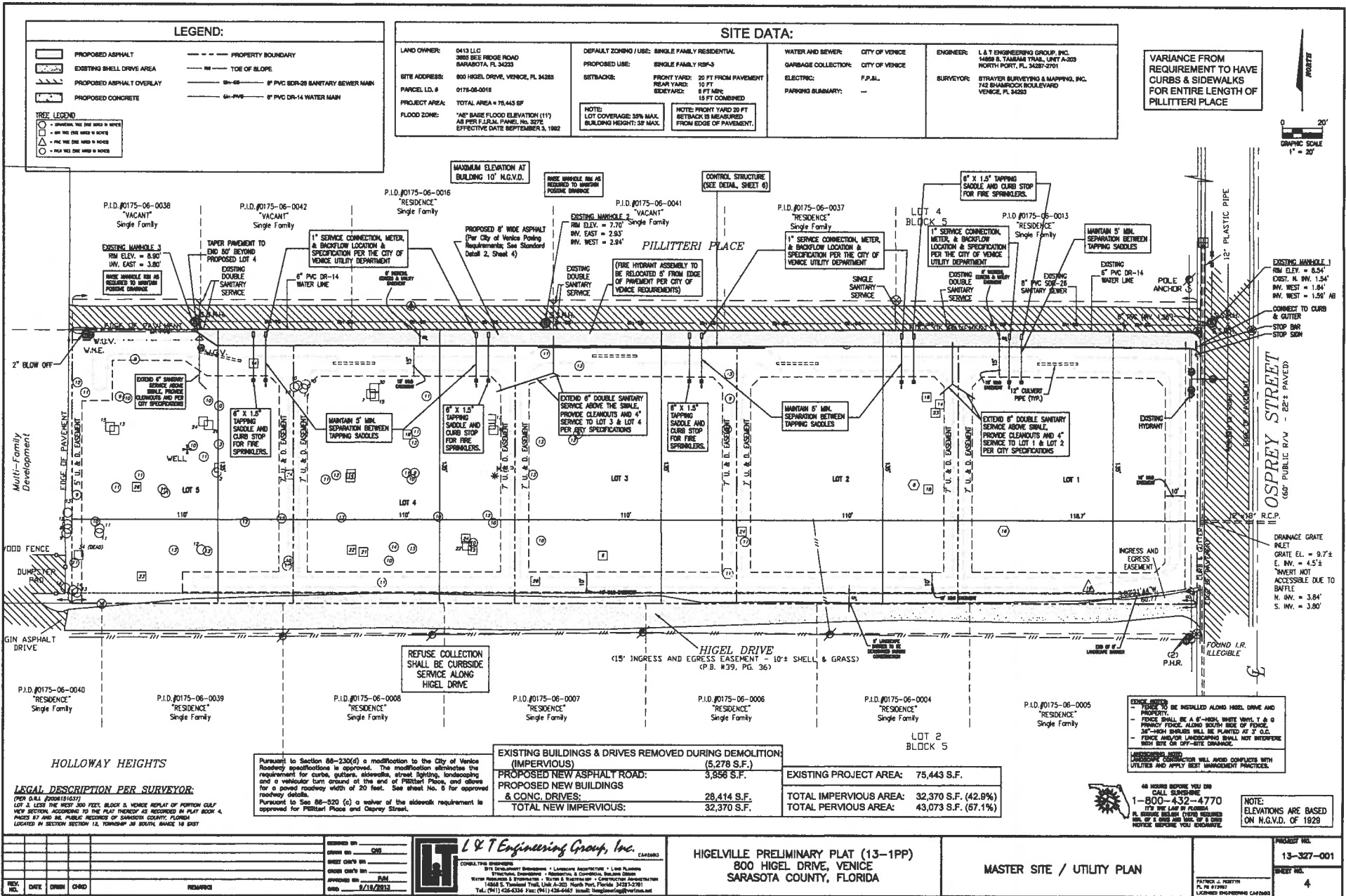
STATE OF FLORIDA)
COUNTY OF)

Subscribed before me this 14th day of February, 2014, by corporation president Tom Liber and secretary _____, who are personally known to me or produced (Pres _____) (Secy _____) as identification.

Notary Public

Notary stamp:
Commission No.





VARIANCE FROM REQUIREMENT TO HAVE CURBS & SIDEWALKS FOR ENTIRE LENGTH OF PILITTERI PLACE

GRAPHIC SCALE
1" = 20'

48 HOURS BEFORE YOU DO
CALL SURVEYOR
1-800-432-4770
IT'S THE LAW IN FLORIDA
ALL SURVEYING INSTRUMENTS
MAY BE USED FOR 5 YEARS
NOTICE BEFORE YOU DEMOLISH

NOTE:
ELEVATIONS ARE BASED
ON N.G.V.D. OF 1929

LEGAL DESCRIPTION PER SURVEYOR:
(PER G.A.L. 2008131537)
LOT 1 & LESS THE WEST 300 FEET, BLOCK 5, VENEZUELA DRIVE, PORT OF SPAIN, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 57 AND 58, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LOCATED IN SECTION 12, TOWNSHIP 30 NORTH, RANGE 18 WEST

Pursuant to Section 66-330(4) a modification to the City of Venice Roadway specifications is approved. The modification eliminates the requirement for curbs, gutters, sidewalks, street lighting, landscaping and a vehicular turn around at the end of Pilitteri Place, and allows for a paved roadway width of 20 feet. See sheet No. 8 for approved roadway details.
Pursuant to Sec 66-520 (c) a waiver of the sidewalk requirement is approved for Pilitteri Place and Osprey Street.

EXISTING BUILDINGS & DRIVES REMOVED DURING DEMOLITION:
(IMPERVIOUS) 5,278 S.F.
(5,278 S.F.)
PROPOSED NEW ASPHALT ROAD: 3,856 S.F.
PROPOSED NEW BUILDINGS & CONC. DRIVES: 28,414 S.F.
TOTAL NEW IMPERVIOUS: 32,370 S.F.

EXISTING PROJECT AREA: 75,443 S.F.
TOTAL IMPERVIOUS AREA: 32,370 S.F. (42.9%)
TOTAL PERVIOUS AREA: 43,073 S.F. (57.1%)

REV.	DATE	BY	CHKD	REMARKS
1	01/18/2013	PM	PM	ISSUED FOR PERMITS
2	01/18/2013	PM	PM	ISSUED FOR PERMITS
3	01/18/2013	PM	PM	ISSUED FOR PERMITS
4	01/18/2013	PM	PM	ISSUED FOR PERMITS
5	01/18/2013	PM	PM	ISSUED FOR PERMITS
6	01/18/2013	PM	PM	ISSUED FOR PERMITS
7	01/18/2013	PM	PM	ISSUED FOR PERMITS
8	01/18/2013	PM	PM	ISSUED FOR PERMITS
9	01/18/2013	PM	PM	ISSUED FOR PERMITS
10	01/18/2013	PM	PM	ISSUED FOR PERMITS
11	01/18/2013	PM	PM	ISSUED FOR PERMITS
12	01/18/2013	PM	PM	ISSUED FOR PERMITS
13	01/18/2013	PM	PM	ISSUED FOR PERMITS
14	01/18/2013	PM	PM	ISSUED FOR PERMITS
15	01/18/2013	PM	PM	ISSUED FOR PERMITS
16	01/18/2013	PM	PM	ISSUED FOR PERMITS
17	01/18/2013	PM	PM	ISSUED FOR PERMITS
18	01/18/2013	PM	PM	ISSUED FOR PERMITS
19	01/18/2013	PM	PM	ISSUED FOR PERMITS
20	01/18/2013	PM	PM	ISSUED FOR PERMITS

L & T Engineering Group, Inc.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
STRUCTURAL ENGINEERING • ARCHITECTURAL & CONSTRUCTION, BUILDING DESIGN
VEHICLE SAFETY & PERFORMANCE • TRAFFIC & TRANSPORTATION • CONSTRUCTION ADMINISTRATION
1402 S. TAMPA TRAIL, UNIT A-201, NORTH PORT, FLORIDA 34287-2791
TEL: (941) 624-4344 FAX: (941) 624-4442 EMAIL: info@l-t-engineering.com

HIGELLVILLE PRELIMINARY PLAT (13-1PP)
800 HIGEL DRIVE, VENEZUELA
SARASOTA COUNTY, FLORIDA

MASTER SITE / UTILITY PLAN

PROJECT NO.
13-327-001

SHEET NO.
4

PREPARED BY
J. H. H. H.

DATE
01/18/2013

DESIGNED BY
J. H. H. H.

DATE
01/18/2013

CHECKED BY
J. H. H. H.

DATE
01/18/2013

APPROVED BY
J. H. H. H.

DATE
01/18/2013