

# City of Venice, Florida

## Petition for Vested Rights

Petitioner TP Three, LLC  
owner of property located at 550 Substation Rd. Venice, FL 34285  
with a legal description of please see attached legal description  
hereby petitions the city council of the City of Venice to grant petitioner's property vested rights pursuant to  
Section 86-48 and as grounds there for states:

1. The "vested right" that the petitioner seeks is described as follows:  
please see attached letter
2. The petitioner's reliance in good faith upon some act or omission of government is described as follows:  
please see attached letter
3. The petitioner's substantial change in position or incurrence of such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights that have been acquired is described as follows:  
please see attached letter
4. Petitioner hereby swears or affirms that the statements contained herein are true and correct.

By: [Signature] Jackson R. Boone, Esq.  
Printed Name

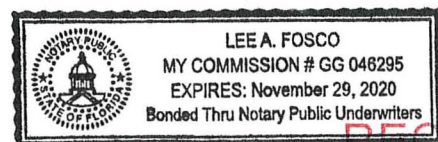
State of FLORIDA  
County of SARASOTA

The foregoing instrument was before me, the undersigned notary public, this 12<sup>th</sup> day of MARCH  
20 20 by JACKSON R. BOONE  
(Name of person acknowledging)

[Signature]  
Notary Public

☒ Personally known to me, or  
☐ Produced identification: NA  
(Type of identification)

Notary Stamp



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MAR 12 2020

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin of the NE corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East and run South 0' 14" West 30 feet for a Point of Beginning; thence continue South 0' 14" East (West) 210 feet; thence West 204 feet; thence North 0' 14" East 210 feet; thence East 204 feet to the Point of Beginning.

AND

The North 80.00 feet of the following described lands:

Begin at the NE corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East, and run South 0' 14" West, 240 feet along the East line of the NE 1/4 of the SW 1/4 of the NE 1/4 for a Point of Beginning; thence continue South 0' 14" West, 210 feet; thence West 204 feet; thence North 0' 14" East, 210 feet; thence East 204 feet to Point of Beginning.

TOGETHER WITH the right of ingress and egress along the following described property: Begin at the NE corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East, run South 30 feet; thence West 204 feet for a Point of Beginning; thence South 664.8 feet (635.10) to the South line of the NE 1/4 of the SW 1/4 of the NE 1/4 of said Section; thence West along said South line 50 feet; thence North 664.8 feet (635.10); thence East 50 feet to the Point of Beginning.

ALSO TOGETHER WITH an easement for road purposes over the South 30 feet of the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 7, and over the North 30 feet of the NE 1/4 of the SW 1/4 of the NE 1/4 of said Section 7, all in Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel ID Number: 0407100001

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**MAR 12 2020**  
**PLANNING & ZONING**