

CITY OF VENICE, FLORIDA

CITY COUNCIL

ORDER NO. 20-51CU

AN ORDER OF THE VENICE CITY COUNCIL APPROVING CONDITIONAL USE PETITION NO. 20-51CU FOR THE PROPERTY LOCATED AT 2201 KNIGHTS TRAIL ROAD, TO ALLOW FOR A GATED COMMUNITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Rowco Development Company, LLC, through its agent, Kyle C. Kragel, PE, of Kimley-Horn and Associates, Inc., have submitted Conditional Use Petition No. 20-51CU to allow for a gated community located at 2201 Knights Trail Road, Parcel Identification No. 0387130001 (as further described in Exhibit A); comprised of a **Site and Development Plan** (signed and sealed), prepared by Kyle C. Kragel, P.E., of Kimley-Horn and Associates, Inc., consisting of **twenty-eight sheets**, received by the City on **November 30, 2020**; **Landscape Plans** (signed and sealed) prepared by Chris D. Cianfaglione, R.L.A. of Kimley-Horn and Associates, Inc., consisting of **sixteen sheets**, received by the City on **November 30, 2020**, and **Design Intent plans** (signed and sealed), prepared by Christopher D. Cianfaglione, RLA, of Kimley-Horn and Associates, Inc. consisting of **two sheets**, received by the City on **November 30, 2020**; and,

WHEREAS, the Planning Commission held a noticed public hearing on January 5, 2021, during which the Planning Commission received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the City Council held a noticed public hearing on February 9, 2021, 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 2017 Comprehensive Plan; and,

WHEREAS, the City Council voted for approval of the Petition.

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. Conditional Use Petition No. 20-51CU for a gated community, 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. This Development Order shall expire and be void 24 months from the date of grant unless a complete building permit application has been filed for the gated community for which the conditional use was approved. However, at the written request of the property owner prior to the expiration of the 24-month period, the City Council may extend the 24-month period for an additional 12 months, provided that the property owner can demonstrate by competent and substantive evidence that financial or legal constraints or other events beyond the control of the applicant prevented application for a building permit.

ORDERED at a meeting of the Venice City Council on the 9th day of February 2021.

ATTEST:

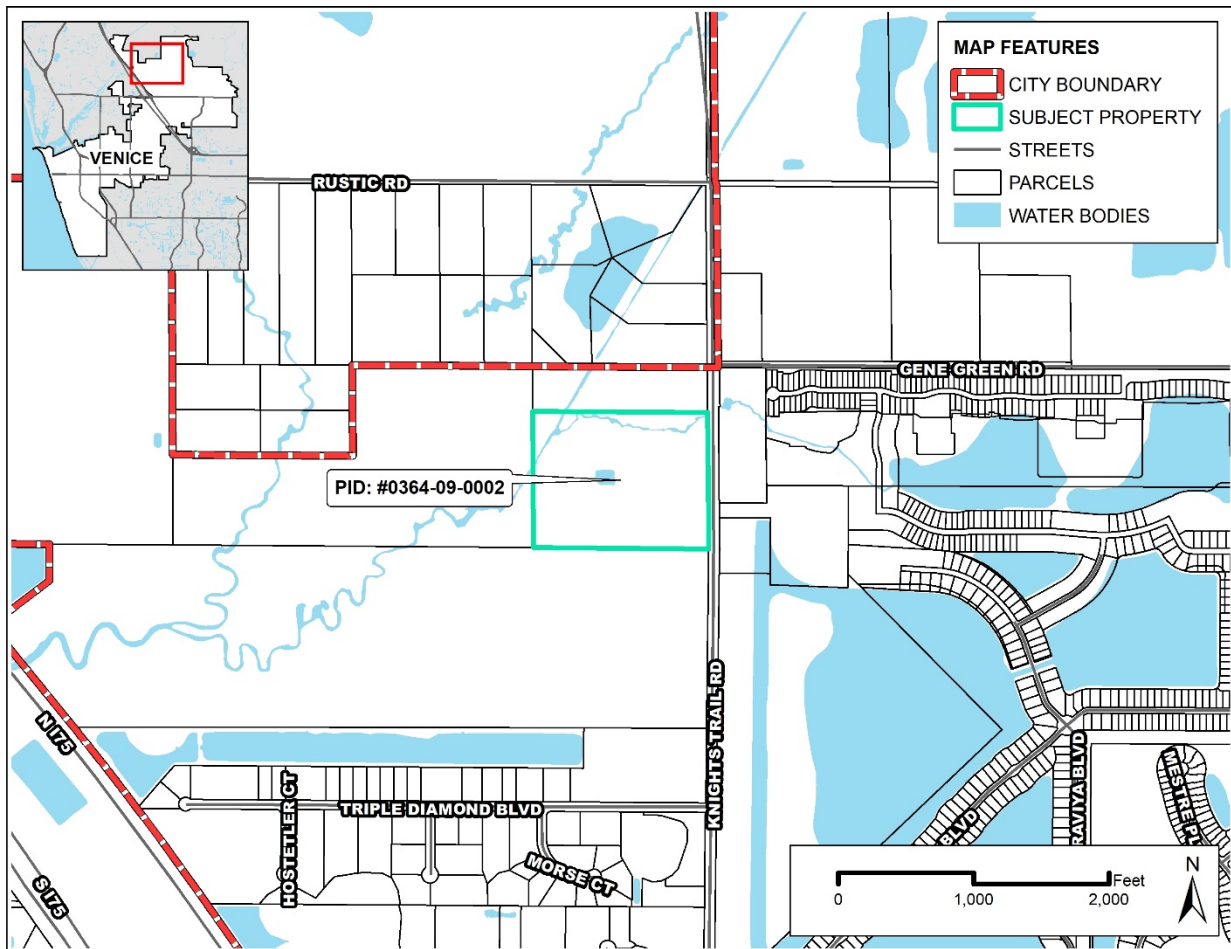
City Clerk

Mayor

APPROVED AS TO FORM

City Attorney

Exhibit A



Legal Description

A parcel of land lying in Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, described as the Southeast 1/4 of the Southeast 1/4, Less the North 334.5 feet thereof, and also Less the East 40 feet thereof, more particularly described as follows:

COMMENCE at a 4X6" Concrete Monument, FDEP CCR 086481 for the South 1/4 Corner of Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, thence S.89°35'19"E., along the South line of said Section 21, a distance of 2672.33 feet to a 4" Concrete Monument, stamped PLS4661, at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 21, for the POINT OF BEGINNING; thence continue S.89°35'19"E., along said South line a distance of 1296.16 feet to the intersection with the West Right-of-Way line of KNIGHTS TRAIL ROAD, being an 80 feet wide Public Right-of-Way, as per Road Plat Book 3, Page 52, Public Records of Sarasota County, Florida; thence N.00°29'24"W., along said West Right-of-Way line, a distance of 1004.56 feet; thence N.89°32'01"W., a distance of 1293.13 feet to the intersection with the West line of said Southeast 1/4 of the Southeast 1/4; thence S.00°18'58"E., along said West line, a distance of 1005.76 feet to the POINT OF BEGINNING.

Parcel contains 1,301,180 Square Feet, or 29.8710 Acres more or less.