



## City of Venice Planning and Zoning Division

**To:** Edward Lavallee, City Manager *5/25/18*

**Thru:** Jeff Shrum, AICP, Development Services Manager *[Signature]*

**From:** Roger Clark, AICP, Planning Manager

**Date:** May 18, 2018

**RE:** **City Council Meeting June 12, 2018**  
Performance Bond for Installation of Required Trees in Venetian Golf & River Club, Phase 4B, Cappello I & II

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**Background:** The Site and Development Plan for Cappello, Phase 4B of Venetian Golf & River Club was approved by Planning Commission on December 7, 2004 through the issuance of Development Order No. 04-17SP. The approval was for 43 multi-family buildings, each containing four units, for a total of 172 units. There is one remaining unit for which the developer is seeking to obtain a Certificate of Occupancy. The developer was previously notified that there were a total of 44 trees depicted on the approved landscape plan that had yet to be installed. They were informed that the City would not be able to release the Certificate of Occupancy for the remaining unit until these trees were installed. In order to request the remaining Certificate, the applicant offered to post a performance bond in the amount of 115% of the estimated cost to install the required trees to ensure their installation. This will protect the City and enable staff to release the final Certificate of Occupancy and give the developer time to accomplish the required tree installation or seek approval of a revised landscape plan.

**Requested Council Action:** Accept the performance bond in the amount of \$41,400.00

**City Attorney Review:** ~~Approved~~

*UNDER REVIEW*