



MEMORANDUM

City of Venice

Engineering Department

TO: Edward Lavalley, City Manager

FROM: Kathleen Weeden, City Engineer

DATE: August 30, 2021

COUNCIL APPROVAL: Yes

MEETING DATE: September 14, 2021

STRATEGIC PLAN GOAL: Encourage and Support a Growing, Diverse Economy

SUBJECT: Aria Phase III Final Plat, Declaration of Maintenance Responsibility and Developers Completion and Payment Bonds from Neal Signature Homes, LLC

Background: Neal Signature Homes, LLC, has provided a Final Plat for Aria Phase III, including a Declaration of Maintenance Responsibility, Developers Completion and Payment Bond for \$2,312,984.65 to guarantee completion of the common area improvements. The bond amount is based on the submitted signed & sealed engineer's cost estimate. The Supplemental Declaration of Covenants, Conditions, and Restrictions for Aria Phase III has been executed and will be recorded by the City Clerk's Office with the Final Plat upon approval.

Requested Action: Accept the Declaration of Maintenance Responsibility, Developers Completion and Payment Bond in the Amount of \$2,312,984.65 from Neal Signature Homes, LLC, and Authorize the Mayor, City Attorney and City Engineer to Sign Aria Phase III Final Plat.

If for an agenda item, this document and any associated backup created by City of Venice staff has been reviewed for ADA compliance: Yes

City Attorney Review/Approved: Yes

Risk Management Review: N/A

Finance Department Review/Approved: N/A

Funds Availability (account number): N/A

ORIGINAL(S) ATTACHED: Provided to City Clerk's Office