

**ORDINANCE NO. 2025-15**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 24-36RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTIES GENERALLY LOCATED AT 3520 LAUREL ROAD EAST (15.58 ± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE-1 (OUE-1) TO CITY OF VENICE LAUREL EAST (LE); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Venice filed Zoning Map Amendment Petition No. 24-36RZ ("Petition") on behalf of, and with the approval of, the property owner to change the official City of Venice Zoning Map designation for the properties generally located at 3520 Laurel Road East from Sarasota County Open Use Estate-1 (OUE-1) to City of Venice Laurel East (LE); and

**WHEREAS** the subject property is located within the corporate limits of the City of Venice; and

**WHEREAS**, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174;

**WHEREAS**, the Planning Commission held a noticed public hearing on March 18, 2025, regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend approval of the Petition with the stipulation stated in Section 3 below; and

**WHEREAS**, the Venice City Council has received and considered the report of the Planning Commission concerning the Petition; and

**WHEREAS**, City Council held a duly noticed public hearing on the Petition in accordance with the requirements of the City's Code of Ordinances, and has considered the evidence and testimony received at said public hearing.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:**

**SECTION 1.** The Whereas clauses above are ratified and confirmed as true and correct.

**SECTION 2.** The City Council hereby makes the following findings of fact:

A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

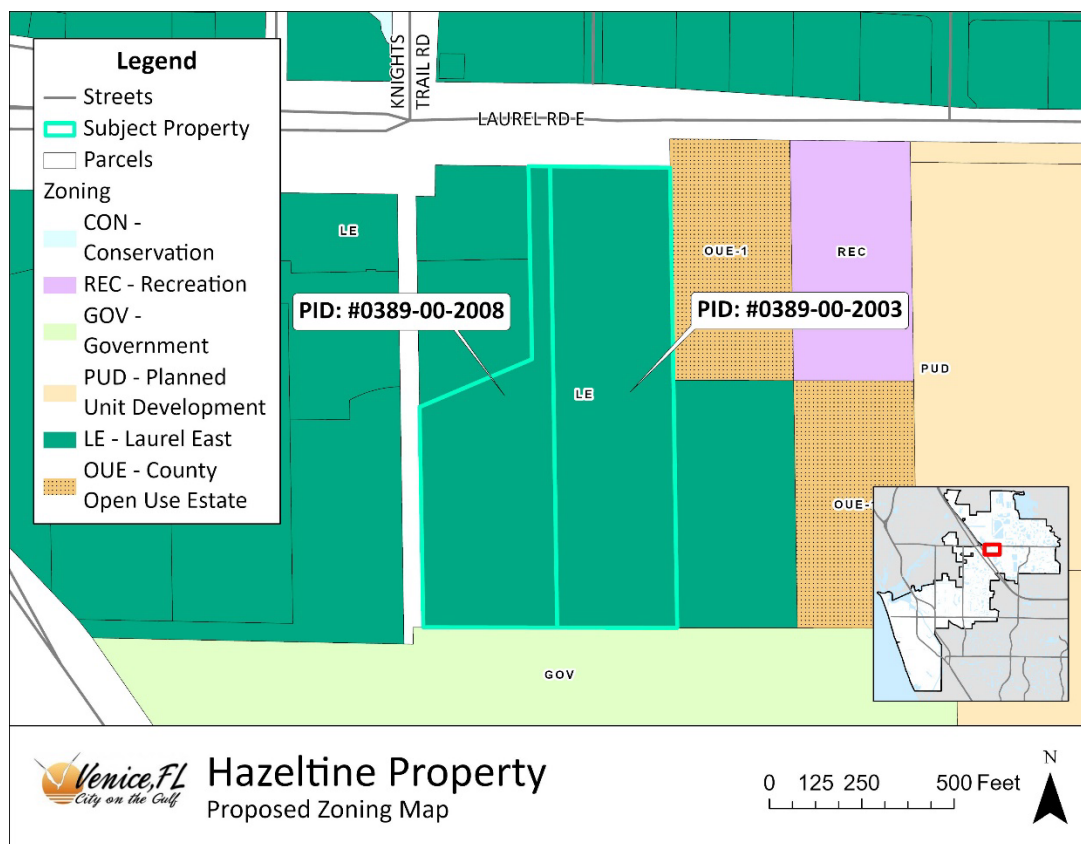
B. The Council held, after due public notice, a public hearing on the Petition and considered the evidence and testimony received at said public hearing.

C. The proposed rezoning of the properties described herein is in accordance with and meets the requirements of the Land Development Code and is consistent with the City of Venice Comprehensive Plan.

**SECTION 3.** The Official Zoning Map is hereby amended by changing the zoning classification for the properties generally located at 3520 Laurel Road East from Sarasota County Open Use Estate-1 (OUE-1) to City of Venice Laurel East (LE) with the following stipulation:

- 1) The owner shall be permitted to continue the existing agricultural use consisting of cattle grazing on the subject property notwithstanding its rezoning to the Laurel East (LE) district, provided the owner does not discontinue such use for a period of 12 consecutive months.

The combined 15.58 ± acre properties designated as Parcel Identification Nos. 0389-00-2003 and 0389-00-2008 are depicted on the location map shown below and further described in Exhibit “A” attached hereto and incorporated herein by reference.



Any discrepancy between the legal description and the map shall resolve in favor of the map.

**SECTION 4.** All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

**SECTION 5.** If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

**SECTION 6. Effective date.** This Ordinance shall take effect immediately upon its approval and adoption as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 13<sup>TH</sup> DAY OF MAY 2025.**

First Reading: April 22, 2025

Final Reading: May 13, 2025

Adoption: May 13, 2025

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Nick Pachota, Mayor

Attest:

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Kelly Michaels, MMC, City Clerk

I, Kelly Michaels, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 13th day of May 2025, a quorum being present.

**WITNESS** my hand and the official seal of said City this 13<sup>th</sup> day of May 2025.

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Kelly Michaels, MMC, City Clerk

Approved as to form:

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Kelly Fernandez, City Attorney

## Exhibit "A"

### Legal Description

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#### Parcel 1

COM NW COR SEC 34-38-19 TH S 89-34-05 E 333.59 FT FOR POB TH E 56.13 FT TH S 01-03-08 E 1341.29 FT TH N 89-42 W 389.7 FT TH N 01-03-08 W 858.18 FT TH N 66-56-52 E 359.67 FT TH N 01-03-08 W 613.63 FT TO POB, LESS WLY 25 FT DESC IN OR 2114/1547, LESS R/W FOR LAUREL RD DESC IN OR 2432/344, CONTAINING 6.2 C-AC M/L

#### Parcel 2

COM NW COR SEC TH S 89-34-05 E 389.72 FT FOR POB TH CONT S 89-34-05 E 324.96 FT TH S 01-03-08 E 1340.54 FT TH N 89-42 W 324.94 FT TH N 01-03-08 W 1341.29 FT TO POB, LESS R/W FOR LAUREL RD DESC IN OR 2432/344, CONTAINING 9.3 C-AC M/L