

CITY OF VENICE, FLORIDA

CITY COUNCIL

ORDER NO. 20-14VR

AN ORDER OF THE VENICE CITY COUNCIL APPROVING PETITION FOR VESTED RIGHTS NO. 20-14VR FOR THE PROPERTY LOCATED AT 550 SUBSTATION ROAD (PARCEL ID# 0407-10-0001) CONSISTING OF 1.36+/- ACRES OF LAND OWNED BY TP THREE, LLC.; PROVIDING AN EFFECTIVE DATE

WHEREAS, Jackson Boone of the Boone Law Firm, on behalf of property owners TP Three LLC., has submitted Petition for Vested Rights No. 20-14VR ("Petition") seeking a vested right to develop the subject property under the current Residential, Multi-Family-3 (RMF-3) zoning district at less density than the Comprehensive Plan, High Density Residential Land Use designation requires at 550 Substation Road (Parcel ID# 0407-10-0001 0176-08-0044), as legally described and depicted in Exhibit "A" (hereinafter referred to as the "Property"); and,

WHEREAS, under the 2010 Comprehensive Plan the Property was designated as Planning Area G: Seaboard Sector having a maximum residential density of 18 units per gross acre; and,

WHEREAS, under the 2017 Comprehensive Plan the Property has a land use designation of High Density Residential with a minimum density of 13.1 units per acre and maximum density of 18 units per acre and provides the Multi-Family-4 (RMF-4) zoning district as the only implementing zoning district; and,

WHEREAS, the Property's zoning designation of Residential, Multi-Family -3 (RMF-3), which allows up to 13 units per acres, was in place prior to the adoption of the 2017 Comprehensive Plan; and,

WHEREAS, on June 23, 2020, City Council held a noticed public hearing 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 meets the requirements of Section 86-48 of the City's Land Development Code; and,

WHEREAS, the City Council voted to approve 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. Petition for Vested Rights No. 20-14VR is hereby approved, allowing a residential density consistent with the RMF-3 zoning district on the Property.

Section 3. This Order shall become effective immediately upon adoption.

ORDERED at a meeting of the Venice City Council on 23rd of June, 2020.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM

City Attorney

Exhibit A – Legal Description and Location Map

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 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

