

ORDINANCE NO. 2025-36

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 25-46RZ, TO CHANGE THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 2001 LAUREL ROAD FROM COMMERCIAL GENERAL (CG) TO LAUREL WEST (LW); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 25-46RZ ("Petition") has been filed by 2001 Laurel LLC, to change the official City of Venice Zoning Map designation for the property generally located at 2001 Laurel Road from Commercial General (CG) to Laurel West (LW); 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; and

WHEREAS, the Planning Commission held a noticed public hearing on October 7, 2025, regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend approval of the Petition; 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:

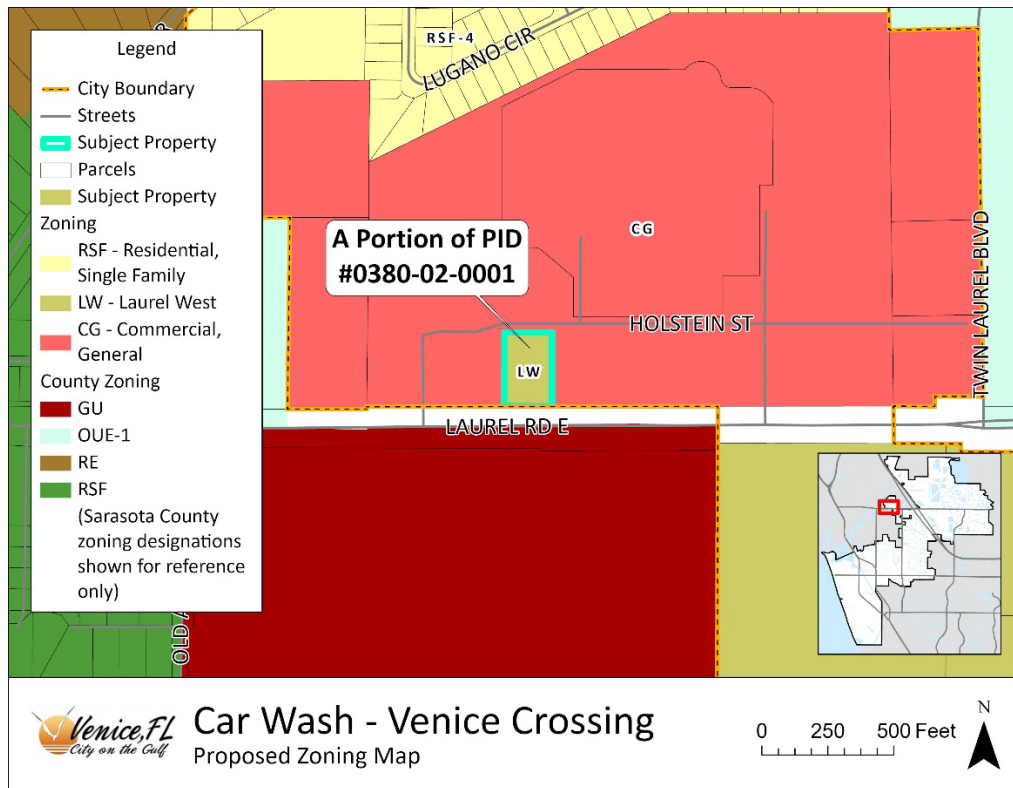
A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

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 property 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 property generally located at 2001 Laurel Road from Commercial General (CG) to Laurel West (LW).

The +/- 1.15-acre property designated as Parcel Identification No. 0380-02-0001 is 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 28TH DAY OF OCTOBER 2025.

First Reading: November 18, 2025

Final Reading: December 9, 2025

Adoption: December 9, 2025

Nick Pachota, Mayor

Attest:

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 9th day of December 2025, a quorum being present.

WITNESS my hand and the official seal of said City this 9th day of December 2025.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Exhibit "A"

DESCRIPTION

A part of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence s 89°34'44"E., along the North line of said Southeast Quarter of Section 29, a distance of 1352.81 feet to the Northeast corner of the West Half of said Southeast Quarter of Section 29, same being a point on the northerly extension of the West Line of TWIN LAUREL ESTATES, recorded in Plat Book 24, Page 43, of the Public Records of Sarasota County, Florida; thence s.00°39'08"E., along the East line of said West Half of the Southeast Quarter of Section 29 and the West boundary line of said Twin Laurel Estates and it's northerly extension, a distance of 1081.19 feet to the Southeast corner of the plat of CASSATA LAKES PHASE 2, recorded in Plot Book 57, Page 526, of the Public Records of Sarasota County, Florida; thence continue S.00°39'08"E. along said East line of the West Half of the Southeast Quarter of Section 29, and the West line of said TWIN LAUREL ESTATES, a distance of 1418.36 feet to the North right of way line of Laurel Road, as described in Official Records Instrument No. 2002101175, of the Public Records of Sarasota County, Florida; thence along said North right of way line of Laurel Road, the following two (2) courses: (1) N.89°48'04"W., a distance of 1042.31 feet to a point on a curve to the left having: a radius of 34577.65 feet, a central angle of 0074°39': a chord bearing of N.89°57'18"W., and a chord length of 147.36 feet; (2) thence along the arc of said curve, an arc length of 147.36 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having: a radius of 34577.65 feet, a central angle of 0078°02", a chord bearing of S.89°46'22"W., and a chord length of 181.40 feet; thence continue along said North right of way line of Laurel Road, along the arc of said curve, an arc length of 181.40 feet; thence N.00°07'12"E., leaving said North right of way line of Laurel Road, a distance of 277.87 feet; thence EAST, a distance of 180.82 feet; thence SOUTH, a distance of 277.15 feet to the POINT OF BEGINNING.

Parcel contains 50245 square feet, or 1.1535 acres, more or less.