

ORDINANCE NO. 2022-41

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 22-46RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTIES LOCATED AT 1651 LAUREL ROAD EAST AND 1881 LAUREL ROAD EAST (12.02± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE 1 (OUE-1) TO CITY OF VENICE COMMERCIAL, GENERAL (CG), AND 1101 TWIN LAUREL BOULEVARD, 1099 TWIN LAUREL BOULEVARD, AND 2399 LAUREL ROAD EAST (10.95± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE 1 (OUE-1) AND OFFICE, PROFESSIONAL, AND INSTITUTIONAL TO CITY OF VENICE COMMERCIAL, GENERAL (CG); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 22-46RZ (“Petition”) has been filed by 2001 Laurel LLC, to change the official City of Venice Zoning Map designation for the properties located at 1651 Laurel Road East and 1881 Laurel Road East from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Commercial, General, and 1101 Twin Laurel Boulevard, 1099 Twin Laurel Boulevard, and 2399 Laurel Road East from Sarasota County Open Use Estate 1 (OUE-1) and Office, Professional, and Institutional to City of Venice Commercial, General (CG); and

WHEREAS, Petition No. 22-46RZ was filed prior to the City’s adoption of its new Land Development Regulations on July 12, 2022; and

WHEREAS, land development applications filed prior to July 12, 2022, are subject to the City’s previously existing Land Development Code; and

WHEREAS the subject properties have been found to be 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 December 6, 2022 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:

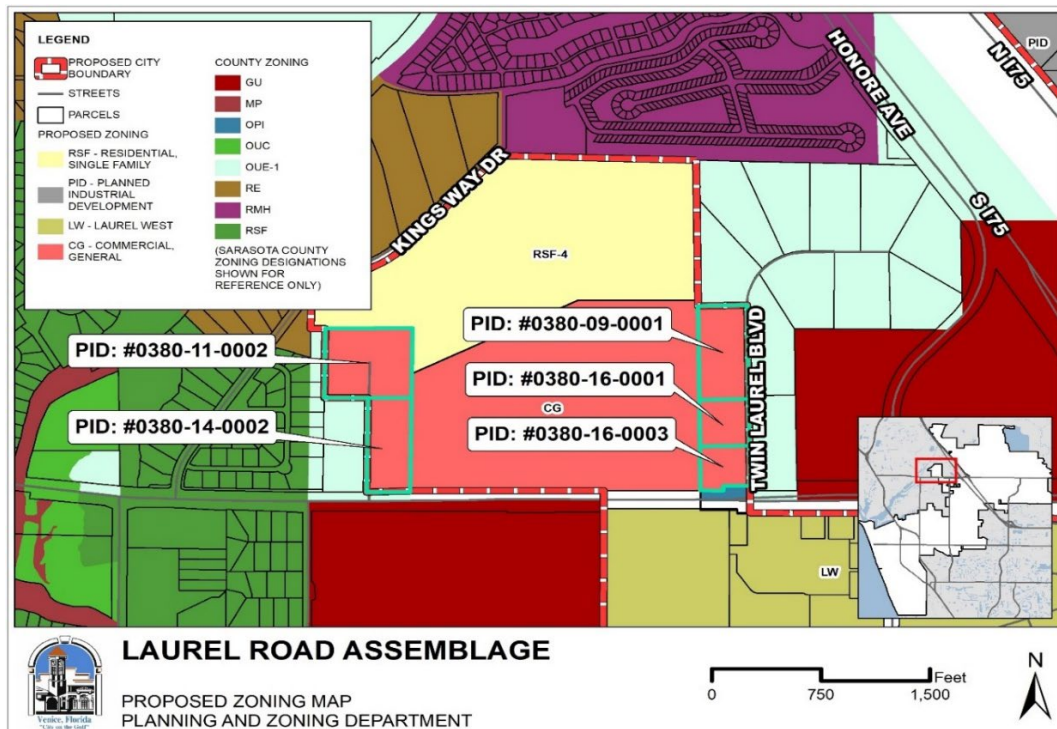
A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

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 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 Atlas is hereby amended, by changing the zoning classification for the following described properties located in the City of Venice at 1651 Laurel Road East and 1881 Laurel Road East from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Commercial, General, and 1101 Twin Laurel Boulevard, 1099 Twin Laurel Boulevard, and 2399 Laurel Road East from Sarasota County Open Use Estate 1 (OUE-1) and Office, Professional, and Institutional to City of Venice Commercial, General (CG):

The combined 22.97± acre property designated as Parcel Identification Nos. 0380-11-0002, 0380-14-0002, 0380-09-0001, 0380-16-0001, and 0380-16-0003, 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 to the extent of the conflict.

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 24th DAY OF JANUARY 2023.

First Reading: January 10, 2023

Final Reading: January 24, 2023

Adoption: January 24, 2023

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 24th of January 2023, a quorum being present.

WITNESS my hand and the official seal of said City this 24th day of January 2023.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

LEGAL DESCRIPTION

Laurel Road Assemblage

“Parcel 1”

- *Parcel Id. No.:* 0380-11-0002
- *Parcel Address:* 1651 Laurel Road E., Nokomis, FL 34275
- *Legal Description:*

Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence N.89°17'55"E. along the South Boundary of said Section 29, 400.00 feet; thence N.00°12'35"W., 786.00 feet for the POINT OF BEGINNING; thence S.89°17'55"W., 300.00 feet; thence N.00°12'35"W., 506.88 feet; thence N.88°41'25"E., 600.00 feet; thence S.00°12'35"E., 513.25 feet; thence S.89°17'55"E., 299.91 feet, to the POINT OF BEGINNING, all lying and being in Section 29, Township 38 South, Range 19 East, Sarasota County, Florida.

“Parcel 2”

- *Parcel Id. No.:* 0380-14-0002
- *Parcel Address:* 1881 Laurel Road E., Nokomis, FL 34275
- *Legal Description:*

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 29, Township 38 South, Range 19 East; thence N.89°17'55"E. along the South Boundary of said Section 29, 400.00 feet; thence N.00°12'35"W., 60.00 feet for a Point of Beginning; thence N.00°12'25"W., a distance of 726.00 feet; thence N.89°17'55"E., a distance of 300.00 feet; thence S.00°12'35"E., a distance of 726.02 feet; thence S.89°17'55"W., a distance of 300.00 feet to the Point of Beginning.

“Parcel 3”

- *Parcel Id. No.:* 0380-09-0001
- *Parcel Address:* 1101 Twin Laurel Blvd., Nokomis, FL 34275
- *Legal Description:*

Lot 2, Twin Estates, Nokomis, Florida, as per Plat thereof recorded in Plat Book 24, pages 43 and 43-A of the Public Records of Sarasota County, Florida.

“Parcel 4”

- *Parcel Id. No.:* 0380-16-0001
- *Parcel Address:* 1099 Twin Laurel Blvd., Nokomis, FL 34275
- *Legal Description:*

A parcel of land lying and being in Section 29, Township 38, Range 19 East, being a portion of Lot 1, Twin Laurel Estates, according to the plat thereof, as recorded in Plat Book 24, Page 43 and 43-A, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence on the West line of said Lot 1, S. 00°39'02" E. (S00°38'49"E. per plat), 357.58 feet, for a point of beginning; thence leaving said West line, N. 89°12'09" E., 339.80 feet, to the Centerline of Twin Laurel Boulevard (60' private right-of-way); thence on said Centerline of Twin Laurel Boulevard, S. 00°47'51" E. (S. 00°47'38"E. per plat), 304.66 feet, to the North line of lands described in Official Records Book 2432, Page 1341; thence on said North line of Official Records Book 2432, Page 1341, N.89°49'19" W., 183.40 feet, to the West line of said lands described in Official records Book 2432, Page 1341; thence on the West line of said lands described in Official Records Book 2432, Page 1341, S. 00°10'41" W., 39.85 feet, to the North line of lands described in Official Records Book 2050, Page 1651; thence on the North line of said lands described in Official Records Book 2050, Page 1651, N. 89°46'05" W., 156.75 feet, to the West line of said Lot 1; thence on said West line of Lot 1, N. 00°39'02" W., 338.57 feet, to the point of beginning.

“Parcel 5”

- *Parcel Id. No.:* 0380-16-0003
- *Parcel Address:* 2399 Laurel Road E., Nokomis, FL 34275
- *Legal Description:*

A parcel of land lying and being in Section 29, Township 38 South, Range 19 East, being a portion of Lot 1, Twin Laurel Estates, according to the plat thereof, as recorded in Plat Book 24, Page 43 and 43A, of the Public Records of Sarasota County, Florida, being more particular described as follows:

Begin at the Northwest corner of said Lot 1; thence N.89°12'09"E. (N.89°12'22"E. per plat), 338.88 feet, to the centerline of Twin Laurel Boulevard (60' Private Right-of-Way); thence on the centerline of said Twin Laurel Boulevard, S.00°47'51"E. (S.00°47'38"E. per plat), 357.58 feet, to the Northeast corner of lands described in Official Records Instrument #2018027809, thence leaving said centerline of Twin Laurel Boulevard, S.89°12'09"W., along said North line of lands described in Official Records Instrument #2018027809, 339.80 feet, to the West line of said Lot 1, being the Northwest corner of lands described in Official Records Instrument #2018027809; thence on said West line of Lot 1, N.00°39'02"W. (N.00°38'49"W. per plat), 357.58 feet, to the POINT OF BEGINNING.