

**CITY OF VENICE, FLORIDA
PLANNING COMMISSION
ORDER NO. 21-08SP**

AN ORDER OF THE VENICE PLANNING COMMISSION APPROVING SITE AND DEVELOPMENT PLAN PETITION NO. 21-08SP FOR THE PROPERTY LOCATED AT THE EASTERN TERMINUS OF GENE GREEN ROAD, PID NO. 0365001100, FOR CONSTRUCTION OF A BOOSTER PUMP STATION, WITH PARKING, LANDSCAPING, A SOLAR FIELD, AND ASSOCIATED IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venice, through its agent Bruce Franklin, of Land Resource Strategies, LLC, submitted **Site and Development Plan Petition No. 21-08SP** for **Venice Booster Pump Station**, located at the eastern terminus of Gene Green Road, Parcel Identification No. 0365001100 (further described in Exhibit A); comprised of a **Site and Development Plan** (signed and sealed), prepared by Stefan O. Thoenes, P.E., of George F. Young, Inc., consisting of **three sheets**, received by the City on **August 10, 2021**; **Landscape Plans** prepared by William J. Richmond, R.L.A. of George F. Young, Inc., consisting of **three sheets**, received by the City on **April 13, 2021**; **Color Elevations and Floorplans** prepared by Black and Veatch Architects, PLLC, consisting of **two sheets**, received by the City on **July 12, 2021**; and

WHEREAS, the Planning Commission held a noticed public hearing on September 7, 2021, during which the Planning Commission received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the Planning Commission finds that there is competent substantial evidence that the Petition demonstrates compliance with the applicable standards and criteria of the city Land Development Code and consistency with the city Comprehensive Plan; and,

WHEREAS, the Planning Commission was guided in its decision and exercise of its discretion to approve, approve with conditions or to deny the Petition by the standards contained in Section 86-23(m)(1 through 12) of the Land Development Code and other applicable sections of the city Code of Ordinances; and,

WHEREAS, the Planning Commission voted for approval of Site and Development Plan Petition No. 21-08SP.

NOW, THEREFORE, BE IT ORDERED BY THE PLANNING COMMISSION, THAT:

Section 1. The above whereas clauses are ratified and confirmed as true and correct.

Section 2. Site and Development Plan Petition No. 21-08SP for Venice Booster Pump Station, as described above, is hereby approved with the following stipulation:


a. This Order is contingent on approval of Zoning Map Amendment Petition No. 21-06RZ by City Council.

Section 3. This Order shall become effective immediately upon adoption. However, the applicant and any aggrieved person has 15 days from the date of rendition of this Order to appeal the decision of the Planning Commission to the Venice City Council by filing a written request with the City Clerk.

Section 4. This Order and subsequent concurrency certificate/order shall be voided **two years** after approval for all or any portion of the project that has not been issued a building permit consistent with the approved plans. This time period may be extended up to one additional year upon application and approval by the City Planning Commission where it can be shown that a building permit is being actively pursued, the extension is not detrimental to the public welfare and the property rights of the applicant and surrounding property owners have been taken into consideration.

ORDERED at a meeting of the Venice Planning Commission on the 7th day of September, 2021.

APPROVED AS TO FORM



Kelly M. Hernandez (Sep 10, 2021 15:14 EDT)
City Attorney



Barry R. Snyder (Sep 10, 2021 17:40 EDT)
Planning Commission Chair

Exhibit A

Legal Description

A parcel of land lying in Section 22 & 23, Township 38 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

BEGIN at the Southeast corner of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence N89°49'49"W along the South line of said Section 22, a distance of 1317.67 feet to a point on a line lying 30.00 feet easterly of the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 22; thence N01°24'20"W, along said line lying 30.00 feet easterly of the West line of the Southeast 1/4 of the Southeast 1/4 of Section 22, a distance of 1338.37 feet to a point on the North line of said Southeast 1/4 of the Southeast 1/4 of Section 22; thence N89°47'39"E, along said North line of the Southeast 1/4 of the Southeast 1/4 of Section 22, a distance of 1265.45 feet to a point on the boundary line of lands described in Official Records instrument #2004206843 of the Public Records of Sarasota County, Florida; thence S25°24'01"E, along said boundary line of lands described in Official Records Instrument #2004206843, the following three (3) courses: (1) a distance of 385.26 feet; (2) thence S08°02'31"E, a distance of 905.97 feet; (3) thence S01°23'05"W, a distance of 94.48 feet to a point on the South line of Section 23, Township 38 South, Range 19 East, Sarasota County, Florida; thence N89°22'51"W along said South line of Section 23, a distance of 204.68 feet to the POINT OF BEGINNING.

LESS THEREFROM:

COMMENCE at the Southwest corner of the East half of the Southeast 1/4 of 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence N01°04'13"W, along the West line of said East Half a distance of 748.95 feet; thence N8°55'47"E, a distance of 177.35 feet for a POINT OF BEGINNING of the herein described Parcel of land; thence N05°34'02"W, a distance of 545.10 feet; thence N84°26'17"E, a distance of 400.00 feet; thence S05°34'02"E, a distance of 545.10 feet; thence S84°02'17"W, a distance of 400.00 feet to the POINT OF BEGINNING.

Together with that certain Non-Exclusive Easement over the following described real property:

A parcel of land lying in Section 22, Township 38 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence N89°49'49"W, along the South line of said Section 22, a distance of 1347.68 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 22; thence N01°24'20"W, along the West line of the East Half of the Southeast 1/4 of said Section 22, a distance of 1338.39 feet to the Northwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 22 for the POINT OF BEGINNING; thence N01°24'20"W, along said West line of the East Half of the Southeast 1/4 of Section 22 and the easterly Terminus of Gene Green Road and its northerly extension as described in Official Records Book 1084, Page 1584, Of the Public Records of Sarasota County, Florida, a distance of 60.04 feet; thence N89°09'12"E, leaving said West line of the East Half of the Southeast 1/4 of Section 22, a distance of 126.36 feet; thence S05°54'09"E, a distance of 62.69 feet to a point on North line of the Southeast 1/4 of the Southeast 1/4 of said Section 22; thence N89°47'39"W, along said North line of the Southeast 1/4 of the Southeast 1/4 of Section 22, a distance of 131.32 feet to the POINT OF BEGINNING.

AND TOGETHER WITH:

The right to use the Non-Exclusive Easement described in Official Records Book 1084, Page 1584, Public Records of Sarasota County, Florida.









21-08SP Draft DO

Final Audit Report

2021-09-10

Created:	2021-09-10
By:	Lisa Olson (LOlson@venicefl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsn10EJh-ob1NmN9gW0ZIIIBFEKBUFUap7

"21-08SP Draft DO" History

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2021-09-10 - 12:58:35 PM GMT- IP address: 65.112.129.222
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2021-09-10 - 7:12:37 PM GMT- IP address: 166.205.159.45
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Signature Date: 2021-09-10 - 7:14:00 PM GMT - Time Source: server- IP address: 166.205.159.45
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2021-09-10 - 7:14:02 PM GMT
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2021-09-10 - 9:39:02 PM GMT- IP address: 204.197.156.52
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Signature Date: 2021-09-10 - 9:40:13 PM GMT - Time Source: server- IP address: 204.197.156.52
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