

**ORDINANCE NO. 2022-21**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 22-24RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTIES GENERALLY LOCATED AT 1080 KNIGHTS TRAIL ROAD (6.15± ACRES), AND 3485 TECHNOLOGY DRIVE (0.99± ACRES), FROM CITY OF VENICE PLANNED INDUSTRIAL DEVELOPMENT (PID) TO CITY OF VENICE OFFICE, PROFESSIONAL AND INSTITUTIONAL (OPI); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Zoning Map Amendment Petition No. 22-24RZ (“Petition”) has been filed by the Sarasota County Public Hospital District, to change the official City of Venice Zoning Map designation for the properties described in Section 3 below from City of Venice Planned Industrial Development (PID) to City of Venice Office, Professional and Institutional (OPI); and

**WHEREAS**, Petition No. 22-24RZ 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 July 5, 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 generally located at 1080 Knights Trail Road and 3485 Technology Drive from City of Venice Planned Industrial Development (PID) to City of Venice Office, Professional and Institutional (OPI).

The subject 6.15± and 0.99± acre properties are designated as Parcel Identification Nos. 0378-01-0007 and 0378-01-0005 as depicted on the location map shown below, and are further described as follows:

**1080 KNIGHTS TRAIL ROAD – PID # 0378-01-0007**

LOT 7-A, LESS THE WEST 150 FEET THEREOF AND ALL OF LOTS 8-A AND 8-B, LAUREL INTERCHANGE BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 16, 16A AND 16B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

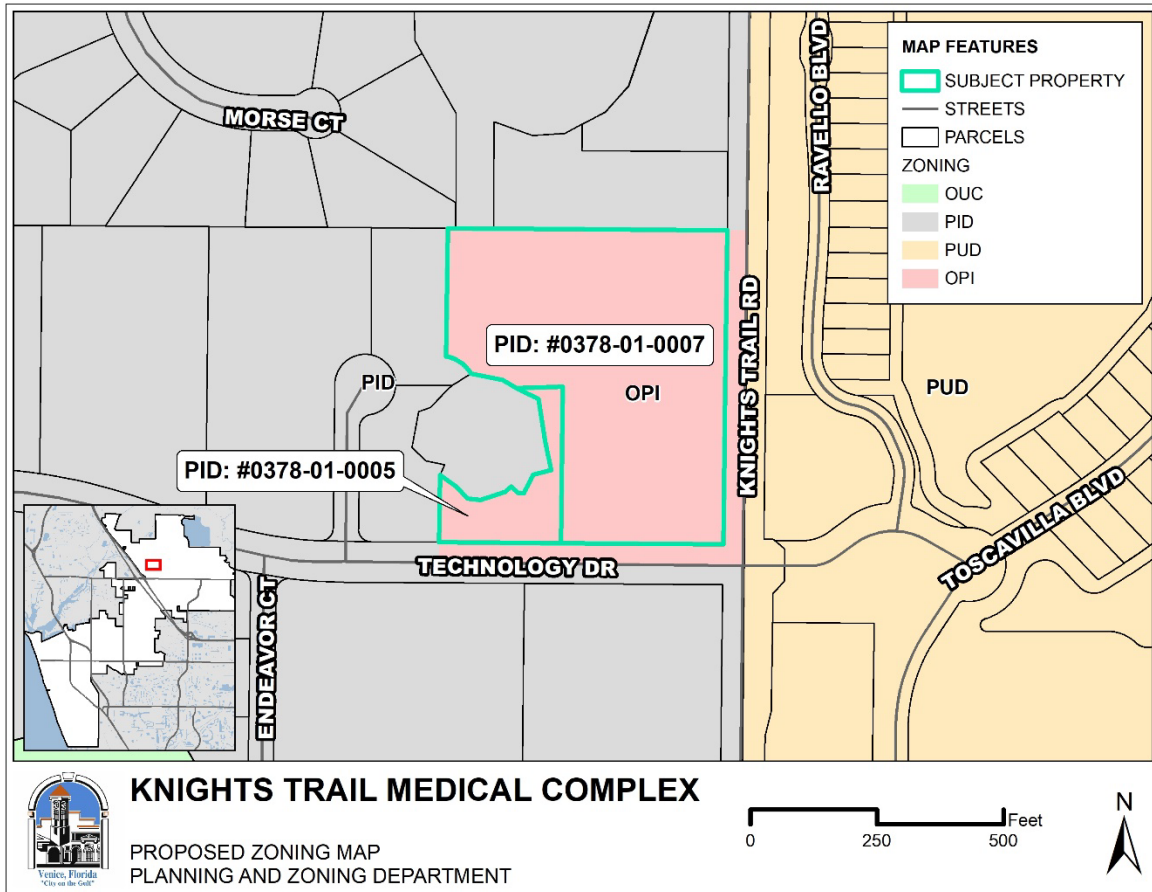
**3485 TECHNOLOGY DRIVE – PID # 0378-01-0005**

LOT 7-B, LAUREL INTERCHANGE BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 16, 16A AND 16B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND BEING A PORTION OF LOT 7-B, ACCORDING TO THE PLAT OF LAUREL INTERCHANGE BUSINESS CENTER AS RECORDED IN PLAT BOOK 37 AT PAGES 16, 16A AND 16B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 7-B; THENCE N 89 DEG 27'34"W. ALONG THE SOUTHERLY LINE OF SAID LOT 7-B AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF TECHNOLOGY DRIVE, AN 80' WIDE PUBLIC RIGHT OF WAY AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER" A DISTANCE OF 240.54 FEET TO THE POINT OF BEGINNING; THENCE N. 89 DEG 27'34"W., CONTINUE ALONG THE SAID SOUTHERLY LINE OF LOT 7-B AND THE SAID NORTHERLY RIGHT OF WAY LINE OF TECHNOLOGY DRIVE A DISTANCE OF 134.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG 10'15", A CHORD BEARING OF N. 44 DEG 22'27"W. AND A CHORD LENGTH OF 35.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 00 DEG 42'41"E., ALONG THE WESTERLY LINE OF SAID LOT 7-B AND ALONG THE EASTERLY RIGHT OF WAY LINE OF ENTERPRISE COURT (TRACT "E") AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER" A DISTANCE OF 119.93 FEET; THENCE S. 89 DEG 27'34"E., A DISTANCE OF 130.25 FEET; THENCE N. 00 DEG 32'26"E, A DISTANCE OF 16.93 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 7-B AND THE SOUTHERLY LINE OF TRACT "F" AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER"; THENCE S. 77 DEG 47'33"E., ALONG THE SAID LINES FOR THE NEXT

TWO (2) CALLS A DISTANCE OF 38.68 FEET; THENCE S. 25 DEG 12'49"W., A DISTANCE OF 21.81 FEET; THENCE S.00 DEG 32'26"W., A DISTANCE OF 134.29 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THOSE LANDS CONVEYED BY QUIT CLAIM DEED RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER



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, 13<sup>TH</sup> DAY OF SEPTEMBER 2022.**

First Reading: August 23, 2022

Final Reading: September 13, 2022

Adoption: September 13, 2022

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Ron Feinsod, 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 13<sup>th</sup> day of September 2022, a quorum being present.

**WITNESS** my hand and the official seal of said City this 13<sup>th</sup> day of September 2022.

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Kelly Michaels, MMC, City Clerk

Approved as to form:

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Kelly Fernandez, City Attorney