

**ORDINANCE NO. 2023-37**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 23-20RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTIES LOCATED AT 3590 AND 3600 LAUREL ROAD EAST (21.34 ± ACRES COMBINED), FROM CITY OF VENICE RESIDENTIAL MULTI-FAMILY 2 (RMF-2) AND SARASOTA COUNTY OPEN USE ESTATE (OUE) TO CITY OF VENICE RESIDENTIAL MULTI-FAMILY 3 (RMF-3); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Zoning Map Amendment Petition No. 23-20RZ (“Petition”) has been filed by Stiles Corporation, to change the official City of Venice Zoning Map designation for the properties located at 3590 and 3600 Laurel Road East from City of Venice Residential Multi-Family 2 (RMF-2) and Sarasota County Open Use Estate (OUE) to City of Venice Residential Multi-Family 3 (RMF-3); and

**WHEREAS** the subject properties are 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 August 15, 2023 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 Map is hereby amended, by changing the zoning classification for the following described properties located at 3590 and 3600 Laurel Road East from City of Venice Residential Multi-Family 2 (RMF-2) and Sarasota County Open Use Estate (OUE) to Residential Multi-Family 3 (RMF-3)

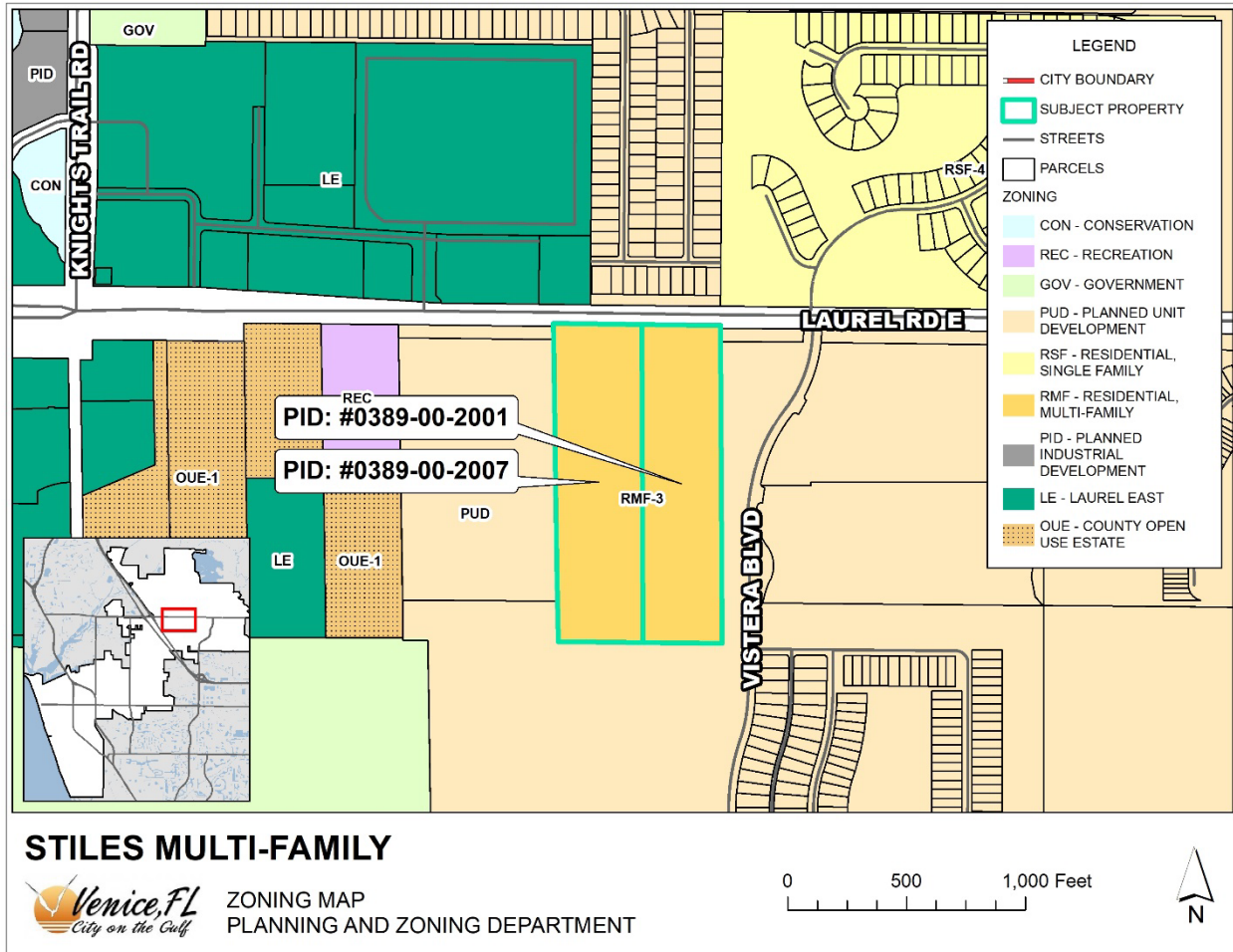
The combined 21.34 ± acre properties are designated as Parcel Identification Nos. 0389002007 and 0389002001 as depicted on the location map shown below, and are further described as follows:

**3590 Laurel Road East – PID # 0389002007**

Commence at the NW corner of section 34, Township 38 South, Range 19 East; thence South 89°34'05" East 2016.34 feet along the North line of said Section 34 for the POINT OF BEGINNING; thence continue South 89°34'05" East 371.82 feet along said North line; thence South 0°26'29" East 1336.41 feet to the South line of the NE ¼ of the NW ¼ of said Section 34; thence North 89°42' west 357.55 feet along said South line; thence North 1°03'08" west 1337.54 feet along a line parallel with the west line of said Section 34 to the Point of Beginning. Containing 11.19 acres, more or less.

**3600 Laurel Road East – PID # 0389002001**

Commence at the Southeast corner of the Northeast ¼ of the Northwest ¼ of Section 34, Township 38, Range 19 East, for a POINT OF BEGINNING; thence run South 89°54'39" West, 330.81 feet; thence run North 00°52'24" West, 1,317.29 feet to the North Line of said Section 34; thence run Due East 330.81 feet along said North Line of Section 34; thence run South 00°52'26" East, 1,316.78 feet to the POINT OF BEGINNING. Containing 10.15 acres, more or less.



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, 24<sup>TH</sup> DAY OF OCTOBER 2023.**

First Reading: October 10, 2023

Final Reading: October 24, 2023

Adoption: October 24, 2023

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Nick Pachota, 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 24th day of October 2023, a quorum being present.

**WITNESS** my hand and the official seal of said City this 24<sup>th</sup> day of October 2023.

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Kelly Michaels, MMC, City Clerk

Approved as to form:

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Kelly Fernandez, City Attorney