

**CITY OF VENICE, FLORIDA  
CITY COUNCIL  
ORDER NO. 21-56SP**

AN ORDER OF THE CITY COUNCIL OF THE CITY OF VENICE APPROVING SITE AND DEVELOPMENT PLAN AMENDMENT PETITION NO. 21-56SP FOR THE PROPERTY LOCATED AT 502 VENETO BLVD, PID NO. 0373001060, FOR REPLACEMENT OF THIRTEEN PARKING SPACES WITH THREE PICKLEBALL COURTS AT THE EXISTING RIVER CLUB SITE IN THE VENETIAN GOLF AND RIVER CLUB NEIGHBORHOOD; SUPERSEDING AND REPLACING ORDER NO. 21-56SP RENDERED BY THE PLANNING COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Community Development District, through its agent Rick Schappacher, P.E. of Schappacher Engineering, LLC submitted Site and Development Plan Amendment Petition No. 21-56SP for pickleball courts in VGRC, located at 502 Veneto Blvd, Parcel Identification No. 0373001060, (further described in Exhibit A); comprised of **Site and Development Plans** (signed and sealed), prepared by Rick Schappacher, P.E. of Schappacher Engineering, LLC, consisting of **six sheets**, received by the City on **February 16, 2022**; **Landscape Plans** (signed and sealed) prepared by Peter F. Keenan, RLA, of Peter F. Keenan RLA LLC, consisting of **two sheets**, received by the City on **February 16, 2022**; **Survey** (signed and sealed) by Alexander G. Duchart, P.S.M, of A. Duchart Land Surveying, Inc., consisting of **one sheet**, received by the City on **November 15, 2021**; and

WHEREAS, Petition No. 21-56SP was filed prior to the City's adoption of its new Land Development Regulations and, therefore, was reviewed and approved under the Land Development Regulations existing as of the date of its filing; and,

WHEREAS, the Planning Commission held a noticed public hearing on May 17, 2022, 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 voted to approve Site and Development Plan Amendment Petition No. 21-56SP; and,

WHEREAS, on May 19, 2022, Harvey Feltquate timely filed a *de novo* appeal of the approval by the Planning Commission to the City Council; and,

WHEREAS, the City Council held a noticed public appeal hearing on March 14, 2023, during which the City Council received the application, staff report, and testimony and evidence provided by staff, the applicant, interested parties, and the general public; and,

WHEREAS, Harvey Feltquate, James Bouquet, and Tyler Cassell were granted affected party status for the hearing by vote of the City Council; and,

WHEREAS, in the performance of its duties, the City Council 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 City Council 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.

NOW, THEREFORE, BE IT ORDERED BY THE VENICE CITY COUNCIL THAT:

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

Section 2. Site and Development Plan Amendment Petition No. 21-56SP for 502 Veneto Blvd, as described above, is hereby approved.

Section 3. This Order shall supersede and replace the Development Order rendered by the Planning Commission on May 17, 2022 for Petition No. 21-56SP.

Section 4. This Order shall become effective immediately upon adoption.

Section 5. This Order and any 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 City Council on the 14<sup>th</sup> day of March, 2023.

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Nick Pachota, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Michaels, MMC, City Clerk

APPROVED AS TO FORM

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Kelly Fernandez, City Attorney

## Exhibit A

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER LOT 58, VENETIAN GOLF & RIVER CLUB, PHASE 2C-D, SUBDIVISION, AS RECORDED IN PLAT BOOK 43, PAGE 43, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S.86°48'34"W., ALONG THE NORTHERLY LINE OF SAID LOT 58, A DISTANCE OF 129.31 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN TRACT "A" OF SAID VENETIAN GOLF & RIVER CLUB, PHASE 2C-D, SUBDIVISION AND A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF N.36°29'04"E.; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSE: (1) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°36'05", A DISTANCE OF 34.58 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 95°31'57", WITH A CHORD BEARING OF N.17°01'08"E.; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 67°58'32", WITH A CHORD BEARING OF N.03°14'26"E.; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.52 FEET; (4) THENCE N.37°13'42"E., A DISTANCE OF 8.70 FEET TO THE SOUTHERN MOST CORNER OF CAPPELLO I AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM AS RECORDED IN CONDOMINIUM. BOOK 38, PAGE 40, SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID CONDOMINIUM, THE FOLLOWING FOUR (4) COURSES: (1) CONTINUE N.37°13'42"E, A DISTANCE OF 368.86 FEET; (2) THENCE S.52°46'18"E., A DISTANCE OF 133.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 658.00 FEET, WITH A CHORD BEARING OF N.25°38'32"E.; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°10'20", A DISTANCE OF 266.12 FEET; (4) THENCE S.75°56'38"E., A DISTANCE OF 7.00 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE CERTAIN PARCEL "A" , AS DESCRIBED AND RECORDED IN INSTRUMENT #2007042419, SAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF S.34°53'42"E.; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING NINE (9) COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°54'07", A DISTANCE OF 34.17 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 75°49'04", WITH A CHORD BEARING OF S.45°56'13"E.; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.75 FEET; (3) THENCE S.08°01'41"E., A DISTANCE OF 480.44 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 682.94 FEET AND A CENTRAL ANGLE OF 02°05'13", WITH A CHORD BEARING OF S.06°59'05"E.; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.87 FEET; (5) THENCE S.03°25'37"E., A DISTANCE OF 11.17 FEET; (6) THENCE S.00°47'20"E., A DISTANCE OF 10.59 FEET; (7) THENCE S.02°31'05"W., A DISTANCE OF 9.96 FEET; (8) THENCE S.06°23'59"W., A DISTANCE OF 7.59 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 86°34'11", WITH A CHORD BEARING OF S.36°53'07"E.; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.22 FEET; THENCE S.09°49'47"W., A DISTANCE OF 10.33 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF S.73°48'14"W.; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°35'05", A DISTANCE OF 38.16 FEET; THENCE S.49°30'42"W., A DISTANCE OF 2.94 FEET; THENCE S.39°41'08"W., A DISTANCE OF 7.79 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 11°28'03", WITH A CHORD BEARING OF S.33°57'06"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.01 FEET; THENCE S.28°13'05"W., A DISTANCE OF 84.83 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 59°58'17", WITH A CHORD BEARING OF

S.58°12'14"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.47 FEET; THENCE S.88°11'22"W., A DISTANCE OF 53.91 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 40.50 FEET AND A CENTRAL ANGLE OF 16°36'51", WITH A CHORD BEARING OF S.79°52'57"W.; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.74 FEET; THENCE S.71°34'32"W., A DISTANCE OF 11.38 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 47.83 FEET AND A CENTRAL ANGLE OF 68°24'47", WITH A CHORD BEARING OF N.74°13'05"W.; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.11 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 51°47'56", WITH A CHORD BEARING OF N.65°54'39"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.08 FEET; THENCE S.88°11'22"W., A DISTANCE OF 241.07 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 608.46 FEET, WITH A CHORD BEARING OF N.65°21'10"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'54", A DISTANCE OF 5.47 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 118°05'43", WITH A CHORD BEARING OF S.55°51'25"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.75 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID LOT 58; THENCE N.03°11'26"W., ALONG THE EAST LINE OF SAID LOT 58, A DISTANCE OF 93.89 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 306,317 SQUARE FEET OR 7.03 ACRES.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.