

Prepared by: City Clerk

ORDINANCE NO. 2014-08

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA RELATING TO REZONE PETITION NO. 13-3RZ, WINDWOOD, FOR THE REZONING OF THE PROPERTY DESCRIBED HEREIN FROM SARASOTA COUNTY OPEN USE, ESTATE (OUE) ZONING DISTRICT TO CITY OF VENICE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rezone Petition No. 13-3RZ to rezone property described in Section 2 below commonly referred to as Windwood, has been filed with the City of Venice to change the official City of Venice Zoning map from Sarasota County Open Use, Estate (OUE) to City of Venice Planned Unit Development (PUD); and

WHEREAS, the subject property described in Section 2 below has 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; and

WHEREAS, the Planning Commission held a public hearing on February 4, 2014, for which public notice was provided regarding the petition and based upon public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted unanimously to recommend approval of Rezone Petition No. 13-3RZ with restrictions and stipulations; and

WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 13-3RZ requesting rezoning of the property described herein; and

WHEREAS, City Council held a public hearing on the proposed rezoning of the property described herein, all in accordance with the requirements of city's code of ordinances, and has considered the information received at said public hearing; and

WHEREAS, City Council finds that Rezone Petition No. 13-3RZ is in compliance with and meets the requirements of the city's Land Development Regulations and Comprehensive Plan and any amendments thereto.

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 Official Zoning Atlas is hereby amended, by changing the zoning classification for

the following described property located in the City of Venice from Sarasota County Open Use, Estate (OUE) zoning district to Venice City Planned Unit Development (PUD) zoning district.

Property Description:

A parcel of land lying and being in section 32, township 38 south, range 19 east, Sarasota County, Florida and being more particularly described as follows:

Commence at the southeast corner of tract 12, according to the plat of "Sorrento Ranches" as recorded in plat book 26, pages 50 and 50a, of the public records of Sarasota County, Florida; thence N.01°06'50"E., along the east line of the west 1/2 of the east 1/2 of said section 32 as shown on the said plat of "Sorrento Ranches" and along the easterly line of the said plat of "Sorrento Ranches" a distance of 850.86 feet to the point of beginning; thence N.01°06'50"E., continue along the previously described line and its northerly extension a distance of 1735.65 feet to the northeast corner of the said plat of "Sorrento Ranches"; thence N.89°20'57"E., along the north line of the southeast 1/4 of the northeast 1/4 of said section 32, a distance of 1041.08 feet to the intersection with the westerly line of the Sarasota County detention pond area no. 2, as described in the order of taking recorded in official records book 2890 at page 2781 of the said public records; thence S.40°37'08"W., along the westerly and southerly lines of the said detention pond area no. 2 for the next four (4) calls a distance of 377.41 feet; thence S.00°16'17"W., a distance of 76.15 feet; thence S.68°16'42"E., a distance of 412.13 feet; thence S.89°55'39"E., a distance of 58.15 feet to the intersection with the westerly right of way line of Pinebrook Road, as recorded in the order of taking filed in official records book 2890 at page 2781 of the said public records; thence S.00°38'02"W., along the said westerly right of way line of Pinebrook Road for the next two (2) calls a distance of 793.20 feet; thence S.00°35'53"W., a distance of 444.92 feet to the northeast corner of detention pond area no. 1 as recorded in the said order of taking; thence N.89°43'15"W., along the northerly line of the said detention pond area no. 1 and tax parcels #0386-08-0001 to #0386-08-0004, inclusive, a distance of 1256.29 feet to the point of beginning.

Commonly known as the Windwood Site, along the west side of Pinebrook Road, south of Laurel Road, north of Kilpatrick Road, containing ±46.3 acres. Parcels ID 0385-09-0001 and 0385-16-0001.

SECTION 3. The "Windwood Rezoning Application", comprised of 37 pages, dated January 23, 2014, and all information and materials formally submitted with the application, together with any conditions, safeguards and stipulations made at the time of rezoning, are hereby adopted by reference as an amendment to the Land Development Code and shall become the standard of development for the Windwood planned unit development district.

SECTION 4. 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 8TH DAY OF APRIL, 2014.

First Reading: March 25, 2014
Second Reading: April 8, 2014
Adoption: April 8, 2014

John W. Holic, Mayor

ATTEST:

Lori Stelzer, MMC, City Clerk

(SEAL)

Approved as to form:

David Persson, City Attorney