

ORDINANCE NO. 2022-27

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 22-15RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY GENERALLY LOCATED AT KNIGHTS TRAIL ROAD SOUTH OF LAUREL OAKS ROAD (71± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE (OUE) TO CITY OF VENICE KNIGHTS TRAIL (KT); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 22-15RZ (“Petition”) has been filed by Cows and Turkeys, LLC, to change the official City of Venice Zoning Map designation for the property described in Section 3 below from Sarasota County Open Use Estate (OUE) to City of Venice Knights Trail (KT); and

WHEREAS, Petition No. 22-13RZ was filed prior to the City’s adoption of its new Land Development Regulations on July 12, 2022, but the applicant elected to be processed under the new Land Development Regulations once they were approved; and

WHEREAS, the subject property 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;

WHEREAS, the Planning Commission held a noticed public hearing on August 16, 2022 regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend approval of the Petition with the stipulation that the development of the property will be limited to a maximum of 737 dwelling units; 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:

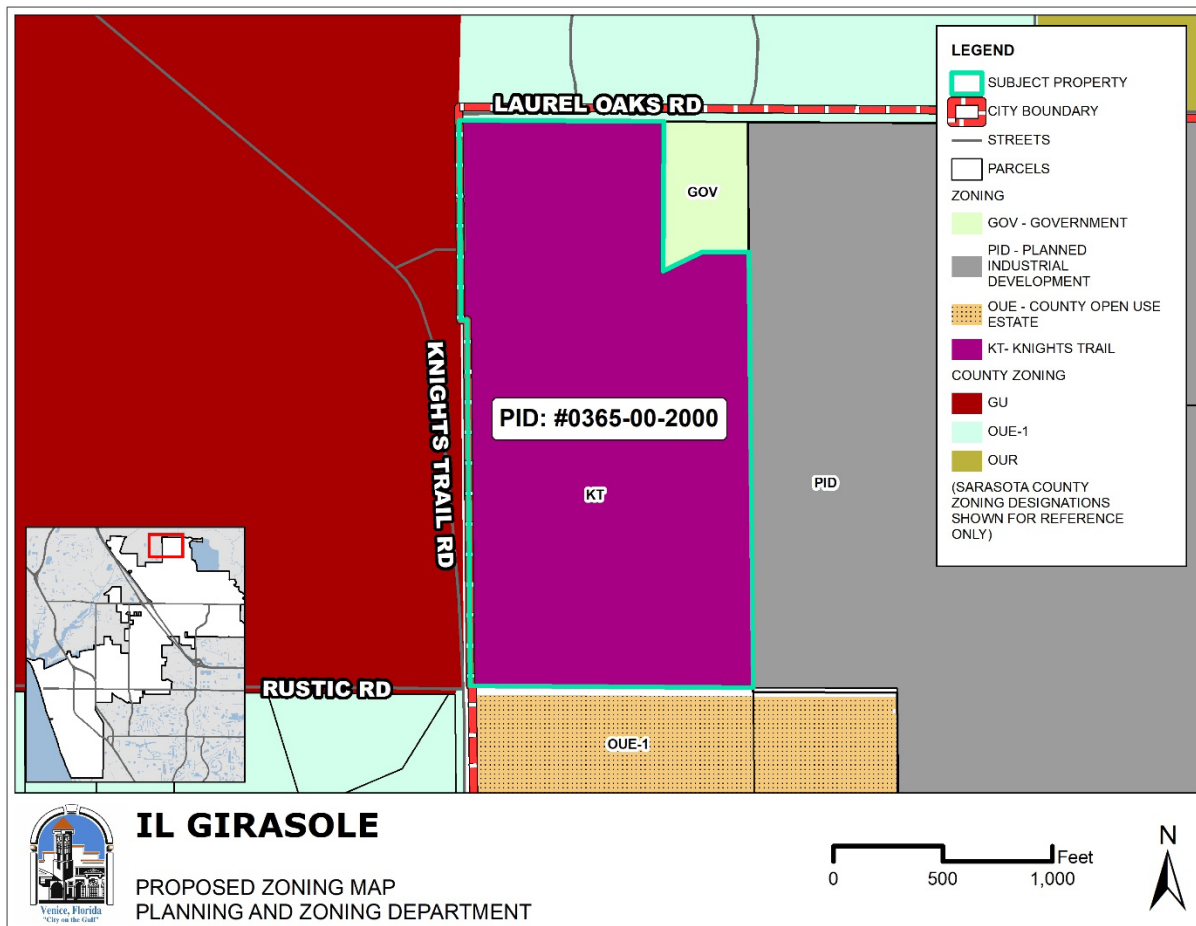
A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

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 property 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 property generally located at Knights Trail Road south of Laurel Oaks Road from Sarasota County Open Use Estate (OUE) to City of Venice Knights Trail (KT) with the stipulation that a maximum of 737 units shall be developed.

The subject 71± acre property is designated as Parcel Identification No. 0365-00-2000, as depicted on the location map shown below, and is further described in Exhibit “A”.



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, THIS 27TH DAY OF SEPTEMBER 2022.

First Reading: September 13, 2022

Final Reading: September 27, 2022

Adoption: September 27, 2022

Ron Feinsod, Mayor

Attest:

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 27th day of September 2022, a quorum being present.

WITNESS my hand and the official seal of said City this 27th day of September 2022.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

EXHIBIT "A"

Parcel 1

The Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 38 South, Range 19 East, LESS the South 60 feet thereof, lying and being in Sarasota County, Florida.

TOGETHER WITH access easements as reflected in Official Records Book 770, Page 797, of the Public Records of Sarasota County, Florida.

LESS that part of the Northwest 1/4 of Section 22 Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence run North 01°09'09" West, along the West line of said Section 22 for a distance of 60 feet to the Point of Beginning; thence continue North 01°09'09" West, along said West line for a distance of 1663.08 feet; thence run North 88°50'51" East for a distance of 30.00 feet; thence run South 01°09'09" East, for a distance of 1663.18 feet to the intersection with the North line of those lands described in Official Records Book 2340, Page 472, of the Public Records of Sarasota County, Florida, being right-of-way for Knight's Trail Road, according to the right-of-way map thereof recorded in Road Plat Book 3, Page 528, of said Public Records; thence run South 88°50'51" West along said line for a distance of 30.00 feet to the Point of Beginning.

ALSO LESS that portion conveyed to City of Venice by Warranty Deed recorded in O.R. Instrument No. 2006048926 and more particularly described as follows:

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

Commence at the northwest corner of Section 22, Township 38 South, Range 19 East; thence S 89°43'23" E, along the North line of said Section 22, a distance of 936.59 feet for a Point of Beginning; thence continue S 89°43'23" E, along said North line of Section 22, a distance of 382.84 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 22; thence S 00°48'54" E along the East line of said Northwest 1/4 of the Northwest 1/4 of Section 22, a distance of 653.95 feet; thence WEST, a distance of 214.17 feet; thence S 64°16'14" W, a distance of 197.56 feet; thence NORTH, a distance of 741.50 feet to the Point of Beginning.

Parcel 2

That part of the Northeast Quarter (1/4) of Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 21; thence run South 01°09'09" East along the East line of said Section 21 for a distance of 694.41 feet to the Point of Beginning; thence continue South 01°09'09" East along said East line for a distance of 263.43 feet; thence run South 88°50'51" West for a distance of 142.94 feet; thence run North 21°53'15" West for a distance of 47.41 feet; thence run North 30°04'22" West for a distance of 120.48 feet; thence run North 17°34'13" West for a distance of 55.41 feet to a point of a circular curve concave to the South, whose radius bears South 39°50'20" East, thence run Northeasterly along the arc of said curve, having a radius of 294.69 feet, through a central angle of 48°20'45", for an arc distance of

248.66 feet to the Point of Beginning.