

Requested by: Planning Commission
Prepared by: City Clerk

ORDINANCE NO. 2016-03

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, RELATING TO PROPERTIES LOCATED AT 820 ORMOND STREET AND 833 MADRID AVENUE, AS REFLECTED IN REZONING PETITION NO. 15-1RZ, CHE VISTA, VENICE BEACH CONDOS, LLC, FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM CITY OF VENICE RESIDENTIAL, MULTIPLE-FAMILY 3 (RMF-3) ZONING DISTRICT TO CITY OF VENICE RESIDENTIAL, MULTIPLE-FAMILY 4 (RMF-4) ZONING DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Rezone Petition No. 15-1RZ to rezone property, has been filed with the City of Venice to change the official City of Venice Zoning map from City of Venice Residential, Multiple-family 3 (RMF-3) zoning district to City of Venice Residential Multiple-family 4 (RMF-4) zoning district; and

WHEREAS, the applicant has pro-offered a stipulation to limit the residential density on the subject property to 15 dwelling units; and

WHEREAS, the subject property described in Section 3 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 January 19, 2016, 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 to recommend approval of Rezone Petition No. 15-1RZ with conditions; and

WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 15-1RZ 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. 15-1RZ 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 City Council finds as follows:

A. The Council has received and considered the report of the Planning Commission recommending approval, of Zoning Map Amendment Petition No. 15-1RZ requesting rezoning of the property described herein.

B. The Council has held a public hearing on the petition and has considered the information received at said public hearing.

C. The proposed rezoning of the property described herein is in accordance with and meets the requirements of the City of Venice Comprehensive Plan and any amendments thereto.

SECTION 3. The Official Zoning Atlas is hereby amended, by changing the zoning classification for the following described property located in the City of Venice from City of Venice Residential, Multiple-family 3 (RMF-3) zoning district to City of Venice Residential Multiple-family 4 (RMF-4) zoning district, subject to the following stipulation pro-offered by the applicant:

1. The maximum residential density shall be limited to 15 dwelling units.

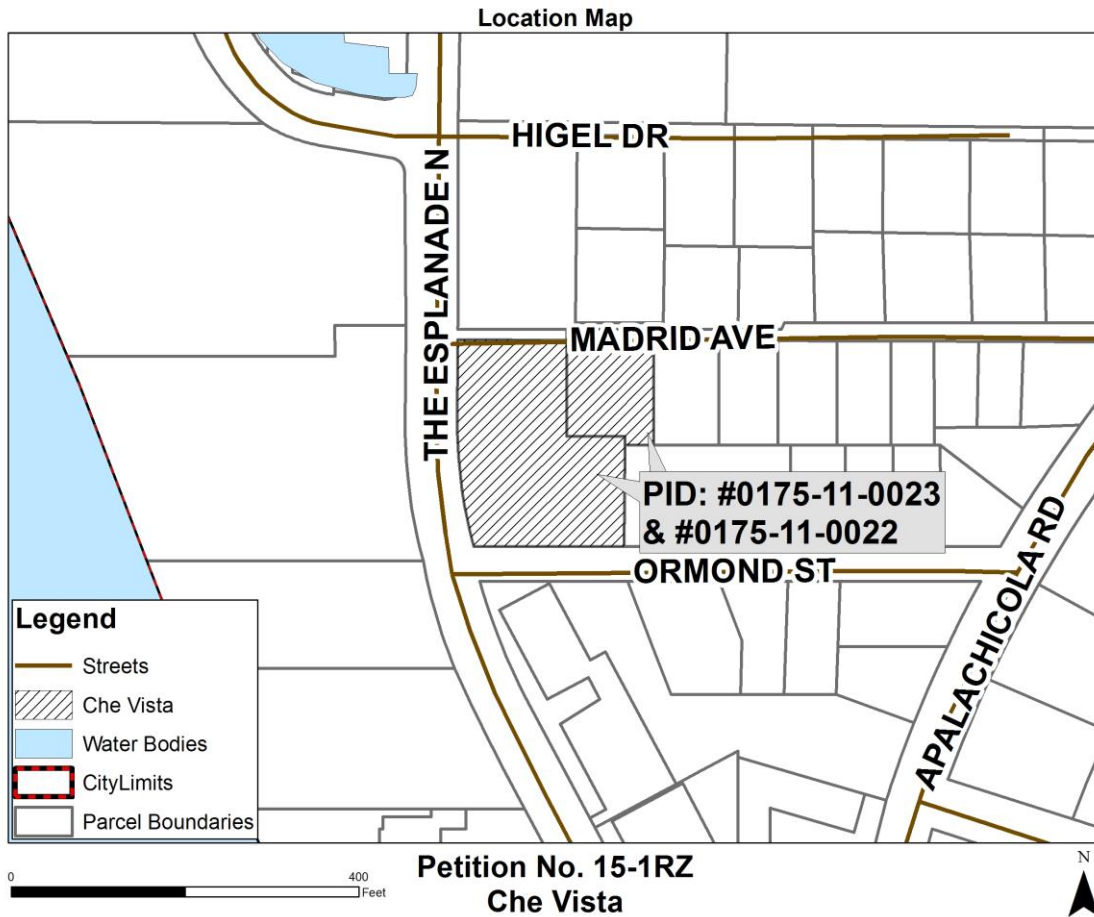
Parcel ID #: 0175-11-0022 and 0175-11-0023 as depicted on the location map shown below consisting of approximately 48,324 square feet or 1.109 acres and as further described:

Parcel ID # 0175-11-0022:

Commence at the NW corner of Lot 1, Block 5, Replat of a portion of Gulfview Section of Venice, as per plat thereof recorded in Plat Book 4, Pages 97 through 100, of the Public Records of Sarasota County, Florida; thence run East on North line of said lot 119.8 feet to the Point of Beginning; thence continue East on said line, 100 feet; thence S 0°03'10" E, 130 feet; thence West 33 feet; thence N 0°03'10" W, 10 feet; thence West 67 feet; thence N 0°03'10" W, 120 feet to the Point of Beginning.

Parcel ID # 0175-11-0022:

Begin at the SW corner of Lot 1, Block 5, Replat of a portion of Gulfview Section of Venice, as per plat thereof recorded in Plat Book 4, Pages 97 through 100, of the Public Records of Sarasota County, Florida; thence run East 170.03 feet; thence run North 127.0 feet; thence run West 67.03 feet; thence run North 110.0 feet; thence run West 119.8 feet; thence run South 81.39 feet along the East right of way of The Esplanade; thence run South along the said East right of way of The Esplanade 38.61 feet; thence run South along the said East right of way of The Esplanade, 117.68 feet, more or less, to the Point of Beginning.



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 22ND DAY OF MARCH 2016.

First Reading: March 8, 2016
Final Reading: March 22, 2016

Adoption: March 22, 2016

John W. Holic, Mayor

Attest:

Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, 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 22nd day of March, 2016 a quorum being present.

WITNESS my hand and the official seal of said City this 22nd day of March 2016.

Lori Stelzer, MMC, City Clerk

Approved as to form:

David Persson, City Attorney