

Prepared by: City Clerk

**ORDINANCE NO. 2017-15**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO REZONE PETITION NO. 16-05RZ, RELATING TO PROPERTY IN THE CITY OF VENICE LOCATED AT 3496 AND 3500 LAUREL ROAD EAST AND OWNED BY LAUREL ROAD STORAGE, LLC., FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM COMMERCIAL, INTENSIVE (CI) AND COMMERCIAL, HIGHWAY INTERCHANGE (CHI) ZONING DISTRICTS TO COMMERCIAL, INTENSIVE (CI) AND COMMERCIAL, GENERAL (CG) ZONING DISTRICTS; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Rezone Petition No. 16-05RZ to rezone property described in Section 3 below, has been filed with the City of Venice to change the official City of Venice Zoning Map designation for the subject property from Commercial, Intensive (CI) and Commercial, Highway Interchange (CHI) zoning districts to Commercial, Intensive (CI) and Commercial, General (CG) zoning districts; 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 April 18, 2017, 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. 16-05RZ; and

**WHEREAS**, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 16-05RZ 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. 16-05RZ 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. 16-05RZ requesting to rezone 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.

D. 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 Commercial, Intensive (CI) and Commercial, Highway Interchange (CHI) zoning districts to Commercial, Intensive (CI) and Commercial, General (CG) zoning districts.

The subject property is comprised of Parcel ID #s 0387-01-0009 and 0387-01-0005 as depicted on the location map shown below and the location of the two approved zoning districts is as follows:

#### Proposed CI Zoning

A parcel of land all lying and being in Section 33, Township 38 South, Range 19 East, Sarasota County, Florida; being a portion of those lands described in official records instrument #2005103578 and official records instrument #2013116099, public records of Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 33, Township 38 South, range 19 East, Sarasota County, Florida; thence along the North line of said Section 33, N 89°33'25" W, a distance of 25.00 feet; thence leaving said North line of said Section 33, S 01°03'08" E, a distance of 392.85 feet for a point of beginning; said point being on the West right-of-way line of Laurel Road East; thence along West right-of-way line of said Laurel Road East, S 01°03'08" E, a distance of 303.00 feet; thence leaving said West right-of-way line, S 74°51'31" W, a distance 141.66 feet; thence S 01°03'08", a distance of 53.06 feet; thence N 89°33'25" W, a distance of 162.47 feet to the West line of those lands described in official records instrument #2005103578, public records of Sarasota County, Florida; thence along said West line, N 01°03'08" W, a distance of 312.32 feet; thence leaving said West line along the South line of those lands described in official records instrument #2013110699, public records of Sarasota County, Florida, N 89°33'25" W, a distance of 265.51 feet to the Southwest corner of said lands in official records instrument #2013116099, said public records; thence along the West line of those lands in said official records instrument #2013116099, N 01°03'08" W, a distance of 106.07 feet; thence leaving said West line, S 89°53'26" E, a distance of 240.47 feet; thence N 88°44'59" E, a distance of 25.00 feet to the West line of those lands described in official records instrument #2005103578, public records of Sarasota County, Florida; thence along said West line, S 01°03'08" E, a distance of 34.22 feet; thence leaving said West line, N 88°56'52" E, a distance of 299.82 feet to the point of beginning.

Parcel containing 3.11 acres, more or less.

#### Proposed CG Zoning

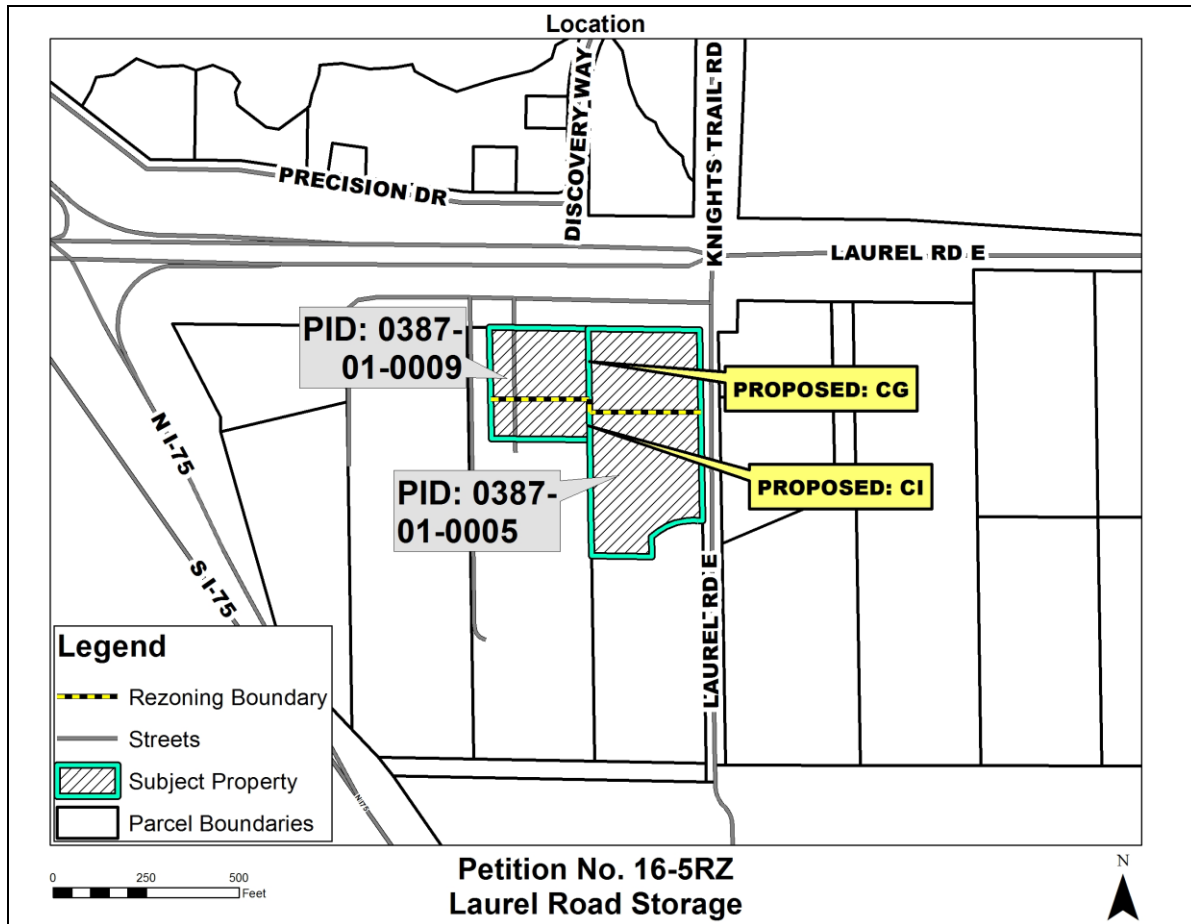
A parcel of land all lying and being in Section 33, Township 38 South, Range 19 East, Sarasota County, Florida; being a portion of those lands described in official records instrument #2005103578 and official records instrument #2013116099, public records of Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 33, Township 38 South, Range 19 East, Sarasota County, Florida; thence along the North line of said Section 33, N 89°33'25" W, a distance of 650.46 feet; thence leaving said North line of said Section 33, S 01°03'08" E, a distance of 175.06 feet to the Southerly right-of-way line of Laurel Road; thence along the Southerly right-of-way line of Laurel Road, S 89°33'25" E, a distance of 60.02 feet for a point of beginning; thence continue along said Southerly right-of-way line, S 89°33'25" E, a

distance of 565.43 feet to the West right-of-way line of Laurel Road East (access road); thence along the West right-of-way line of said Laurel Road East, S 01°03'08" E, a distance of 217.79 feet; thence leaving said West right-of-way line, S 88°56'52" W, a distance of 299.82 feet to the West line of those lands described in official records instrument #2005103578, public records of Sarasota County, Florida; thence along the said West line N 01°03'08" W, a distance of 34.22 feet; thence leaving said West line, S 88°44'59" W, a distance of 25.00 feet; thence N 89°53'26" W, a distance of 240.47 feet to the West line of those lands described in official records instrument #2013116099, public records of Sarasota County, Florida; thence along the said West line, N 01°03'08" W, a distance of 193.54 feet to the point of beginning.

Parcel containing 2.70 acres, more or less.

The property ties are located at 3496 and 3500 Laurel Road East and is approximately 5.81± acres.



**SECTION 5. 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 13TH DAY OF JUNE, 2017.**

First Reading: May 23, 2017

Final Reading: June 13, 2017

Adoption: June 13, 2017

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John W. Holic, Mayor

**Attest:**

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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 13th day of June, 2017 a quorum being present.

**WITNESS** my hand and the official seal of said City this 13th day of June, 2017.

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Lori Stelzer, MMC, City Clerk

Approved as to form:

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David Persson, City Attorney