

ORDINANCE NO. 2021-11

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 20-47RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY GENERALLY LOCATED WEST OF INTERSTATE 75, EAST OF PINEBROOK ROAD AND SOUTH OF LAUREL ROAD EAST, COMMONLY KNOWN AS 500 R&F RANCH ROAD (19.35± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE (OUE) TO CITY OF VENICE RESIDENTIAL, MULTI-FAMILY 3 (RMF-3); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 20-47RZ (“Petition”) has been filed by Thompson Thrift Development, Inc. 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 Residential, Multi-Family 3 (RMF-3); 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 February 2, 2021 regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend approval of the Petition; 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.

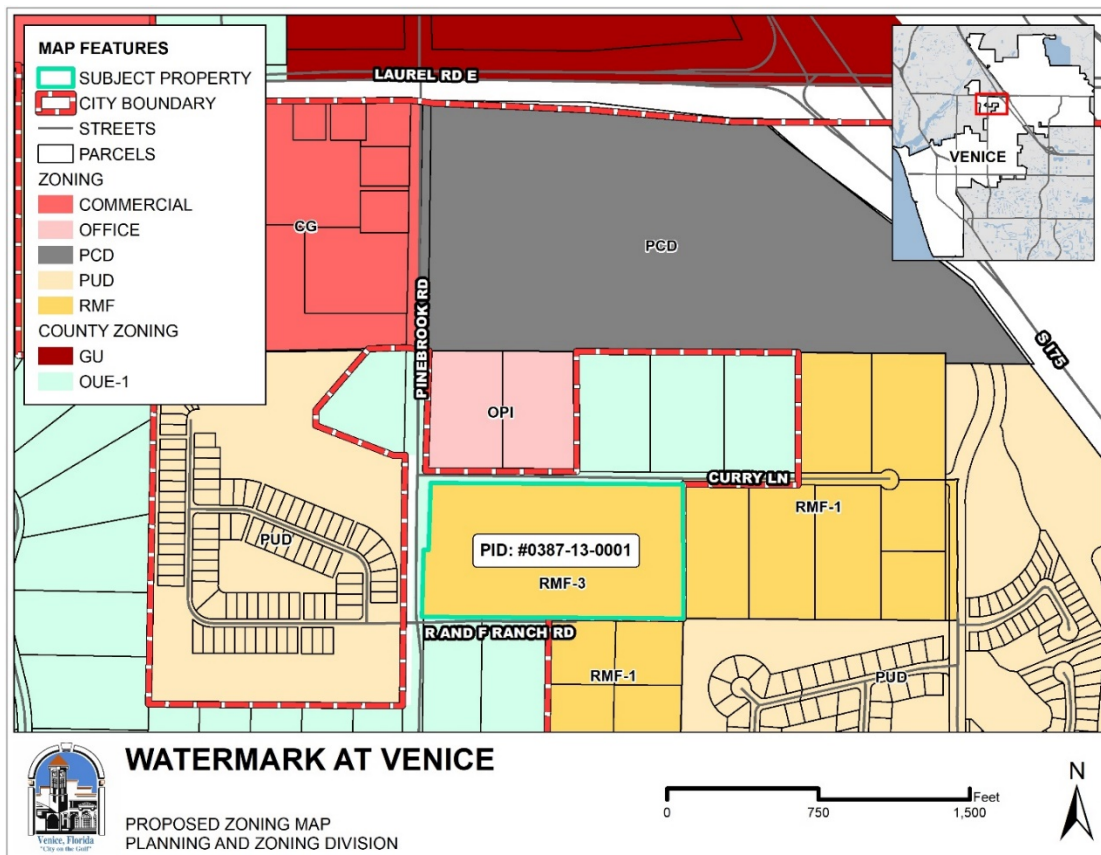
B. The Council held, after due public notice, a public hearing on the Petition and considered the evidence and testimony received at said public hearing.

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 located in the City of Venice from Sarasota County Open Use Estate (OUE) to City of Venice Residential, Multi-Family 3 (RMF-3), subject to the following stipulations:

- 1) The total number of dwelling units shall not exceed 200; and
- 2) There shall be no burning of trees, vegetation, or other debris from land clearing on the subject property.

The subject 19.35± acre property is designated as Parcel Identification No. 0387-13-0001 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 11th DAY OF May 2021.

First Reading: March 9, 2021

Final Reading: May 11, 2021

Adoption: May 11, 2021

Ron Feinsod, 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 11th of May 2021, a quorum being present.

WITNESS my hand and the official seal of said City this 11th day of May 2021.

Lori Stelzer, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

LEGAL DESCRIPTION- PID # 0387-13-0001

LOT 12, WOODLAND ACRES, according to the Plat thereof recorded in Plat Book 20, Page 3 of the Public Records of Sarasota County, Florida. LESS THE FOLLOWING DESCRIBED PARCELS DEED TO SARASOTA COUNTY, FLORIDA:

PARCEL #1

That part of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Northwest Quarter (1/4) of said Section 33; thence N.00°37'52"E. along the West line of said Section 33, a distance of 716.78 feet; thence S.89°42'21"E. for a distance of 43.48 feet; thence S.01°28'28"W. a distance of 722.85 feet; thence N.89°34'59"W. a distance of 32.83 feet; thence N.00°36'23"E. along the West line of said Section 33 a distance of 5.86 feet the POINT OF BEGINNING. (Per Quit-Claim Deed recorded in O.R. Book 2877, Page 393, of the Public Records of Sarasota County, Florida).

PARCEL #2

That part of Lot 12, WOODLAND ACRES, according to the plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East; thence N.00°37'52"E. along the West line of said Section 33 for a distance of 325.85 feet; thence S.89°22'08"E. a distance of 41.50 feet to the POINT OF BEGINNING; thence N.00°37'52"E. a distance of 257.02 feet; thence N.01°28'28"E. along apparent West line of said Lot 12 for a distance of 74.18 feet; thence S.89°42'21"E. along the apparent North line of said Lot 12 a distance of 25.00 feet; thence S.01°28'28"W. a distance of 74.33 feet; thence S.00°37'52"W. for a distance of 257.02; thence N.89°22'08"W. a distance of 25.00 feet to the POINT OF BEGINNING. (Per Warranty Deed recorded in O.R. Book 2877, Page 399, of the Public Records of Sarasota County, Florida.)

PARCEL #3

That part of Lot 12, WOODLAND ACRES, according to the plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East; thence S.00°36'23"W. along the West line of said Section 33 for a distance of 5.86 feet; thence S.89°34'59"E. a distance of 32.83 feet to the apparent Southwest corner of said Lot 12 and the POINT OF BEGINNING; thence N.01°28'28"E. along apparent West line of said Lot 12 a distance of 588.67 feet; thence S.00°37'52"W. a distance of 582.86 feet; thence S.00°36'23"W. a distance of 5.71 feet to the intersection with the apparent South line of said Lot 12; thence N.89°34'59"W. along said South line a distance of 8.67 feet to the POINT OF

BEGINNING. (Per Warranty Deed recorded in O.R. Book 2877, Page 402, of the Public Records of Sarasota County, Florida).

Being in Section 33, Township 38 South, Range 19 East.