

ORDINANCE NO. 2021-22

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 21-04RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY COMMONLY KNOWN AS 600 N. AUBURN ROAD (10.08± ACRES) FROM CITY OF VENICE RESIDENTIAL, SINGLE-FAMILY 1 (RSF-1) TO CITY OF VENICE OFFICE, PROFESSIONAL AND INSTITUTIONAL (OPI); TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTIES COMMONLY KNOWN AS 2341 KILPATRICK ROAD (11.9± ACRES) AND 1971 PINEBROOK ROAD (5.5± ACRES) FROM CITY OF VENICE RESIDENTIAL, SINGLE-FAMILY 3 (RSF-3) TO CITY OF VENICE OFFICE, PROFESSIONAL AND INSTITUTIONAL (OPI); TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY LOCATED AT 1535 E. VENICE AVENUE (5.06± ACRES) FROM CITY OF VENICE RESIDENTIAL, MULTI-FAMILY 2/VENETIAN GATEWAY (RMF-2/VG) TO CITY OF VENICE OFFICE, PROFESSIONAL AND INSTITUTIONAL/VENETIAN GATEWAY (OPI/VG); AND TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY COMMONLY KNOWN AS 200 FIELD AVENUE (1.9± ACRES) FROM RESIDENTIAL, MULTI-FAMILY 2 (RMF-2) TO CITY OF VENICE OFFICE, PROFESSIONAL AND INSTITUTIONAL (OPI); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 21-04RZ ("Petition") has been filed by the City of Venice to change the official City of Venice Zoning Map designations for the properties described in Section 3 below; and

WHEREAS, the subject properties have 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 May 18, 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 properties located in the City of Venice:

1. 600 N. Auburn Road (0400-05-0001) from City of Venice Residential, Single-Family 1 (RSF-1) to City of Venice Office, Professional, and Institutional (OPI)
2. 2341 Kilpatrick Road (0386-09-0002) and 1971 Pinebrook Road (0386-16-0002) from City of Venice Residential, Single-Family 3 (RSF-3) to City of Venice Office, Professional, and Institutional (OPI).
3. 1535 E. Venice Avenue (0412-06-0002) from City of Venice Residential, Multi-Family-2/Venetian Gateway (RMF-2/VG) to City of Venice Office, Professional, and Institutional/Venetian Gateway (OPI/VG).
4. 200 Field Avenue (0430-10-0027) from City of Venice Residential, Multi-Family-2 (RMF-2) to City of Venice Office, Professional, and Institutional (OPI).

The table of city initiated zoning map amendments is included herein as Exhibit "A".

The subject properties are described and depicted on location maps in the attachment included herein as Exhibit "B".

Any discrepancy between the legal description and the maps shall resolve in favor of the maps.

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 when Ordinance No. 2021-21 for Comprehensive Plan Amendment Petition No. 19-01CP becomes effective.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS _____ DAY OF _____ 2021.

First Reading: July 13, 2021

Final Reading: _____, 2021

Adoption: _____, 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 _____ of _____ 2021, a quorum being present.

WITNESS my hand and the official seal of said City this _____ day of _____ 2021.

Lori Stelzer, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

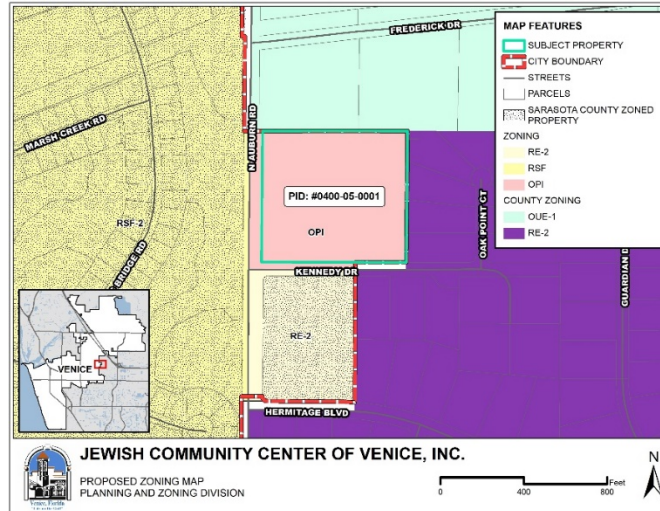
Exhibit “A” – Proposed Zoning Changes

CITY INITIATED ZONING MAP AMENDMENTS				
Subject Properties	Property Details			
	Situs Address	PID	Current Zoning	New Zoning
Jewish Community Center of Venice	600 N. Auburn Rd., 34292	400050001	Residential Single Family-1	Office, Professional, and Institutional
Island Village Montessori Charter School	2341 Kilpatrick Rd., 34275	386090002	Residential Single Family-3	Office, Professional, and Institutional
Unitarian Universalist Congregation of Venice	1971 Pinebrook Rd., 34275	386160002	Residential Single Family-3	Office, Professional, and Institutional
Venice Church of the Nazarene	1535 E. Venice Ave., 34292	412060002	Residential Multi-family-2/ Venetian Gateway	Office, Professional, and Institutional/ Venetian Gateway
Student Leadership Academy	200 Field Ave., 34285	430100027	Residential Multi-family-2	Office, Professional, and Institutional

Exhibit "B"

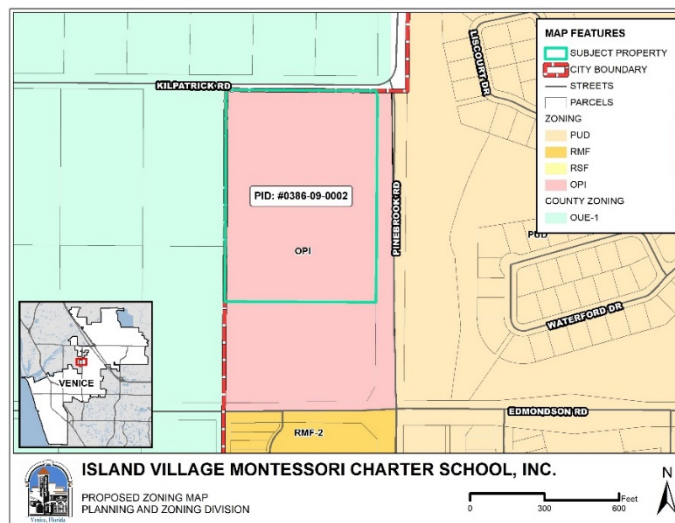
Parcel ID: 0400-05-0001
Address: 600 N. Auburn Road

LOT 248 AND THE WEST 1/2 OF LOT 249, "NORTH VENICE FARMS",
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE
 203, SARASOTA COUNTY, FLORIDA, LESS THE 17 FEET FOR NORTH AUBURN
 ROAD AS DESCRIBED IN ORI 2003005596 INCLUSIVE, OF THE PUBLIC RECORDS
 OF SARASOTA COUNTY, FLORIDA.



Parcel ID: 0386-09-0002
Address: 2341 Kilpatrick Road

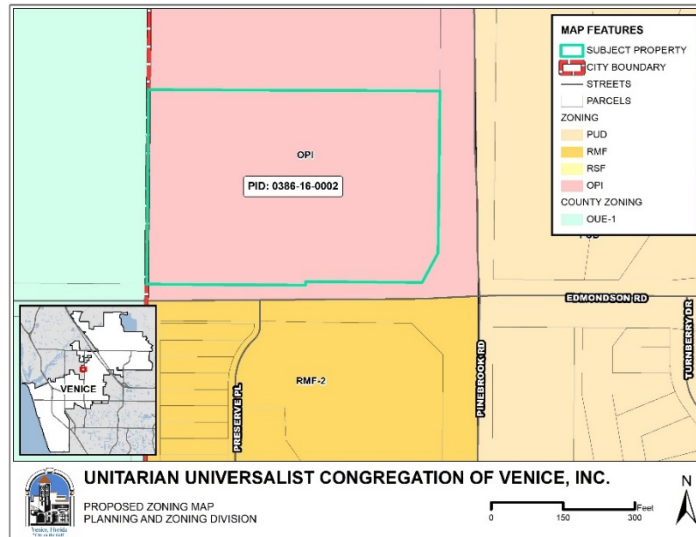
PORTION OF SE 1/4 OF 1/4 OF SEC 32-38-19 BEING DESC IN ORI 2001070086, 2001070087, 2001027765 &
 2013031017, LESS ORI 2001070088, SUBJ TO 18851 SF UTILITY ESMT TO SARASOTA COUNTY AS DESC IN OR
 2890/2781, SUBJ TO 10641 SF UTILITY ESMT TO CITY OF VENICE AS DESC IN ORI 2002118352, ALSO BEING
 KNOWN AS TRACTS 13 & 15 & PORTION OF TRACTS 14 & 16, UNRECORDED QUEENWOODS FARMS, CONTAINING
 11.8 C-AC M/L



Parcel ID: 0386-16-0002

1971 Pinebrook Road

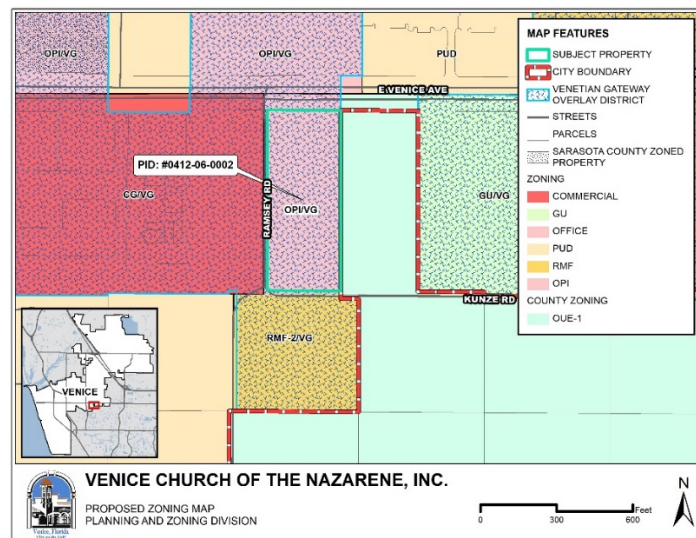
TRACTS 14 & 16, LESS NLY 229.2 FT THEREOF, LESS RD R/W FOR PINEBROOK RD AS DESC IN OR 2880/2346 & LESS S 35 FT FOR EDMONDSON RD R/W, SUBJ TO 248 SF SLOPE ESMTS TO COUNTY AS DESC IN ORI 2000110883 ALSO SUBJ TO DRAINAGE & UTILITY ESMTS TOTALING 10848 C-SF AS DESC IN OR 2880/2349, OR 2880/2352, ORI 2003042346, ORI 2003085650 & ORI 2003085655, QUEENSWOOD FARMS AS DESC IN OR 464/548, CONTAINING 5.5 C-AC M/L



Parcel ID: 0412-06-0002

1535 E. Venice Avenue

Lot 2, KENT ACRES, Unit 1, as per plat thereof recorded in Plat Book 21, Pages 26 and 26A, of the Public Records of Sarasota County, Florida.



Parcel ID: 0430-10-0027

200 Field Avenue

COM AT SW COR OF SE 1/4 OF SEC 18-39-19, TH S- 89-48- W 147.6 FT TO C/L OF COCKRILL ST TH N- 0-04- E 977.2 FT TH S- 89-54- E TO PT OF INTRS OF ELY BDRY OF COCKRILL ST & SLY BDRY FIELD AVE FOR A POB TH CONT S- 89-54- E 346 FT TH S- 0-04-30- W 250.55 FT TH S- 89-13-19- W 346 FT TH N- 0-04- W 255.85 FT TO POB

