

**CITY OF VENICE, FLORIDA
CITY COUNCIL
ORDER NO. 21-34VR**

AN ORDER OF THE VENICE CITY COUNCIL APPROVING PETITION FOR VESTED RIGHTS NO. 21-34VR FOR SARASOTA COUNTY PARCEL ID# 0175060032, CONSISTING OF 0.32+/- ACRES OF LAND OWNED BY GULF VIEW MARINA HOLDINGS, LLC.; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jackson Boone of the Boone, Boone, and Boone Law Firm, on behalf of property owner Gulf View Marina Holdings, LLC. (“Petitioner”), has submitted Petition for Vested Rights No. 21-34VR to seek a vested right to pursue the special exception use of Multi-Family Dwellings on Sarasota County Parcel ID# 0175060032, legally described and depicted in Exhibit “A” (hereinafter the “subject property”); and,

WHEREAS, under the 2010 Venice Comprehensive Plan the subject property was designated as Planning Area A: Tarpon Center/Esplanade Neighborhood with an intent to provide multi-family residential use having a maximum residential density of 18 units per gross acre; and

WHEREAS, under the 2017 Venice Comprehensive Plan, the subject property has a land use designation of Commercial; and,

WHEREAS, Strategy LU 1.2.5 – Residential Uses in Non-Residential Designations, of the 2017 Venice Comprehensive Plan states that in order to provide predictable land uses, residential uses previously provided for or permitted through the conversion factor, including its allocation ratio, have been removed from the Comprehensive Plan; and

WHEREAS, under both the 2010 and 2017 Venice Comprehensive Plans, the subject property has been zoned Commercial, General (CG); and,

WHEREAS, the CG zoning district allows for Multi-Family Dwellings to be pursued through a Special Exception; and

WHEREAS, the applicant is requesting a vested right to seek Special Exception approval for Multi-Family Dwellings on the subject property; and

WHEREAS, on September 14, 2021, City Council held a noticed public hearing during which the City Council received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the City Council finds that there is competent substantial evidence that the Petition meets the requirements of Section 86-48 of the City’s Land Development Code; and,

WHEREAS, the City Council voted to approve Petition for Vested Rights No. 21-34VR.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL, THAT:

Section 1. The above Whereas clauses are ratified and confirmed as true and correct.

Section 2. Petition for Vested Rights No. 21-34VR is hereby approved, allowing the Petitioner to seek approval for Multi-Family Dwellings through a Special Exception on the subject property.

Section 3. This Order shall become effective immediately upon adoption.

ORDERED at a meeting of the Venice City Council on 14th of September, 2021.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM

City Attorney

Exhibit A – Legal Description and Location Map

LOTS 6 & 7, TOGETHER WITH COM AT NELY COR OF LOT 6 TH S 89-59-55 W 72.7 FT FOR POB TH S 89-54-00 W 12.4 FT TH N 11-16-56 E 5.16 FT TH N 86-35-17 W 27.3 FT TO W LINE OF LOTS 5 & 6, TH S 00-01-32 E 13.26 FT TH S 89-54-59 E 36.63 FT TH N 00-07-52 W 1.52 FT TH N 89-52-08 E 2.02 FT TH N 00-07-52 E 5.08 FT TO POB, LESS NLY PART OF LOT 6 DESC AS BEG AT NE COR OF SAID LOT 6 TH W 111.83 FT TH S 6.62 FT TH N 89-59-09 E 79.51 FT TH S 00-39-54 W 8.8 FT TH S 89-58-38 E 7.87 FT TH S 00-39 W 4.97 FT TH N 49-02-10 E 30.06 FT TO POB, LESS RD R/W IN OR 2732/7, ALL IN BLK 6A, GULF VIEW SEC OF VENICE REPLAT OF A PORTION OF, CONTAINING 13814 C-SF M/L UPLAND, 379 C-SF M/L SUBMERGED, ORI 2013013152

