

ORDINANCE NO. 2025-39

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 25-31RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY LOCATED AT 2805 CURRY LANE (5.0 ± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE 1 (OUE-1) TO CITY OF VENICE OFFICE, PROFESSIONAL AND INSTITUTIONAL (OPI); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 25-31RZ ("Petition") has been filed by Abdelrahman Ayyad, to change the official City of Venice Zoning Map designation for the property located at 2805 Curry Lane from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Office, Professional and Institutional (OPI); and

WHEREAS the subject property is 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 October 7, 2025, 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, the Venice City Council held a public hearing on the Petition on December 9, 2025 for first reading of the ordinance, but due to an advertising error the City elected to redo first reading and the public hearing on February 10, 2026; 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.

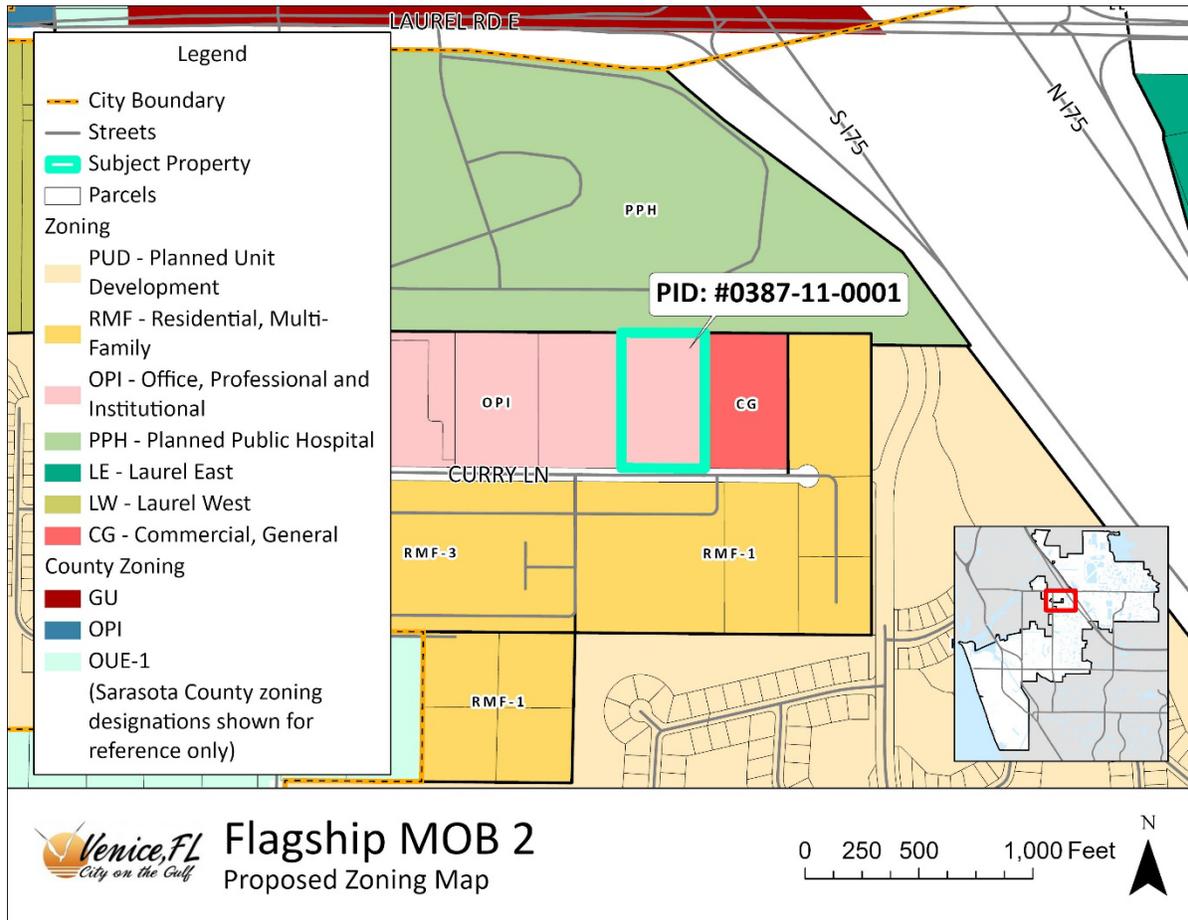
SECTION 3. The Official Zoning Map is hereby amended, by changing the zoning classification for the following described property located at 2805 Curry Lane from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Office, Professional and Institutional (OPI) with the following stipulation:

1. A certificate of occupancy shall not be issued until the applicant confirms through a certified statement from the Southwest Florida Water Management District that Permit No. 43045191.000 construction deviation issues for Curry Lane have been resolved. The applicant agrees to cooperate with the adjoining owners along Curry Lane in any improvements as may be necessary and to cooperate with the ongoing maintenance of Curry Lane.

The 5.0 ± acre property designated as Parcel Identification No. 0387-11-0001 is depicted on the location map shown below, and further described as follows:

2805 CURRY LANE

Lot 5, WOODLAND ACRES, according to the official plat thereof, as recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.



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 24TH DAY OF FEBRUARY 2026.

First Reading: February 10, 2026

Final Reading: February 24, 2026

Adoption: February 24, 2026

Nick Pachota, Mayor

Attest:

Kelly Michaels, MMC, City Clerk

I, Kelly Michaels, 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 24th day of February 2026, a quorum being present.

WITNESS my hand and the official seal of said City this 24th day of February 2026.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney