

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 87, LAND DEVELOPMENT CODE, BY AMENDING TABLE 2.3.11. KNIGHTS TRAIL DEVELOPMENT STANDARDS AND TABLE 2.3.13. MIXED USE DISTRICTS USE TABLE, PURSUANT TO TEXT AMENDMENT PETITION NO. 25-57AM, BY ALLOWING SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND TWO FAMILY DWELLING/PAIRED VILLAS AS A PERMITTED USE IN THE KNIGHTS TRAIL MIXED USE DISTRICT AND ADDING ASSOCIATED STANDARDS TO THE KNIGHTS TRAIL DEVELOPMENT STANDARDS TABLE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, as required by Florida law, the City maintains Land Development Regulations (LDRs) and an official Zoning Map of the City; and

WHEREAS, Text Amendment Petition No. 25-57AM was submitted by Joann Rubio, Advenir Azora Dev. LLC, requesting to allow single family detached, single family attached, and two family/paired villas as a permitted use in the Knights Trail Mixed Use District and add associated standards to the Knights Trail development standards table; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, Venice City Council has duly designated the city's Planning Commission as the local planning agency for the City; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 17, 2025, regarding the Petition, and recommended approval to City Council of Text Amendment Petition No. 25-57AM with revisions; and

WHEREAS, City Council received and considered the report of the Planning Commission concerning Text Amendment Petition No. 25-57AM; and

WHEREAS, on January 13, 2026, and February 10, 2026, City Council held duly noticed public hearings on Text Amendment Petition No. 25-57AM in accordance with the requirements of the City's Code of Ordinances and has considered the information received at said public hearings; and

WHEREAS, City Council finds that Text Amendment Petition No. 25-57AM is in compliance with, and meets, the requirements of the City's Land Development Code and Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The above whereas clauses are ratified and confirmed as true and correct.

SECTION 2. Text Amendment Petition No. 25-57AM is hereby approved. Chapter 87 Land Development Code, Table 2.3.11, Knights Trail Development Standards and Table 2.3.13. Mixed Use Districts Use Table, of the City's Land Development Regulations, are hereby amended as shown in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 3. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 4. 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 5. This ordinance shall become effective immediately upon its approval and adoption, as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 10th DAY OF FEBRUARY 2026.

First Reading: January 13, 2026

Second Reading: February 10, 2026

Adoption: February 10, 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 10th day of February 2026, a quorum being present.

WITNESS my hand and the official seal of said City this 10th day of February 2026.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Exhibit "A"

Table 2.3.11. Knights Trail Development Standards

Knights Trail Development Standards Table					
Standard		Measurement Requirement			
Building Height		35' by right 46' through Height Exception			
Building Placement (min/max)	Front (Street)	<u>Non-Res. /Multi- Family</u>	<u>Single Family Detached</u>	<u>Single Family Attached and Two Family/Paired Villas</u>	
		15'/100'	<u>15' minimum</u>	<u>15' minimum</u>	
	Side	10'/50'	<u>5' minimum</u>	<u>0' minimum</u>	
	Rear	10'/50'	<u>10' minimum</u>	<u>10' minimum</u>	
Lot	Length (min)	100'	<u>100'</u>	<u>90'</u>	
	Width (min)	50'	<u>40'</u>	<u>20'</u>	
	Coverage (min/max)	10%/75%	<u>75% maximum</u>	<u>75% maximum</u>	
Building Frontage Requirement	% Requirement	Not Restricted			
	Encroachments	Maximum Length: 25' or 50% of building frontage, whichever is less	<u>N/A</u>		
		Maximum Encroachment: 6' Minimum Clearance: 8'			
	Active Use Area (AUA)	Active Use Areas defined by/as Design Alternative. As part of Design Alternative request, building placement and building frontage requirements may be modified to accommodate the Active Use Area.			
	Entrances	Oriented to primary street. Direct pedestrian access is required from the public sidewalk to the street-facing entrance of the building.	<u>N/A</u>		
Architecture	Style	The following Venice Historic Precedent standards are required: 7.10.3. Facades and Exterior Walls 7.10.5. Roofs 7.10.7. Other Building Features (2 or more categories A—D)			

	Blank Wall Area	Blank wall area is prohibited when the wall is adjacent to a street. Where applicable, design elements of the Venice Historic Precedent may be found in Secs. 7.10.6. through 7.10.7.
Parking	Placement	Not restricted. On-street parking may be permitted on internal streets.
	Percentage of Minimum Parking Required	100%
	Access	Access to internal street only; access directly into parking from Knights Trail prohibited where an alternative exists.
	Loading	See Section 3.6.5: Design Standards

2.3.13. Mixed Use Districts Use Table

The Mixed Use Districts Use Table shall regulate allowable principal uses in the Mixed Use Districts. Section 2.4: Use Definitions and Standards, defines each use found in the Mixed Use Districts Use Table and provides typical characteristics, permitted accessory uses, exceptions and use standards.

CITY OF VENICE – MIXED-USE DISTRICTS USE TABLE											
KEY: P = Permitted C = Conditional Use X = Use Not Permitted P* = Permitted by area according to Sec. 2.3.12											
	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL	Definitions/Standards
RESIDENTIAL USE CLASSIFICATION											
RESIDENTIAL											
Single-Family Detached Dwelling	X	C	X	X	X	X	X	X	X	P*	2.4.3.A
Single-Family Attached Dwelling	X	C	X	X	X	X	X	X	X P	P*	2.4.3.B
Two Family Dwelling/Paired Villas	X	C	X	X	X	X	C	C	C P	P	2.4.3.C
Multifamily Dwelling (three or more dwelling units)	P	P	P	P	P	P	P	P	P	P	2.4.3.D
Manufactured Home Dwelling	X	X	X	X	X	X	X	X	X	P	2.4.3.E
Upper Story Residential Dwelling (mixed use districts only)	P	P	P	P	P	P	P	P	P	P	2.4.3.F