

ORDINANCE NO. 2026-10

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 25-21RZ, TO CHANGE THE ZONING DESIGNATION FOR A PORTION OF THE PROPERTY GENERALLY LOCATED AT 282 NORTH AUBURN ROAD (10.12 ± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE 1 (OUE-1) TO CITY OF VENICE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 25-21RZ ("Petition") has been filed by P3 LAF Chalets at Venice LP to change the official City of Venice Zoning Map designation for a portion of the property generally located at 282 North Auburn Road from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Planned Unit Development (PUD); 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 February 17, 2026, 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:

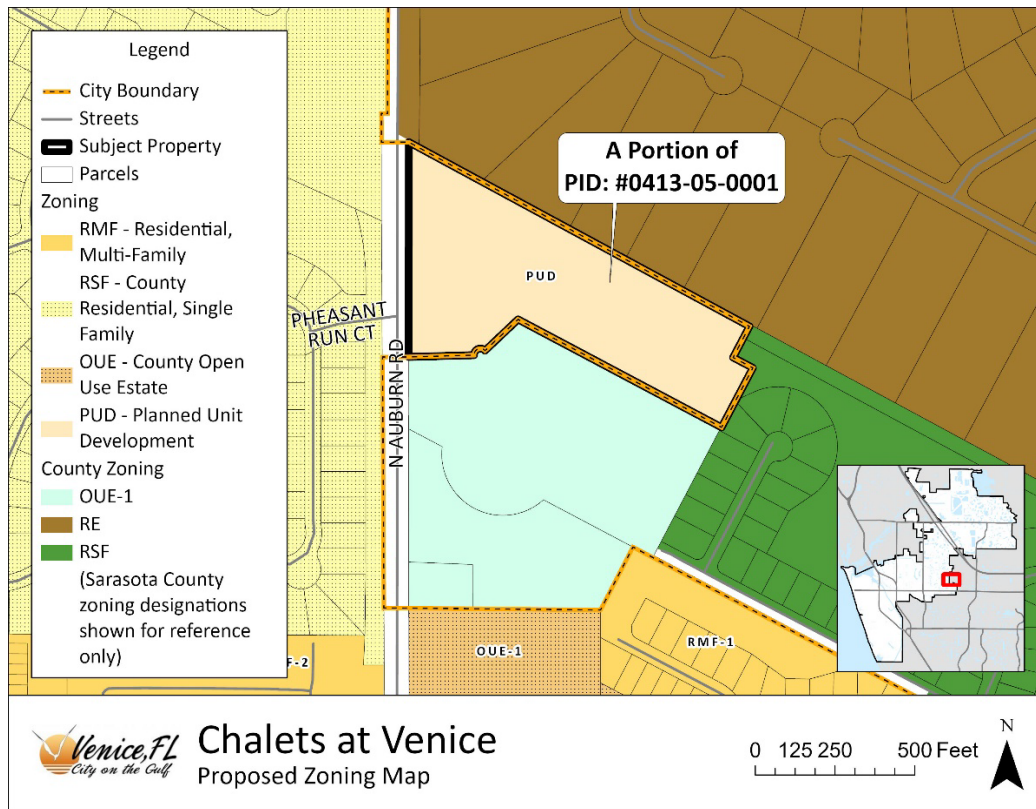
A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

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 Map is hereby amended, by changing the zoning classification for a portion of the following described property generally located at 282 North Auburn Road from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Planned Unit Development (PUD). The Binding Master Plan, attached hereto as Exhibit “B”, is hereby adopted and incorporated by reference.

The 10.12 ± acre property designated as Parcel Identification No. 0413-05-0001 is depicted on the location map shown below and further described in Exhibit “A” attached hereto and incorporated herein by reference.



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 14TH DAY OF APRIL 2026.

First Reading: March 24, 2026

Second Reading: April 14, 2026

Adoption: April 14, 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 14th day of April 2026, a quorum being present.

WITNESS my hand and the official seal of said City this 14th day of February 2026.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

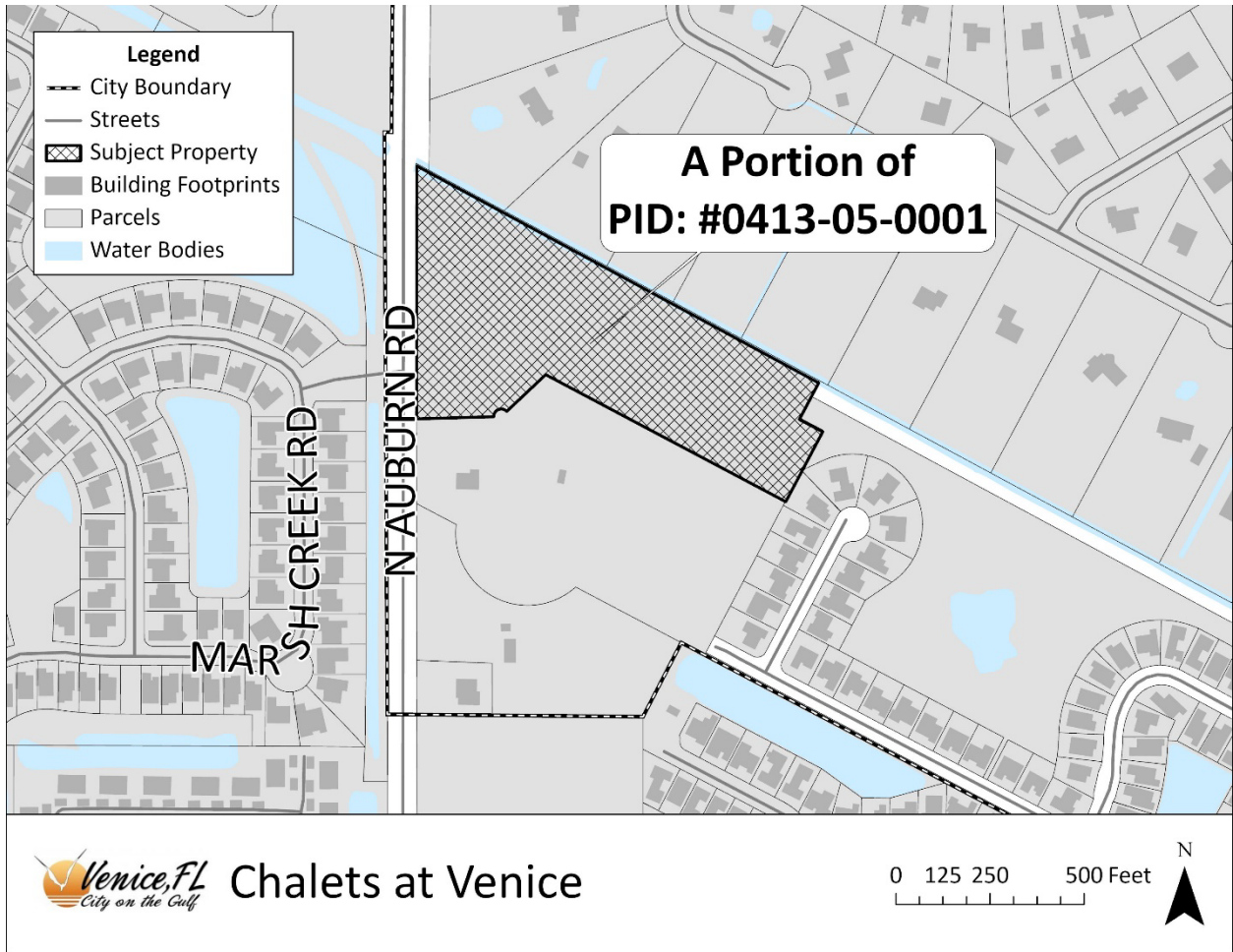
Exhibit "A"

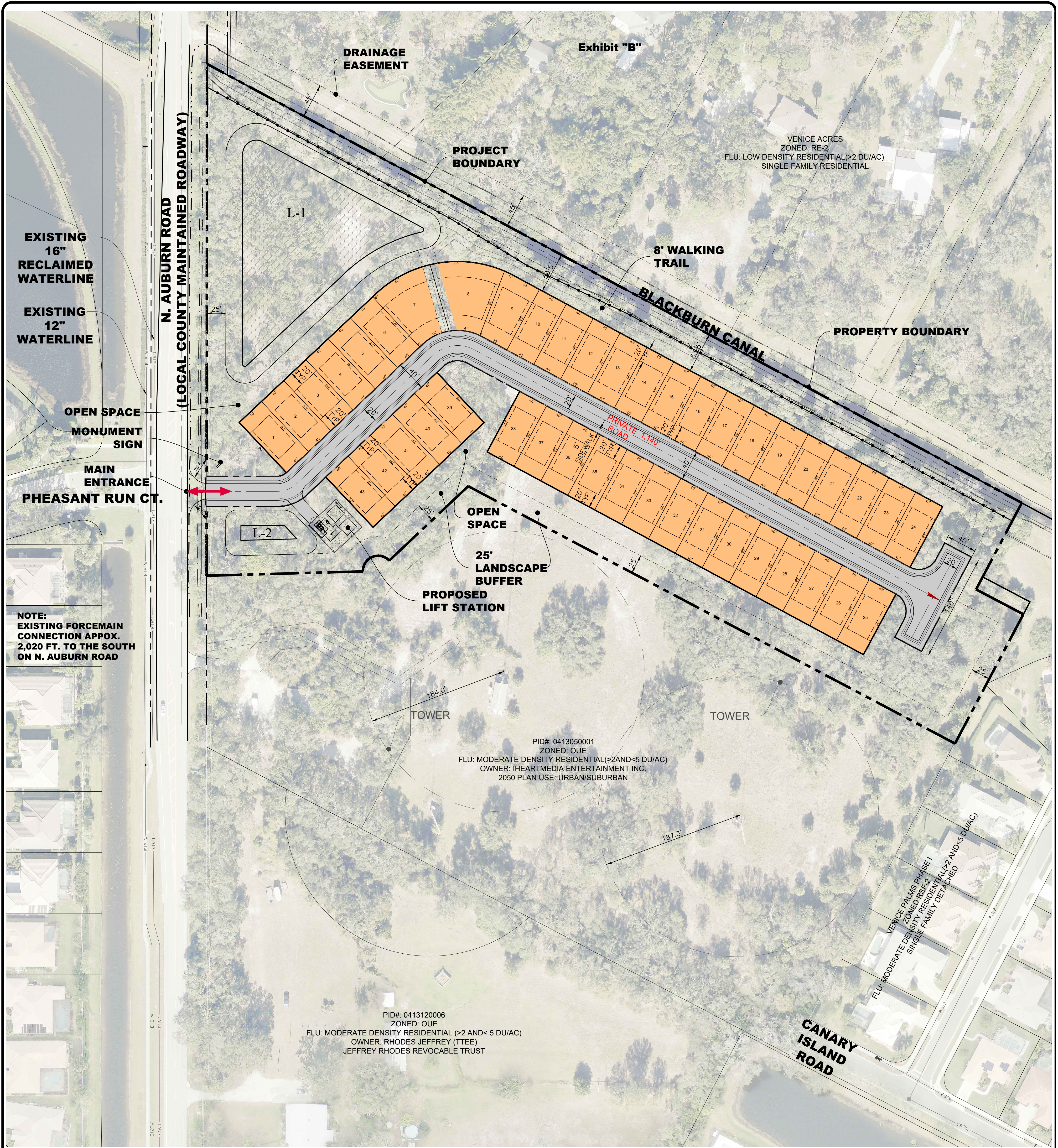
LEGAL DESCRIPTION
CHALETS AT VENICE
282 N. AUBURN ROAD, VENICE, FL 34292

A PORTION OF PID # 0413-05-0001

A parcel of land lying in Section 10, Township 39 South, Range 19 East, Sarasota County, Florida described as follows:

COMMENCE at the Northwest Corner of Tract 14, VENICE FARMS, as shown in Plat Book 2, Page 179, of the Public Records of Sarasota County, Florida; thence N.00°03'07"E., along the East Right of Way line of N. Auburn Road (73.00 feet wide), a distance of 224.24 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638), which is the POINT OF BEGINNING; thence continue N.00°03'07"E., along said East Right of Way line, a distance of 670.42 feet to the centerline of Blackburn Canal; thence S.61°41'22"E., along said centerline of Blackburn Canal, same being the southerly line of VENICE ACRES, UNIT 1, as recorded in Plat Book 24, Page 10, of the Public Records of Sarasota County, Florida, and the southerly line of VENICE ACRES, UNIT 2, as recorded in Plat Book 25, Page 20, of the Public Records of Sarasota County, Florida, a distance of 1212.58 feet to the Northwest corner of lands of Sarasota County, described in Official Records Instrument #1998077259, of the Public Records of Sarasota County, Florida; thence S.27°51'36"W., along the West line of said lands described in Official Records Instrument #1998077259, and the West line of VENICE PALMS, PHASE 1, recorded in Plat Book 40, Page 7, Public Records of Sarasota County, Florida, a distance of 128.20 feet to a certain 5/8" diameter iron rod & cap set (BRITT LB 8601); thence S.62°15'49"E., a distance of 70.02 feet, returning to said West line of VENICE PALMS, PHASE 1 at the location of a certain 5/8" diameter iron rod & cap set (BRITT LB 8601); thence S.27°53'18"W., along said West line of VENICE PALMS, PHASE 1, a distance of 191.56 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638); thence N.62°08'22"W., leaving said West line of VENICE PALMS, PHASE 1, a distance of 721.35 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638); thence S.46°43'18"W., a distance of 142.04 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638) located on a point on a curve to the left having a radius of 20.00 feet, a central angle of 138°17'42", a chord bearing of S.67°33'51"W., and a chord length of 37.38 feet; thence along the arc of said curve, an arc length of 48.27 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638); thence S.88°26'08"W., a distance of 204.96 feet to the POINT OF BEGINNING.

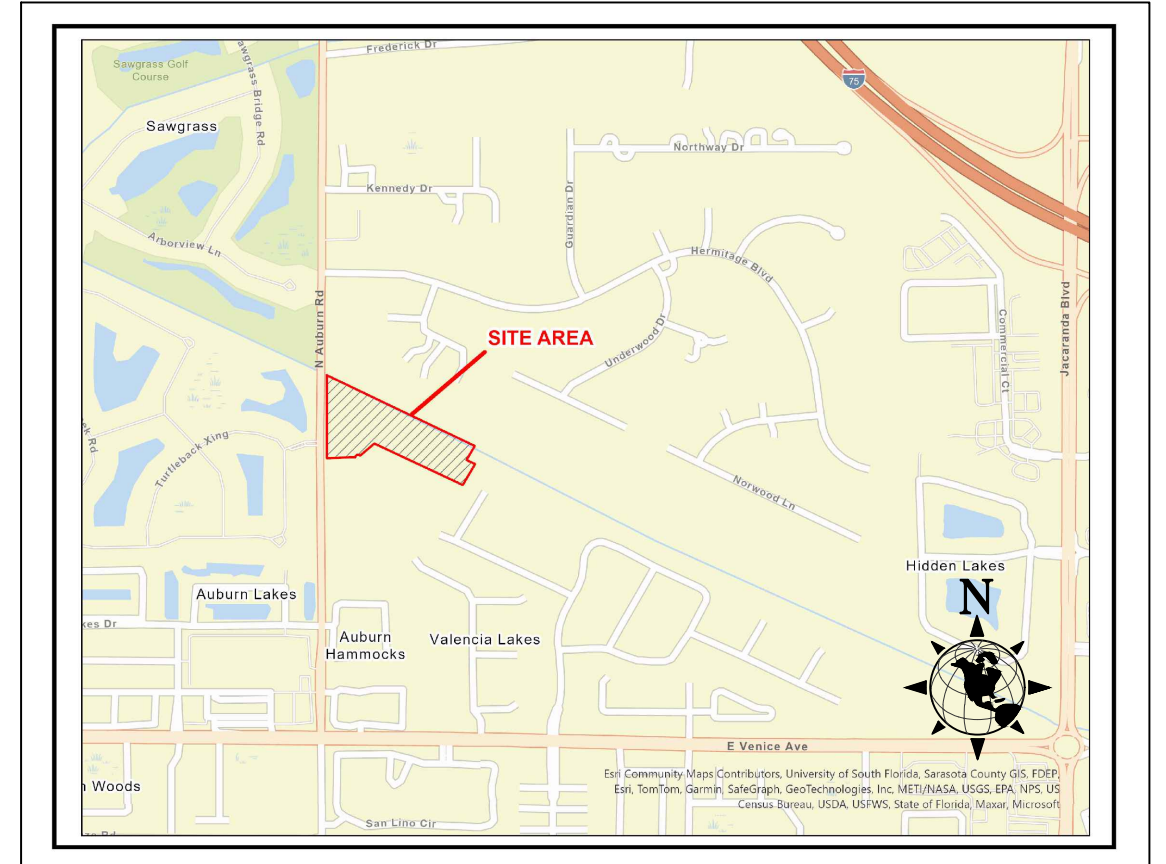




NOTE:
EXISTING FORCEMAIN CONNECTION APPROX. 2,020 FT. TO THE SOUTH ON N. AUBURN ROAD

LEGEND	
	BOUNDARY LINE
	STORMWATER POND
	UNIT COUNTS: 40' x 90' = 43

SITE LOCATION MAP



SCALE 1"=60'	
SEC. - TSP. - RING. 10, 39S, 19E	
SHEET 1	OF 3

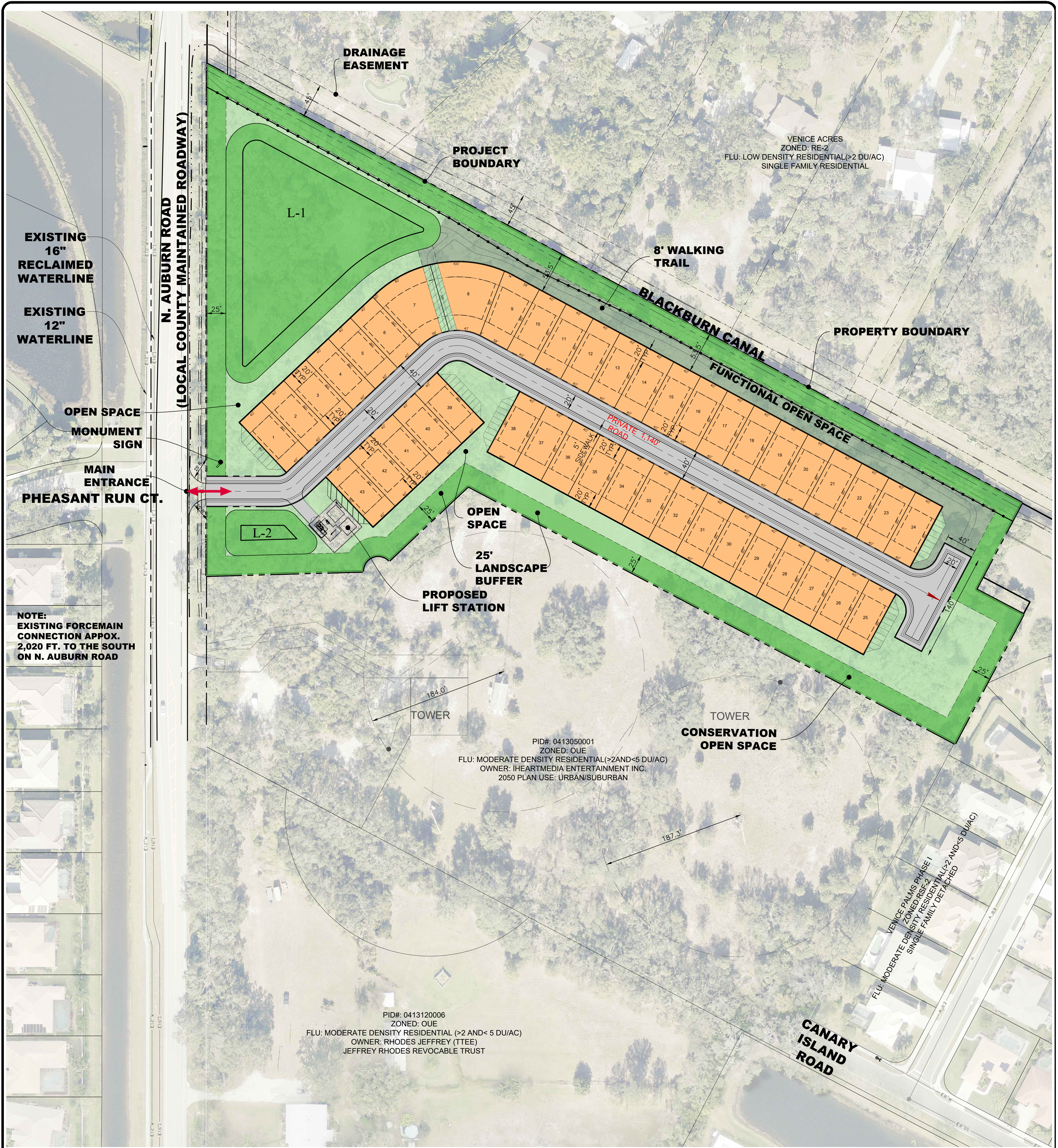
NO.	DATE	REVISION DESCRIPTION	BY



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-11-19	PROJECT CHALETTS OF VENICE
DRAWING PUD	DRAWN KGH
CHECKED MJM	

PLANNED UNIT DEVELOPMENT
CHALETTS OF VENICE
CITY OF VENICE, FLORIDA



LEGEND

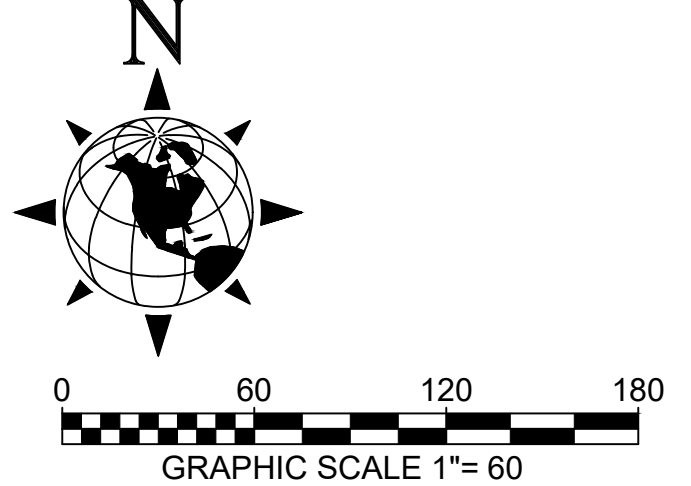
- BOUNDARY LINE
- UNIT COUNTS: = 43
- ROW / LIFT STATION
- NON COUNTABLE OPEN SPACE

TOTAL IMPERVIOUS AND NON COUNTABLE OPEN SPACE = 5.02 AC. (218,551 SQFT) = 49.6%

- GENERAL OPEN SPACE = 1.23 AC. = (24%)
- CONSERVATION OPEN SPACE = 3.24 AC. = (64%)
- FUNCTIONAL OPEN SPACE = 0.63 AC. = (12%)

CATEGORICAL OPEN SPACE PERCENTAGES ARE BASED ON TOTAL OPEN SPACE

TOTAL OPEN SPACE = 5.10 AC. (222,355 SQFT) = 50.4%



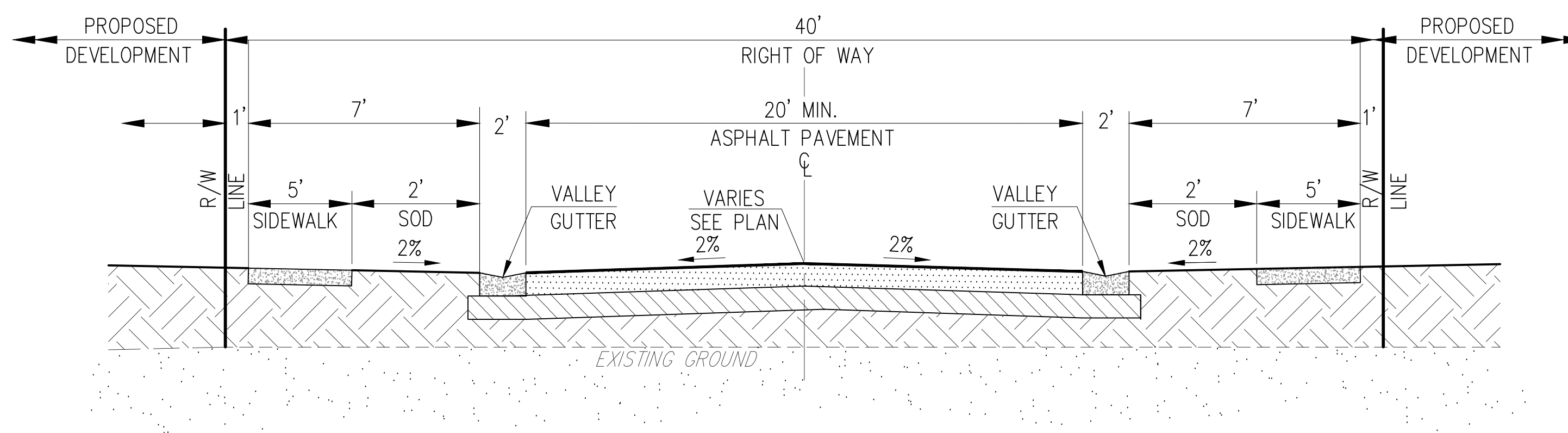
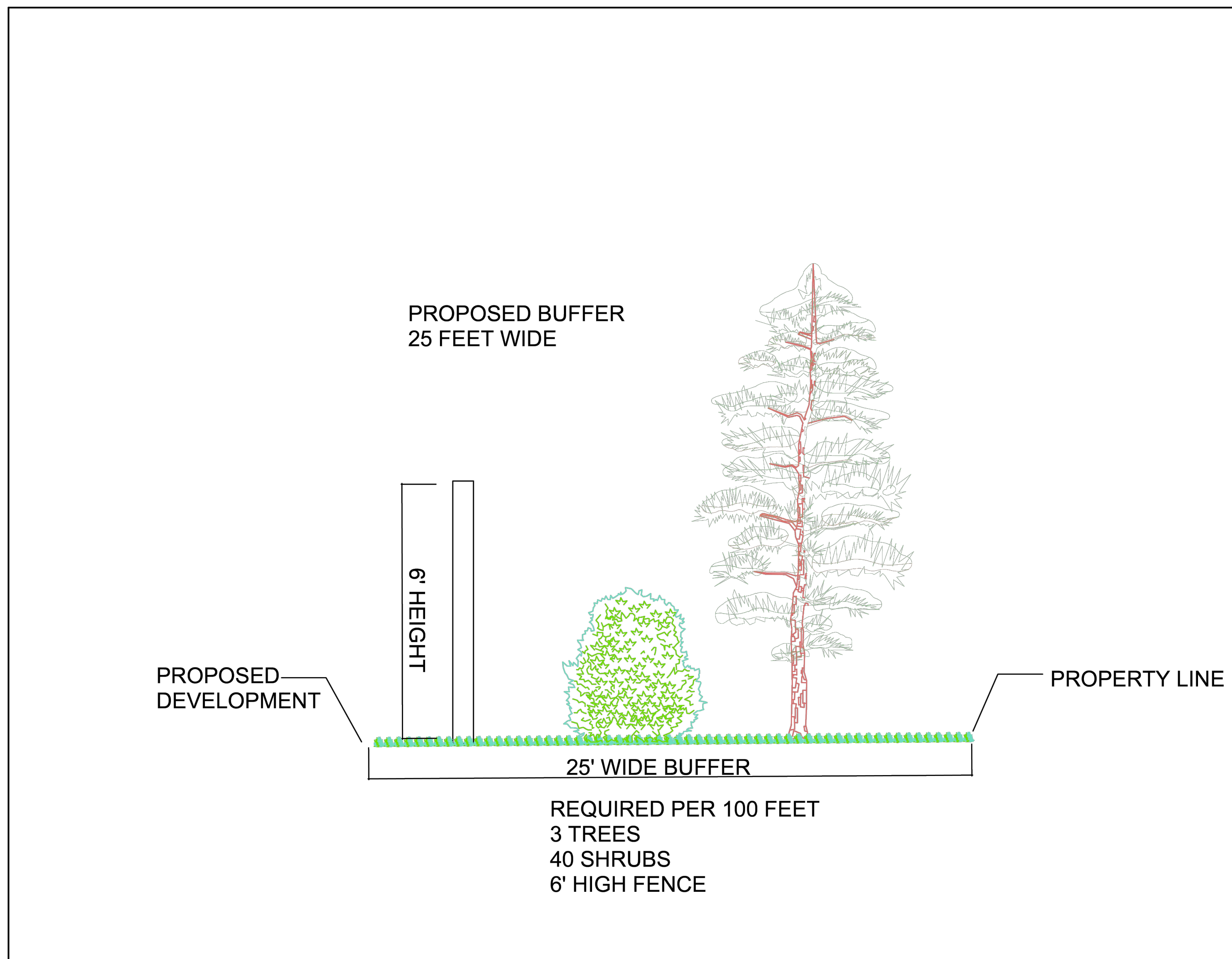
SCALE 1"=60'	
SEC. - TSP - RING. 10, 39S, 19E	
SHEET 2	OF 3

NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-11-19
PROJECT CHALETTS OF VENICE
DRAWING PUD OPEN
DRAWN KGH
CHECKED MJM

PLANNED UNIT DEVELOPMENT
CHALETTS OF VENICE
CITY OF VENICE, FLORIDA



SITE NOTES:

1. ADDRESS: 282 N. AUBURN ROAD, VENICE, FLORIDA 34292
2. P.I.D.: 0413050001
3. AREA: 440,906 ± S.F.
10.1218 ± AC.
4. EXISTING COUNTY ZONING: OUE-1
5. PROPOSED ZONING: PUD
6. EXISTING COUNTY FUTURE LAND USE: MODERATE DENSITY RESIDENTIAL (MODR) (>2 TO 5<) UNITS/AC
7. PROPOSED FUTURE LAND USE: MIXED USE RESIDENTIAL
8. FLOOD ZONE: "AE" & "X" (DATED 03/27/2024) FLOOD MAP 12115C033G.
9. EXISTING LAND USE: VACANT
10. VENICE JOINT PLANNING AREA #7. DENSITY MAX. 5.0 DU/AC.
11. OPEN SPACE 5.10 ACRES = 50.4% OF TOTAL PROJECT AREA
 - CONSERVATION OPEN SPACE (OF REQUIRED OPEN SPACE) = 3.24 AC. (64%)
 - FUNCTIONAL OPEN SPACE (OF REQUIRED OPEN SPACE) = 0.63 AC. (12%)
 - REMAINING OPEN SPACE = 1.23 AC. (24%)
12. DENSITY: 4.25 DU/AC
13. MAXIMUM BUILDING HEIGHT = 35' OR 2 STORIES
14. PROPOSED USE: SINGLE FAMILY DETACHED
15. MINIMUM LOT AREA: 3,600 SF.
16. SETBACKS:
 - FRONT: 20 FEET
 - SIDE: 5 FEET
 - REAR: 20 FEET

SCALE AS NOTED	
SEC. - TSP - RING. 10, 39S, 19E	
SHEET 3	OF 3

NO.	DATE	REVISION DESCRIPTION	BY

M

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DATE 2025-11-19	
PROJECT CHALETS OF VENICE	
DRAWING SITE DATA	
DRAWN KGH	CHECKED MJM

PLANNED UNIT DEVELOPMENT
CHALETS OF VENICE
CITY OF VENICE, FLORIDA