

ORDINANCE NO. 2026-14

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 25-64RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY GENERALLY LOCATED AT 490 SUBSTATION ROAD (2.0 ± ACRES), FROM RESIDENTIAL MULTIFAMILY 1 (RMF-1) TO INDUSTRIAL (IND); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 25-64RZ ("Petition") has been filed by Triton Holdings and Development, LLC to change the official City of Venice Zoning Map designation for the property located at 490 Substation Road (Parcel Id Nos. 0407100008 and 0407100009) from City of Venice Residential, Multifamily 1 (RMF-1) to City of Venice Industrial (IND); 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 March 3, 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:

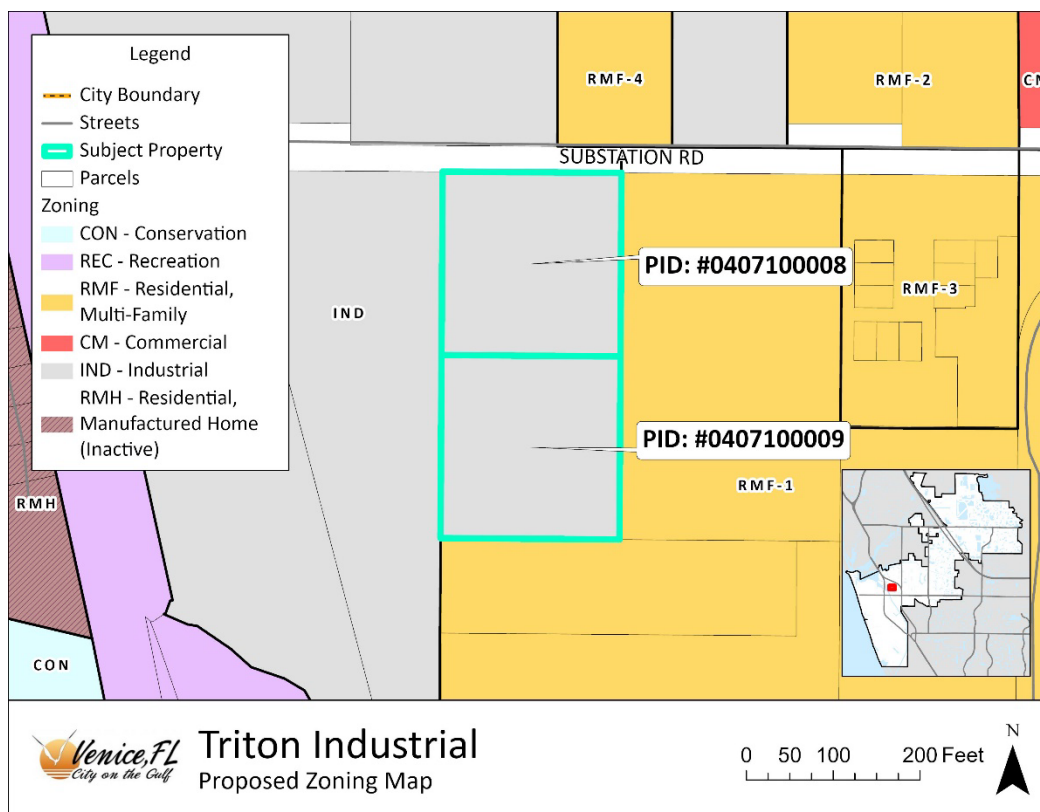
A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

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 the following described property located at 490 Substation Road from City of Venice Residential, Multifamily 1 (RMF-1) to City of Venice Industrial (IND).

The 2.0 ± acres property designated as Parcel Identification Nos. 0407100008 and 0407100009 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 28TH DAY OF APRIL 2026.

First Reading: April 14, 2026

Second Reading: April 28, 2026

Adoption: April 28, 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 28th day of April 2026, a quorum being present.

WITNESS my hand and the official seal of said City this 28th day of April 2026.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Exhibit "A"
Legal Description

PARCEL 1:

Beginning at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 19 East; thence South 30 feet; thence West 458 feet to a point of beginning; thence continue West 206.9 feet, more or less, to the West line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South along said line 210 feet; thence East 207 feet, more or less; thence North 210 feet to the point of beginning.

PARCEL 2:

Begin at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 19 East, run West along the North line 458 feet; thence South and parallel to the East line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 240 feet for a point of beginning; thence continue South 210 feet; thence West and parallel to the North line of the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, 205.82, more or less, to the West line of the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence North along the said West line 210 feet; thence East 206.35 feet, more or less, to the point of beginning.