

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE CITY OF VENICE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 25-63CP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR SPECIFIC REAL PROPERTIES GENERALLY LOCATED AT 490 SUBSTATION ROAD FROM HIGH DENSITY RESIDENTIAL (HDR) TO INDUSTRIAL (IND); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Community Planning Act, Sections 163.3161 through 163.32466, Florida Statutes, ("Act") authorizes and requires the City of Venice to adopt and amend a comprehensive plan in accordance with the Act; and

WHEREAS, the City of Venice has adopted and maintains a Comprehensive Plan in accordance with said Act; and

WHEREAS, Triton Holdings and Development, LLC, submitted Petition No. 25-63CP requesting that the Future Land Use Map of the City of Venice Comprehensive Plan be amended by changing the future land use designation for the properties generally located at 490 Substation Road (Parcel Identification Nos. 0407-10-0008 and 0407-10-0009) from High Density Residential (HDR) to Industrial (IND); and

WHEREAS, the Petition qualifies as a small-scale amendment pursuant to Section 163.3187(1), Florida Statutes; and

WHEREAS, Chapter 87 of the City Code of Ordinances designates the City of Venice Planning Commission as the local planning agency; and

WHEREAS, the City of Venice Planning Commission held a duly noticed public hearing on March 3, 2026 to review the proposed comprehensive plan amendment, and recommended that city council approve Petition No. 25-63CP; and

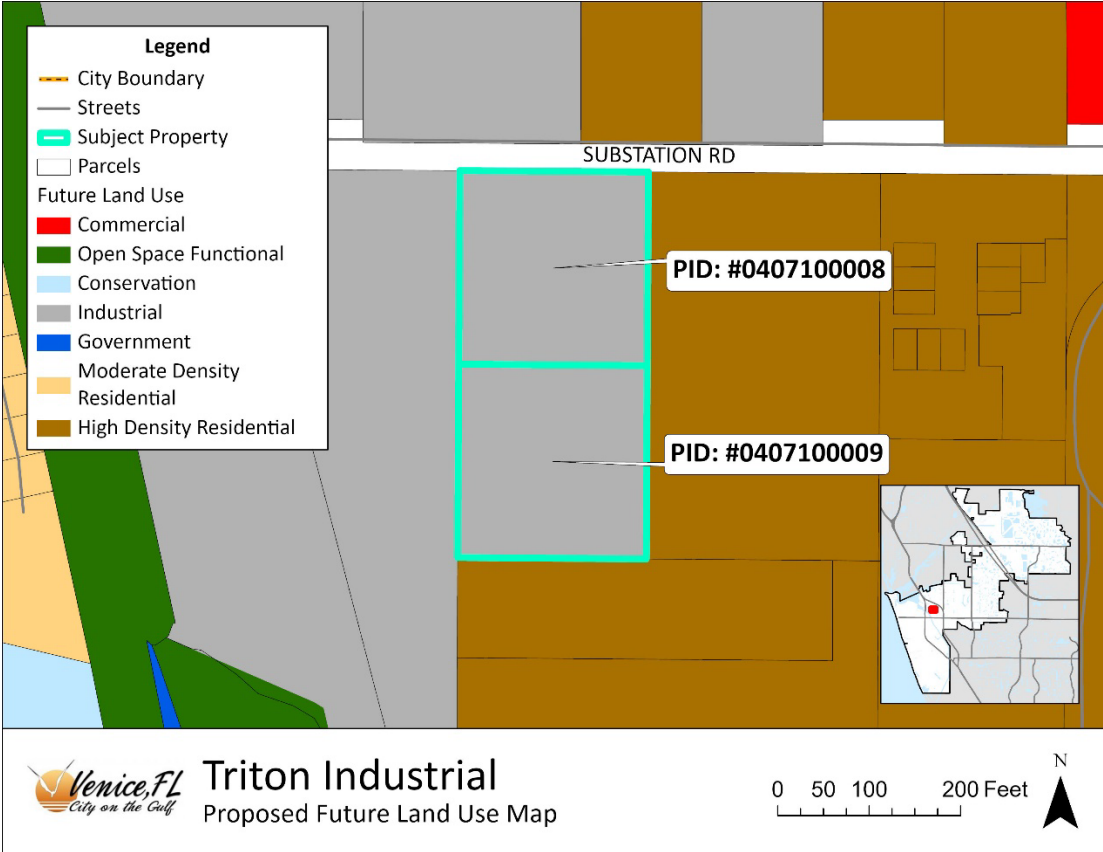
WHEREAS, this Ordinance has been properly read and advertised as provided by Florida law and the required meetings and hearings have been conducted on its adoption; and

WHEREAS, the City Council hereby finds approval of Petition No. 25-63CP is in the best interest of the City.

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. The Future Land Use Map of the City of Venice Comprehensive Plan is hereby amended by changing the future land use designation for the properties generally located at 490 Substation Road (Parcel Identification Nos. 0407-10-0008 and 0407-10-0009) from High Density Residential (HDR) to Industrial (IND) as shown below. The revised Future Land Use Map (Figure LU-2) and other associated revised pages of the Comprehensive Plan are attached hereto as Exhibit “A” and incorporated herein by reference.



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

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. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after adoption. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

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"

Figure (Map) LU-2: Future Land Use Map (see full size map for additional detail and information)

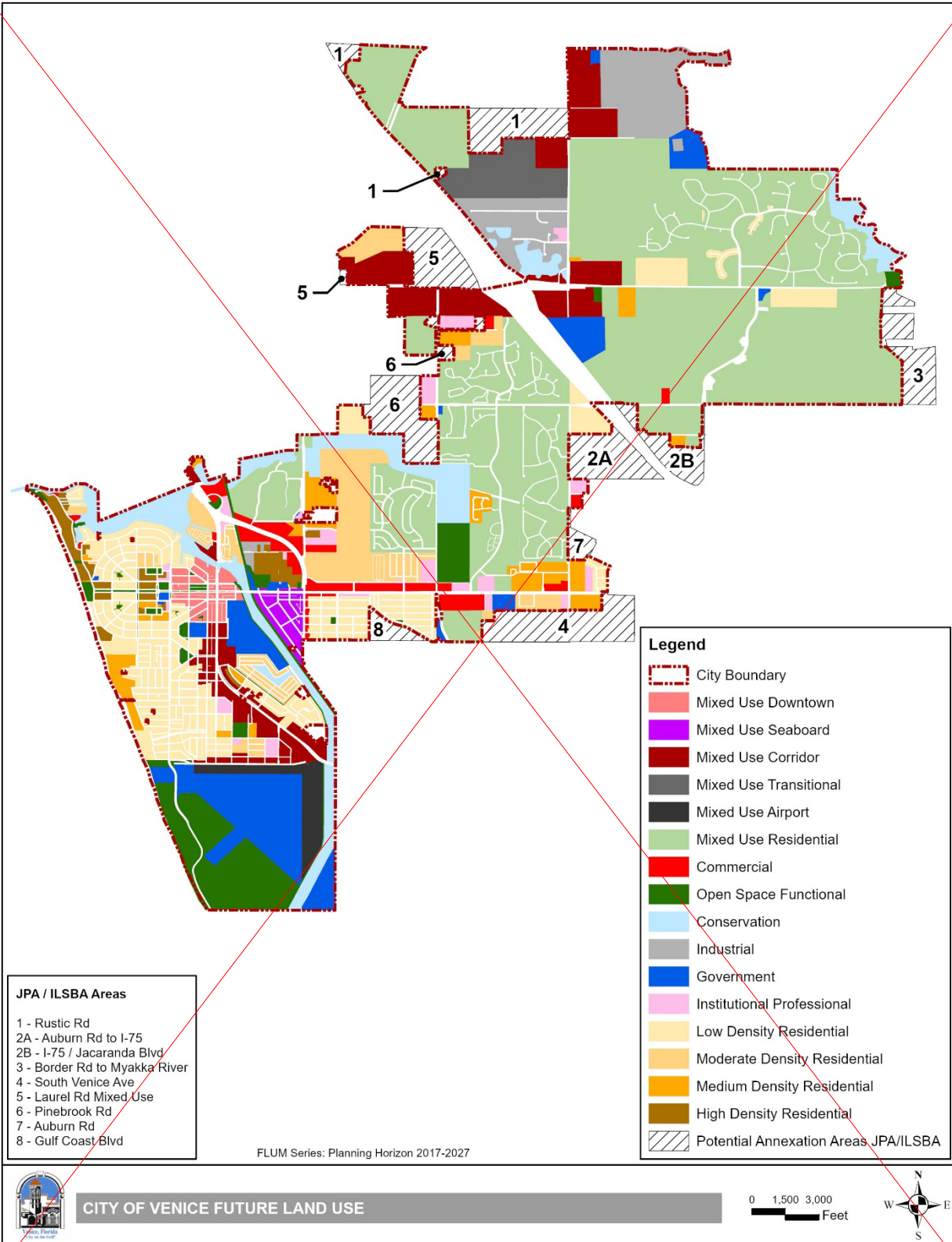


Figure (Map) LU-2: Future Land Use Map (see full size map for additional detail and information)

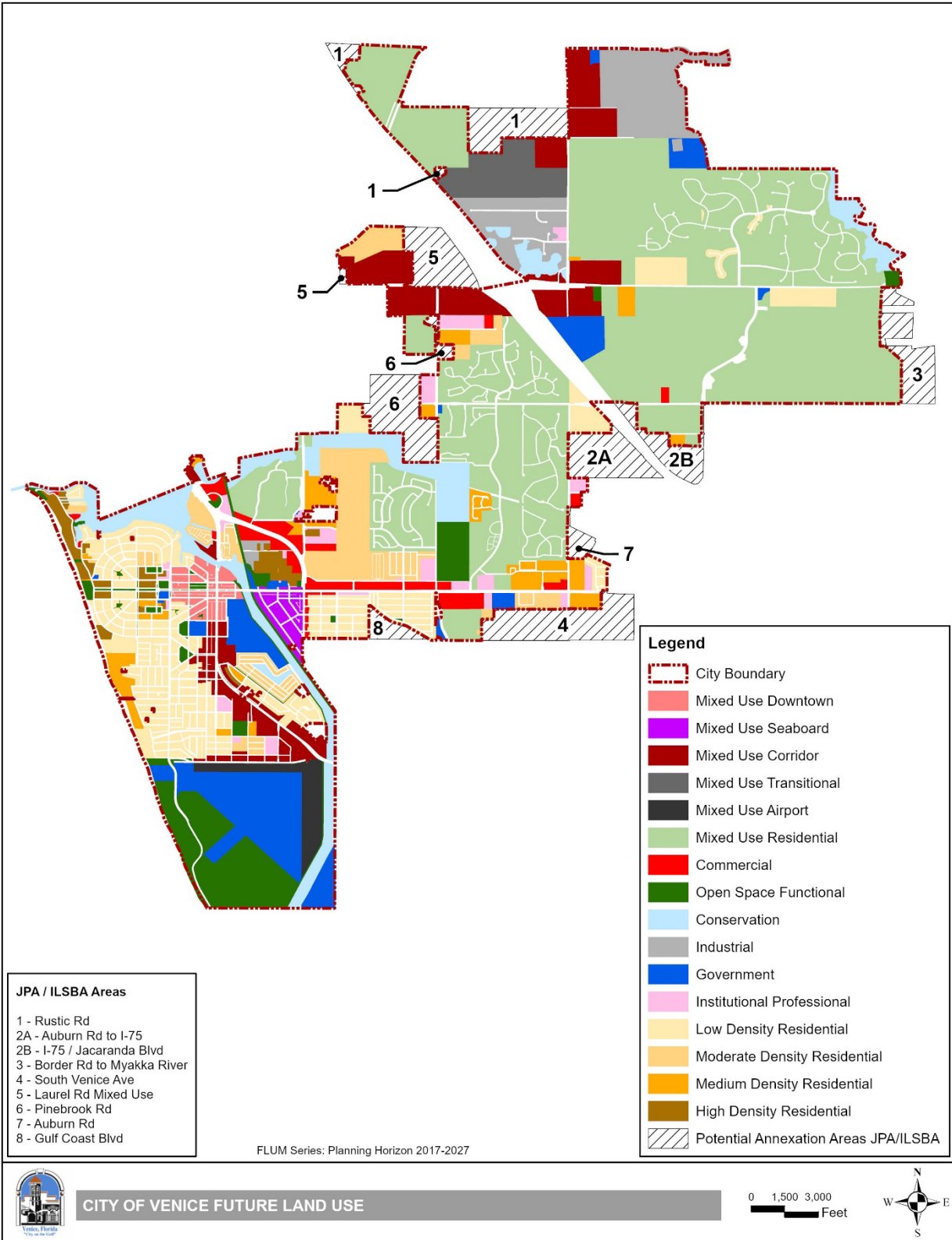


Figure (Map) LU-12: Coastal High Hazard Area FLU

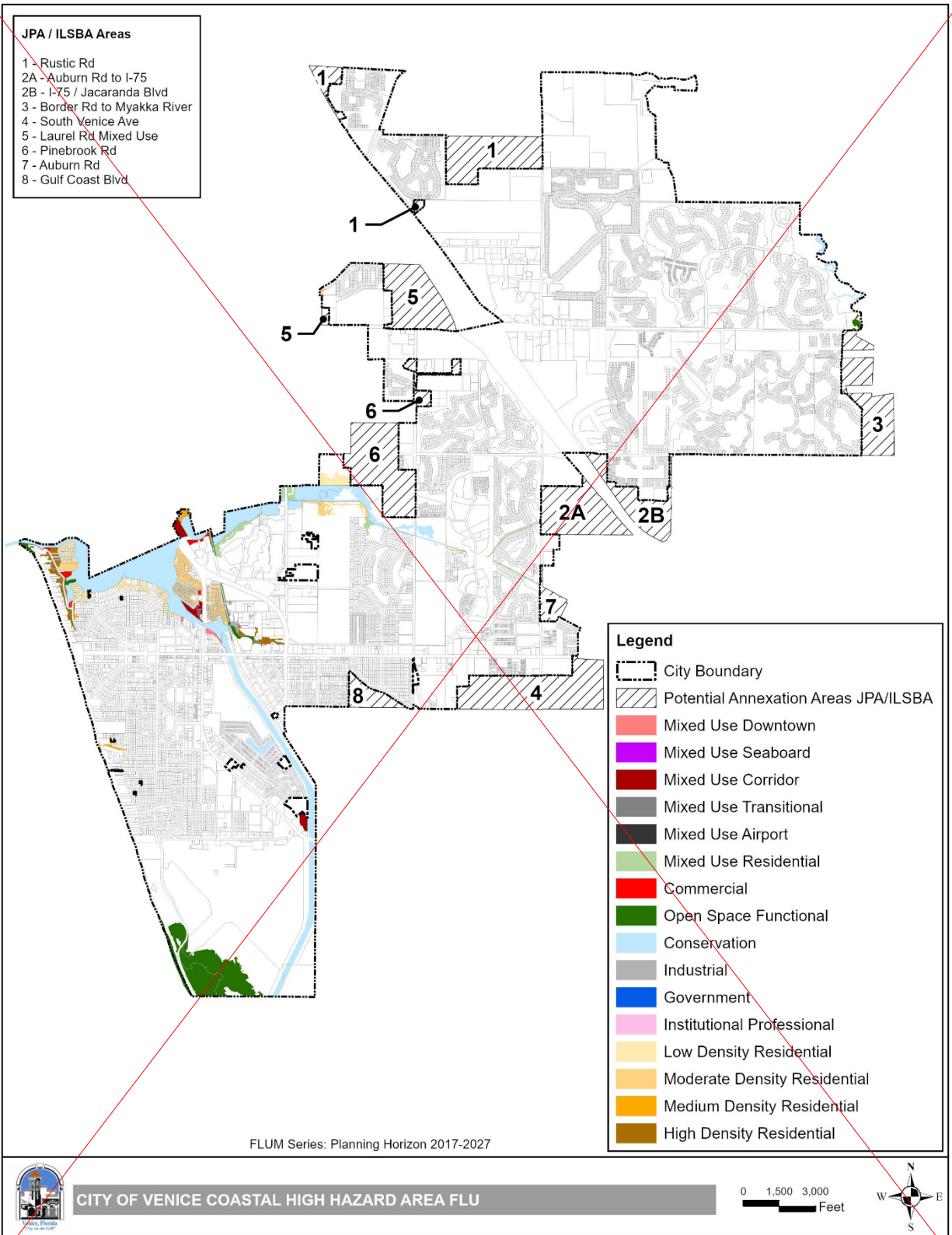
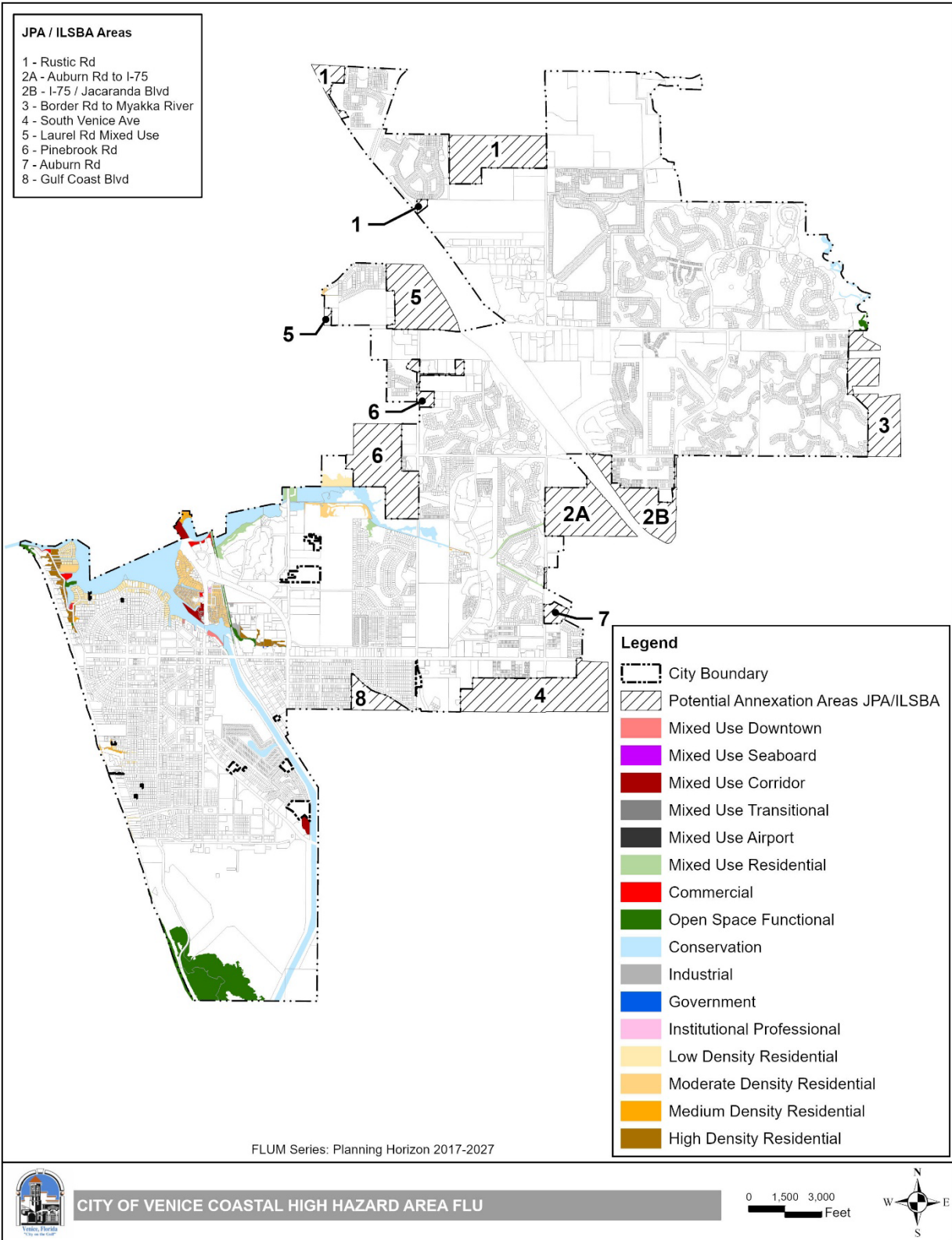


Figure (Map) LU-12: Coastal High Hazard Area FLU



Future Land Use

The Island				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	6	245,159	0	200	8,711,045	0
CONSERVATION	304	0	0	608	0	0
GOVERNMENT	486	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	84	0	1,517	433 131	0	2,399 2,363
INDUSTRIAL	0	0	0	546 518	44,953,920 45,128,160	0
INSTITUTIONAL PROFESSIONAL	24	520,542	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	579	0	2,895	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	73	0	949	303	0	3,943
MIXED USE CORRIDOR	130	1,989,580	1,357	564	10,128,766	4,880
<i>Planned Public Hospital</i>	0	0	0	65	8,494,200	0
<i>Areas of Unique Concern</i>	49	<i>see LU-IS 1.1.6</i>		49	0	0
MIXED USE DOWNTOWN	84	1,902,701	756	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	127	1,936,242	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	4,295	3,534,008	21,109
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	72	0	649	561	0	5,052
OPEN SPACE FUNCTIONAL	436	0	0	573	0	0
	2,455	6,594,223	8,123	10,130	89,254,754 89,428,994	44,722 44,686
ROW	362			887		
Total City Boundary	2,817			11,017		

Key Thoroughfares

The Island is developed around a highly connected (“grid-style”) roadway network linking the Neighborhood’s “downtown” and commercial corridors, parks, community services, public facilities, and residential neighborhoods. The primary roadways (thoroughfares) include:

- Tamiami Trail
- W. Venice Avenue
- Harbor Drive
- Park Boulevard
- Nokomis Avenue
- Palermo Place
- Airport Avenue

- 857 residential units (single family detached, single family attached, multifamily/ condominium), and
- 1,718,203 square feet of non-residential uses (commercial, office, civic, professional).

Future Land Use

Gateway	City-Wide					
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	73	3,179,880	0	200	8,711,045	0
CONSERVATION	27	0	0	608	0	0
GOVERNMENT	10	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	45 43	0	840 774	433 131	0	2,399 2,363
INDUSTRIAL	44 16	1,219,680 1,393,920	0	546 518	44,953,920 45,128,160	0
INSTITUTIONAL PROFESSIONAL	10	217,800	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	0	0	0	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	10	0	130	303	0	3,943
MIXED USE CORRIDOR	13	254,826	127	564	10,128,766	4,880
<i>Planned Public Hospital</i>	0	0	0	65	8,494,200	0
<i>Areas of Unique Concern</i>	0	0	0	49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	67	1,970,001	422	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	4,295	3,534,008	21,109
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	56	0	500	561	0	5,052
OPEN SPACE FUNCTIONAL	41	0	0	573	0	0
	366	6,842,187 7,016,427	1,988 1,952	10,130	89,254,754 89,428,994	44,722 44,686
ROW	74			887		
Total City Boundary	440			11,017		

Key Thoroughfares

The Gateway is developed around the historic railroad and waterways. Key roadways link the Neighborhood's commercial corridors, parks, community services, public facilities, and residential neighborhoods. These roadways include:

- Venice Bypass 41
- Business 41/Tamiami Trail
- E Venice Ave
- Albee Farm Road
- Seaboard Avenue

Figure (Map) LU-GW-2: Future Land Use Map

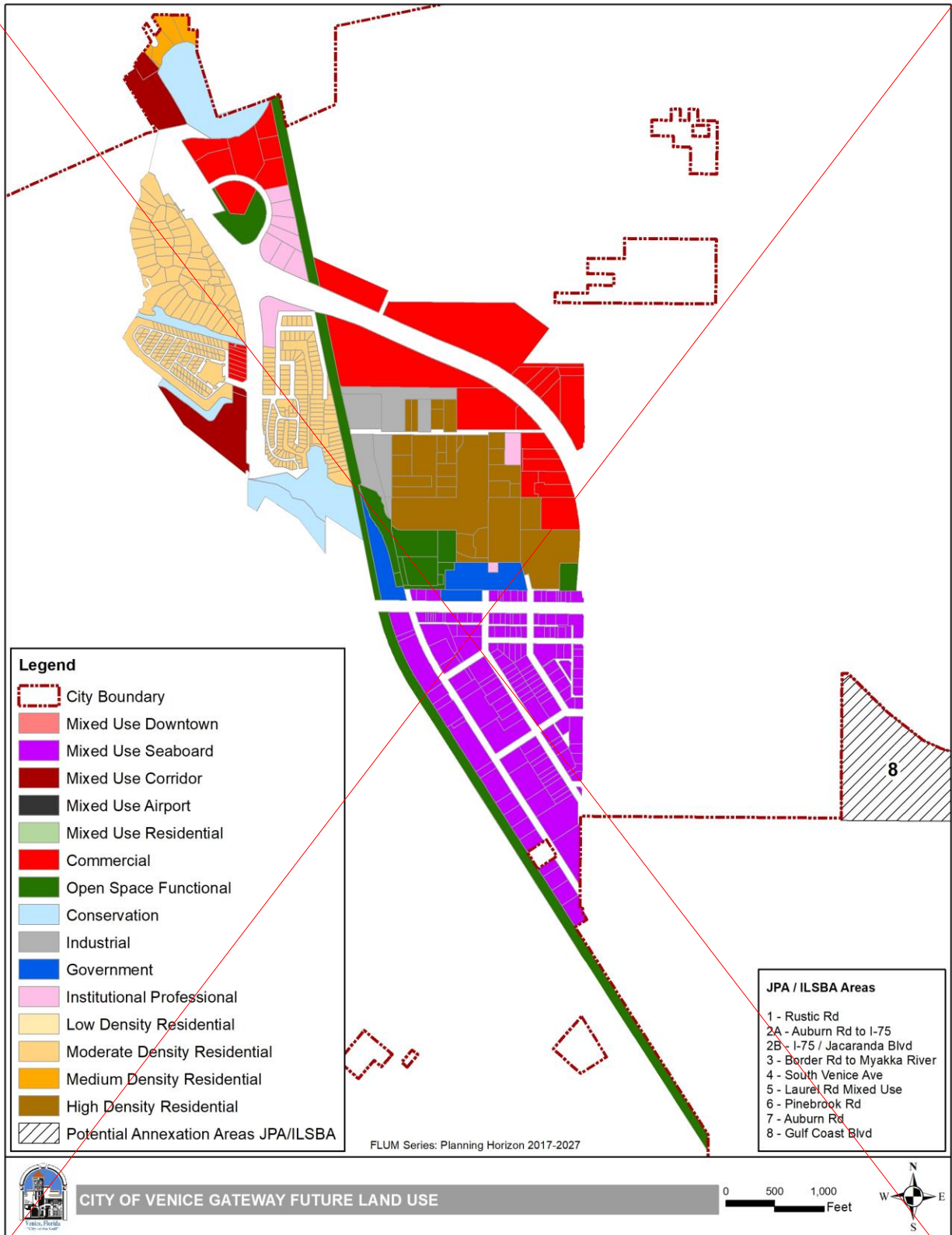


Figure (Map) LU-GW-2: Future Land Use Map

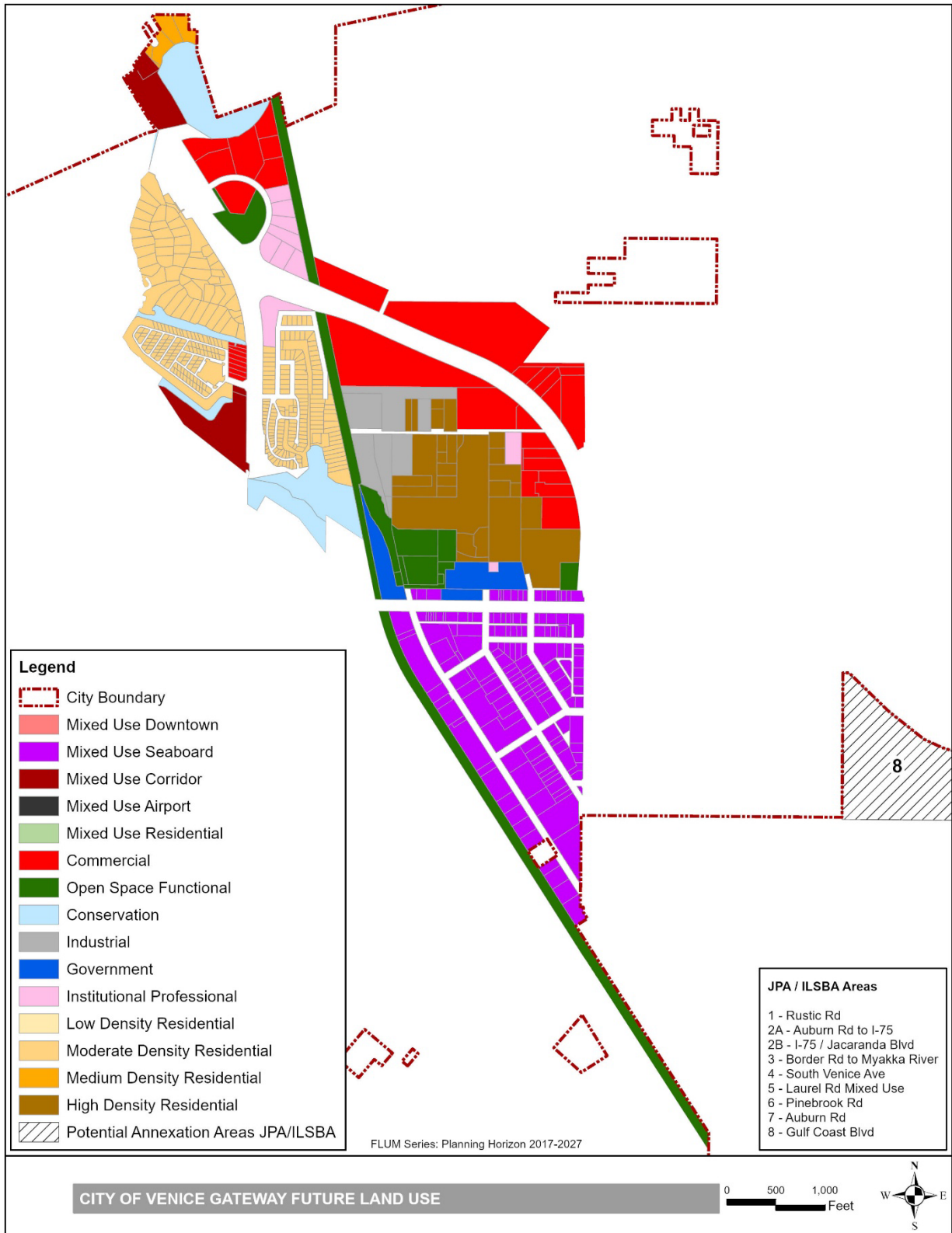


Figure (Map) LU-GW-4: Coastal High Hazard Area identified (w/ FLU)

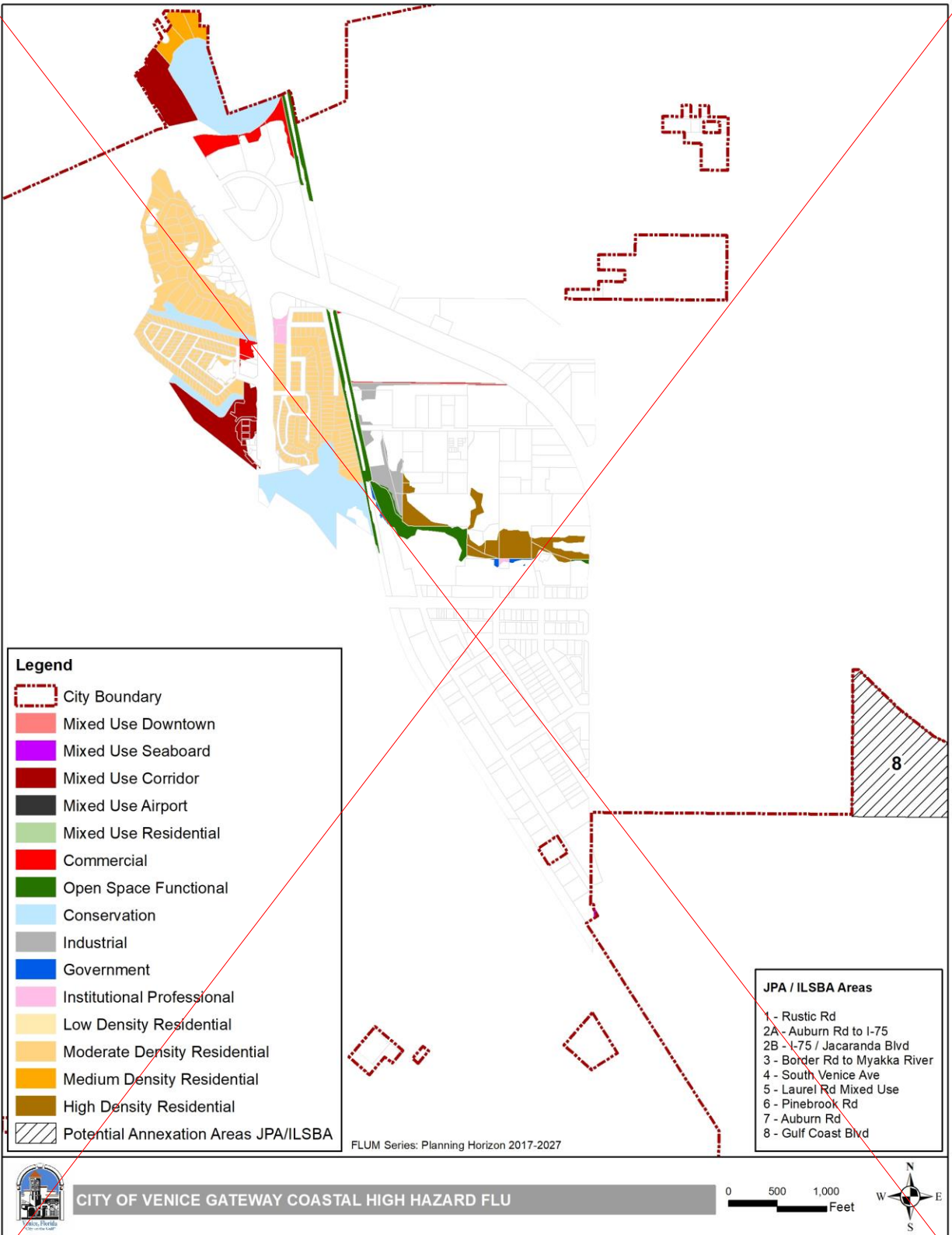
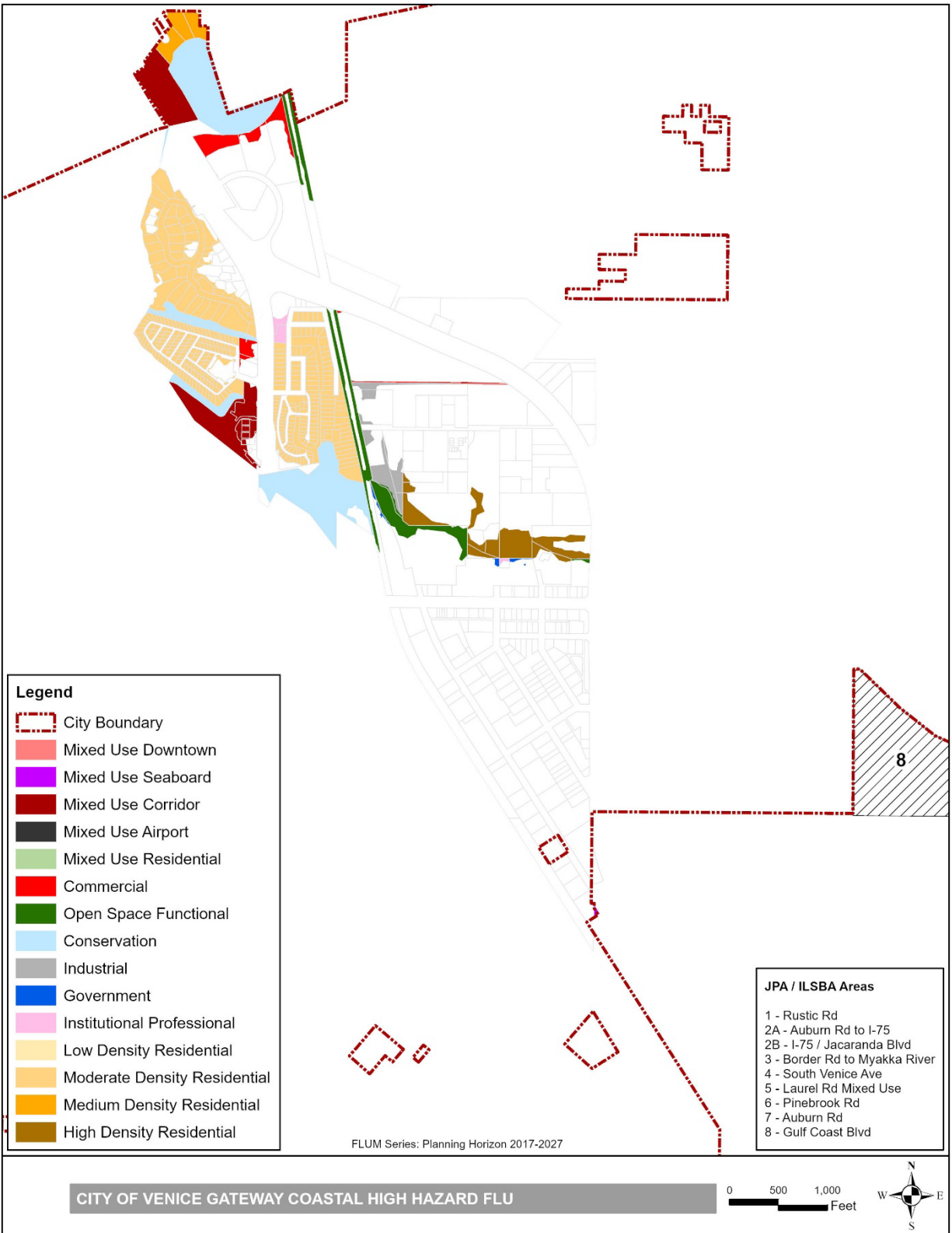


Figure (Map) LU-GW-4: Coastal High Hazard Area identified (w/ FLU)



Future Land Use

East Venice Ave				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	94	4,094,640	0	200	8,711,045	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	20	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133 131	0	2,399 2,363
INDUSTRIAL	0	0	0	516 518	44,953,920 45,128,160	0
INSTITUTIONAL PROFESSIONAL	37	807,167	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	167	0	835	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	92	0	1,196	303	0	3,943
MIXED USE CORRIDOR	0	0	0	564	10,128,766	4,880
<i>Planned Public Hospital</i>	0	0	0	65	8,494,200	0
<i>Areas of Unique Concern</i>	0	0	0	49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	58	50,328	289	4,295	3,534,008	21,109
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	33	0	295	561	0	5,052
OPEN SPACE FUNCTIONAL	2	0	0	573	0	0
	503	4,952,135	2,615	10,130	89,254,754 89,428,994	44,722 44,686
ROW	61			887		
Total City Boundary	564			11,017		

Key Thoroughfares

The East Venice Avenue Neighborhood is generally developed along East Venice Avenue; however, it is also accessed by:

- US 41 Bypass
- Pinebrook Road
- Auburn Road

Unique Neighborhood Strategies

Land Use:

Strategy LU-EV 1.1.1 - Redevelopment

The City recognizes this Neighborhood is primarily developed with minimal opportunities for new development. The City supports the redevelopment of underutilized properties to encourage a diversity of

Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	22	958,320	0	200	8,711,045	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	133 131	0	2,399 2,363
INDUSTRIAL	0	0	0	516 518	44,953,920 45,128,160	0
INSTITUTIONAL PROFESSIONAL	79	1,731,074	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	85	0	427	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	98	0	1,272	303	0	3,943
MIXED USE CORRIDOR	0	0	0	564	10,128,766	4,880
<i>Planned Public Hospital</i>	0	0	0	65	8,494,200	0
<i>Areas of Unique Concern</i>	0	0	0	49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,271	1,107,656	6,357	4,295	3,534,008	21,109
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	329	0	2,961	561	0	5,052
OPEN SPACE FUNCTIONAL	79	0	0	573	0	0
	2,194	3,797,051	11,089	10,130	89,254,754 89,428,994	44,722 44,686
ROW	227			887		
Total City Boundary	2,421			11,017		

Key Thoroughfares

The Pinebrook Neighborhood is generally developed along Pinebrook Road running in a north/south direction and includes other major thoroughfares:

- Albee Farm Road
- Auburn Road
- Edmondson Road

Unique Neighborhood Strategies

Land Use:

Strategy LU-PB 1.1.1 - Neighborhood Open Space Protection

The City shall require that functional and conservation open spaces within existing residential developments including those zoned Planned Unit Development (PUD) be protected from redevelopment and infill

Future Land Use

Laurel Rd Corridor				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	0	0	0	200	8,711,045	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	71	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133 131	0	2,399 2,363
INDUSTRIAL	0	0	0	516 518	44,953,920 45,128,160	0
INSTITUTIONAL PROFESSIONAL	0	0	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	0	0	0	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	0	0	0	303	0	3,943
MIXED USE CORRIDOR	252	4,939,704	1,638	564	10,128,766	4,880
<i>Planned Public Hospital</i>	65	8,494,200	0	65	8,494,200	0
<i>Areas of Unique Concern</i>	0	0	0	49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	4,295	3,534,008	21,109
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	72	0	648	561	0	5,052
OPEN SPACE FUNCTIONAL	5	0	0	573	0	0
	465	13,433,904	2,286	10,130	89,254,754 89,428,994	44,722 44,686
ROW	31			887		
Total City Boundary	496			11,017		

Key Thoroughfares

The roadway network is generally limited due to the I-75 interchange and overall lack of development at this time. The primary roadways (thoroughfares) include:

- Pinebrook Road
- Honore Avenue
- Laurel Road
- I-75
- Knights Trail Road

Future Land Use

Northeast Venice				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	5	233,046	0	200	8,711,045	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	4	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133 131	0	2,399 2,363
INDUSTRIAL	0	0	0	516 518	44,953,920 45,128,160	0
INSTITUTIONAL PROFESSIONAL	0	0	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	131	0	655	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	31	0	397	303	0	3,943
MIXED USE CORRIDOR	0	0	0	564	10,128,766	4,880
<i>Planned Public Hospital</i>	0	0	0	65	8,494,200	0
<i>Areas of Unique Concern</i>	0	0	0	49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	2,648	2,306,763	13,239	4,295	3,534,008	21,109
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	0	0	0	561	0	5,052
OPEN SPACE FUNCTIONAL	10	0	0	573	0	0
	2,829	2,539,809	14,291	10,130	89,254,754 89,428,994	44,722 44,686
ROW	101			887		
Total City Boundary	2,930			11,017		

Key Thoroughfares

The Northeast Neighborhood is generally developed along three main thoroughfares as follows:

- Laurel Road
- Border Road
- Jacaranda Boulevard

Both Laurel Road and Jacaranda Boulevard provide access to I-75.

Future Land Use

Knights Trail				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	0	0	0	200	8,711,045	0
CONSERVATION	53	0	0	608	0	0
GOVERNMENT	56	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133 131	0	2,399 2,363
INDUSTRIAL	502	43,734,240	0	516 518	44,953,920 45,128,160	0
INSTITUTIONAL PROFESSIONAL	7	152,460	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	0	0	0	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	0	0	0	303	0	3,943
MIXED USE CORRIDOR	169	2,944,656	1,758	564	10,128,766	4,880
<i>Planned Public Hospital</i>	0	0	0	65	8,494,200	0
<i>Areas of Unique Concern</i>	0	0	0	49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	318	69,260	1,224	4,295	3,534,008	21,109
MIXED USE TRANSITIONAL	214	4,194,828	1,348	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	0	0	0	561	0	5,052
OPEN SPACE FUNCTIONAL	0	0	0	573	0	0
	1,319	51,095,444	4,330	10,130	89,254,754 89,428,994	44,722 44,686
ROW	31			887		
Total City Boundary	1,350			11,017		

Key thoroughfares

The Knights Trail is generally developed along these thoroughfares:

- Knights Trail Road
- Laurel Road East of I-75

Note: Laurel Road provides access to Interstate 75 for this Neighborhood. Sarasota County has identified an extension of Knights Trail Road to the north providing a future, additional access to this area.

Unique Neighborhood Strategies

Land Use

Strategy LU-KT 1.1.1 - Mixed Use Corridor

The MUC within the Knights Trail Neighborhood comprises approximately 169 acres generally including property along Knights Trail Road (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUC designation within the Knights Trail Neighborhood: