

ORDINANCE NO. 2026-23

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 87, LAND DEVELOPMENT CODE, BY AMENDING SECTION 1.9.3. SPECIFIC APPLICATION REQUIREMENTS, AMENDING AND RENUMBERING SECTION 1.10. PRELIMINARY PLAT (QUASI-JUDICIAL APPLICATION), AMENDING SECTION 3.1.1. BUILDING HEIGHT, SECTION 3.1.2. BLOCK CONFIGURATION REQUIREMENTS, SECTION 3.1.4. BUILDING PLACEMENT REQUIREMENTS, 3.1.9. ACCESSORY USES AND STRUCTURES, SECTION 3.5.2. EXEMPT SIGNS, SECTION 3.6.1. OFF-STREET PARKING, TABLES 3.6.1. AND 3.6.6. PARKING REQUIREMENTS BY USE, SECTION 3.6.5. DESIGN STANDARDS, SECTION 3.8.1. PURPOSE AND APPLICABILITY, SECTION 3.8.3. FENCES AND WALLS MATERIAL AND DESIGN STANDARDS, SECTION 3.8.4. HEIGHT OF FENCES AND WALLS, SECTION 7.8.1. CERTIFICATE OF ARCHITECTURAL COMPLIANCE (CAC), SECTION 7.10.9. FENCES AND WALLS, AND SECTION 9.1., DEFINED TERMS, PURSUANT TO TEXT AMENDMENT PETITION NO. 25-12AM, TO RESOLVE ISSUES DISCOVERED THROUGH THE IMPLEMENTATION OF THE LAND DEVELOPMENT CODE; 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, the City initiated Text Amendment Petition No. 25-12AM to resolve issues discovered through the implementation of the Land Development Code; 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 June 16, 2026, regarding the Petition, and recommended approval to City Council of Text Amendment Petition No. 25-12AM; and

WHEREAS, City Council received and considered the report of the Planning Commission concerning Text Amendment Petition No. 25-12AM; and

WHEREAS, on July 14, 2026, and August 25, 2026, City Council held duly noticed public hearings on Text Amendment Petition No. 25-12AM 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. 25-12AM is in compliance with state law, and consistent with 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. 25-12AM is hereby approved.

SECTION 3. Chapter 87 Land Development Code, Section 1. – Administration, Section 1.9. - Site and Development Plan (Quasi-Judicial Application), Section 1.9.3., Specific Application Requirements, of the City's Land Development Regulations, is hereby amended as follows:

1.9.3. Specific Application Requirements

A. No change

B. The application shall, at minimum, include the following items, as part of or in addition to the requirements set out in Section 1.2:

1. Site plan that contains the overall project layout, includes the title of the project and the name and contact information for the developer, property owner, and all applicable engineers, architects, planners, and any other professionals providing information as part of the project documents; date and north arrow; and is based on an exact survey of the property drawn to a scale of sufficient size to show existing and proposed information:

a.-k. No change.

- l. Environmental ~~Assessment Report~~ analysis consistent with Chapter 89, including either a Wildlife and Habitat Protection Assessment (projects larger than five acres) or a Resource Management Plan (projects with five or fewer acres), evaluating any wetlands present on the site, and ~~which~~ addresses potential contamination on the site and ~~evaluates~~ determining whether the site is a brownfield.

2.-16. No change.

SECTION 4. Chapter 87 Land Development Code, Section 1. – Administration, Section 1.10. – Subdivisions, Section 1.10., Preliminary Plat (Quasi-Judicial Application, is hereby renumbered and amended as follows:

1.10.1. Preliminary Plat (Quasi-Judicial Application)

A. No change.

B. **Application Requirements.** Site improvements such as parking lot improvements, utility design (stormwater, reclaimed water, water and wastewater), paving and grading plan, and best management plans shall be signed and sealed by a state-licensed professional engineer on each sheet. Landscaping plan shall be signed and sealed by a state-licensed landscape architect. The application shall, at minimum, include the following, as part of or in addition to the requirements set out in Section 1.2:

1. A preliminary plat plan set containing the title of the project and the names, addresses and telephone numbers of the project planner, utility suppliers, the engineer of record and the surveyor of record, and date and north arrow. The preliminary plat plan set must be based on an exact survey of the property drawn to a scale of sufficient size to show:

a.-q. No change.

r. Environmental analysis consistent with Chapter 89, including either a Wildlife and Habitat Protection Assessment (projects larger than five acres) or a Resource Management Plan (projects with five or fewer acres), evaluating any wetlands present on the site, and addressing potential contamination on the site and determining whether the site is a brownfield.

2.-5. No change.

C.-D. No change.

SECTION 5. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.1. – General Development Standards, Section 3.1.1., Building Height, is hereby amended as follows:

3.1.1. Building Height

A.-C. No change.

- D. **Height Exceptions.** If indicated on a zoning district development standard table, a height exception may be requested per the requirements of Section 1.12: Height Exceptions ~~and the standards in Section 4: Compatibility.~~

SECTION 6. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.1. – General Development Standards, Section 3.1.2., Block Configuration Requirements, is hereby amended as follows:

3.1.2. Block Configuration Requirements

A.-C. No change.

- D. **Culs-De-Sac.** Where a tract of land is of such size or location as to prevent a typical lot arrangement, there may be established one or more courts, dead-end streets or other arrangements; provided, however, that direct access shall be given to all lots from a dedicated street or court. A dead-end street (cul-de-sac) shall terminate in a circular roadway having a minimum diameter of 100 feet. A dead-end street (cul-de-sac) shall not exceed 600 feet in length. Street stubs to adjoining areas shall be provided to the property line when required to give access to such areas or to provide for future traffic circulation. Street stubs in excess of 250 feet shall be provided with a temporary cul-de-sac turnaround within the platted right-of-way complying with the cul-de-sac standards contained in this

section. A design alternative for cul-de-sac lengths and design may be ~~approved~~ requested subject to fire code standards.

SECTION 7. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.1. – General Development Standards, Section 3.1.4., Building Placement Requirements, is hereby amended as follows:

3.1.4. Building Placement Requirements

A. No change.

1. No change.
2. **Corner Lot.** A lot which abuts two or more streets, other than an alley or easement. Each corner lot shall be required, either on its plat or building permit, to designate the street that will define its front yard, which shall dictate its front setback requirement. For single-family residential uses, the primary structure shall be oriented so the entrance is in the designated front yard. If the abutting streets are different street types, the ~~front yard~~ driveway shall be on the lesser street type (e.g., local road instead of collector arterial).
3. **Through Lot.** A lot which has frontage on two parallel streets. Each through lot shall be required, either on its plat or building permit, to designate the street for its front yard, which shall dictate its front setback requirement. For single-family residential uses, the primary structure shall be oriented so the ~~driveway and~~ entrance ~~is~~ are in the designated front yard. If the abutting streets are different street types, the ~~front yard driveway~~ shall be on the lesser street type (i.e., local road instead of collector arterial).
4. No change.

B. No change

SECTION 8. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.1. – General Development Standards, Section 3.1.9., Accessory Uses and Structures, is hereby amended as follows:

3.1.9. Accessory Uses and Structures

A.-B. No change.

- C. **Specific Accessory Structures Standards.** In no case shall an accessory use be permitted that is not a permitted use under the zoning district. Except as otherwise noted or precluded through easements, accessory structures shall be located no less than five (5) feet from a side or rear property line. Standards for specific accessory structures are as follows:
1. **Pools and Pool Decks.** Pools and pool decks shall not be permitted in any front yard; ~~except through an approved variance in compliance with Section 1.14: Variances;~~ may

be permitted no closer than five (5) feet from the side or rear property line; and may not be located within any easements. Pools and pool decks that encroach into a waterfront yard must be no higher than thirty-six (36) inches from grade and can be no closer than five (5) feet from the property line adjacent to the waterfront, or to the mean high-water line, whichever is more landward.

2.-5. No change.

D.-F. No change.

SECTION 9. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.5. – Signs, Section 3.5.2, Exempt Signs, is hereby amended as follows:

3.5.2. Exempt Signs

A. **Types of Exempt Signs.** The following signs may be erected in any zoning district without securing a permit, subject to meeting all requirements of this Code:

1.-6. No change.

7. ~~One~~ Three flagpoles per property is are allowed. ~~The flagpoles~~ must be no higher than the maximum height for the zoning district, as measured at ground level. Flagpoles shall be no closer than ten feet from the property line.

8.-12. No change.

13. Non-advertising signs or symbols such as “no trespassing,” “caution,” “visitor parking,” “private property,” “no parking,” etc. located on and pertaining to a parcel of private property, not to exceed three square feet.

B. No change.

C. **General Standards for Temporary Signs.** All temporary signs shall meet the following criteria:

1.- 3. No change.

4. Displayed a maximum of ~~thirty(30)~~ ninety (90) consecutive days, after which the sign shall be removed.

5. Displayed no more than once in a six (6) month period.

SECTION 10. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.6. – Parking, Section 3.6.1., Off-Street Parking Standards, is hereby amended as follows:

3.6.1. Off-Street Parking Standards

A. **Purpose, Intent and Applicability.**

1.-3. No change.

4. **Change in Uses.** A change in use of a building shall meet the parking requirements of that new use. For the purpose of this section, a change in use shall be defined as a change in occupancy classification per the Florida Building Code. If the parking requirements of this Code cannot be met for the new use, the Director may request additional information about the new use and shall determine whether the current parking can sustain the new use. If it cannot, an alternative parking plan may be provided. For the requirements of an alternative parking plan, please see Section ~~3.4.3~~ 3.6.4: Alternative Vehicle Parking Provisions.
5. **Unlisted Uses.** In those situations where a proposed use is not identified in Tables ~~3.4.2-3.6.1-3.6.6~~, the Director may apply an off-street parking standard based on the use determined to be the most similar to the proposed use. The applicant may provide a parking study or similar analysis prepared by a Professional Engineer or Certified Land Use Planner with experience in parking studies; the Director may use this study in applying an alternative parking standard.

SECTION 11. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.6. – Parking, Tables 3.6.1. and 3.6.6., Parking Requirements by Use, are hereby amended as follows:

3.6.3. Parking Requirements by Use

A.-D. No change.

Table 3.6.1. Parking Requirements by Use

CITY OF VENICE—PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
RESIDENTIAL USE CLASSIFICATION			
Single-Family Dwelling	1.0/Dwelling Unit	None	Exclusive of garage or parking structure, which shall not be included in minimum and maximum. Except for parking lots and residential driveways, parking in front yards, including on grass areas, shall be prohibited.
Two-Family Dwelling/Duplex	1.0/Dwelling Unit	1.5/Dwelling Unit	Guest parking at a maximum of 10% of total parking count may be permitted.
Multifamily Dwelling	1.0/Dwelling Unit	2.0/Dwelling Unit	Guest parking at a maximum of 10% of total parking count may be permitted.

			<u>Long-term bicycle parking is required at a rate of 1 space/5 dwelling units, with a minimum of 2 provided. Short-term bicycle parking is required at a rate of 1 space/20 dwelling units, with a minimum of 2 provided.</u>
Manufactured Home Dwelling	1.0/Dwelling Unit	2.0/Dwelling Unit	Guest parking at a maximum of 10% of total parking count may be permitted.
Upper Story Residential Dwelling	0.5/Dwelling Unit	1.5/Dwelling Unit	
Assisted Living Facility	0.25/Bed	0.5/Bed	
Independent Living Facility	0.25/Dwelling Unit	0.50/Dwelling Unit	
Community Care Facility	0.25/Dwelling Unit	0.50/Dwelling Unit	
Day Care, Home (6 or Less Persons)	1.0 Dedicated Space	4.0 Dedicated Spaces	
Group Living	2.0/Dwelling Unit	4.0/Dwelling Unit	

Tables 3.6.2.-3.6.5. No change.

Table 3.6.6. Parking Requirements by Use

CITY OF VENICE—PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
OTHER USES			
Mining/Resource Extraction	No dedicated parking is required		
Agriculture	2.0/1,000 SF	4.0/1,000 SF	
Indoor Entertainment and Recreation	4.0/1,000 SF	8.0/1,000 SF	
Adult Oriented Businesses	4.0/1,000 SF	8.0/1,000 SF	
Outdoor Entertainment	4.0/1,000 SF	8.0/1,000 SF	
Golf Course/Par-3/Driving Range	5.0/Hole	10.0/Hole	For the purpose of parking requirement calculation, accessory uses include pro shop, snack bar, and clubhouse. Sit down

			restaurants are in addition to and shall be calculated using the requirement for Restaurant, Sit Down.
Clean Energy Production	No dedicated parking is required		
Live-Work	0.75/Dwelling Unit	1.75/Dwelling Unit	
Rooftop Uses	No dedicated parking is required		
Open-Air Market	1.0/100 SF	1.0/100 SF	
Tables 3.6.1. to 3.6.6. Notes: • Fractional measurements in computation of required parking. When units or measurements determining the number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half shall require a full off-street parking space. • Exceeding maximum allowed parking. If proposed parking exceeds maximum allowed, an Alternative Parking Plan (APP) shall be required per Section 3.6.4. • Electric Vehicle (EV) parking spaces in multifamily. For fifty (50) or more total required parking spaces, a minimum of two percent (2%) of the required parking shall be EV-installed. • <u>For all commercial uses, short-term bicycle parking is required at a rate of 5% of motor vehicle parking, with a minimum requirement of 2 spaces and maximum of 20 spaces.</u> • <u>For all office uses, short-term bicycle parking is required at a rate of 1 space per 10,000 square feet of occupied floor area, with a minimum requirement of 2 spaces.</u>			

SECTION 12. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.6. – Parking, Section 3.6.5., Design Standards, is hereby amended as follows:

3.6.5. Design Standards

A. General Design Standards.

1-20. No change.

21. Bicycle Parking. Bicycle parking is required for new multifamily, commercial, and office development. Bicycle parking shall not conflict with pedestrian walkways and shall be physically separated from vehicle use areas. Bicycle racks or enclosures should be placed in highly visible locations near building entrances where possible and shall be securely anchored to prevent removal. Weather protection (such as an existing overhang or a standalone canopy) is encouraged for short-term parking and required for long-term parking that is not

already fully enclosed. Enclosed long-term parking (e.g. a roofed locker or storage room) is preferred.

B.–G. No Change.

SECTION 13. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.8. – Fences, Walls, Berms, and Retaining Walls, Section 3.8.1., Purpose and Applicability, is hereby amended as follows:

3.8.1. Purpose and Applicability

A.-B. No change.

C. **Design Alternatives.** Consistent with Section 1.11: Design Alternatives, design alternatives may be considered for the following design elements within this section: building materials, breaks and openings in fences and walls, side and rear fence and wall heights for residential districts, ~~all fence and wall heights as indicated in 3.8.4 for nonresidential and planned districts,~~ and berm design standards. The purpose of the design alternative may be any of the following:

1. To allow an establishment with uses that require high fences or additional materials to protect public safety.
- 2.-6. No change.
7. To allow design options for, but not the removal of, required openings per Section 3.8.3.~~BC~~5: Breaks and Openings in Fences and Walls; however, removal may be considered where needed to protect public safety and security of minor and major essential services and government facilities or to secure outdoor storage areas.

SECTION 14. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.8. – Fences, Walls, Berms, and Retaining Walls, Section 3.8.3., Fences and Walls Material and Design Standards, is hereby amended as follows:

3.8.3 Fences and Walls Material and Design Standards

A. **No change.**

B. **Design.** Fences and walls shall comply with the design requirements established for the zoning district (if applicable).

1. **Fencing Materials.** Fences and walls must be constructed of concrete, concrete block, brick, wood, decorative metal (aluminum, iron or steel), or vinyl materials. Where there is a conflict, the standards of Section 7: Historic Architectural Preservation Controls and Standards, shall prevail. Unless required by law, no fence or wall may be constructed of non-traditional or dangerous fence or wall materials including, but not limited to, barbed wire, razor wire, scrap metal, railroad ties, or any other material determined by the Director to be detrimental to the public health, safety and welfare. However, three-strand barbed wire may be used for protection of minor and major essential services,

government facilities, or where public safety and security is a concern. Nets, sheets, or slats made of fabrics plastic, metal, or vinyl may not be used as part of the fence nor may such materials be attached to a fence for the purpose of effecting privacy or required screening.

2.-5. No change.

SECTION 15. Chapter 87 Land Development Code, Section 3. – Development Standards, Section 3.8. – Fences, Walls, Berms, and Retaining Walls, Section 3.8.4., Height of Fences and Walls, is hereby amended as follows:

3.8.4. Height of Fences and Walls

A. **Fence Height Requirements for Residentially-Zoned Properties.** Fences and walls for residentially zoned properties, including residential properties within a PUD (unless otherwise regulated within the PUD zoning standards), that are not required walls or fences for perimeter compatibility requirements shall meet the following requirements:

1. **Front Setback Height.** Fences and walls in a front setback may be a maximum three (3) feet in height; open fences, as defined in Section 3.8.3.~~B~~C.4, may be a maximum six (6) feet in height. A design alternative may be requested for open fences greater than six (6) feet, but not to exceed a height of eight (8) feet.
2. **Side and Rear Setback Height.** Fences and walls in a rear or side setback may be a maximum six (6) feet in height. A design alternative may be requested for fences greater than six (6) feet, but not to exceed a height of eight (8) feet.
3. No change.

Figure 3.8.4. No change.

B. **Fence Height Requirements for Nonresidential-Zoned Properties and Mixed Use Districts.**

1. **Height.** Height requirements shall be as provided below:
 - a. **Height.** Fences and walls may be a maximum six (6) feet in height. A design alternative may be requested for fences greater than six (6) feet, but not to exceed a height of eight (8) feet.
 - b.-e. No change.

C. No change.

SECTION 16. Chapter 87 Land Development Code, Section 7. – Historic and Architectural Preservation Controls and Standards, Section 7.8. – Changes to Historic and Architectural Resources, Section 7.8.1., Certificate of Architectural Compliance (CAC), is hereby amended as follows:

7.8.1. Certificate of Architectural Compliance (CAC)

A.-D. No change.

E. **Expiration of Certificate of Architectural Compliance.** A Certificate of Architectural Compliance shall ~~be valid for one year from the approval. The HAPB may grant additional time upon request, not to exceed an additional one year~~ not expire.

F.-G. No change.

SECTION 17. Chapter 87 Land Development Code, Section 7. – Historic and Architectural Preservation Controls and Standards, Section 7.10. – Architectural Design Standards: The Venice Historical Precedent, Section 7.10.9., Fences and Walls, is hereby amended as follows:

7.10.9. Fences and Walls

A.-C. No change.

Figure 7.10.9. No change.

D. **Design Alternative.** A design alternative may be submitted for ~~the following:~~

~~1. Height above six (6) feet, but not to exceed eight (8) feet.~~

~~2. Vinyl fence color, but~~ the chosen color must be similar to the required façade color collection.

E. No Change.

SECTION 18. Chapter 87 Land Development Code, Section 9. – General Definitions, Section 9.1, Defined Terms, is hereby amended as follows:

9.1 - Defined Terms

A. **Definitions.** The following words, terms and phrases, when used in this LDR, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandonment through Agriculture. No change.

Airport: Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing, fueling, and maintenance of aircraft; specifically the Venice Municipal Airport. See Section 2.4.5.~~V~~U.

Airport Hazard to Appeal – No change.

Appliance Repair: See Section 2.4.5.~~ED~~.

Applicant to Articulation – No change.

Artist Studio: See Section 2.4.5.~~Q~~P.

As-Built Plans to Awning – No change.

Bar or Tavern or Cocktail Lounge: See Section 2.4.5.~~LK~~.

Bar Boat or (Tiki Bar Boat) to Base – No change.

~~**Base Flood Elevation (BFE):** The elevation of surface water resulting from a flood that has a one percent (1%) chance of equaling or exceeding that level in any given year as determined by FEMA. The BFE is shown on the FEMA Flood Insurance Rate Map (FIRM).~~

Basement to Beach – No change.

Bed and Breakfast Inn: See Section 2.4.5.~~SR~~.

Berm to Bicycle Lane or Bike Lane – No change.

Bicycle Parking, Long-Term: Parking that is sheltered by a roof and/or enclosed by a fence or wall where bicycles can be stored for extended periods of time. Typically in the form of lockers and different types of enclosures, including bicycle shelters, bicycle rooms, and bicycle parking stations, intended to provide security from theft and weather damage.

Bicycle Parking, Short-Term: Outside bicycle parking, which may be sheltered or unsheltered, and is intended to provide parking for less than two hours. This parking is typically in the form of a bicycle rack placed in a highly visible location within 50 feet of a building entrance.

Bicycle Parking Space: A designated area where a single bicycle can be securely stored on a stable surface with a minimum clear area of two (2) feet wide by six (6) feet long.

Bikeway to Bottle Club – No change.

Brewpub: See Section 2.4.5.~~ML~~.

Buffer to Capital Improvement – No change.

Car, Boat, Other, Vehicle Sales and Rentals: See Section 2.4.5.~~HG~~.

Car Wash or (Auto Detailing): See Section 2.4.5.~~DC~~.

Carport to Commercial Message – No change.

Commercial Parking Lot: See Section 2.4.5.~~XW~~.

Commercial Use to Controlled Substance – No change.

Convenience Store: See Section 2.4.5.~~CB~~.

Cooking Facilities to Day Care, 6 or fewer persons – No change.

Day Care, more than 6 persons: See Section 2.4.5.~~TS~~.

Dealer to Fire Lane – No change.

Fitness, Athletic, Health Club: See Section 2.4.5.~~UT~~.

Flag to Floodplain – No change.

~~**Floodplain Administrator:** The individual appointed to administer and enforce the floodplain management regulations.~~

Floodplain Development Permit: ~~A permit that is required, in conformance with the provisions of this LDR, prior to the commencement of any development activity in a floodplain.~~

Floodproofing – No change.

Floodway: ~~The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.~~

Floor Area to Habitable Space – No change.

Halfway House: ~~A licensed home for juveniles or adult persons on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling is provided to assist residents back into society, enabling them to live independently.~~

Hand Car Wash or Auto Detailing to Hedge – No change.

Highest Adjacent Grade: ~~The highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.~~

Historic District to Hospital – No change.

Hotel or Motel: See Section 2.4.5.RQ.

House of Worship to Landscaping – No change.

Laundromat: See Section 2.4.5.FE.

Level of Service to Listed Species – No change.

Littoral Zone: An area that can be defined by the presence of sunlight at the sediment level, and the corresponding growth of partially-submerged to fully-submerged aquatic plants. It is also generally characterized by abundant dissolved oxygen, nutrients, water motion, and alternating intervals of submergence and exposure. In coastal environments, the littoral zone includes land up to the high water mark, which is often exposed to the air, while in freshwater environments, the littoral zone includes wetlands, or the areas of land seasonally or permanently inundated by the body of water.

Live-Work to Lodge or Private Club or Fraternal Organization – No change.

Lodging; Bed and Breakfast: See Section 2.4.5.SR.

Lodging; Hotel: See Section 2.4.5.RQ.

Lot to Marginal Dock – No change.

Marina: See Section 2.4.5.WV.

Marine Habitat to Mean High Water Line (MHWL) – No change.

Mechanical Equipment: Examples include equipment for pools and HVAC, and generators. These items may be permitted to encroach into setbacks and are exempt from building height on a roof. However, such equipment shall not be permitted in front yards.

Medical/Dental Office to Medical Marijuana Treatment Center Dispensing Facility – No change.

Microbrewery: See Section 2.4.5.~~MM~~.

Microdistillery to Minor Maintenance and Repair Work – No change.

Minor Vehicle Service: See Section 2.4.5.~~HH~~.

Mitigate to Pain Management Clinic – No change.

Palmist and Fortune Teller: See Section 2.4.5.~~AAZ~~.

Park to Parking Space – No change.

Parking Structure: A structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages and deck parking. See Section 2.4.5.~~XX~~.

Parking Study to Parking, Tandem – No change.

Pawn Shop: See Section 2.4.5.~~GF~~.

Pedestrian to Resort Dwelling – No change.

Restaurant, Sit Down (Casual, Fine Dining): See Section 2.4.5.~~JL~~.

Restaurant, Quick Service or Restaurant, Fast-Food: See Section 2.4.5.~~KJ~~.

Restoration – No change.

Retail Sales and Service~~(Single User less than 65,000 square feet):~~ See Section 2.4.5.A.

Retail Sales and Service~~(Single User 65,000 square feet or larger):~~ See Section 2.4.5.B.

Retaining Wall to Roof Pitch – No change.

Rooftop Dining: See Section 2.4.5.~~ON~~.

Rooftop Uses (other than dining) to Step-back – No change.

~~**Stop Work Order:** An order issued by the City to a landowner or developer to cease and desist all land disturbing or development activity on a site pending resolution of a problem or conflict.~~

Storm Sewer to Subdivider – No change.

~~**Substantial Damage:** Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in Florida Building Code, Building B, Section 1612, Subsection 1612.2.]~~

~~**Substantial Improvement:** Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a one-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the one-year period begins on the date of the first improvement or repair of that building or structure subsequent to July 11, 1972. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: any project for improvement of a building required to correct~~

~~existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.~~

~~**Substantial Modification (specific to Subsection 6.3):** Any repair, reconstruction, rehabilitation, or improvement of a structure when the actual cost of the repair, reconstruction, rehabilitation, or improvement of the structure equals or exceeds 50 percent of the market value of the structure.~~

Swale to Taproom – No change.

Tattoo and Piercing Parlor: See Section 2.4.5.ZY.

Taxidermist: See Section 2.4.5.BBAA.

Technical Review Committee (TRC) to Terminal Platform – No change.

Theater: See Section 2.4.5.PO.

Thoroughfare to Zoning – No change.

SECTION 19. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 20. 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 21. 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 25th DAY OF AUGUST 2026.

First Reading: July 14, 2026
Second Reading: August 25, 2026

Adoption: August 25, 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 25th day of August, 2026, a quorum being present.

WITNESS my hand and the official seal of said City this 25th day of August 2026.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney