

ORDINANCE NO. 2025-17

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 24-61RZ, TO CHANGE THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF AUBURN AND BORDER ROAD, SOUTH OF I-75 (10.73 ± ACRES), FROM SARASOTA COUNTY OPEN USE RURAL (OUR) TO CITY OF VENICE RESIDENTIAL, MULTI-FAMILY 2 (RMF-2); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 24-61RZ ("Petition") has been filed by KB Home Tampa LLC, to change the official City of Venice Zoning Map designation for the property generally located at the northeast corner of Auburn Road and Border Road, South of I-75, from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Multi-Family 2 (RMF-2); 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; and

WHEREAS, the Planning Commission held a noticed public hearing on April 15, 2025, regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend denial 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:

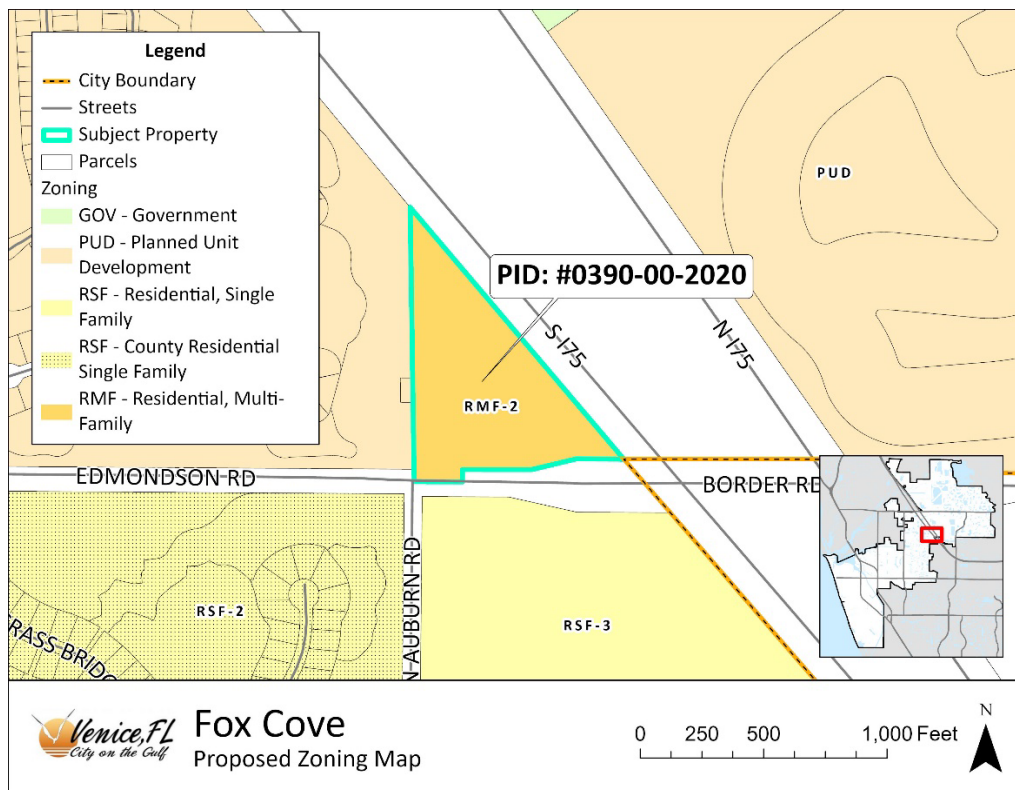
A. The Council has received and considered the report of the Planning Commission recommending denial of the Petition.

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 property generally located at the northeast corner of Auburn Road and Border Road, South of I-75, from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Multi-Family 2 (RMF-2).

The 10.73 ± acre property designated as Parcel Identification No. 0390-00-2020 is depicted on the location map shown below and further described in Exhibit “A” attached here to 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 10TH DAY OF JUNE 2025.

First Reading: May 13, 2025

Second Reading: June 10, 2025

Adoption: June 10, 2025

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 June 2025, a quorum being present.

WITNESS my hand and the official seal of said City this 10th day of June 2025.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Exhibit "A"

The Land referred to herein below is situated in the County of SARASOTA, State of Florida, and is described as follows:

That part of the South 3/4 of the West 1/2 of Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, lying West of Interstate 75 (State Road No. 93) right of way line as shown in Road Plat Book 2, Page 52 E, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, thence N 00°50'34" W, along the Westerly line of said Section 34, a distance of 33.00 feet for Point of Beginning, thence continue N 00°50'34" W, along the Westerly line of said Section 34, a distance of 1078.95 feet to intersect the Westerly right of way line of Interstate 75 (State Road No. 93) as shown on Florida Department of Transportation Right of Way Map recorded in Road Plat Book 2, Page 52 E, of the Public Records of Sarasota County, Florida said intersection being a point on a curve concave to the Northeast whose center bears N 50°02'28" E, 57,413.78 feet, thence Southeasterly along the arc of said curve through a central angle of 00°47'28", a distance of 792.71 feet to the Point of Tangency; thence S 40°45'00" E along said Westerly right of way line, 544.13 feet to intersect the North right of way line of Border Road as shown on aforementioned Florida Department of Transportation Right of Way Map as recorded in Road Plat Book 2, Page 52 E, of the Public Records of Sarasota County, Florida; thence N 89°42'34" W, along said North right of way, 190.79 feet; thence S 74°46'40" W, along said North right of way line, 186.91 feet; thence N 89°42'23" W, along said North right of way line, 280.21 feet; thence S 00°17'37" W, 17.22 feet; thence S 89°42'23" W, 201.93 feet to the Point of Beginning.