

ORDINANCE NO. 2026-05

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 25-08RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY LOCATED AT 2327 EWING DRIVE (7.3 ± ACRES), FROM SARASOTA COUNTY OPEN USE ESTATE 1 (OUE-1) TO CITY OF VENICE RESIDENTIAL, MULTIFAMILY 3 (RMF-3); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 25-08RZ ("Petition") has been filed by Brad Baker to change the official City of Venice Zoning Map designation for the property located at 2327 Ewing Drive from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Residential, Multifamily 3 (RMF-3); 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 November 17, 2025, regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend approval of the Petition with stipulations; 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.

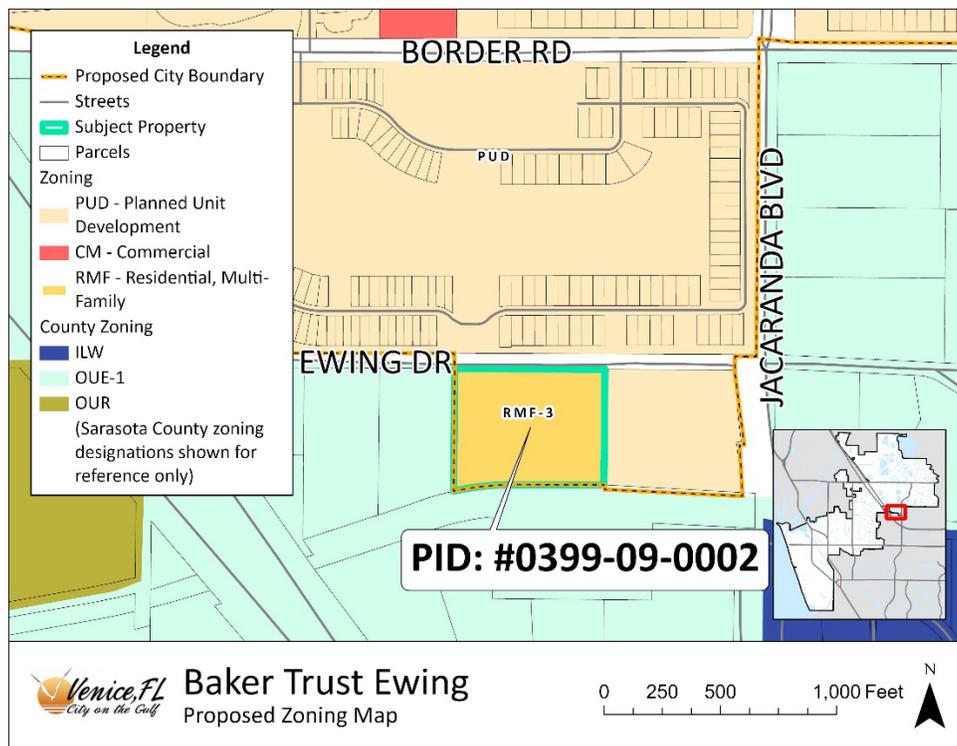
SECTION 3. The Official Zoning Map is hereby amended, by changing the zoning classification for the following described property located at 2327 Ewing Drive from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Residential, Multifamily 3 (RMF-3), with the following stipulations:

1. The building height will not exceed 35 feet.
2. There will be a minimum setback of 300 feet from any dwelling unit to the north property line along Ewing Drive for building or parking.
3. Density is limited to a maximum of 60 units.

The 7.3 ± acre property designated as Parcel Identification No. 0399-09-0002 is depicted on the location map shown below, and further described as follows:

2327 EWING DRIVE

Lot 278, NORTH VENICE FARMS, according to the plat thereof filed and recorded among the Public Records of Sarasota County, Florida in Plat Book 2, Page 203.



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 FEBRUARY 2026.

First Reading: January 13, 2026

Second Reading: February 10, 2026

Adoption: February 10, 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 10th day of February 2026, a quorum being present.

WITNESS my hand and the official seal of said City this 10th day of February 2026.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney