

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-60CP BY CHANGING THE FUTURE LAND USE DESIGNATION ON THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF AUBURN AND BORDER ROAD, SOUTH OF I-75, FROM LOW DENSITY RESIDENTIAL (LDR) TO MODERATE DENSITY RESIDENTIAL (MODR); 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 adopted the 2017-2027 Comprehensive Plan on November 28, 2017 in accordance with said Act; and

WHEREAS, KB Home Tampa LLC, submitted Petition No. 24-60CP requesting that the Future Land Use Map of the 2017-2027 City of Venice Comprehensive Plan be amended by changing the future land use designation on the property generally located at the northeast corner of Auburn and Border Road, South of I-75, (Parcel Identification No. 0390-00-2020) from Low Density Residential (LDR) to Moderate Density Residential (MODR); 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 April 15, 2025, to review the proposed comprehensive plan amendment, and recommended to City Council denial of Petition No. 24-60CP; and

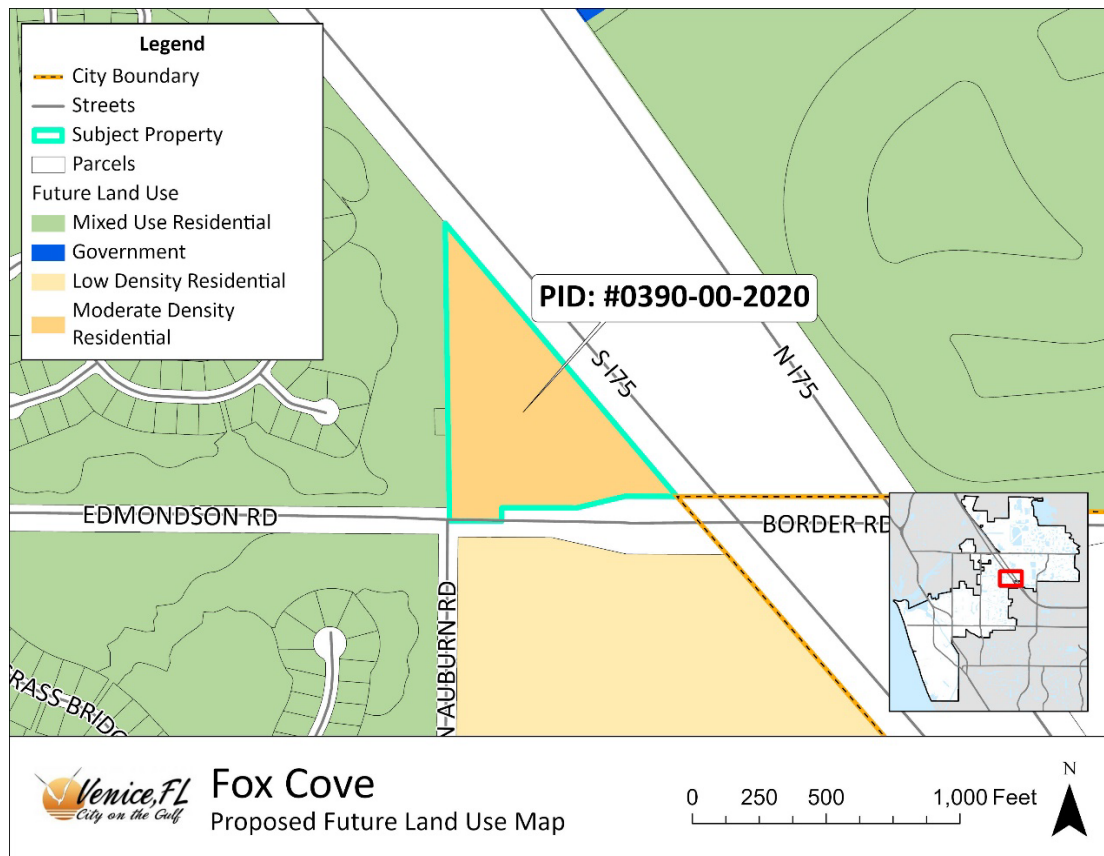
WHEREAS, this Ordinance has been properly read and advertised as provided by Florida law and the required meetings and hearings have been conducted on its adoption; and

WHEREAS, the City Council hereby finds approval of Petition No. 24-60CP 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 on the property generally located at the northeast corner of Auburn and Border Road, South of I-75, (Parcel Identification No. 0390-00-2020) from Low Density Residential (LDR) to Moderate Density Residential (MODR) 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 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