

**CITY OF VENICE, FLORIDA
PLANNING COMMISSION
ORDER NO. 25-45SP**

AN ORDER OF THE CITY OF VENICE PLANNING COMMISSION APPROVING SITE AND DEVELOPMENT PLAN PETITION NO. 25-45SP FOR THE PROPERTY LOCATED AT 816 ORMOND STREET, PID NO. 0175110025, FOR THE CONSTRUCTION OF SIX MULTIFAMILY RESIDENTIAL UNITS AND ASSOCIATED IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Martin Pouliot, through his agent Kreg Maheu, P.E., of DMK Associates, submitted Site and Development Petition No. 25-45SP for Venitownhouse LLC, Parcel Identification No. 0175110025 (further described in Exhibit A); comprised of **Site and Development Plan** (signed and sealed), prepared by Kreg E. Maheu, P.E., of DMK Associates, consisting of **thirteen sheets**, dated **February 23, 2026**; **Landscape Plan** (signed and sealed), prepared by Yvonne R. Hall, R.L.A., consisting of **two sheets**, dated **May 22, 2025**; **Architectural Elevations**, prepared by John T. Brown, A.I.A., of Coastal Architecture, consisting of **three sheets**, dated **August 27, 2025**; and **Survey** (signed and sealed), prepared by Bernard G. Rieth, R.L.S., of Bennett-Panfil, Inc., consisting of **one sheet**, dated **May 10, 2024**; and,

WHEREAS, the Planning Commission held a noticed public hearing on April 21, 2026, during which the Planning Commission received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the Planning Commission was guided in its decision and exercise of its discretion to approve, approve with conditions or to deny the Petition by the standards contained in Chapter 87, Section 1.9.4. of the Land Development Code and other applicable sections of the City Code of Ordinances; and,

WHEREAS, the Planning Commission finds that there is competent substantial evidence that the Petition demonstrates compliance with the applicable standards and criteria of the city Land Development Code and is consistent with the city Comprehensive Plan; and,

WHEREAS, the Planning Commission voted for approval of Site and Development Plan Petition No. 25-45SP.

NOW, THEREFORE, BE IT ORDERED BY THE PLANNING COMMISSION, THAT:

Section 1. The above whereas clauses are ratified and confirmed as true and correct.

Section 2. Site and Development Plan Petition No. 25-45SP for Venitownhouse, as described above, is hereby approved.

Section 3. This Order shall become effective immediately upon execution. However, any aggrieved person has 15 days from the date of rendition of this Order to appeal the decision of the Planning Commission to the Venice City Council by filing a written request with the City Clerk.


Section 4. This Development Order shall expire and be void **two years** after approval for all or any portion of the project that has not been issued a building permit consistent with the approved plans. This time period may be extended up to one additional year upon application and approval by the City Planning Commission where it can be shown by competent substantial evidence that financial or legal constraints or other events beyond the control of the applicant prevented application for a building permit.

ORDERED at a meeting of the Venice Planning Commission on the 21st day of April 2026.

APPROVED AS TO FORM



City Attorney



William D WILLSON (Apr 23, 2026 13:20:50 EDT)
Planning Commission Chair

EXHIBIT A

BEGIN AT THE SW CORNER OF LOT 1, BLOCK 5, MAP OF VENICE, REPLAT OF PORTION OF GULF VIEW SECTION, AS RECORDED IN PLAT BOOK 4, PAGE 98, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN THENCE EAST 170.03 FEET FOR A P.O.B., CONTINUE THENCE EAST 190 FEET, THENCE NORTH 117 FEET, THENCE WEST 190 FEET, THENCE SOUTH 117 FEET TO THE P.O.B. TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO AND FROM THE ESPLANADE AND THE GULF OF MEXICO ACROSS THE SOUTH 5 FEET OF THE NORTH 40 FEET OF LOT 4, BLOCK 4, OF SAID REPLAT OF GULF VIEW SECTION OF VENICE.

PID: 0175110025











25-45SP DO

Final Audit Report

2026-04-23

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