

CITY OF VENICE, FLORIDA

CITY COUNCIL

ORDER NO. 25-45SP

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

WHEREAS, Martin Pouliot, through his agent Kreg Maheu, P.E., of DMK Associates, submitted Site and Development Plan 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 voted to approve Site and Development Plan Petition No. 25-45SP; and

WHEREAS, on April 29, 2026, David Topian timely filed a de novo appeal of the approval by the Planning Commission to City Council; and

WHEREAS, David Topian was granted standing to appeal by vote of City Council; and

WHEREAS, the City Council held a noticed public hearing on June 23, 2026, during which the City Council received the application, staff report, and testimony and evidence provided by staff, the applicant, appellant, and the general public; and

WHEREAS, in the performance of its duties, the City Council applied the criteria contained in Chapter 87, Sec.1.9.4 of the Land Development Code to the Petition; and

WHEREAS, the City Council 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.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL, THAT:

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

Section 2. Based on the testimony and evidence presented, Site and Development Plan Petition No. 25-45SP is hereby approved.

Section 3. This Order shall supersede and replace the Development Order rendered by the Planning Commission on April 23, 2026.

Section 4. This Order shall become effective immediately upon adoption.

Section 5. 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 City Council on the 23rd day of June 2026.

Attest:

Kelly Michaels, MMC, City Clerk

Nick Pachota, Mayor

Approved as to form:

Kelly M. Fernandez, City Attorney

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