

**CITY OF VENICE, FLORIDA
PLANNING COMMISSION
ORDER NO. 25-22VZ**

AN ORDER OF THE VENICE PLANNING COMMISSION APPROVING VARIANCE PETITION NO. 25-22VZ FOR THE PROPERTY LOCATED AT 240 BASE AVENUE EAST, PID NO. 0430150030, FOR RELIEF FROM THE VENICE HISTORICAL PRECEDENT ARCHITECTURAL REQUIREMENT IN THE AIRPORT AVENUE ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Walt Kitonis, through his agent Annette Boone, Esq., of the Boone Law Firm, submitted Variance Petition No. 25-22VZ for 240 Base Avenue East, Parcel Identification No. 0430150030 (further described in Exhibit A); comprised of **Survey**, signed and sealed by Raymond Brigham, P.S.M., of Brigham Surveying Inc., consisting of **one sheet**, signed **March 20, 2003**, and,

WHEREAS, the Petitioner requested a variance from Section 87-2.3.6 of the City of Venice Land Development Code to redevelop without the architectural requirement for Venice Historical Precedent; and,

WHEREAS, the Planning Commission held a noticed public hearing on **July 1, 2025**, 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 to approve or deny the Petition by the considerations contained in Chapter 87, Section 1.13.3 of the Land Development Code, other applicable sections of the City Code of Ordinances, and the City's Comprehensive Plan; and,

WHEREAS, the Planning Commission finds that there is competent substantial evidence that the Petition meets each of the considerations in Section 1.13.3 of the city Land Development Code and is consistent with the city Comprehensive Plan; and,

WHEREAS, the Planning Commission voted for approval of Variance Petition No. 25-22VZ.

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. Variance Petition No. 25-22VZ for 240 Base Avenue East, as described above, is hereby approved.

Section 3. This Order shall become effective immediately upon adoption. However, the applicant and 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 **one year** after approval if work for which the variance has been granted has not begun.

ORDERED at a meeting of the Venice Planning Commission on the 1st day of July 2025.

APPROVED AS TO FORM



City Attorney



Barry R. Snyder (July 4, 2025 08:43 EDT)
Planning Commission Chair

EXHIBIT A- LEGAL DESCRIPTION

Begin at the SW Cor. of the SE $\frac{1}{4}$ of Sec. 18, Township 39 S., Range 19 E; Thence N. 89° , 48' E. along the S. line of said Sec. 18 a distance of 254.6 ft. to the point of beginning; thence N. 89° , 48' E. 225.00 ft; thence N. 0° , 06' E. 142.30 ft; thence W. 225.00 ft; thence S. 0° , 6' W. 142.5 ft, more or less, to the point of beginning, all lying and being in the SE $\frac{1}{4}$ of Sec. 18, Township 39 S., Range 19 E., Sarasota County, Florida.










25-22VZ DO_KF

Final Audit Report

2025-07-04

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