

**ORDINANCE NO. 2026-01**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 25-48RZ, TO CHANGE THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF AUBURN AND BORDER ROAD, SOUTH OF I-75, FROM SARASOTA COUNTY OPEN USE RURAL (OUR) TO CITY OF VENICE RESIDENTIAL, SINGLE FAMILY 3 (RSF-3); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Zoning Map Amendment Petition No. 25-48RZ ("Petition") has been filed by T R Zuknick Inc., to change the official City of Venice Zoning Map designation for the property generally located at the Northeast corner of Auburn and Border Road, South of I-75, from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Single Family 3 (RSF-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; and

**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; 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.

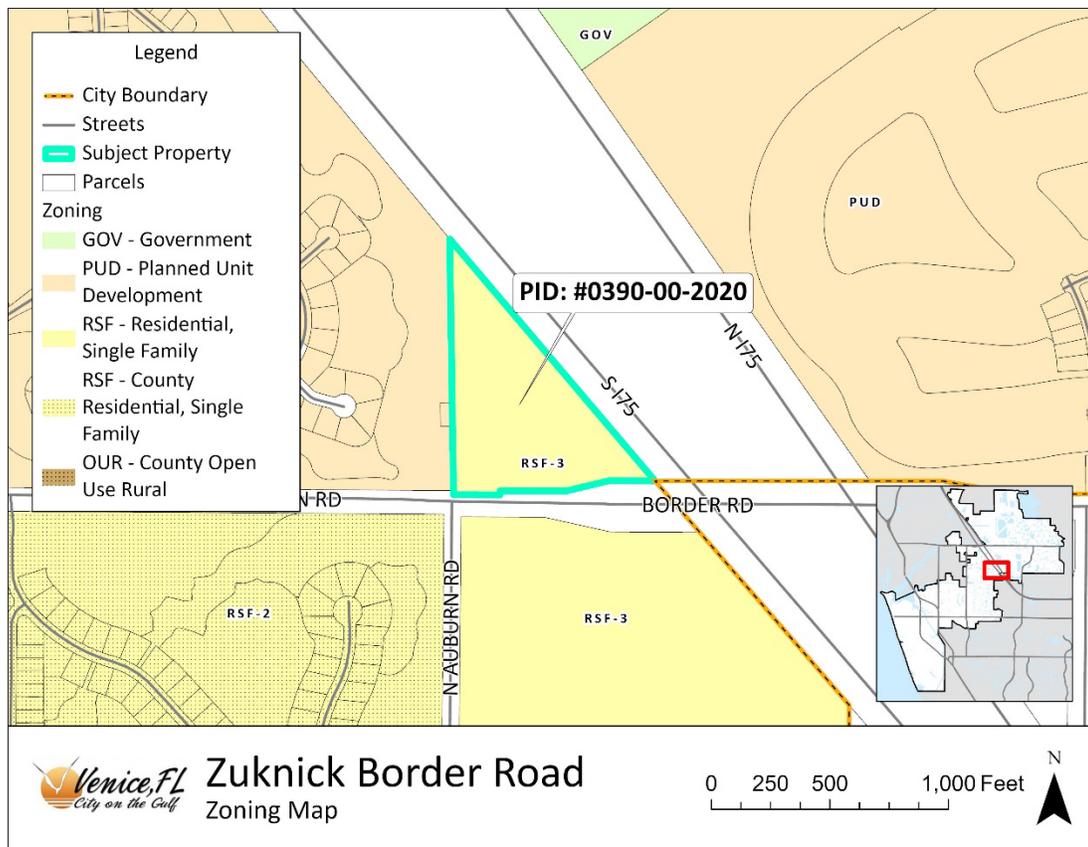
B. The Council held, after due public notice, a public hearing on the Petition and considered the evidence and testimony received at said public hearing.

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 property generally located at the Northeast corner of Auburn and Border Road, South of I-75, from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Single Family 3 (RSF-3) with the following stipulation:

1. No more than twenty-six (26) single family detached homes shall be constructed on the subject property.

The +/- 10.73-acre property designated as Parcel Identification No. 0390-00-2020 is depicted on the location map shown below and further described in Exhibit "A" attached hereto and incorporated herein by reference.



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 24<sup>TH</sup> DAY OF FEBRUARY 2026.**

First Reading: January 13, 2026  
Final Reading: February 24, 2026

Adoption: February 24, 2026

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Nick Pachota, Mayor

Attest:

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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 24<sup>th</sup> day of February 2026, a quorum being present.

**WITNESS** my hand and the official seal of said City this 24<sup>th</sup> day of February 2026.

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Kelly Michaels, MMC, City Clerk

Approved as to form:

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Kelly Fernandez, City Attorney

## Exhibit "A"

LEGAL DESCRIPTION  
ZUKNIK BORDER ROAD REZONING – VENICE  
BORDER ROAD, VENICE, FL, 34292

Parcel Description: THAT PART OF S 3/4 OF W 1/2 OF SEC 34-38-19 LYING W OF I-75 RW DESC IN RPB 2 PG 52E (CA-76-2047) DESC AS FOLLOWS COM AT SW COR OF SAID SEC 34 TH N 00-50-34 W, ALONG WLY LINE OF SAID SEC 34, A DIST OF 33 FT FOR POB, TH CONT ALONG SAID SEC 34, N 00-50-34 W 1078.95 TO INTERSECT WLY RW OF SAID I-75, TH ALONG SELY ALONG A CURVE TO THE LEFT, & SAME BEING WLY R/W OF SAID I-75, A DIST OF 792.71 FT TH S 40-45-00 E 544.13 FT TO INTERSECT WITH WLY RW OF SAID I-75 & N RW OF BORDER RD, TH N 89-42-23 W, ALONG SAID N RW OF BORDER RD, A DIST OF 190.79 FT TH S 74-46-40 W 186.91 FT TH N 89-42-23 W 280.21 FT TH S 00-17-37 W 17.22 FT TH N 89-42-23 W 201.93 TO POB, SUBJ TO 170 FT WIDE FPL ESMT DESC IN OR 960 PG 1513