

ORDINANCE NO. 2025-20

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 25-05RZ, TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTIES LOCATED AT 225 PARK BOULEVARD SOUTH AND 528 MENENDEZ STREET (0.6 ± ACRES), FROM RESIDENTIAL, MULTI-FAMILY 4 (RMF-4) TO RESIDENTIAL, SINGLE-FAMILY 4 (RSF-4); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 25-05RZ ("Petition") has been filed by the Boruff Family Trust to change the official City of Venice Zoning Map designation for the properties located at 225 Park Boulevard South and 528 Menendez Street from Residential, Multi-Family 4 (RMF-4) to Residential, Single-Family 4 (RSF-4); and

WHEREAS the subject properties are 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;

WHEREAS, the Planning Commission held a noticed public hearing on May 6, 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.

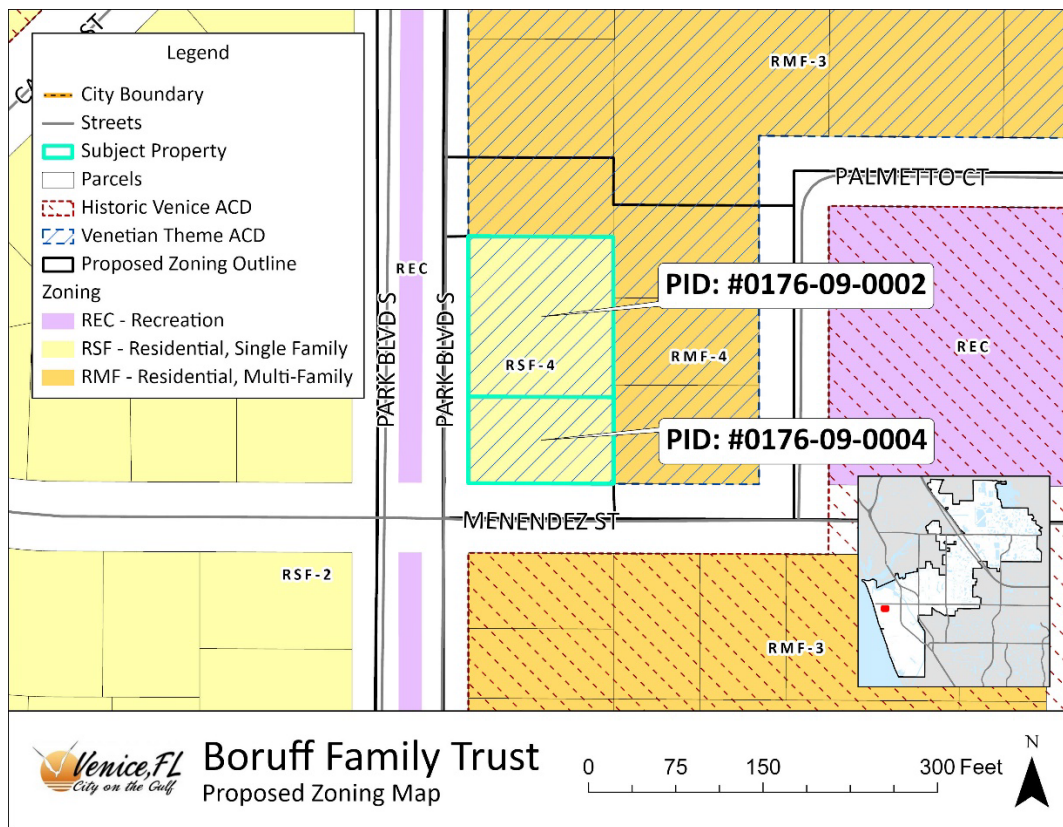
C. The proposed rezoning of the properties described herein is in accordance with and meets the requirements of the Land Development Code and is consistent with the City of Venice Comprehensive Plan.

SECTION 3. The Official Zoning Map is hereby amended by changing the zoning classification for the properties located at 225 Park Boulevard South and 528 Menendez Street from Residential, Multi-Family 4 (RMF-4) to Residential, Single-Family 4 (RSF-4).

The combined 0.6 ± acre properties designated as Parcel Identification Nos. 0176-09-0002 and 0176-09-0004 are depicted on the location map shown below, and further described as follows:

225 Park Boulevard South and 528 Menendez Street

Lots 1, 2 and 3, Block 41, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, Pages 77 and 77A, of the Public Records of Sarasota County, Florida.



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 24TH DAY OF JUNE 2025.

First Reading: June 10, 2025

Final Reading: June 24, 2025

Adoption: June 24, 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 24th day of June 2025, a quorum being present.

WITNESS my hand and the official seal of said City this 24th day of June 2025.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney