

**ORDINANCE NO. 2025-05**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 24-05RZ, TO CHANGE THE ZONING DESIGNATION ON A PORTION OF THE PROPERTY LOCATED AT 705 SOUTH TAMIAMO TRAIL (1.44 ± ACRES), FROM RESIDENTIAL, MULTI-FAMILY 3 (RMF-3) TO SOUTH TRAIL AREA 2 (ST-2); PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Zoning Map Amendment Petition No. 24-05RZ ("Petition") has been filed by Barsuk Florida Properties LLC, to change the official City of Venice Zoning Map designation for a portion of the property located at 705 South Tamiami Trail from Residential, Multi-Family 3 (RMF-3) to South Trail Area 2 (ST-2); 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;

**WHEREAS**, the Planning Commission held a noticed public hearing on December 3, 2024, 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.

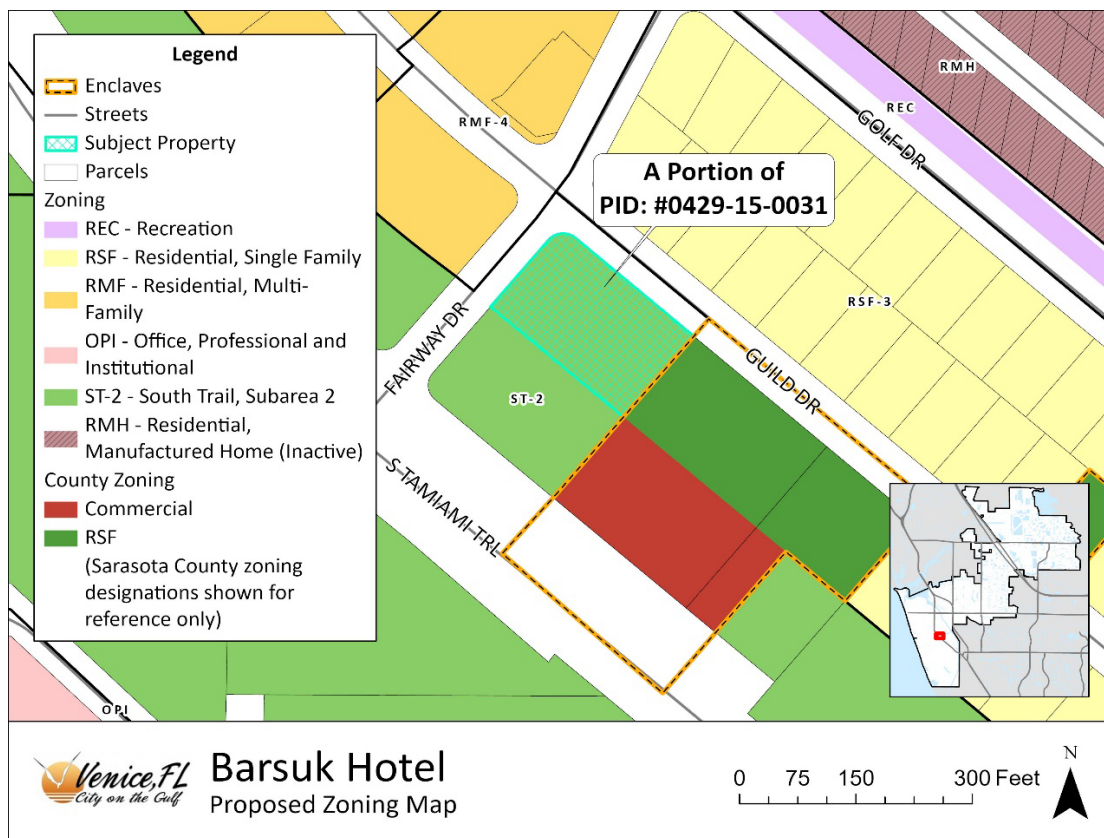
**SECTION 3.** The Official Zoning Map is hereby amended by changing the zoning classification for a portion of the property located at 705 South Tamiami Trail from Residential, Multi-Family 3 (RMF-3) to South Trail Area 2 (ST-2), subject to the following conditions:

1. Vehicle access is prohibited from Guild Drive.
2. All development shall meet the architectural requirements of the Venetian Theme District.
3. A Perimeter Buffer Type 2 shall be located along Guild Drive.
4. Development on Lots 26, 27, and 28 of Block D, Country Club Estates Unit 2 shall be limited in permitted building height to the lesser of three stories or 35 feet, and uses will be limited to multifamily residential development, parking and accessory uses to permitted uses under the STR-2 zoning on Lots 1, 2 and 3 of Block D, Country Club Estates Unit 2.

The 1.44 ± acre property designated as Parcel Identification No. 0429-15-0031 is depicted on the location map shown below, and further described as follows:

**705 SOUTH TAMIAMI TRAIL**

**LOTS 1, 2, 3, 26, 27 & 28 BLK D COUNTRY CLUB ESTATES UNIT**



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 11<sup>TH</sup> DAY OF FEBRUARY 2025.**

First Reading: January 14, 2025  
Final Reading: February 11, 2025

Adoption: February 11, 2025

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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 11th day of February 2025, a quorum being present.

**WITNESS** my hand and the official seal of said City this 11<sup>th</sup> day of February 2025.

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Kelly Michaels, MMC, City Clerk

Approved as to form:

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Kelly Fernandez, City Attorney