

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 87, LAND DEVELOPMENT CODE, BY AMENDING TABLE 2.3.6., AIRPORT AVENUE DEVELOPMENT STANDARDS, PURSUANT TO TEXT AMENDMENT PETITION NO. 24-32AM, BY ALLOWING A HEIGHT EXCEPTION UP TO 85 FEET FOR PARCELS LOCATED IN THE AIRPORT AVENUE ZONING DISTRICT EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 12, 2022, City Council adopted the new Land Development Regulations (LDRs) and official Zoning Map of the City; and

WHEREAS, Surf Road, LLC, submitted Text Amendment Petition No. 24-32AM requesting a height exception up to 85 feet for parcels located in the Airport Avenue Zoning District north of Base Avenue and east of Avenida Del Circo; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, Venice City Council has duly designated the city's Planning Commission as the local planning agency for the City; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 20, 2024 regarding the Petition, and recommended approval to City Council of Text Amendment Petition No. 24-32AM with amended language; and

WHEREAS, City Council received and considered the report of the Planning Commission concerning Text Amendment Petition No. 24-32AM; and

WHEREAS, on February 11, 2025 and _____, 2025, City Council held duly noticed public hearings on Text Amendment Petition No. 24-32AM in accordance with the requirements of the City's Code of Ordinances and has considered the information received at said public hearings; and

WHEREAS, City Council finds that Text Amendment Petition No. 24-32AM is in compliance with, and meets, the requirements of the city's Land Development Code and Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

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

SECTION 2. Text Amendment Petition No. 24-32AM is hereby approved. Chapter 87 Land Development Code, Table 2.3.6. Airport Avenue Development Standards, of the City's Land Development Regulations, is hereby amended as shown in Exhibit "A", which is incorporated herein by reference.

SECTION 3. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 4. 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 5. This ordinance shall become effective immediately upon its approval and adoption, as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS __ DAY OF _____ 2024.

First Reading: February 11, 2025

Second Reading: _____, 2025

Adoption: _____, 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 ____ day of _____ 2025, a quorum being present.

WITNESS my hand and the official seal of said City this ____ day of _____ 2025.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Exhibit "A"

Table 2.3.6. Airport Avenue Development Standards

Airport Avenue Development Standards Table		
Standard		Measurement Requirement
Building Height		<p>35' by right/57' through Height Exception <u>except 85' through Height Exception east of Avenida Del Circo, south and west of Ringling Drive, and north of Base Avenue.</u></p> <p>Compliance with Airport Master Plan is required</p> <p>See also F.S. Ch. 333</p>
Building Placement	Front (Street)	10' / 25'
	Side	5' / 15'
	Rear	5' / 20'
Lot	Length (min)	100'
	Width (min)	50'
	Coverage (min/max)	35% / 75%
Building Frontage Requirement	% Requirement	60%
	Encroachments	<p>Maximum Length: 25' or 50% of building frontage (whichever is lesser)</p> <p>Maximum Encroachment: 6'</p> <p>Minimum Clearance: 8'</p>
	Active Use Area (AUA)	<p>Maximum Length: 25' or 50% of building frontage (whichever is lesser)</p> <p>Maximum AUA Depth: 8'</p>
	Entrances	Oriented to street
Architecture	Style	Venice Historical Precedent
	Blank Wall Area	Blank wall area is prohibited when the wall is adjacent to a street. Where applicable, design elements of the Venice Historic Precedent may be found in Sec. 7.10.6. through 7.10.7.
Parking	Placement	Side / Rear
	Percentage of Minimum Parking Required	100%
	Access	Side / Rear
	Loading	Follow standards in Sec. 3.6.5.G
Signage		See Table 5.2.1