

**ORDINANCE NO. 2005-24**

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, AS PART OF CITY OF VENICE ORDINANCE NO. 725-78; RELATING TO FIORE DI VENEZIA, REZONING PETITION NO. 05-1RZ FOR THE REZONING OF THE FOLLOWING DESCRIBED PROPERTY FROM RSF-2 (RESIDENTIAL, SINGLE-FAMILY) TO RMF-2/VG (RESIDENTIAL, MULTIPLE-FAMILY/VENETIAN GATEWAY); RELATING TO ZONING WITHIN THE INCORPORATED AREA OF THE CITY OF VENICE; PROVIDING FOR THE REZONING OF CERTAIN LANDS; AND PROVIDING AN EFFECTIVE DATE.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:**

**SECTION 1. Findings.** The City Council, hereinafter referred to as the "Council", hereby makes the following findings:

A. The Council has received and considered the report of the Planning Commission concerning Rezoning Petition No. 05-1RZ requesting rezoning of the property described herein.

B. The Council has held a public hearing on the proposed rezoning of the property described herein, all in accordance with the requirement of City of Venice Ordinance No. 725-78, and has considered the information received at said public hearing.

C. The proposed rezoning of the property described herein is in accordance with the City of Venice Comprehensive Plan and said rezoning, as granted hereby, meets the requirements of City of Venice Ordinance No. 725-78, and any amendments thereto.

**SECTION 2. Amendment of Ordinance No. 725-78.** The Official Zoning Atlas, as part of the City of Venice Ordinance No. 725-78, is hereby amended by changing the zoning classification from RSF-2 (Residential, Single-family) to RMF-2/VG (Residential, Multiple-family/Venetian Gateway) for the following described property located in the City of Venice:

**DESCRIPTION OF PROPERTY:**

Tract 4 of the unrecorded plat of KENT ACRES, more particularly described as follows: The West 304 feet of the East 1249 feet of the North 726 feet of that part of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida, lying South of the existing R/W of Venice Avenue East, the South 15 feet therein being reserved for ingress and egress easement. Totaling 5.06 ± acres.

More commonly known as Fiore di Venezia, located at 1755 E. Venice Avenue, Venice, Florida.

**SECTION 3. Restrictions, stipulations and safeguards.** The use of the property described in Section 2 hereof, in addition to applicable restrictions imposed by City of Venice Code of Ordinances Chapter 86 Land Development Code, is limited by and subject to the following restrictions, stipulations and safeguards:

1. Density will not exceed 7.6 units per acre.
2. There will be no request for a special exception for building height.

- ~~3. The developers agree not to propose a wall, or a fence, or gate along the west property line.~~
4. The developers agree to implement the Venetian Gateway architectural standards.
5. The developers agree to include landscape berms along the front and back one third of the west side of the property.

**SECTION 4. Effective Date.** This ordinance shall take effect at the termination of 30 days following the adoption of the small-scale comprehensive plan amendment unless a challenge is filed. If a challenge is filed this ordinance will become effective only if the Administration Commission issues a final order determining the adopted small scale development amendment is in compliance, as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 24TH DAY OF MAY, 2005.**

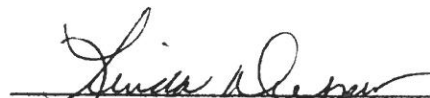
First Reading: May 10, 2005

Final Reading: May 24, 2005

Adoption: May 24, 2005

  
Dean Calamaras, Mayor

**Attest:**


  
Linda Depew, CMC, Deputy City Clerk

I, Linda Depew, CMC, Deputy 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 May, 2005, a quorum being present.

**WITNESS** my hand and the official seal of said City this 25th day of May 2005.

  
Linda Depew, CMC, Deputy City Clerk

**Approved as to form:**

  
City Attorney