



City of Venice
Planning & Zoning Division
MEMORANDUM

To: Lori Stelzer, City Clerk
From: Isaac Anderson, Planner
Roger Clark, AICP, Planning Manager
Date: April 3, 2019
Re: Transmittal of Petition for Council Action
Cassata Place Preliminary Plat, 18-06PP

On April 2, 2019, the Planning Commission, made the following motion for the subject petition, with a vote of 6-0, with one absence:

Based on review of the application materials, the Staff Report, and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and Land Development Regulation Commission, finds the petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative findings of fact in the record, and recommends approval to City Council of Preliminary Plat Amendment Petition No. 18-06PP, with the following stipulation:

1. The proposed eight foot fence, as shown on the preliminary plat plan, shall not be constructed until the subject property's zoning is amended to allow construction of the fence.

It is important to note that the staff report transmitted has been revised on page 2 to reference the zoning stipulations consistent in verbiage and order with Ordinance 2005-24 that rezoned the subject property. In addition, revisions have been made to correctly indicate the applicant's compliance with all zoning stipulations except No. 3. The stipulation indicated above, proffered by the applicant at the public hearing, has been recommended by Planning Commission to resolve this issue.

To continue the processing of the petition, please complete the following:

- Legistar file CC 18-06PP has been created and the files are uploaded because the documents are too large to email (all documents are listed as attachments to this memo).
- Schedule one public hearing before City Council and provide our office with the legal advertisement when you send it to the Gondolier in order for us to prepare the notification sign and post on the property 15 days prior, per public notice requirements.
- The mailing list for the nearby properties is attached, but please note if a significant amount of time passes before the notices are prepared, the list will need to be updated to ensure sales/transfers are accounted for.
- We will forward the Development Order 18-06PP upon completion of review by legal counsel.

The Planning and Zoning Division may receive written correspondence on this petition, which will be forwarded to your office.

Attachments: Staff Report (Revised for City Council)
Applicant Materials
Cassata Place Preliminary Plat Plans
Cassata Place Landscape Plans
Architectural Elevations
Floor Plan
Written Correspondence
Mailing Notification List & Location Map

Cc: File No. 18-06PP