

**City of Venice
Planning and Zoning Department**

MEMORANDUM

DATE: February 4, 2014

TO: Mayor and City Council

FROM: Scott Pickett, AICP, Senior Planner

SUBJECT: Portofino Rezone Application No. 13-2RZ
Revised Application

During the January 28, 2014 City Council public hearing on the above referenced application, the following four issues were raised:

1. Permitted, Special Exception and Prohibited Uses
2. The potential of the single user building up to 190,000 square feet in Planned Development Area 1 and the single user being merged into one building in excess of 300,000 square feet.
3. Whether sales, service and display or storage of goods outside a completely enclosed building (e.g. garden center) would be included in the 190,000 and 120,000 square foot limitation for single user building.
4. Habitat for Humanity's request to amend stipulation (a) found on page 20 of the attached application to provide the 2 acre parcel access to tie into Portofino's water, sewer and electric utilities.

All the revisions in response to the above issues are highlight in yellow in the revised rezone application. With one minor exception, staff confirms that the revised permitted, special exception and prohibited uses are consistent with the exhibit presented by the applicant during the January 28, 2014 public hearing. The one exception concerns nightclubs. The exhibit did not include nightclubs which is a permitted CMU use. The revised application lists nightclubs as a permitted use. The applicant addressed the second and third issues with the new highlighted text in the right column of page 5 of the application. The written response to the fourth issue is found on page 20 of the revised application. The new language was reviewed by Judy Wilcox, Executive Director, Habitat for Humanity South Sarasota Co., Inc., and found acceptable.

It is staff's opinion that the applicant has adequately addressed the four above issues that were raised at the January 28, 2014 public hearing.