



City of Venice Planning & Zoning Department

MEMORANDUM

To: Mayor and City Council

From: Scott Pickett, AICP, Senior Planner

Date: June 13, 2014

Re: Old Salty Dog, VUD Waiver, Petition No. 14-1WV

Background

Section 86-122(f)(2) of the Land Development Code provides an opportunity for an applicant to request a waiver of the standards of the Venetian Urban Design (VUD) overlay district from City Council upon recommendation by the Planning Commission. The applicant is requesting a waiver from the following two VUD standards to facilitate the conversion of a portion of the Marine Max boat sales showroom building to a 165-seat restaurant.

1. Section 86-122(m) – Landscaping, screens, and buffers
2. Section 86-122(o) – Parking

The requested VUD waiver is necessary to allow the applicant to move forward with a recently approved site and development plan for the proposed restaurant.

On June 3, 2014, the Planning Commission recommended approval of Petition No. 14-1WV consistent with its action on a separate special exception petition submitted by the applicant. In effect, the Planning Commission recommended approval of all but Section 86-122(m)(4)c, the VUD standard on landscaping of parking area along abutting properties.

Action

Staff's review and analysis of the VUD waiver request can be found on pages 18-20 of the attached Planning Commission staff report. City Council action on the VUD waiver requires a determination as to whether strict compliance with the VUD site or design requirements creates an unreasonable burden upon the property and presents a difficulty unique to the development of the property. The applicant has provided the information required to substantiate an affirmative finding of the above determination. On pages 19 and 20 of the Planning

staff report, staff has provided a comment on each of the six informational items required to support a determination on the waiver request.

Upon review of the petition and associated documents, the comprehensive plan, land development code, staff report, the Planning Commission's recommendation and public input during the public hearing, the following alternative actions on the VUD waiver request are available to City Council.

1. Petition approval.
2. Petition approval with restrictions, stipulations and safeguards.
3. Petition denial.

cc: File No. 14-1WV