

CITY OF VENICE
Planning & Zoning Department
Memorandum

TO: Planning Commission
FROM: Amy Nelson, AICP, Planning Manager
SUBJECT: Administrative Approval of Minor Site and Development Plan Amendment
Petition No. 22-10SP – Cassata Square C
DATE: June 20, 2022

On June 20, 2022, Site and Development Plan Amendment No. 22-10SP was administratively approved for a Commercial Parking Lot at 137 Miami Avenue, the result of new ownership separating it from another parcel, both of which were a part of previously approved Site and Development Plan 19-22SP.

Based upon review of the criteria established in accordance with Section 86-49 (c)(1-3) regarding Site and Development Plans, staff provides the following justification for a minor site and development plan review as follows:

(1) Do not meet the thresholds of subsection (b) above (Section 86-49 (b)(1-8));

Staff Comment— The proposed project does not meet the requirements for a Major Site and Development Plan as outlined in Section 86-49(b). There are no site changes, just the separation of this parcel from another in a previously approved Site and Development Plan.

(2) Clearly meet the requirements of the comprehensive plan and land development code; and

Staff Comment—The Technical Review Committee reviewed the proposed separation of this parcel and found it to be consistent with the Comprehensive Plan and Land Development Code.

(3) Are unlikely, in the opinion of the zoning administrator, to have an impact on neighboring properties.

Staff Comment—The proposed separation of this parcel is not anticipated to have any negative impact on the surrounding properties.

