

CITY OF VENICE
Planning & Zoning Department
Memorandum

TO: Planning Commission

FROM: Roger Clark, AICP, Planning Manager

SUBJECT: Zoning Administrator Approval of Minor Site and Development Plan Amendment
Petition No. 18-03SP

DATE: May 8, 2018

On April 6, 2018 the Zoning Administrator approved Development Order No. 18-03SP for Café Venice, granting approval of open air café seating as accessory to a restaurant at 101 W. Venice Ave.

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 substantial site changes and the only addition to the property is the inclusion of seating for an open-air café which is a permitted use in the Commercial, Business District (CBD).

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

Staff Comment—The Technical Review Committee reviewed the proposed outdoor café seating 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 project is not anticipated to have any negative impact on the surrounding properties as it is surrounded by similar commercial uses and activities. Additionally, the open-air café is proposed to be located within the interior of the footprint of the existing building in a breezeway.