



City of Venice  
Planning & Zoning Division  
**MEMORANDUM**

**To:** Planning Commission  
**From:** Roger Clark, AICP, Planning Manager  
**Date:** August 12, 2019  
**Re:** Requested Extension of Special Exception Petition No. 17-04SE

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The following excerpt is from the staff report provided to Planning Commission on September 25, 2017 for Special Exception Petition No. 17-04SE:

**I. INTRODUCTION AND BACKGROUND**

As a result of initiation of a code enforcement case in March of 2017, the applicant is seeking a special exception for an offsite directional sign. The developer of the Toscana Isles project located approximately 2,000 feet north of the intersection of Laurel Road on Knights Trail Road installed a 32 square foot, V-shaped sign at a height not to exceed eight feet, at the northeast corner of the intersection to guide potential customers to the entrance of the project. The subject sign has remained in place since the initial complaint in March.

Per Code Section 86-405(7), offsite signs are prohibited except for offsite identification/directional signs approved by the planning commission through special exception. On June 28<sup>th</sup>, the applicant submitted application for consideration of a special exception for the subject sign. It is important to note that the applicant for the special exception currently has ownership interest and control of both the Toscana Isles subdivision and the property where the sign is located known as the Portofino project.

**Extension Request**

On September 25, 2017, the Planning Commission approved Special Exception Petition No. 17-04SE for the installation of an offsite directional sign for the Toscana Isles development with the following stipulation:

*The sign authorized by the Petition may be erected until September 25, 2019, after which the applicant can request an extension from the Planning Commission or install a permanent sign in accordance with the Portofino Master Plan.*

The applicant has indicated that they are in the process of submitting a Preliminary Plat Petition for the remainder of the Portofino project that will include a permanent sign at the subject location. While this petition is in process, the applicant desires to maintain the offsite site that is the subject of the originally approved special exception. They are requesting an 18 month extension to February 25, 2021. It is important to note that normally a special exception expiration would be null and void once the use for which the special exception was granted commenced. As provided above from the original staff report, the sign was in place at the time of the public hearing.

Cc: Petition File No. 17-04SE