



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

**To:** Planning Commission  
**From:** Nicole Tremblay, Planner  
**Date:** January 30, 2020  
**Re:** Requested Extension of Special Exception Petition No. 18-07SE

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The following excerpt is from the staff report provided to Planning Commission on February 19, 2019 for Special Exception Petition No. 18-07SE, associated with Site and Development Plan No. 19-07SP for a proposed 7-Eleven convenience store at the northeast corner of the intersection of Tamiami Trail and Venice Avenue:

## **II. PROJECT DESCRIPTION**

The applicant has submitted a concurrent special exception petition to allow for outdoor display and sale of retail merchandise per Code Section 86-92(d)(5). The code indicates that typical special exceptions within this category are for *sale and display in other than completely enclosed buildings of any merchandise otherwise allowed as a permitted use in this district*. The applicant has indicated that the outdoor display will be limited to propane gas tanks. The tanks will be contained within what is identified on the site plan as a “propane storage cage” along the front of the building.

### **Special Exception Code**

Per Code Section 86-43(f)(2), “any special exception shall expire 12 months from the date of grant unless, upon request, an extension of time is granted by the planning commission, to a date certain if by that date the use for which the special exception was granted has not been commenced.”

### **Extension Request**

On February 19, 2019, the Planning Commission approved Special Exception Petition No. 18-07SE for the outdoor storage and display of retail merchandise, limited to propane gas tanks, with the following stipulation:

*The outdoor display and sale of retail merchandise be restricted to propane gas tanks in the area indicated on the site and development plan.*

This Special Exception approval is valid until February 19, 2020. The applicant has indicated that the approval of Site and Development Plan No. 19-07SP for the subject property does not expire until February 19, 2021, and they are seeking extension of the Special Exception approval until the same date, February 19, 2021.

cc: Petition File No. 18-07SE