

CITY OF VENICE
Planning & Zoning Division
Memorandum

TO: Planning Commission

FROM: Amy Nelson, AICP, Senior Planner

SUBJECT: Administrative Approval of Minor Site and Development Plan Petition No. 20-13SP – Portofino (aka Mirasol) Identification Sign

DATE: June 23, 2020

On June 5, 2020, Development Order No. 20-13SP was administratively approved for the Portofino (aka Mirasol) Commercial Mixed Use (CMU) development, granting approval of a minor site and development plan for an identification sign on PID 0376-12-0001, at the northeast quadrant of the intersection of Laurel Road and Knights Trail Road.

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, with the only request being to construct the identification signage approved in the rezoning for the Portofino (aka Mirasol) CMU in 2014.

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

Staff Comment— The Technical Review Committee reviewed the proposed site plan for an identification sign 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, and is consistent with the approved CMU that has been deemed compatible with surrounding uses. Further, the proposed amendment meets requirements for such signage as put forth in the CMU master plan. The identification sign will be outside of the visibility triangle, thus presenting no impedance to vehicular safety. The sign will be landscaped, which will also be kept out of the visibility triangle.