


**CITY OF VENICE**  
**Planning & Zoning Department**

**Memorandum**

**TO:** Martin P. Black, AICP, ICMA-CM, City Manager  
**FROM:** Roger Clark, Planner   
**SUBJECT:** Permit and Inspection Narrative for 127 E. Tampa Avenue, Unit 1  
**DATE:** March 7, 2008

---

My role in the permitting of any business within the city is twofold. I have the role and responsibility of administrator and processor of the Local Business Tax Receipt process. As a part of this process, I have the responsibility of reviewing an applicant's proposed use of property to determine whether it is a permitted use within the zoning district in which the property is located. Also, for any business that applies for license to distribute alcohol through the Department of Business and Professional Regulation, Division of Alcoholic Beverages & Tobacco, I sign off on the application to confirm compliance with the standards of the City's zoning code for use and distance from beaches, churches and schools.

Until the application for Local Business Tax Receipt for the Tavern on the Island, I have had no involvement with the above property. Records indicate no permits required a zoning review for this location during my tenure as permit reviewer. Prior to Tavern on the Island, Norma Jeans Bar & Grill was located at the property from September 19, 1989 to August 30, 2002. Records indicate that a change of ownership occurred in 1998 (Exhibit 1).

Tammy Velucci first expressed interest in starting a "martini bar" at the site of the old Norma Jeans in October of 2006. I determined that the property was located within the Commercial, Intensive (CI) zoning district and confirmed, per City of Venice Code Section 86-93(b)(2), that a bar or tavern is a permitted principal use within the (CI) zoning district. I indicated my concern for parking and informed the applicant that a parking analysis would be required to dictate how many seats would be permitted in the establishment. I required a site plan along with the parking analysis (Exhibit 2). Upon review of the submitted site plan, I provided zoning approval for the business for no more than 54 seats, as indicated in the applicant's analysis. This application was submitted during the time of the transition of the Occupational License process from the City Manager's office to the Planning & Zoning Department. Consistent with past process, there were no other inspections required for the business and the occupational license was approved on November 29, 2006. I am unable to comment fully on this occupational license because, during this time, I was receiving training from Ed Hoefert on the procedures and requirements for issuance. The proposed business never opened as apparent personal issues did not allow the owner to pursue the proposed business. In the meantime, the Occupational License expired.

Ms. Velucci again came to City Hall in October of 2007 and indicated a renewed interest in starting the business. I required her to submit a new application for local business tax receipt (fka Occupational License) which she did on November 5, 2007 requesting a bar with 35 seats (Exhibit 3). I confirmed the

original site plan was still applicable and, per City of Venice Code Section 66-101 thru 117 and Chapter 205 Florida Statutes, indicated that I would need a copy of the approved liquor license, confirmation of the Limited Liability Corporation as owner and that building and fire inspections would be required by the appropriate city departments (Exhibit 3). I provided Ms. Velucci with contact information for the Fire Marshal and the Building Department. I emailed the Building Department of the need for a building inspection at the site (see attached email dated 11/8/07-Exhibit 3). I also informed the Fire Marshal of the proposed business. Upon submission of the required documents, and confirmation by the building official of compliance with building and fire regulations (see attached email dated 1/8/08-Exhibit 3), the local business tax receipt for a "bar" with 35 seats was approved and issued on December 31, 2007 (Exhibit 4).

There have been two code enforcement issues brought to the attention of the Planning & Zoning Department since the business opened. A violation was issued for the installation of a window sign without a permit. The owner resolved this issue by submitting a permit application (No. 08-85) that was subsequently reviewed and approved. The second violation was for temporary storage structure onsite without a permit. The structure was removed and the business that was using it is in the process of moving to a new location. Permit No. 08-276 was undergoing zoning review by Don Caillouette for the Tavern on the Island for improvements. Review found the materials to be insufficient and the applicant was requested to provide more detail. This permit application has since been pulled from zoning by the Building Department.

Attachments:

Exhibit 1 – City records confirming the prior existence of the "Norma Jeans Bar & Grill".

Exhibit 2 – Parking analysis and site plan for "Tavern on the Island".

Exhibit 3 – Application for Local Business Tax Receipt for "Tavern on the Island" and required materials indicated in the narrative.

Exhibit 4 – Copy of Local Business Tax Receipt along with city records associated with the "Tavern on the Island" business.