



MEMORANDUM

FROM: Nicole Tremblay, Senior Planner
TO: Planning Commission
DATE: September 5, 2023
RE: Applicant Request for Extension of Development Order No. 21-08SP – Venice Booster Pump Station

On September 7, 2021, the Planning Commission approved Development Order No. 21-08SP for the site and development plan for the Venice Booster Pump Station located on Gene Green Road. This approval will expire on September 7, 2023, per Sec. 86-49(i) of the City's previous land development code, under which this petition was approved.

Consistent with the previous code, the land development code adopted on July 12, 2022 allows for extension of site and development plan approvals for up to twelve months beyond the expiration date. The new code varies in its description of the circumstances warranting an extension, allowing it to be granted "provided that the property owner can demonstrate by competent and substantial evidence that financial or legal constraints or other events beyond the control of the applicant prevented application for a building permit" (Sec. 87-1.2.J(5)). This is a change from the previous wording from Sec. 86-49(j), which stated that the extension could be granted "after a showing that the project is being actively pursued, the extension is not detrimental to the public welfare and the property rights of the applicant and surrounding property owners have been taken into consideration." However, the timeframe for expiration and the length of extension available has not changed.

The applicant requests extension of Order No. 21-08SP for one year, with a revised expiration date of September 7, 2024.

Cc: Petition No. 21-08SP