



CITY OF VENICE PLANNING AND ZONING DIVISION

MEMORANDUM

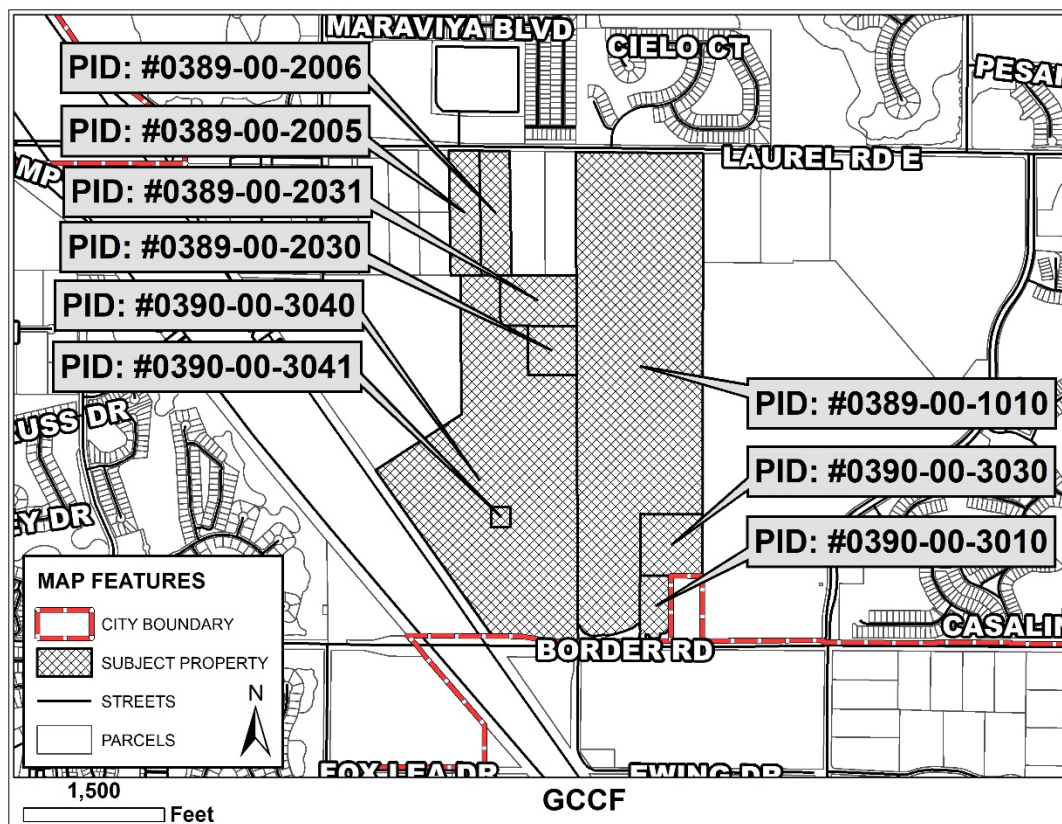
TO: Planning Commission

FROM: Katherine Woellner, Planner

DATE: January 31, 2019

SUBJECT: Pre-Hearing Conference – GCCF PUD, Petition No. 18-10RZ

The Planning and Zoning Division received a Zoning Map Amendment application for a new planned unit development, GCCF PUD. The rezoning request includes nine parcels indicated below. These are the properties formerly known as the Bridges and Villa Paradiso, located between Laurel and Border Road, east of Interstate-75.



The properties associated with this project currently have a Future Land Use of Mixed-Use Residential and City of Venice zoning designations of Planned Unit Development (PUD) and Commercial, Mixed-Use (CMU). The rezoning application seeks to create a new, unified PUD.

Staff has provided Planning Commission with the application, PUD narrative, Binding Master Plan, and Site Plan

for the proposed project, which has been through one cycle of Technical Review Committee review. Per City of Venice Land Development Regulations Section 86-130(t)(4) *Prehearing conference; hearing before planning commission*, in part states:

...the [planning] commission shall meet with the applicant or his agent to review the application, including all plans, maps and documents submitted by the applicant. In the course of such prehearing conferences, recommendations for changes shall be recorded in writing and shall become part of the record of the application. All such recommendations shall be supported by stated reasons for the proposal for change. The applicant shall state in writing his agreement to such recommendations, or his disagreement, and if there is disagreement, shall in writing indicate his reasons therefore, and such responses by the applicant shall be included in the record.

The Prehearing Conference is an opportunity for the applicant to present the proposed PUD project and receive feedback from the Planning Commission in the form of “recommendations,” which the application should address in subsequent resubmittals.

If you have any questions about this process or need additional information, please feel free to contact staff at (941) 882-7449.