

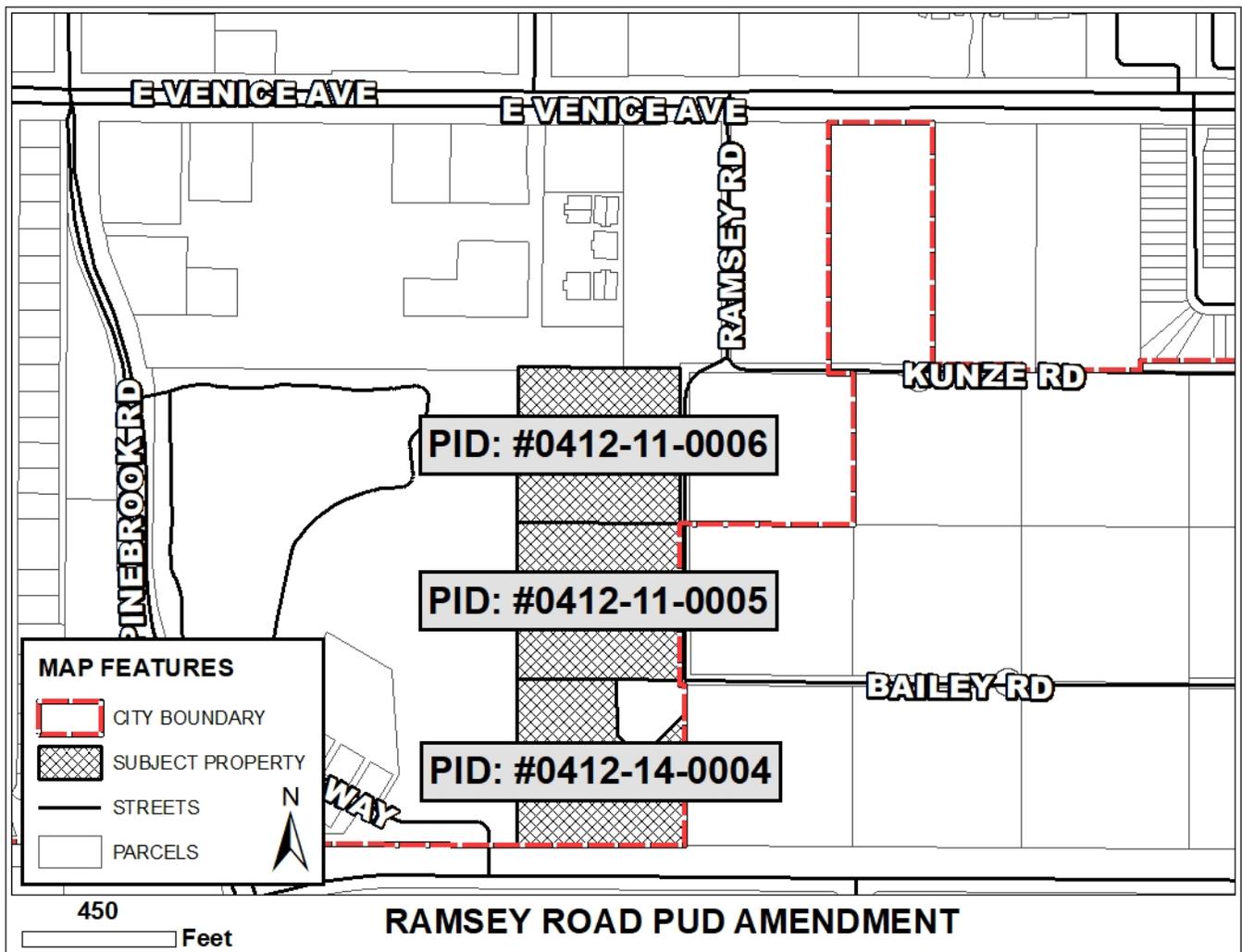


# CITY OF VENICE PLANNING AND ZONING DIVISION

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Isaac Anderson, Planner  
**DATE:** February 28, 2019  
**SUBJECT:** Pre-Hearing Conference – Ramsey Road PUD, Petition No. 19-04RZ

The Planning and Zoning Division received a Zoning Map Amendment application for a new planned unit development, Ramsey Road PUD. The rezoning request includes three parcels indicated below. These properties are located south of E. Venice Avenue, east of Pinebrook Road, and directly abuts Ramsey Road to the west.



The subject property currently has a Future Land Use of Mixed-Use Residential and City of Venice zoning designation of Planned Unit Development (PUD). The rezoning application seeks to modify the PUD standards.

Staff has provided Planning Commission with the application, PUD narrative, Master Plans, and Survey for the proposed project, which is still under review by the Technical Review Committee. 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.