

CITY OF VENICE
Development Services Department

Memorandum

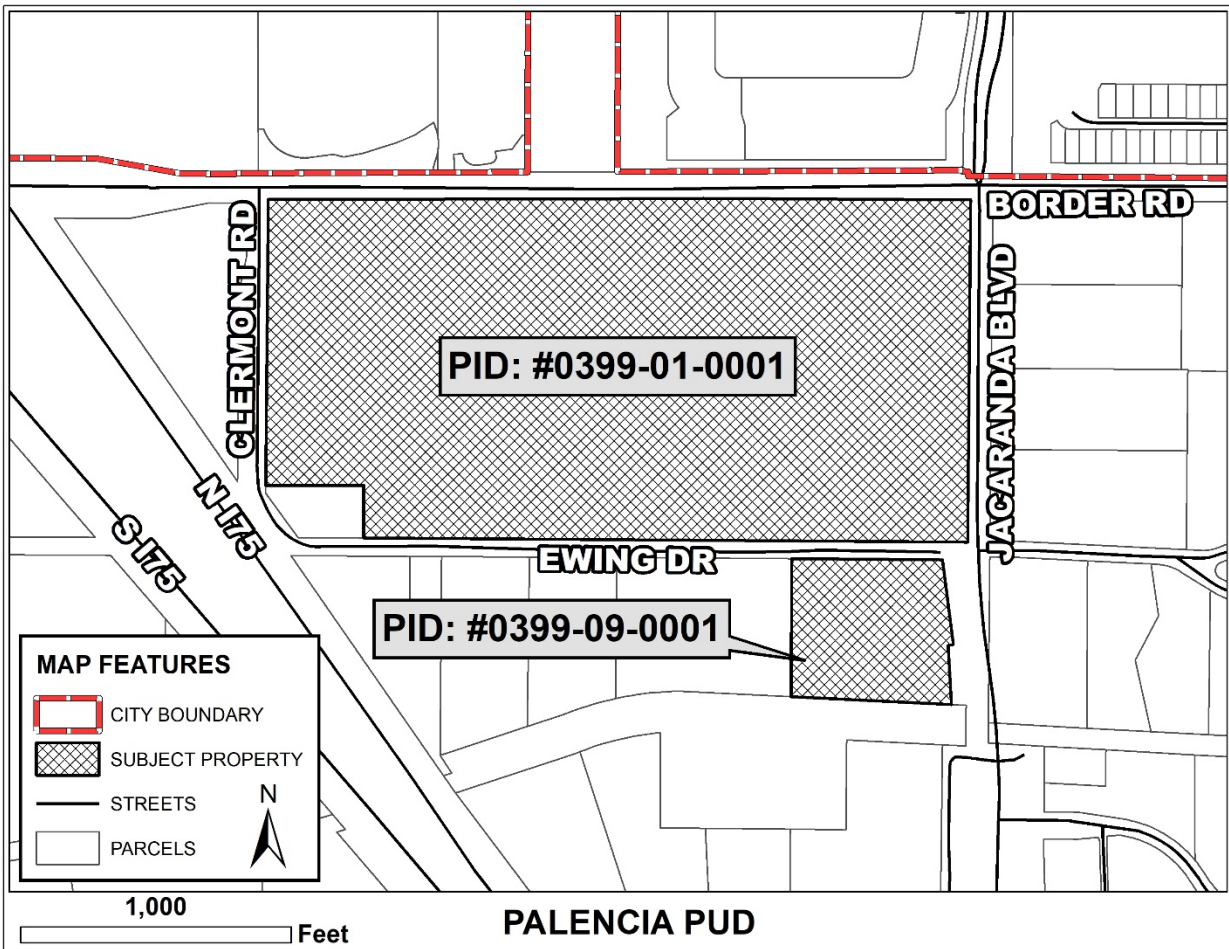
TO: Planning Commission

FROM: Amy Nelson, AICP, Senior Planner

SUBJECT: Pre-Hearing Conference – Palencia PUD, Petition No. 19-37RZ

DATE: August 20, 2019

On July 3, 2019, staff received a rezoning application for a project named the Palencia PUD. The rezoning request consists of 80 ± acres, located generally to the south of Border Road and west of Jacaranda Boulevard (location map below). The applicant has also submitted an annexation petition and comprehensive plan amendment petition for the subject properties. All three petitions are going through the Technical Review Committee process.



Staff has provided to Planning Commission the application, PUD narrative and graphical representations of the project. Based on Planning Commission recommendations and staff's review comments, the applicant will be providing further resubmittals to reach technical compliance.

Planning Commission Prehearing Conference:

City Land Development Code 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.

As indicated above, this 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” to ensure the applicant addresses issues/concerns raised in the meeting in the petition for rezoning.

If you have any questions about this process or need additional information, please feel free to contact staff at (941) 882-7373.

cc: File No. 19-37RZ