

ZONING MAP AMENDMENT
CHE VISTA
Petition No. 15-1RZ

Project Owner and Agent:

Owner: Venice Beach Condos, LLC

Agent: Jeffrey Boone, Boone Law Firm



We serve with PRIDE



Planning Commission Recommendation

At the January 19, 2016 public hearing, by a 7-0 vote, the Planning Commission recommended to City Council approval of Rezone Petition No. 15-1RZ.

ZONING MAP AMENDMENT

Che Vista

Petition Summary Information (Staff Report Page 1):

Owner: VENICE BEACH CONDOS, LLC

Agent: Jeffrey Boone, Boone Law Firm

Parcel ID #s: 0175-11-0022 & 0175-11-0023

Addresses: 820 Ormond Street and 833 Madrid Avenue

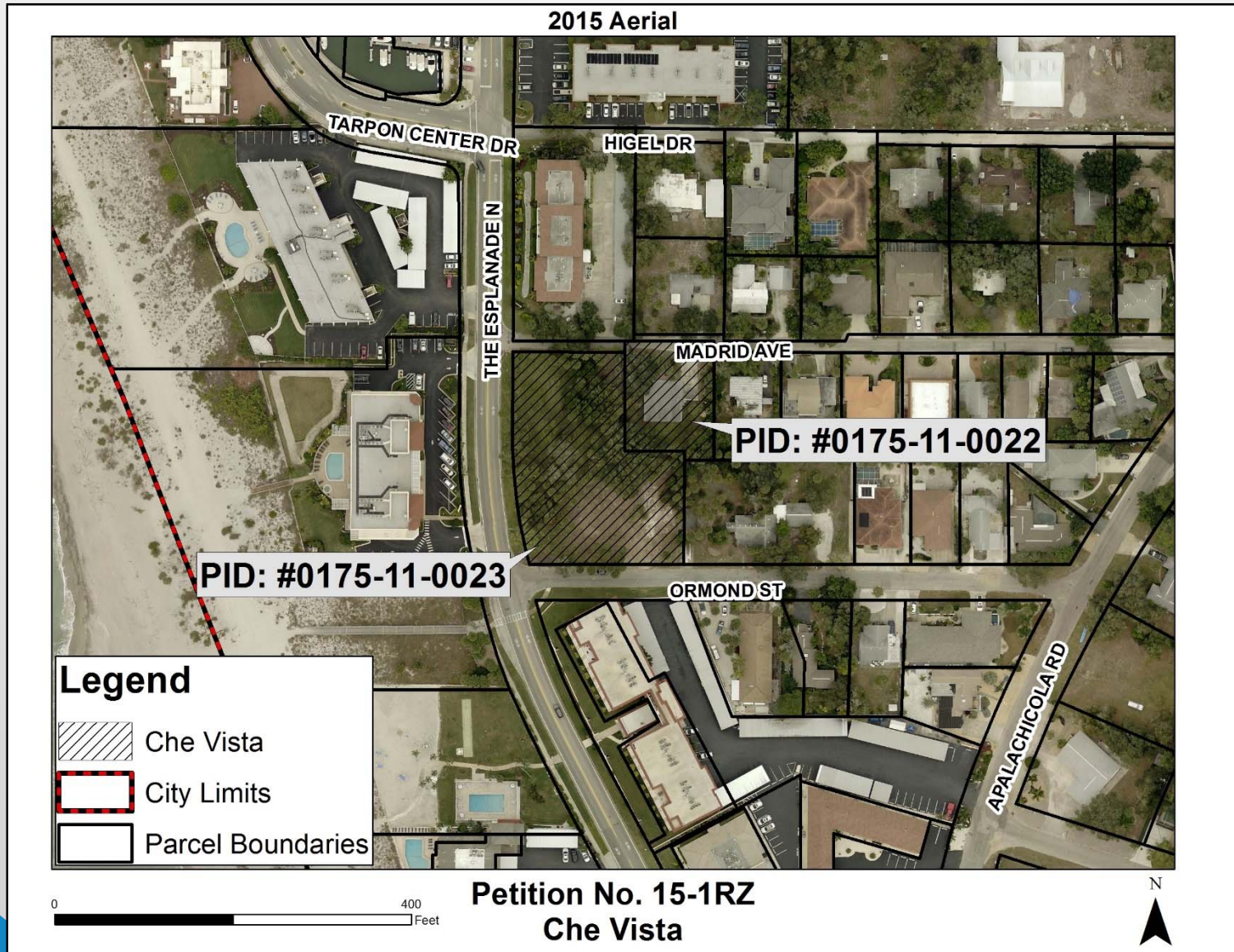
Parcel Size: 48,324 square feet/1.109 acres

Existing Zoning District: Residential, Multiple-Family 3 (RMF-3)

Proposed Zoning District: Residential, Multiple-Family 4 (RMF-4)

Future Land Use Designation: Tarpon Center/Esplanade Neighborhood (Planning Area A), Subarea No. 2

Aerial Photograph (Staff Report Map 1)



Photographs of On-Site and Off-Site Conditions



**View of the site from
The Esplanade**



**View of the site from
Ormond Street**



**The adjacent San Sovino
Condominium located northwest
of the subject property**



**The adjacent Gulf Twin Towers
Condominium (the back or east side
of the property) located southwest of
the subject property**



**The adjacent Casa Madrid
Condominium located north of
the subject property across
Madrid Avenue**

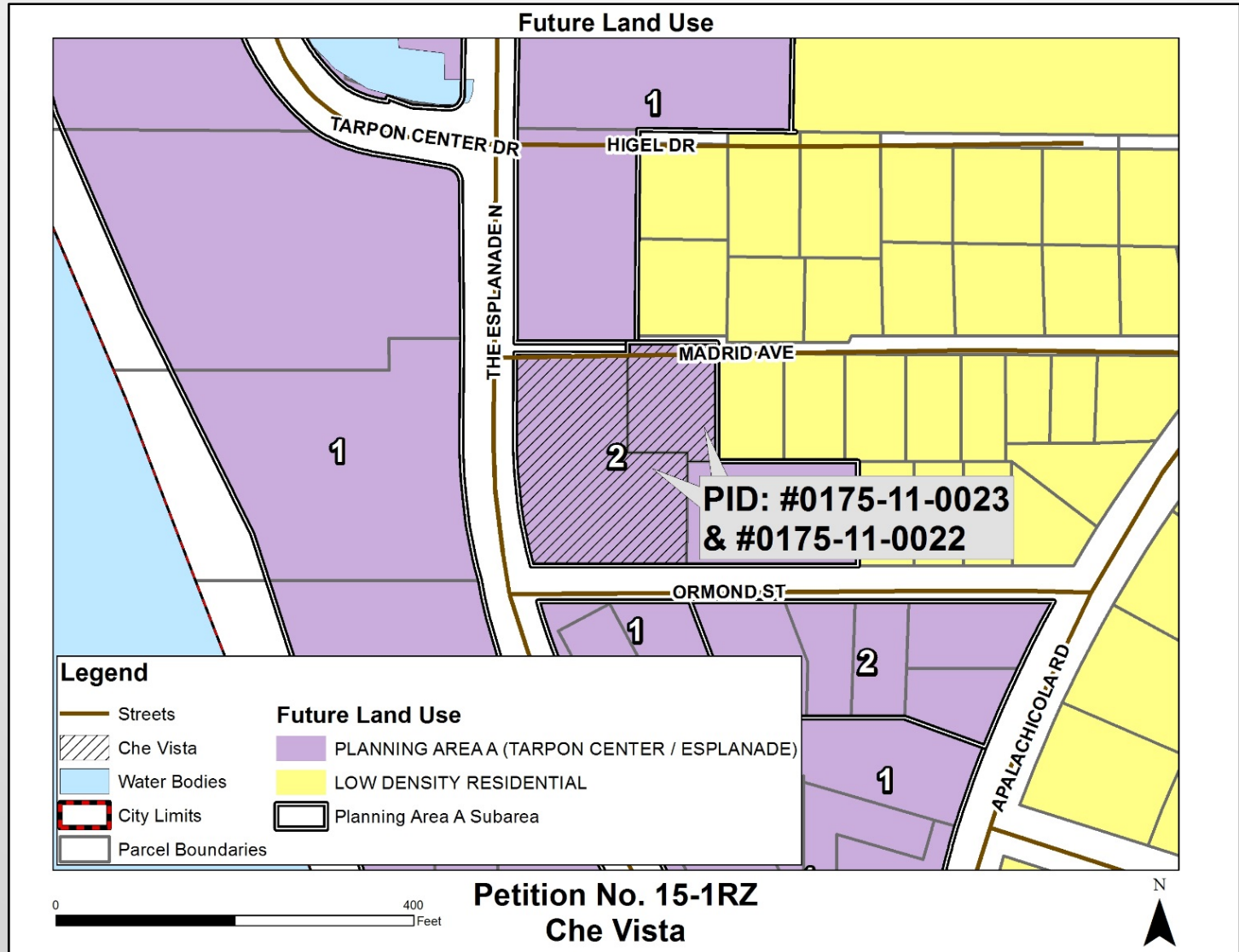


**The adjacent Beleza Condominium
located west of the subject
property across The Esplanade**

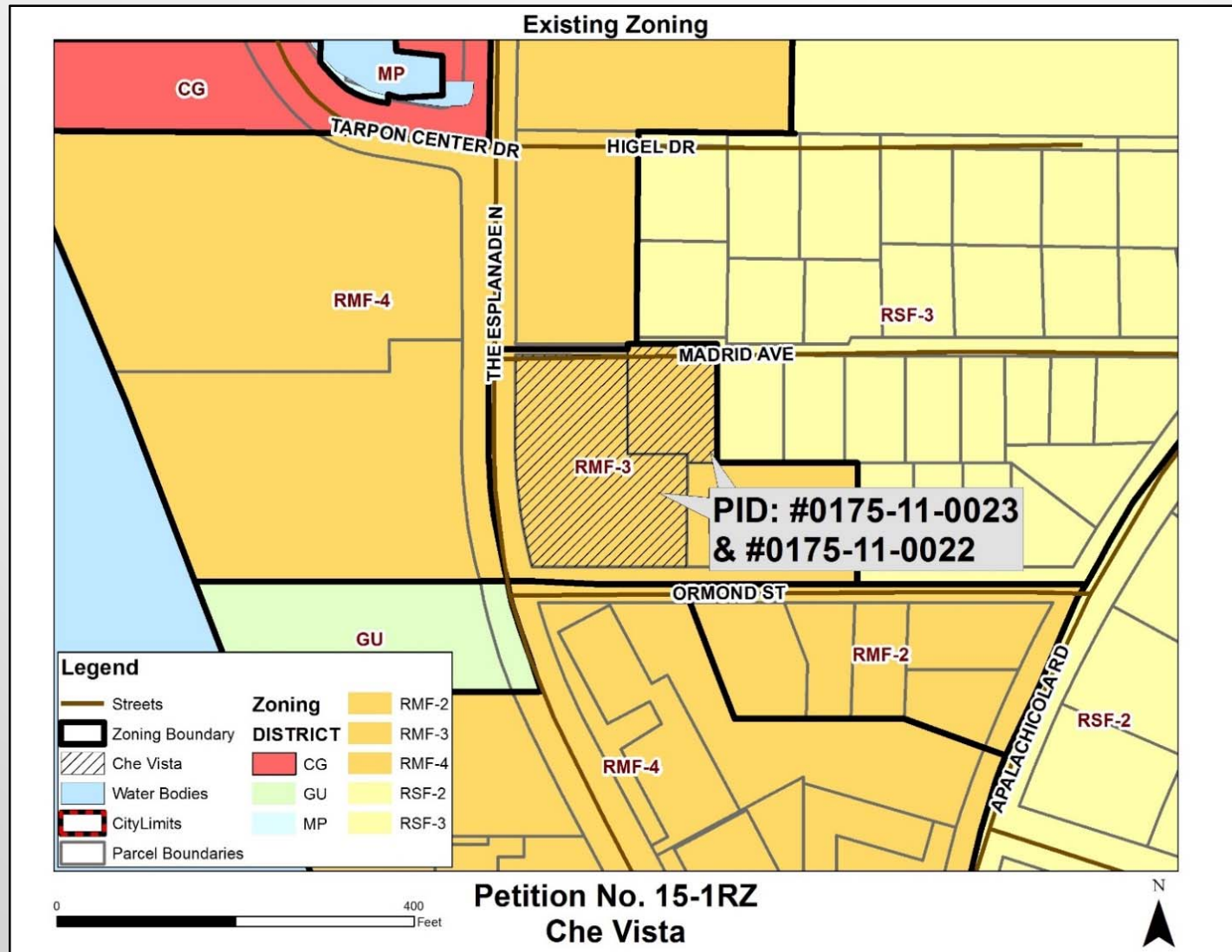
Surrounding Property Information (page 5 staff report):

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Multi-family and single-family detached	Residential, Multiple-Family 4 (RMF-4) and Residential, Single-Family 3 (RSF-3)	Tarpon Center/Esplanade Neighborhood (Planning Area A) and Low Density Residential
West	Multi-family and city park	RMF-4 and Government Use (GU)	Tarpon Center/Esplanade Neighborhood (Planning Area A)
South	Multi-family	RMF-2 and RMF-4	Tarpon Center/Esplanade Neighborhood (Planning Area A)
East	Single-family detached	RMF-3 and RSF-3	Tarpon Center/Esplanade Neighborhood (Planning Area A) and Low Density Residential

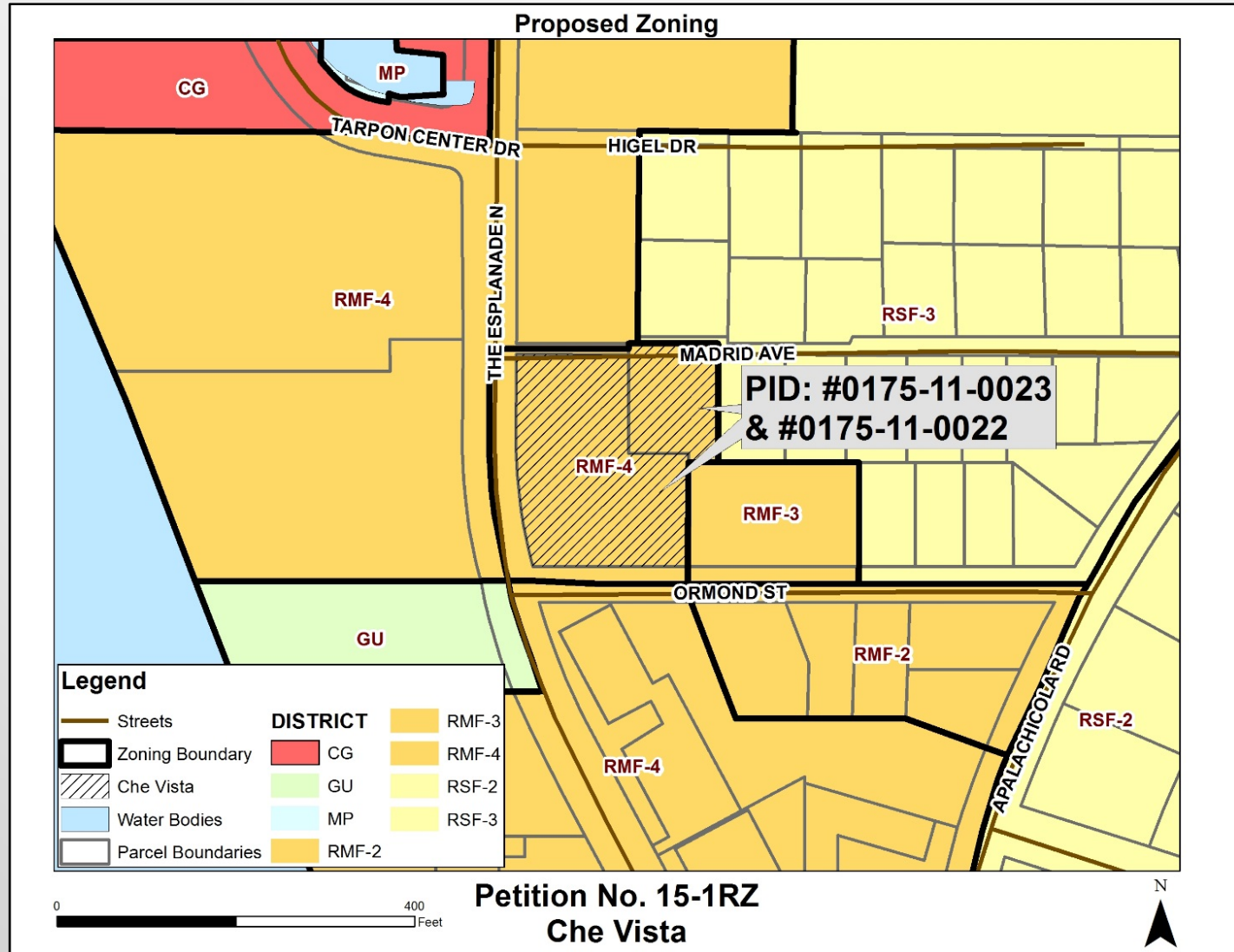
Future Land Use Map (Staff Report Map 2)



Existing Zoning Map (Staff Report Map 3)



Proposed Zoning Map (Staff Report Map 4)



Zoning Analysis

(Staff Report Page 7)

- **Permitted Uses**: No change, the existing RMF-3 district & proposed RMF-4 district have the same permitted uses.
- **Maximum Density**: RMF-3 allows max. of 13 units per acre (14 units)
RMF-4 allows max. of 18 units per acre
Pro-offered stipulation – max. 15 units
- **Maximum Height**: No change, same comp. plan limitation for existing and proposed zoning
- **Max. Lot Coverage & Min. Yard Setbacks**: No change, same for existing & proposed zoning

Residential Density Analysis (Staff Report Page 9)

Density Analysis	Maximum Residential Density	Total Dwelling Units / Acre (1.109 Acres)
Tarpon Center/Esplanade Neighborhood Future Land Use Designation	18 units per acre	20 dwelling units
Existing RMF-3 Zoning	13 units per acre	14 dwelling units
Proposed RMF-4 with Applicant's Pro-offered Stipulation to Max. Density of 15 Dwelling Units	13.5 units per acre	15 dwelling units

Staff Summary / Findings of Fact (Staff Report Pages 1 and 2)

- 1) ***Finding of Fact (Evaluation of Existing/Proposed Zoning):*** *The existing RMF-3 zoning permits a maximum residential density of 13 units per acre. The proposed RMF-4 zoning, with the applicant's proffered stipulation of limiting the residential density to 15 dwelling units, will result in a project density of 13.5 dwelling units per acre. The net effect of the proposed rezone is to increase the maximum residential density on the subject property from 13 dwelling units per acre to 13.5 dwelling units per acre; and to increase the maximum number of allowed dwelling units from 14 to 15 dwelling units. The proposed RMF-4 zoning district is consistent with the comprehensive plan and development of the subject property will be required to be in compliance with all Tarpon Center/Esplanade Neighborhood development standards. (Staff report pages 8 and 9)*
- 2) ***Finding of Fact (Comprehensive Plan):*** *The proposed rezone is consistent with the planning intent of providing multi-family residential as a transition between the existing mid-rise condominium structures and the lower density residential housing area adjacent to the planning area. The proposed density of 13.5 dwelling units per acre is less than the maximum 18 units per acre allowed in the planning area. Land use compatibility will be evaluated as part of a concurrently-processed site and development plan. (Staff report pages 9 – 11)*
- 3) ***Finding of Fact (Concurrency):*** *Concurrency analysis and a certificate of concurrency will need to be obtained prior to further development of the subject property. (Staff report page 11)*

Findings of Fact (Applicable Rezoning Considerations): *Staff finds an affirmative finding for each of the rezoning considerations contained in Section 86-47 (f) (1) a-p of the Land Development Code. (Staff report pages 11 – 14)*