

# **Cassata Shores**

## **Zoning Map Amendment Petition 20-10RZ**

**Applicant/Owner: MPS Development & Construction,  
LLC/Thomas B. Salem**

**Agent: Jeffery Boone, Esq., Boone Law Firm**



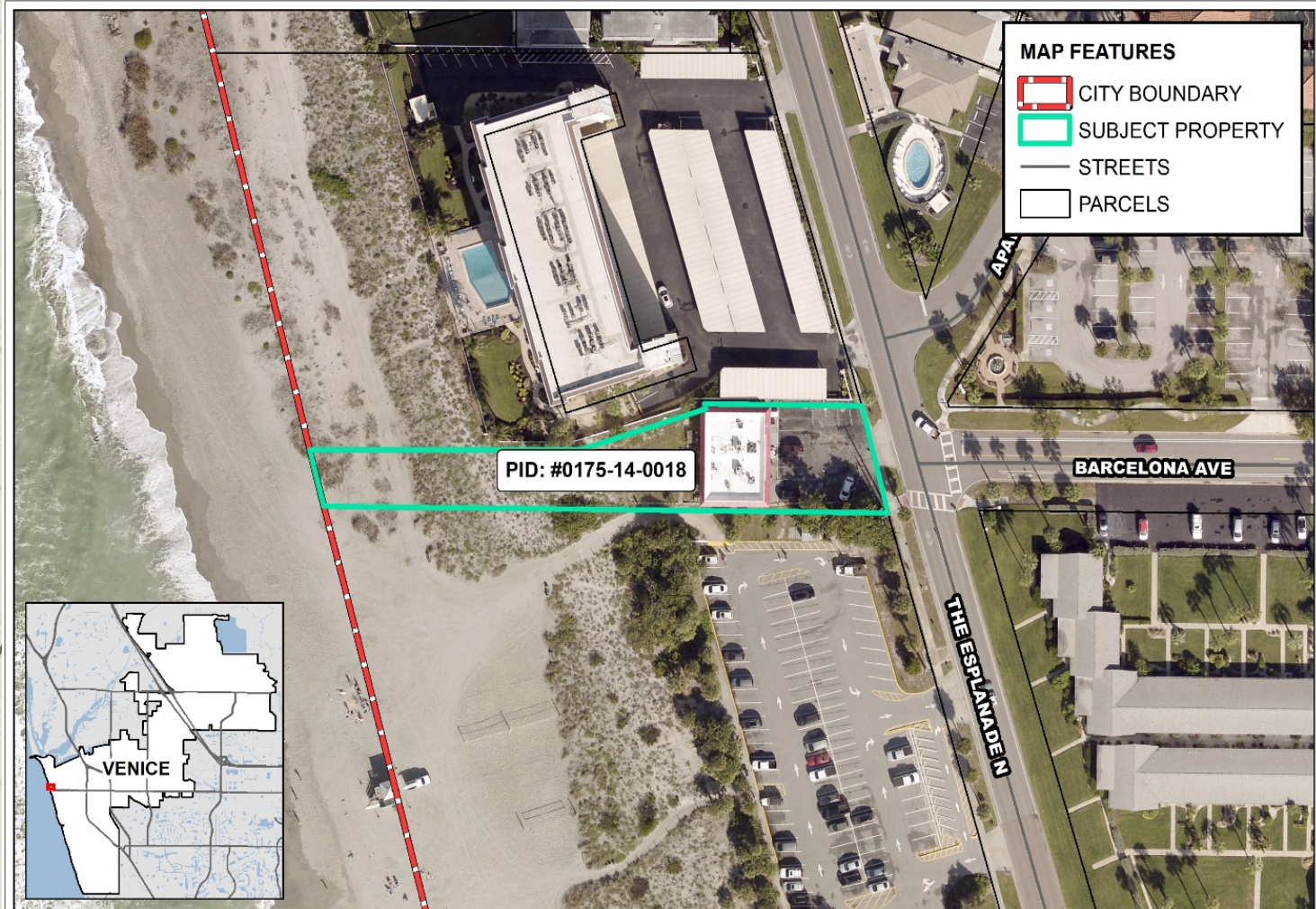
# Petition Summary Information

## ZONING MAP AMENDMENT

Request:	To amend the existing zoning designation for subject property to Residential Multifamily (RMF-3)
Applicant:	MPS Development and Construction, LLC
Owner:	Thomas B. Salem
Agent:	Jeffery A. Boone, Esq.
Location:	225 The Esplanade N.
Parcel ID:	0175140018
Property Size:	0.37 +/- acres
Current Future Land Use:	Commercial
Proposed Future Land Use:	Medium Density Residential
Comprehensive Plan Neighborhood:	Island
Current Zoning:	Commercial, Neighborhood (CN)
Proposed Zoning:	Residential Multifamily (RMF-3)
Related Submissions:	Comprehensive Plan Map Amendment, Site & Development Plan, Special Exception



# Aerial View



## CASSATA SHORES

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DIVISION

0 100 200 Feet



# Proposed Zoning Map Amendment

The request before you is to convert the zoning district for the subject property from Commercial, Neighborhood to Residential Multi-family (RMF-3), implemented by the proposal to change the land use from Commercial to Medium Density Residential. The applicant proposes to develop the subject property into three residential condominium units, with a ground floor garage and a shared swimming pool.



# Site Photos



Southwest along The Esplanade N.



Looking west across The Esplanade N.



West toward Gulf of Mexico



View is northeast

# Surrounding Properties

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Residential	Residential Multi-family (RMF-4)	High Density Residential
South	Venice Beach public parking	Government Use (GU)	Open Space Functional
East	Public parking, Residential	GU, RMF-4	Government, High Density Residential
West	Gulf of Mexico	N/A	N/A

# Comparison of Existing & Proposed Zoning Districts

Zoning Comparison			
Comparison Areas	Existing CN	RMF-3	Proposed
<b>Dwelling Units (DU)</b>	0	4	3
<b>Maximum Residential Density</b>	Not allowed*	13 du/acre	N/A
<b>Maximum Height**</b>	25'	45'	44'6"
<b>Maximum Lot Coverage</b>	Unrestricted	28%***	18.80%
<b>Front Setback</b> (tied to building height)	20'	22.25'	30.89'
<b>Side Setback***</b> (tied to building height)	8'	18.16'	15.51' & 5.08'
Notes: *Residential is only permitted as an accessory use "for occupancy by owners or employees thereof"; **without conditional use in RMF-3 (not applied for in this petition); ***special exception has been requested			



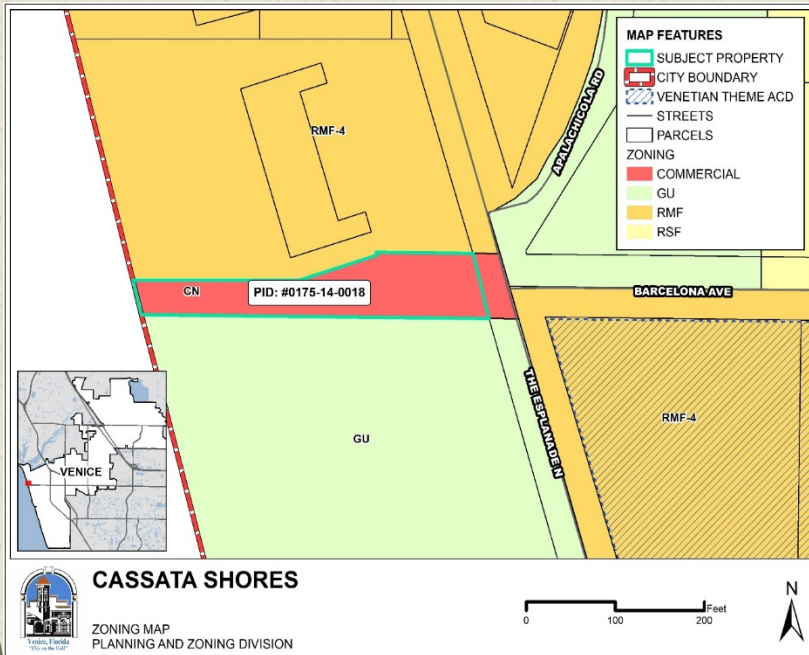
# Comparison of Existing & Proposed Uses

Comparison of Uses		
Type	Existing CN	Proposed RMF-3
Permitted	Convenience stores and other retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshops), art, cameras or photographic supplies (including camera repair), sporting goods, musical instruments, televisions and radios (including repair incidental to sales), drugs and similar products, hobby shops, florist or gift shops, delicatessens and bake shops (but not wholesale bakeries)	Multiple-family dwellings
	Service establishments such as barbershops or beauty shops, shoe repair shops, restaurants (but not drive-in restaurants), existing fast-food restaurants (but not new fast-food restaurants), photographic studios, dance or music studios, self-service laundries, tailors, drapers or dressmakers, laundry or dry cleaning pickup stations and similar activities	Patio houses
	Small loan agencies, travel agencies, employment offices, newspaper offices (but not printing or circulation) and similar establishments	Two-family dwellings
	Professional and business offices, and medical or dental clinics	Townhouses or cluster houses
	Private clubs and libraries	Houses of worship
	Railroad rights-of-way	Community residential homes
		Bed & breakfast inn
		One single-family dwelling per lot

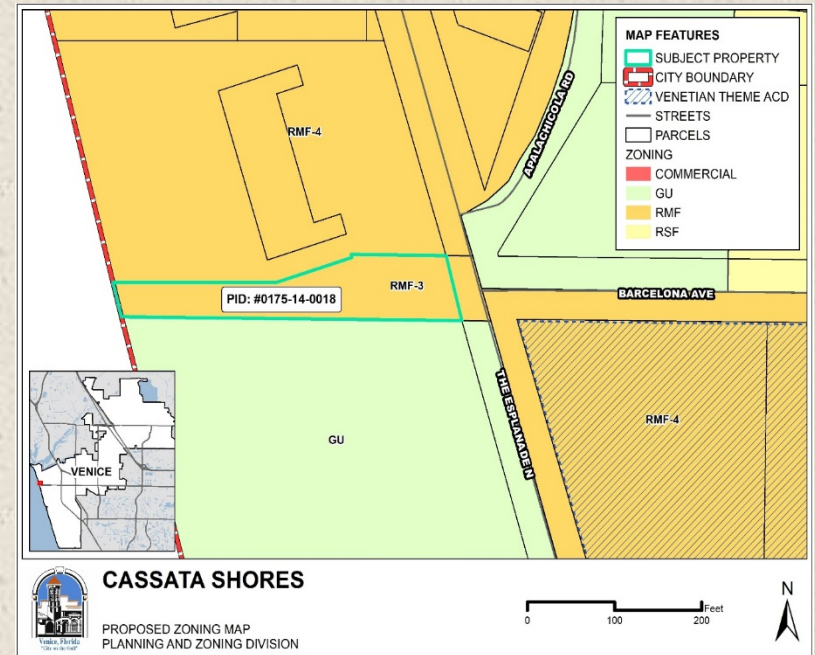
For an exhaustive list of uses, please see the staff report.



# Zoning Map



Existing



Proposed

# Comprehensive Plan Consistency

## **LU 1.3.4 Interconnected Circulation:**

subject site is served by transit, sidewalks, and shared bike lanes

## **LU 1.3.5 Natural Features:**

new structure will be in compliance with the Gulf Beach Setback Line

## **LU 1.3.7 Infill Development – Compatibility:**

proposed building will be designed with Northern Italian Renaissance architectural features

## **LU 4.1.1 Policy 8.2 Transitional Language:**

Character and design of infill found to be compatible with existing structures in the area, with improved setbacks (compared to existing) and will provide perimeter landscaping, concealed mechanicals, and a structure lower in height and density than the adjacent property to the north

# Land Development Code Compliance

- The change is in keeping with other residential development in the area and does not conflict with the Comprehensive Plan.
- Trips generated by three residential units are anticipated to be less than those with the previous commercial use.
- Properties to the north and east have already been developed as multifamily residential.
- The Island Neighborhood is a primarily developed area of the City with minimal opportunity for new development, leaving redevelopment as an alternative for new construction and improvements.



# Concurrency / Mobility

CONCURRENCY			
Facility	Department	Estimated Impact	Status
Potable Water	Utilities	3 ERUs (new)	Concurrency Confirmed by Utilities
Sanitary Sewer	Utilities	3 ERUs (new)	Concurrency Confirmed by Utilities
Solid Waste	Public Works	31.11 lbs/day	Concurrency Confirmed by Public Works
Parks & Rec	Public Works	0.03	Concurrency Confirmed by Public Works
Drainage	Engineering	Compliance provided onsite	Concurrency Confirmed by Engineering
Public Schools	School Board	Est. impact <1 student	Exemption applied for

Based on preliminary review for mobility, no issues have been identified. The Cassata Shores condominiums connect via driveway to The Esplanade. The applicant provided a traffic analysis revealing an anticipated total of sixteen trips per day. The existing convenience store was noted as being a heavier generator of traffic than the three multifamily residential units proposed.

# Findings of Fact

## **Consistency with the Comprehensive Plan**

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Medium Density Residential future land use designation, Policy 8.2 regarding compatibility, strategies found in the Island Neighborhood, and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

## **Consistency with the Land Development Code**

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

## **Concurrency / Mobility**

A preliminary review of transportation mobility has been performed and, due to the similarity of uses permitted in the existing and proposed district, no issues have been identified. Further development of the site will require review of any specific transportation impacts, and mobility fees will be required with any Certificate of Occupancy requested.

# Staff Stipulation

Staff has included the following stipulation for consideration:

Zoning Map Amendment Petition No. 20-10RZ will become effective upon adoption of Comprehensive Plan Map Amendment Petition No. 20-09CP by City Council.





## **Cassata Shores Zoning Map Amendment Petition No. 20-10RZ**

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Zoning Map Amendment Petition No. 20-10RZ.