



City of Venice
 401 West Venice Ave., Venice, FL 34285
 941-486-2626
 DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT - RZ

Project Name: Che Vista

Parcel Identification No.: 0175-11-0023 and 0175-11-0022

Address: 820 Ormond Street and 833 Madrid Avenue

Parcel Size: 48,324 square feet

FLUM designation: Tarpon Center/Esplanade Neighborhood

Current Zoning: RMF-3 Proposed Zoning: RMF-4

Property Owner's Name: FC, LLC.

Telephone: _____

Fax: _____

E-mail: _____

Mailing Address: 7507 S. Tamiami Trail, Sarasota, FL 34231

Project Manager: Jeffery A. Boone, Esq

Telephone: (941) 488-6716

Mobile / Fax: (941) 488-7079

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285

Project Engineer : Paul Sherma, P.E., Professional Engineering Resources, Inc.

Telephone: (727) 408-5207

Mobile / Fax: (727) 408- 5223

E-mail: peer@tampabay.rr.com

Mailing Address: 1025 Ulmerton Road, Suite D, Largo, FL 33771

Project Architect: _____

Telephone: _____

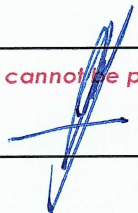
Mobile / Fax: _____

E-mail: _____

Mailing Address: _____

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

 (Asst) 11/10/15

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APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Statement of Ownership & Control**
- Signed, Sealed and Dated Survey of Property**
- Agent Authorization Letter**
- Narrative describing the petition**
- Public Workshop Requirements.** Date held September 3, 2015
- Copy of newspaper ad.
- Copy of notice to property owners.
- Copy of sign-in sheet.
- Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

See attached.

Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

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Rezone Narrative and Comprehensive Plan Consistency Analysis

The subject property is a 1.12 acre parcel located on The Esplanade between Ormond Street and Madrid Avenue. The property is located within the Tarpon Center/ Esplanade Neighborhood Planning Area and is currently designated RMF-3. The allowable project density under the current zoning is 14 residential dwelling units.

The proposal to rezone the property from RMF-3 to RMF-4 would allow for the development of one additional dwelling unit and the rezone petition includes a proposed stipulation to limit residential density to 15 dwelling units.

In addition to the proposed rezoning, a Site & Development plan is proposed for the 15 unit multi-family dwelling project. All of the elements of the proposed Site & Development Plan would remain the same whether the project is developed at 14 or 15 residential units, but the 15 units (three floors of five units each, over understructure parking) will allow for a more efficient and attractive architectural design.

The proposed Rezoning and Site & Development plan are consistent with all applicable elements of the City's Comprehensive Plan and Land Development Regulations. Specifically, Tarpon Center/Esplanade Planning Area Policies 16.1 and 16.2 regarding the planning intent and design standards for the planning area, and Policy 8.2 regarding land use compatibility wherein the proposed project will provide a transition area between the higher density residential development to the north, south, and west of the project and the lower density residential development to the east of the project. Therefore, we hereby request approval, and or favorable recommendation of approval to the City Council.

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When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
The proposed change is consistent with all applicable elements of the Comprehensive Plan.
- b. The existing land use pattern.
The proposal is consistent and compatible with the existing land use pattern and will allow for just one additional dwelling unit on the 1.12 acre property.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
The proposed rezoning will not create an isolated district unrelated to nearby districts, and will allow for just one additional dwelling unit on the 1.12 acre property.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
The one additional dwelling unit allowed by the proposed rezoning will not overtax public facilities.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
The subject property is surrounded on three sides by RMF-4 zoned property and rezoning of the property to RMF-4 with a stipulation limiting density to 15 total units will provide a logical transition between the higher density development to the north, south and west, and the lower density development to the east.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Efficient use of available properties for infill redevelopment makes the amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
The proposed change will not adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will allow for just one additional dwelling unit and therefore will not excessively increase traffic congestion.
- i. Whether the proposed change will create a drainage problem.
The proposed change will not create a drainage problem as the same proposed structure could be built under the existing zoning.

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- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
The proposed change will not seriously reduce light and air to adjacent areas as the same proposed structure could be built under the existing zoning.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
The proposed change will not adversely affect property values in the area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
The proposed change will not be a deterrent to the improvement or development of adjacent properties.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
The existing zoning would result in an inefficient use of the property.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
The proposed change is not out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Not applicable, the proposed change does not expand the proposed uses, it will simply allow for one additional dwelling unit on site.

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