

25-45SP

VENITOWNHOUSE

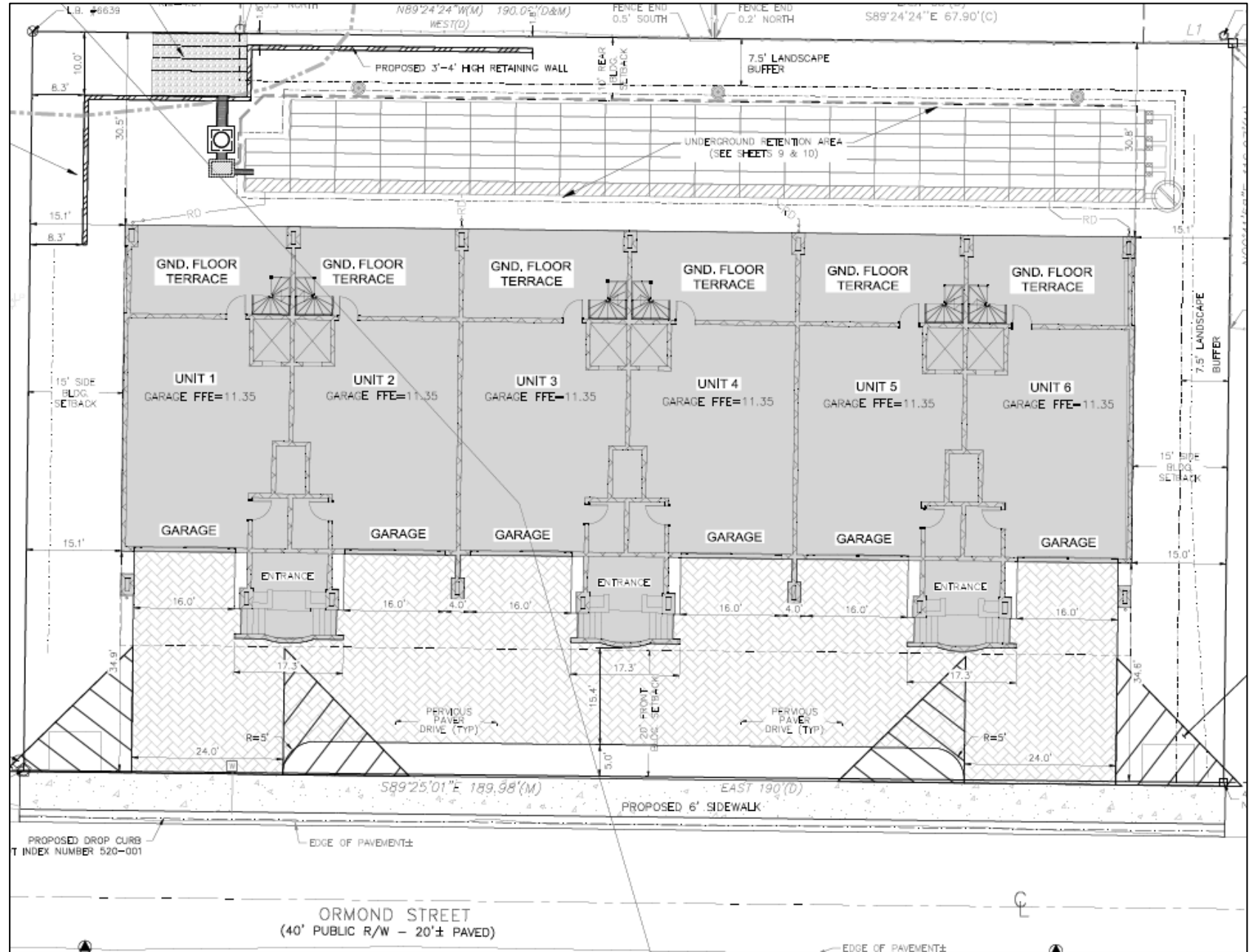
General Information	
Address:	816 Ormond Street
Request:	Development of six multifamily units
Owner:	Martin Pouliot
Agent:	Mariah Miller, Esq., M. L. Miller Law, PLLC
Parcel ID:	0175110025
Parcel Size:	0.51± acres
Future Land Use:	Medium Density Residential
Zoning:	Residential, Multifamily 3 (RMF-3)
Comprehensive Plan Neighborhood:	Island
Application Date:	July 3, 2025



BACKGROUND & PROJECT DESCRIPTION

- Three-story residential building with six units
 - Two floors of living space
 - Understory garage parking
- Replaces existing single-family home on the property
- Two access points to Ormond Street
- Buffers provided adjacent to single-family homes
- Stormwater will be retained underground
- 6' sidewalk proposed along the street frontage

PROPOSED PLAN



ELEVATIONS – NORTH AND SOUTH



1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

ELEVATIONS – EAST AND WEST



2 West Elevation
A2.01 1/8" = 1'-0"



1 East Elevation
A2.01 1/8" = 1'-0"

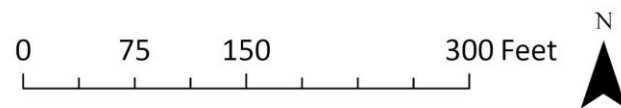
10 11 12 13 14 15



AERIAL MAP




Venitownhouse
Aerial Map





EXISTING CONDITIONS

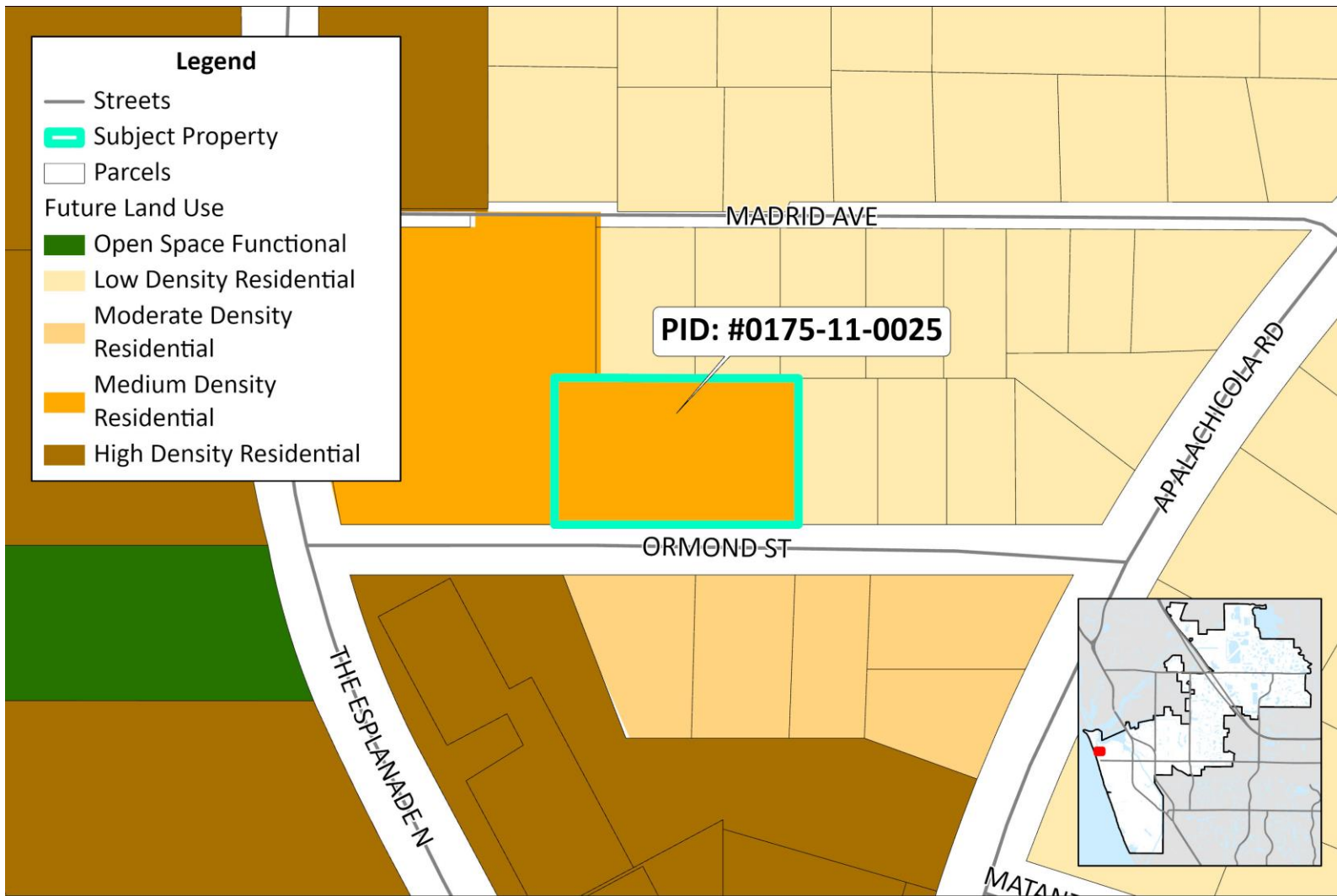
SITE
PHOTOGRAPHS,
FUTURE LAND
USE MAP, ZONING
MAP,
SURROUNDING
LAND USES





SITE PHOTOGRAPHS





Legend

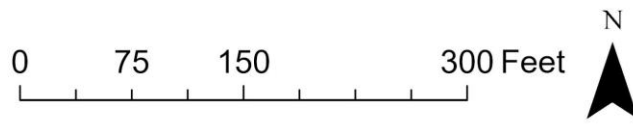
- Streets
- ▭ Subject Property
- ▭ Parcels
- Future Land Use**
- ▭ Open Space Functional
- ▭ Low Density Residential
- ▭ Moderate Density Residential
- ▭ Medium Density Residential
- ▭ High Density Residential

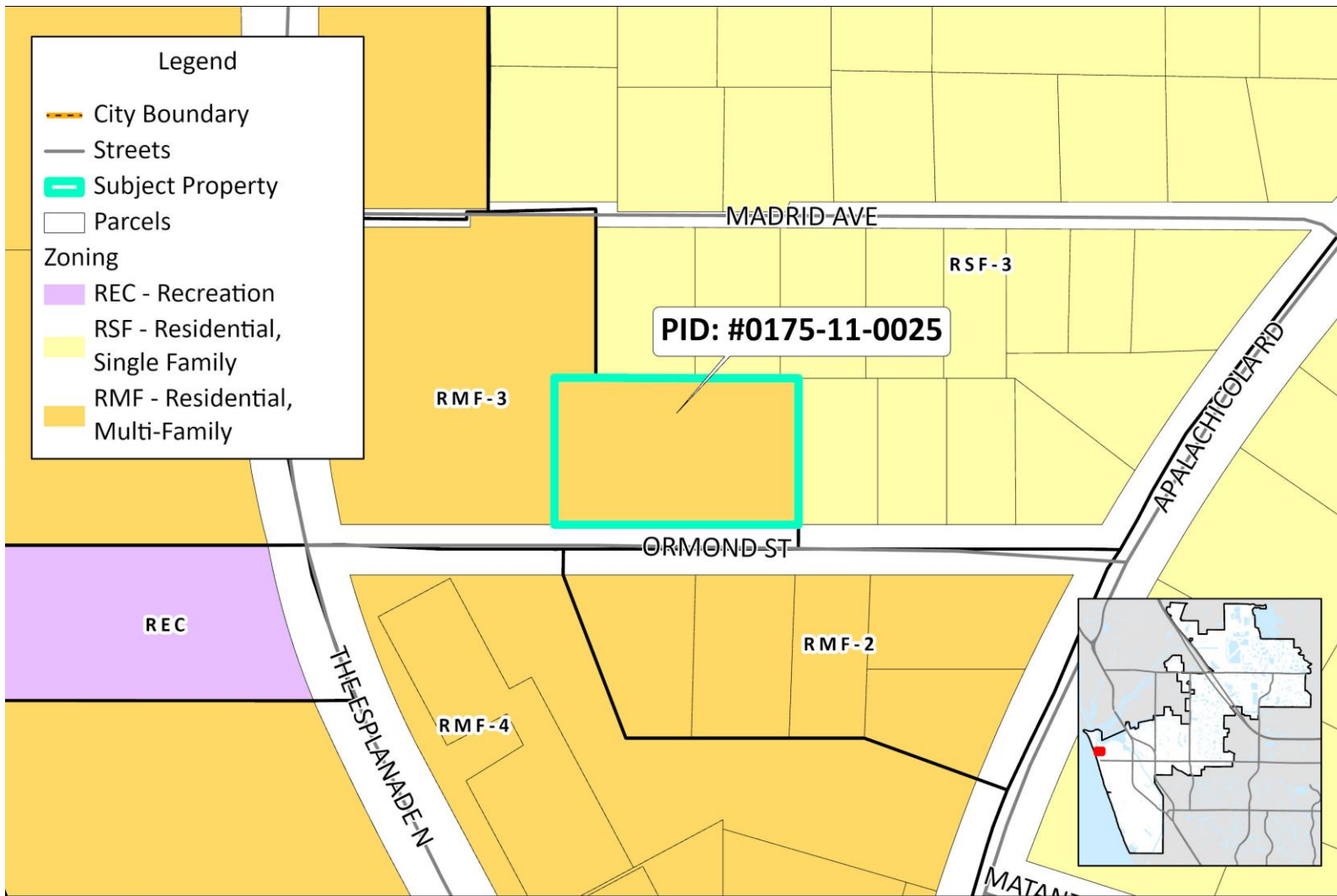
PID: #0175-11-0025

FUTURE LAND USE MAP

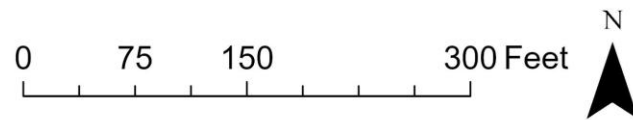


Venitownhouse
Future Land Use Map





Venitownhouse
Zoning Map



ZONING MAP



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Single-family	Low Density Residential	Residential, Single-family 3 (RSF-3)
South	Single-family/Gulf Twin Towers condominiums	Moderate Density Residential/High Density Residential	Residential Multifamily 2/Residential, Multifamily 4
East	Single-family	Moderate Density Residential	RSF-3
West	Che Vista condominiums	Medium Density Residential	Residential, Multifamily 3



PLANNING ANALYSIS

COMPREHENSIVE
PLAN, LAND
DEVELOPMENT
CODE,
CONCURRENCY/
MOBILITY



CONSISTENCY WITH THE COMPREHENSIVE PLAN

Strategy LU 1.2.3.c - Medium Density Residential:

- Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development

Residential Land Use	Density per Gross Acre	Implementing Zoning Districts
Low Density	1.0 to 5.0	RSF1, RSF2, RSF3, GOV
Moderate Density	5.1 to 9.0	RSF4, RMF1, RMF2, RMH*, RMHS, RMHP, GOV
Medium Density	9.1 to 13.0	RMF3, GOV
High Density	13.1 to 18	RMF4, GOV

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with Medium Density Future Land Use, strategies in the Island Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Standard	Required	Proposed
Parking (min/max)	6 spaces/12 spaces	12 spaces
Height (max)	57' + 10' for understory parking	38'7¼" + 10' understory parking
Setbacks	Front:20' Side: 15' Rear: 10'	Front: 20' Side: 15' Rear: 30.8'

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

- 1.2.C.8 Land Use Compatibility Analysis
- *Summary Staff Comment: The proposal is consistent with all applicable codes and would replace a nonconforming single-family use with a conforming multifamily use. There is no commercial or industrial proposed for this site, and the density is within the allowable range. Type 1 landscape buffers are included adjacent to single-family properties to the north and east, as required by Section 4 – Compatibility in the LDC.*



DECISION CRITERIA

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.

CONCURRENCY AND MOBILITY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	6 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	6 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	69.36 lbs	Compliance confirmed by Public Works
Parks	Public Works	0.077 acres	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	23 PM Peak Hour Trips	Compliance confirmed by City traffic consultant

CONCLUSION

-
- 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 onsite and Development Petition No. 25-45SP.
-