



NARRATIVE

The 816 Ormond project is a proposed residential development located in Section 12, Township 39 South, Range 18 East in the City of Venice, Florida. Specifically, this project is located at 816 Ormond St, Venice, FL 34285. The Property Record ID for this project is 0175110025 and the total area owned for this project amounts to 0.51 acres. The site in question was previously developed as a single-family home and will be redeveloped into six (6) multi-family units. There is no previous SFWWMD ERP associated with this parcel.

The project is currently zoned as RMF3. The proposed project will include a multi-family development with medium residential density, associated infrastructure, off-street parking, stormwater, and 5' sidewalks for connectivity. Surface water treatment will be provided via an underground dry retention system, also known as an Advanced Drainage System (ADS).

Pre-Development Conditions:

0.4300 Pervious

0.0800 Impervious

Post Development Proposed Conditions:

0.2300 Pervious

0.2800 Impervious

Exterior Lighting Plan

N/A, Residential Street Lighting sufficient

Transportation Analysis (5.2)

The proposed project generates less than 50 new or net PM peak hour trips, refer to the Traffic Impact Statement included.

Decision Criteria (1.9.4) - Included

Pollutants and Hazardous Substances (Ch 89 Section 2.11.2)

N/A Single-Family to Multi-Family

Environmental Resource Management Plan for five or fewer acres (Ch8 9 Section 2.3.D)

N/A previously developed plot

Environmental Resource Management Plan for five or fewer acres (Ch 89 Section 2.2.B)

N/A less than 5 acres

Wetlands (Ch 89 Section 2.6.B.1)

N/A no wetlands on-site previously developed