

816 Ormond St, Venice FL 34291

Section 87-1.9.4 Decision Criteria

A. In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Response: The proposed site and development plan comply with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

Response: The proposed site and development plan is consistent with all applicable provisions of Section 4 of the LDR as shown on the included site plan, landscaping plan, and architectural elevations submitted with this application.

3. General layout of the development including access points, and onsite mobility;

Response: Please refer to Sheets 6 and 7 of the site and development plans for the overall layout of the proposed project. The single-family home and two shell driveway connections on Ormond Street have been demolished. The six (6) units proposed will each have their own driveway connection. An additional 5' sidewalk will be implemented into the design to connect to the existing sidewalk associated with the adjacent property (Che Vista) along Ormond Street. The project generates less than 50 PM peak hour trips refer to the Traffic Impact Statement included.

4. General layout of off-street parking and off-street loading facilities;

Response: The project consists of constructing a six (6) unit multi-family residential building. Garage and the associated driveway parking per unit will provide residents with off-street parking. Please refer to Sheet 6 of the site and development plans for the proposed parking. No loading zones are required or proposed.

5. General layout of drainage on the property;

Response: The proposed project includes the use of pavers for the areas of traffic and parking. With a larger building footprint than the single-family home, the post developed stormwater model contains one stormwater basin which directs runoff to a proposed underground dry retention system with chambers for treatment and attenuation before discharging to the existing structure in the northwestern corner that flows to the existing drainage system. The proposed project contains one Type 'C' control structure that's directly discharging to the existing drainage structure via a 15" RCP. The dry retention chambers have a post development maximum discharge of 1.70 cfs (less than allowable) and has been designed with all storms contained in the chambers with sufficient water treatment and bleed down. The paving, grading, and drainage plan is located on sheet 7 of the site plans.

6. Adequacy of recreation and open spaces;

Response: Open space and landscaping have been provided in compliance with the City of Venice requirements.

7. General site arrangement, amenities, convenience, and appearance; and

Response: Please refer to Sheets 6 and 7 of the site and development plans for the general site arrangement of the proposed development. Please refer to the site plan, and architectural elevations for details related to the overall appearance of the proposed building, layout, and site elements. The existing building was connected to City of Venice Utilities and the proposed building will tie-into the same facilities.

8. Other standards, including but not limited to, architectural requirements may be required.

Response: Please refer to the architectural elevations for details related to the proposed architectural elements. No specific architectural standards are required for this project.