

Cassata Shores

Comprehensive Plan Amendment Petition 20-09CP

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

Agent: Jeffery Boone, Esq., Boone Law Firm

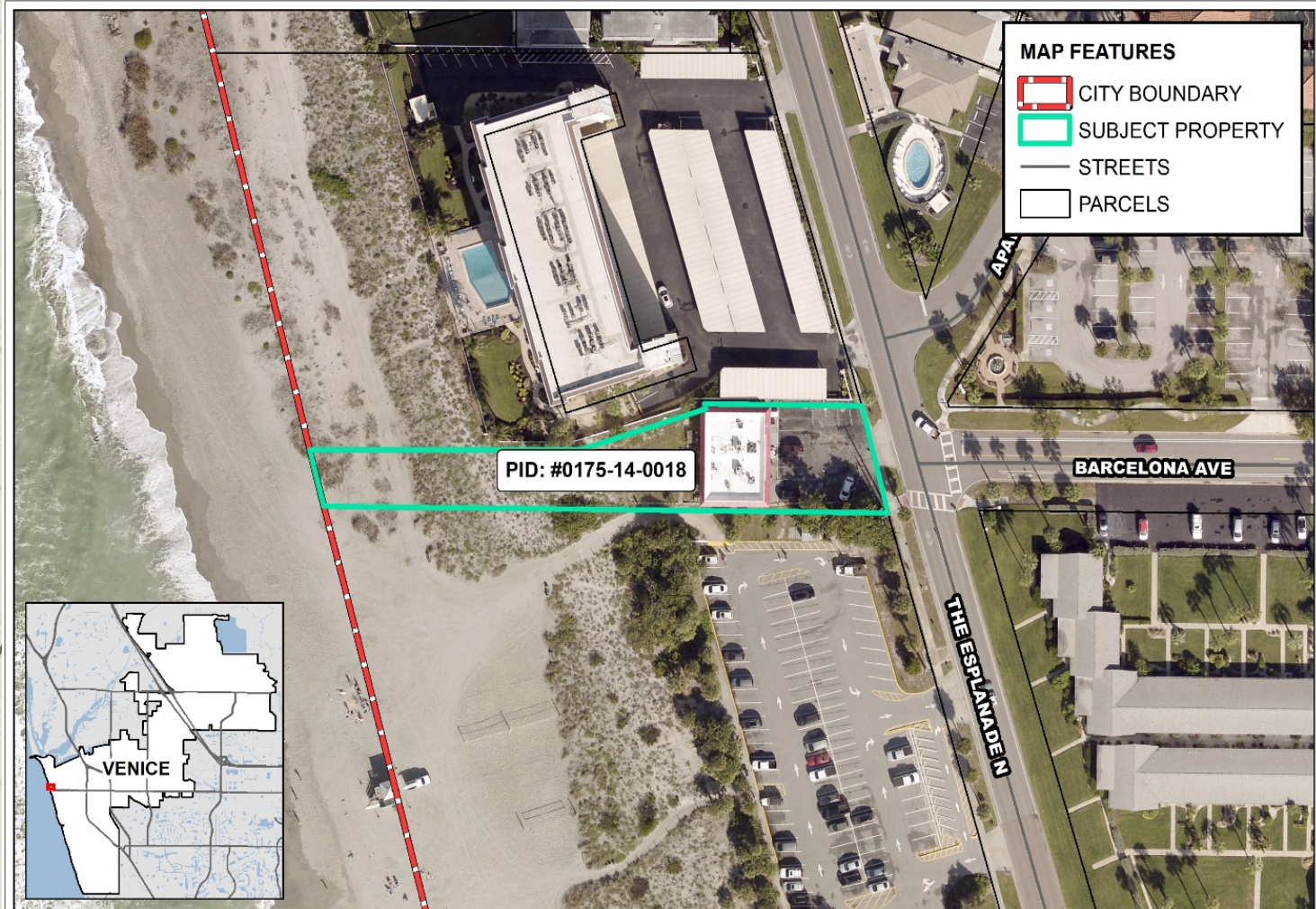


Petition Summary Information

COMPREHENSIVE PLAN MAP AMENDMENT

Request:	To amend the existing Comprehensive Plan designation for the subject property from Commercial to Medium Density Residential
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
Proposed Zoning:	Residential Multi-family (RMF-3)
Related Submissions:	Zoning Map Amendment, Site & Development Plan, Special Exception

Aerial View



CASSATA SHORES

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION

0 100 200 Feet



Proposed Comprehensive Plan Amendment

The request before you is to convert the future land use designation for the subject property from Commercial to Medium Density Residential, implementing this land use by rezoning the property from Commercial, Neighborhood to Residential Multifamily (RMF-3). 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 Multifamily (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 Designations

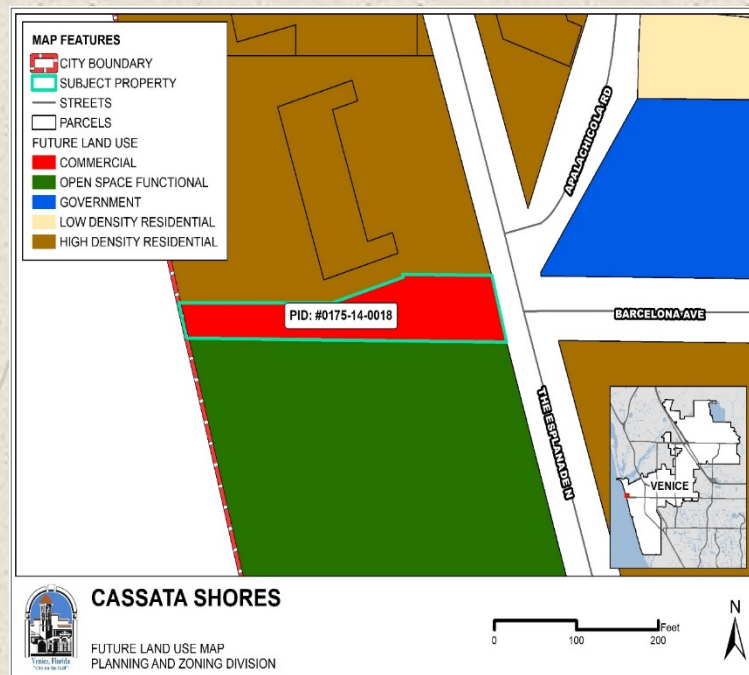
EXISTING

Commercial: Reflects more conventional commercial uses and development patterns; Typical uses may include retail, service, financial, automotive convenience centers, and similar; Transient lodging (i.e., hotels) may be provided consistent with the underlying zoning district

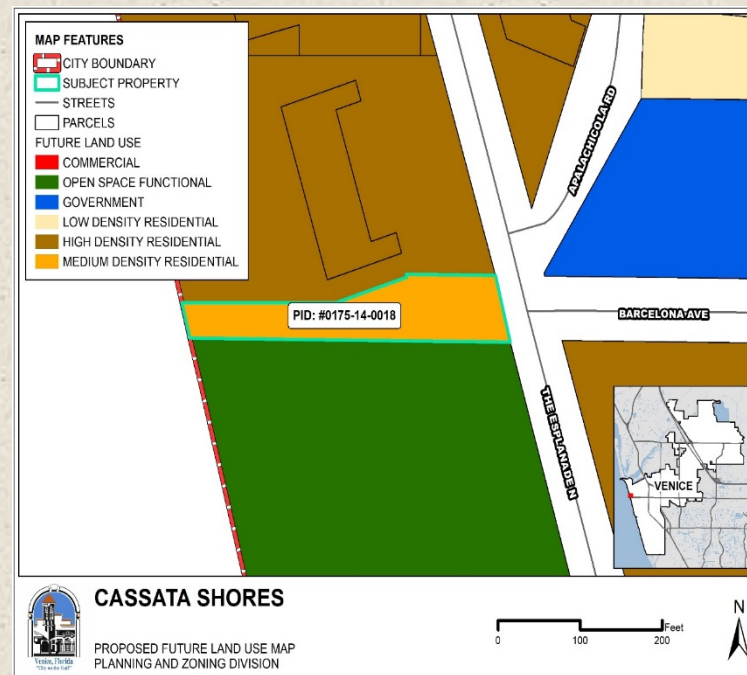
PROPOSED

Medium Density Residential: Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development

Future Land Use Map



Existing



Proposed

Planning Analysis

Section 86-33(5) of the Land Development Code directs planning and zoning staff in its review of a comprehensive plan amendment application. The code provision specifies that the review be done to determine:



- Consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements,
- Assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan, and
- Consistency with the applicable requirements of F.S. ch.163.

Comprehensive Plan Designation

- Medium Density Residential allows for single family attached and multifamily.
- The Compatibility Review Matrix places the request as “presumed compatible” with the High Density Residential to the north and east, but “potentially incompatible” with the government use of public parking lots to the east and south.
- In addition, this property is limited by coastal regulatory lines, such as the Coastal Construction Control Line (CCCL) and the Gulf Beach Setback Line (GBSL).

Figure LU-8: FLU Compatibility Review Matrix

	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
FLU Proposed	LDR									
	MODR									
	MEDR									
	HDR									
	IP									
	COMM									
	GOVT									
	IND									
	OS-F									
	OS-C									

 Presumed Compatible
  Potentially Incompatible

An earlier request by the applicant to allow a residential density lower than the minimum was withdrawn after the City approved a similar amendment to the Comprehensive Plan separately.

Effect of Proposed Amendment on Financial Feasibility of the Comprehensive Plan for Infrastructure

There is no anticipated impact on the financial feasibility of the Comprehensive Plan for infrastructure purposes, since adequate public facilities and services are preexisting. The developer is responsible for any necessary infrastructure on the subject property, and the site has been served by city facilities since the original construction in 1973.

Consistency with Applicable Requirements of Florida Statutes Chapter 163

- Three provisions in Section 163.3177(6)(a) specify how amendments to the future land use element and future land use map are to be evaluated.
- Details on staff's review for compliance with the statutory provisions are provided in the staff report.
- Based on staff's planning analysis, the proposed comprehensive plan amendment can be found in compliance with each of the three statutory provisions.

Findings of Fact

Consistency with the Comprehensive Plan

Staff has provided analysis of the proposed Comprehensive Plan Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Map Amendment.

Consistency with Florida Statutes

Analysis has been provided to determine consistency with Chapters 163 and 171 of the Florida Statutes. This analysis should be taken into consideration.

Provision of City Services

Based on TRC review and analysis, no issues have been identified regarding provision of services.

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Comprehensive Plan Amendment Petition No. 20-09CP

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 Comprehensive Plan Amendment Petition No. 20-09CP.