

**25-45SP**

**VENITOWNHOUSE**



## APPEAL PROCESS

- On April 21, Planning Commission approved the site and development plan by a vote of 5-1 (1 member absent)
- On April 29, an appeal by David Topian was received by the City
- Appeals to Planning Commission are heard by City Council
- The hearing is *de novo*, meaning the petition is heard from the beginning
- Filing an appeal stays all proceedings related to the petition – construction plans, building permits, etc. in this case

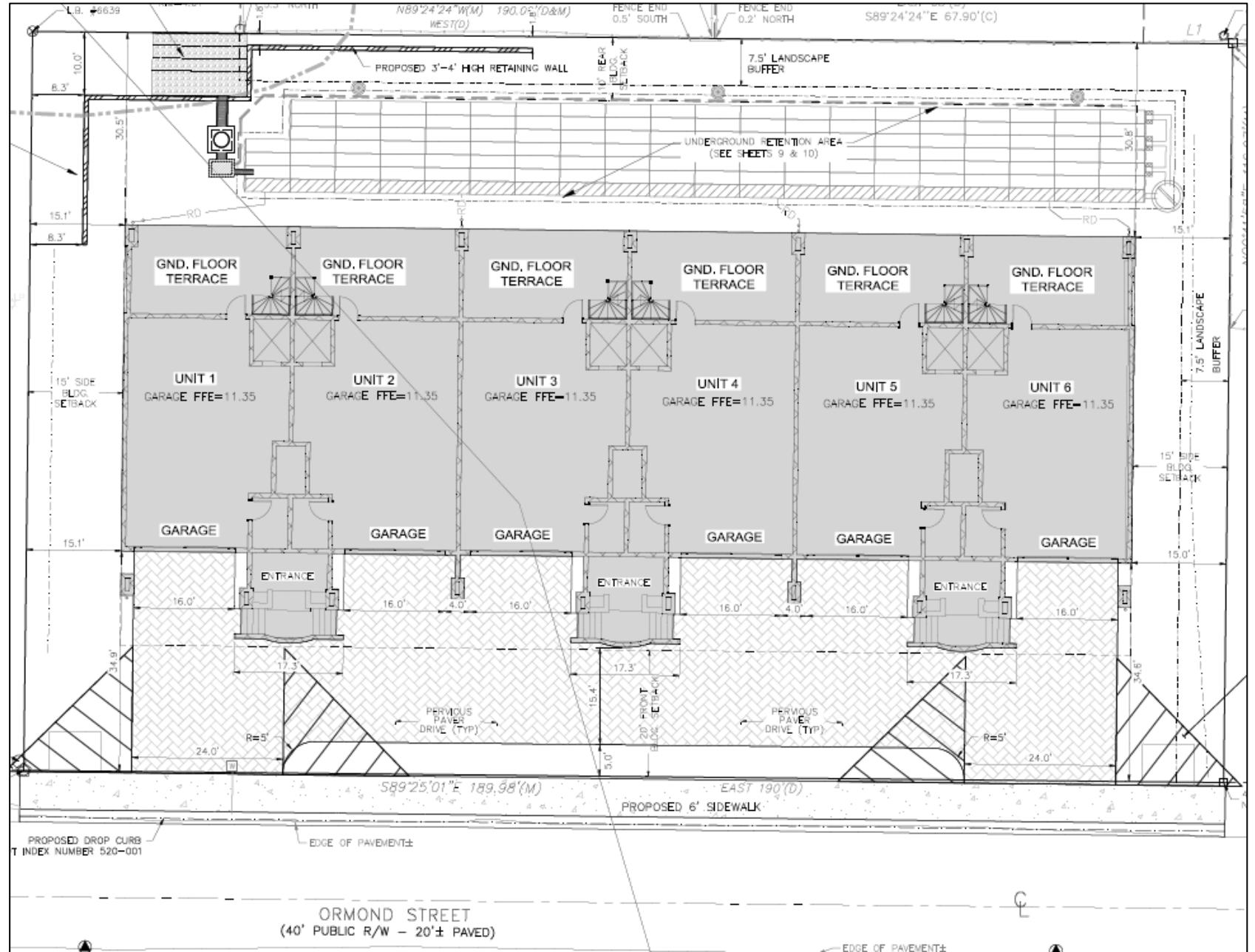
General Information	
<b>Address:</b>	816 Ormond Street
<b>Request:</b>	Development of six multifamily units
<b>Owner:</b>	Martin Pouliot
<b>Agent:</b>	Mariah Miller, Esq., M. L. Miller Law, PLLC
<b>Parcel ID:</b>	0175110025
<b>Parcel Size:</b>	0.51± acres
<b>Future Land Use:</b>	Medium Density Residential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

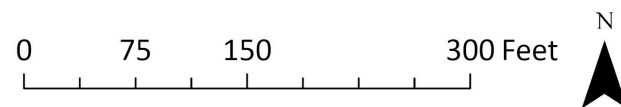
10 11 12 13 14 15



# AERIAL MAP




**Venitownhouse**  
Aerial Map





# EXISTING CONDITIONS

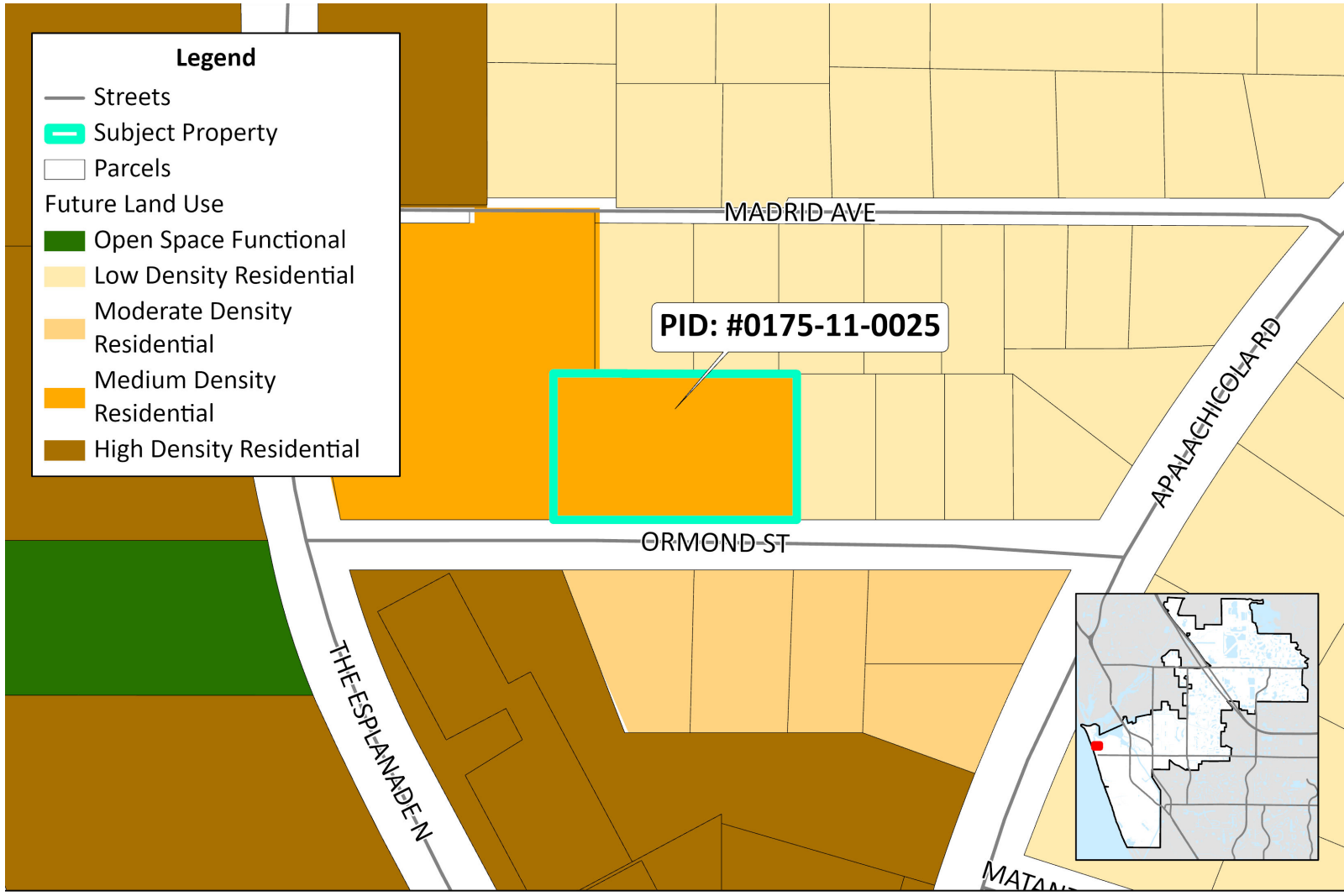
SITE  
PHOTOGRAPHS,  
FUTURE LAND  
USE MAP, ZONING  
MAP,  
SURROUNDING  
LAND USES



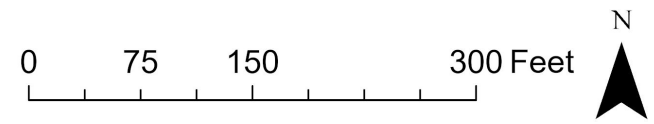


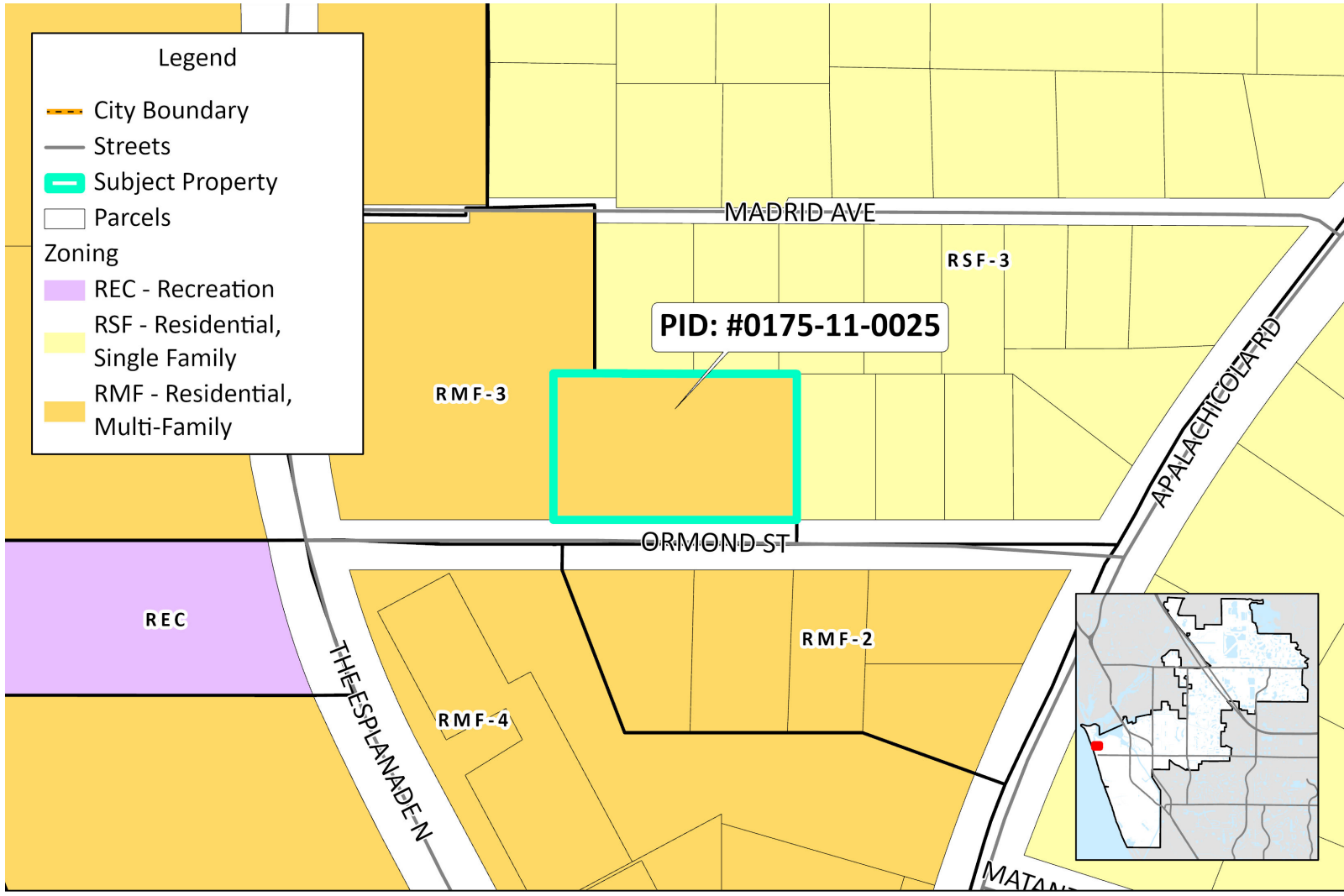
# SITE PHOTOGRAPHS



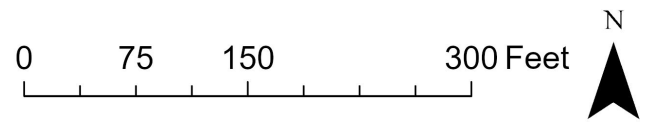


# FUTURE LAND USE MAP





**Venitownhouse**  
Zoning Map



# ZONING MAP



## SURROUNDING LAND USES

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

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

## COMPLIANCE WITH THE LAND DEVELOPMENT CODE

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## 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
<b>Potable Water</b>	Utilities	6 ERUs	Compliance confirmed by Utilities
<b>Sanitary Sewer</b>	Utilities	6 ERUs	Compliance confirmed by Utilities
<b>Solid Waste</b>	Public Works	69.36 lbs	Compliance confirmed by Public Works
<b>Parks</b>	Public Works	0.077 acres	Compliance confirmed by Public Works
<b>Drainage</b>	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

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

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# CONCLUSION

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