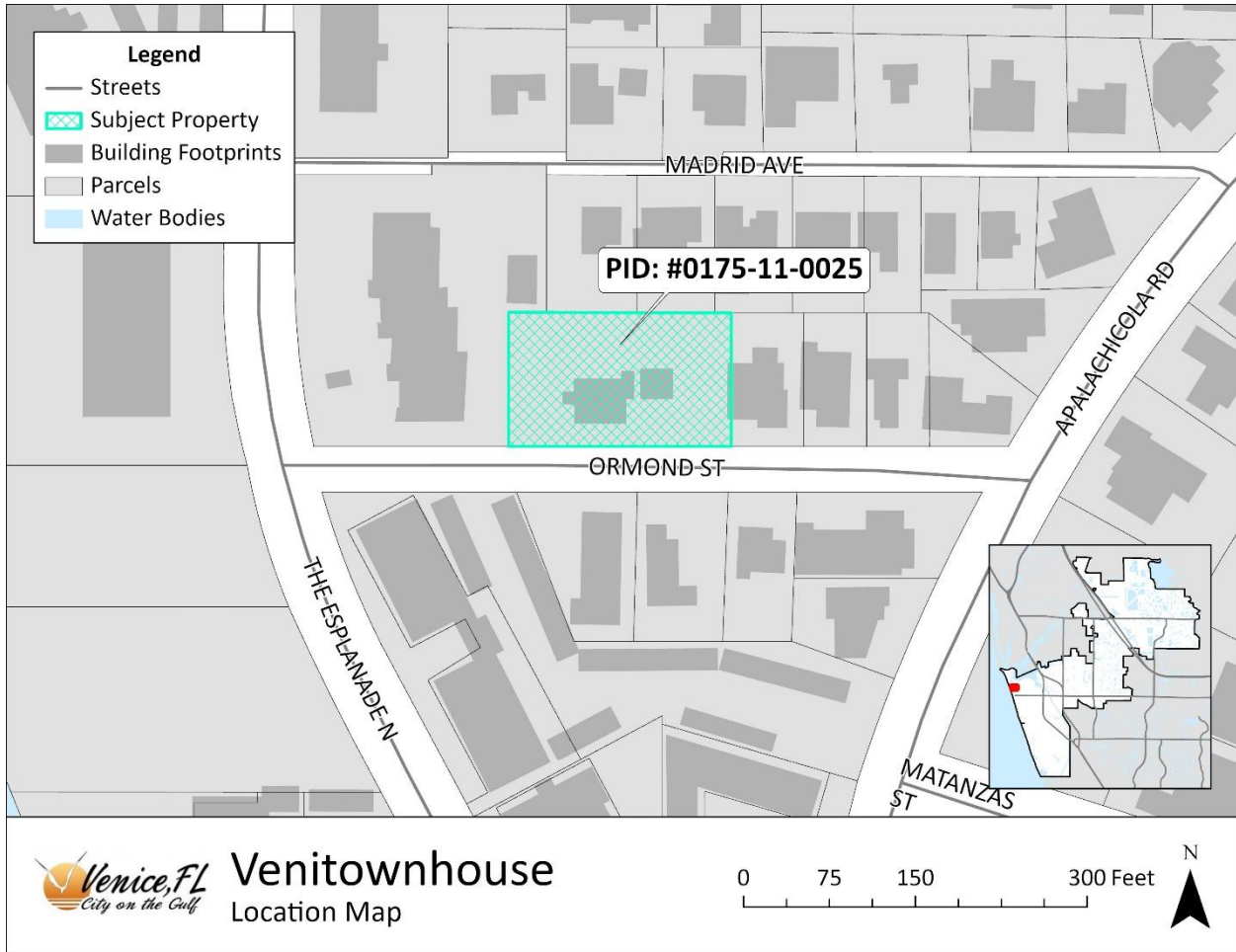


# 25-45SP Venitownhouse

## Staff Report



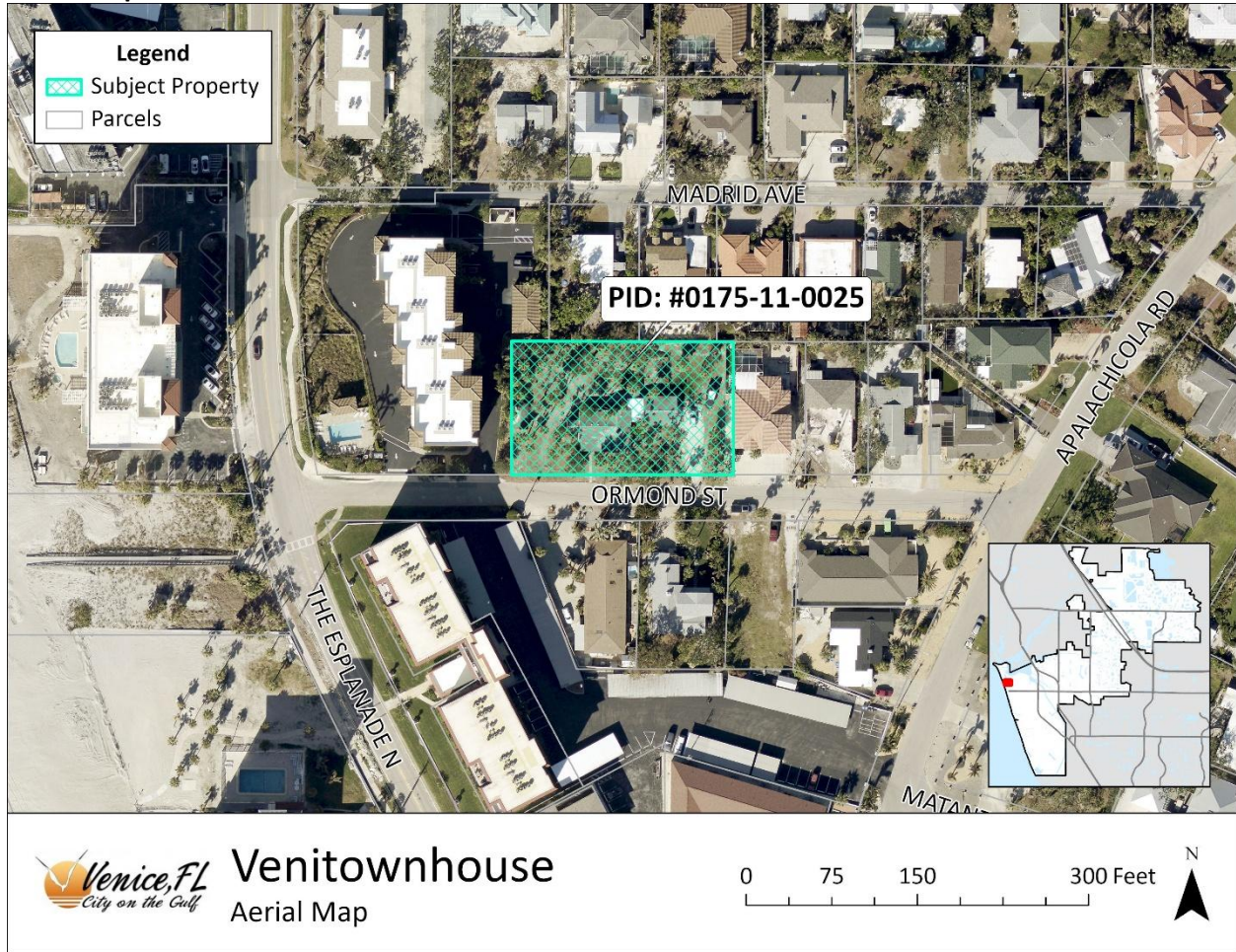
### GENERAL INFORMATION

<b>Address:</b>	816 Ormond Street
<b>Request:</b>	Development of six multifamily units
<b>Owner/Applicant:</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

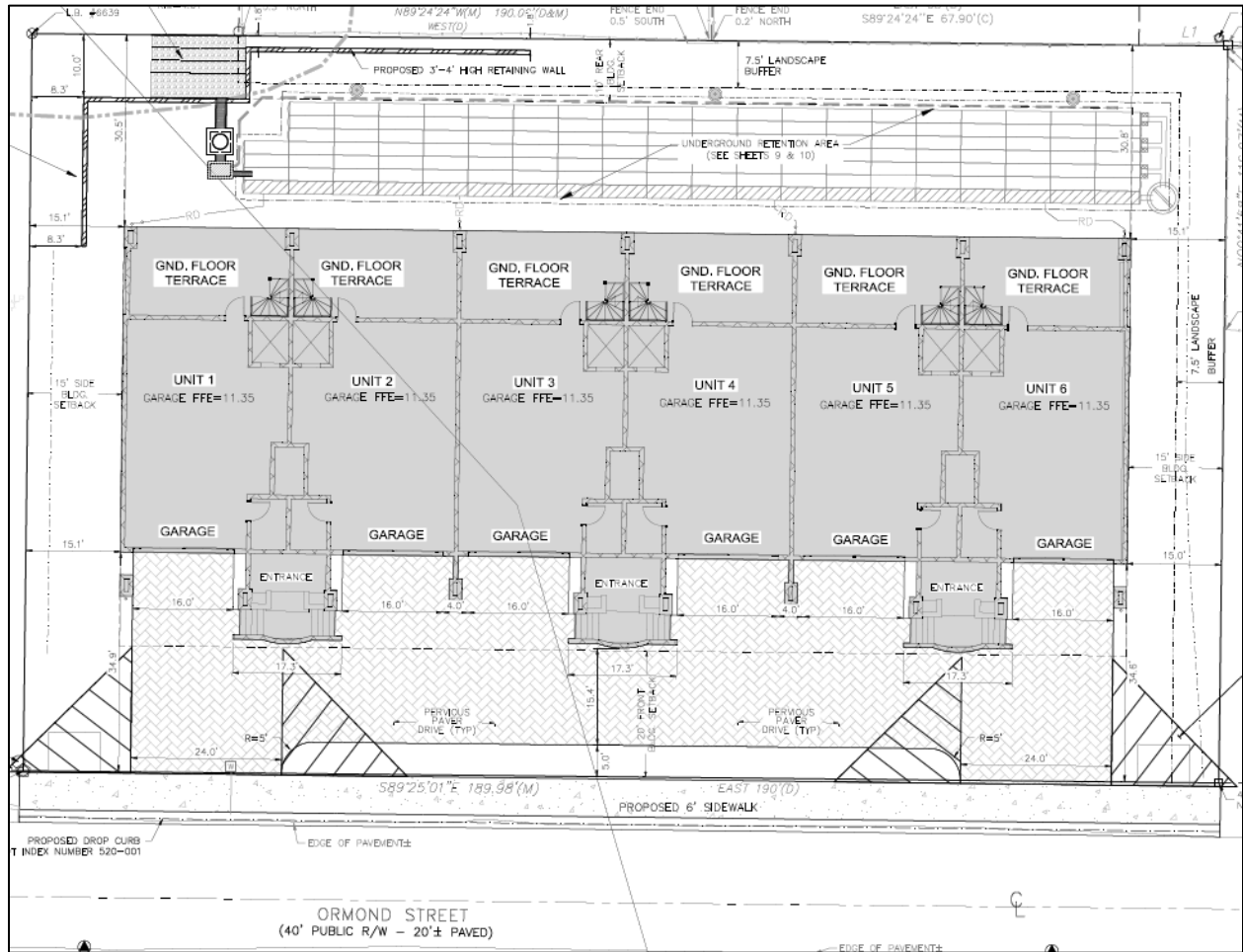
## I. PROJECT DESCRIPTION

The proposal is for a three-story residential building containing six units, with two floors of living space and understory garage parking. There will be two access points to Ormond Street and buffers provided next to adjacent single-family homes. Stormwater will be retained underground, and a 6' sidewalk is proposed along the street frontage. This development will replace the existing single-family home on the property, which has a multifamily zoning.

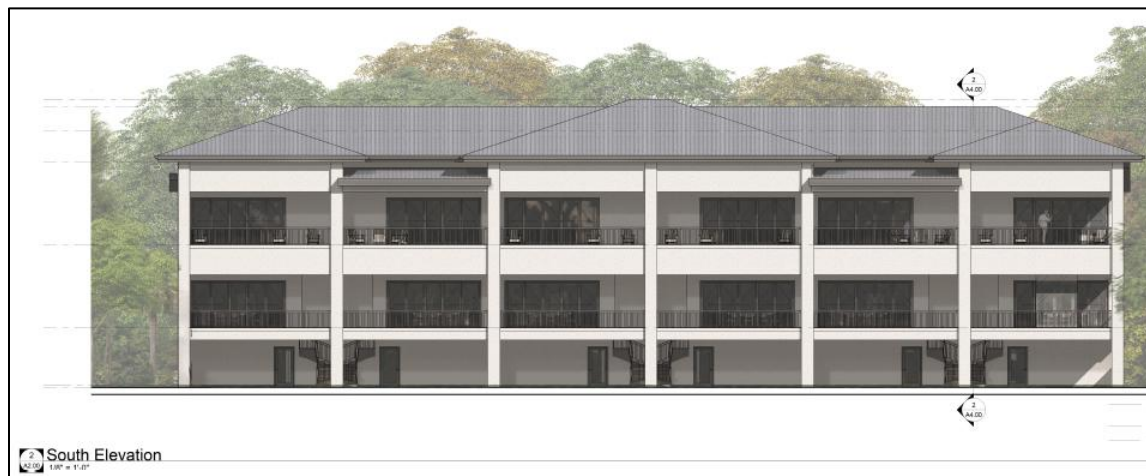
### Aerial Map



# Site Plan



# Elevations





Site Photographs

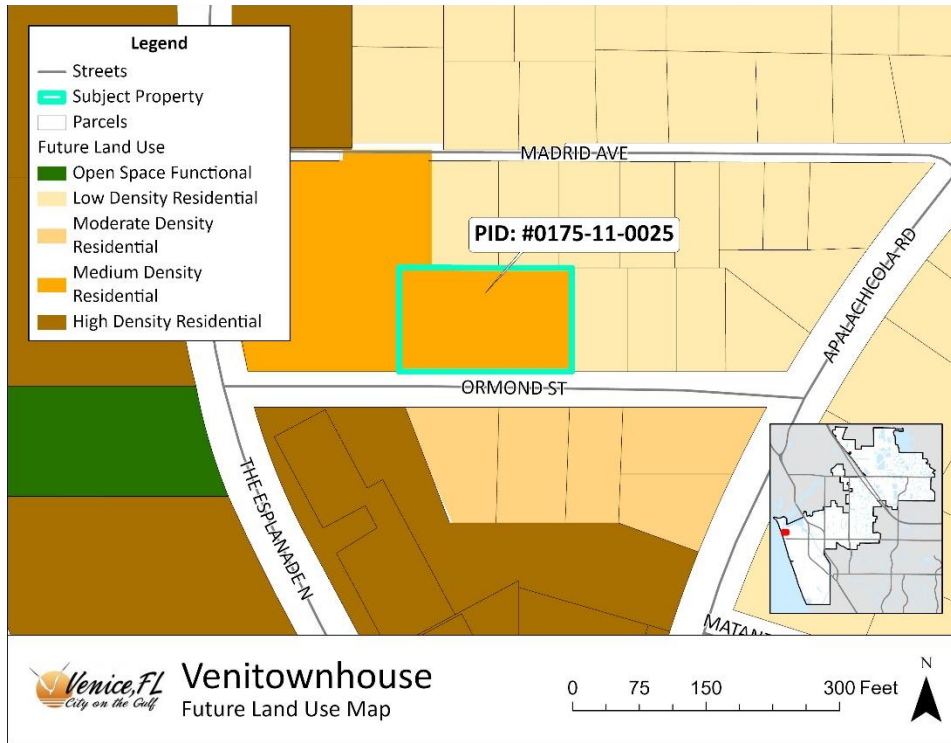




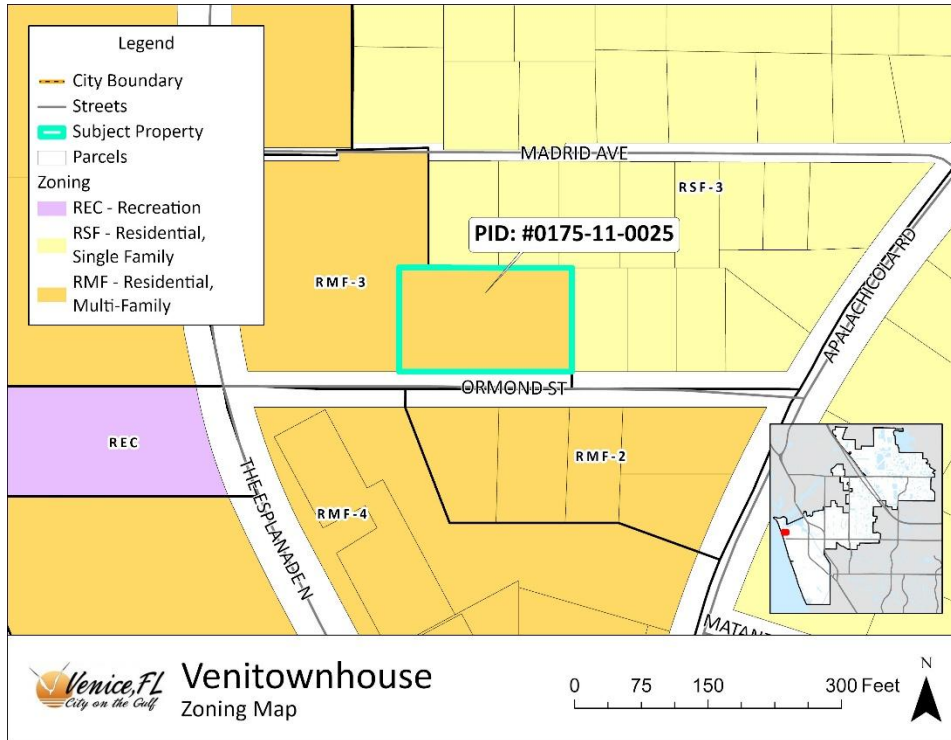
### Future Land Use and Zoning

The Future Land Use designation for the subject property is Medium Density Residential, and the zoning is Residential, Multifamily 3, as depicted on the maps below.

#### Future Land Use



#### Zoning



**Surrounding Land Uses**

<b>Direction</b>	<b>Existing Land Use(s)</b>	<b>Future Land Use Map Designation(s)</b>	<b>Current Zoning District(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

**II. PLANNING ANALYSIS**

In this section of the report, analysis of the subject Site and Development Plan evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

**Comprehensive Plan Analysis**

**Strategy LU 1.2.3.c - Medium Density Residential:**

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

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

The subject site and development plan proposes a multifamily use at a density of approximately 11.8 units per acre, consistent with the future land use designation.

No other strategies or intents were found to relate to the site and development plan.

***Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):***

Analysis of the Land Use Element strategies applicable to the Medium Density Future Land Use designation, strategies found in the Island neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

**Compliance with the Land Development Code**

**Comparison of RMF-3 Standards and Proposed Site and Development Plan**

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'

**1.2.C.8 Land Use Compatibility Analysis**

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and a summary staff comment.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

**Applicant Response: RMF-3**

**Density of RMF-3**

ii. Building heights and setbacks.

**Applicant Response: Height: 43'-4" (Max allowable 46')**

**Setbacks –**

**Front: 20'**

**Rear: 10'**

**Side:15'**

iii. Character or type of use proposed.

**Applicant Response: Multi-Family Residential**

iv. Site and architectural mitigation design techniques.

**Applicant Response: Retaining wall to prevent erosion.**

**Underground stormwater storage to increase usable open space.**

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**Applicant Response: Landscape buffer separation on north and south side of multi-family proposed use; project to separate from single-family**

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Applicant Response: N/A**

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

**Applicant Response: N/A**

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Applicant Response: Neighboring multi-family use with the same density**

*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 1.9.4**

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*, which states that 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 deny by the following considerations (**Applicant responses are provided below in bold**):

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

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

*Staff Comment: This property is proposing a use appropriate for its FLU designation with a density of 11.8 dwelling units per acre (du/ac), within the permitted range of 9.1-13.0 du/ac. Other elements have been analysed by the applicant in their narrative responses and in the Comprehensive Plan Consistency section of this report.*

2. Compatibility consistent with Section 4 of this LDR;

**Applicant 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.**

*Staff Comment: Compatibility is a key consideration for any site and development plan and covers many aspects of the project, including use, buffering, noise, intensity, lighting, and transportation. All relevant requirements have been met, but Planning Commission may still evaluate compatibility based on the considerations in the code.*

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

**Applicant 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;

**Applicant 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;

**Applicant 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.

*Staff Comment: The Engineering Department has not raised any issues regarding drainage on the property and has deemed this site and development plan compliant.*

6. Adequacy of recreation and open spaces;

**Applicant 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

**Applicant 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 as may be required.

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

*Staff Comment: Properties zoned RMF-3 not within an Architectural Control District are not subject to any architectural requirements.*

**Conclusions/Findings of Fact (Consistency with the Land Development Code):** The subject petition has been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

**Concurrency**

The subject petition was reviewed for public facilities capacity by the relevant departments and concurrency has been confirmed. No additional issues related to capacity have been identified.

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

Facility	Department	Estimated Impact	Status
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

**Mobility**

The applicant has submitted a traffic statement for this project rather than a full traffic impact analysis because it did not meet the threshold of 50 PM peak hours trips. This statement was reviewed and confirmed compliant by the City’s transportation consultant. No additional issues were identified.

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

**Conclusions/Findings of Fact (Concurrency/Mobility):**

No issues were identified by the Technical Review Committee regarding the Site and Development request.

**III. CONCLUSION**

**Planning Commission Report and Action**

Upon review of the petitions 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 for the Planning Commission to take action on Site and Development Petition No. 25-45SP.