

# Site and Development Application 25-45SP 816 Ormond Street, Venice, Florida 34285

Presented by:  
Mariah Miller, Esquire  
M.L.Miller Law, PLLC  
June 23, 2026  
City Council Meeting

Applicant:  
Venitownhouse, LLC

Engineers:  
Kreg Maheu, P.E.

# Request:

To approve the Site and Development Application 25-45SP.

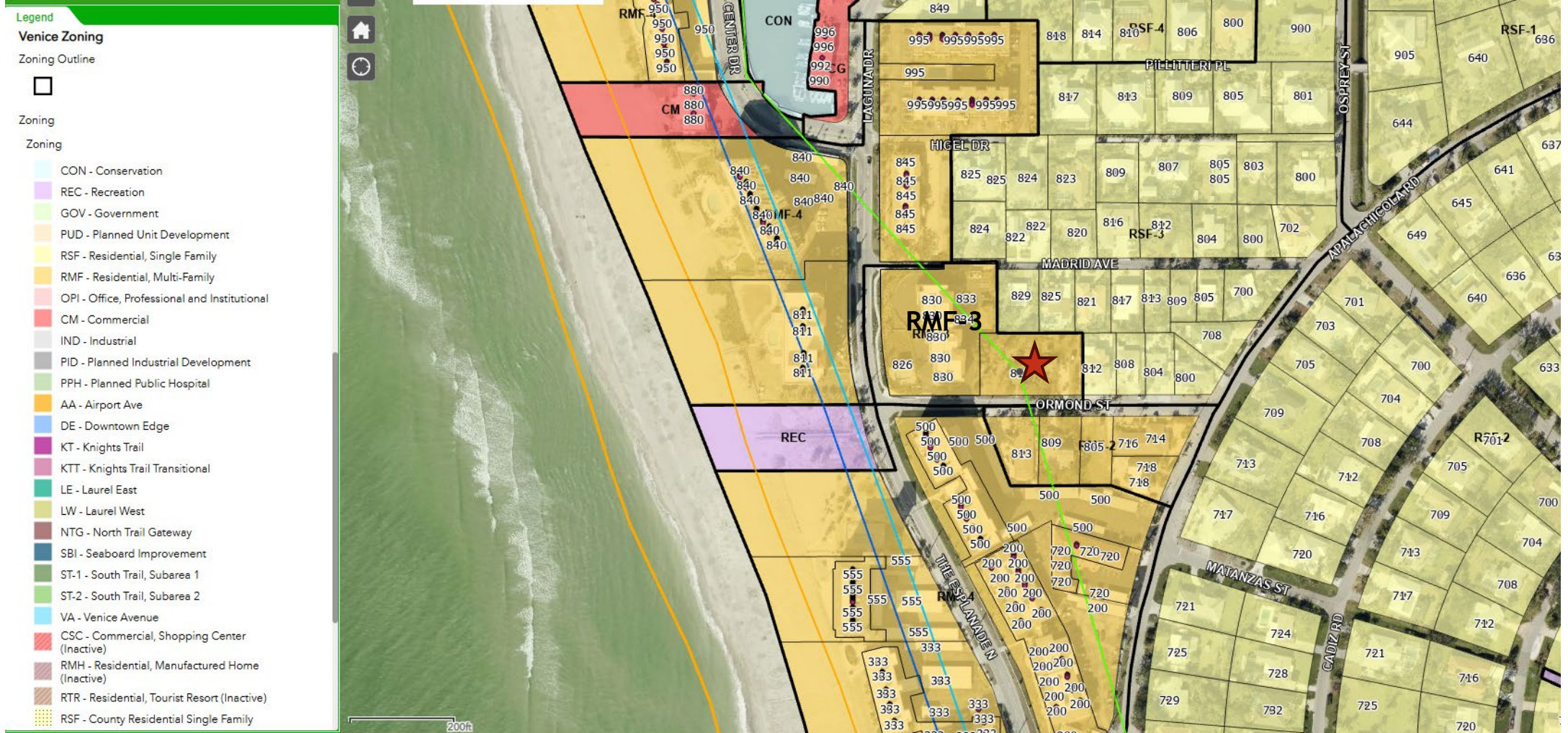
- ▶ Complies with all zoning and development standards in the code
- ▶ Consistent with the Venice Comprehensive Plan
- ▶ Compatible with Section 4 of the Code and the surrounding area

# Property Location



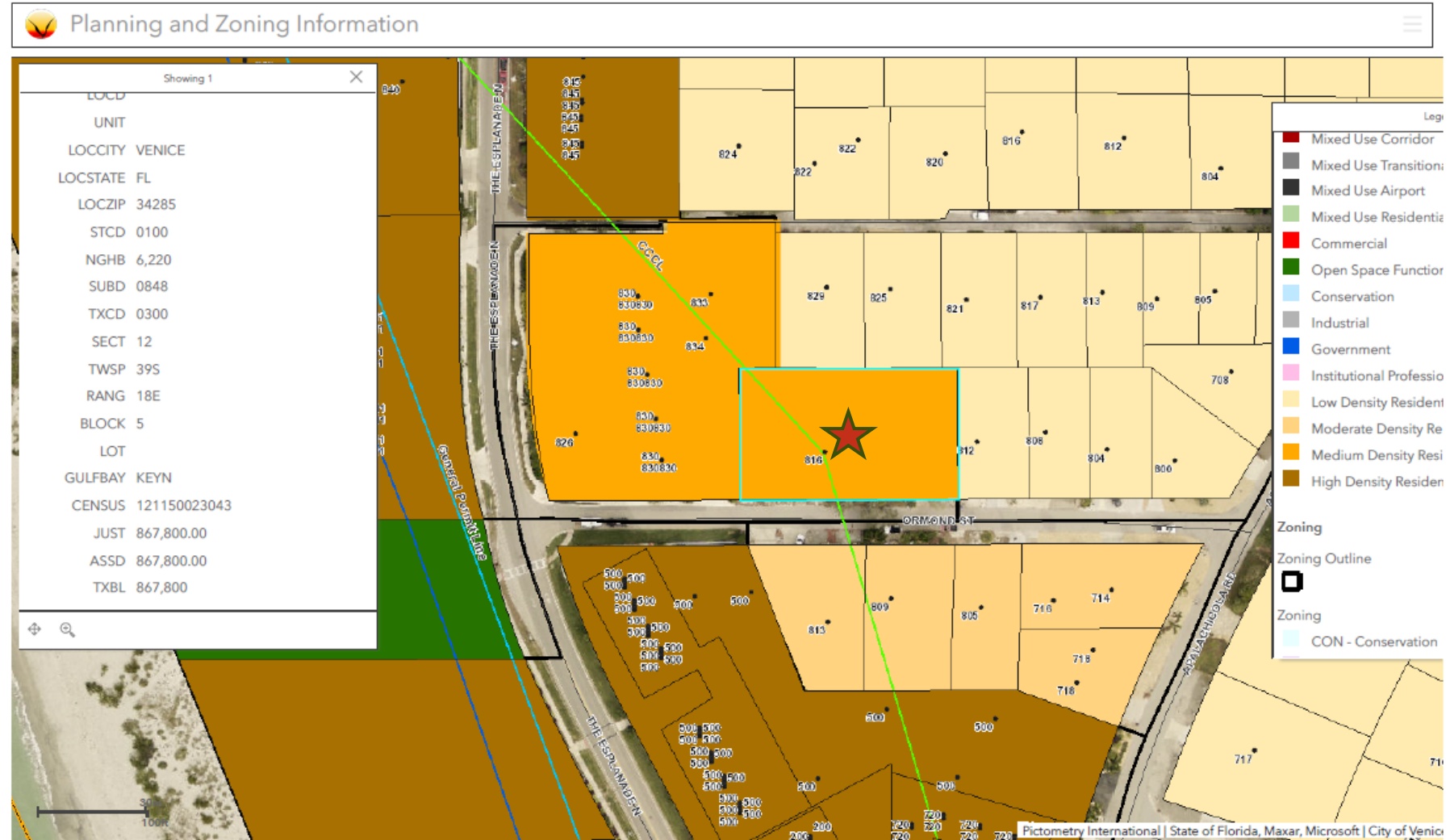
# Current Zoning

The Property is currently zoned Residential Multifamily-3 (RMF-3) under the Sarasota County zoning code.



# Future Land Use

- The FLU is Medium Density Residential.
- The City of Venice Comprehensive Plan 2017-2027 designates the subject property as Medium Density Residential which allows for 9.1 to 13 dwelling units per acre.
- Under the FLU Strategy L.U. 1.2.3, medium density residential supports a variety of residential types to include multifamily.



# Compatibility

- ▶ Future Land Use and Surrounding Area
- ▶ Buffer
- ▶ Stormwater Management
- ▶ Site Design Mitigation

# Future Land Use Compatibility

*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										

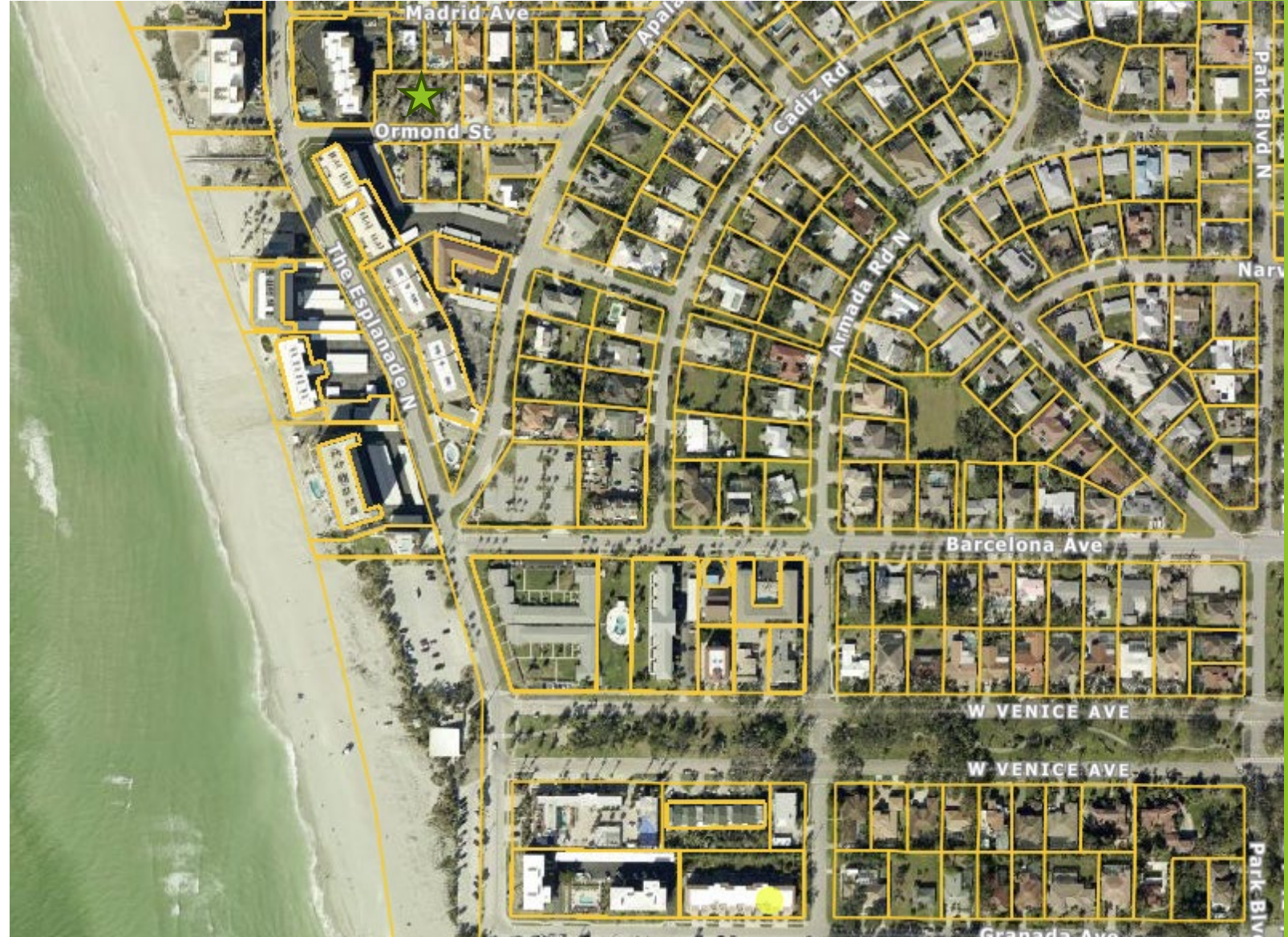
Presumed Compatible  
 Potentially Incompatible

**FLU Compatibility Review Matrix from Venice 2017-2027 Comprehensive Plan**



# Compatibility - Surrounding Area

- ▶ The Esplanade N to The Esplanade S that connects with Granada Ave has high density multifamily bordering The Esplanade that transitions to less density multifamily to the east connecting to single family.





# Compatibility - Stormwater

- ▶ The stormwater will be monitored and managed according to all local, state, and federal regulations.
- ▶ Per regulation, any stormwater runoff will be contained within the property.
- ▶ Civil engineer has designed an underground retention system that includes for treatment and attenuation before discharging to the existing structure in the northwestern corner that flows to the existing drainage system.
- ▶ Retaining wall at the northwest corner of the subject property.
- ▶ The driveways are proposed to be made up of pervious pavers.

# Compatibility - Stormwater

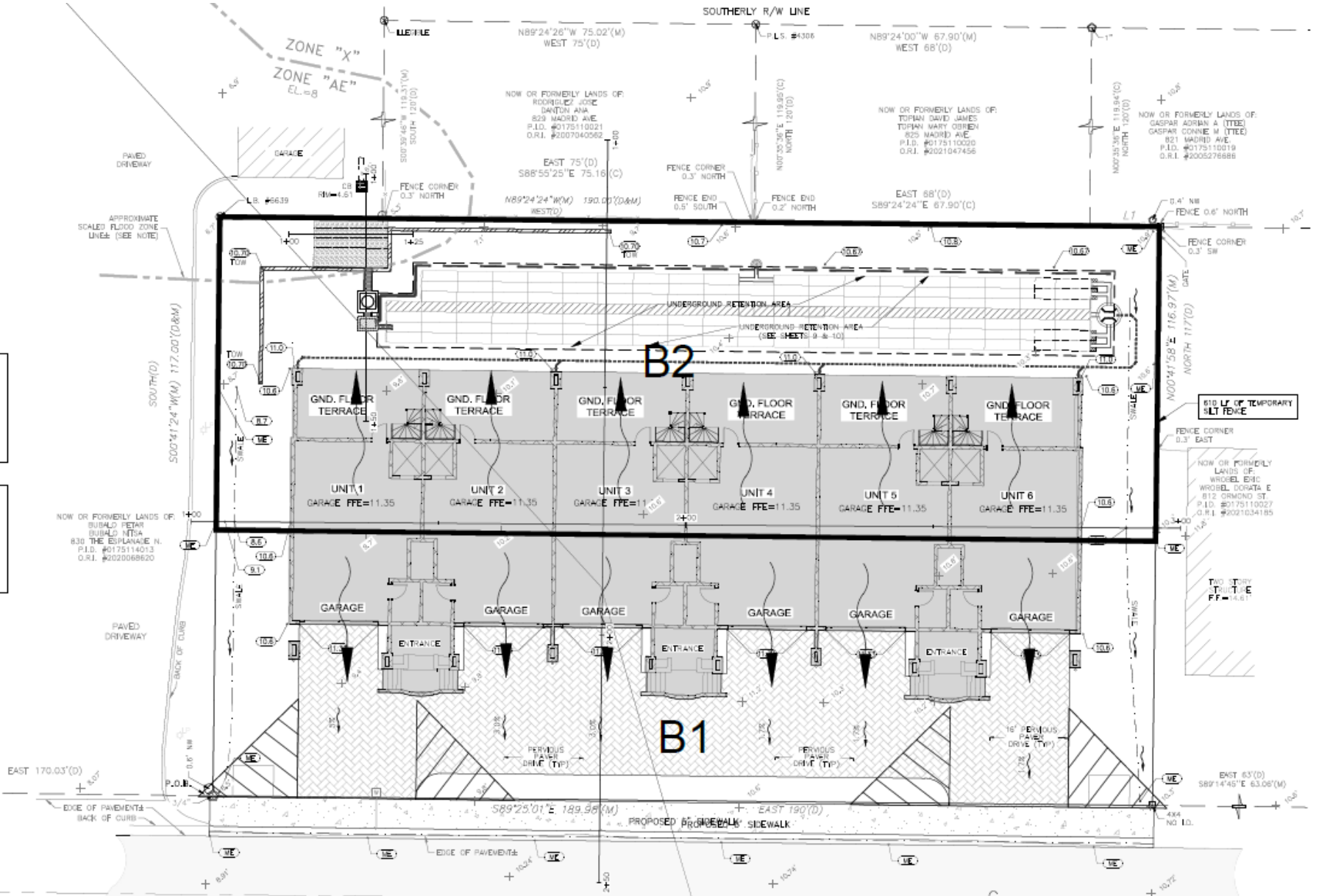


**LEGEND:**

- EXISTING ELEVATION
- PROPOSED GRADE ELEVATION
- MATCH EXISTING GRADE ELEV.
- FLOW DIRECTION
- SILT FENCE

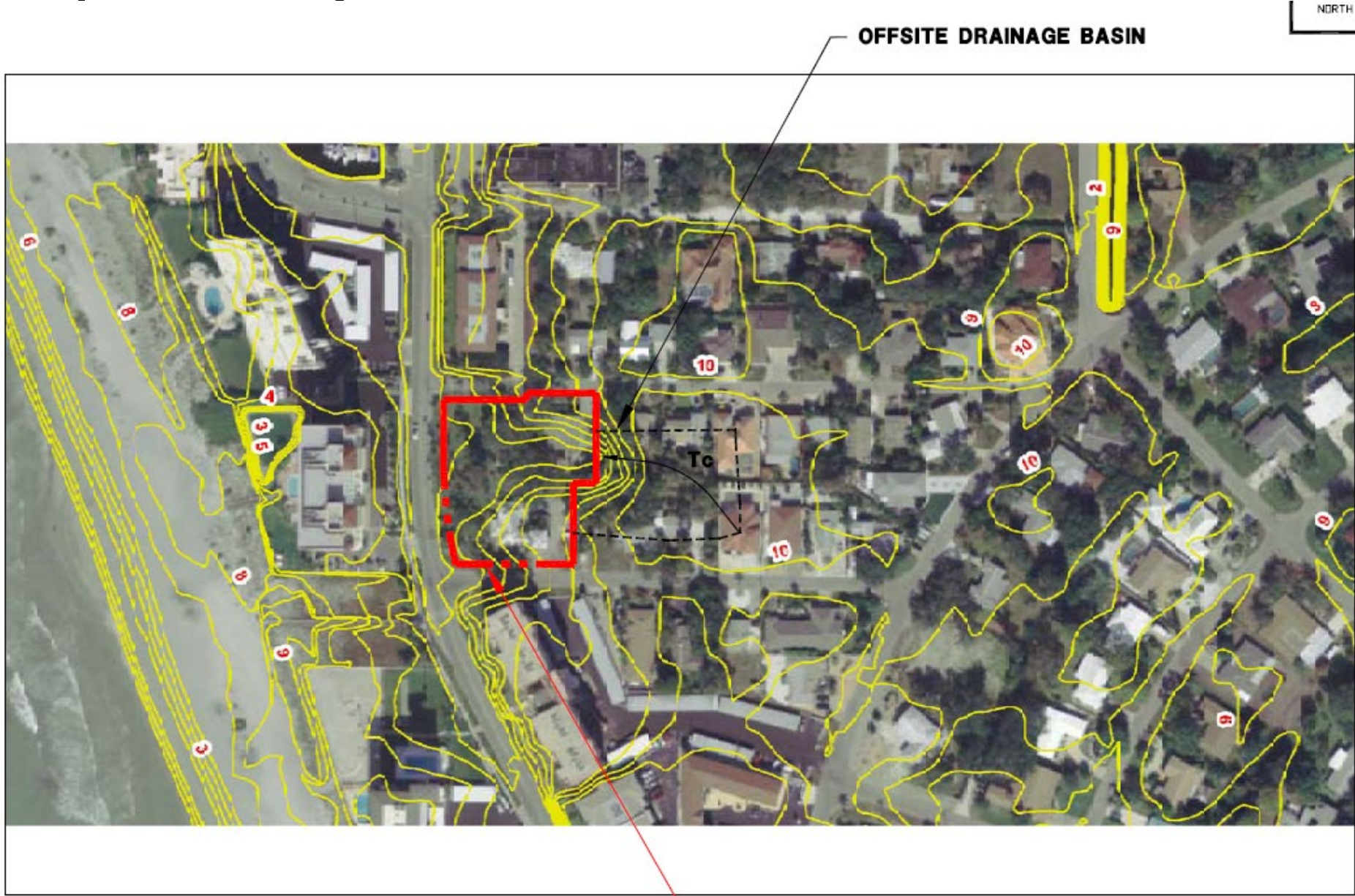
**BASIN 1**  
 AREA = 0.26 AC.  
 CN = 85.19  
 $T_c = 10$  MINUTES (MIN)

**BASIN 2**  
 AREA = 0.25 AC.  
 CN = 80.24  
 $T_c = 10$  MINUTES (MIN)





# Compatibility - Stormwater



**CHE VISTA CONDOMINIUMS**



# Compatibility - Implemented Site Design Mitigation

- ▶ Decreased the height of the buildings and removed rooftop terrace and elevator shafts
  - ▶ Final height of the buildings is 48'7-1/4"
- ▶ Decreased the driveways from 6 to 2 and implemented pervious pavers instead of concrete
- ▶ Buffer on the west that goes above code requirements
- ▶ Underground Retention; Spreader Swale to Fill-up and overland flow and Modified Retaining Wall
- ▶ Carefully considered the character of the architecture to be consistent with Venice Island

# Summary

- ▶ The applicant has provided competent substantial evidence that this proposed development is compatible with the Code, Venice Comprehensive Plan and the surrounding area.
- ▶ The proposed development will conform with the RMF-3 zoning standards without any special exceptions or conditional uses.
- ▶ The surrounding area along the major road The Esplanade North, are also zoned for RMF-3 or RMF-4. The property across Ormond street is zoned RMF-2.
- ▶ The proposed buffers will mitigate perceived incompatibility with the surrounding single-family homes.
- ▶ The stormwater will be monitored and managed according to applicable regulations with the special considerations of an underground storage facility and pervious pavers and pavement used for the project.

# Request for Approval

- ▶ The Applicant respectfully requests approval of the Site and Development application 25-45SP.

**Thank You**  
**QUESTIONS?**