

# 1012 VENETIAN AVE. RE-ZONING APPEAL

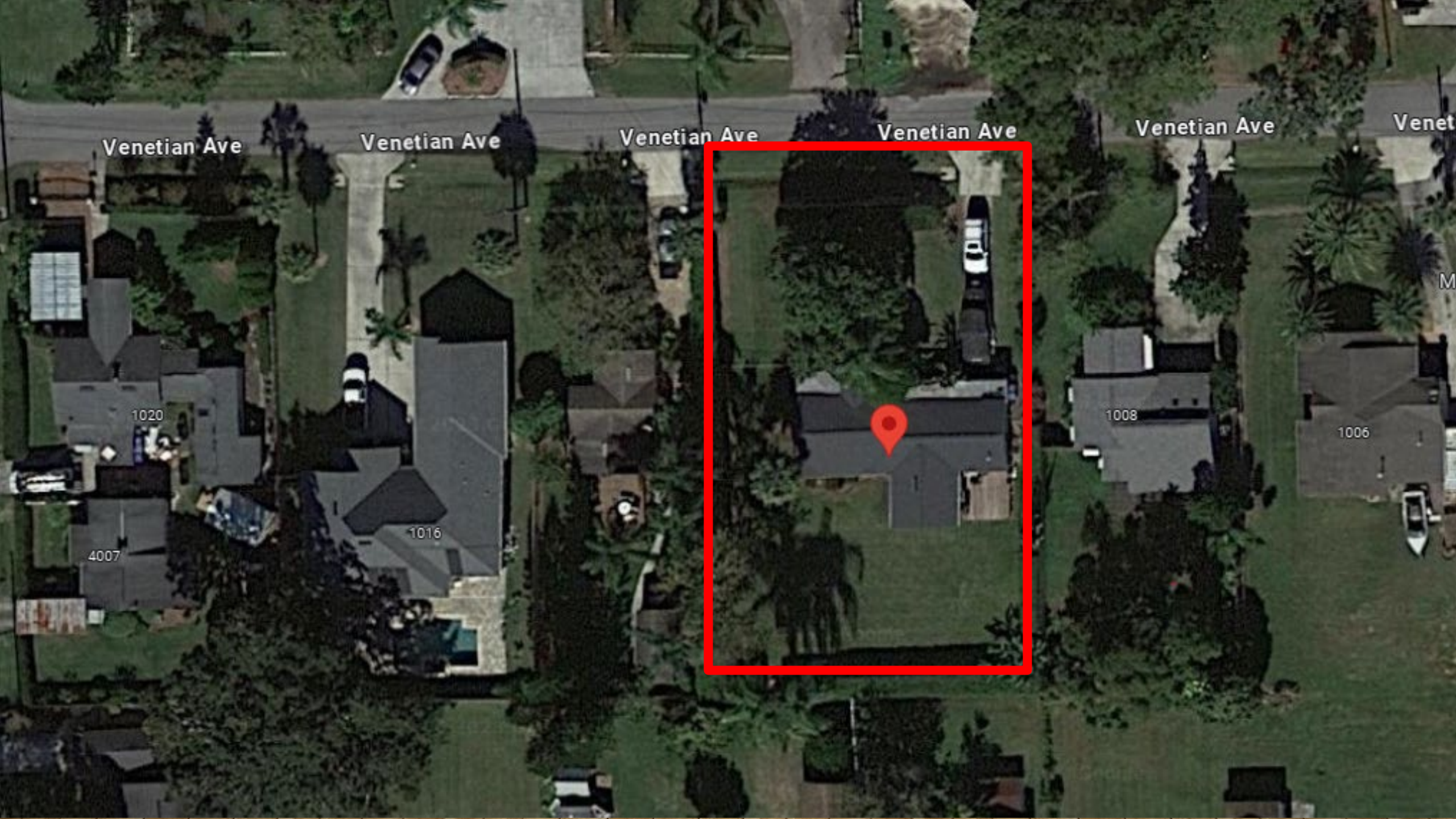
#RZ-23-06-048

---

12/12/2024

BRIAN DAVIDSON





Venetian Ave

Venetian Ave

Venetian Ave

Venetian Ave

Venetian Ave

Venetian Ave

1020

4007

1016

1008

1006

# THE REQUEST

- I am asking for my lot to be rezoned from R-1A to an R-1
- Lot needs to be re-zoned to allow for potential split in the future and maximize lands value
- House was built in 1950 is a 3/2, 1,632 sq. ft
  - It only has two closets, so no storage
  - 7'9 ceiling height throughout most of the house
- Livable, but I am ready to upgrade



# WHY

- I have six neighbors
- Two homes could fit on this sized lot and would be inline with the new construction that has gone up in the past 3-4 years in 32804 (including across the street)
- Want to maximize the value of the lot, marketing its potential to be an investment property that can be split into two lots, or used as a rental to allow me pursue my dreams
  - Packing district is bringing in the demand for homes like this
- In 2018 I did a full interior renovation to bring up to date, including a new roof, and new windows
- Want more space as planning to grow my family
- Also want to live on a lake and use my boat more



1011 Venetian Ave

# FACTS

---

- There are 49 homes with addresses on Venetian Ave. or Hunter Ave.
  - 17 (35%) have a width of 50',
  - 16 (33%) have a width of 75',
  - 12 (24%) have a width of 100'+,
  - Remaining 8% falling in between 60' and 80'
- My lot touches 6 other lots
  - 4 of those lots are 50' lots
  - One of those lots was rezoned as an R-1 in 2017, (1011 Hunter Ave. RZ-17-01-002)
- Three properties in this same area have separate living structures (mother in-law suites?)
  - Two of the three are on Venetian and are smaller lots than mine.
- The lot was originally plotted as 1010 and 1012, but combined in 1926

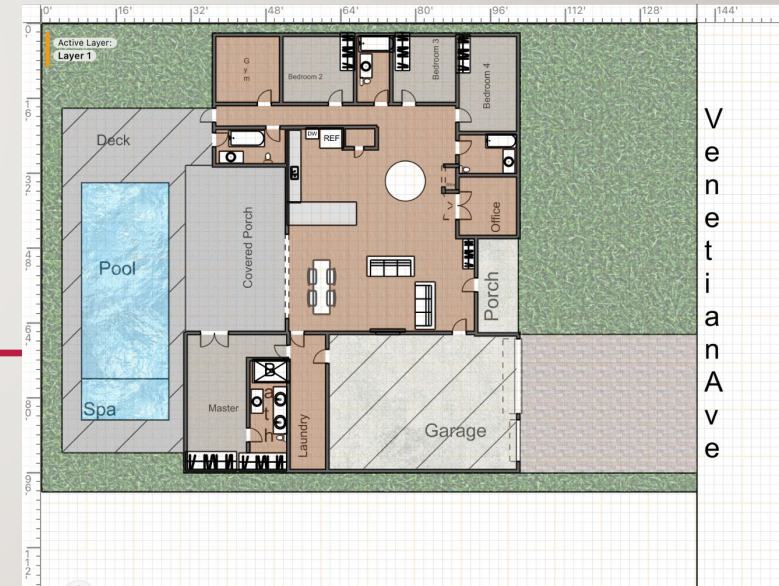
# CONCERNS - FLOODING

---

- FEMA defines a flood zone as an area that will be inundated by the flood event having a one-percent chance of being equaled or exceeded in any given year. ([www.fema.gov](http://www.fema.gov))
  - This equates to 3.6 days a year, every year, water from flooding causes excessive damage, which does not happen
- Since living here, I can only recall three times of having standing water in my backyard.
  - Hurricane Irma 2018, (~7") Hurricane Ian 2022 (10-15"), stalled front Oct. 22. (none caused and damage)
- 2022 Marked the wettest fall on record with 28.23" (17.21" above normal) in Orlando.
  - I believe this is the reason why we are here today
  - Appellant has never had flooding inside her house
  - I've never had flooding in my house
- Complaints were made about the fill dirt used at a new construction on Hunter Ave.
  - County inspector came and confirmed everything was within code
  - Suggestions made were to consider regrading property if concerned with flooding
  - No mention of any attempts to regulate water (French drains, regrading etc) have been made

# REASONS TO APPROVE

- While I do not have any plans to develop this property, I am certain that what ever is done, will be within the rules and regulations already set in place by this board and others.
- A single-story home could be built in my homes current place, with a similar footprint to two, two-story homes, without the input from the community.
- Main reason for the appeal was to be heard and get sewer put in (which is not possible), not restrict the new development
- No mentions to any water mitigation measures taken by appellatnt, or those who have claimed flooding
- Putting setback restrictions can adversely impact the overall value of my land
- Other development is going to continue without restrictions





THANK YOU

---

