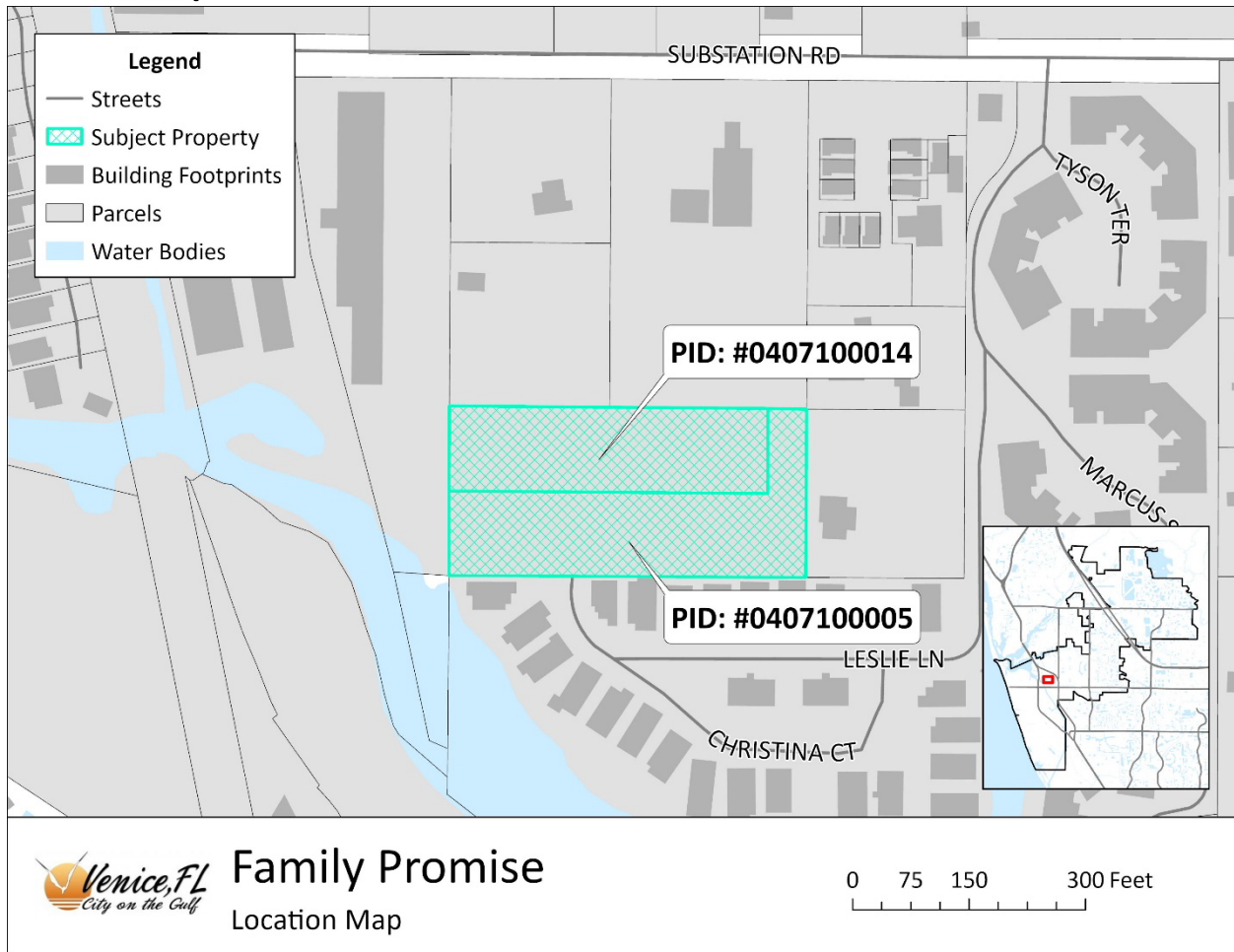


# 25-74SP Family Promise Staff Report



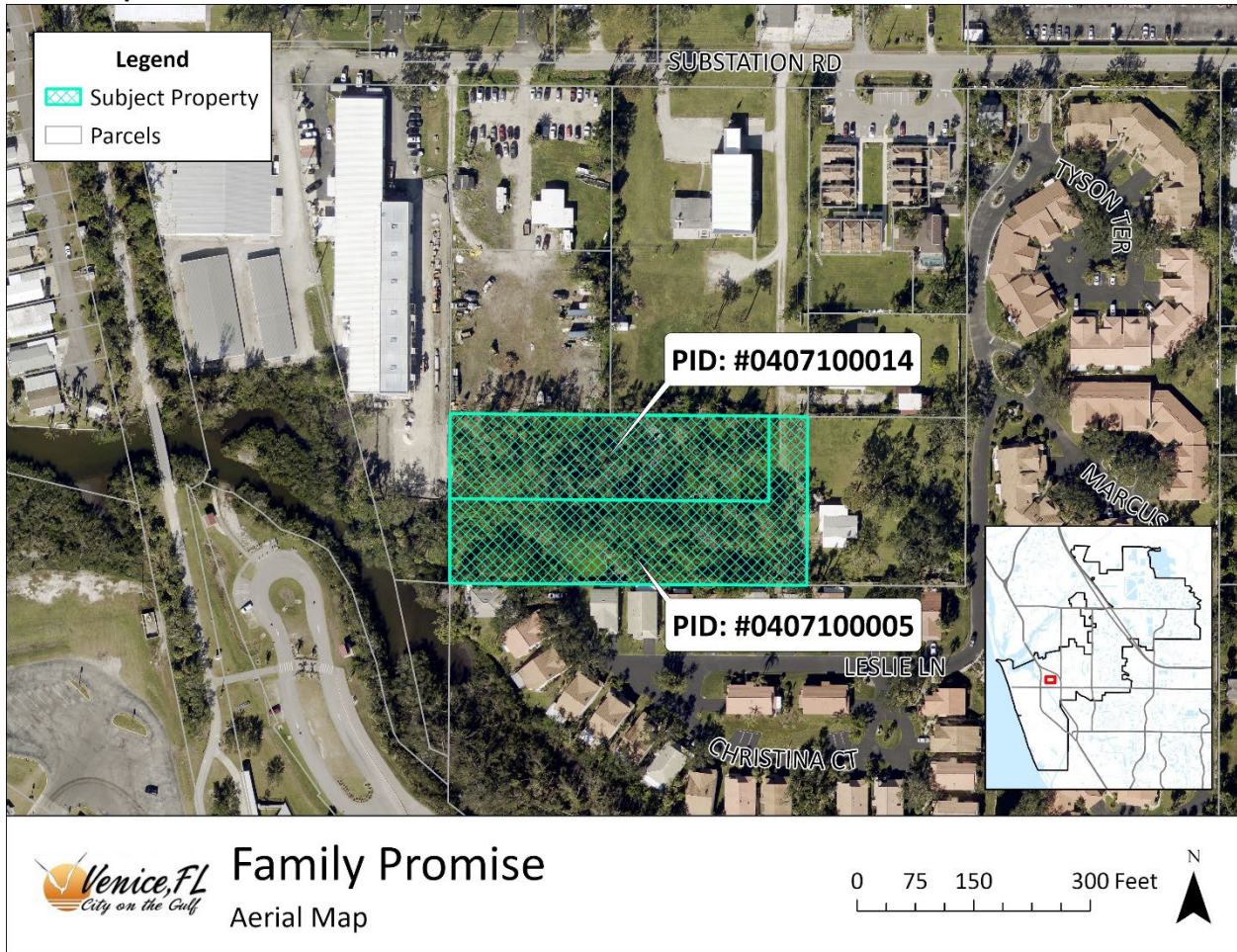
## GENERAL INFORMATION

<b>Address:</b>	430 & 460 Substation Road
<b>Request:</b>	Development of ten multifamily units
<b>Owner/Applicant:</b>	Family Promise of South Sarasota County, Inc.
<b>Agent:</b>	Melanie Smith, PE - Mel-Haven Engineering, LLC
<b>Parcel IDs:</b>	0407100014, 0407100005
<b>Parcel Size:</b>	2.27± acres (Phase 1: 1.01± ac)
<b>Future Land Use:</b>	High Density Residential
<b>Zoning:</b>	Residential, Multifamily 1 (RMF-1)
<b>Comprehensive Plan Neighborhood:</b>	Gateway
<b>Application Date:</b>	November 19, 2025
<b>Associated Petition</b>	25-75DA

## I. PROJECT DESCRIPTION

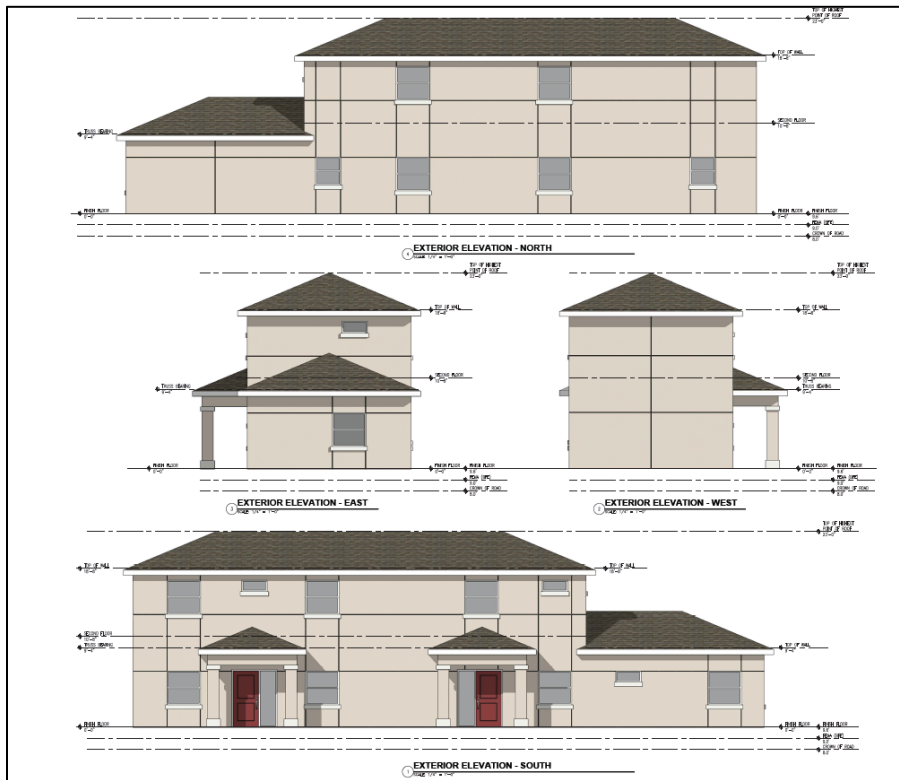
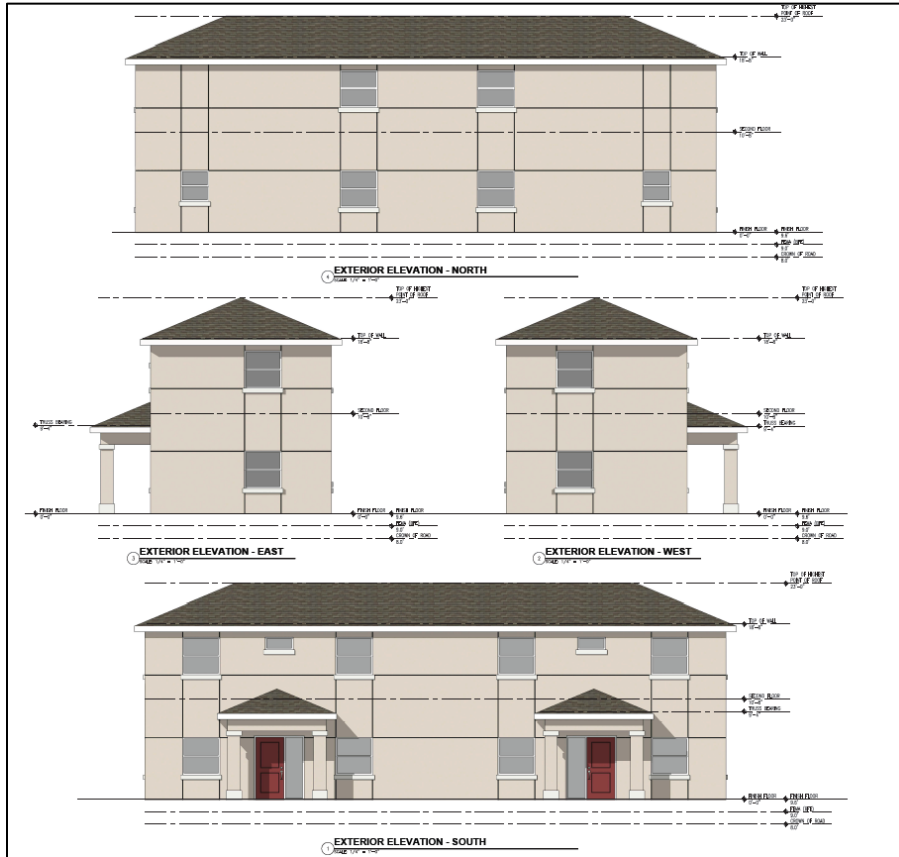
The proposal is for ten multifamily units, to be constructed as phase one of a two-phase affordable housing development on Substation Road. Half of the parking spaces for the entire development will be constructed with this phase, along with the full drive aisle, turnaround, and a dumpster enclosure. The property will be accessed by an easement along the eastern side of the project, which is currently shell and will be paved. A sidewalk is proposed for the five buildings in this phase, as well as a trail/foot path on the southern side (phase two), and the entire drainage system for the project is proposed to be developed at this time.

### Aerial Map





# Elevations



**Site Photographs**



*Existing shell drive next to Knights of Columbus*



*Eastern side of property*

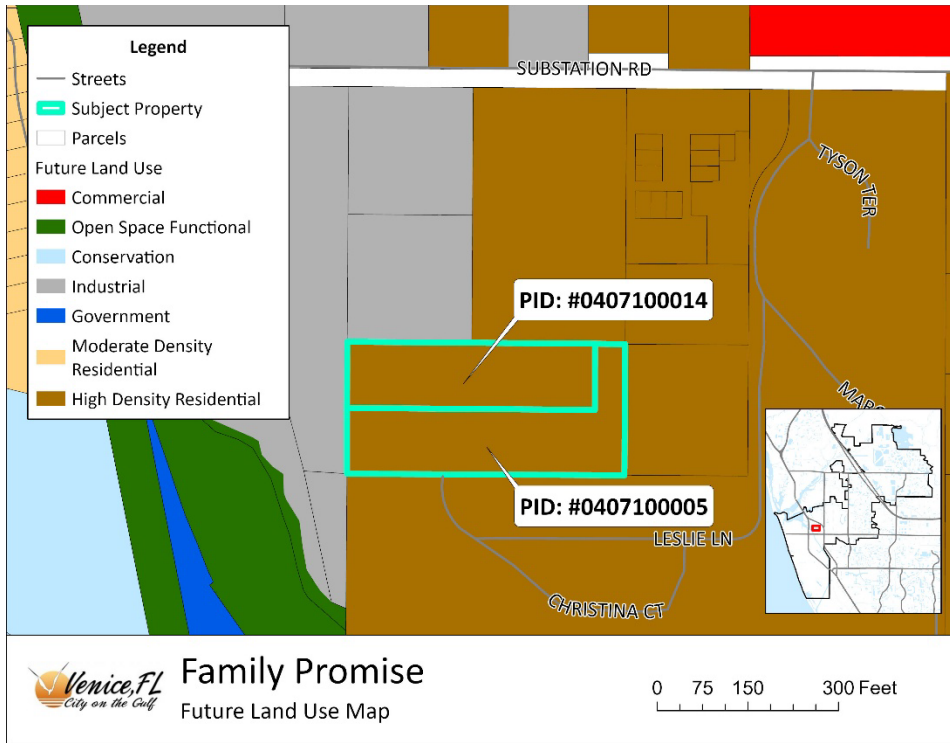


*Looking west across property*

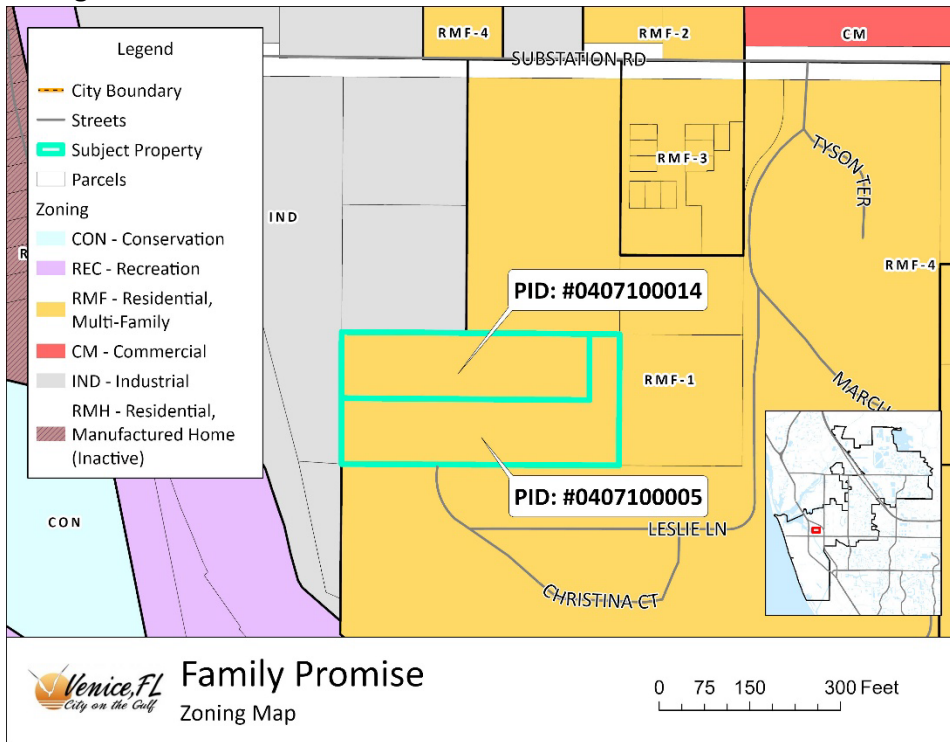
### Future Land Use and Zoning

The Future Land Use designation for the subject property is High Density Residential, and the zoning is Residential, Multifamily 1, 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>	Triton Industrial/Knights of Columbus	Industrial/High Density Residential	Industrial (IND)/Residential, Multifamily 1 (RMF-1)
<b>South</b>	Villa Le Grand	High Density Residential	RMF-1
<b>East</b>	Single-family	High Density Residential	RMF-1
<b>West</b>	VSE Aviation (formerly Turbine Weld)	Industrial	IND

**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.d - High Density Residential:**

1. Supports higher density residential uses, including multi-family residential.

<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

This is phase one of a two-phase development. While the current site and development plan proposes a multifamily use at a density of approximately 9.9 units per acre based on the land area of the first phase, the second phase will be required to provide enough units to make the overall project consistent with the future land use designation. If it is not possible for the applicant to meet the required number of units once both phases are submitted, Strategy LU 1.2.3. provides an option to request density below the minimum.

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 High Density Future Land Use designation, strategies found in the Gateway 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-1 Standards and Proposed Site and Development Plan

Standard	Required	Proposed (Phase One)
Parking (min/max)	11 spaces/22 spaces (including 10% guest parking)	25 spaces (administrative alternative parking plan)
Height (max)	35' + 10' for understory parking	23'
Lot Coverage	35%	9.5% (of the total 2.27 ac)
Setbacks	Front: 20' Side: 12' Rear: 10'	Front: 35' Side: 60' from project boundary Rear: >35'

An alternative parking plan was submitted for this project. Since both phases will be sharing the parking lot, half of the lot (25 spaces) is proposed to be constructed with this phase, while half will be constructed with the next phase. When considering only phase one, there are 5 spaces above the maximum; however, when considering the entire project, the total number of spaces will comply the permitted range. Since the deviation is for less than 25% of the phase one requirement, this alternative parking plan was approved administratively, as provided for in Sec. 87-3.6.4.A.4.

#### **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: The proposed multi-family use is compatible with the existing neighborhood which consists of multi-family development or property zoned for multi-family development to the north, east and south. Where the proposed development abuts an industrial use to the west, it is a low intensity industrial use with all activities located inside an enclosed building thereby ensuring compatibility with the proposed use.**

ii. Building Heights and setbacks.

**Applicant Response: Proposed building heights will be consistent with the building heights permitted in the existing neighborhood.**

iii. Character or type of use proposed.

**Applicant Response: The proposed multi-family use is consistent with the character of exiting uses in the neighborhood.**

iv. Site and architectural mitigation design techniques.

**Applicant Response: The proposed Site and Development plan has been designed to ensure compatibility with the existing neighborhood.**

(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: Not applicable.**

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

**Applicant Response: Not applicable.**

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: Not applicable.**

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

**Applicant Response: The proposed density is consistent and compatible with the density and intensity of surrounding uses.**

*Summary Staff Comment: The proposal is consistent with all applicable codes and would develop a vacant lot into affordable housing units in the High Density Residential future land use. Height is within the allowable limit for RMF-1. There is no commercial or industrial proposed for this site, and the density for phases one and two will be monitored based on the allowable range in the Comprehensive Plan. Relief from buffering adjacent to industrial is requested through the associated design alternative petition, 25-75DA, and the neighboring properties on the remaining three sides have the same zoning and future land use designations as the subject property.*

#### **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 & Development Plan is in compliance with all applicable elements of the Comprehensive Plan.**

*Staff Comment: This property is proposing a use appropriate for its FLU designation with a Phase One density of 9.9 dwelling units per acre (du/ac). The range for High Density Residential is 13.1-18.0 du/ac, so Phase Two will be required to bring the project up to the minimum unit count, which would be 36 for a property of this size, or to apply for relief from the minimum density through the procedure outlined in Comprehensive Plan strategy LU 1.2.3.*

2. Compatibility consistent with Section 4 of this LDR;

**Applicant Response: With approval of the associated Design Alternative application for the buffer on the western boundary, the proposed development is consistent with Section 4 of the LDR's.**

*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, with the exception of the buffer request through the design alternative petition, 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: Access and on-site mobility has been designed for safety and convenience of the residents.**

4. General layout of off-street parking and off-street loading facilities;

**Applicant Response: Off-street parking and loading have been designed for the safety and convenience of the residents.**

5. General layout of drainage on the property;

**Applicant Response: Drainage on the property has been designed to ensure compliance with all City of Vencie and SWFWMD standards.**

*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;

**No Applicant Response.**

*Staff Comment: RMF-1 properties do not have any open space or recreational space requirements.*

7. General site arrangement, amenities, convenience, and appearance; and

**Applicant Response: The site has been arranged consistent with all City of Venice standards.**

8. Other standards, including but not limited to, architectural requirements as may be required.

**Applicant Response: Not applicable.**

*Staff Comment: Properties zoned RMF-1 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	10 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	10 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	115.6 lbs/day	Compliance confirmed by Public Works
Parks	Public Works	0.14 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 trip generation did not meet the threshold of 50 PM peak hour trips. This statement was reviewed and confirmed compliant by the City’s transportation consultant. No additional issues were identified.

<b>Facility</b>	<b>Department</b>	<b>Estimated Impact</b>	<b>Status</b>
Transportation	Planning & Zoning	4.4 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. 25-74SP.