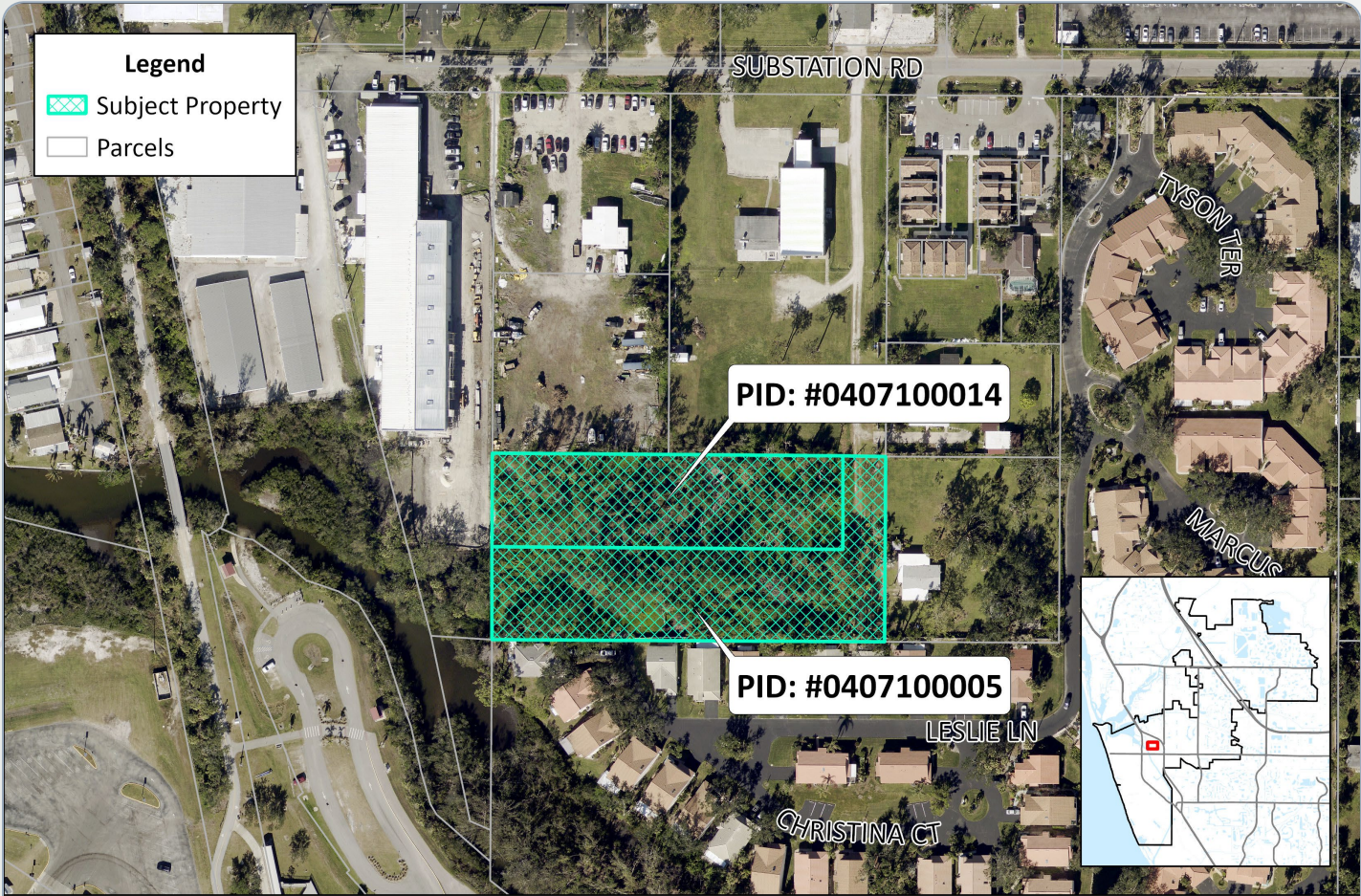


25-74SP & 25-75DA
FAMILY PROMISE


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

Project Description

- Site and Development Plan
 - 10 multifamily units, 5 buildings
 - Phase one of two-phase affordable housing development
 - Half of the parking spaces for the entire development will be constructed, plus full drive aisle, turnaround, dumpster enclosure
 - Entire drainage system proposed now
 - Sidewalk for phase one side, trail on southern (phase two) side
 - Accessed by an easement along eastern side
- Design Alternative
 - Reduced buffering requirements for western boundary
 - Adjacent to industrial (VSE Aviation, formerly Turbine Weld)



Legend

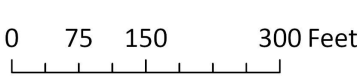
-  Subject Property
-  Parcels

PID: #0407100014

PID: #0407100005

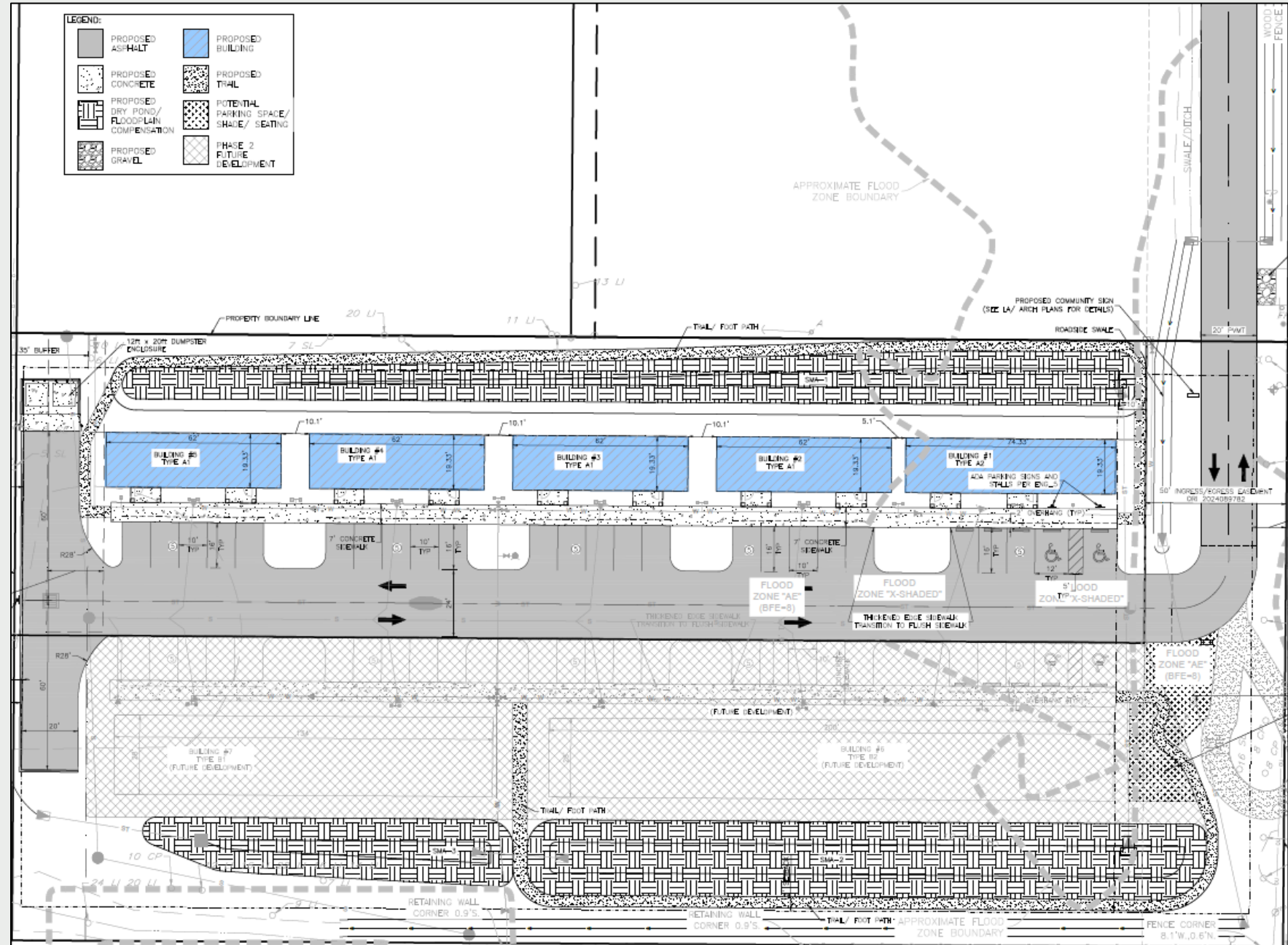


Family Promise
Aerial Map



Aerial Map

PROPOSED PLAN



WEST PROPERTY LINE TYPE 5 BUFFER 35'wide)

per Design Alternative Petition 25-75DA

- 6 Trees / 100 lin. ft.
- 3 Understory Trees / 100 lin. ft.
- Continuous Hedge
- 6'h Wall
- 3'h Berm

HARDSHIP RELIEF: Existing property encroachment, existing brackish water / Mangroves and existing 6'h 100% Opaque Vinyl Fence

215 l.f. / 100 = 2.1

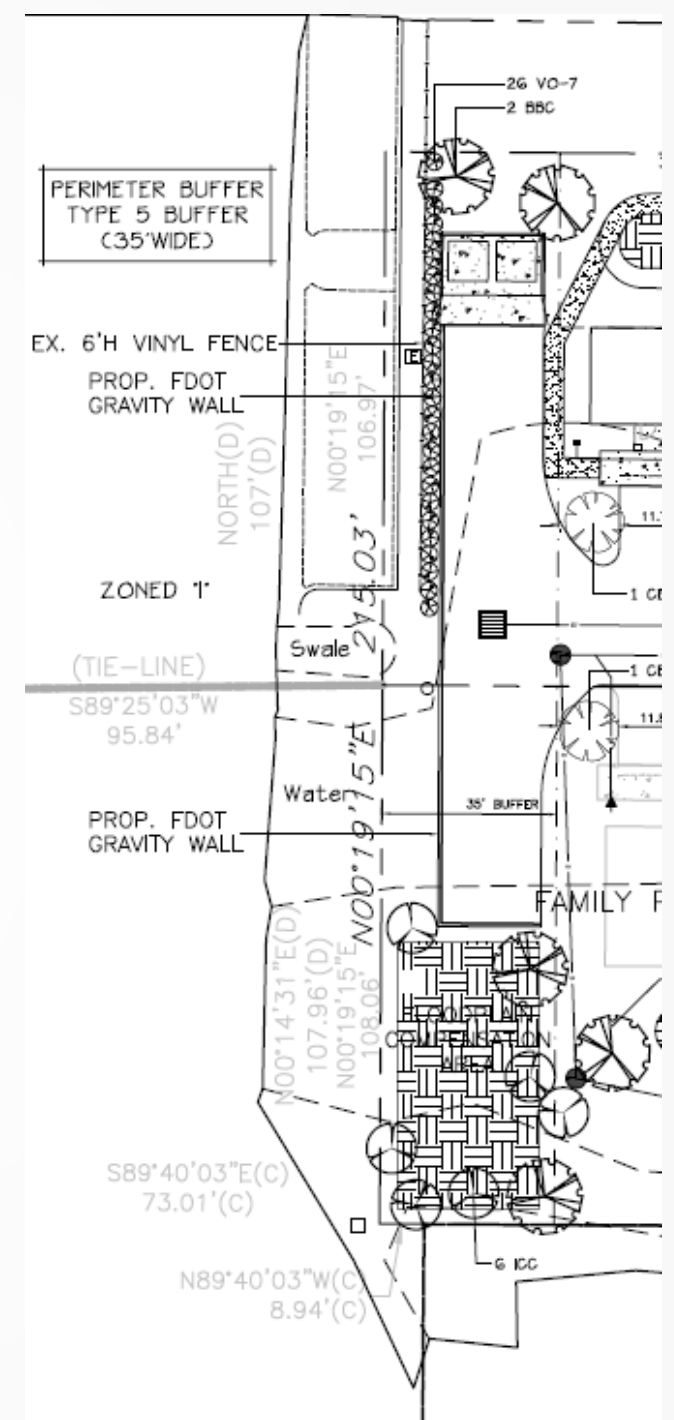
2.1 x 6 = 12.6

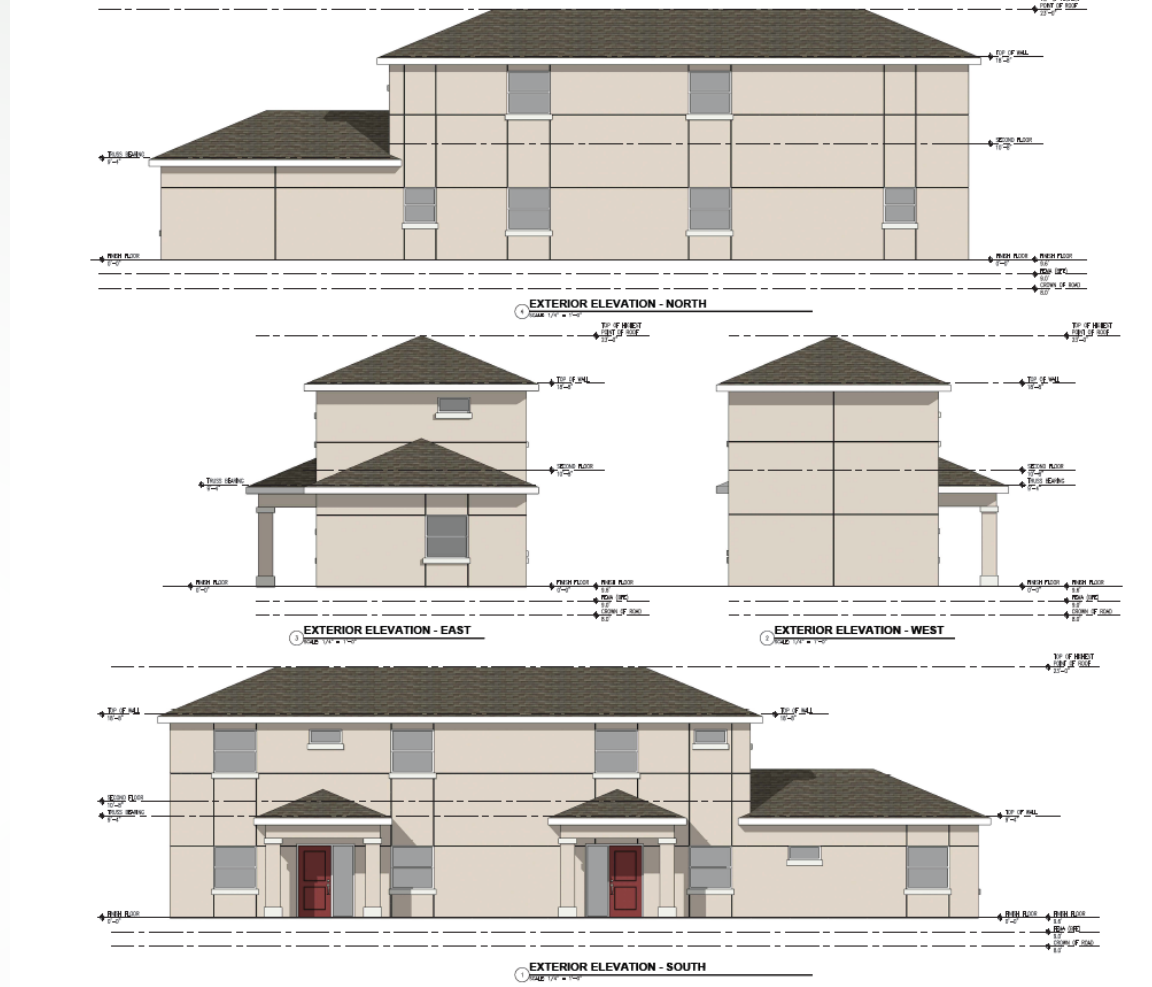
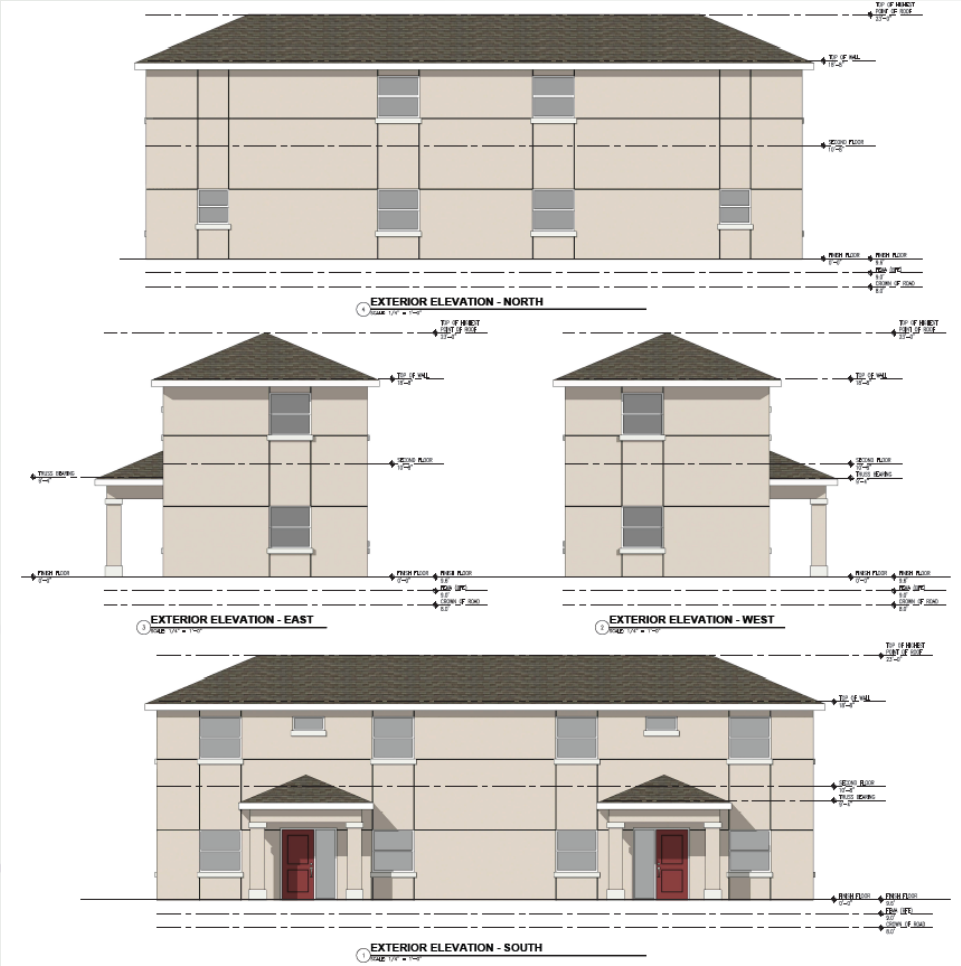
2.1 x 3 = 6.3

- 5 BBC Shady Lady Bl. Olive Tree 12'h x 6'spr., 3"cal.
- 6 ICC Dahoon Holly Tree 8'-10'h x 4'spr., 2.5"cal.
- 26 VO-7 Sweet Viburnum 36"h, 7 gal.

- 13 TREES REQUIRED
- 7 UNDERSTORY TREES REQUIRED
- CONTINUOUS HEDGE
- 5 TREES PROPOSED
- 6 UNDERSTORY TREES PROPOSED
- 26 SHRUBS PROPOSED

LANDSCAPE PLAN





ELEVATIONS



EXISTING CONDITIONS

Site Photographs, Future Land Use Map, Zoning Map, Surrounding Land Uses

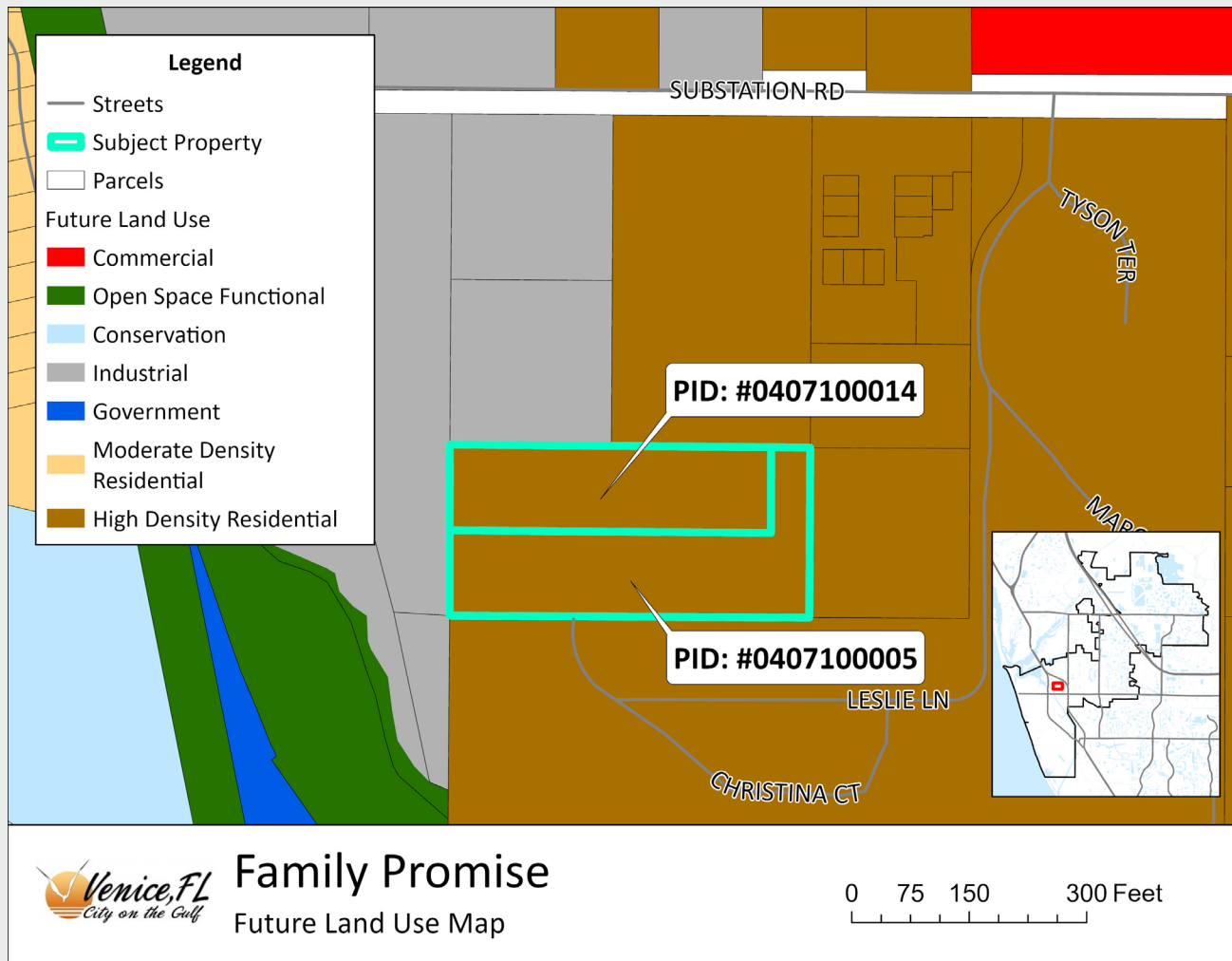


SITE PHOTOGRAPHS

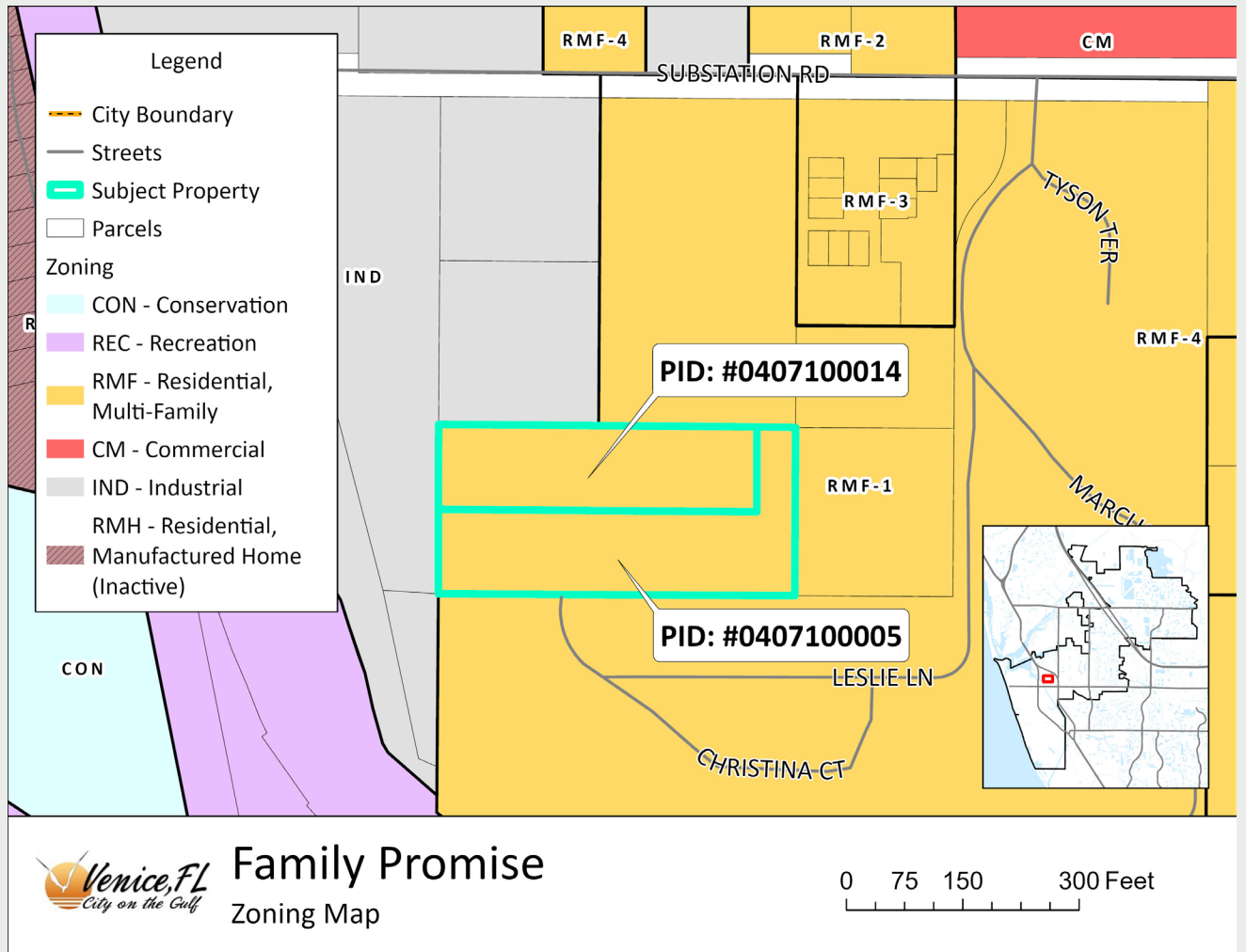


SITE
PHOTOGRAPHS
(NEIGHBORING
BUFFER)

FUTURE LAND USE MAP



ZONING MAP



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Triton Industrial/Knights of Columbus	Industrial/High Density Residential	Industrial (IND)/Residential, Multifamily 1 (RMF-1)
South	Villa Le Grand	High Density Residential	RMF-1
East	Single-family	High Density Residential	RMF-1
West	VSE Aviation (formerly Turbine Weld)	Industrial	IND



PLANNING ANALYSIS

Comprehensive Plan, Land Development Code,
Concurrency/Mobility


➔ **Strategy LU 1.2.3.d - High Density Residential:**

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

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


Phase one is 9.9 du/ac. Phase two will meet density or applicant will use process in LU 1.2.3.

Consistency with the Comprehensive Plan



CONCLUSIONS/
FINDINGS OF FACT
(COMPREHENSIVE
PLAN):

- Analysis has been provided to determine consistency with Land Use Element strategies, the Gateway Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.



Standard	RMF-1 Zoning Requirement	Provided
Setbacks: Front/Side/ Rear	Min: 20' / 12' / 10'	From project boundary: 35' / 60' / >35'
Building Height	35' + 10' understory parking	23'
Lot Coverage	35%	9.5% (of the total 2.27 ac)
Parking	11-22 spaces (with 10% for guest parking)	25 spaces (administrative alternative parking plan)

Compliance with the Land Development Code



Compatibility

- Design alternative requests relief from compatibility section requiring type 5 buffer, but not a total waiver of the buffer
- IND to RMF buffer intended to protect residents from nuisances
- IND property granted design alternative to their buffer (24-27DA) due to size constraints
- Buildings located away from property boundary on both sides
- Responses to 1.2.C.8 for 25-74SP in staff report




Decision Criteria *Site and Development Plan*

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.



Decision
Criteria
*Design
Alternative*

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;
2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;
3. Whether the design alternative will permit superior design, efficiency, and performance;
4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and
5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.



CONCLUSIONS/
FINDINGS OF FACT
(LAND DEVELOPMENT
CODE):

- ▶ The subject petitions have been processed with the procedural requirements to consider a site and development plan and design alternative. In addition, the petitions have been reviewed by the TRC and no issues regarding compliance with the Land Development Code were identified.



CONCLUSION

► 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 for the Planning Commission to take action on Site and Development Plan Petition No. 25-74SP and Design Alternative Petition No. 25-75DA.