

25-64RZ

TRITON INDUSTRIAL

General Information

Address:	490 Substation Road
Request:	Changing the zoning district from Residential, Multifamily 1 (RMF-1) to Industrial (IND)
Owner:	Triton Holdings and Development, LLC
Agent:	Annette Boone, Esq., Boone Law Firm
Parcel ID:	0407100008 and 0407100009
Parcel Size:	2.0 ± acres
Future Land Use:	High Density Residential
Zoning:	RMF-1
Comprehensive Plan Neighborhood:	Gateway Neighborhood
Application Date:	October 7, 2025
Associated Petition:	25-63CP



Project Description

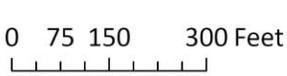
- Zoning Map Amendment for two parcels along Substation Road
- Intent is to develop multi-tenant light industrial buildings
 - Currently one single-family residence onsite
- Concurrent with a Future Land Use Map Amendment petition for corresponding FLU: Industrial



Aerial Map



VNC Airport Terminal Building
Aerial Map





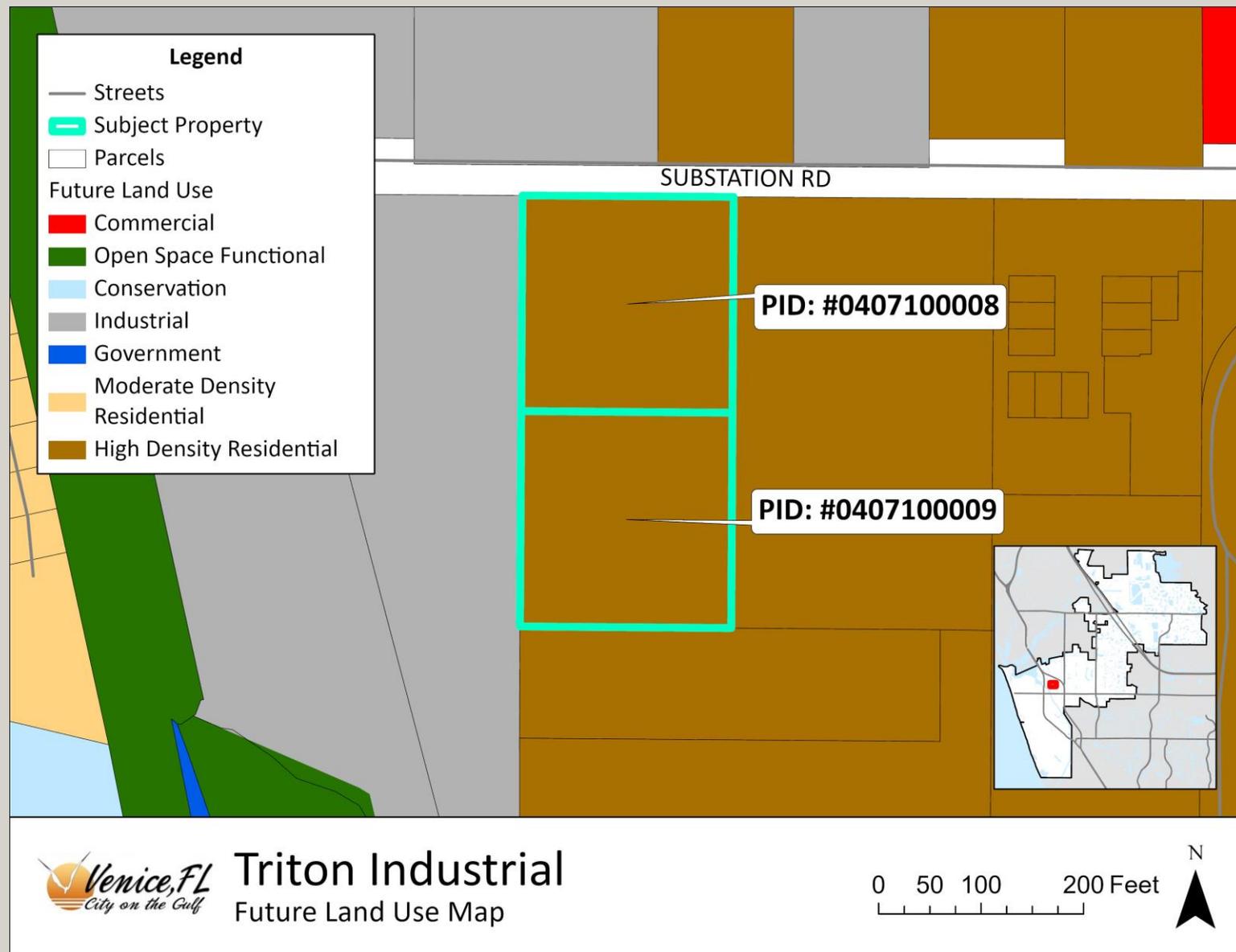
EXISTING CONDITIONS

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

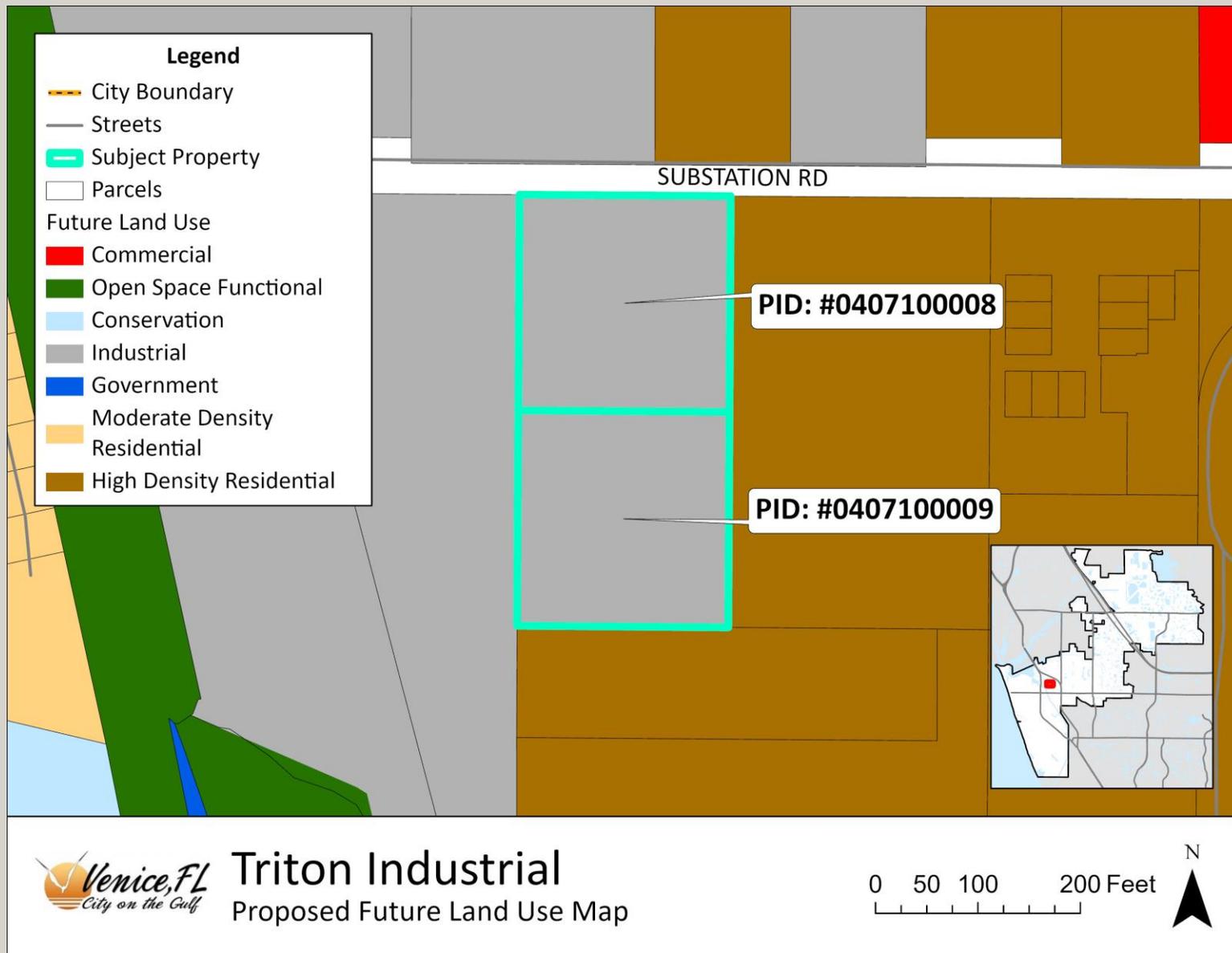


SITE
PHOTOGRAPHS

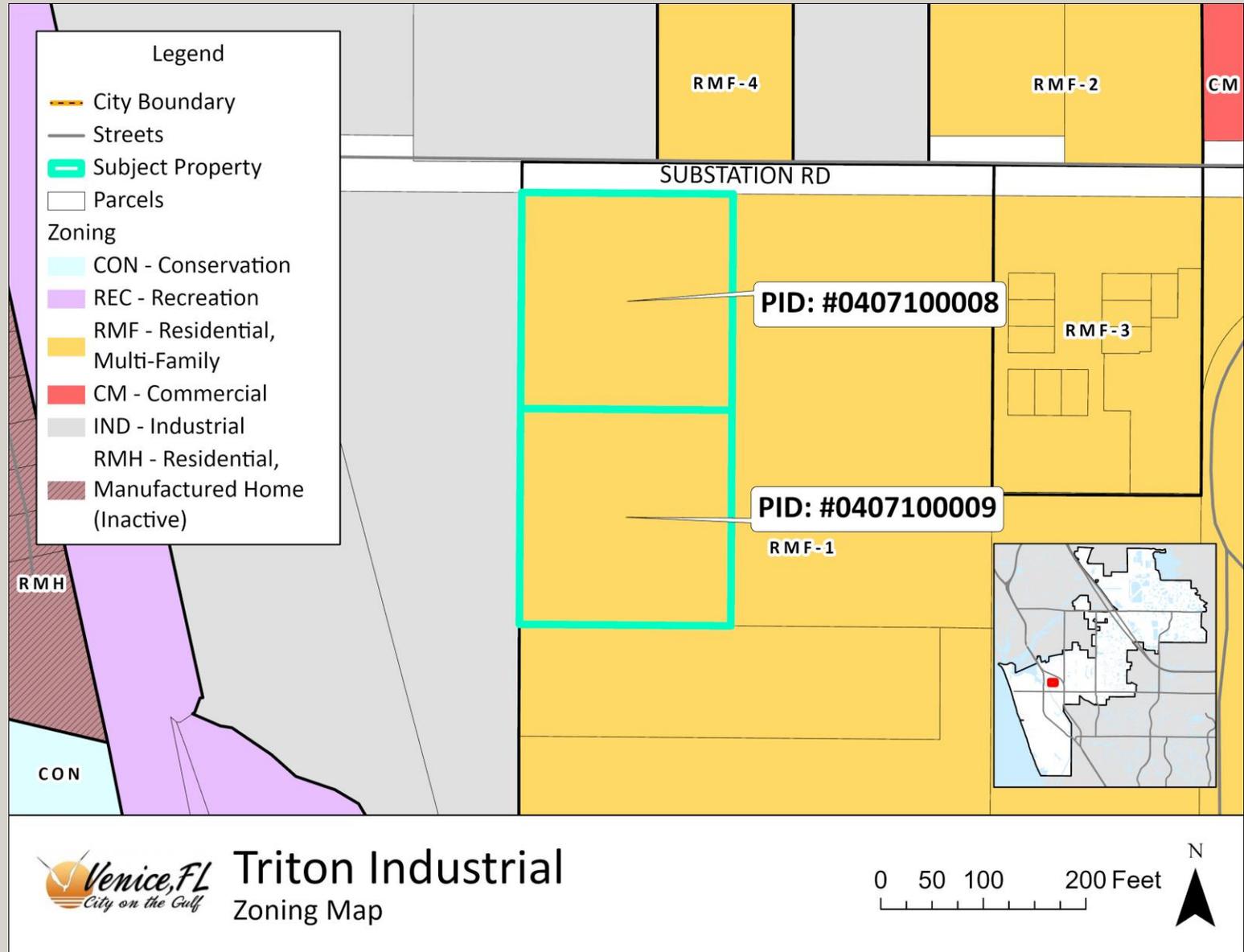
EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



EXISTING ZONING MAP





Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Southern Spring and Stamping/ Residential	Industrial (IND)/Residential, Multifamily 4 (RMF-4)	Industrial and High Density Residential (HDR)
South	Vacant residential land	RMF-1	HDR
East	Knights of Columbus Hall	RMF-1	HDR
West	Turbine Weld	IND	Industrial



PLANNING ANALYSIS

Comprehensive Plan, Land Development Code,
Florida Statutes

► **Strategy LU 1.2.4.c - Industrial:**

1. Supports industrial uses located on individual lots or industrial parks
2. Manufacturing, storage and warehouse/distribution uses including those with outdoor storage, agricultural. Allows non-industrial supporting uses

► **Strategy LU-GW 1.1.1 – Redevelopment:**

City shall support redevelopment designed to enhance intrinsic natural, historic, and cultural characteristics. Redevelopment Strategies shall include:

- A. Consider Coastal High Hazard Area (CHHA)
- B. Strengthen multimodal connections to Island
- C. Encourage retail, service, office, limited light industrial, and residential
- D. Encourage mixed-use development, pedestrian-oriented uses
- E. Require installation of pedestrian realm features: street trees, street furniture, wayfinding
- F. Place utilities underground where feasible

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.

Comparison of Districts

RMF-1	Industrial
Uses*: single-family attached dwellings, paired villas, multifamily dwellings, day care, group living, minor essential services and utilities	Uses*: warehouse distribution, light industrial & advanced manufacturing, research and development, storage, major vehicle service, wholesale, commercial parking lots and structures, tattoo parlors, fortune tellers, taxidermists, appliance repair, vehicle sales, microbrewery/distillery, university, major essential services and utilities
Density: 18 du/ac per FLU (not regulated by zoning district) Intensity: None	Density: None Intensity: 2.0 FAR per FLU (not regulated by zoning district)
Lot Area: 7,260sf per dwelling unit	Lot Area: None
Lot Width: 75'	Lot Width: 100'
Yards: Front: 20' Side: 12' Rear: 10' Waterfront yard: 20'	Yards: Front: 15' Side: 15' Rear: 15' Waterfront: None
Height: 35' with 10' for understory parking (46' by height exception)	Height: 46' (75' by height exception)
Building Coverage: 35%	Building Coverage: 80%



Decision Criteria



1. Whether the zoning map amendment is compatible with the existing development pattern and the zoning of nearby properties.
2. Changes in land use or conditions upon which the original zoning designation was based.
3. Consistency with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
6. Effect on health, safety and welfare of the neighborhood and City.
7. Conformance with all applicable requirements of this LDR.
8. Findings of the Environmental Assessment Report, consistent with [Chapter 89](#).

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CONCLUSIONS/
FINDINGS OF FACT
(LAND DEVELOPMENT
CODE):

- The subject petition has been processed with the procedural requirements to consider a zoning map amendment. In addition, the petition has 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, Florida Statutes, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation on Zoning Map Amendment Petition No. 25-64RZ.