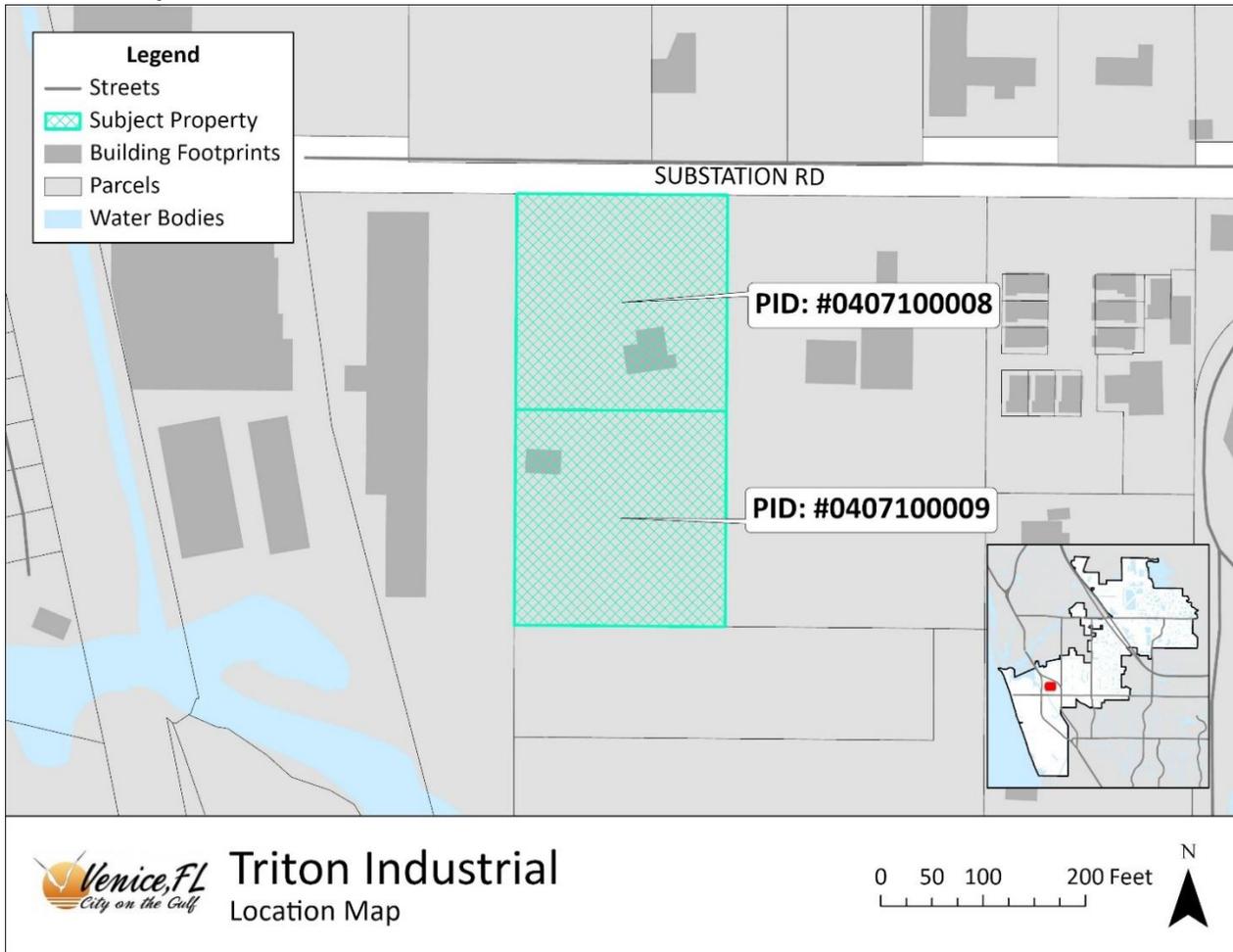


25-64RZ – Triton Industrial Staff Report



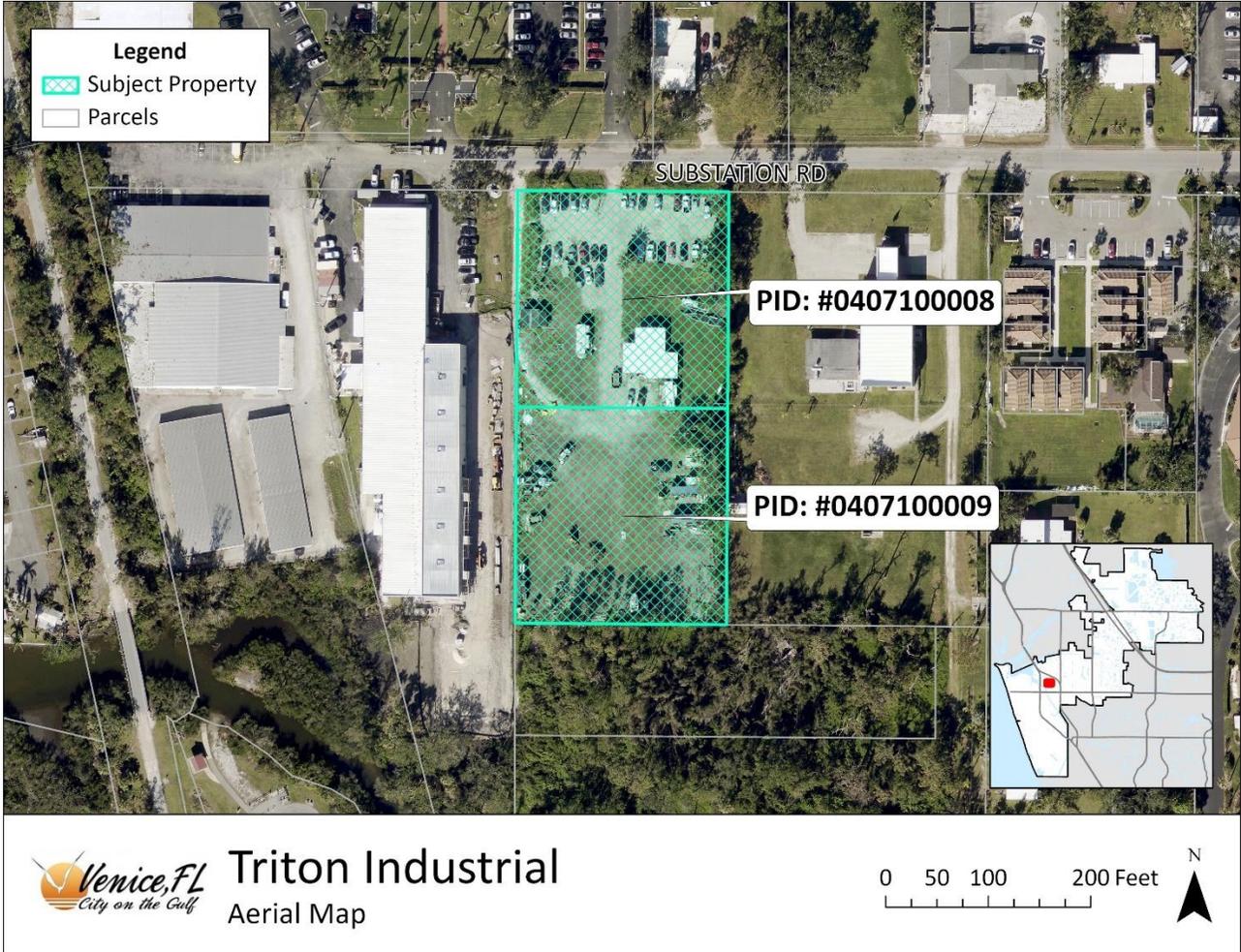
GENERAL INFORMATION

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
Proposed Future Land Use:	Industrial
Zoning:	Residential, Multifamily 1
Comprehensive Plan Neighborhood:	Gateway Neighborhood
Application Date:	October 7, 2025
Associated Petition:	25-63CP

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

This is a proposed zoning map amendment for two parcels along Substation Road. The applicant's intent is to develop multi-tenant light industrial buildings on the parcels, which currently house one single-family residence, and this zoning map amendment is running concurrently with a future land use map amendment petition for the corresponding Industrial designation.

Aerial Map

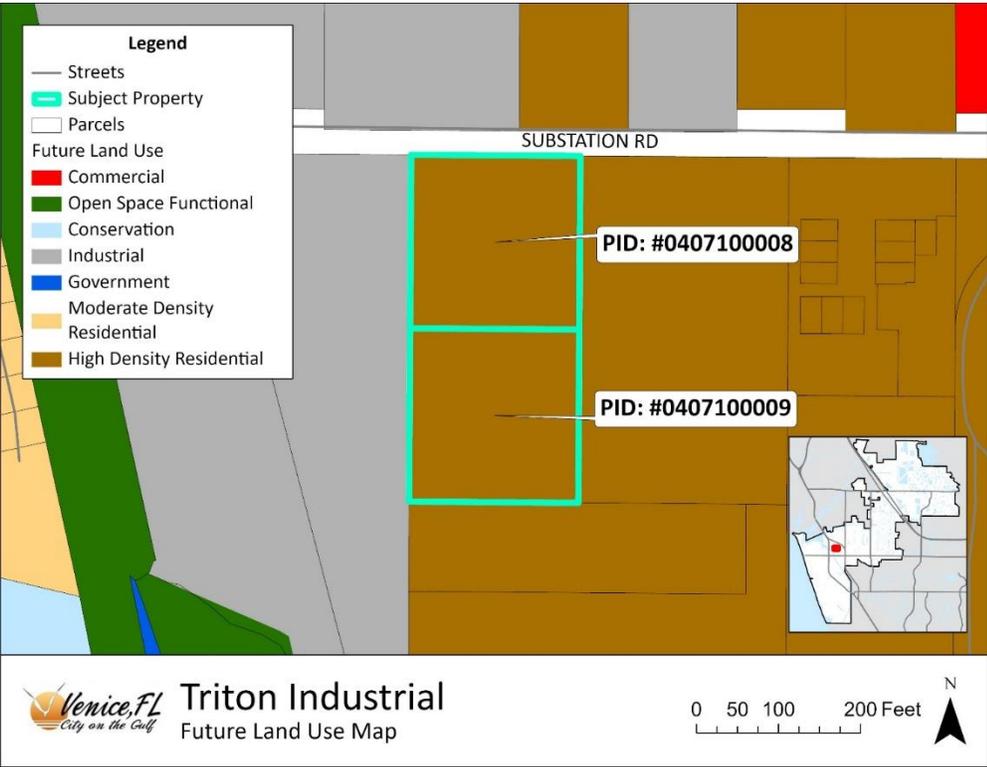


Site Photographs

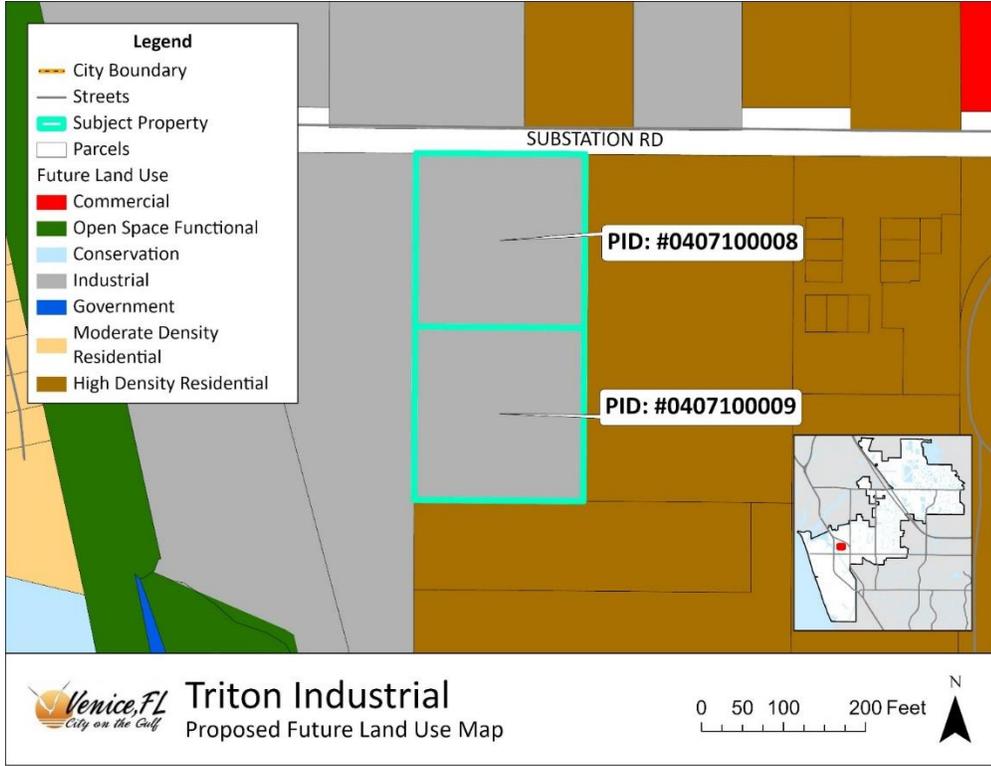




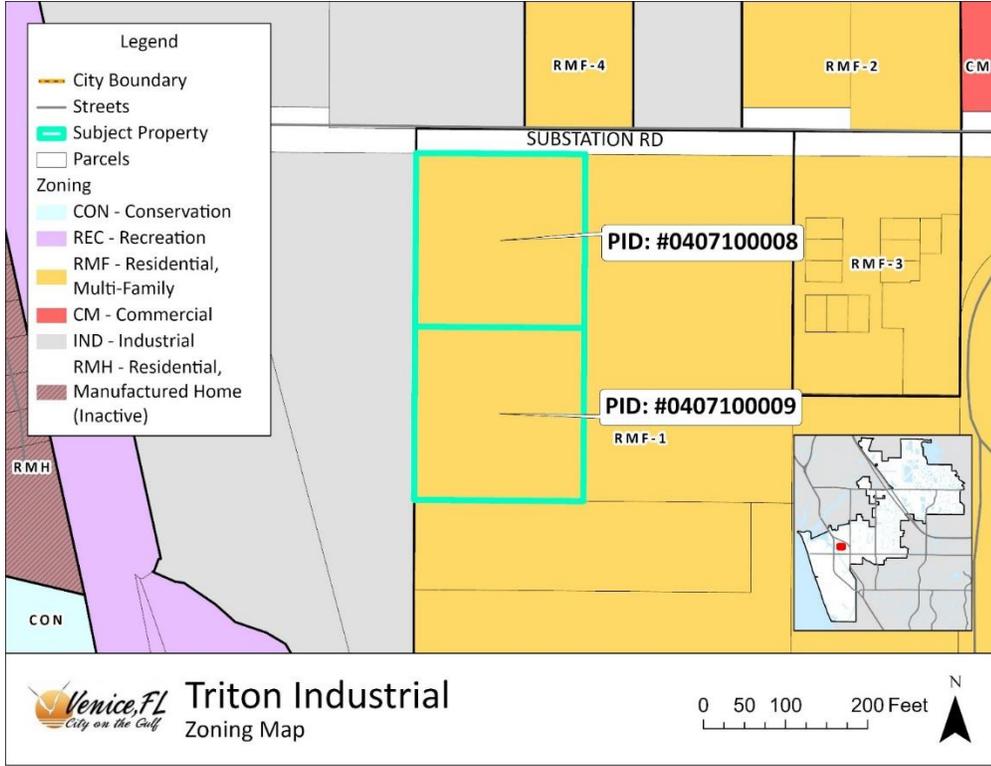
Existing Future Land Use Map



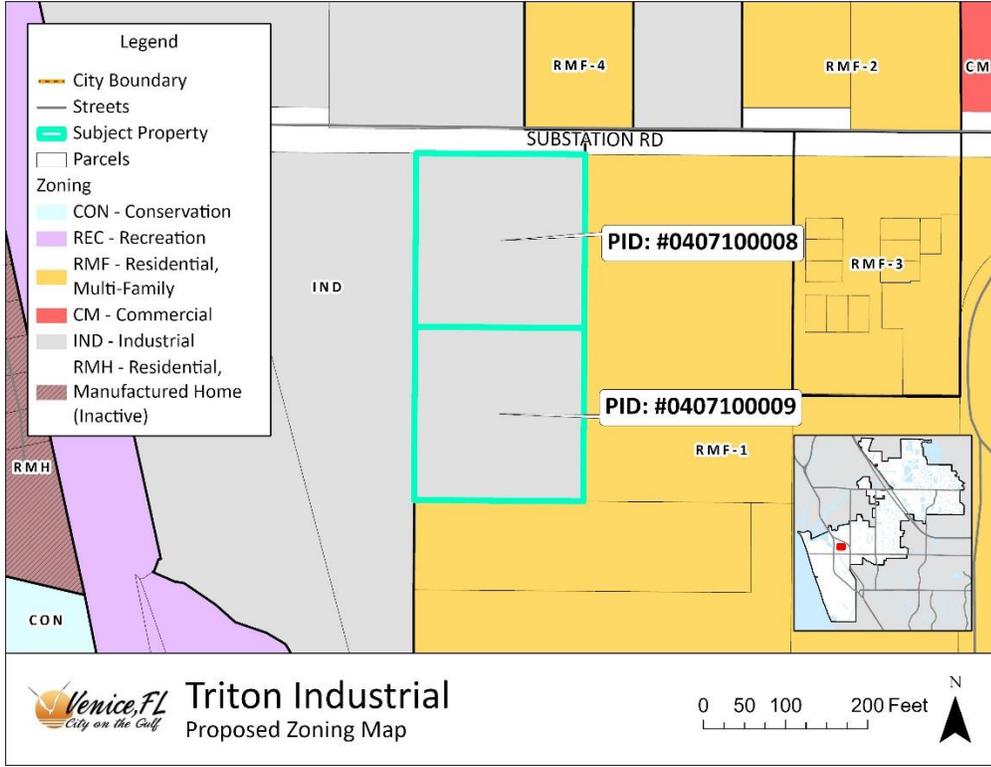
Proposed Future Land Use Map



Existing Zoning



Proposed Zoning Map



Surrounding Property Information

Direction	Existing Land Use(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

II. PLANNING ANALYSIS

Consistency with the Comprehensive Plan

This petition seeks to apply an Industrial zoning to the subject property, which is located in the Gateway Neighborhood, home to a variety of land uses, including residential, industrial, recreational, civic, and government. The following strategies are considered applicable to the project proposal:

Strategy LU 1.2.4.c - Industrial:

1. Supports industrial uses located within the City either on individual lots or part of an industrial park
2. Typical uses may include manufacturing, storage and warehouse/distribution uses including those with outdoor storage; agricultural and agricultural related uses are also permitted. This Strategy does not preclude providing supporting retail, office, open space and other non-industrial uses which are determined to be accessory and necessary to support the industrial use (i.e., child care)

Strategy LU-GW 1.1.1 - Redevelopment

The City recognizes this Neighborhood is envisioned to support redevelopment efforts including both traditional and non-traditional (i.e., mixed-use) development. The City shall support redevelopment design in the Gateway Neighborhood to enhance its intrinsic natural, historic, and cultural characteristics. Redevelopment Strategies shall include but not be limited to the following:

- A. Consideration of Coastal High Hazard Area (CHHA)
- B. Strengthen neighborhood connections (multimodal) to the Island Neighborhood
- C. Encourage retail, service, office, limited light industrial, and residential through mixed-use development
- D. Encourage mixed-use development and development designs that support pedestrian-oriented uses; emphasis should be placed on the placement of buildings, construction of pedestrian facilities, placement of parking, and architectural designs that create active, attractive, and functional public spaces
- E. Require the installation of pedestrian realm features including but not limited to: street trees, street furniture/furnishings, and wayfinding signage
- F. Place utilities underground where feasible

No site and development application has been received, but development of the property according to the applicant’s stated intent will need to be evaluated based on these strategies.

Conclusions / Findings of Fact (Comprehensive Plan Analysis):

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

Land Development Code

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City’s Technical Review Committee and no issues regarding compliance with the LDC were identified.

Comparison of Zoning Districts

The table below provides a comparison of the districts’ development standards and permitted uses.

DEVELOPMENT STANDARDS

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%

*Not an exhaustive list

Land Use Compatibility Analysis- Chapter 87 Section 1.2.C.8

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 land use intensity allowed through the proposed zoning map amendment to Industrial is compatible with the existing neighborhood.*

Staff Comment: There are existing industrial businesses in the neighborhood, along with a mix of other uses.

- ii. Building heights and setbacks.

Applicant Response: *The building heights and setbacks allowed under the proposed Industrial zoning designation are compatible with the existing neighborhood.*

Staff Comment: Building height and setback compliance will be confirmed at the time of site and development plan review.

iii. Character or type of use proposed.

Applicant Response: *The character and type of use allowed through the proposed zoning map amendment to Industrial is compatible with the existing neighborhood.*

iv. Site and architectural mitigation design techniques.

Applicant Response: *N/A. Site and architectural mitigation design techniques, as needed, will be addressed through a Site and Development Plan.*

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: *The proposed Industrial zoning designation is compatible with the existing neighborhood; there is no intrusion into a single-family neighborhood as the neighborhood already includes historical industrial and commercial uses.*

Staff Comment: Any buffering requirements would be addressed through the site and development plan and would include the northern property line adjacent to Substation Road. The only single-family home in the immediate surroundings on the south side of Substation Road is on this property and would likely not remain after development.

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

Applicant Response: *The proposed Industrial zoning designation is compatible with the existing neighborhood and property uses; the neighborhood already includes historical industrial and commercial uses.*

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: *In connection with the concurrently filed Comprehensive Plan Amendment, the proposed zoning map amendment will bring the Property's use into greater compliance with the Comprehensive Plan, as the FLU will be consistent with the use. Moreover, the Industrial FLU designation and Industrial zoning designation sought through the Comprehensive Plan Amendment and Zoning Map Amendment applications are supported by and consistent with the Comprehensive Plan objectives, intents, and strategies.*

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

Applicant Response: *The intensity allowed through the proposed zoning map amendment to Industrial is compatible with the existing neighborhood*

Staff Comment: Turbine Weld to the immediate west of the property has an FAR of 0.31 based on information from the recent petition 24-12SP. Southern Spring and Stamping appears to have an FAR of 0.24. The surrounding residential is generally designated high density (up to 18 units per acre).

Chapter 87, Section 1, Decision Criteria 1.7.4

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response: *The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial is compatible with the existing development pattern and zoning of nearby properties.*

Staff Comment: There is limited industrial land available in the city, and this portion of Substation Road is one of those areas. The other existing uses are primarily high density residential and civic (Knights of Columbus), with two industrial users nearby.

2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: *The Property has been used for commercial and light industrial operations; this rezoning will bring the Property's zoning designation into compliance with its use.*

Staff comment: The property has not been used for multi-family and the applicant has stated an intent to redevelop.

3. Consistency with all applicable elements of the Comprehensive Plan.

Applicant Response: *The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial is consistent with all applicable elements of the Comprehensive Plan.*

4. Conflicts with existing or planned public improvements.

Applicant Response: *There are no known conflicts that the proposed zoning map amendment creates 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.

Applicant Response: *The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial will reduce the potential traffic impact permitted under the Property's zoning designation.*

- 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.

Applicant Response: *The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial will reduce the impact, as permitted through the Property's zoning designation, on population density or development intensity in terms of how 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.

Applicant Response: *The proposed zoning map amendment to amend the zoning designation from RMF-1 to Industrial will not detrimentally impact any 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.

Applicant Response: *The proposed zoning map amendment will benefit and enhance the health, safety and welfare of the neighborhood and City as it will enable the Property to be improved through a subsequent Site and Development Plan.*

7. Conformance with all applicable requirements of this LDR.

Applicant Response: *The proposed zoning map amendment conforms to all applicable requirements of the LDR.*

8. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: *The proposed zoning map amendment is consistent with the requirements of Chapter 89.*

Staff Comment: Environmental analysis will need to be provided by any applicant for a site and development plan on this property.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Applicant Response: *The proposed zoning map amendment complies with and is supported by the LDR, Comprehensive Plan, and Florida Statutes.*

Conclusions/Findings of Fact (Land Development Code Compliance):

Analysis has been provided by staff to determine compliance with the standards of the Land Development Code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

III. 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 Planning Commission to make a recommendation on Zoning Map Amendment Petition No. 25-64RZ.