



## Project Narrative – Proposed Site and Development Plan –Family Promise Parkside – Phase 1 and Phase 2

**PID: 0407100014 & 0407100005**

**Site Address: 430 and 460 Substation Rd, Venice, FL 34285**

The subject property is approx. 2.27 ac located North and West of Leslie Lane, south of Substation Rd, and East of the Legacy Trail. The site is currently accessed via Substation Rd, and a private Ingress/egress easement (ORI 2024089782).

The property has a Future Land Use Designation of RMF-1, residential, multi-family with a future land use (FLU) of High Density Residential.

The proposed Phase 1 plan proposes to improve a portion of the existing shell rd. and construct a total of 5 buildings containing 2 units each. Phase 2 is identified as “future development” which would be subject to a future site and development application when funding for phase 2 is retained. A total of 25 parking spaces and a solid waste collection/refuse location is proposed. A T- turnaround per NFPA 1, Ch. 18 is also reflected on the proposed site plan.

At this time, Water and Sewer is proposed to be extended from the existing water and sewer utility mains on Christina Court. The owner is currently working with neighbors and the City of Venice Utility department to obtain alternative access to the existing city infrastructure in the area as part of a Lift Station Optimization effort.

The proposed site and development plan, once reviewed and coordinated with the TRC, should be deemed consistent with Section 4 of the LDR. Please see the provided Survey, Civil Engineering Site and Development Plans, Architectural Plans, and Landscape and Irrigation plans to review the proposed improvements and how they meet section 4 of the LDR.

The proposed improvements are consistent with the City of Venice Land Development Regulations (Chapter 87).

The proposed site and development plan is consistent with the guidelines of the Comprehensive Plan Strategy LU 1.1.1 and consistent with strategy LU 1.2.3.d., LU 1.2.7a, and is deemed to be compatible. Therefore, approval of the proposed site and development plan is hereby requested.

### Contact information:

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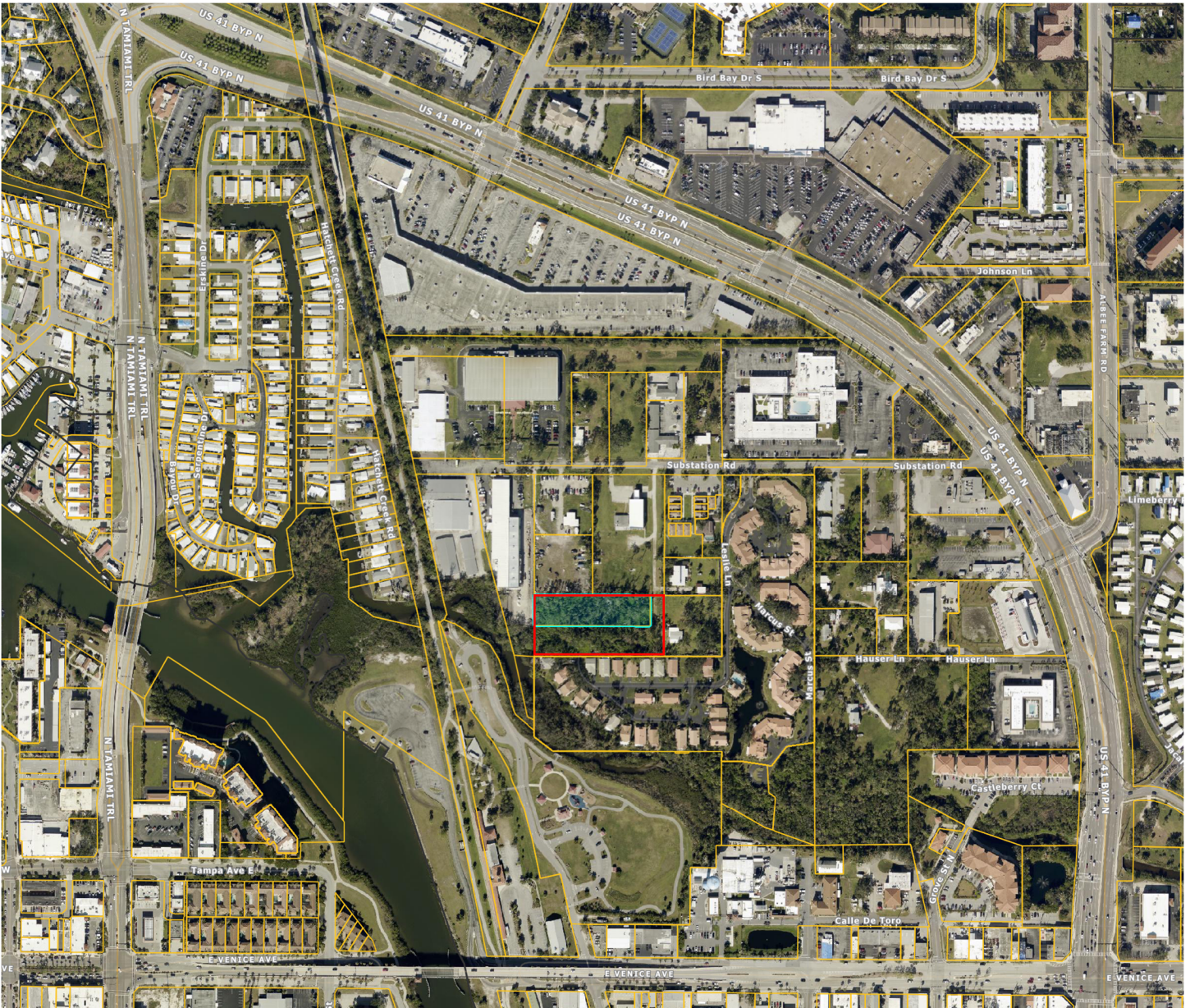
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