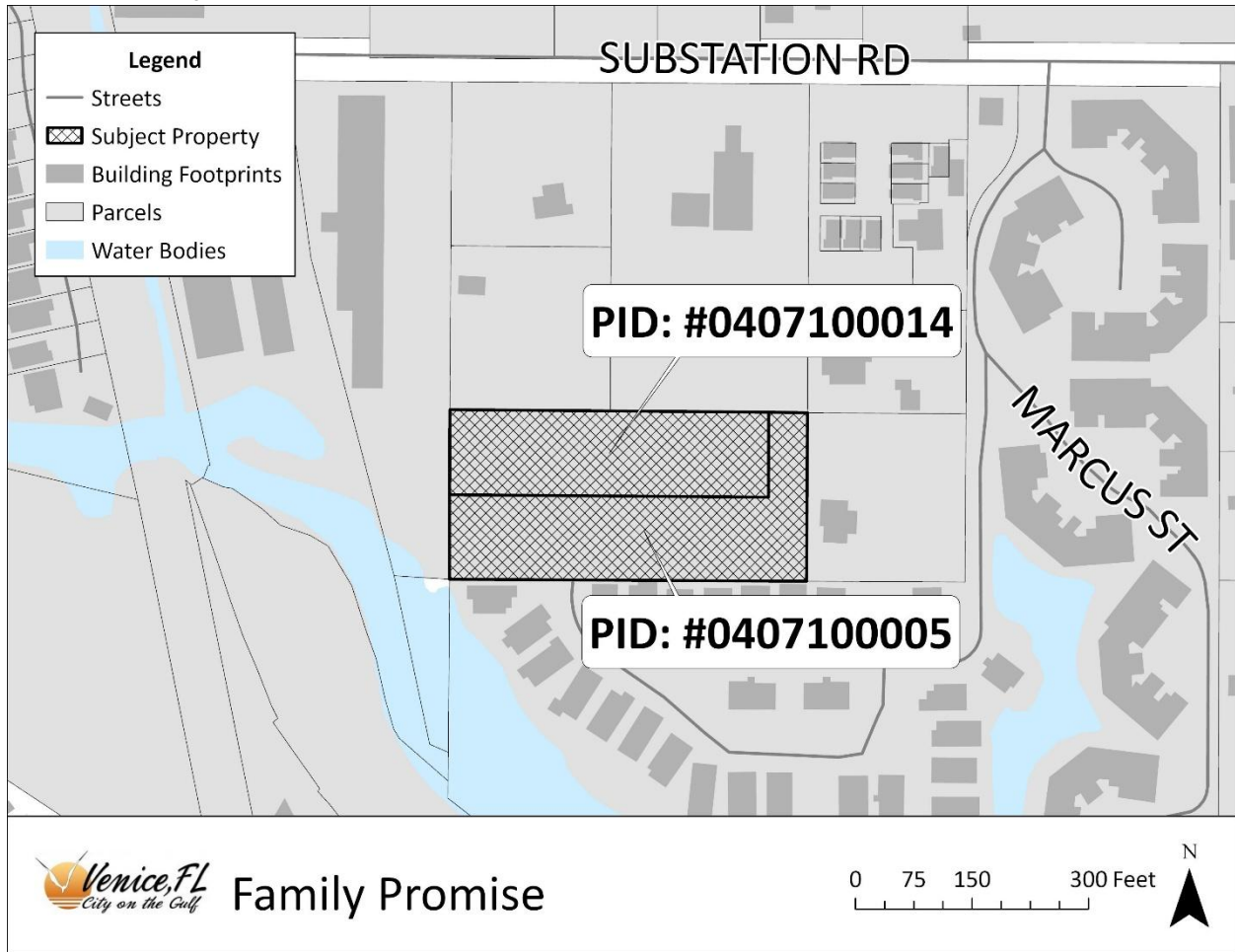


25-75DA Family Promise Staff Report



GENERAL INFORMATION

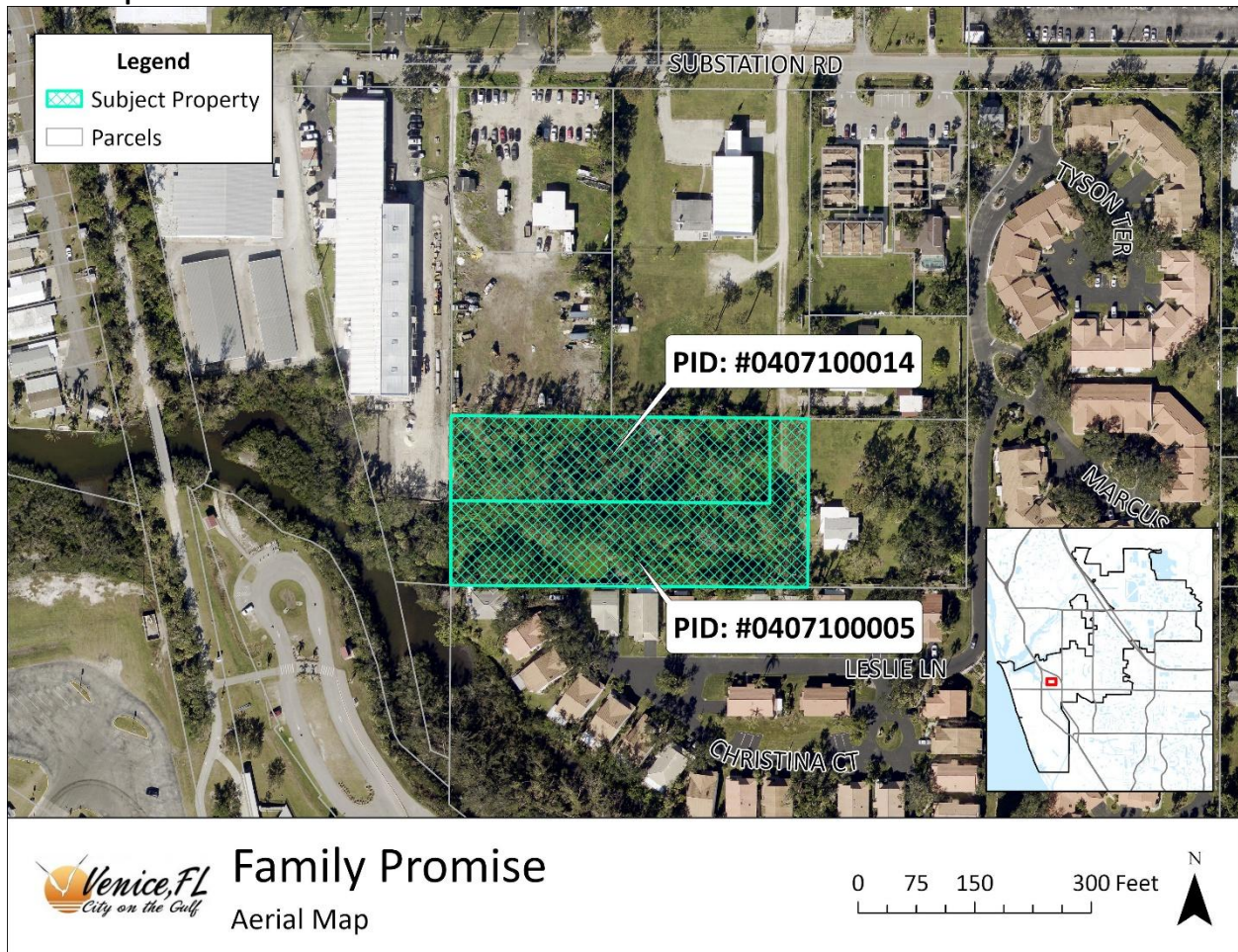
Address:	430 & 460 Substation Road
Request:	Requesting relief from Sec. 87-4.3 requiring a type 5 buffer on the western property line
Owner/Applicant:	Family Promise of South Sarasota County, Inc.
Agent:	Melanie Smith, PE - Mel-Haven Engineering, LLC
Parcel ID:	0407100014, 0407100005
Parcel Size:	2.27± acres (Phase 1: 1.01± ac)
Future Land Use:	High Density Residential
Zoning:	Residential, Multifamily 1 (RMF-1)
Comprehensive Plan Neighborhood:	Gateway
Application Date:	December 1, 2025
Associated Petition:	25-74SP

I. PROJECT DESCRIPTION

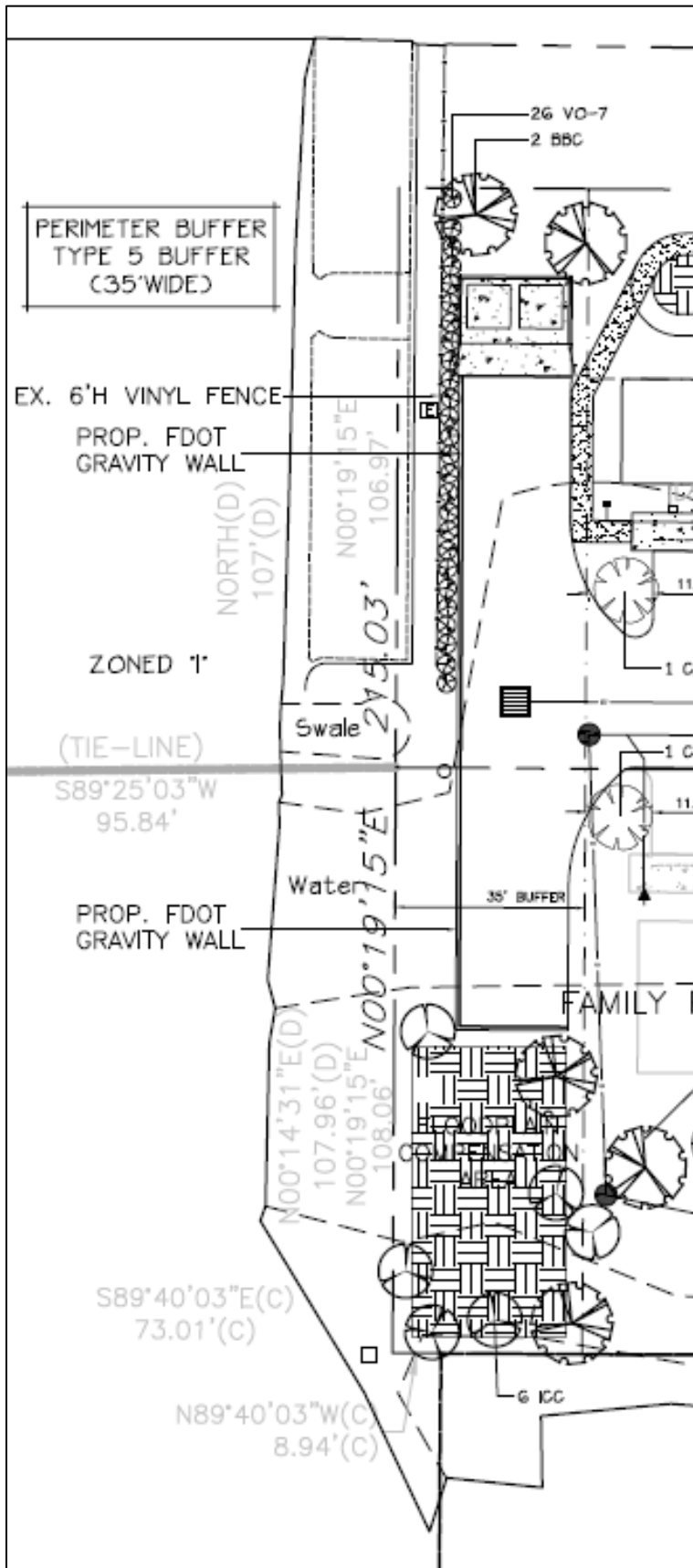
This project includes ten multifamily units, to be constructed as phase one of a two-phase affordable housing development on Substation Road. The design alternative request is focused on the western buffer, which the code requires to be a Type 5 (35' wide, with 6 canopy trees and 3 understory trees per 100 linear feet, along with a continuous hedge, 6' wall, and 3' berm). The reason for this requirement is that the property is zoned multifamily and the adjacent property is zoned industrial. The requested relief allows the applicant to fit the units they have received funding to build, as well as the units they plan to build in the future to meet the required density and provide as much affordable housing as the site will allow.

The applicant states in their narrative that the adjacent buffer for VSE Aviation (formerly Turbine Weld), the industrial user to the west, which was also granted a design alternative (24-27DA) due to size constraints, is sufficient for their project. That buffer does not contain a wall or a berm, but does have a fence, and is narrower than the 35' standard. The western part of the subject site is the location of a T-turnaround and dumpster enclosure, and on the neighboring site, the eastern portion is parking and stormwater with vegetation. Family Promise does not have a desire for additional buffering, and typically the intent of requiring a Type 5 buffer between industrial and residential is to protect the residents from industrial nuisances.

Aerial Map



Landscape Plan (western property line)



The provided landscaping on the western side of the project is proposed as follows, including the applicant's comparison to the typical requirement:

<u>WEST PROPERTY LINE TYPE 5 BUFFER 35'wide)</u>			
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		13	TREES REQUIRED
2.1 x 3 = 6.3		7	UNDERSTORY TREES REQUIRED
			CONTINUOUS HEDGE
5	BBC	Shady Lady Bl. Olive Tree 12'h x 6'spr., 3"cal.	5 TREES PROPOSED
6	ICC	Dahoon Holly Tree 8'-10'h x 4'spr., 2.5"cal.	6 UNDERSTORY TREES PROPOSED
26	V0-7	Sweet Viburnum 36"h, 7 gal.	26 SHRUBS PROPOSED

Site Photographs



View looking west across the property

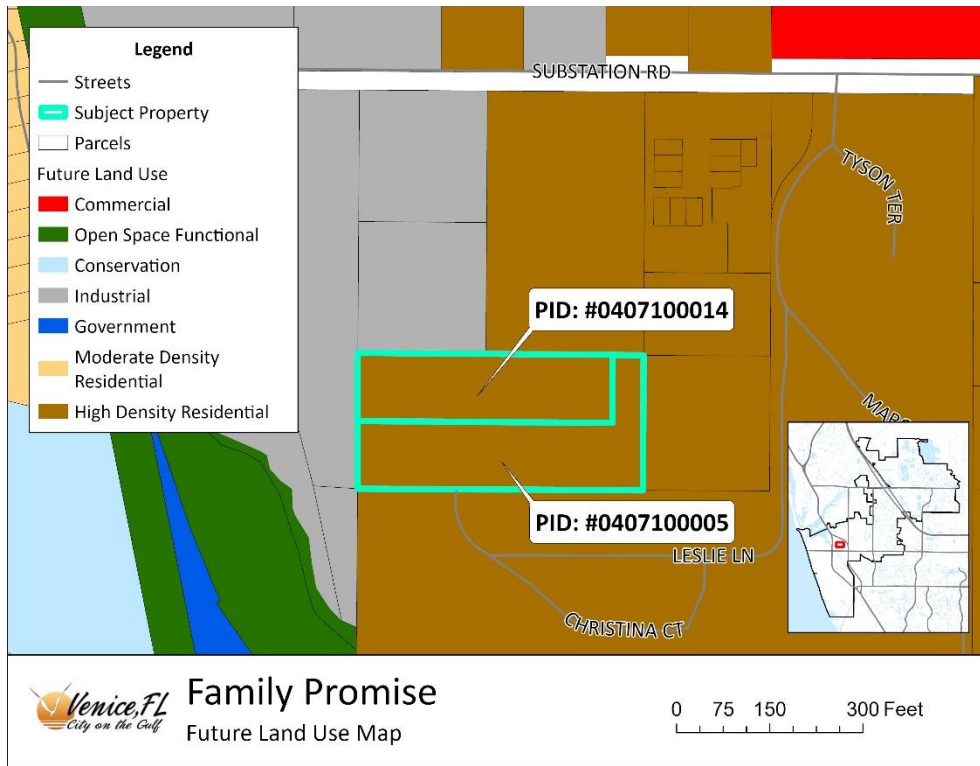


Neighboring buffer

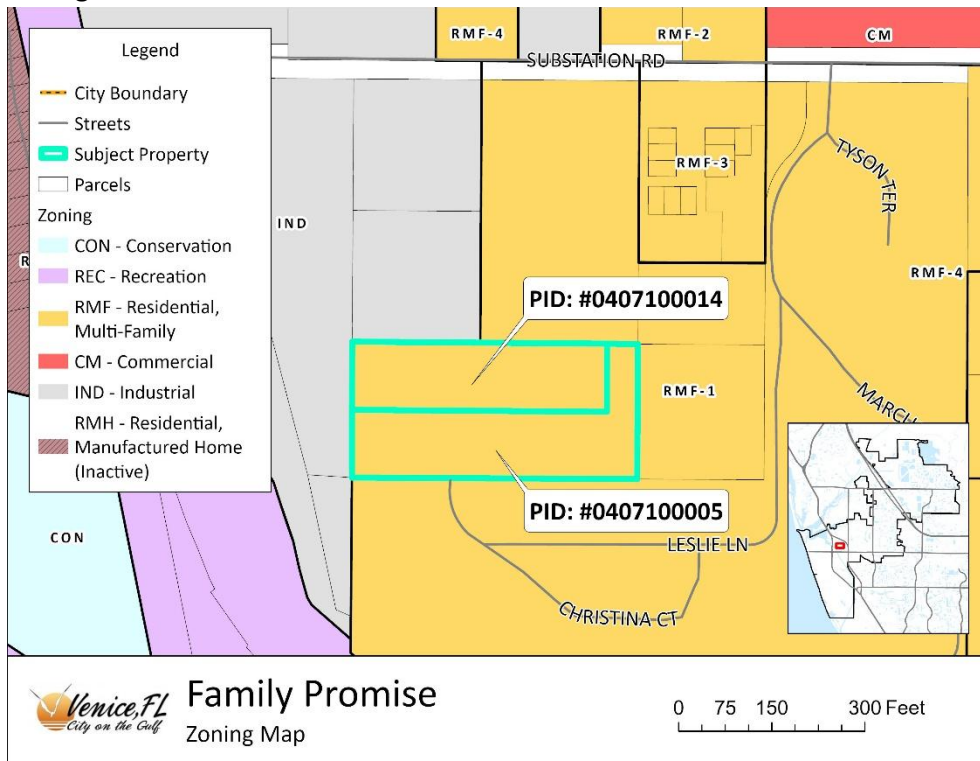
Future Land Use and Zoning

The Future Land Use designation for the subject property is High Density Residential, and the zoning is Residential, Multi-Family 1, as depicted on the maps below.

Future Land Use



Zoning



Surrounding Land Uses

Direction	Existing Land Use(s)	Future Land Use Map Designation(s)	Current Zoning District(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

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).

Comprehensive Plan

There are no Comprehensive Plan intents or strategies that relate to a request for reduced buffering requirements.

Conclusions/Findings of Fact (Comprehensive Plan):

Analysis of the Land Use Element strategies applicable to the High Density Future Land Use designation, strategies found in the Pinebrook neighborhood, and other plan elements has been provided. 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 for a design alternative. In addition, the petition has been reviewed by the Technical Review Committee.

Section 87-4.1.D authorizes applicants to request an alternative for any of the standards within the Compatibility section, and clarifies that a design alternative is not intended to provide a total waiver of the buffering standards. The applicant is proposing a landscaped buffer, although not consistent with Type 5 standards, and is therefore not in violation of that intent.

1.11.3. Decision Criteria

Proposed design alternatives may be approved or denied separately or have stipulations imposed deemed appropriate for the request. The reviewing body shall consider the following criteria in making its determination:

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;

Applicant Response: The design alternative is consistent with the intent of the LDRs’ and will provide adequate buffering from the adjacent industrial use which previously received approval of a Design Alternative related to their buffer along the shared boundary.

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;

Applicant Response: The design alternative will not have any negative impact on adjacent uses.

3. Whether the design alternative will permit superior design, efficiency, and performance;

Applicant Response: 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

Applicant Response: Not applicable.

5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

Applicant Response: Not applicable.

Summary Staff Comment: Buffers are a major part of the compatibility considerations in the Land Development Code. The intent of requiring a Type 5 buffer between industrial and residential is typically for protection of the residential use from incompatible neighbors. Turbine Weld to the east was already given a design alternative due to the low impact of their parking and stormwater area on the adjacent Family Promise property, and this residential applicant has expressed that there are no concerns about potential nuisances if these buffer standards are reduced. There are no other modifications requested and this request aims to allow a design for 25-75SP that is otherwise compliant with all aspects of the LDC.

Conclusions/Findings of Fact (Compliance with the Land Development Code): The subject petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

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 to take action on Design Alternative Petition No. 25-75DA.