

Triton Holdings Industrial

490 SUBSTATION ROAD

COMPREHENSIVE PLAN AMENDMENT AND REZONE





M&B
(3.4+- Ac)

M&B
(4.5+- Ac)

M&B

M&B

M&B

M&B
(10.2+- Ac)

M&B
(5.6+- Ac)

M&B

M&B
(1.1+- Ac)

M&B
(1.2+- Ac)

M&B
(0.9+- Ac)

M&B
(1.8+- Ac)

M&B

M&B

M&B

M&B
(1.8+- Ac)

M&B

M&B

Leslie Ln

Leslie Ln

Hauser Ln

Hauser Ln

Marcus St

Marcus St

Tyson Ter

Hatchett Creek Rd

US 41 BYP N

US 41 BYP N

Substation Rd

Substation Rd

Substation Rd

US

1001
1002
1003

Southern Spring & Stamping, Inc.

M & B
(3H-Ac)

M & B
4.5

M & B
0.9

M & B

M & B

M & B
102+/- Ac

M & B
(5.67 Ac)

M & B

Tortuga Shell LLC

Turbine Weld

Knights of Columbus

M & B
0.9+/- Ac

M & B

M & B
1.2

Family Promise

M & B

M & B

M & B

M & B
1.1+/- Ac

M & B
1.2+/- Ac

M & B

M & B
1.8+/- Ac

M & B

M & B

Hatchett Creek Rd

Substation Rd

Substation Rd

Substation Rd

US 41 BYP N

US 41 BYP N

Tyson Ter

Leslie Ln

Marcus St

Hauser Ln

Hauser Ln

Leslie Ln

Leslie Ln

Marcus St



(325')

132.38'

Substation Rd

232.4'

Substation Rd

132.38'

132.38'

(219')

(187')

254'

040710

040710
0008

M & B

0.9+/- Ac

207' +/-

1001
UNIT 1

1002
UNIT 2

1003
UNIT 3

1004
UNIT 4

1005
UNIT 5

1006
UNIT 5

040710
0012

040710
0011

040710
0006

M & B

M & B

M & B

040710
0009

M & B

1.4+/- Ac

040710
0006

M & B

211.38'

543.04'

(634.8')

(420')

(420')

409.82'

50'

Comprehensive Plan Amendment

25-63CP

FLU Designation

High-Density Residential



Industrial

Comprehensive Plan Amendment 25-63CP

Consistency and Compliance

Florida Statutes

- Section 163.3177, specifically, and Chapter 163, generally.

Comprehensive Plan

- All applicable elements, generally
- FLU compatibility, Industrial land use, and Gateway Neighborhood redevelopment, specifically

Land Development Regulations

- Section 1.5.2. – Application Requirements
- Section 1.5.3. – Decision Criteria

Rezone 25-64RZ

Zoning Designation

RMF-1



Industrial

Rezone 25-64RZ

Consistency and Compliance

Comprehensive Plan

- All applicable elements, generally
- Gateway Neighborhood redevelopment vision, specifically

Land Development Regulations

- Section 1.2.C.8. – Land Use Compatibility Analysis
- Section 1.7.2. – Application Requirements
- Section 1.7.4. – Decision Criteria

Transportation Analysis

Table 1 - Trip Generation - 490 Triton Industrial										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Hr. of Adj. St Traffic			PM Peak Hr. of Adj. St Traffic		
					Total	In	Out	Total	In	Out
Existing Future Land Use Maximum Development Potential										
Multifamily Housing ¹	220	DUs	36	224	15	4	11	19	12	7
Proposed Future Land Use Maximum Development Potential										
General Light Industrial	110	KSF GLA	173.440	624	83	71	12	85	20	65
Proposed minus Existing Future Land Use Maximum Development Potential				400	68	67	1	66	8	58
Proposed Development										
General Light Industrial ²	110	KSF GLA	16.000	58	8	7	1	8	2	6

1) The average rate is used to calculate the multifamily housing trips since the cluster of data points are closer to the average rate line, near this variable size. See documentation in Attachment C.

2) Existing building area = 1,536 SF (to be demolished)/ Proposed buildings total = 16,000 SF (2 Multi-tenant 8,000 SF buildings)