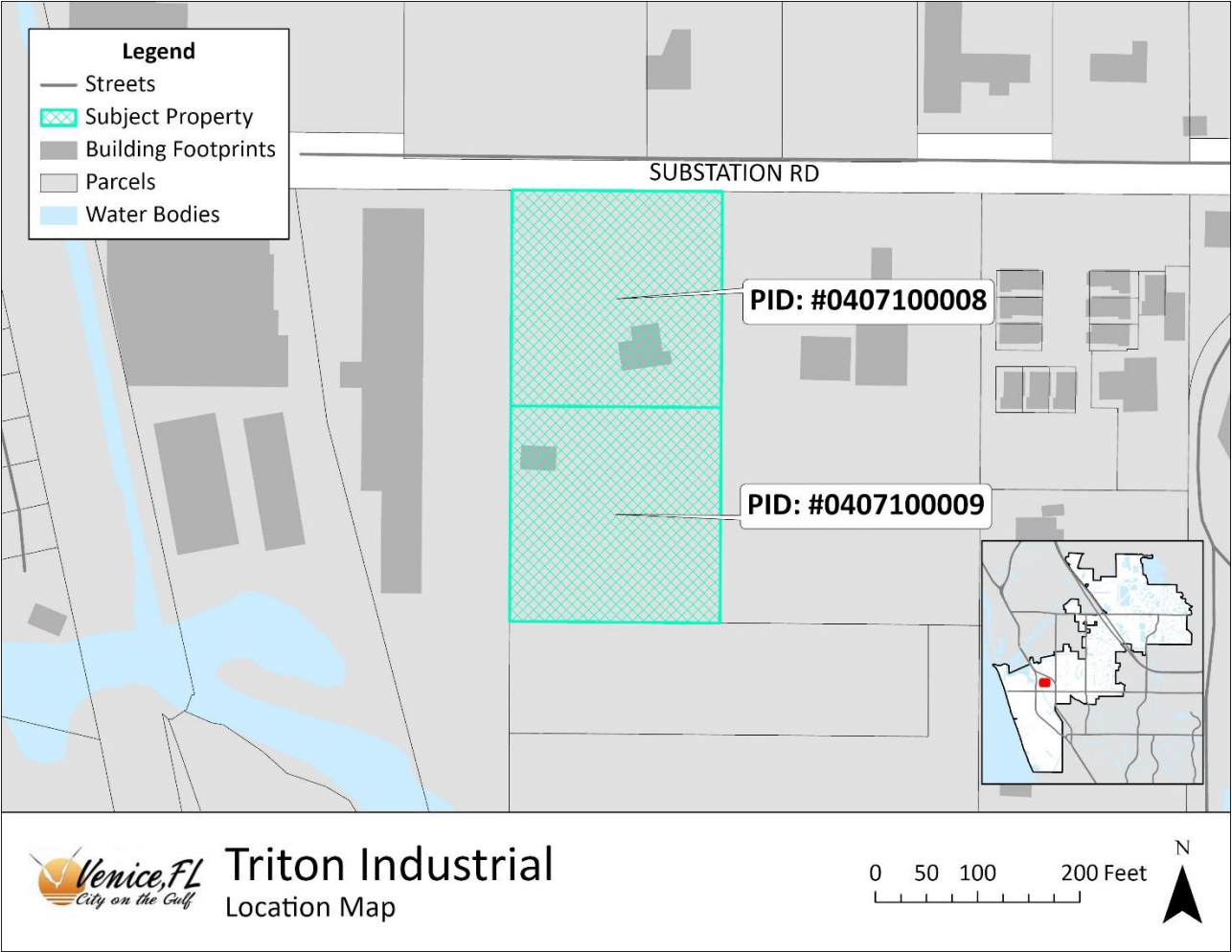


25-63CP – Triton Industrial

Staff Report



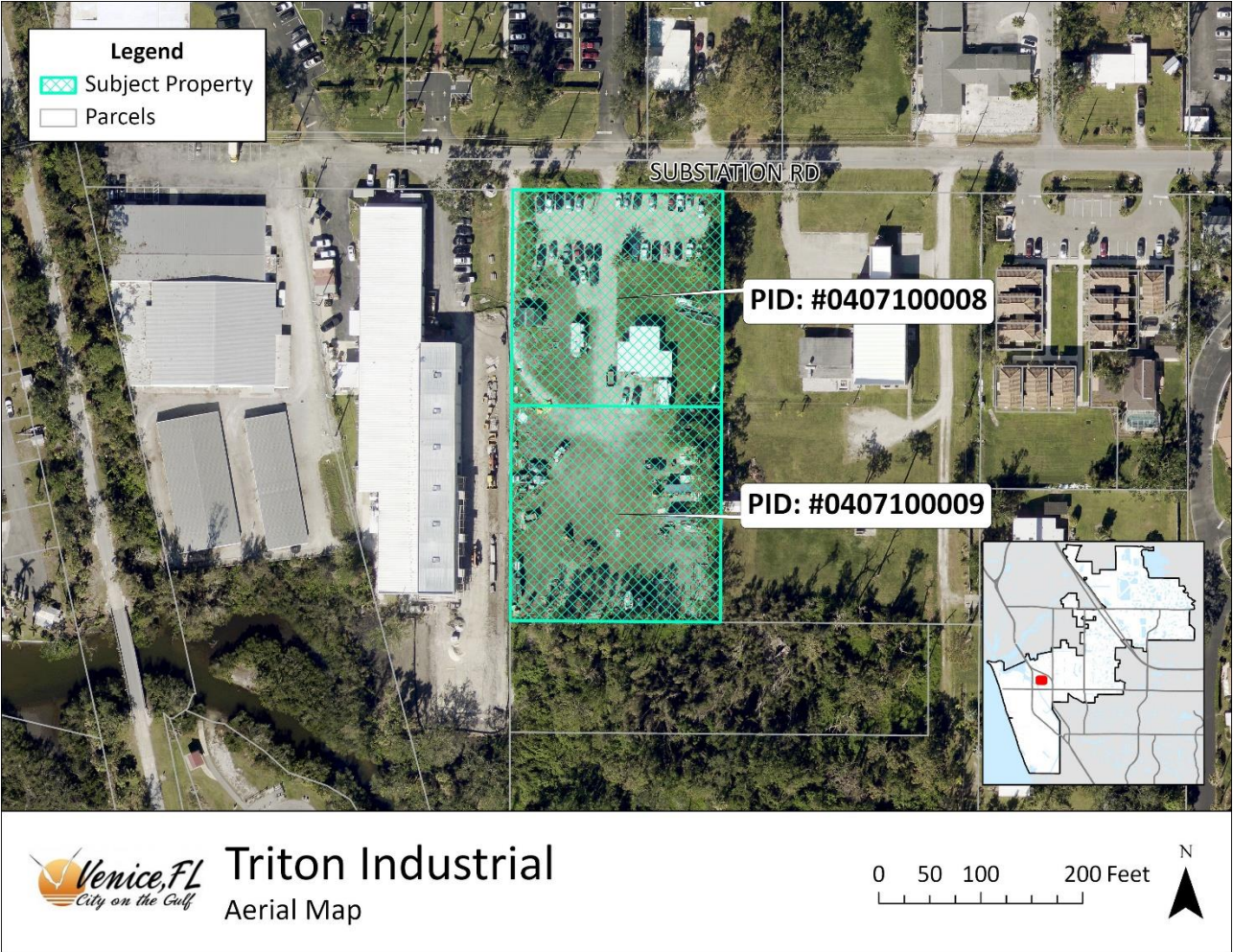
GENERAL INFORMATION

Address:	490 Substation Road
Request:	Changing the future land use designation from High Density Residential (HDR) 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:	HDR
Zoning:	Residential, Multifamily 1
Comprehensive Plan Neighborhood:	Gateway Neighborhood
Application Date:	October 7, 2025
Associated Petition:	25-64RZ

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

This is a proposed small-scale Future Land Use (FLU) 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 FLU map amendment is running concurrently with a Zoning Map Amendment petition for the implementing zoning district of Industrial.

Aerial Map

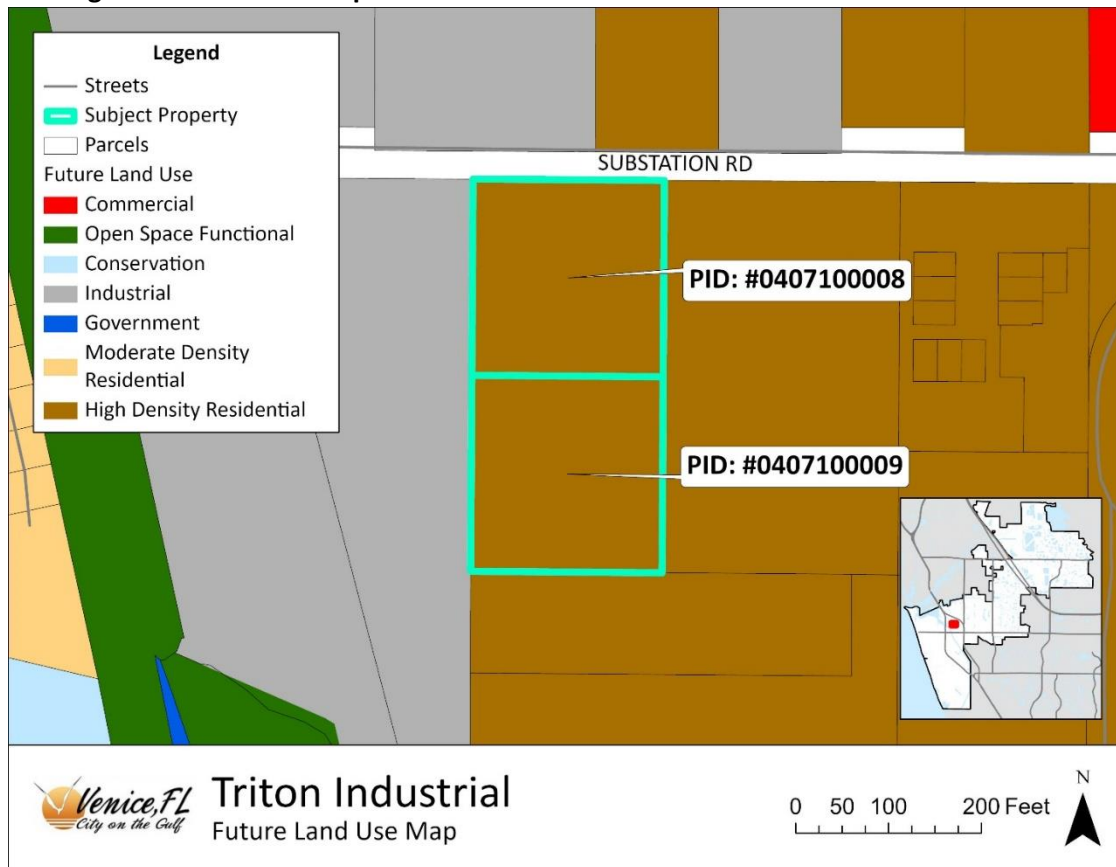


Site Photographs

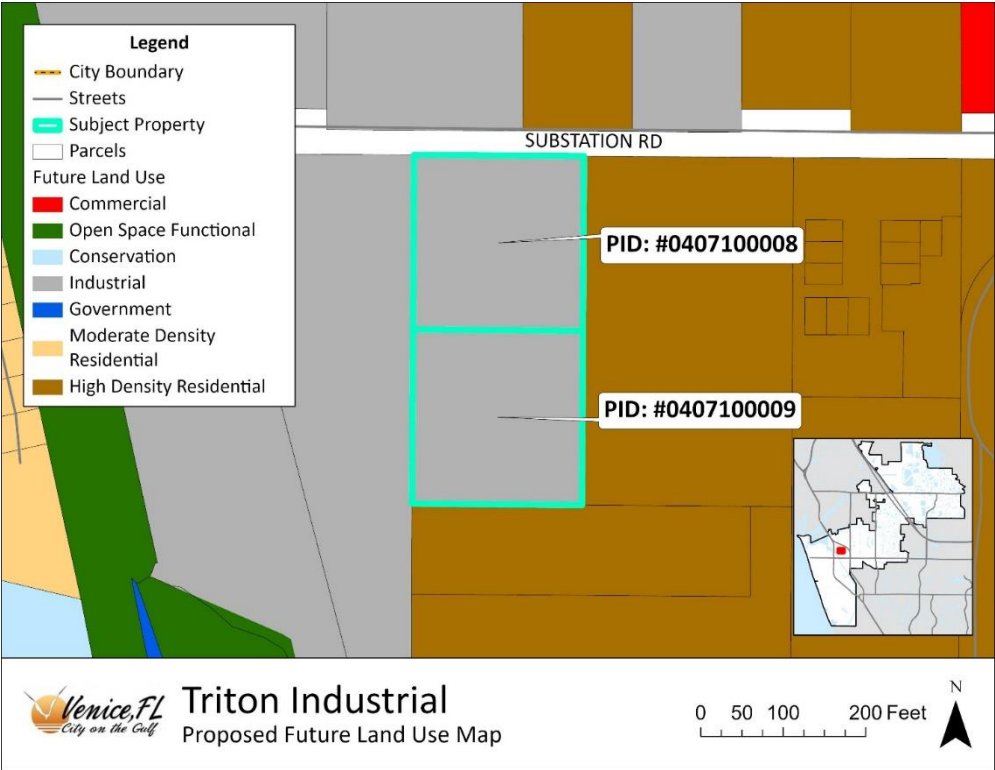




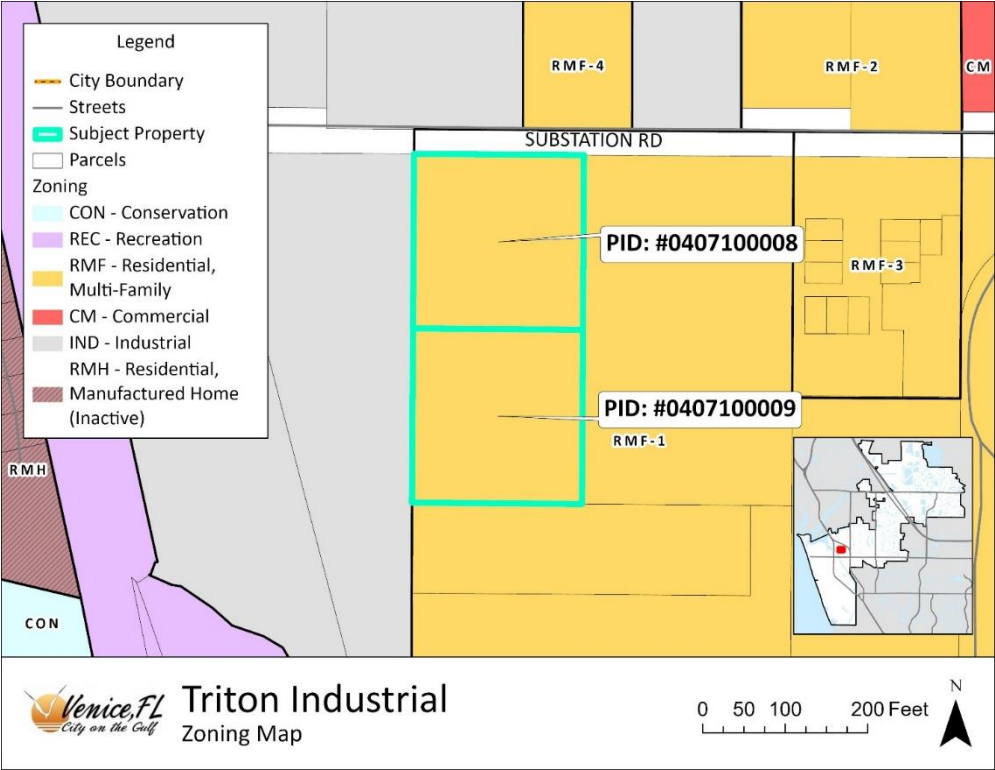
Existing Future Land Use Map



Proposed Future Land Use Map



Existing Zoning



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

Land Development Code

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application, including Future Land Use Map amendments. The Code includes the following decision criteria:

- A. *The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
- B. *The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
- C. *The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*

A traffic analysis letter has been provided according to the requirements of Section 87-1.5.2, and the expected number of PM peak hours trips does not meet the threshold for a full transportation impact analysis.

Consistency with the Comprehensive Plan

This petition seeks to apply an Industrial Future Land Use designation 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.

Florida Statutes

The size of the subject property indicates that the proposed Future Land Use Map Amendment will be processed through the State's small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

1. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments:

- 2. *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*
 - a. *The amount of land required to accommodate anticipated growth.*
 - b. *The projected permanent and seasonal population of the area.*
 - c. *The character of undeveloped land.*
 - d. *The availability of water supplies, public facilities, and services.*
 - e. *The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*
 - f. *The compatibility of uses on lands adjacent to or closely proximate to military installations.*
 - g. *The compatibility of uses on lands adjacent to an airport.*
 - h. *The discouragement of urban sprawl.*
 - i. *The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*
 - j. *The need to modify land uses and development patterns within antiquated subdivisions.*

2. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)8:

- 8. *Future land use map amendments shall be based upon the following analyses:*
 - a. *An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).*

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Staff Response: The applicant has provided analysis regarding the suitability and availability of facilities for the project, and the Technical Review Committee has no issues with the provided information. Additional environmental review will be required when a site and development plan petition is filed.

3. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.

(b) The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Summary Staff Comment: The project is already within the City of Venice and public services are available. A site and development plan on the project will require a thorough review of consistency with the code and the comprehensive plan, including requiring sidewalk connectivity to be provided and environmental impact studies to be undertaken and reviewed by the City. The existing land is not currently used for agriculture or public open space, and the proposed project is a nonresidential use. The existing FLU, High Density Residential, accounts for just 0.012% of all land in the city limits, but Industrial land also accounts for only 0.047%, so this is an uncommon use that could provide economic diversity for the needs of the residential population.

Conclusions/Findings of Fact: Staff has provided analysis of the proposed Future Land Use Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed FLU map amendment.

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 Future Land Use Map Amendment Petition No. 25-63CP.