

# HEIGHT EXCEPTION PETITION NO. 24-23HE FIRE STATION #2

AGENT: TY GREMAUX, PE, KIMLEY-HORN AND ASSOC.

OWNER: CITY OF VENICE

# GENERAL INFORMATION

Address.....1545 E. Venice Avenue

Requests.....Height above 35' for training tower at new Fire Rescue Headquarters

Owner.....City of Venice

Agent.....Ty Gremaux, PE – Kimley-Horn and Assoc

Parcel ID.....0412060001

Parcel Size.....5.0 ± acres

Future Land Use.....Government

Zoning.....Government

Comprehensive Plan Neighborhood.....East Venice Ave

Application Date.....5/8/2024

Associated Petition .....24-19SP

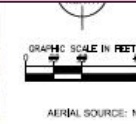
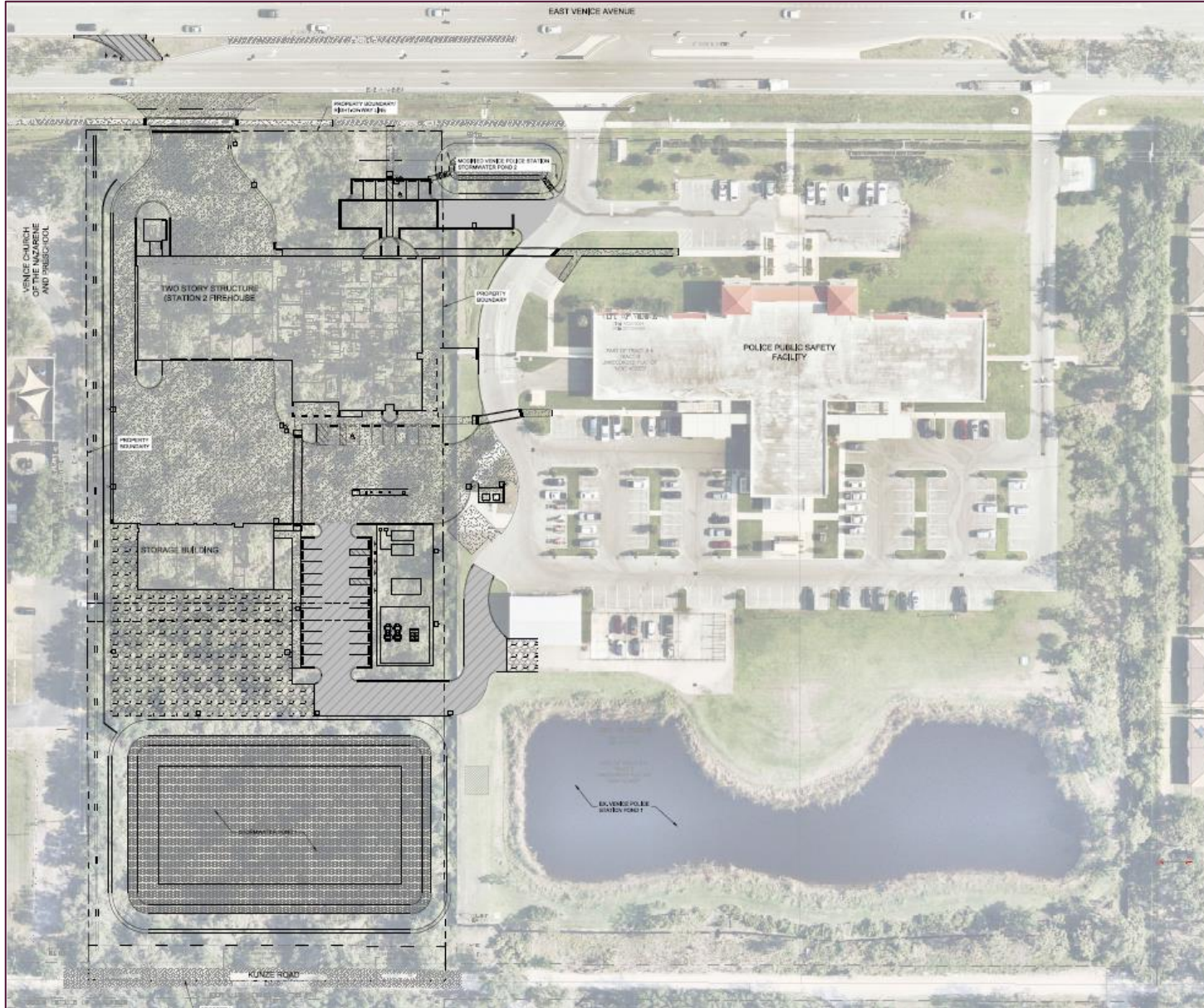
# AERIAL MAP



## PROJECT DESCRIPTION

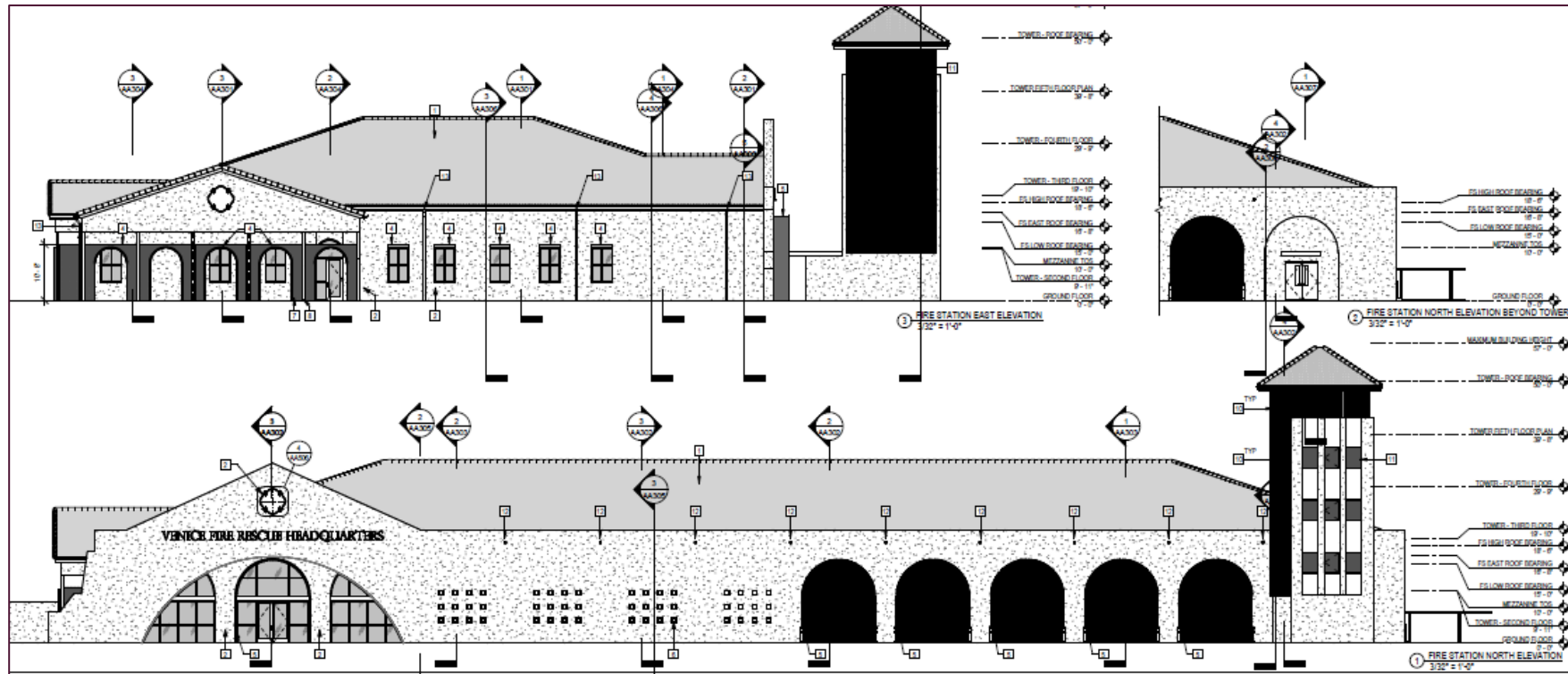
- Main building of the proposed Fire Station #2 has been designed with a stair training tower
  - The tower must exceed the maximum height by right in the Government zoning district (35')
- Request is to allow a height exception for the tower portion only, up to 56.99' per LDC definition



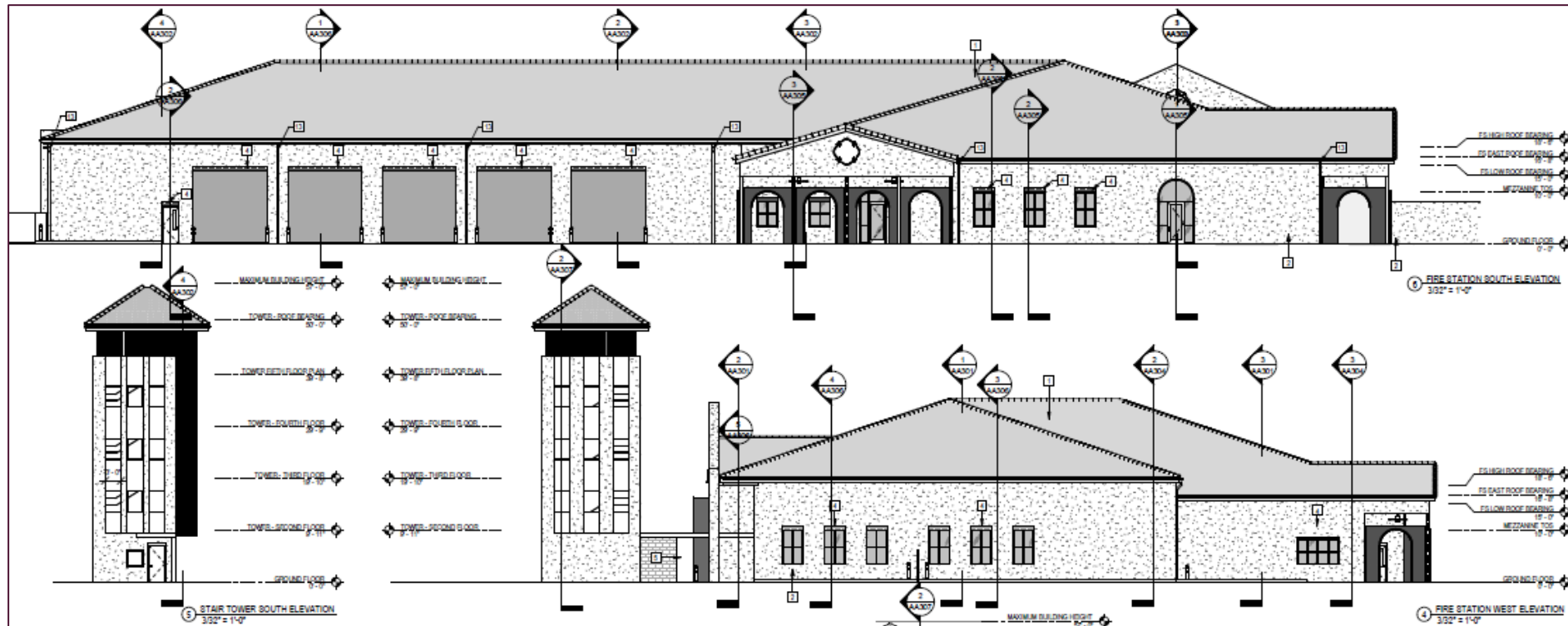


# PROPOSED SITE PLAN

# PROPOSED ELEVATIONS



# PROPOSED ELEVATIONS



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SITE PHOTOS, ZONING & FUTURE LAND USE MAPS, SURROUNDING USES

# EXISTING CONDITIONS

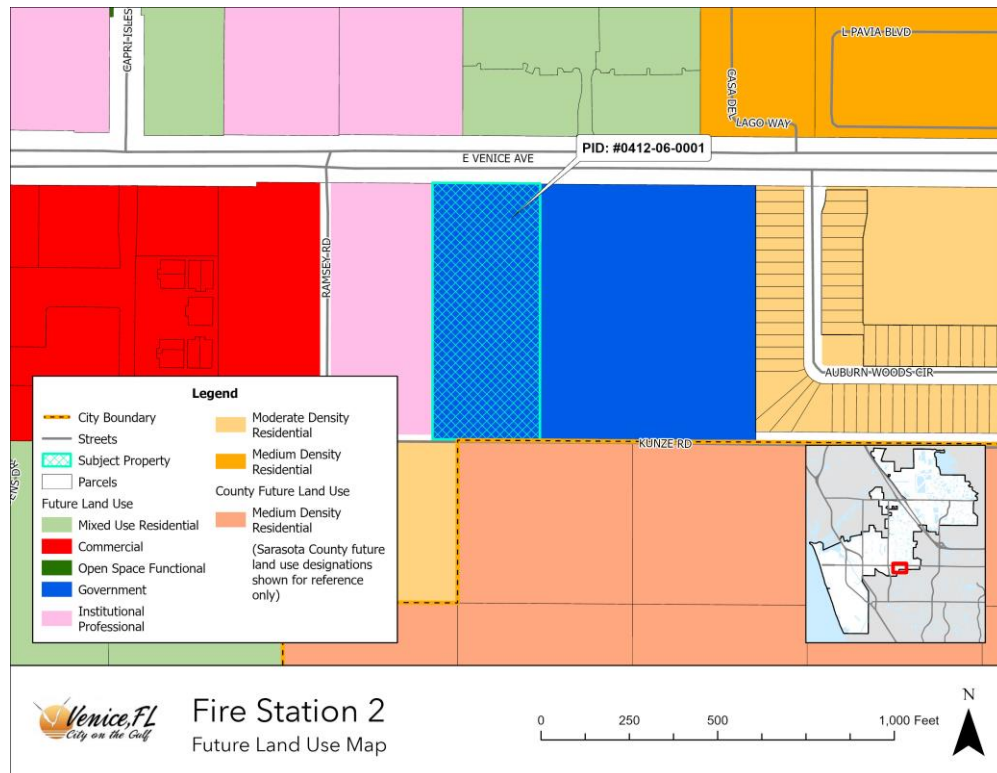


# SITE PHOTOS

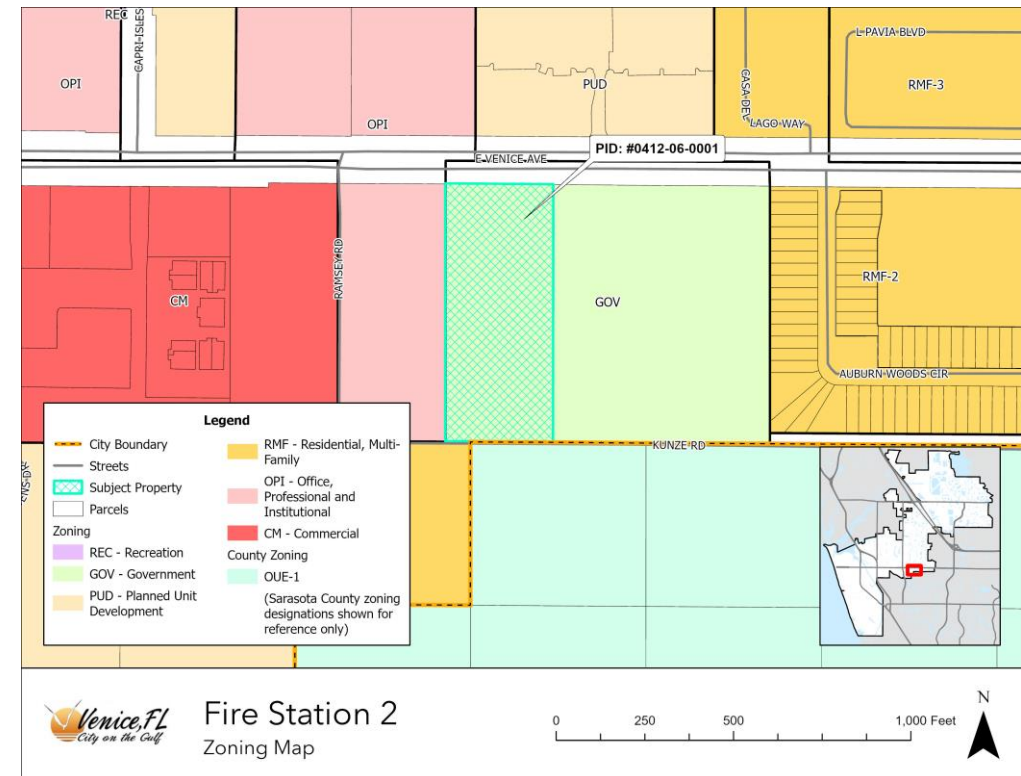


# FUTURE LAND USE & ZONING MAPS

## Future Land Use Map



## Zoning Map



# SURROUNDING LAND USES

## → NORTH

- Existing Land Use(s)..... Commercial and Office (Galleria – Capri Isles PUD – and rehabilitation center)
- Current Zoning District(s)..... Planned Unit Development (PUD) and Office, Professional and Institutional (OPI)
- Future Land Use Map Designation(s)..... Mixed Use Residential and Institutional Professional

## → SOUTH

- Existing Land Use(s)..... Vacant/Single-family Residential
- Current Zoning District(s).....Sarasota County OUE-1
- Future Land Use Map Designation(s)..... Sarasota County Medium Density Residential

## → EAST

- Existing Land Use(s)..... Government (Venice Police Department)
- Current Zoning District(s)..... Government
- Future Land Use Map Designation(s)..... Government

## → WEST

- Existing Land Use(s)..... House of Worship and School (Venice Church of the Nazarene)
- Current Zoning District(s).....OPI
- Future Land Use Map Designation(s).....Institutional Professional

COMPREHENSIVE PLAN CONSISTENCY & LAND DEVELOPMENT CODE COMPLIANCE

# PLANNING ANALYSIS



## COMPREHENSIVE PLAN CONSISTENCY

- A review of the Comprehensive Plan does not produce any strategies or intents that would relate to this proposal
- No inconsistencies have been identified

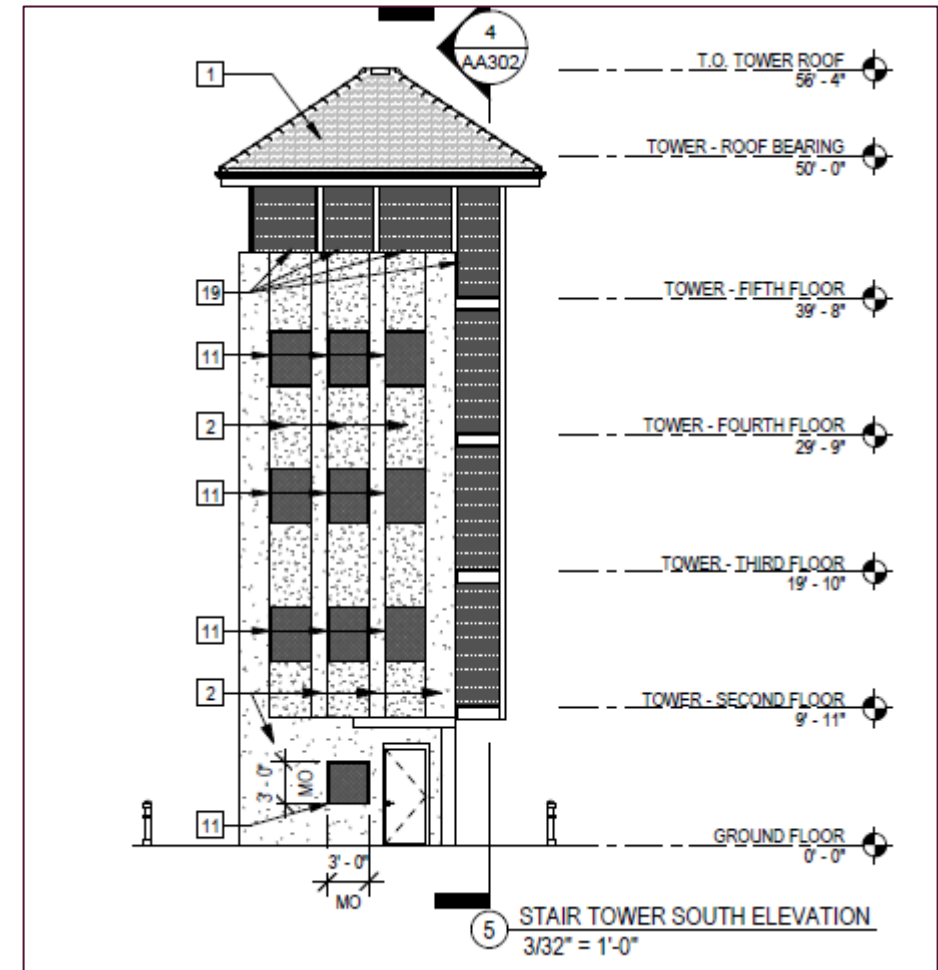
### *Conclusions/Findings of Fact:*

- Analysis has been provided to help the Planning Commission determine consistency with the Land Use Element strategies applicable to the Government future land use designation, strategies found in the East Venice Ave element, and other plan elements.



# LAND DEVELOPMENT CODE COMPLIANCE

Standard	By Right/Height Exception	Proposed
Height (max)	35' / 57'	56.99'



# LAND DEVELOPMENT CODE COMPLIANCE

- 1.2.C.8 Land Use Compatibility Analysis
  - See applicant responses attached to agenda
- 1.9.4 Decision Criteria guides the Commission in its decision to approve, approve with conditions, or deny

## *Conclusions/Findings of Fact (Compliance with the Land Development Regulations)*

- The Height Exception petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

# CONCLUSION

## Planning Commission Report and Action

- Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Height Exception petition no. 24-23HE.