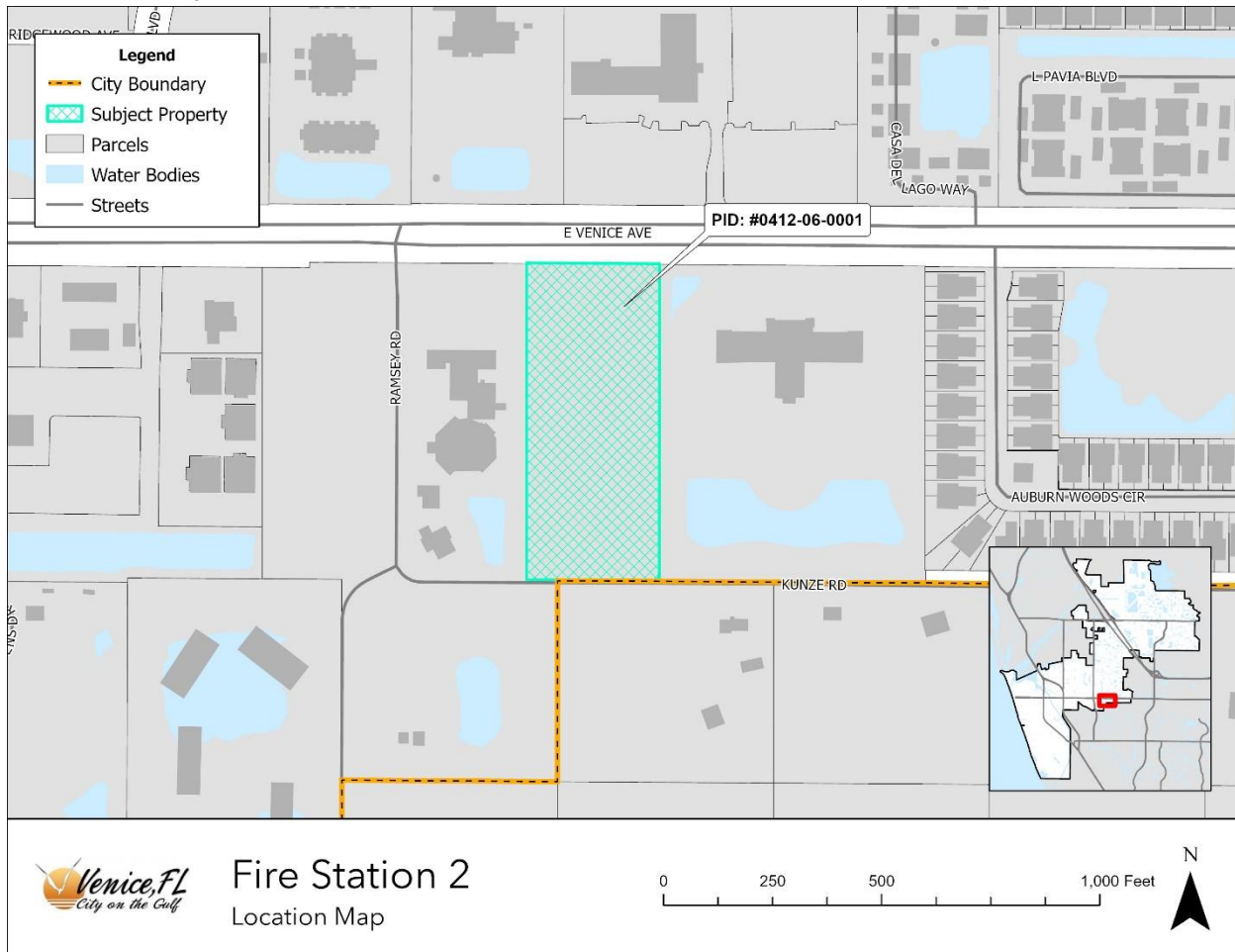


24-23HE Fire Station #2

Staff Report



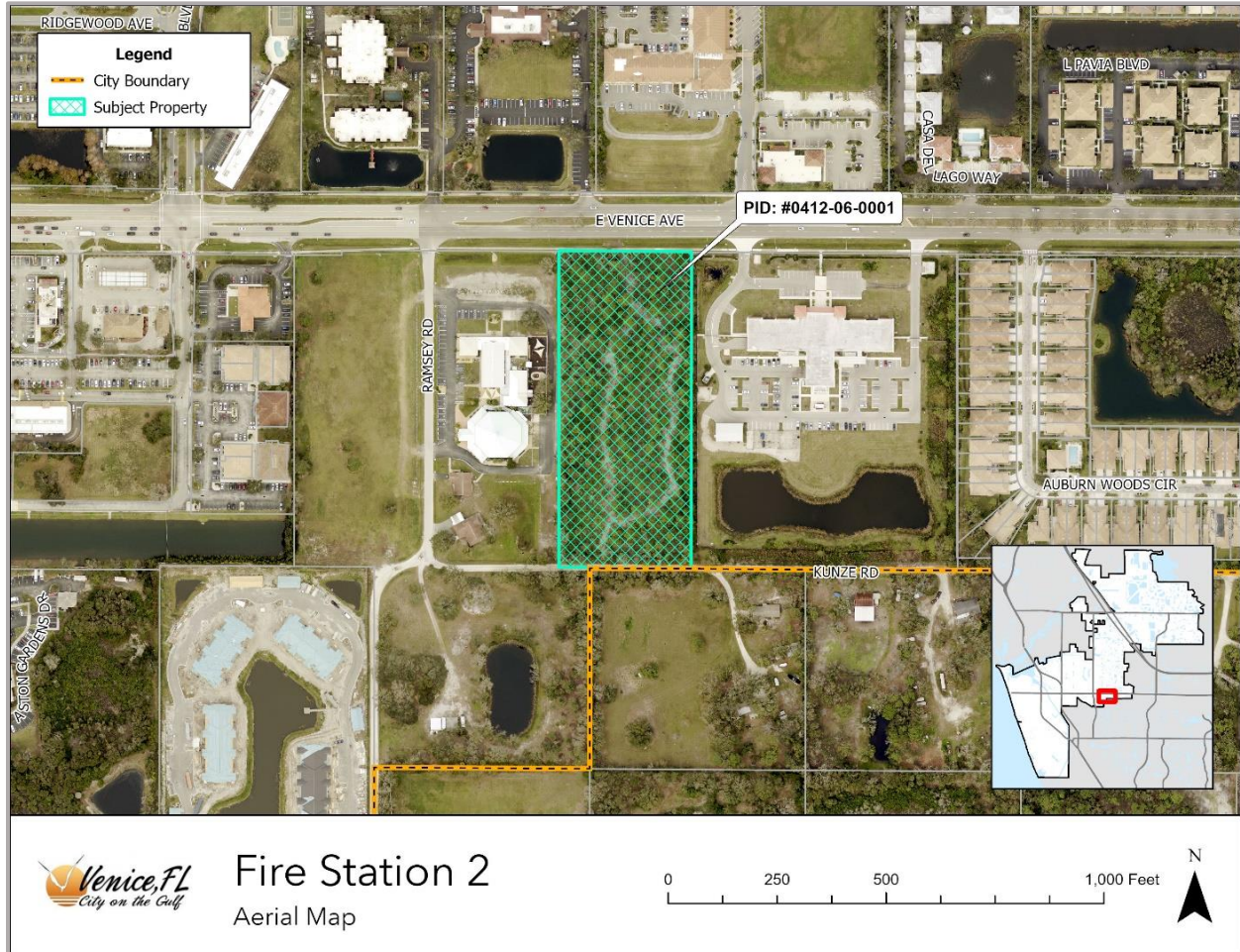
GENERAL INFORMATION

Address:	1545 E. Venice Avenue
Requests:	Building height of 56.99' to accommodate a training tower for Fire Station #2
Owner/Applicant:	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

I. PROJECT DESCRIPTION

The main building of the proposed Fire Station #2 has been designed with a stair training tower, and for this training to be effective, the tower must exceed the maximum height by right in the Government zoning district (35'). This request is to allow a height exception for the tower up to 56.99', measured according to the definition in the City's Land Development Code.

Aerial map



Site Photos





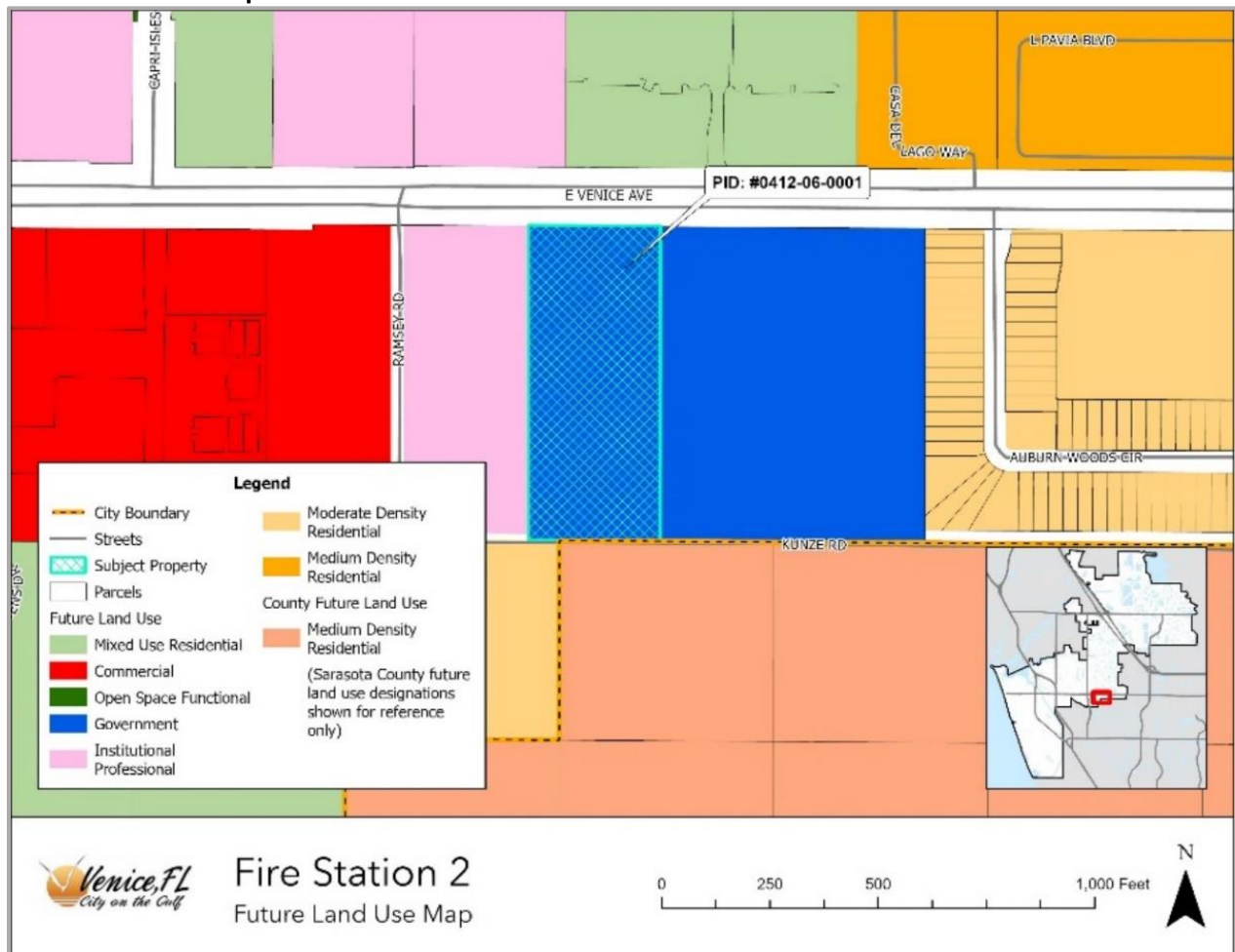
Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Commercial and Office (Galleria – a portion of the Capri Isles PUD – and rehabilitation center)	Planned Unit Development (PUD) and Office, Professional and Institutional (OPI)	Mixed Use Residential and Institutional Professional
South	Vacant/Single-family Residential	Sarasota County OUE-1	Sarasota County Medium Density Residential
East	Government (Venice Police Department)	Government	Government
West	House of Worship and School (Venice Church of the Nazarene)	OPI	Institutional Professional

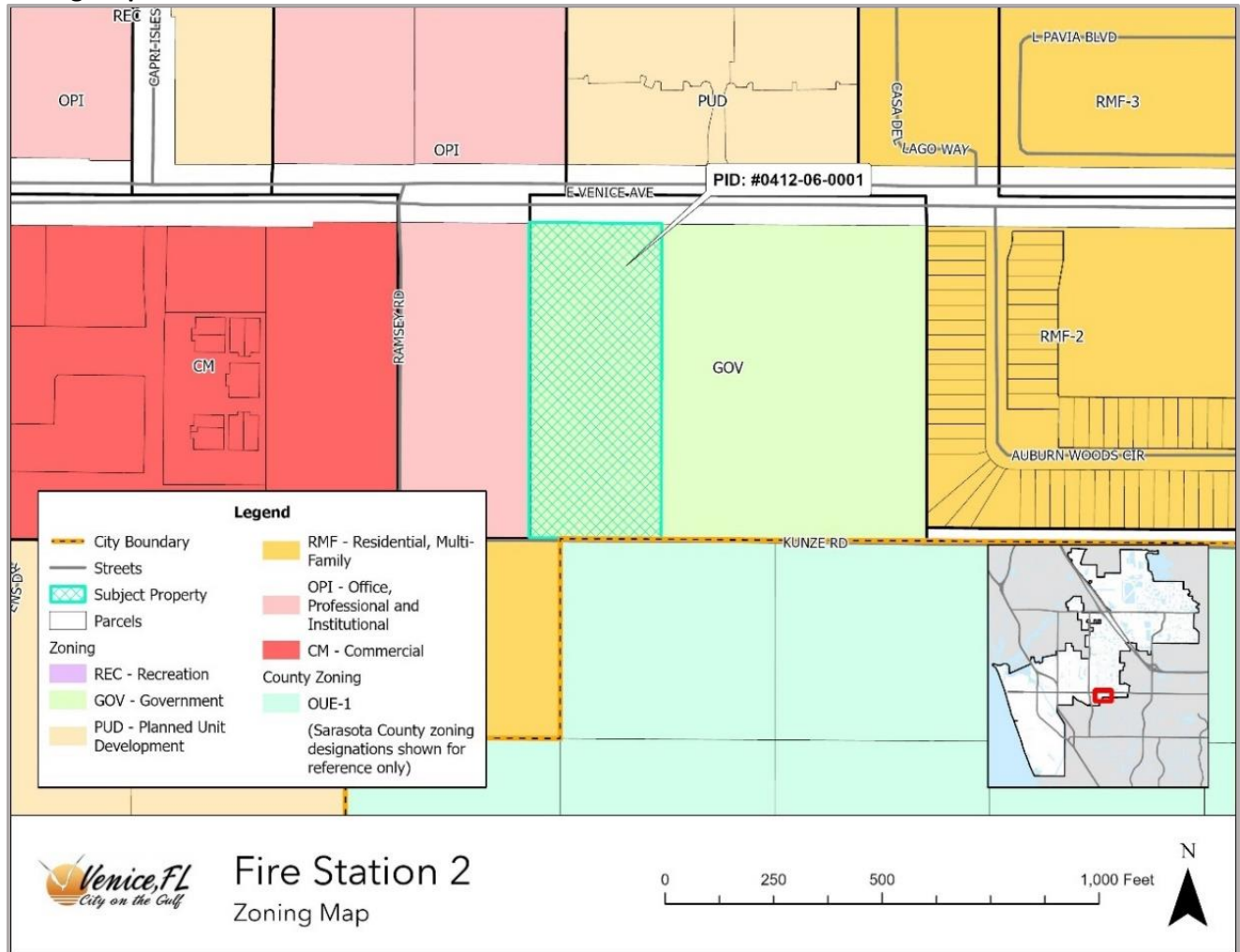
Future Land Use and Zoning

The Future Land Use designation for the subject property is Government and the current zoning is Government.

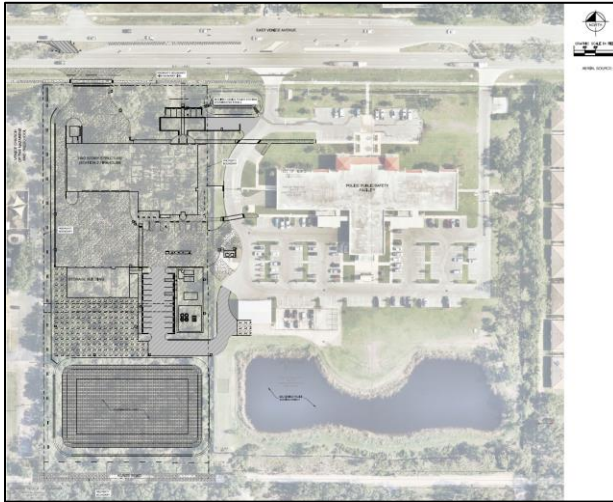
Future Land Use Map



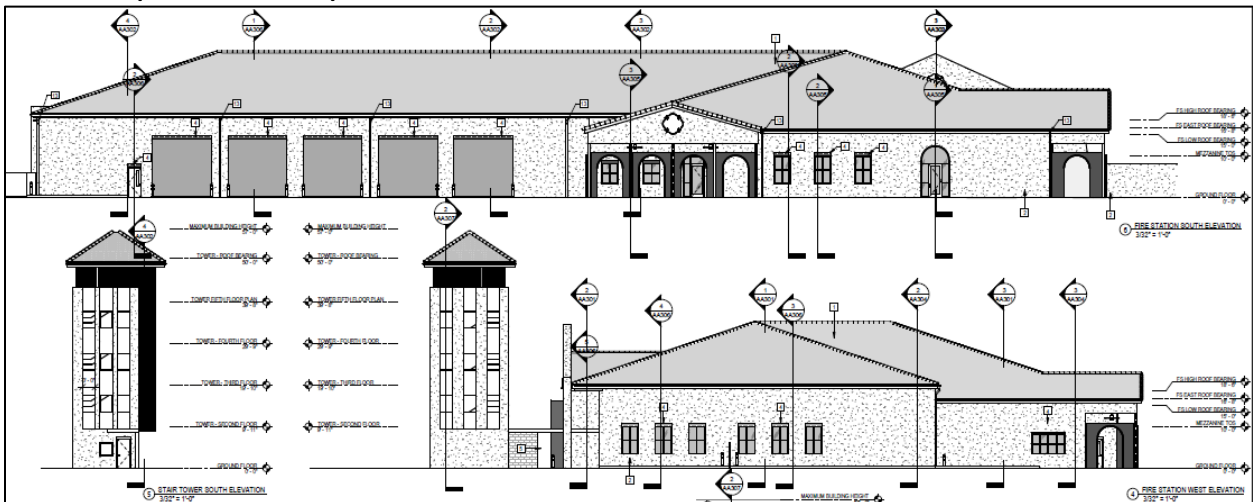
Zoning Map



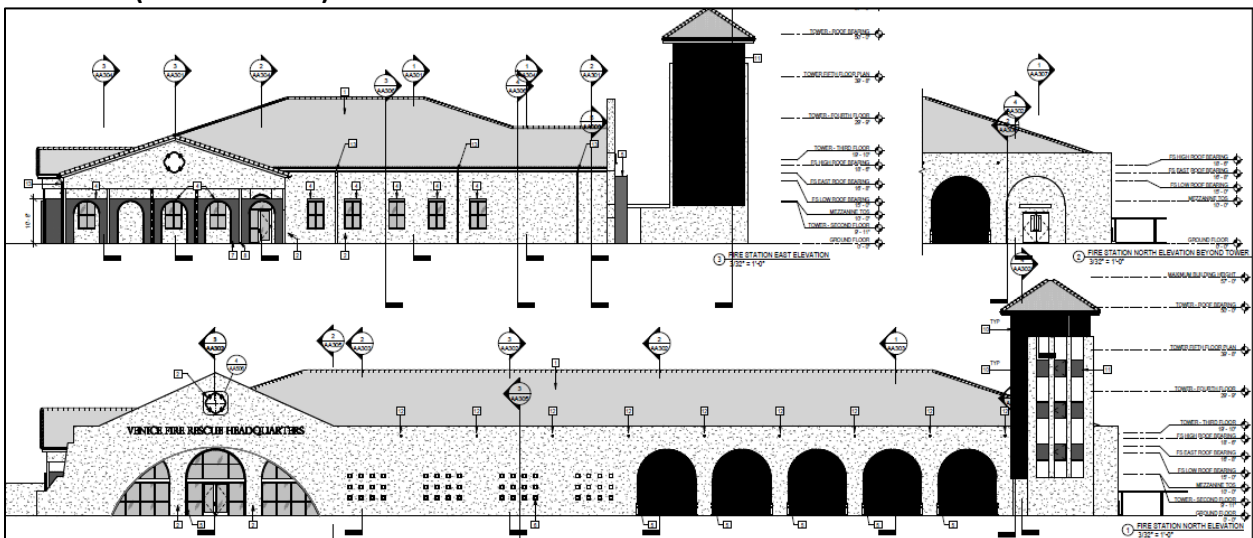
Aerial Site Plan



Elevations (south and west)



Elevations (north and east)



II. PLANNING ANALYSIS

In this section of the report, analysis of the subject height exception petition comprises 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Regulations (LDRs).

Review of Comprehensive Plan Consistency

A review of the Comprehensive Plan does not produce any strategies or intents that would relate to this proposal for additional building height, either in the Land Use Element or in the East Venice Avenue Neighborhood element. A review of other elements and strategies did not produce any other relevant considerations for the project, and no inconsistencies have been identified with this proposal.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Government future land use designation, strategies found in the East Venice Avenue Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Review of Land Development Code Compliance

The proposed Height Exception Petition is consistent with the GOV development standards relevant to this proposal, which are found in Chapter 87, Sec. 2.2.3.F.

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

1.2.C.8 Land Use Compatibility Analysis

Height Exception applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from this section are reproduced in the report.

- (a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:
 - i. Land use density and intensity.
 - ii. Building heights and setbacks.
 - iii. Character or type of use proposed.
 - iv. Site and architectural mitigation design techniques.
- (b) Considerations for determining compatibility shall include, but are not limited to, the following:
 - i. Protection of single-family neighborhoods from the intrusion of incompatible uses.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
 - iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
 - iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The applicant provided a narrative description of the project's compatibility with its surroundings, discussing the height and setbacks, architectural style, comparisons with height and intensity of adjacent

uses, and distance to nearest residential buildings. This response will be included in the agenda attachments.

1.12.3 Decision Criteria

In reaching a decision on this request, the Council (with recommendation from the Planning Commission) shall be guided in its decision to approve, approve with conditions, or deny by the following considerations (**applicant responses included in bold**):

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The proposed fire station is sited adjacent to the existing Police Department. This segment of East Venice Avenue is a mix of non-residential and residential uses. The Fire Station is in the vicinity of mainly non-residential uses including Governmental, Institutional Professional and Commercial. Based on LU 1.2.8, Compatibility Matrix Figure LU-8, these uses are presumed compatible. To the south of the Fire Station site is a large lot residential area with very low density and with substantial building set backs from Kunze Road. The main Fire Station building and the apparatus bays are set close to East Venice Avenue to maximize separation from the residential to the south. The proposed stormwater pond is situated along the southern property line to provide additional separation from the buildings to the residential

2. General compatibility with adjacent properties and other properties in the district;

Applicant Response: The proposed emergency services facility is sited adjacent to the existing Police Department to the east and the Church of the Nazarene to the west. This segment of East Venice Avenue is a mix of non-residential and residential uses. The Fire Station is in the vicinity of mainly non-residential uses including Governmental, Institutional Professional and Commercial. Based on LU 1.2.8, Compatibility Matrix Figure LU-8, these uses are presumed compatible. Both the Police Department building and the Church building have tall structures in the architecture. The Police Department has two prominent tower features that flank the main entry in the front of the building facing East Venice Avenue. The Church building has a high roof over the sanctuary with a cupola extending above that. It is estimated that the total height exceeds 3 stories. Across East Venice Avenue from the Church is the Manor Care facility with 3 story structures lining the road frontage. Across East Venice Avenue from the Police Department The Eye Associates building has a tall two story segment of the building fronting the road. These adjacent structures have substantial portions of the building with taller elements, where the Emergency Services Facility training tower is a very small component of the building frontage.

3. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;

Applicant Response: As noted above both the Police Department building and the Church building have tall structures in the architecture. The Police Department has two prominent tower features that flank the main entry in the front of the building facing East Venice Avenue. The Church building has a high roof over the sanctuary with a cupola extending above that. It is estimated that the total height exceeds 3 stories. Across East Venice Avenue from the Church is the Manor Care facility with 3 story structures lining the road frontage. Across East Venice Avenue from the Police Department The Eye Associates building has a tall two story segment of the building fronting the road. These adjacent structures have substantial portions of the building with taller elements, where the Emergency Services Facility training tower is a very small component of the building facade. The training tower is approximately 6% of the building frontage. It should be noted that tall concrete power poles line the south side of East Venice Avenue in front of the proposed Emergency Services Facility.

4. Required yards and other open space;

Applicant Response: The open space as shown on the plans meets the open space requirements required by the standards of the LDR.

5. Screening and buffering, with reference to type, dimensions and character;

Applicant Response: The proposed project is being buffered from adjacent projects pursuant to section 4 of the LDR. The western boundary is adjacent to an institutional use which requires a type 2 buffer with a 6' fence. To the south the property abuts Kunze Road with predominantly residential single family zoning adjacent. A type 4 buffer will be installed along the entire south property line. With a 6' fence. In addition the stormwater pond was placed in the southern portion of the property to provide additional compatibility mitigation.

6. Any special requirements set out in Section 2 of this chapter for the particular use involved;

Applicant Response: Section 2.2.3.F allows building height exceptions to 57'. This request conforms to the special requirements of that section.

Summary Staff Comment:

This proposal for a stair training tower attached to the new firehouse in the Government zoning district meets all the requirements of the Height Exception process. The fire station will add to the existing police station to create a public safety campus, providing emergency services to the city and its residents, and the site and development plan complies with the land development code regarding impact to neighboring properties.

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

The subject petition has been processed with the procedural requirements to consider a height exception. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

III. CONCLUSION

Planning Commission Report and Action

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 the Planning Commission to make a recommendation to City Council on Height Exception Petition No. 24-23HE.