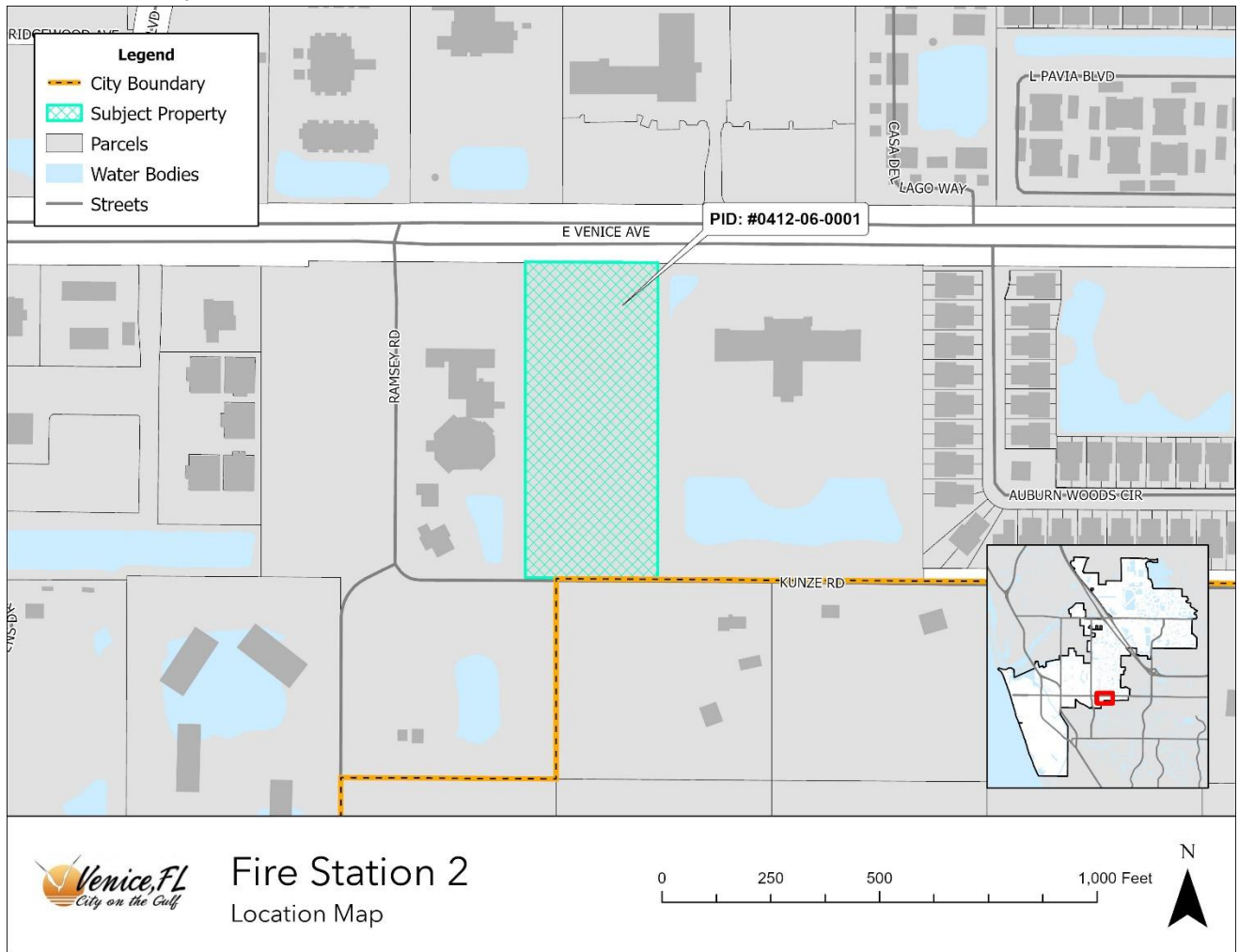


24-19SP Fire Station #2

Staff Report



GENERAL INFORMATION

Address:	1545 E. Venice Avenue
Requests:	Development of a new fire station
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:	4/4/2024
Associated Petition:	24-23HE

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal is for a fire station to replace the existing Fire Station #2, which is currently located in a flood zone. The new site will serve as Fire Rescue Headquarters for the City and will be located along East Venice Avenue next to the Venice Police Department (VPD); the intent is to create a public safety campus. The existing monument sign for VPD will be updated to include Fire, and access to the fire station will be provided through the police station site, including pedestrian access. Emergency vehicle access will also be provided on the subject property. The stormwater management system will be connected to the existing system on the adjacent VPD property.

The fire station is proposed to include apparatus bays, a stair training tower, and a storage building, along with an enclosure for mechanical equipment and fuel tanks. The training tower is the subject of the associated height exception request (petition no. 24-23HE). While Planning Commission holds decision authority for the site and development plan, the height exception petition will receive a recommendation from Planning Commission and move forward to City Council for a decision. The rest of the fire station site as proposed will not require any additional approvals.

Aerial Map



Site Photographs





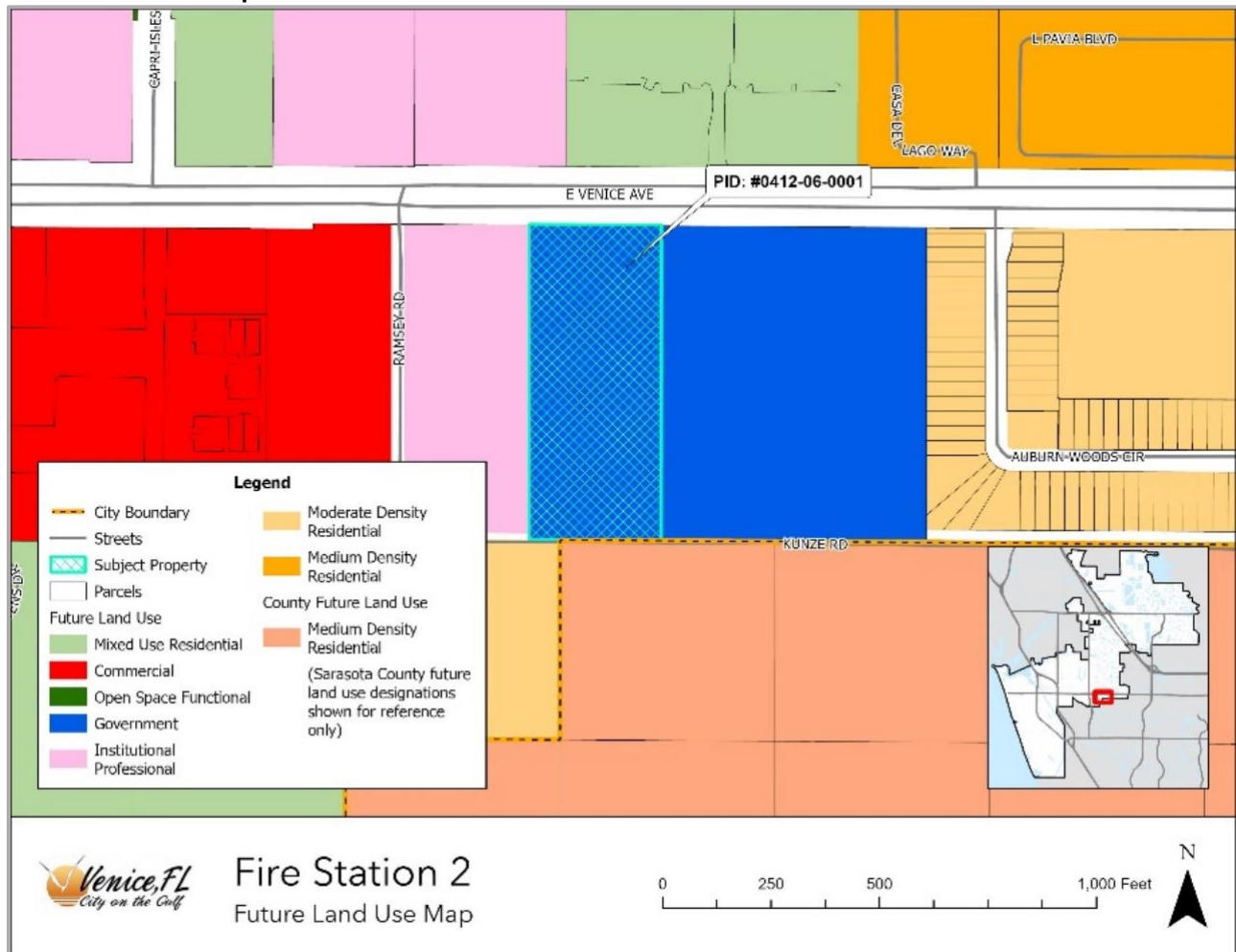
Surrounding Land Uses

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

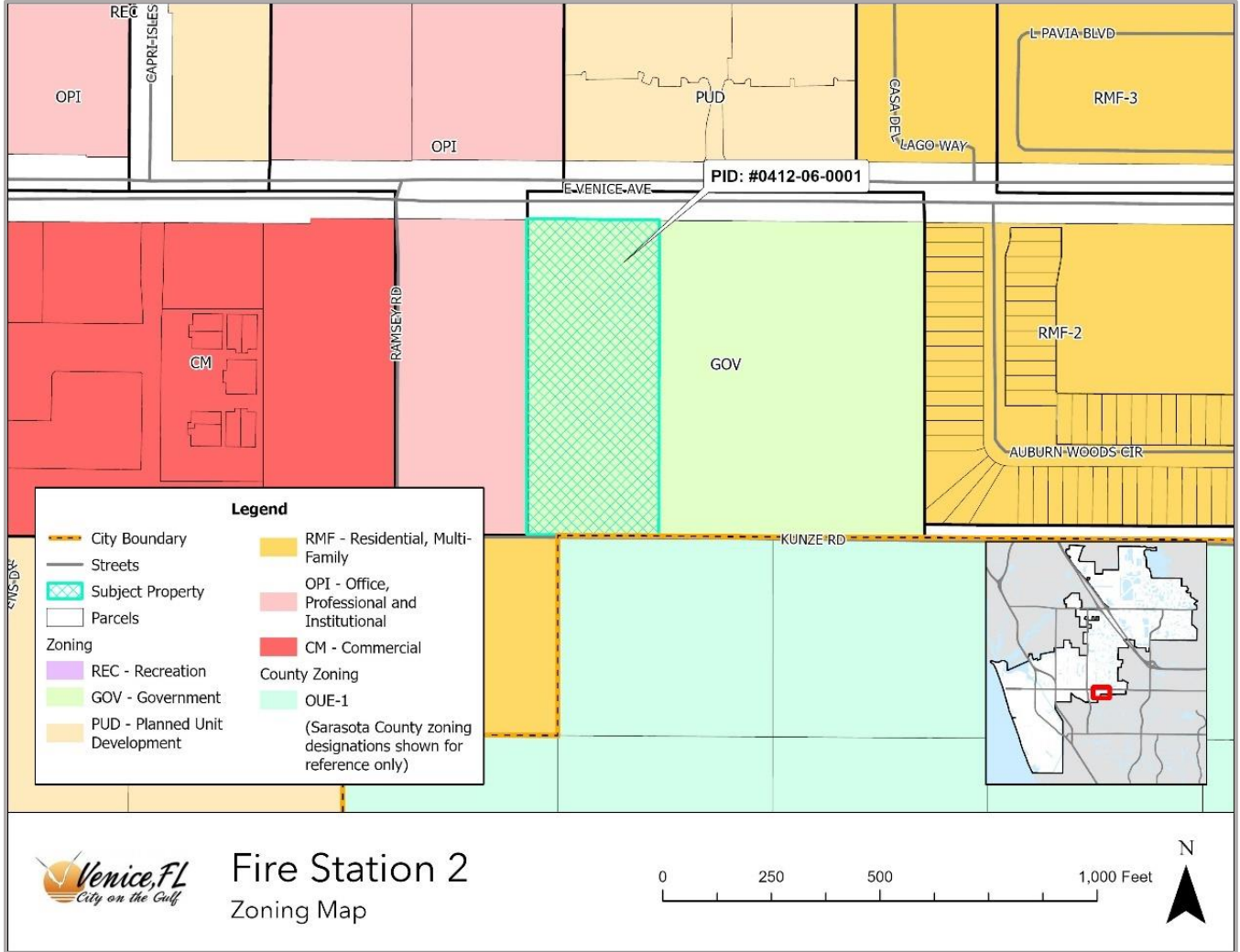
Future Land Use and Zoning

The Future Land Use designation for the subject property is Government and the Zoning district is Government.

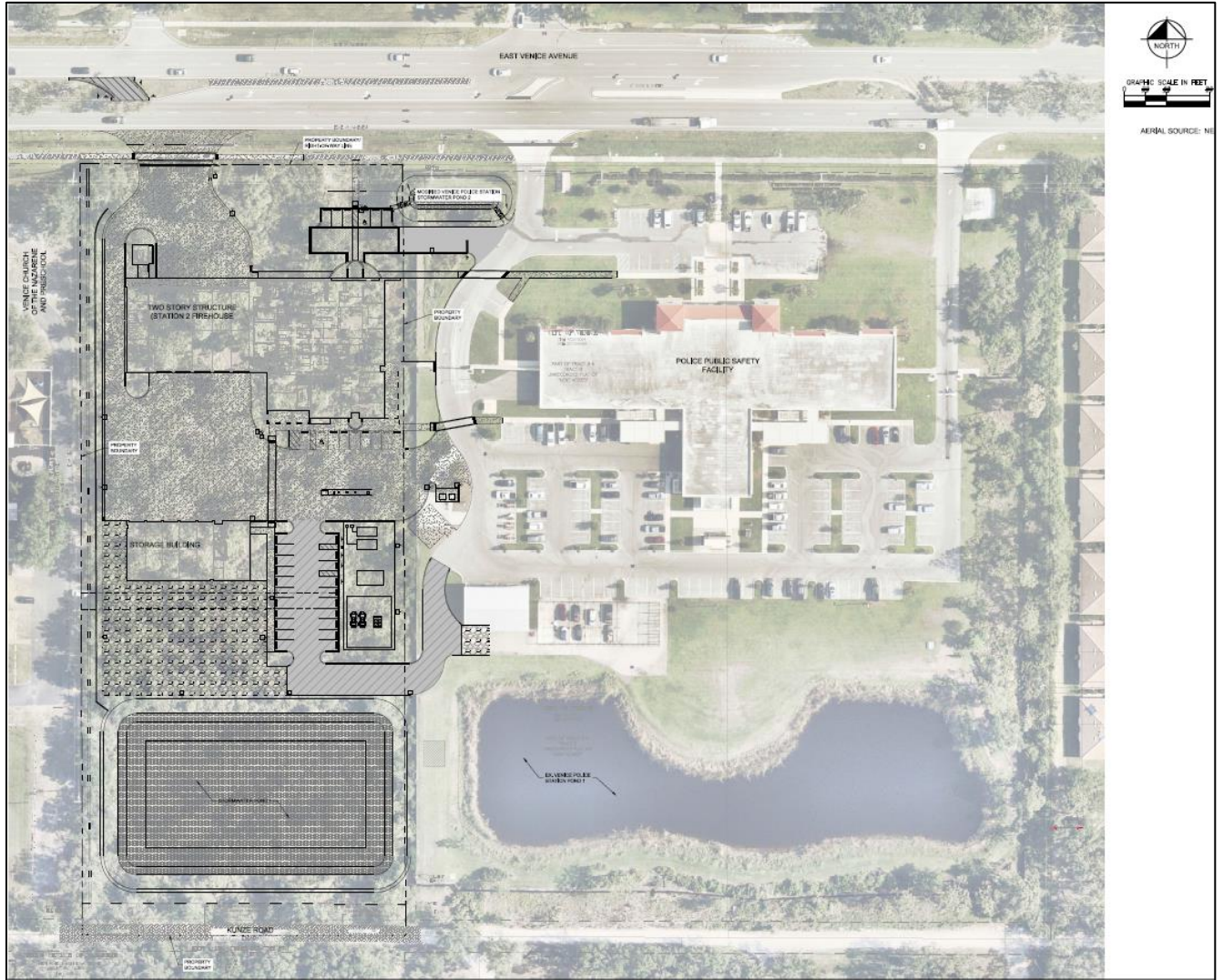
Future Land Use Map



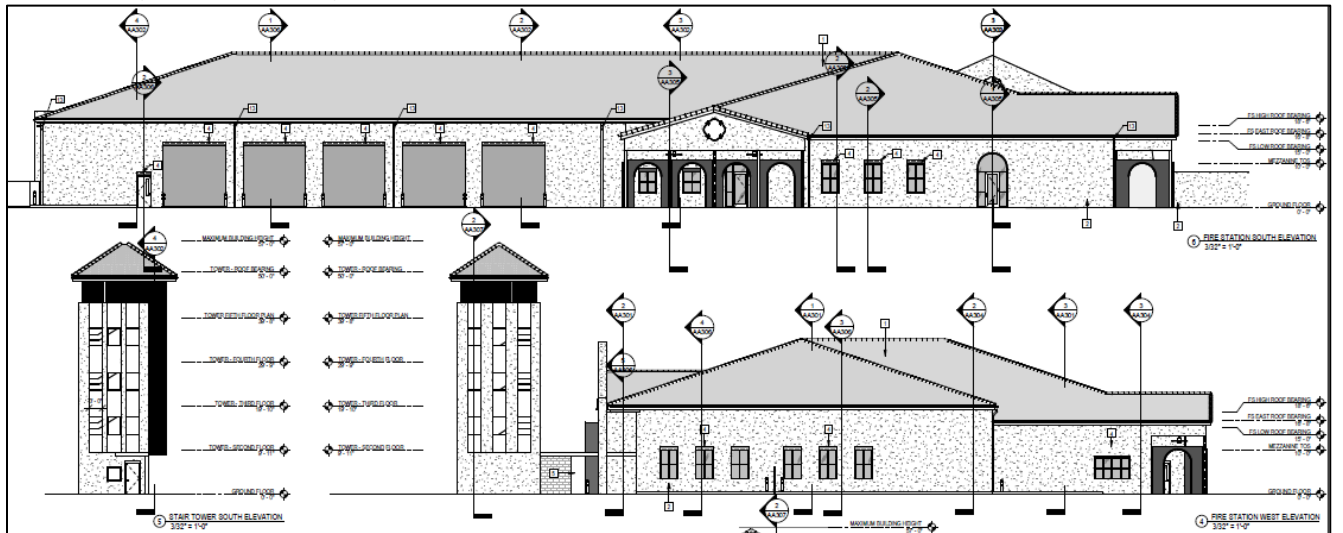
Zoning Map



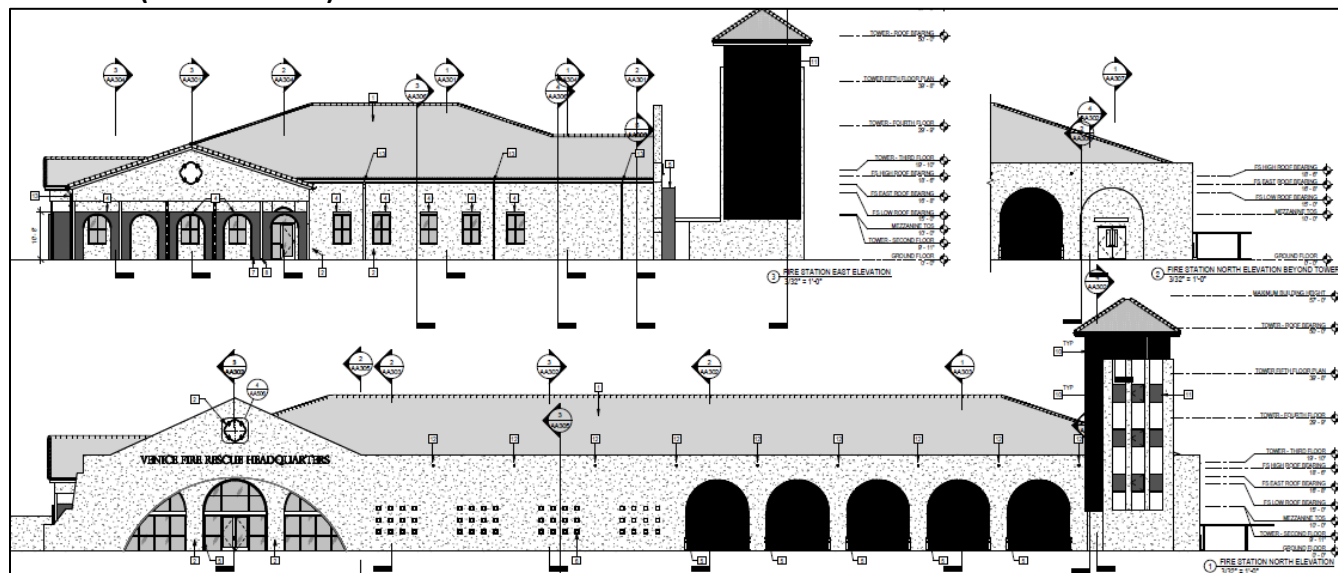
Aerial Site and Development Plan



Elevations (south and west)



Elevations (north and east)



II. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition comprises 1) review of strategies in the Comprehensive Plan, and 2) review for compliance with the City’s Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Review of Comprehensive Plan Consistency

The property is located in the East Venice Ave Neighborhood, which has a mix of many different uses, and the Future Land Use designation of Government is consistent with the request for a new station for the City of Venice Fire Department.

Strategy LU 1.2.4.d – Government

The proposed project is consistent with this strategy: the fire station is a public safety use, and the land is owned by the City of Venice. The fire station is not considered in the list of intensive governmental uses laid out in this strategy, such as wastewater treatment facilities, and therefore does not require additional compatibility mitigation through the FLU designation. Also of note, there is no intensity limit set for the Government Future Land Use.

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

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.

Review of Land Development Code Compliance

The proposed site and development plan includes the fire station with attached stair training tower, apparatus bays, a storage building, and an enclosure for mechanical equipment and fuel tanks. Each aspect of the site plan covered in the Land Development Code was reviewed, and key development standards are shown in the table below.

Development Standard	Required	Proposed
Front Setback (min)	20'	107.0'
Side Setback (min)	8'	137.2'

Rear Setback (min)	10'	616.4'
Building Height (max)	35'	56.99' (see 24-23HE)
Lot Coverage	70%	15.2%
Parking	28 – 56 spaces	36 spaces

1.2.C.8 Land Use Compatibility Analysis

Site and Development Plan 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 comments from applicant and staff.

- (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.

1.9.4 Decision Criteria

In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations **(applicant responses reproduced 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. Compatibility consistent with Section 4 of this LDR;

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.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: The general layout of the proposed fire station will include access points and onsite mobility that meet the standards of the LDR. The Fire Station will share the existing western access point from East Venice Avenue to the Police Department. That access has a directional left turn to enhance safe turning movements. A new emergency access to East Venice Avenue is proposed for fire apparatus operations. That access will be signalized to allow for safe access during emergency operations. Two sidewalk connections between the Fire Station and Police station are proposed to provide accessible routes between the buildings. The plan proposes an accessible sidewalk connection from the Fire Station to the existing sidewalk along East Venice Avenue.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: The Fire Station will provide parking in front of the building along the East Venice Avenue side for public access and additional parking in the rear of the building for emergency personnel. The proposed Fire Station parking areas will be interconnected with the Police Facility parking areas to allow for shared parking if needed. Off-street loading will be accomplished in the rear of the building on the expanded paved area.

5. General layout of drainage on the property;

Applicant Response: The general layout of drainage on the property meets the standards of the LDR. The proposed fire station will propose a new detention pond, expansion of an existing pond in the northern portion of the site, and interconnected drainage to the existing police station while maintaining the existing pre-development discharge rates established in the stormwater management plan. The drainage will be routed through the ponds with final outfall to the East Venice Avenue roadside ditch. Runoff from the Fire Station site will be collected in the new southern pond as well as being directed to the reconfigured small pond associated with the Police facility. All the collected stormwater will be routed through ponds with final discharge from the small reconfigured pond. The intent is to minimize the amount of runoff exiting the site to the to reduce to drainage to the south of the development.

6. Adequacy of recreation and open spaces;

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

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: The proposed fire station development will create a campus style facility when joined with Police Department site. Interconnected sidewalks, shared dumpster, roadway accesses, and shared parking facilities will allow interaction throughout the entire combined site.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: The subject property does not lie in any architectural overlay districts.

Summary Staff Comment: 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 Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

III. CONCURRENCY AND MOBILITY

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	11.05 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	8.29 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	Non-residential	N/A
Parks & Rec	Public Works	Non-residential	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	Sarasota County Schools	Non-residential	N/A

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	38 Peak Hour Trips	Traffic has been deemed compliant by City's traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a Transportation Impact Analysis that has been reviewed by the City's traffic consultant. The analysis was found to be acceptable. No additional issues have been identified.

IV. 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 take action on Site and Development Plan Petition No. 24-19SP.