



MEMORANDUM

To: City of Venice Planning and Zoning

From: Peter Van Buskirk, AICP, P.E.
Kimley-Horn and Associates, Inc.

Date: July 25, 2024

Subject: RE: City of Venice Fire Station 2 Compatibility Analysis

Executive Summary

This project is comprised of the Venice Fire Station No. 2 construction and development of a Public Safety campus. The fire station will be joining the Venice Police Public Safety Facility to form one campus. The proposed fire station is located along East Venice Avenue in Venice, Florida. The project is in section 09, township 39S, range 19E, Venice, Florida, within one parcel under Sarasota County Parcel ID #0412060001. The project is approximately 5.1 acres in size. The use will be Governmental. The building area is 0.77 acres resulting in a F.A.R. of 0.15. The proposed intensity is similar to the adjacent church and police station.

The proposed fire station consists of a one-story Fire Rescue Headquarters with apparatus bays, stair training tower, hardened storage building, an emergency signal, and the supporting roadway, utility, and stormwater management infrastructure to support the facility. An identification sign is proposed over the main entry on the East Venice Avenue side of the fire station. The existing monument sign at the main entrance to the current Police Safety facility will be modified to identify both Police and Fire Rescue Headquarters. An additional station identification number will be included on the training tower. The training tower, which is the subject of the height exception, has a height of 58 feet and is setback 75.7 feet from the front property line, 49 feet from the western side property line, and 631 feet from the rear property line.

The proposed training tower is connected to the main Fire Station building. It is located in front of and adjacent to the apparatus bays. The architectural style of the tower matches the main building with similar smooth painted stucco façade treatments, hip roof, and synthetic barrel tile roof covering. As noted above the tower has ample setback from property lines to mitigate the additional height proposed.

Kimley-Horn and Associates, Inc has reviewed the compatibility of the City of Venice Fire Station with the surrounding area and has analyzed the development in consideration of consistency with the City's Comprehensive Plan.

Introduction

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.

Consistency with the City of Venice Comprehensive Plan

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.

Compatibility with Neighboring Residential

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. To the rear of the property is a large lot residential neighborhood in unincorporated Sarasota County. The training tower is setback over 600 feet from the rear property line and buffered by both the main fire station building and the hardened storage building. Because the lots are large

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estate type lots the closest residential structure is approximately 250 feet from the fire station property. That provides a total distance of roughly 880 feet between the training tower and closest residential building.

Thank you for your consideration. If you have any questions, I can be reached by phone at 941.379.7600 or directly by email at Peter.Vanbuskirk@kimley-horn.com.

Sincerely,

Peter Van Buskirk, AICP, P.E.
Project Engineer