

**PROJECT NARRATIVE**

**Zoning Map Amendment**

**City of Venice Fire Station #2 Relocation**

**The City requests to provide Parcel ID 0412060001 with City Zoning designation upon Annexation. The proposed Zoning designation is Government in order to construct a replacement for the existing Fire Station #2. The proposed fire station is in conformance with the proposed future Zoning designation.**

*G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*

**The rezoning of this property will be consistent with the adopted Comprehensive Plan. The property is currently vacant.**

*H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses. This zoning district is consistent with surrounding uses and is consistent with the designation in the adopted Comprehensive Plan.*

*Potential incompatibility shall be mitigated through techniques including, but not limited to:*

*I. Providing open space, perimeter buffers, landscaping and berms. To be determined under Site Plan review.*

*J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas. To be determined under Site Plan review.*

*K. Locating road access to minimize adverse impacts. To be determined under Site Plan review.*

*L. Adjusting building setbacks to transition between different uses. To be determined under Site Plan review.*

*M. Applying step-down or tiered building heights to transition between different uses. To be determined under Site Plan review.*

*N. Lowering density or intensity of land uses to transition between different uses. To be determined under Site Plan review.*