



## SITE & DEVELOPMENT PLAN APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-49(g) for complete site and development plan submittal requirements.

<b>Project Name:</b> City of Venice Public Safety Facility	
<b>Brief Project Description:</b> Construction of new Public Safety Building with associated site improvements	
Address: 1575 E. Venice Avenue, Venice FL 34285	
Parcel Identification No.(s): 0412070004, 0412070005	
Parcel Size: 9.92 acres	<input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Residential (Requires School Concurrency)
Zoning Designation(s): GU/VG	FLUM Designation(s): Government
<b>Fee:</b> The Zoning Administrator determines if a project is a minor or major site and development plan. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400: <input checked="" type="checkbox"/> Major Site & Development Plan \$4,700 <input type="checkbox"/> Minor Site & Development Plan 533 <input type="checkbox"/> Major Site & Development Plan Amendment \$2,300 <input type="checkbox"/> Minor Site & Development Plan Amendment \$533	
<b>Additional fees:</b> Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing. If these fees are not paid, approvals and further City of Venice permits are subject to delay.	
<b>BILL TO:</b> <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> AGENT (SELECT ONE)	
<b>Applicant/Property Owner Name:</b> City of Venice, Edward F. Lavalley, City Manager	
Address: 401 W. Venice Avenue, Venice, FL 34285	
Email: elavalley@venicegov.com	Phone: 941-882-7398
<b>Design Professional or Attorney:</b> Richard Ellis, PE, Dewberry Engineers, Inc.	
Address: 2201 Cantu Court, Suite 107, Sarasota, FL 34232	
Email: rellis@dewberry.com	Phone: 941-702-9672
<b>Authorized Agent (1 person to be the point of contact):</b> Sergeant Rob Goodson	
Address: 401 W. Venice Avenue, Venice, FL 34285	
Email: RGoodson@Venicegov.com	Phone: 941-882-7585 941-650-7599 cell

### Staff Use Only

Petition No. 18-13SP

Fee: Fee Waived by Council

RECEIVED

SEP 14 2018

PLANNING & ZONING

Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate if the document is not being submitted.

☒ **Application:** (15 copies) **Attached**

☒ **Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 copies).

☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of site & development plans need to be signed and sealed. The legal description for each parcel must be submitted in text format and will be verified by a consultant.

☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy). **Attached**

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy). **See Deed**

☒ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey: Attached**

☒ **Concurrency Application and Worksheet:** (15 copies). \*If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. **Attached**

☐ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). **N.A.**

☒ **Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Sign-in sheet ☒ Written summary of public workshop (1 copy) (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS) **Attached**

☐ **Common Facility Statements:** if common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). **N/A**

☒ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies). **Attached**

**Site & Development Plans: 15 sets of the following collated, folded plans, 36x24, including 3 signed, sealed, and dated (rolled plans not accepted):**

☒ **Site Plan:** containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties. **Sheet C-2.0**

☒ **Utility Plan Details (not an exhaustive list):** a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups. **Sheet C-3.0**



☒ **Landscaping plan:** include types, sizes and location of vegetation, trees and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. ☒ Existing Tree survey ☒ Detailed inventory

☒ **Signage:** Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan. **Sheet E-1.0 and A0.04**

☒ **Architectural Elevations:** definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type. **Sheet A-201**

**Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability.**

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date: <b>Sergeant Rob Goodson</b> 9.10.18	Applicant Name & Date: <b>Edward F. Lavalley, City Manager</b> 9.10.18
Authorized Agent Signature: 	Applicant Signature: 

**City of Venice Public Safety Facility**  
**Site and Development Plan Application**  
**Project Narrative**

A new 31,421 square foot Public Safety Facility Building and associated improvements is planned to be constructed on a 9.92 acre south of East Venice Avenue approximately 0.5 miles west of Auburn Rd. The project is being constructed to update the changes that have occurred to the delivery of public safety and first responder services since the existing facility was built in 1990. The new building will be designed to withstand a Category 5 Storm and to provide a safe and secure environment to maintain operations during such an event.

There will be two access driveways to the site off from East Venice Avenue. The western drive will allow for access by both the public or public safety personal. This drive will allow for an eastbound right turn in, westbound left turn in and a right turn out. The eastern drive will be used exclusively by the police department and will be exit only. A right turn out and an emergency left turn out are proposed at the eastern access drive. All work within the East Venice Avenue is subject to permit approvals from Sarasota County and the left turn out at the eastern drive is subject to a variance approval by The County Engineer.

An additional access id proposed at the southeast corner of the site. This access will be gated and will only be used during an extreme emergency when access to East Venice Avenue is blocked

The public will park on the north side of the building where public access to the building will occur. The northern portion of the building will include services for the public including: records copies/viewing, Police Department interview space, and property/evidence release. In addition there will be a (983 SF) community meeting/media room for use by the public and for press releases by Venice Police Department to the media. Access to the public parking area will be only from the western drive. The public parking area has been sized based on the anticipated public needs for the services listed above as well as the incidental use of the community meeting/media room.

Parking for police and other public safety staff will be south of the building in a secured parking area. This area will be walled and fenced and access will be via gates and card readers along the east and west drives. The parking area has been sized based on the number of office/workstations (57), anticipated staff and patrol officer's personal and patrol vehicles accounted for and shift change duplicity. This area also includes a covered parking area for rolling assets and an area for impounded vehicles.

The majority of the eastern 75 feet of the site will be left in a native condition to provide a buffer between the Public Safety Facility and the Auburn Woods Community to the east.

Two retention areas have been included in the site plan design to provide sufficient stormwater facilities as outlined in the Drainage Report included in the application. Stormwater discharge from the site will be to the north to a roadside swale on the southside of East Venice Avenue.



**City of Venice Public Safety Facility**  
**Site & Development Petition No. 18-13SP**  
**Response to relevant Code Sections and Strategy TR-EV 1.1.4**

1. **Response to Policy 8.2 - Land Use Compatibility Review Procedures.**

Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity

**Response: The proposed land use meets the requirements of the existing zoning. The intensity of the FAR is only 0.073 which is much lower than the allowable and other projects in the area.**

B. Building heights and setbacks.

**Response: The proposed building height of 30' is less than the allowed height of 35 feet required by the Venetian Gateway District Standards. The present zoning allows for zero setbacks, but the site plan has been prepared with large setbacks from the eastern, western and southern property boundaries to minimize potential compatibility conflicts with adjacent properties. A large setback is also provided from East Venice Avenue to help make the project compatible to the surrounding area.**

C. Character or type of use proposed.

**Response: The proposed use meets existing zoning requirements. The building has been designed to meet the requirements of the Eastern Gateway Corridor Planning Area and the Venetian Gateway District Standards to meet the character of the area.**

D. Site and architectural mitigation design techniques.

**Response: Site mitigation design techniques include providing setbacks far larger than minimums to property boundaries. Additionally, the building's setback from the parking and public drive aisles are a minimum safe distance per best CPTED (Crime Prevention Through Environmental Design) and Anti-Terrorism design guidelines for a Police Station. The architecture of the building has been designed to meet the Eastern Gateway Corridor Planning Area and the Venetian Gateway District Standards**

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**Response: The proposed use meets the existing zoning of the site. To provide additional compatibility protection to the residential areas to the east and south, the site has been designed to provide large buffers between the building and those property boundaries. Also, a large section of natural vegetation will be left along the eastern property boundary to provide additional buffering to the community to the east.**

- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Response: The proposed project is not of commercial or industrial land use.**

- 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.

**Response: The proposed land use meets the City adopted zoning classification for the land parcel as well as the Future Land Use element in the adopted Comprehensive Plan.**

- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Response: The proposed FAR of this project is significantly less than what is allowed in the area. This project will be far less intense than other developed land parcels along East Venice Avenue in the area.**

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

- I. Providing open space, perimeter buffers, landscaping and berms.

**Response: A 20 foot landscape buffer leaving existing natural vegetation and exceeding the minimum required, has been provided along the east property boundary along with a 6 foot high opaque fence located 2.5 feet on the project side of that buffer. To provide additional buffering along the east side, a large area of natural vegetation will be left undisturbed in addition to the buffer. Landscape buffers meeting city code requirements along with a 6 foot high opaque fence has been provided along the south and east boundaries. There is also a landscape buffer along East Venice Avenue that meets city requirements.**

- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

**Response: As shown on Sheet C-2.0, the mechanical equipment has been located immediately adjacent to the building along the east and west**

**“legs” of the southern side of the building to screen it from East Venice Avenue. All mechanical equipment (DX system) shall be screened/protected with 8 inch CMU with a painted 7/8” thick portland cement plaster “stucco” finish to just above the highest point of the mechanical equipment to provide additional screening. The refuse area is located south of the building to screen it from East Venice Avenue and west of the building to screen it from the existing residential community east of the site. A wall has been added around the refuse area to provide additional screening (see Sheet A 001). Deliveries to the building will be via the loading zone shown along the north side of the building. Since the project has a landscape buffer meeting city requirements and the building has a large setback from East Venice Avenue, sufficient screening is provided from that road. Storage areas are situated on the south side of the building where they are screened from East Venice Avenue, but far away from the southern boundary to provide screening to areas to the south.**

K. Locating road access to minimize adverse impacts.

**Response: The west driveway from the site onto East Venice Avenue has been located at an existing median cut while the east driveway has been located to meet access requirements for the East Venice Ave Neighborhood and the Venetian Gateway District Standards.**

L. Adjusting building setbacks to transition between different uses.

**Response: The building has been located with a very large setback from all property boundaries to provide transition to those adjacent uses.**

M. Applying step-down or tiered building heights to transition between different uses.

**Response: The building height is less than that required in the Venetian Gateway District Standards while the large setbacks to adjacent boundaries provide for transitioning between this site and adjacent areas. These provisions eliminate the need for a step-down or tiered building height.**

N. Lowering density or intensity of land uses to transition between different uses

**Response: There is no maximum building coverage under the GU/VG Zoning district. The proposed building coverage of approximately 7.3% is significantly less than this allowable intensity.**

2. Response to each of the Site and Development Plan criteria as found in Code Section 86-23(m)(1-12).

(m) Duties in site and development plan approval. The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall

follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

**Response: The ownership is confirmed in the deed provided. Control and maintenance of common areas will be performed by the City's Police Department.**

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.

**Response: Building setbacks to project boundaries are significantly greater than the code minimums. Existing vegetation will be maintained and a setback much larger than the minimum is proposed along the east boundary so there will be minimal impact to the neighbors to the east.**

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.

**Response: The western driveway has been located at an existing median cut for traffic safety. The eastern driveway is proposed to provide needed circulation within the site and as a second access off the property. Pedestrian access has been separated from traffic access on the site plan. Utility lines have been located based on direction from the Fire Marshal and City Utility Department and where they can be accessed. The refuse collection facility has been located for easy access. Circulation has been provided for emergency vehicles and the Fire Marshal has reviewed the traffic flow and control.**

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

**Response: Off-street parking and loading zones have been situated for easy access off of East Venice Avenue. Internal traffic patterns have been designed for easy access to East Venice Avenue. Pedestrian sidewalks have been located to allow for access from East Venice Avenue and to provide for separation from the internal public parking areas. Emergency vehicles leaving the site have been separated from public traffic patterns.**

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

**Response: Buffering and screening meeting Venetian Gateway District Standards is being proposed along the east, south and west boundaries of the project. A chain link fence is proposed along each of these boundaries. In addition, an 80 foot natural buffer area has been proposed along the vast majority of the east boundary of the project.**

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

**Response: The stormwater management system of the project has been designed to discharge to the north into an existing roadside swale along East Venice Avenue. A truncated version of the Roberts Bay Watershed Model was used to demonstrate that the project will not have an adverse effect on adjacent and nearby properties or the overall public drainage system. Runoff from the project will not drain to the east, south or west except for some areas left in their natural state that will continue to drain where they presently drain.**

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

**Response: Sanitary sewer is available to the project through an existing force main located less than a few hundred feet east of the project. Sewer capacity has been confirmed by the City's Utility Department.**

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

**Response: Utilities are available along East Venice Avenue and hook up will be in that location.**

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

**Response: There are no recreation areas proposed. Eighty feet of natural existing vegetation will be left in the vast majority of the eastern section of the project to provide open space and buffering to the residential neighborhood to the east.**

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

**Response: The general site arrangement provides for large building setbacks to adjacent properties. There is limited parking on the north**



side of the building for the public that provides convenient access to the facility. Staff parking has been located on the south side of the building where it will not be seen from East Venice Avenue providing for a more appealing view from the road. The large building setbacks have been provided so the project will be compatible and harmonious with other properties in the area. In addition, landscape buffering will be provided that meets the Venetian Gateway District requirements. These standards have been designed to protect the adjacent properties from potential adverse impacts from the project.

- (11) Such other standards as may be imposed by the city on the particular use or activity involved.

**Response: We are not aware of any other standards being imposed by the city.**

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

**Response: The applicant is not requesting a variance to any standards established in the code.**

3. Address Strategy TR-EV 1.1.4 regarding driveway connections in the East Venice Avenue Neighborhood in the Comprehensive Plan on page 144.

**Response: Access locations onto East Venice Avenue were strategically located based on an existing median cut and the need to provide proper circulation within the proposed project. The western driveway is located at an existing median cut. This median cut will be modified by adding a left turn lane to allow for westbound traffic on East Venice Avenue to enter the site. A second access which is necessary for police operations will be located further to the east allowing for police vehicles to have access to East Venice Avenue. There is no option to provide a cross access easement at this eastern location since the community to the east is built and does not contain a cross access easement.**

4. Based on Code Section 86-120(e)(4), address a-i to confirm architectural compliance.

86-120(e)(4), a. *Architectural style*. The Northern Italian Renaissance style of architecture, as elsewhere defined in this code, is encouraged but is not mandatory. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

**Response: The revised exterior elevations that incorporate Northern Italian Renaissance style architectural features have been included in this resubmittal for review and approval.**

86-120(e)(4), b. *Harmonious design of buildings*. Buildings and structures shall have good scale and be in harmonious conformance with the general intent of the Venetian gateway and the permanent neighboring development. No building shall exceed 35 feet in

height. Building design shall not be based upon a prototype which was created without giving consideration to the specific site and the character of the Venetian gateway. Industrial style metal sheathed buildings shall be prohibited. All designs and materials for structures including signs, shall be reviewed by the planning commission for consistency in design and scale, structure to structure both on- and off-site.

**Response: The proposed building's maximum height is 30 feet tall and it is not based on a prototype. No building visible from public view shall be industrial style metal sheathed. The proposed monument sign is consistent in design and scale to the Public Safety Building.**

86-120(e)(4), c. *Materials*.

1. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings and the general intent of the Venetian gateway.

**Response: The proposed materials: metal roof panels "Spanish tile" (match the shape size and color of traditional "Spanish" clay and/or concrete tile), GFRC (glass fiber reinforced concrete) banding, keystones, headers, and soffit brackets along with arched openings along the front entry, pilasters along the front façade, and architectural louvers align with the Venetian Gateway architectural character and are in harmony with the surrounding buildings.**

2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

**Response: The materials have been selected specifically to be architecturally harmonious and to meet the heightened wind speed and wind pressures (positive and negative), large missile impact, and general survivability of the Public Safety Facility designed to withstand 200mph Category 5 hurricane force winds with Level E impact rating per FBC 2017 category 4 building type.**

3. Materials shall be of durable quality.

**Response: The materials have been selected specifically to be architecturally harmonious and to meet the heightened wind speed and wind pressures, wind borne debris (large missile impact), and general survivability of the Public Safety Facility designed to withstand 200mph Category 5 hurricane force winds with Level E impact rating per FBC 2017 category 4 building type.**

86-120(e)(4), d. *Proportion of building components*. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.

**Response: The buildings windows, doors, eaves, and parapets have proposed exterior elevations have a good relationship to one another, see proposed exterior elevations for review.**

86-120(e)(4), e. *Colors*. Colors shall be harmonious and shall use only compatible accents.

**Response: The exterior colored elevations will be harmonious and compatible. The proposed color selections will be presented for review/approval at a later date.**

86-120(e)(4), f. *Visibility of mechanical equipment.* Mechanical equipment or other utility hardware on roofs, the ground or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.

**Response: No mechanical equipment or other utility hardware will be placed on the roof of the building. Ground equipment will be screened by the main building from public view and located as to not be visible from any public ways.**

86-120(e)(4), g. *Exterior lighting.* Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

**Response: Exterior light fixtures will be consistent and harmonious with architectural character. Specific light fixtures will be provided at a later date.**

86-120(e)(4), h. *Screening of service and storage areas.* Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using the same materials for all other structures.

**Response: Proper screening of dumpster enclosures and service areas will be accomplished with masonry walls that match the finish and paint color of the Public Safety Facility. The dumpster enclosure has been included with this resubmittal for review.**

86-120(e)(4), i. *Variation of design.* Monotony of design in single- or multiple-building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple-building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

**Response: The proposed exterior elevations, included in this resubmittal, demonstrate the Public Safety Building's detail, undulating front façade, and variation of roof types provide visual interest that provide Variation of Design.**