

MEMORANDUM

DATE: 05-26-95

TO: Town Commission

FROM: Griff Roberts, Town Manager

SUBJECT: Resolution 95-20, Site Plan for North Fire Station

Resolution 95-20 is forwarded to you for consideration at this quasi-judicial hearing and is unanimously recommended for approval by the Planning & Zoning Board. Staff and I also recommend your approval of this Site Plan for the new North Fire Station to be located at 5490 Gulf of Mexico Drive.



GHR/dhs

RESOLUTION 95-20

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, APPROVING A SITE PLAN FOR THE TOWN OF LONGBOAT KEY NORTH FIRE STATION TO ALLOW THE CONSTRUCTION OF A NEW NORTH FIRE STATION LOCATED AT 5490 GULF OF MEXICO DRIVE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Longboat Key, owner of the property located at 5490 Gulf of Mexico Drive, has made application for approval of a site plan for the Town of Longboat Key North Fire Station, 5490 Gulf of Mexico Drive, Longboat Key, Florida, 34228; and

WHEREAS, the Town Commission has determined relocation and construction of a new north fire station to be in the best interests of the health, safety and welfare of the citizens of Longboat Key; and

WHEREAS, the Planning and Zoning Official has in timely fashion accepted the Application and referred same to the Planning and Zoning Board along with documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be approved with conditions; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The site plan is consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- (b) The site plan is in conformance with all applicable regulations of the zoning district in which it is located.
- (c) The site plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements including the design, adequacy, and construction of streets, drainage, utility facilities and other essential services.

RESOLUTION 95-20 (CONT)

- (d) The site plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- (e) The site plan is in conformance with Town policy in respect to sufficiency of ownership.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY THAT:

Section 1. The site plan for The Town of Longboat Key North Fire Station, 5490 Gulf of Mexico Drive, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", Site Plan Review, Town of Longboat Key North Fire Station, and dated concurrently with this Resolution.

Section 2. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the _____ day of _____, 1995.

Mayor

Attest:

Town Clerk

Attachment: Exhibit "A"

EXHIBIT "A"

RESOLUTION NO. 95-20

CONDITIONS REQUISITE FOR APPROVAL
SITE PLAN REVIEW

TOWN OF LONGBOAT KEY NORTH FIRE STATION

1. The provisions of the site plan application for the subject property, dated May 1, 1995, received on May 2, 1995, shall be complied with unless waived or modified by the below conditions or by written agreement between the Town and the applicant or amended pursuant to Town Code. Any and all improvements shall comply with R-3MX provisions of the Town Zoning Code, except as otherwise provided for in the site plan and/or conditions of approval.
2. Prior to the issuance of any building permit, all applications for permits submitted to any outside permitting agency, and all applicable permits received from such agencies shall be submitted to the Town Planning, Zoning & Building Department.
3. All on-site infrastructure, including but not limited to, utilities and landscaping, stormwater systems and grading shall be completed, prior to issuance of any certificate of occupancy or temporary certificate of occupancy.
4. The stormwater management system shall be designed and maintained in perpetuity in accordance with the provisions of the SWFWMD and the Manatee County Mosquito Control Department.
5. All utilities shall be located underground.
6. A construction fence shall be provided to secure the construction site.
7. Approval of utilities, storm water system and all site work, including all necessary off-site improvements and the posting of a satisfactory performance bond must be received by the Public Works Department prior to the commencement of any work.
8. All nuisance exotic species of trees on the entire site shall be removed including Australian Pine (Casuarina spp.) and Brazilian Pepper (Schinus terebinthifolius). All efforts shall be made to avoid the removal of native vegetation however whenever such native vegetation having a dbh of 4" or greater has to be removed, the applicant shall replace that vegetation on-site at a ratio of two (2) replaced for each one (1) removed at a minimum nursery size of 30 gallons and a minimum height of 10 feet.

9. Native and drought resistant plant species shall be used in the buffer and other common areas to reduce water requirements. No more than 25% of the site may be planted in sod or plant species that are not drought resistant.

10. The slope of all graded areas on the site shall not exceed a ratio of 4:1 (four (4) feet horizontal for every one (1) foot vertical). Prior to the issuance of any Certificate of Occupancy or Temporary Certificate of Occupancy, the applicant shall submit an "as-built" grading plan to and approved by the Town Planning, Zoning and Building Department.

11. In order to improve pedestrian and bicyclist safety along the sidewalk that crosses the project access driveway at Gulf of Mexico Drive, the applicant shall:

- a. Provide bar-type striping along the edge of the sidewalk, crossing the roadway and continuing thirty (30) feet in each direction, consistent with those provided at the intersections of Gulf of Mexico Drive and Neptune, Spinnaker and Dream Island Roads.
- b. Install bike-crossing warning signs at the approach of the access driveway to Gulf of Mexico Drive.
- c. Consult with the Town Public Works Department or subcontractor retained by the Town Public Works Department on the design and specifications of the improvements listed above.
- d. The required sidewalk-related improvements shall be installed by the applicant to the Town of Longboat Key specifications.

12. Fire hydrants shall be provided on site. The number and location of fire hydrants shall be determined by the Town Fire Marshall, prior to the issuance of any building permit.

13. An erosion control and sedimentation plan shall be submitted to and approved by the Planning, Zoning & Building Department prior to the issuance of any building permit.

14. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:

- a. The applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or
- b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before June 5, 1996 (a complete building permit application must be filed at least 30 calender days prior to the building permit issuance deadline); or
- c. A final Certificate of Occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building of development phase of the project.

M E M O R A N D U M

DATE: 05-23-95

TO: Griff Roberts, Town Manager

FROM: Daniel Gaffney, Planning, Zoning & Building Director

SUBJECT: NORTH FIRE STATION: SITE PLAN APPLICATION

During the public hearing held on May 16, 1995, the Planning and Zoning Board unanimously recommended APPROVAL of the site plan application for the North Fire Station located at 5490 Gulf of Mexico Drive as follows:

MR. HAMOVIT MOVED THE P&Z BOARD RECOMMEND APPROVAL OF THE SITE PLAN APPLICATION FOR THE NORTH FIRE STATION SUBJECT TO THE FIVE (5) FINDINGS OF FACT AND CONCLUSIONS CONTAINED WITHIN THE STAFF REPORT. MR. LEE SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; HAMOVIT, AYE; LEGLER, AYE; KARSH, AYE; LEE, AYE; MONROE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; REDGRAVE, AYE.

Enclosed, for your review and consideration, please find the following support documentation:

- 1) The North Fire Station Site Plan application;
- 2) Staff report to the P&Z Board dated 5-9-95;
- 3) Resolution 95-20
- 4) Minutes of the P&Z Board from the 5-16-95 meeting on this subject.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

DG/dmc

MEMORANDUM

DATE: 05-09-95

TO: Planning & Zoning Board
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: NORTH FIRE STATION: SITE PLAN APPLICATION

APPLICANT: Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

SITE LOCATION: 5490 Gulf of Mexico Drive

EXISTING ZONING: C-1, Limited Commercial District

FUTURE LAND USE
DESIGNATION: CL, Limited Commercial

EXISTING USE: Vacant property with an existing water well and cistern.

REQUEST: The applicant requests site plan approval to construct the North Fire Station on Town-owned property located at 5490 Gulf of Mexico Drive. The Fire Station will consist of the following site improvements:

1. The 9,856 square foot main fire station building, including offices, an apparatus bay, training facilities, and a fire fighter dormitory facility,
2. A front and rear parking lot providing a combined thirty-four (34) parking spaces,
3. A 920 square foot detached garage structure which will provide seven additional parking spaces for the storage/parking of fire fighting vehicles,
4. A two (2) story, twenty-eight (28) foot tall, 391 square foot training tower which will contain the facility's emergency generator,

5. **A twenty-four (24) foot wide asphalt driveway which provides public street access to both the Fire Station site as well as the Town of Longboat Key Public Tennis Center site which adjoins the Fire Station site to the east, and**
 6. **A five (5) foot wide shell path located adjacent to the driveway.**
-

PROJECT SUMMARY

To facilitate completion of the site plan application, the Town has enlisted the services of a multi-disciplinary consultant team headed by Bill Maddox of Maddox and Associates, including architects, engineers and a landscape architect.

The existing North Fire Station is located at the north end of the key at 7100 Firehouse Road. The Town plans to replace the existing North Fire Station with the proposed fire station located at 5490 Gulf of Mexico Drive. Once the proposed fire station is constructed, the Town plans to discontinue the use of the existing North Fire Station.

The 4.6 acre subject property is owned by the Town of Longboat Key. The site is located between Gulfbay Road and the Centre Shops (see location map). The property adjoins the site planned for the Town of Longboat Key Public Tennis Center. The C-1 zoned property is comprised of five (5) one-hundred (100) foot wide lots that were created through the Ansel subdivision. The property has a lot depth of four-hundred (400) feet, with the rear property line corresponding to the C-1/R-3MX zoning district boundary line.

The fire station facility is proposed to be located on the northern side of the five-hundred foot wide property. The southern portion of the property is reserved for future use.

The main fire station building is proposed to have a building footprint of 9,415 square feet. The enclosed architectural plans show the planned use of the facility. The fire station is proposed to contain administrative offices, training facilities, an apparatus bay that will accommodate fire trucks and a firefighters' dormitory.

The proposed site plan also contains two detached accessory buildings. The two (2) story, 391 square foot training tower is located immediately north of the fire station. The fire station's emergency generator will be housed on the first floor of the training tower. An 850 square foot vehicle storage garage is located between the training tower and the site's northern property line.

NORTH FIRE STATION: SITE PLAN APPLICATION

05-09-95

Page 3

The proposed fire station will obtain access onto Gulf of Mexico Drive via a twenty-four (24) foot wide asphalt driveway. The driveway is intended to provide access to Gulf of Mexico Drive for both the fire station and the Town of Longboat Key Public Tennis Center. From the entrance on Gulf of Mexico Drive, the driveway curls around the fire station and proceeds north to the rear property line where the driveway becomes aligned with the Tennis Center driveway. Street lights will be provided along the entire length of the fire station driveway. In addition, a proposed five (5) foot wide shell path will be located along the driveway to facilitate bicycle and pedestrian access. Low-level lighting will be provided along the entire length of the path, which will connect to the path located on the Town of Longboat Key Public Tennis Center site.

Public water and sewer service is to be extended to the site from Gulf of Mexico Drive via a twenty (20) foot wide utility easement along the property's northern lot line. As with other infrastructure improvements, the sewer and water utility lines will be extended to the property's rear lot line, so that the water and sewer lines can be further extended to service the Town of Longboat Key Public Tennis Center site. The proposed fire station will also be accommodated with an emergency generator to provide emergency electrical service.

In addition, the fire station facility was designed so as to be architecturally compatible with adjacent Town facilities. The overall design of the fire station, including the selection of construction materials, is consistent with the Durante Park gazebo and the Tennis Center pavilion.

A twenty (20) foot wide landscape buffer along the property's northern lot line will be provided to screen the fire station from adjacent properties. The buffer will be landscaped with new wax myrtles and transplanted sabal palms.

Finally, a demand traffic light is proposed within the right-of-way of Gulf of Mexico Drive immediately adjacent to the fire station site. The traffic light is to be activated for emergency purposes only. The specific location of the traffic light as well as the specifications for the traffic light are subject to FDOT approval.

Provided below is a summary of the proposed standards for the fire station as well as applicable Zoning Code requirements:

SUMMARY OF ZONING REQUIREMENTS

	<u>Proposed</u>	<u>Allowed</u>
Building Coverage	5.3%	30% (max.)
Open Space Area	72.0%	20% (min.)
Street Yard Setback	111.0 ft.	45 ft. (min.)
Side Yard Setback	20.5 ft.	15 ft. (min.)
Rear Yard Setback	118.0 ft.	20 ft. (min.)
Building Height	30.0 ft.	30 ft. (max.)
Parking	41 spaces	35 spaces (min.)

This application for Site Plan approval has been reviewed by staff for compliance with all applicable requirements of Town Code. Staff's assessment of this site plan application is provided below for your review and consideration.

STAFF ASSESSMENT

Staff has determined that the site plan application for the North Fire Station is in compliance with all applicable requirements of Town Code. The proposed fire station, as a government building and service, is a permitted use in the C-1 zoning district, subject to site plan review and approval. In addition, the site plan complies with the yard, lot and bulk regulations contained in the Town Zoning Code. No departures from Town Code have been requested, nor has staff identified any departures from Town Code.

The design consultant has reviewed alternative driveway locations for the site, and has recommended that the optimum location of the driveway is at the center of the five-hundred foot wide property. Accordingly, and as reflected on the site plan, the centerline of the driveway is located 250 feet south of the north property line, which leaves a distance of 250 feet from the center of the driveway to the south property line. The driveway entrance makes both the north and south halves of the property accessible from the entrance drive, and would facilitate future use of the adjoining property.

Please be advised that the landscape plan sheet included in the application package is in need of revision to reflect the proper driveway location. A revised landscape plan which accurately reflects the driveway location will be distributed at the Planning & Zoning Board meeting on this subject.

As per Town Code Chapter 158.103, the granting or denial of applications for site plan approval by written resolution shall include not only conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of approval, with or without changes or special conditions, or for the disapproval. The resolution shall set forth with particularity in what respects the

plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following.

To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

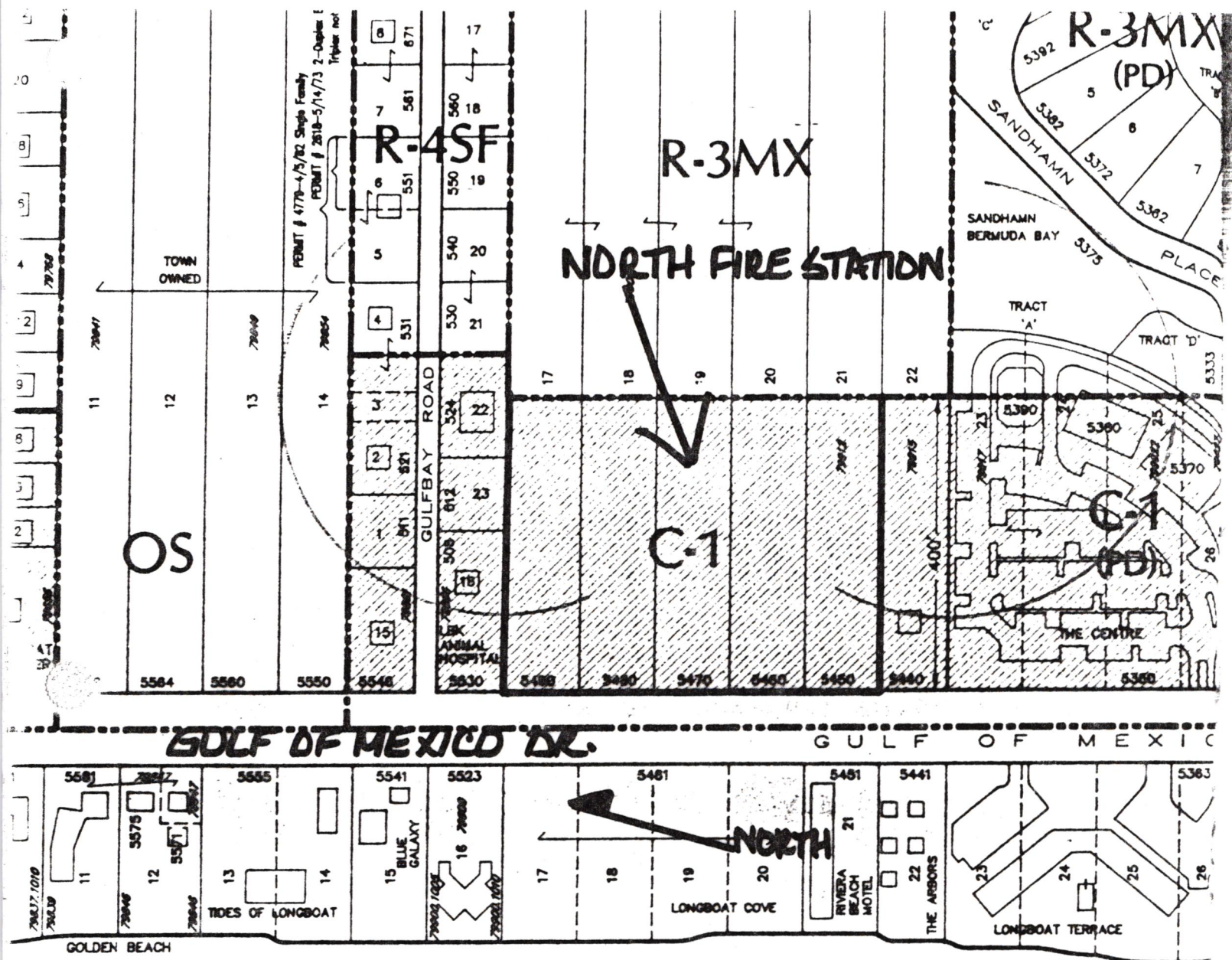
FINDINGS OF FACT/CONCLUSIONS

- A. The site plan IS consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- B. The site plan IS in conformance with all applicable regulations of the zoning district in which it is located.
- C. The site plan IS in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- D. The site plan IS consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- E. The site plan IS in conformance with Town policy in respect to sufficiency of ownership.

STAFF RECOMMENDATION

Based upon staff's analysis, all procedural and substantive requirements of Town Code regarding the site plan application have been satisfied, and subject to the conditions contained in Exhibit A of the attached draft Resolution, staff would recommend APPROVAL of the Town of Longboat Key North Fire Station Site Plan Application.

Attached, please find a copy of the site plan application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.



AGENDA ITEM #7
NORTH FIRE STATION

DRAFT

Pursuant to published notice, the public hearing was opened.

Mr. Gaffney stated the applicant was requesting site plan approval to construct the North Fire Station on Town-owned property located at 5490 Gulf of Mexico Drive. He pointed out that the Fire Station would consist of a 9,856 sq.ft. main fire station building, including offices, apparatus bay, training facilities and a firefighter dormitory facility; a front and rear parking lot providing a combined thirty-four (34) parking spaces; a 920 sq.ft. detached garage structure which would provide additional parking spaces for the storage/parking of fire vehicles. He commented that there was a total of 39 parking spaces on the site which was reflected in the revised site plan and landscape plan. He noted that the total 39 spaces included the 32 spaces in the parking lot, 3 spaces in the detached garage and 4 additional spaces in the apparatus bay. He continued reviewing the request by stating the applicant was also requesting a two-story, 28 ft., 391 sq.ft. training tower which would contain the facility's emergency generator; a 24 ft. wide asphalt driveway which would provide public street access to both the Fire Station site as well as the Town of Longboat Key Public Tennis Center site which adjoined the Fire Station site to the east; and a 5 ft. wide shell path located adjacent to the driveway and running parallel to the driveway to facilitate pedestrian and bicycle traffic.

Mr. Gaffney explained that the property was 500 ft. wide (five 100 ft. wide lots) that were created prior to the Town acquiring the property. He commented that the site had a depth of 400 ft. and abutted the Town of Longboat Key Public Tennis Center. He stated that the fire station facility would be located on the northern side of the 500 ft. wide property. He pointed out that the revised plans that were distributed at this meeting reflected a change to the curb cut for the facility; the driveway entrance was shifted so that it was centered on the property and there was an equal distance of 250 ft. from the center line of the driveway to the side property lines. He said this would facilitate the utility of the adjacent vacant property which was reserved for future use by the Town. He continued by reviewing the Summary of Zoning Requirements contained in the staff report.

Mr. Gaffney stated that all the requirements of the Town Code had been met and there were no departures being requested or identified during staff review. He reviewed the Findings of Fact and Conclusions with the Board.

Chief Fakelman stated the current North Fire Station was constructed in 1955 and as the population dramatically shifted, 99% of their calls were towards the south end of the Key. He said leaving the current station was difficult. He said the layout of the site was conducive to the neighborhood. He pointed out that when the station was completed, the insurance services officer,

DRAFT

who rated insurance premiums, would review the new station and there would be approximately a 17-20% reduction in the insurance policies from the first year and every subsequent year.

Bill Maddox, Maddox & Associates, reviewed the site plan with the Board. He said the building was located on the north half of the property which provided the ability to access the site from the center of the 500 ft. parcel, and also took advantage of the driveway that went to the tennis center. He said the building was situated at an east-west access to minimize the impact of the building to Gulf of Mexico Drive, and the building was setback from the road to maintain a significant amount of trees in the western portion of the site which added to the buffer between the building and Gulf of Mexico Drive. He continued by reviewing the various components and layout of the site plan. Chief Fakelman stated the training room would allow the paramedics to privately treat patients that "walk-in" off the street. He said the room would also be available for use by other Town departments and staff. Chief Fakelman stated that the siren noise would be reduced at the new location.

Mr. Hamovit stated there were shower rooms shown for the men, but none were shown for the women. Chief Fakelman responded there were no women firefighters at this time, but the officer's bathroom would be available for female firefighters.

Mr. Diamant asked for an explanation of the architecture. Mr. Maddox responded that the architecture was similar to the architecture used for the Durante Park and the Tennis Center. He explained the materials that would be used in construction.

Mr. Redgrave suggested that there be a warning sign on the property near the apparatus bay. Chief Fakelman stated at that point they would use lights and sirens to clear the area. Mr. Maddox stated the entrance into the fire station was an "entrance only".

Mr. Rosenberg asked if the state permits had been obtained. Sam Esber, Landry and Esber, stated they had applied for all the sewer, water and stormwater permits for the property.

Mr. Diamant asked if the center roadway would serve both the fire station property and the south portion of the site. Mr. Maddox stated that was their intent with placing the road in the center in order to service both the north and south side of the property. Mr. Diamant asked if there was any conflict with the center road serving the tennis center. Chief Fakelman stated the Town Commission had directed that the road be centered on the property, and he did not see a problem with the location.

Mr. Diamant expressed concern with the removal of the trees from the site. Chief Fakelman stated that 4 different alternatives had been reviewed for placement of the buildings, and the current layout was the best design for the site.

*******DRAFT*******

Mr. Rothenberg referred to the parking lot on the west side and asked if there was a way to "break-up" the area so as to not give the appearance of a large, asphalt area. Phil Smith, David Johnston & Associates, stated they may be able to construct landscaped islands in the parking lot. Mr. Gaffney stated that the Town Code required that a parking lot be developed as a "park-like" setting and that 15% of the parking lot area be landscaped. He believed there was more than 15% of landscaped area provided on the site. Mr. Karsh asked if islands were constructed would that take away from the amount of parking spaces. Mr. Maddox replied there were 4 additional spaces than required, and if islands were added, then the extra spaces would be reduced. He said 39 spaces were currently provided on-site, and the Code required 35 spaces.

Mr. Rosenberg questioned the amount of emergency calls per day. Chief Fakelman responded that the emergency calls were no more than 5 or 6 trips per day. He said if there were calls in the late evening or early morning, they did not use the siren.

Mr. Diamant questioned the schedule for construction. Chief Fakelman stated completion was anticipated for next May.

No one else wished to be heard, and the hearing was closed.

MR. HAMOVIT MOVED THE P&Z BOARD RECOMMEND APPROVAL OF THE SITE PLAN APPLICATION FOR THE NORTH FIRE STATION SUBJECT TO THE FIVE (5) FINDINGS OF FACT AND CONCLUSIONS CONTAINED WITHIN THE STAFF REPORT. MR. LEE SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; HAMOVIT, AYE; LEGLER, AYE; KARSH, AYE; LEE, AYE; MONROE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; REDGRAVE, AYE.

DRAFT