



## SANIBEL FIRE STATION #171 : DEVIATION JUSTIFICATION

The subject property is currently occupied by an existing fire station which has been serving the community for many years. The applicant is proposing to re-build the fire station which was damaged during Hurricane Ian. It is a Public Facility use (per Section 78-1 of the Sanibel Land Development Code) within the TCL Town Center Limited Commercial District (Chapter 126, Article VIII, Division 4 of the LDC). The proposed plan includes a building with a footprint that is similar to the existing building footprint, along with similar driveways and parking. The proposed plan is consistent with the Vision Statement in the Sanibel Plan. Substantial effort has been made to minimize harm to the natural environment and to the community's character. The proposed fire station will preserve the community's unique small town identity while providing a public facility with optimum functionality. The architectural style aims to be consistent with the community aesthetic which is defined as casual style, one which is adapted to a relaxed island quality of life and respectful of local history, weather, culture and natural systems. In accordance with LDC Section 86-44 for public facility development permits, the following deviation from the required conditions, limitations and restrictions of the LDC is requested:

### SECTION 126-534 (MAXIMUM FLOOR AREA RATIO)

The Applicant is requesting a deviation from the Sanibel Land Development Code Section 126-534(a) which limits the floor area ratio for parcels in the TCL Town Center Limited Commercial District to 12 percent, unless otherwise approved pursuant to subsection 126-1032.

#### JUSTIFICATION

The proposed fire station is designed to be as similar to the existing layout as possible while making necessary improvements to better serve the community. The existing station has a Floor Area Ratio (FAR) of 24.6% while the proposed station has a FAR of 29%. The increase is due to the addition of a second floor and additional space needed for emergency services.

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