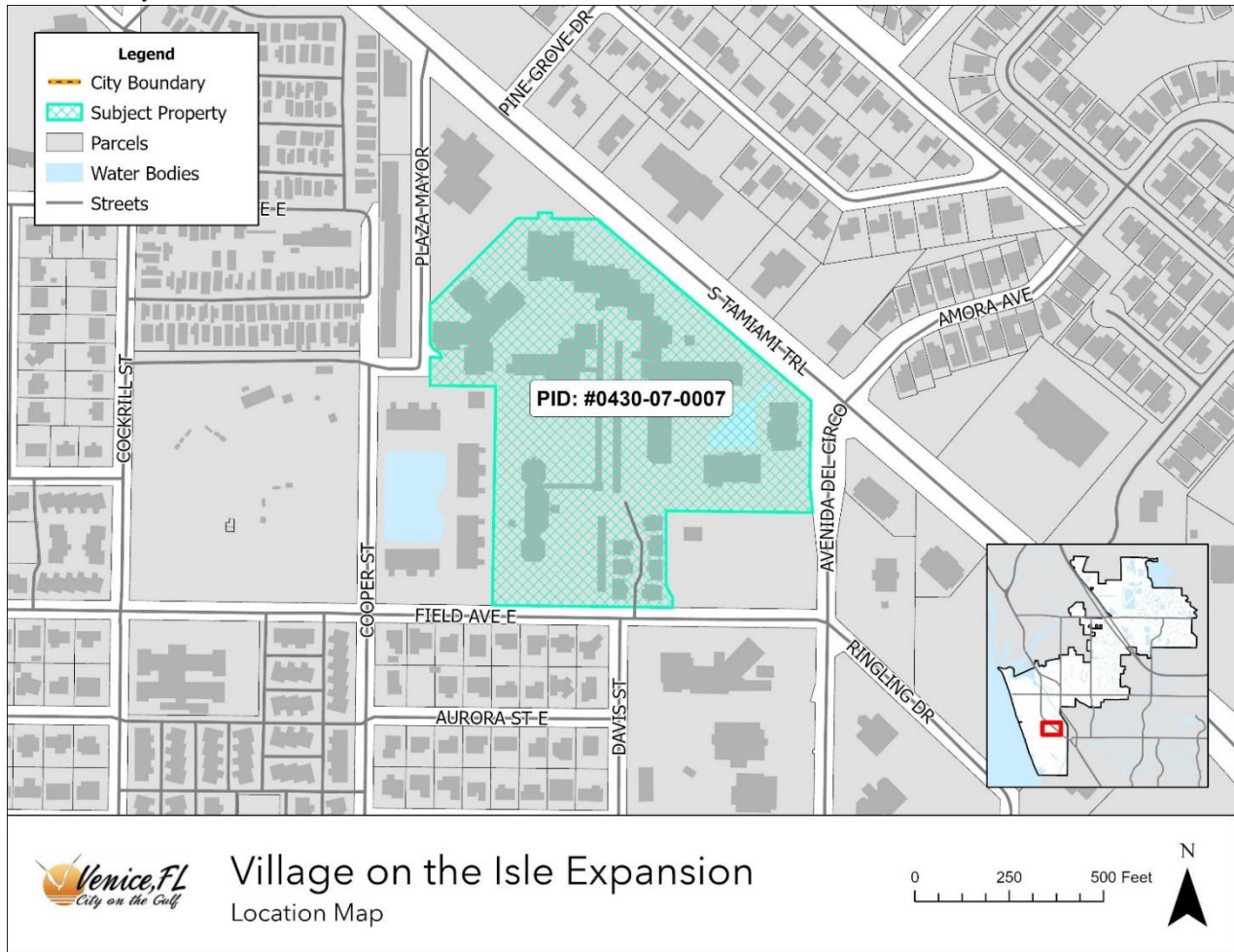


24-28SP Village on the Isle- Campus Expansion Staff Report



GENERAL INFORMATION

Address:	900 S. Tamiami Trail
Requests:	Redevelopment of a portion of the existing campus, including 3 new buildings (one Wellness center and 2 independent living buildings)
Owner:	Southwest Florida Retirement Center, Inc.
Agent:	Annette M. Boone, Boone Law Firm
Parcel ID:	0430-07-0007
Parcel Size:	±15.59 acres
Future Land Use:	Mixed Use Corridor (MUC)
Zoning:	South Trail, Subarea 2 (ST-2)
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	April 29, 2024
Associated Petitions	24-29AM

I. BACKGROUND AND EXISTING CONDITIONS

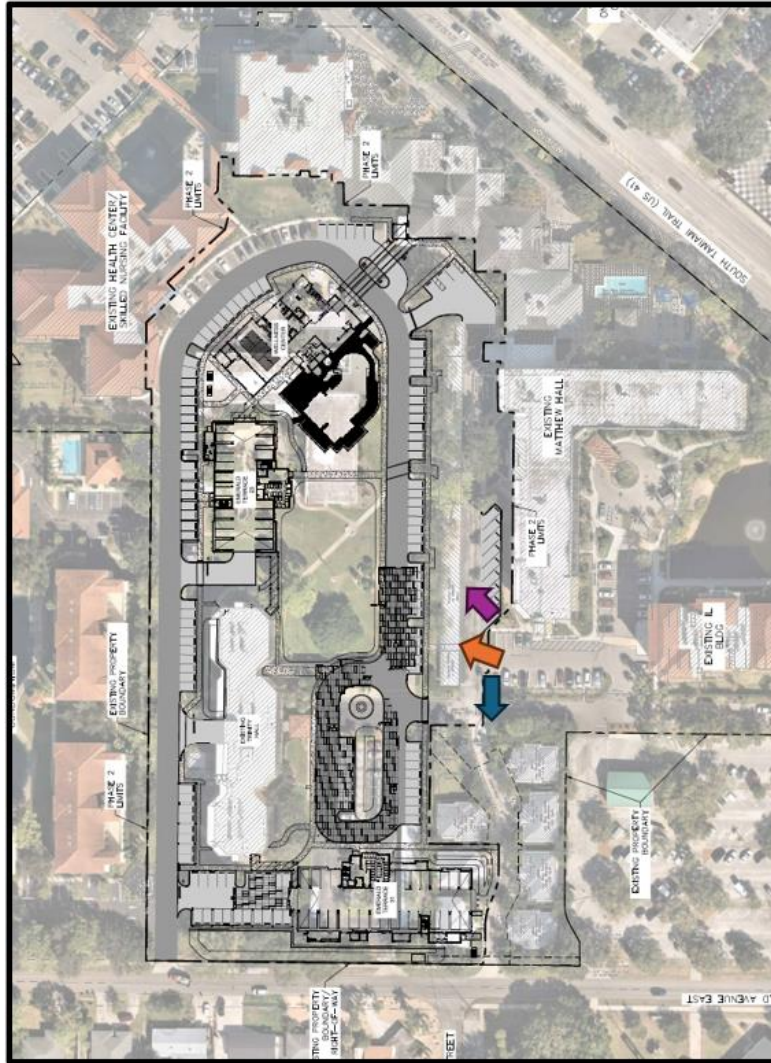
Part of the subject ±15.59-acre property is proposed to be developed as a campus expansion of the existing Village on the Isle continuing care retirement center. The following is a summary background of past improvements to the subject property:

- The subject property was acquired by SW Florida Retirement Center, Inc. (a.k.a. Village on the Isle) in 1979. The information on subsequent improvements to the property listed below was obtained from the Sarasota County Property Appraiser.
- In 1982 the following improvements were constructed on the VOTI campus:
 - A six-story, 194,382 square foot, 154-unit independent living facility (Matthew Hall)
 - A five-story, 82,310 square foot, 70-unit assisted living facility (Mark Manor)
 - A one-story, 26,202 square foot common facility comprised of dining halls for independent living residents and assisted living residents, a shared kitchen facility, meeting rooms, and other amenities and campus facilities
- In 1984 the following improvements were constructed on the VOTI campus:
 - A five-story, 78,496 square foot, 56-unit independent living facility (Trinity Hall)
 - A one-story, 22,058 square foot, 60-unit skilled nursing facility
- In 2010, Conditional Use Petition No. 10-01CU was approved allowing the construction of roof-top parapet walls on Mark Manor and Matthew Hall.
- In 2012, VOTI purchased a ±0.89 acre parcel on Field Avenue from Grace Methodist Church and, in the following year, constructed seven single-family detached independent living units (The Cottages)
- Between 1982 and 2014 various other improvements were constructed on the campus: carports, swimming pools, new elevator, etc.

Aerial Photo



Site Photographs



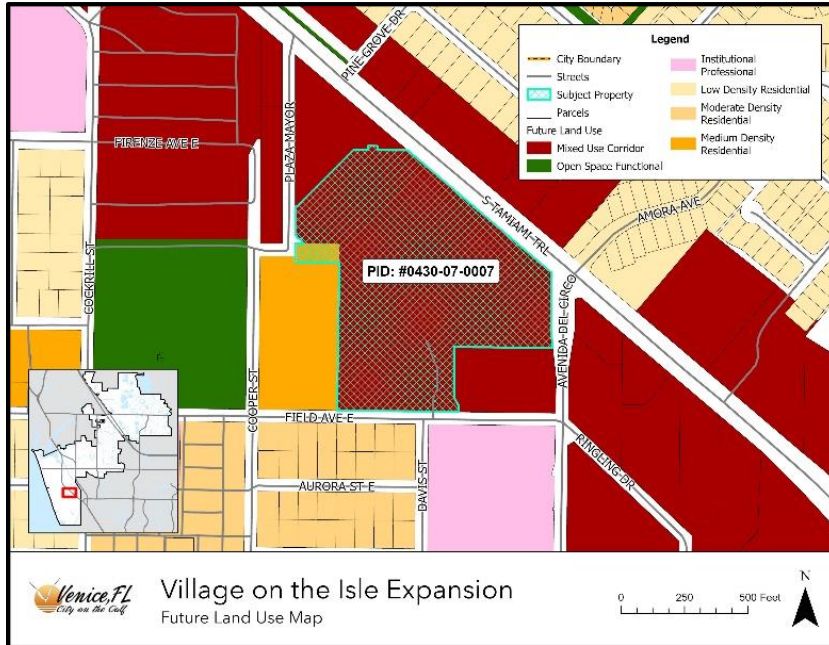
Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Medical Offices, auto repair	South Trail 2 (ST-2)	Mixed Use Corridor
South	Single family homes and Church	Residential Single Family-3 (RSF-3) and Office, Professional, Institutional (OPI)	Moderate Density Residential and Institutional Professional
West	Professional Offices	OPI and ST-2	Medium Density Residential and Mixed Use Corridor
East	Island Park Condos and Rialto Apartments	Residential Multi-Family 3 (RMF-3) and ST-2	Mixed Use Corridor

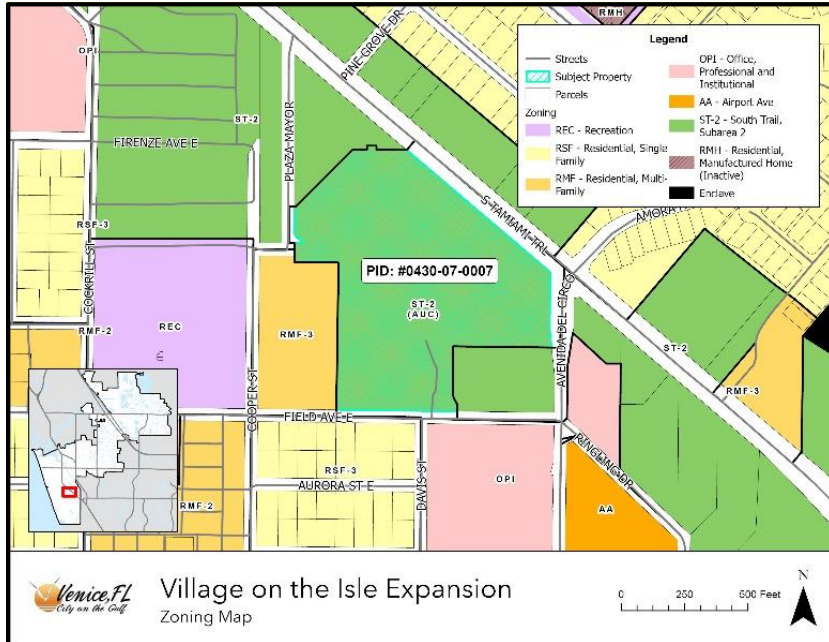
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MUC) and the Zoning is South Trail, Subarea 2 (ST-2), as depicted on the maps below.

Future Land Use Map



Zoning Map



II. PROJECT DESCRIPTION

The proposed Site and Development Plan is for the redevelopment and expansion of the overall Continuing Care Retirement Center, known as Village on the Isle. The proposal is specifically for the addition of three new buildings:

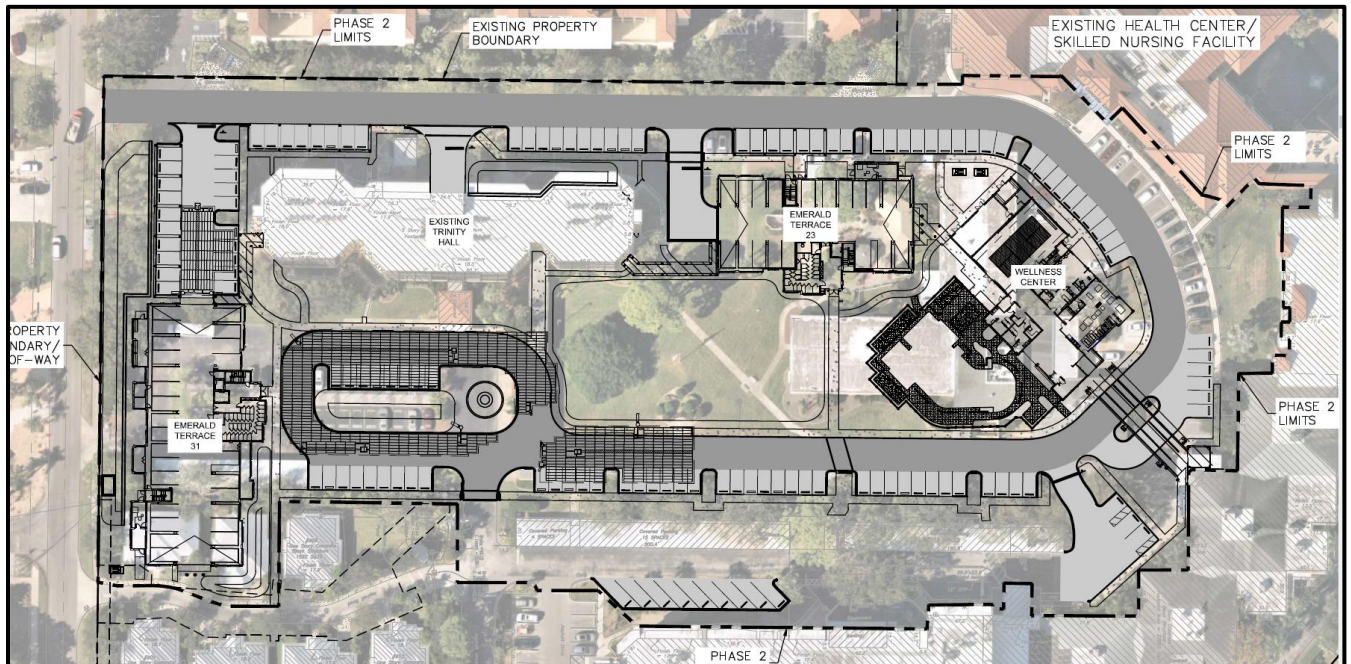
- Wellness Center, which includes an outdoor pool and patio and will also be home to a daytime dining facility.
- Two new independent living apartment buildings, one with 23 units and the other with 31 units.

All proposed buildings reflect the existing architectural design character predominant on the site's existing facilities, as detailed in the architectural elevations provided with the application. The proposed plan will require the removal of two of the existing cottages (standalone independent living). The two new apartment buildings have associated carport parking spaces, 6 spaces for the 23-unit building and 20 spaces for the 31-unit building; additionally, both buildings have parking on the first level underneath.

Connectivity to the existing campus will be enhanced through the addition of sidewalks, covered walkways, and a porte cochere that joins the Wellness Center building to the Lofts and Matthew Hall.

Because the property's current zoning limits the independent living unit density to 281 units, and because the applicant is proposing through the Site and Development Plan a total of 287 independent living units, the applicant has also filed a concurrent Text Amendment application to allow for the additional units.

Site and Development Plan



Architectural Elevations- Wellness Center



Architectural Elevations- Emerald Terraces (23)





C ELEVATION C
1/8" = 1'-0"



B ELEVATION B
1/8" = 1'-0"



D ELEVATION D
1/8" = 1'-0"

Architectural Elevations- Emerald Terraces (31)



A EXTERIOR ELEVATION
1/8" = 1'-0"



C EXTERIOR ELEVATION
1/8" = 1'-0"



B EXTERIOR ELEVATION
1/8" = 1'-0"



D EXTERIOR ELEVATION
1/8" = 1'-0"

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City’s Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Review of Comprehensive Plan

The subject property has the Future Land Use designation of Mixed Use Corridor, which is in alignment with the proposal for a continuing care facility. The strategies identified below are relevant to the proposed project:

Strategy LU 1.2.9.c-Corridor Envisioned to support the Island Neighborhood, mixed use, moderate to medium density residential and promoting ‘campus style design’.

Strategy LU 1.2.13 - Mixed Use Development Transitions Mixed Use land use designations are deemed to be compatible with the adjacent land use designations.

Strategy LU 1.3.7- Infill Development-Compatibility states that new buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height, and design. The proposed project design features, height, and placement are consistent with the existing campus style development.

Strategy LU-IS 1.1.6-Identification and Standards for Areas of Unique Consideration specifically calls out the Village on the Isle Campus, its allowable uses, density and intensity. The petition for the concurrent code amendment adds a conversion option for assisted living to independent living. The petition still maintains consistency with the Comprehensive Plan as the density requirements do not change from those listed in the Comprehensive Plan.

Strategy HG 1.4 Special Needs Housing The City supports the provision of special needs housing and is committed to providing a range of safe and affordable housing options to address the City's special needs population, including assisted living and senior assistance. The Village of the Isle is a non-profit that has options for assisted living and independent living, which are in line with supporting special needs housing to those age in the community.

Conclusions/Findings of Fact (Review of Comprehensive Plan)

Review of the Comprehensive Plan has been provided. This review should be taken into consideration upon determining Comprehensive Plan consistency.

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes to construct three new buildings: a new Wellness Center, which includes an outdoor pool and patio and will also be home to a daytime dining facility, and, two new independent living apartment buildings, one with 23 units and the other with 31 units. The proposed project has been reviewed for consistency with the LDC. The proposed plan, outside the scope of the proposed text amendment, complies with the LDRs and has been reviewed for alignment with uses, setbacks, land area, height, parking, lot coverage, lighting, and landscaping requirements.

The project does have a concurrent text amendment which addresses the wording in the unique areas development standards, this amendment would need to be approved by City Council and the Site and Development Plan will need a stipulation upon approval in order for the project to be fully consistent with the LDRs.

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from this policy are reproduced below with applicant responses and staff comments.

1.2.C.8 Land Use Compatibility Analysis

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

Applicant Response: Response: In conjunction with the concurrently filed Text Amendment application for this Property and development proposal, the land use density and intensity is consistent with the permitted densities and intensities for the site and specific zoning designation. Further, independent living units, especially those in facilities such as Village on the

Isle where numerous services and amenities are provided onsite to residents, have a lower impact on the surrounding neighborhoods as compared to multifamily and other residential uses at the same densities. The development proposal is a smart implementation of infill development to meet an existing need in the community where such services are present, thereby maximizing benefits and reducing impacts.

ii. Building heights and setbacks.

Applicant Response: The building heights and setbacks are consistent with the development standards established for this specific zoning designation and unique area of consideration.

iii. Character or type of use proposed.

Applicant Response: The character and types of use proposed is consistent with and permitted by the development standards established for this specific zoning designation and unique area of consideration.

iv. Site and architectural mitigation design techniques.

Applicant Response: Not applicable; mitigation design techniques are not required. (See LU 1.2.13) However, the proposal still includes substantial buffering through setbacks and landscaping, which would otherwise qualify as mitigation if such were required.

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

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

Applicant Response: Not applicable; no incompatible uses are proposed.

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

Applicant Response: Not applicable; no commercial or industrial uses are proposed.

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

Applicant Response: Not applicable; no nonconforming uses exist.

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

Applicant Response: In conjunction with the concurrently filed Text Amendment for this property and the basis provided therein for support, the proposed density is compatible with the existing uses.

Staff Comment: *The density, with the proposed text amendment, is compatible with the existing uses. The proposed development is infill in nature and meets the development standards, building height and architectural style of the existing campus, which is consistent with the land development code.*

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The proposed site and development plan amendment complies with all applicable elements of the Comprehensive Plan. For example, the proposal implements strategies under Intent LU 1.3 through increasing the proportion of mixed uses, furthering the underlying aspects of a functional neighborhood, and providing compatible infill redevelopment, which maximizes the benefits of existing infrastructure, services, and resources without exacerbating or creating further strain on same or the environment. Please refer to the traffic statement submitted with the application in support of the proposal's compliance with Comprehensive Plan Elements related to Mobility.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: The proposed site and development plan amendment is consistent with all applicable provisions of Section 4 of the LDR. Please refer to the site plan, landscaping plan, lighting plan and architectural elevations submitted with this application for purposes of demonstrating such consistency and satisfaction of compatibility considerations. Moreover, please note that Strategy LU 1.2.13 of the Comprehensive Plan expressly notes that mixed use land use designations are deemed to be compatible with the adjacent land use designations, which is further supported by and implemented through Section 4.1.C.1., which states that, "Mixed Use Districts are deemed to be internally compatible and do not require compatibility setbacks or additional buffering standards unless required in Section 4.5: Mixed Use Considerations." The mixed use considerations of Section 4.5 have been implemented through the proposed plan perimeter buffers.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: Please refer to the site & development plans, specifically Sheets C1.9 and C1.10 for the overall layout of the proposed development. No changes to the existing points of ingress and egress to the campus are proposed through the application. Additional sidewalks are included in the proposal enhancing the connectivity of the campus and blending the proposed new buildings with the existing ones. Fire and Public Works truck routing are shown on Sheets C1.11 and C1.12.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Please refer to Sheets C1.9 and C1.10 of the site and development plans for the proposed understory (first floor of proposed new apartment buildings) and adjacent surface parking. No loading zones are required or proposed.

5. General layout of drainage on the property;

Applicant Response: Please refer to Sheets C2.4, C2.5, and C2.6 of the site and development plans for the overall layout of the proposed drainage improvements, as well as for drainage details in connection with paving and grading.

6. Adequacy of recreation and open spaces;

Applicant Response: The proposed site and development plan amendment includes a new wellness center, which will provide a gym with associated workout machines and equipment, pickleball court space and equipment, spa, lap pool, and café. The existing campus also offers indoor and outdoor recreational space and amenities, such as public meeting rooms, outdoor gardens, classrooms, etc.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: Please refer to Sheets C1.9 and C1.10 of the site and development plans for the general site arrangement of the proposed development and location of amenities. Please refer to the site plan, color architectural elevations, and wellness center floor plan for details related to the overall appearance of the proposed buildings, layout, and site elements.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: Please refer to the color architectural elevations for details related to the proposed architectural elements. No specific architectural standards are required for this project. Further, please note that the proposed architectural details are intended to match and blend with the existing campus buildings.

Staff Comment: *The proposed site and development plan amendment is infill development which is architecturally similar to the existing campus buildings. The project was reviewed by TRC and found to be consistent with the comprehensive plan. It will be compliant with the land development code if the density requested in 24-29AM is approved by the City Council.*

Development Standards

Standard	Required/ Allowed	Provided
Front Setback	5’/90’ (min-max)	7.5’ Type 1 Mixed Use Buffer
Side Setback	0’/50’	7.5’ Type 1 Mixed Use Buffer
Building Height	Limited to the Hight of Existing Structures Mathew Hall 63.33’	62.9’
Parking (min-max)	14-27 Spaces for Independent Living and 40-79 Spaces for Wellness Center	27 Spaces for Independent Living and 55 Spaces for Wellness Center (based off square footage)

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The Site and Development Plan has a concurrent Amendment to the Land Development Code. Outside the scope of the text amendment, which is addressing proposed language on the conversion of assisted living units to independent living units, the petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	56 ERUs/unit assumed	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	56 ERUs/unit assumed	Compliance confirmed by Utilities

Facility	Department	Estimated Impact	Status
Solid Waste	Public Works	648 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	NA	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	NA	NA

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	49 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic statement providing evidence that Site and Development Plan Amendment is de minimis with respect to traffic. This has been reviewed by City staff and the City’s traffic consultant. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Petition No. 24-28SP.