

**TEXT AMENDMENT
PETITION NO. 24-29AM
VILLAGE ON THE ISLE
CAMPUS EXPANSION**

Agent: Annette M. Boone, Esq., Boone Law Firm

Owner/Applicant: Southwest Florida Retirement Center, Inc.

REQUEST

- ▶ Text Amendment to South Trail, Subarea 2, Development Standards in Table 2.3.5.2
 - Density conversion factor from assisted to independent living units
- ▶ Density:
 - Assisted living: 30 units Per Gross Acre with Individual Kitchen Facilities
 - 55 Units Per Gross Acre without individual Kitchen Facilities
 - Independent Living 18 Units Per Gross Acre for Age-Restricted

Existing Text-Table 2.3.5.2

Original Text Language of Table 2.3.5.2:

Development Standards	Areas of Unique Consideration
	Village on the Isle Campus
Density	<p><u>Assisted Living:</u> 30 Units Per Gross Acre with individual Kitchen Facilities</p> <p>55 Units Per Gross Acre without individual Kitchen Facilities</p> <p><u>Independent Living:</u> 18 Units Per Gross Acre for Age Restricted</p>

Proposed Text- Strikethrough Underline

Proposed Text Language of Table 2.3.5.2 (Strikethrough-underline):

Development Standards	Areas of Unique Consideration
Density	<p data-bbox="614 525 810 554"><u>Assisted Living:</u></p> <p data-bbox="614 572 1327 601">30 Units Per Gross Acre with individual Kitchen Facilities</p> <p data-bbox="614 665 1370 694">55 Units Per Gross Acre without individual Kitchen Facilities</p> <p data-bbox="614 761 1531 839"><u>Assisted living units may be converted to independent living units at the following ratios:</u></p> <ul data-bbox="665 858 1595 1032" style="list-style-type: none"><li data-bbox="665 858 1549 936">• <u>1 independent living unit for 2 assisted living units with individual kitchen facilities</u><li data-bbox="665 953 1595 1032">• <u>1 independent living unit for 3 assisted living units without individual kitchen facilities</u> <p data-bbox="614 1096 868 1125"><u>Independent Living:</u></p> <p data-bbox="614 1143 1149 1172">18 Units Per Gross Acre for Age Restricted</p>

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance

COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU-IS 1.1.6- Identification and Standards for Existing Areas of Unique Consideration**
 - Proposal provides the addition of a conversation factor, does not increase overall permitted density

- ▶ **Strategy LU 1.3.2 - Functional Neighborhoods**
 - Proposal enables the VOTI campus to expand (through Site and Development Plan Amendment process), promoting a variety of housing types and open space amenities

- ▶ **Strategy LU 1.3.7 - Infill Development - Compatibility**
 - Proposal for expansion promotes infill development
 - Proposed new buildings (24-28SP) designed to blend with existing VOTI buildings in building height and architectural design.
 - Allows applicant to maximize available land and current development patterns to meet the needs of the community without increasing overall impact of the site

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis has been provided to determine consistency with all elements and strategies of the Comprehensive Plan. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Pursuant to Ch.87, Sec.1.6.2, the applicant has provided all the required information to process a text amendment, which has been uploaded as agenda attachments.

- A. An amendment to the LDR may be proposed by the City Council, the Planning Commission, the City Manager, any other department or board of the City, or a member of the public. The application must contain the following, as part of or in addition to the requirements set out in Section 1.2:
 1. A narrative describing the need and justification for the change.
 2. The consistency of the proposed text amendment with the Comprehensive Plan with reference to specific Visions, Intents, and Strategies.
 3. A copy of the original text language, a strike-through and underline of original and proposed text language, and a clean copy of the proposed new text language.

CONCLUSIONS / FINDINGS OF FACT (CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS):

The Text Amendment to the Land Development Code has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

CONCLUSION

► Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Land Development Regulations Text Amendment No. 24-29AM.