
TEXT AMENDMENT

VILLAGE ON THE ISLE – CAMPUS EXPANSION

Narrative

The subject property is a parcel of approximately 15.59 acres, located on the island of Venice at 900 S. Tamiami Trail, and as more specifically identified by parcel identification number 0430-07-0007 the (“Property”). The Property is home to the Continuing Care Retirement Center known as Village on the Isle (“VOTI”), which has been in operation in the Venice community at this location since the early 1980s.

Concurrent with this Text Amendment application, the applicant is proposing a Site and Development Plan Amendment in order to redevelop and expand portions of its campus to better serve current and future residents. Specifically, the Site and Development Plan proposal seeks to construct three new buildings on the VOTI campus: a new Wellness Center and two new independent living apartment buildings. The proposed independent living buildings consist of one apartment building with 23 units and the other with 31 units for a total of 54 units. However, two existing cottages (standalone independent living units) will be removed as part of the redevelopment proposal, thereby proposing a net increase of 52 independent living units.

The Property has the Future Land Use designation of Mixed Use Corridor and zoning designation of South Trail, Subarea 2. Section 2.3 of the City Land Development Code (“LDC”) details the land use and development standards for properties within mixed use zoning districts; the South Trail zoning district is addressed under Section 2.3.5 thereof.

Section 2.5.3.B.1. expressly acknowledges and identifies Village on the Isle’s Campus as a South Trail Area of Unique Consideration, which necessitates “special development and redevelopment standards... to establish an expansion to the range of housing and services available to serve needs of the community...”

The South Trail, Subarea 2, development standards are set forth under Table 2.3.5.2 of the LDC, whereby the portion of this table noting the density standard is shown below with the Village on the Isle Campus standards highlighted in yellow:

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

As noted in Table 2.3.5.2, the Property is permitted a maximum density of 30 Assisted Living units per acre for units with individual kitchen facilities, 55 Assisted Living units per acre for units without individual kitchen facilities, and 18 units per acre for Independent Living units. At an approximate 15.59 acres, the maximum number of all such permitted units on the Property totals 468 Assisted Living units with individual kitchen facilities, 857 Assisted Living units without individual kitchen facilities, and 281 Independent Living units. Presently, the unit count on the Property is as follows: 48 assisted living units, 16 memory care units, 64 skilled nursing units, and 235 independent living units; the assisted living, memory care, and skilled nursing units all are without individual kitchen facilities and together total 128 units. See the table below detailing the breakdown of units in relation to the current and permitted density.

Village on the Isle Unit Breakdown					
	Assisted Living <i>without</i> individual kitchen facilities			Assisted Living <i>with</i> individual kitchen facilities	Independent Living
	<i>Assisted Living</i>	<i>Memory Care</i>	<i>Skilled Nursing</i>		
Current # of units	48	16	64	0	235 units
	128 total units				
Permitted # of units	857 total units			468 total units	281 units
Proposed # of units	-	-	-	-	52 net new units (54 new less the removal of 2 existing) for a total of 287 units

The proposal for a net 52 additional independent living units would bring the total unit count to 287 units, which is six (6) more units than permitted per the current standards. However, the campus is significantly below the permitted density onsite when considering that there are 729 and 468 unused and available assisted living units without and with individual kitchen facilities, respectively, for a total of 1,197 units (*See the “Village on the Isle Unit Breakdown” Table on the previous page*).

The demand and need for independent living units greatly exceeds the demand and need for assisted living units. The Village on the Isle campus has a steady waiting list of around 150+ (and growing) individuals for independent living units. This demand has caused Village on the Isle to propose this campus expansion in an effort to serve more individuals in the community and respond to the ever-present and growing need for independent living units.

Therefore, in order to accommodate the six (6) additional units proposed under the concurrent Site and Development Plan Amendment application and to serve the needs of the community, the applicant is hereby proposing an LDR Text Amendment to allow the unused assisted living unit density to be converted to independent living unit density at a specified ratio; the conversion ratio seeks to permit only the same amount of or less density on the Property than what is permitted presently for the combined assisted living and independent living units.

The proposed Text Amendment is set forth below in strikethrough-underline format, with the changes in red font:

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>Assisted living units may be converted to independent living units at the following ratios:</u></p> <ul style="list-style-type: none"> • <u>1 independent living unit for 2 assisted living units with individual kitchen facilities</u> • <u>1 independent living unit for 3 assisted living units without individual kitchen facilities</u> <p><u>Independent Living:</u> 18 Units Per Gross Acre for Age Restricted</p>

The proposed Text Amendment only applies to the Village on the Isle Campus (per its development standards detailed in the South Trail Areas of Unique Consideration under the City's LDC). Further, the proposed Text Amendment does not seek to increase the overall permitted density onsite, but rather only allows for flexibility in the already permitted density to be allocated to the residential unit type most needed and desired; the conversion factor reflects the ratio of the impact of one independent living unit to the equivalent impact of assisted living units.

The proposed Text Amendment is consistent with the Comprehensive Plan. By way of illustration, please see a few selected Comprehensive Plan Strategies with justification in support of such consistency:

- Strategy LU 1.2.11 - Mixed Use Development Principles.
 - The proposed Text Amendment promotes mixed use development principles by allowing the VOTI campus to expand and serve more residents of the community. The VOTI campus embodies and accomplishes principles of mixed use development in an efficient and effective manner through combining residential a non-residential uses onsite; residents have access to, in compact and pedestrian friendly proximity, services such as eating establishments, health and fitness services, entertainment (VOTI programs and classes); moreover, VOTI provides shuttle transportation for its residents to local shopping and appointments. The proposed Text Amendment enables VOTI's campus to expand and enhance its effective mixed use design at a reduced impact.
- Strategy LU 1.2.13 - Mixed Use Development Transitions.
 - As the Property is part of the Mixed Use Corridor FLU designation, and because the proposed Text Amendment does not seek to increase the already permitted density onsite but rather only allow for an equivalent conversion of the available density to a different unit type, the Property and this proposal is deemed compatible with the adjacent land use designations.
- Strategy LU 1.2.14 - Mixed Use Development Connectivity.
 - The proposed Text Amendment enables the VOTI campus to expand through its concurrently proposed Site and Development Plan Amendment, which enhances the onsite pathways, all of which connect to the surrounding network in the neighborhood mixed use area.
- Strategy LU 1.3.1 - Mix of Uses.
 - The proposed Text Amendment enables the VOTI campus to expand through its concurrently proposed Site and Development Plan Amendment, which furthers the mixture of uses in the neighborhood by increasing the availability of more independent living units.

- Strategy LU 1.3.2 - Functional Neighborhoods.
 - The proposed Text Amendment enables the VOTI campus to expand through its concurrently proposed Site and Development Plan Amendment, which promotes a variety of housing types and open space amenities.
- Strategy LU 1.3.7 - Infill Development – Compatibility.
 - The proposed Text Amendment enables the VOTI campus to expand through its concurrently proposed Site and Development Plan Amendment, which promotes smart infill development. The proposed new buildings under the Site and Development Plan are designed to blend with the existing VOTI buildings in building height and architectural design. The proposal allows for maximizing available land and current development patterns to meet the needs of the community with an overall reduced impact.