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# SITE AND DEVELOPMENT PLAN

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## VILLAGE ON THE ISLE – CAMPUS EXPANSION

### *Project Narrative*

The subject property is a parcel of approximately 15.59 acres, located on the island of Venice at 900 S. Tamiami Trail, and 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, which has been in operation in the Venice community at this location since the early 1980s.

The Property has the Future Land Use designation of Mixed Use Corridor and the zoning designation of South Trail, Subarea 2. Adjacent property zoning and uses include:

- To the north – parcels with the South Trail, Subarea 2 zoning and used for office/professional, church/civic medical office, commercial, and automobile repair uses.
- To the east – parcels with the South Trail, Subarea 2 and OPI zoning and used for parking and office/professional uses.
- To the south – parcels with the South Trail, Subarea 2, OPI, and RSF-3 zoning and used for parking, office/professional, church/civic, and single-family residential uses.
- To the west – with the South Trail, Subarea 2 and RMF-3 zoning and used for multi-family residential uses.

The applicant is proposing this Site and Development Plan in order to redevelop and expand portions of its campus to better serve current and future residents. Specifically, this 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 apartment building with 23 units and the other with 31 units. 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 cache that joins the Wellness Center building to the Lofts and Matthew Hall. Existing stormwater will be relocated and engineered to serve the changed property conditions in light of the proposed site improvements. Additional campus improvements are proposed through landscaping and a large feature fountain to allow for resident, visitor, and employee enjoyment of the outdoor spaces throughout this unified campus.

Because the Property's current zoning limits 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 these additional units.

The proposed Site and Development Plan complies with all applicable provisions of the City's Comprehensive Plan and Land Development Regulations. The applicant has provided responses to the decision criteria of Section 1.9.4 of Ch. 87 of the City's Land Development Regulations in a separate document.

This Site and Development Plan proposal is exempt from the Environmental Requirements and Wetlands parts of the application as this proposal relates to a developed parcel. No common facilities statement is required for or relevant to this application as the Property owner exclusively owns, maintains, and operates all amenities and facilities on site.