

# **SITE AND DEVELOPMENT PLAN PETITION NO. 24-28SP VILLAGE ON THE ISLE CAMPUS EXPANSION**

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

Owner/Applicant: Southwest Florida Retirement Center, Inc.

# 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   |

# BACKGROUND AND EXISTING CONDITIONS

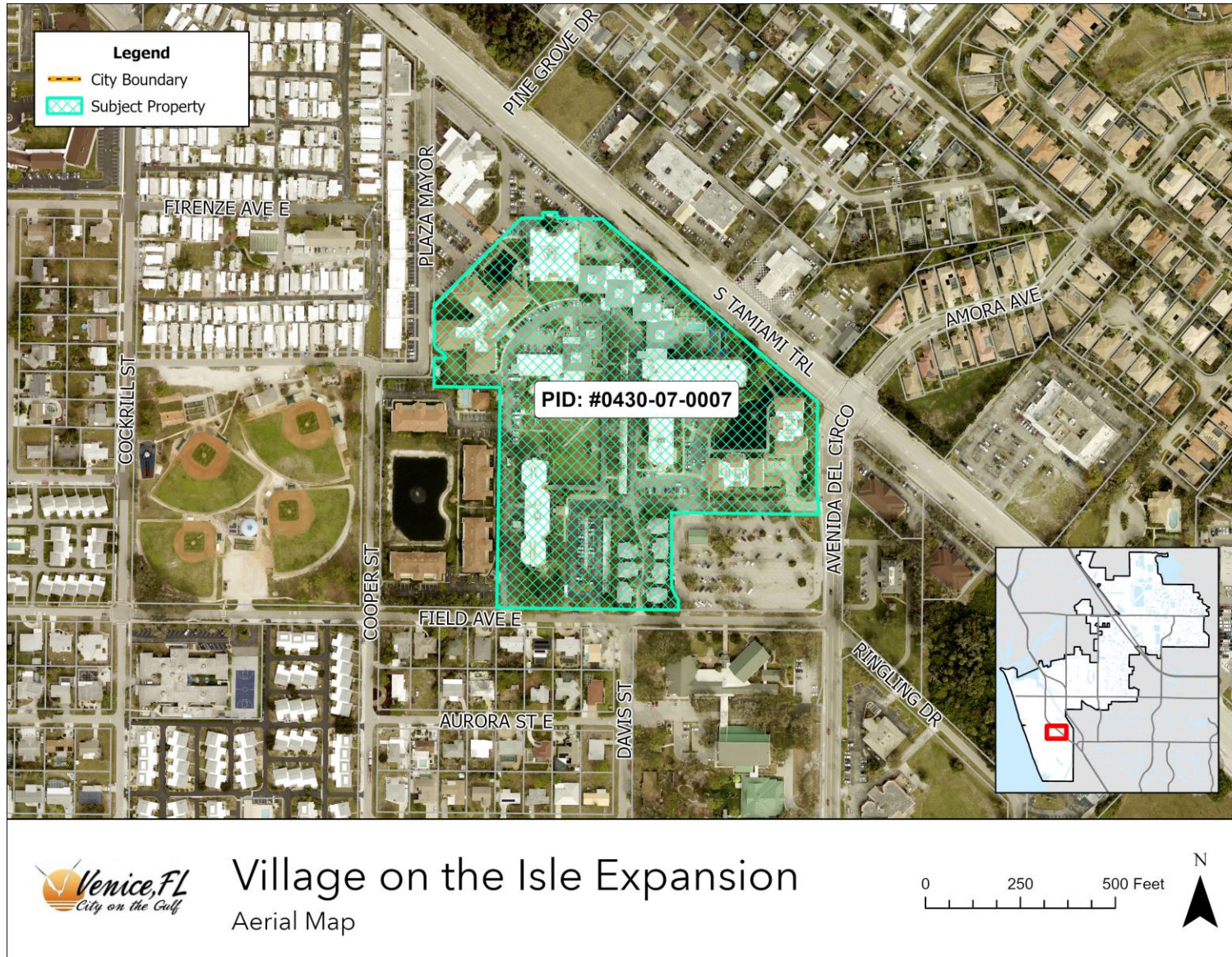
- ▶ ±15.59-acre property proposed for a campus expansion of existing Village on the Isle continuing care retirement center.
- ▶ Summary of past improvements to the subject property:
- ▶ Acquired by SW Florida Retirement Center, Inc. (a.k.a. Village on the Isle) in 1979
  - ▶ In 1982 the following improvements 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.

# PROJECT DESCRIPTION

- ▶ Three new buildings are proposed for Village on the Isle:
  - ▶ A 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
- ▶ The proposed plan will require the removal of two of the existing cottages (standalone independent living)

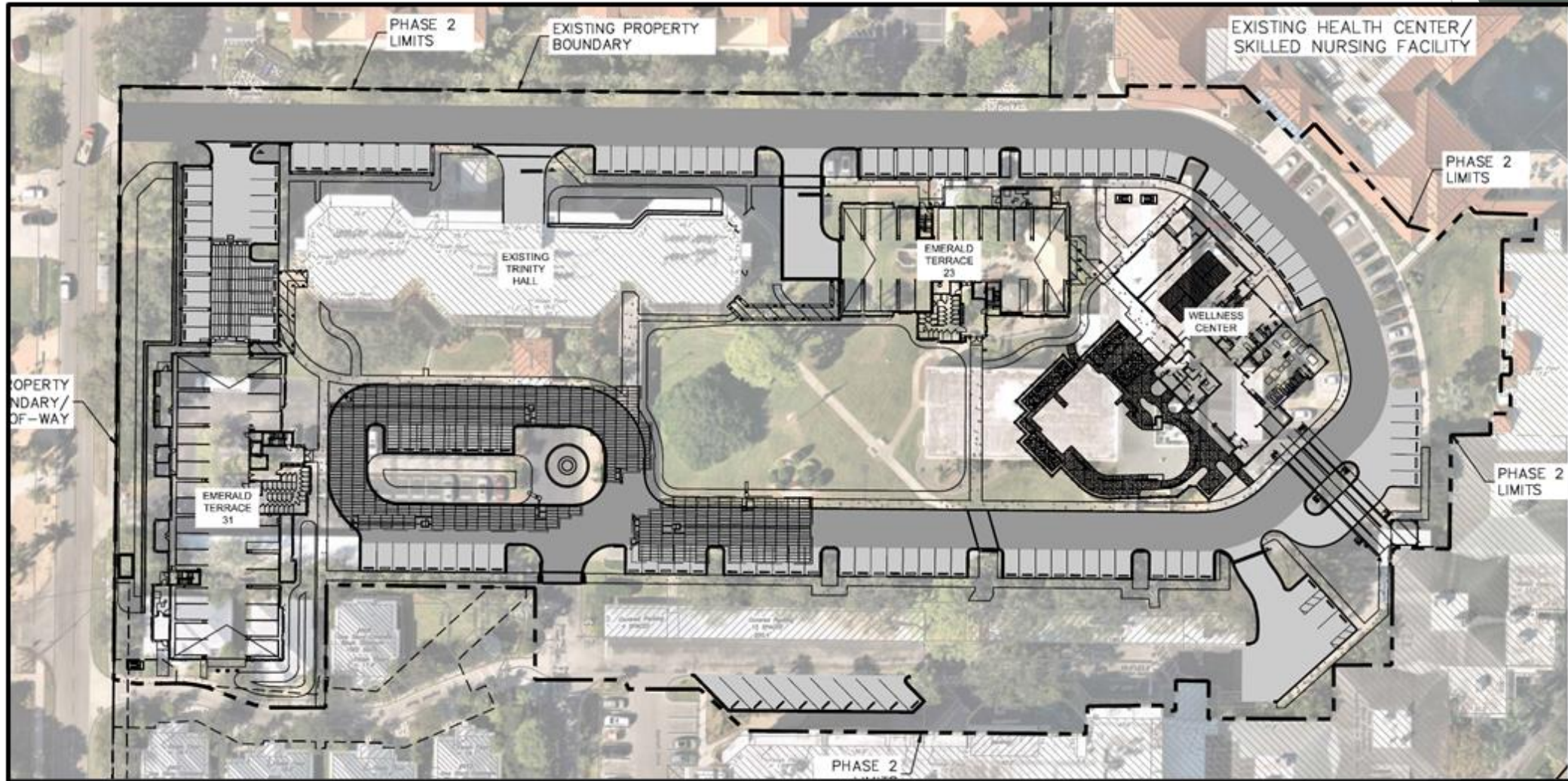


# AERIAL MAP



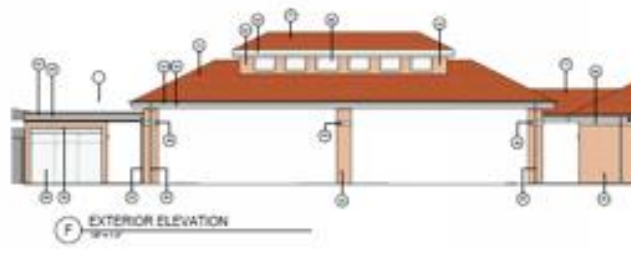
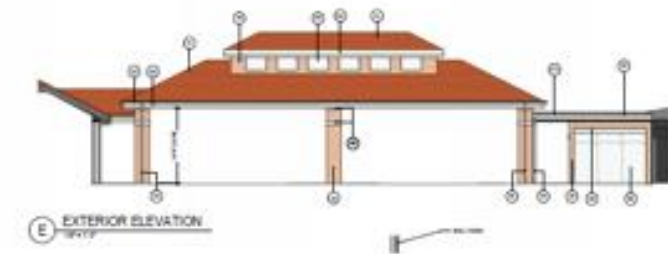
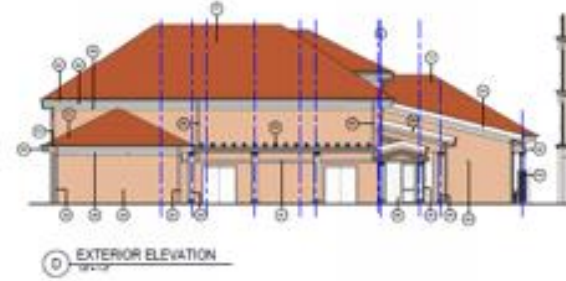


# SITE PLAN



# ELEVATIONS

## Architectural Elevations- Wellness Center





# ARCHITECTURAL ELEVATIONS- EMERALD TERRACES (23)



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



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



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



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



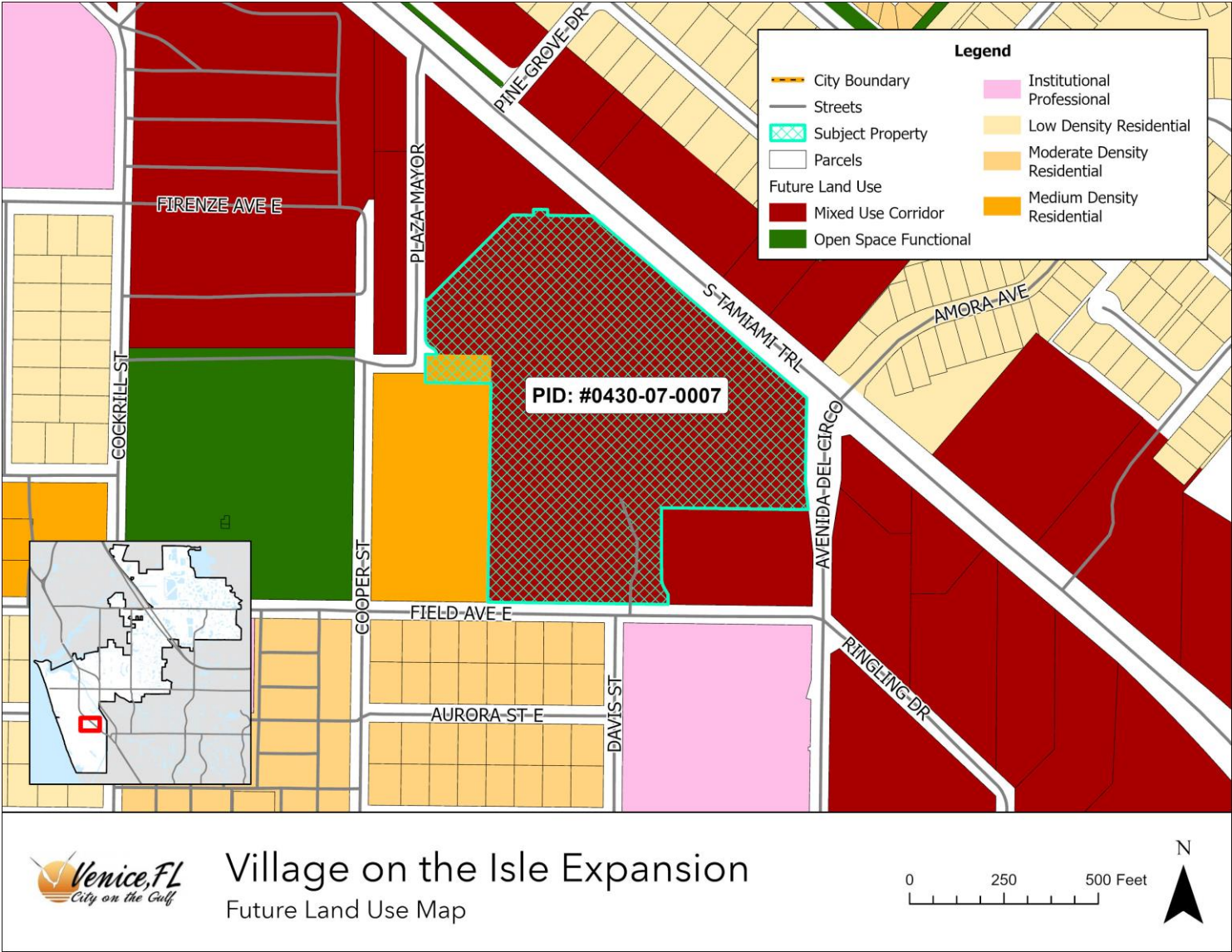
# ARCHITECTURAL ELEVATIONS- EMERALD TERRACES (31)



# EXISTING AND PROPOSED CONDITIONS

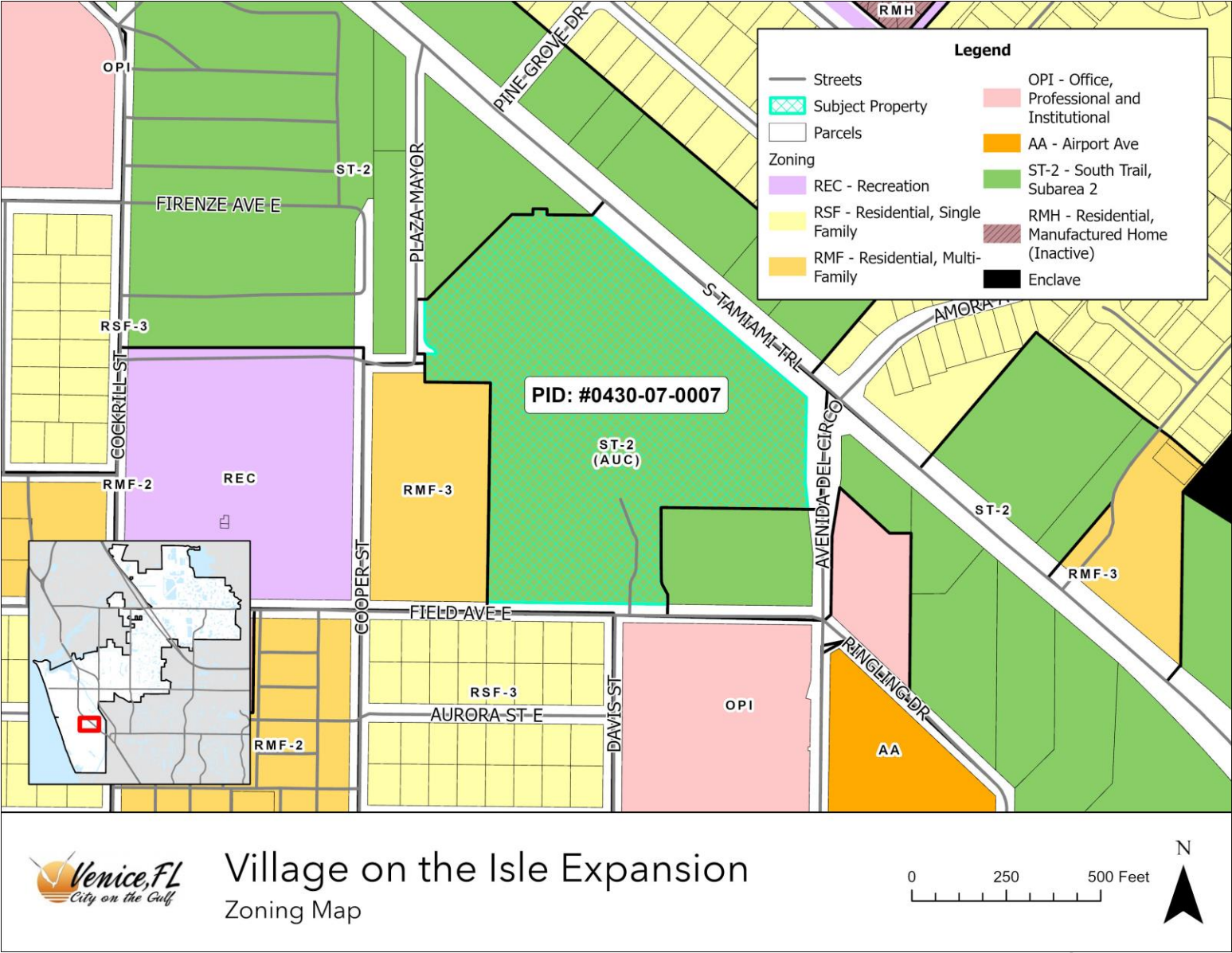
Future Land Use and Zoning Maps, Site Photos, Surrounding Land Uses

# FUTURE LAND USE MAP



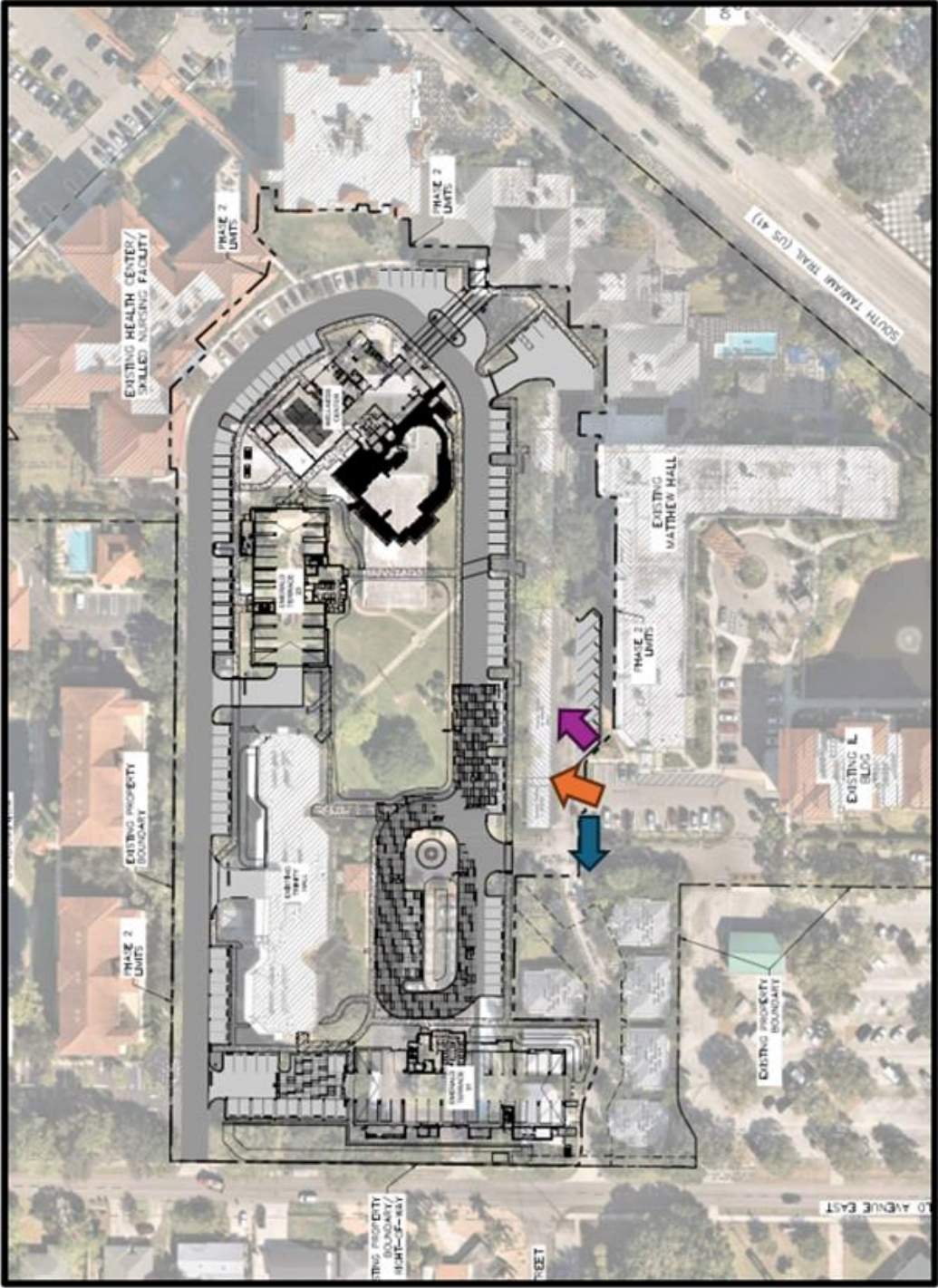


# ZONING MAP





# SITE PHOTOS



# SURROUNDING LAND USES

| Direction | Existing Land Uses(s)                    | Current Zoning District(s)  | Future Land Use Map Designation(s)                                |
|-----------|--|---|---|
| North     | Medical Offices                          | 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<br>Residential and Institutional<br>Professional |
| East      | Professional Offices                     | OPI and ST-2  | Medium Density<br>Residential and Mixed Use Corridor              |
| West      | Island Park Condos and Rialto Apartments | Residential Multi-Family 3 (RMF-3) and ST-2                                       | Mixed Use Corridor  |



# PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance,  
Concurrency/Mobility

# COMPREHENSIVE PLAN CONSISTENCY

## ► **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**

- 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**

- Specific to the Village on the Isle Campus, its allowable uses, density and intensity
- Concurrent petition 24-29AM adds a conversion option for assisted living to independent living (no change in overall density)

## ► **Strategy HG 1.4 Special Needs Housing**

- VOTI is a non-profit with options for assisted and independent living, in line with supporting special needs housing to those age in the community

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

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



# LAND DEVELOPMENT CODE COMPLIANCE

- ▶ The subject petition has been processed with the procedural requirements contained in Chapter 87 Section 1.9 of the Land Development Code (LDC) and reviewed by the Technical Review Committee.
- ▶ The proposed plan, outside the scope of the proposed text amendment, complies with the LDRs
  - Project has been reviewed for alignment with uses, setbacks, land area, height, parking, lot coverage, lighting, and landscaping requirements
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report for Planning Commission review

# LAND DEVELOPMENT CODE COMPLIANCE

| 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<br>Mathew Hall 63.33'              | 62.9'   |
| Parking (min-max) | 14-27 Spaces for Independent Living<br>and<br>40-79 Spaces for Wellness Center | 27 Spaces for Independent Living<br>and<br>55 Spaces for Wellness Center (based off SF) |

# CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH 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 AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 87 Section 5 of the Land Development Regulations.
- ▶ The applicant has provided a traffic impact analysis that has been reviewed by the traffic consultant and deemed compliant. No additional issues have been identified.

# CONCLUSION

► 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.