



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626  
DEVELOPMENT SERVICES - PLANNING & ZONING  
**WAIVER APPLICATION**

17-61 W

**WAIVER**

**Project Name:** Village on the Isle, Phase 1a

**Parcel Identification No.:** 0430-07-0007, 0430-02-0018

**Address:** 800 & 900 South Tamiami Trail, Venice, FL 34285

**Parcel Size:** 15.51 acres, 2.5 acres

**FLUM designation:** Institutional - Professional

**Zoning Map designation:** OPI/VUD - Office, Professional Institutional/Venetian Urban Design

**Property Owner's Name:** The Southwest Florida Retirement Center, Inc. and  
Emmanuel Lutheran Church, Inc.

**Telephone:** (941) 486-5485

**Fax:**

**E-mail:** janderson@villageontheisle.com

**Mailing Address:** 920 South Tamiami Trail, Venice, FL 34285

**Project Manager:** Dean L. Paquet, P.E.; Kimley-Horn & Associates, Inc.

**Telephone:** (941) 379-7600

**Mobile / Fax:**

**E-mail:** dean.paquet@kimley-horn.com

**Mailing Address:** 1777 Main Street, Suite 200, Sarasota, FL 34236

**Project Engineer :** Dean L. Paquet, P.E.; Kimley-Horn & Associates, Inc.

**Telephone:** (941) 379-7600

**Mobile / Fax:**

**E-mail:** dean.paquet@kimley-horn.com

**Mailing Address:** 1777 Main Street, Suite 200, Sarasota, FL 34236

**Project Architect:** Craig P. Kimmel, AIA, LEED AP; RLPS Architects

**Telephone:** (717) 560-9501

**Mobile / Fax:** (717) 560-2373

**E-mail:** ckimmel@rlps.com

**Mailing Address:** 250 Valleybrook Drive, Lancaster, PA 17601

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

4/9/17

RECEIVED

NOV 15 2017

PLANNING & ZONING

# VENETIAN URBAN DESIGN DISTRICT WAIVER NARRATIVE

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## VILLAGE ON THE ISLE – PHASE 1A

On behalf of our client, The Southwest Florida Retirement Center, Inc., this narrative, letter, and supporting documentation are submitted for review in support of a Venetian Urban Design (VUD) District Waiver for the Village on the Isle - Phase 1A development in Venice, Florida.

In conjunction with the following applications:

- Site and Development Plan Amendment Petition No. 17-07SP for Village on the Isle Phase 1a.
- Special Exception Petition No. 17-06SE for Village on the Isle Phase 1a
- Site and Development Plan Amendment Petition No. 00-09SP.2 for Emmanuel Lutheran Church
- Special Exception Petition No. 17-05SE for Emmanuel Lutheran Church
- Comprehensive Plan Amendment Petition No. 17-04CP for Village on the Isle.

A VUD Waiver application is proposed for the following the variances to the VUD standards:

- The proposed IL building fronting along US-41, the covered walkway connecting the church to VOTI, and the covered walkway connecting the proposed IL Buildings to Matthew Hall do not comply with Section 86-122(l)(4)a. which requires new buildings be sited on the front of the property, with a setback no greater than 15 feet from the property line.
- The landscaping to the proposed off-street parking along US 41 Business does not comply with Section 86-122(m)(4)c. which requires one (1) tree for each 25 feet of parking and installed to the right-of-way line.
- A section of the proposed off-street parking along US 41 Business next to the church does not comply with Section 86-122(o)(1) which prohibits parking in front of buildings and structures.

The proposed applications noted above and the VUD Waiver are consistent with all applicable elements of the current Comprehensive Plan and the Land Development Code. The approval of the three proposed items noted with the application will allow for the redevelopment of the existing retirement community at Village on the Isle which is a benefit to the area and to the property owner. Therefore, on behalf of the applicant, we request approval from the Planning Commission and a favorable recommendation of approval to the City Council.



November 6, 2017

Mr. Jeff Shrum, AICP, Development Services Director  
City of Venice  
Planning & Zoning Department  
401 West Venice Avenue  
Venice, FL 34285

**RE: Venetian Urban Design (VUD) District Waiver Request  
Emmanuel Lutheran Church and Village on the Isle Site and Development Plan  
Petitions No. 00-09SP.2 and No. 17-09SP**

Our ref: 148113006

Dear Mr. Shrum:

On behalf of the applicant, Village on the Isle, the proposed development of the two above noted projects will require a waiver from the VUD standards in accordance with Section 86-122(f)(2). Please consider this letter, the application, and attached documents the formal request.

*Identification of the ordinance provision for which the variance is requested:*

- The proposed IL building fronting along US-41, the covered walkway connecting the church to VOTI, and the covered walkway connecting the proposed IL Buildings to Matthew Hall do not comply with Section 86-122(l)(4)a. which requires new buildings be sited on the front of the property, with a setback no greater than 15 feet from the property line.
- The landscaping to the proposed off-street parking along US 41 Business does not comply with Section 86-122(m)(4)c. which requires one (1) tree for each 25 feet of parking and installed to the right-of-way line.
- A section of the proposed off-street parking along US-41 Business next to the church does not comply with Section 86-122(o)(1) which prohibits parking in front of buildings and structures.

*Description, photos, drawings or plan views which are representative of the peculiar physical conditions pertaining to the land in question, and which do not pertain to other lands in the general are;*

Please refer to the attached exhibits that illustrate the following:

- There are several existing buildings on both the church and VOTI properties that restrict the placement of new buildings and structures along the front portion of the properties.
- An existing stormwater management facility and historic outfall location is also located along the front of the VOTI property which also restricts the placement of the buildings.
- The covered walkway was intended to connect the main entrance of the church to the closest building entrances within VOTI. Based on these locations, it is not feasible or practical to push the covered walkway structure to the front of the properties.

- The covered walkway was intended to connect the IL Buildings to the closest Matthew Hall building entrance. Based on these locations and the stormwater management facility, it is not feasible or practical to push the covered walkway structure to the front of the property.
- Off-street parking for the church adjacent to the right-of-way is the best use of the triangular shaped “land swap” parcel and is consistent with the adjacent parking area in front of the church and the existing use of the grass area as overflow parking.
- Off-street parking for the IL buildings adjacent to the right-of-way and in between the two access points of the ground level parking is the best use for this area.
- Because of an existing 12” public water main and utility easement that runs along the US 41 Business right-of-way, the required trees cannot be located to the right-of-way line.

*Description that the benefit to the public in waiving the requirement outweighs the harm to the property owner in strictly enforcing the requirement;*

The location of the three proposed buildings, though not in the front of the property, are at the perimeter of the property helps to create one cohesive campus and a connection to the surrounding uses and the public. The layout of the off-street parking lot adjacent to the right-of way is consistent with the current use of the area by the public and converts the grass parking to paved parking which provides better access and a ground surface for the church patrons. The placement of the trees in the parking lot as close as possible the right-of-way, as opposed to along the right-of-way line, still provides the required trees, but avoids the potential conflict of placing a tree above the existing public water main.

*Description of the hardships, which will accrue to the detriment of the property owner, if the requested waiver is not granted;*

Without approval of the waiver, the property owner’s master plan for the redevelopments of the VOTI Campus along with the design of the proposed Health Center Building and the two additional Independent Living Buildings will be significantly impacted and would require a complete redesign of the campus.

*Description that the intent and purpose of the chapter and applicable articles are implemented and waiver from any requirement may be reasonably calculated to substantially secure the objectives of the ordinance and the comprehensive plan as well as the requirement so waived;*

Consistent with the intent of the VUD district, the approval of the waiver in conjunction with the proposed Site & Development Plan, Special Exception and Comprehensive Plan Amendment will help create a pedestrian-friendly, urban cohesive campus for the growing senior population. The proposed development will also provide a link between the adjacent church and VOTI with the rest of the community by expanding the current pedestrian access and other on-site facilities benefiting VOTI in the retirement community market. The improved connectivity, building layout, and parking will ensure that residents and visitors can interact with each other within the campus in a more positive manner.

*City council shall approve or deny the waiver application upon a finding in the record that the issuance of the waiver will be in the interest of the public safety, health, or welfare;*

The proposed waiver in conjunction with campus improvements as proposed with the Site & Development Plan, Special Exception and Comprehensive Plan Amendment will enhance and make sustainable an existing community on the island that is in the interest of public safety, health, and welfare.

If you have any questions, please contact me by phone at 941.379.7600 or directly by email at [dean.paquet@kimley-horn.com](mailto:dean.paquet@kimley-horn.com).

Sincerely,

Dean L. Paquet, P.E.  
Project Manager

DLP (K:\SAR\_Civil\148113006 - VOTI Ph 1A S&D Plan\KHA\_ADMIN\Submittals\City of Venice\28\_VUD Waiver RAI #2\LTO\_110317\_SHRUM\_VUD Waiver Request\_148113006.docx)

Attachment(s)