



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

COMP. PLAN AMENDMENT 17-4 CP

**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. & 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:** (941) 587-9728

**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:** (941) 587-9728

**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:**

 7/10/17

Revised 9/10

RECEIVED

OCT 04 2017

PLANNING & ZONING

# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition**
- ☒ **Public Workshop Requirements.** Date held 02/22/2017
  - ☒ Copy of newspaper ad.
  - ☒ Copy of notice to property owners.
  - ☒ Copy of sign-in sheet.
  - ☒ Written summary of public workshop.
- ☒ **Land Use Map** – May include existing conditions, aerial photographs, natural communities and transportation network.
- ☒ **Base Analysis** – May include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation, environmental, recreation and open space), special studies, etc. in support of proposed amendment.

## Fees

Application filing fee.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

# COMPREHENSIVE PLAN AMENDMENT NARRATIVE

---

## VILLAGE ON THE ISLE – PHASE 1A

On behalf of our clients, The Southwest Florida Retirement Center, Inc. and Emmanuel Lutheran Church, Inc., this narrative and supporting documentation are submitted for review in support of a Comprehensive Plan Amendment approval for the Village on the Isle - Phase 1A development in Venice, Florida.

The Village on the Isle Campus is incorporated into the City of Venice Comprehensive Plan under Policies 19.1 – *Village on the Isle Campus* and 19.2 – *Village on the Isle Campus Standards*. The City of Venice recognized the benefits provided by the Village on the Isle relative to the residential, community, and social services provided and that the campus requires special redevelopment standards, thereby establishing the campus as an Area of Unique Concern.

Per a master agreement between the Southwest Florida Retirement Center, Inc. and Emmanuel Lutheran Church, Inc., the two parties are exchanging certain parcels of property. The proposed amendment to the Comprehensive Plan will modify the Campus Map to include the updated campus boundary for Village on the Isle. Additionally, the campus map will be amended to incorporate the parcel of land conveyed to Village on the Isle by the Grace Methodist Church in Official Records Instrument No. 2012078203. Please refer to the Village on the Isle Campus Map included with this submittal for reference to the proposed amendment. The Village on the Isle campus, including the newly incorporated portions, will comply with all of the Policy components within Objective 19 of the City of Venice Comprehensive Plan.

RECEIVED  
OCT 04 2017  
PLANNING & ZONING





## City of Venice

Map FLUM-24  
Village on the Isle (VOTI) Campus

- Village on the Isle (VOTI) Campus
- Venice City Limits, 2010
- Parcels
- Proposed Village on the Isle Campus

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 19.1  
AND POLICY 19.2 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan  
Adopted 10/26/10 | ORD. No. 2010-21  
AMD No. City of Venice 10-1ER

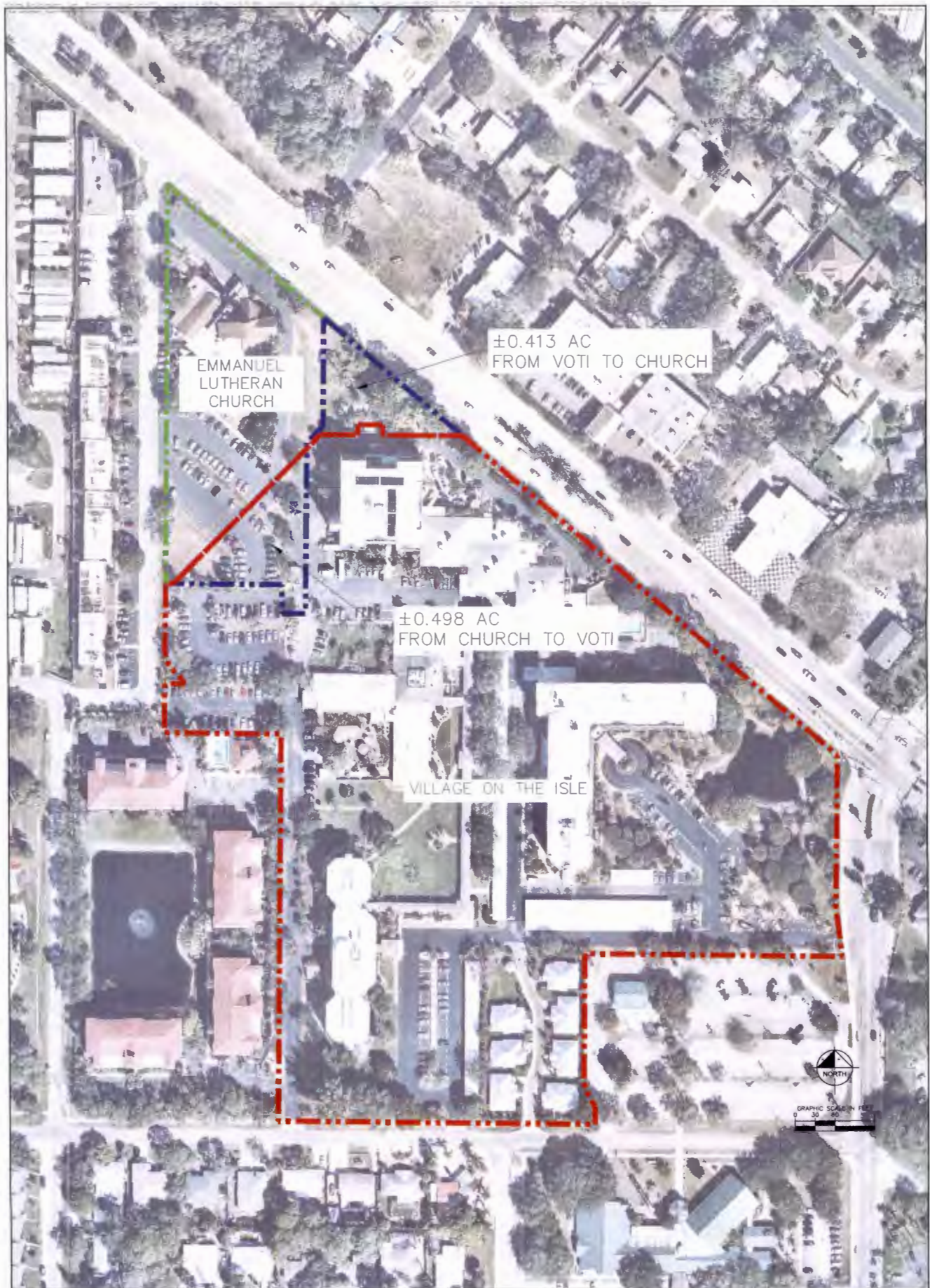
Source: City of Venice GIS, 2010; City of Venice  
Planning & Zoning Department, 2010.



0 0.0125 0.025 0.05 0.075 Miles

**Kimley»Horn**





C4	VILLAGE ON THE ISLE (PHASE 1A)	LAND SWAP EXHIBIT	THIS PROJECT LAND SWAP EXHIBIT SCALE: 1" = 100' DRAWN BY: J. H. H. CHECKED BY: J. H. H. DATE: 1/14/14	LICENSED PROFESSIONAL DEAN L. PAQUET, P.E. FLORIDA LICENSE NUMBER 59916	<b>Kimley»Horn</b> © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7800 WWW.KIMLEY-HORN.COM CA 01000001
----	-----------------------------------	-------------------	---	--	--