



***Project: Village on the Isle***  
**Comprehensive Plan Amendment Petition No. 17-04CP**  
**Staff Report**

**Owners:** The Southwest Florida Retirement Center, Inc.  
Emmanuel Lutheran Church, Inc.

**Agent:** Dean Paquet, P.E., Kimley-Horn and Associates, Inc.

**Addresses:** 800 and 900 South Tamiami Trail

**Property ID #s:** 0430-07-0007 and 0430-02-0018

**Parcel Sizes:** Village on the Isle – 15.5 ± acres  
Emmanuel Lutheran Church – 2.5 ± acres

**Existing Future Land Use Designations:** Institutional-Professional  
Medium Density Residential

**Summary of Proposed Comprehensive Plan Amendment:**

The applicant proposes to amend Village on the Isle (VOTI) Campus Map FLUM-24 by revising the VOTI campus boundary. The proposed boundary revision will increase the area of VOTI campus by 0.98 acres.

**Technical Review Committee (TRC):** The subject petition has been reviewed by the TRC and has been found in compliance with the regulatory standards of the City Code of Ordinances.

**Concurrently Processed Land Development Petitions:**

- Site and Development Plan Amendment Petition No. 17-09SP (Village on the Isle)
- Special Exception Petition No. 17-06SE (Village on the Isle)
- Site and Development Plan Amendment Petition No. 00-09SP.2 (Emmanuel Lutheran)
- Special Exception Petition No. 17-05SE (Emmanuel Lutheran Church)
- VUD Waiver Petition No. 17-01WV (VOTI and Emmanuel Lutheran Church)

## **I. BACKGROUND**

- The subject property was acquired by SW Florida Retirement Center, Inc. (a.k.a. Village on the Isle) in 1979. The information on subsequent improvements to the property listed below was obtained from the Sarasota County Property Appraiser.
- 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 obtained approval of site and development plan approval to construct seven single-family detached independent living units (The Cottages)
- Between 1982 and 2014 various other improvements including but limited to the following were constructed on the campus: carports, swimming pools, new elevator, etc.

## II. SUMMARY OF PROPOSAL

As indicated in the applicant's project narrative, the proposed comprehensive plan amendment is necessary to allow the Village on the Isle (VOTI) to move forward with its first phase of plans to expand the VOTI campus. The subject comprehensive plan amendment petition is the first of a series of land development petitions and other actions associated with the project which include a land swap and shared parking agreement between Village on the Isle and Emmanuel Lutheran Church, site and development plan amendment and special exception petitions for Village on the Isle and Emmanuel Lutheran Church, and a Venetian Urban Design (VUD) District Waiver Request for both properties.

The subject comprehensive plan amendment petition is a request by VOTI to change the boundary of campus boundary depicted on Map FLUM-24 to account for its purchase and development of the 0.89-acre "Cottages" tract on Field Avenue and the planned land swap between VOTI and Emmanuel Lutheran Church. The request is to increase the existing 14.64-acre VOTI campus by 0.98 acres to new total of 15.63 acres.

The VOTI campus is one of two areas of unique concern identified in Objective 19 of the Future Land Use & Design Element of the 2010 Comprehensive Plan (the other area of unique concern is the Venice Regional Medical Center Campus). Objective 19 describes the purpose of Areas of Unique Concern with the following language:

*Guide the growth and development of other areas of unique concern by establishing planning practices that address specific needs such as the provision of special needs housing, health care, or other services that benefit the community.*

The 2010 Comprehensive Plan assigned VOTI two future land use map designations (Institutional-Professional and Medium Density Residential). Map FLUM-1, the future land use map that establishes future land use designations for all properties in the city as well as potential voluntary annexation areas outside the city limits, assigns VOTI with Institutional-Professional and Medium Density Residential designations. The Medium Density Residential designation is a one-third acre area of the campus adjacent to Plaza Mayor. The subject comprehensive plan amendment does not change the subject property's future land use designations depicted on the future land use map (Map FLUM-1). The proposed comprehensive plan amendment does amend VOTI campus map (Map FLUM-24) by increasing the campus area by 0.98 acres. The implications of increasing the VOTI campus area will be identified in the Planning Analysis section of this report.

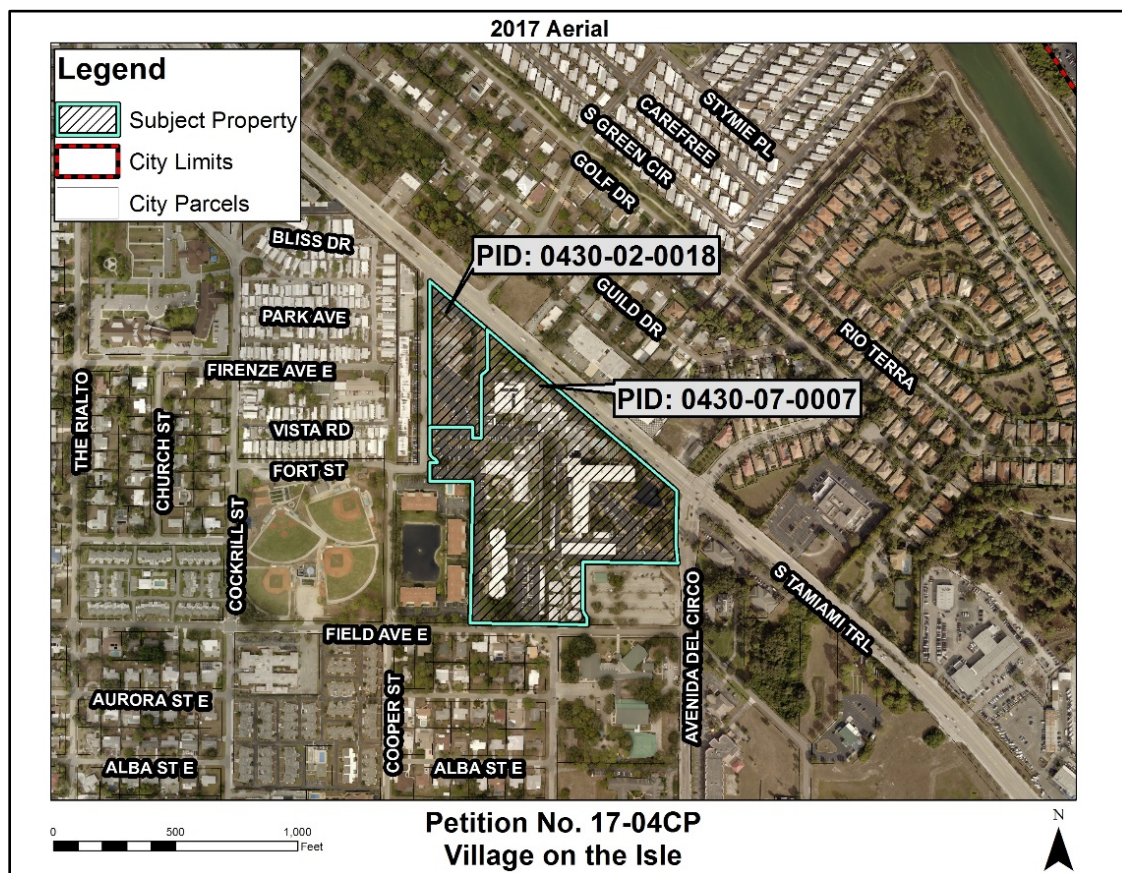
### III. SUBJECT PROPERTY / SURROUNDING AREA INFORMATION

#### Subject and Surrounding Property Information:

The VOTI campus map amendment entails the property owned by VOTI as well as a portion of the Emmanuel Lutheran Church property that is proposed to become part of the VOTI campus. Therefore, the subject properties for the petition, as shown in Map 1, are VOTI and Emmanuel Lutheran Church. The two properties have a combined area of 18.1 ± acres of which approximately 15.6 acres is proposed to have a VOTI campus designation.

The subject properties are generally located south of U.S. 41 Business and west of Avenida Del Circo. Vehicular access to the properties is provided by U.S. 41 Business, Avenida Del Circo, Field Avenue and Plaza Mayor.

**Map 1: Aerial**



Existing uses and the future land use designation of surrounding properties are provided in the Table 1 on the next page.

**Table 1: Designations of Subject and Surrounding Properties**

<b>Direction</b>	<b>Existing Land Use(s)</b>	<b>Future Land Use Map Designation(s)</b>
<b>North</b>	U.S. 41 Business and various commercial uses and vacant land across U.S. 41 Business	Southern Gateway Corridor (Planning Area C)
<b>West</b>	Church offices, multi-family residential and mobile home park	Medium Density Residential
<b>South</b>	Single-family and multi-family residential, church and church parking lot	Low Density Residential, Medium Density Residential and Institutional-Professional
<b>East</b>	Church parking lot and professional offices	Southern Gateway Corridor (Planning Area C)

**Future Land Use:**

As indicated in Section 1 of the staff report, VOTI property has two future land use designations. First, as shown on Map 2 on the next page, the Emmanuel Lutheran Church has an Institutional-Professional future land use map designation and VOTI has Institutional-Professional and Medium Density Residential future land use map designations. The proposed comprehensive plan amendment does not change the subject property's current land use map (Map FLUM-1) designations.

VOTI also has a campus designation which is depicted on Map FLUM-24. Map 3 on page 6 shows the existing VOTI campus boundary.

The VOTI campus designation provides policy that guides the growth and development of the VOTI campus. Policy 19.1 provides the following planning intent for the VOTI campus:

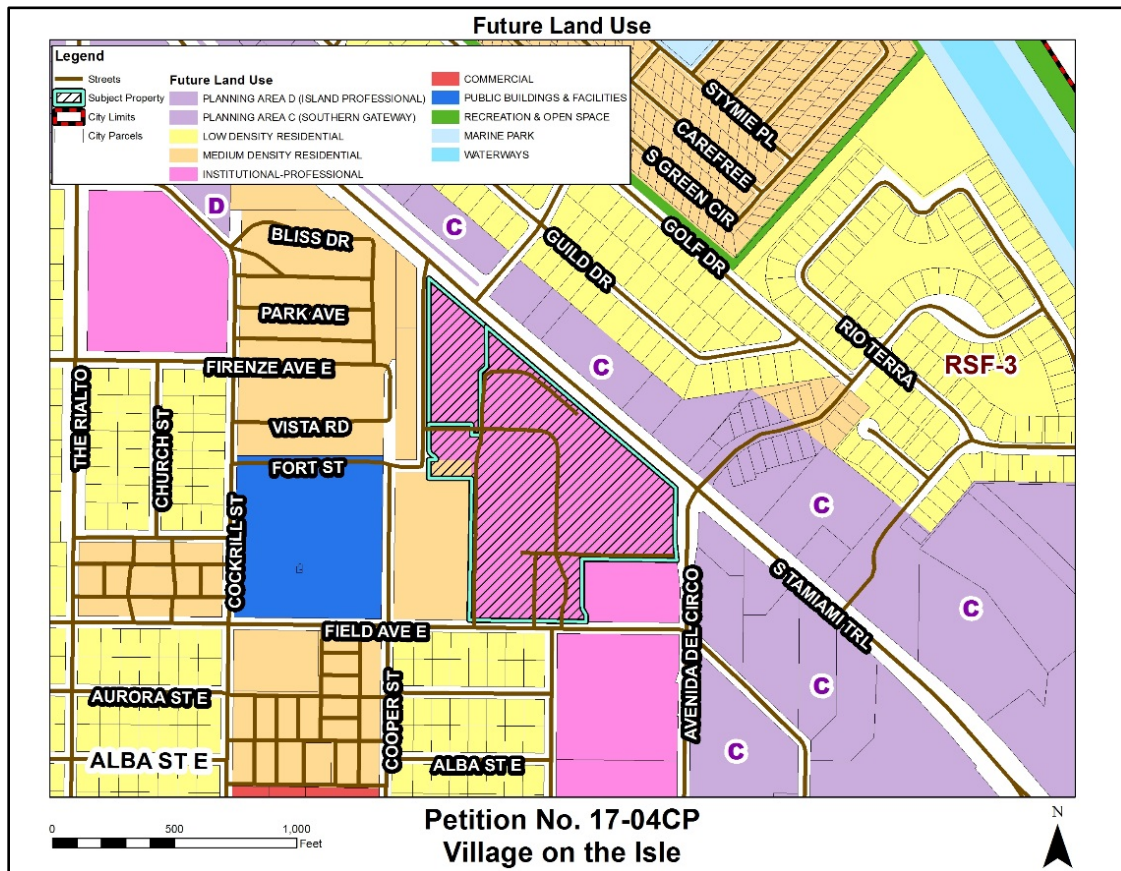
*The City of Venice recognizes the full range of residential, community and social services provided by Village on the Isle (VOTI) and its unique situation in the community requires special development and redevelopment standards. In order to establish this use as a targeted location in support of the City's Venice Strategic Plan 2020, which calls for an expansion to the range of housing and services available to serve the needs of the community, the following standards are established to permit the continued operation and renovation of VOTI's development program including: assisted living, independent living, skilled nursing facilities and services, community services, adult day care, and related health care services and facilities.*



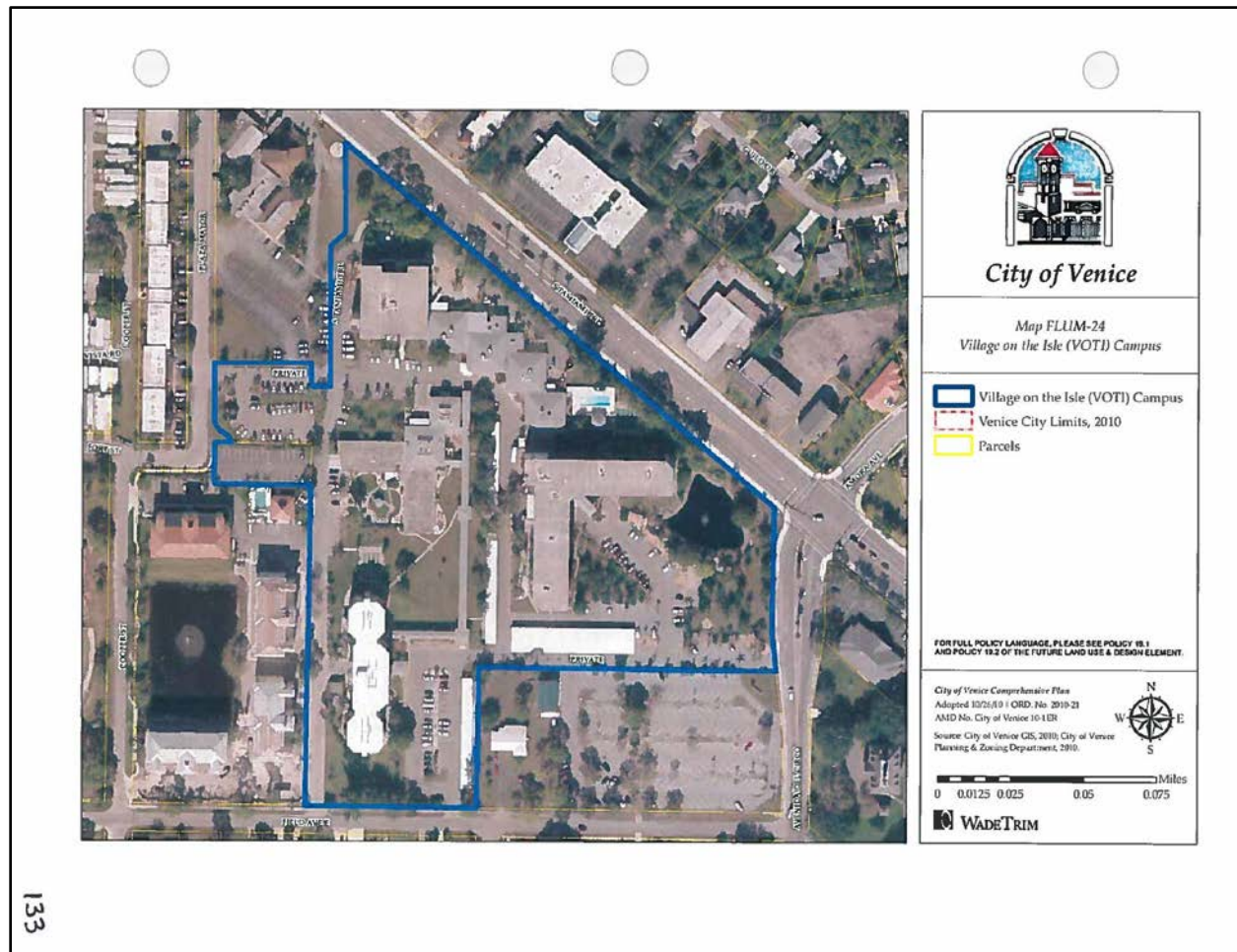
Policy 19.2 provides the following Village on the Isle development standards:

- **Maximum Residential Density** – The maximum residential density range shall be up to 18 dwelling units per acre for independent living facilities, 30 units per acre for assisted living facilities with individual kitchen facilities, and 55 units per acre for assisted living facilities without individual kitchen facilities.
- **Non-Residential Uses** – The total square footage in the campus is limited to a maximum floor area ratio (FAR) of 4.0.
- **Maximum Building Height** – Maximum height for new construction is limited to the height of existing VOTI structures. Additional allowances are provided for additional height necessary for building appurtenances and for the renovation or expansion of existing campus facilities.
- **Parking** – VOTI uses may reduce their overall parking requirements upon review and approval of a parking study and may also use shared parking facilities.
- **Architectural Design Style** – Facilities and structure on the VOTI campus may reflect the existing architectural design character predominate on the site or parent facility.

**Map 2: Future Land Use Map (Map FLUM-1)**



### Map 3: Existing VOTI Campus (Map FLUM-24)



## IV. PLANNING ANALYSIS

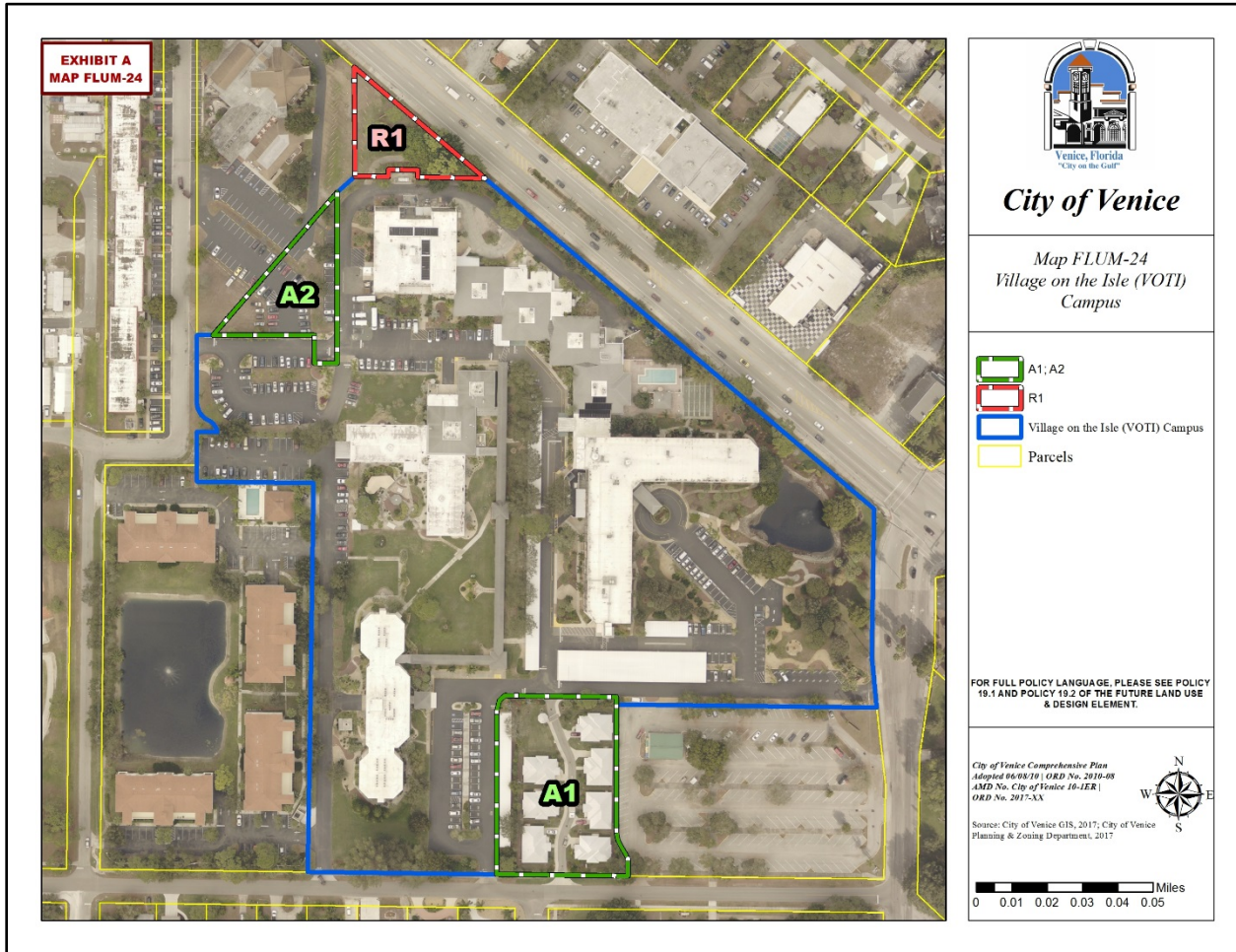
### Analysis of the Proposed Comprehensive Plan Amendment.

The proposed comprehensive plan amendment, if approved, will result in the amendment of the VOTI Campus Map FLUM-24. Map 4 on the next page shows the proposed map amendment which adds 0.98 acres to the VOTI campus. Specifically, the amendment includes the following three changes to the map:

- Area A1 – This is a 0.89-acre addition to the VOTI campus to include the “Cottages” parcel that was purchased by VOTI in 2012. In 2013, this parcel was developed with seven single-family detached independent living facilities.
- Area A2 – This 0.50-acre addition to the campus is being acquired by VOTI as part of a land swap with Emmanuel Lutheran Church.
- Area R1 – This 0.41-acre reduction to the campus area accounts for the land that is being acquired by Emmanuel Lutheran Church as part of the land swap with VOTI.



## Map 4: Proposed VOTI Campus (Map FLUM-24)



### Net Effect of the Proposed Future Land Use Map Amendment

The comprehensive plan establishes land use and density/intensity standards for each future land use map designation. The proposed future land use map amendment, which adds 0.98 acres of Institutional-Professional future land use designated land to the VOTI campus will have the effect of changing the allowed uses and development standards on the subject property. Table 2, provided on the following page, compares the allowed uses and development standards in the existing Institutional-Professional designation and the VOTI campus designation.

It is important to keep in mind that the Institutional-Professional future land use map designation of the subject property does not change with the proposed amendment. What will change is that the policies associated with the VOTI campus will be applied to the subject 0.98 acres resulting in an increase in development potential.

**Table 2: Allowed Uses and Development Standards in the Existing & Proposed Future Land Use Designations**

<b>Future Land Use Map Designation</b>	<b>Existing Institutional-Professional Map FLUM-1 Future Land Use Map Designation</b>	<b>Proposed Village on the Isle (VOTI) Campus Map FLUM-24 Designation</b>
<b>Allowed Uses</b>	Business and professional offices, educational, governmental, religious and health facilities and other non-residential uses.	Assisted living, independent living, skilled nursing facilities and services, community services, adult day care, and related health care services and facilities
<b>Maximum Density (By Right)</b>	9 units per acre	Independent Living – 18 units/acre Assisted Living Facilities: w/ kitchen facilities: 30 units/acre w/o kitchen facilities: 55 units/acre
<b>Maximum Floor Area Ratio (FAR)</b>	0.5	4.0
<b>Maximum Building Height (New Construction)</b>	No maximum building height standard	Height of existing VOTI structures

The net effect of the proposed amendment is to add 0.98 acres of land with an Institutional-Professional future land use map designation to the VOTI campus. If approved, the supplemental Village on the Isle development standards will be applied to the subject 0.98 acres of land. Generally, the proposed amendment reduces the allowable uses on the 0.98 acres of land to special needs housing and associated health and community services. Currently, the 0.98 acres of land is not subject to a maximum building height restriction; the proposed amendment would establish a maximum building height standard for the subject area. Table 3 applies the maximum density and intensity allowed under the existing and proposed designations to the subject area.

**Table 3: Maximum Density and Intensity under Existing and Proposed Designations**

<b>Future Land Use Designation</b>	<b>Residential Development</b>	<b>Non-Residential Development</b>
Existing Institutional-Professional	9 Dwelling Units	21,344 sq. ft.
Proposed VOTI Campus	18 Independent Living Units	170,756 sq. ft.
Difference	+ 9 Units	+ 149,412 sq. ft.

In terms of allowable density and intensity, the proposed amendment has the net effect of adding nine dwelling units and 149,412 square feet of non-residential development.



## Impacts to the Comprehensive Plan

The proposed future land use map amendment will have a negligible impact on the comprehensive plan as a whole. Overall, a sufficient amount of undeveloped land remains in the city to accommodate anticipated growth. The proposed amendment facilitates an expansion of the VOTI campus which is designated by the 2010 Comprehensive Plan as an area of unique concern. Specifically, the proposed amendment implements Objective 19 of the Future Land Use & Design Elements which calls for the growth and development of such areas of unique concern to continue to provide the community with special needs housing and associated community and healthcare services.

The proposed development does increase the maximum development potential under the 2010 Comprehensive Plan by nine dwelling units or 149,412 square feet of non-residential development. The public facility impact of this increased development potential was evaluated to determine if the city would be able to maintain minimum adopted levels of service if the proposed amendment was approved. The city departments responsible for maintaining the public facilities of wastewater, potable water, stormwater, solid waste and parks all found that with the increased development potential, the city would be able to maintain minimum levels of service.

Regarding the proposed amendment's impact on roadways, a planning level analysis was conducted on U.S. 41 Business and Avenida Del Circo, the two thoroughfare roadways adjacent to the VOTI campus. The analysis estimated the traffic generation from 149,412 square feet of medical/dental offices (the allowed land use with the greatest traffic generation rate) and applied 100% of the estimated traffic on the two thoroughfare roadways to evaluate the additional traffic's impact on adopted minimum levels of service. Table 4 shows, accounting for maximum traffic impact associated with the proposed amendment, U.S. 41 Business and Avenida Del Circo will maintain minimum adopted levels of service.

<b>Traffic Factors</b>	<b>U.S. 41 Business Airport Ave. to San Marco Dr.</b>	<b>Avenida Del Circo Airport Ave. to U.S. 41 Bus.</b>
Existing P.M Peak Hour Trips	1,767	386
Estimated Added P.M. Peak Hour Trips	533	533
Total Estimated P.M. Peak Hour Trips	2,300	919
Adopted Service Volume	3,580	1,264

While the table indicates the minimum adopted levels of service will be maintained on the evaluated roadways, it is important to note that most of the land being added to the VOTI campus is already developed. As such, the above represents a conservative traffic analysis.

## Land Development Code-Specified Review of Comprehensive Plan Amendments

Section 86-33(5) of the Land Development Code directs planning and zoning staff in its review of a comprehensive plan amendment application. The code provision specifies that:

*This review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment's consistency with the applicable requirements of F.S. ch.163.*

### **Consistency with the Comprehensive Plan and Other Relevant City Ordinance, Resolutions or Agreements**

It can be confirmed that the proposed amendment has been processed consistent with the requirements to amend the City's Comprehensive Plan found in the Introduction of the plan that indicates the following:

*From time to time it will be necessary to amend the Comprehensive Plan to keep up with changing conditions; to comply with State mandated updates and evaluations, to achieve implementation of the Plan and to provide citizens and affected parties a means of recourse to participate in the City's Comprehensive Plan Program. All amendments to the Comprehensive Plan shall, as a minimum, comply with the advertising requirements as prescribed by Part II, Chapter 163 F.S. and by City Ordinance, as amended. Any action which requires that a change be made to any of the maps, text, figures, tables or charts and any other change having the effect of altering the use of land as prescribed by the Plan shall be deemed to require a Comprehensive Plan amendment. Plan amendments may be initiated by elected bodies, public agencies, appointed officials, advisory boards, public, semi-public or private utilities, individuals and groups, or any other affected person or combinations thereof.*

It can also be confirmed that the City of Venice Comprehensive Plan notification requirements for small-scale development amendments, which requires the applicant to provide notification to adjacent property owners in the manner specified, has been accomplished by the applicant.

Regarding the substantive review of the proposed amendment, the comprehensive plan provides limited policy by which to evaluate future land use map amendments. The proposed amendment facilitates an expansion of the Village on the Isle campus which is designated by the 2010 Comprehensive Plan as an area of unique concern. Specifically, the proposed amendment implements Objective 19 of the Future Land Use & Design Elements which calls for the growth and development of such areas of unique concern to continue to provide community with special needs housing and associated community and healthcare services.

Staff is not aware of any city ordinance, resolution or agreement which is directly relevant to the proposed amendment. As such, the proposed comprehensive plan amendment is not in conflict with or inconsistent with any city ordinance, resolution or agreement.

### **Effect of the Proposed Amendment Upon the Financial Feasibility of the Comprehensive Plan.**

The proposed future land use map amendment is located in an area of city in which adequate public facilities and services are already in place. The proposed amendment is not expected to require the expenditure of public funds related to public facilities and services. Table 3 on page 8 shows the maximum increased development potential resulting from the proposed amendment. The impact of the increased development potential on all public facilities that have a minimum adopted level of

service have been evaluated and it has been determined that the city will be able to maintain adopted levels of service if the amendment is approved.

The proposed expansion of the VOTI campus is expected to increase the level property tax revenue generated from the campus. The additional revenue may allow the city to enhance or expand public facilities and services.

Based on the above analysis, the proposed amendment is not expected to have a negative effect on the financial feasibility of the comprehensive plan.

### **Proposed Amendment's Consistency with the Applicable Requirements of F.S. ch.163.**

Due the size of the subject property (being less than ten acres in size), Section 163.3187 classifies the proposed comprehensive plan amendment as a small-scale map amendment. This is the third small-scale comprehensive plan amendment in the 2017 calendar year and the cumulative total for the two previous and the subject small-scale comprehensive plan amendments is 17.97 ± acres, well below the 120-acre maximum in a calendar year. Section 163.3187(4) specifies that comprehensive plans may only be amended in such a way as to preserve the internal consistency of the plan pursuant to Section 163.3177.

Three statutory provisions in Section 163.3177 specify how amendments to the future land use element and future land use map are to be evaluated. The three statutory provision which are evaluated below are Sections 163.3177(6)(a)2, 163.3177(6)(a)8 and 163.3177(6)(a)9.

#### Section 163.3177(6)(a)2 Florida Statutes.

The first of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below. A staff response is provided for each of the ten considerations.

2. *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*
  - a. *The amount of land required to accommodate anticipated growth.*

**Staff Response:** A sufficient amount of undeveloped and underdeveloped land remains in the city to accommodate anticipated growth. The expansion of the VOTI campus and the resulting development on the subject property will, in small measure, accommodate some the anticipated growth.

- b. *The projected permanent and seasonal population of the area.*

**Staff Response:** The proposed future land use map could result in the accommodation of a maximum of nine independent living units on the subject property. A sufficient amount of undeveloped and underdeveloped land remains in the city to accommodate anticipated growth based on projected permanent and seasonal population.

*c. The character of undeveloped land.*

**Staff Response:** Not applicable, the subject property is developed.

*d. The availability of water supplies, public facilities, and services.*

**Staff Response:** Based on the analysis provided on page 9, minimum levels of service for public facilities can be maintained if the proposed amendment is approved.

*e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*

**Staff Response:** The subject property is not located in an officially designated blighted area and there are no conforming uses on the subject properties.

*f. The compatibility of uses on lands adjacent to or closely proximate to military installations.*

**Staff Response:** Not applicable, there is no military installations near the subject property.

*g. The compatibility of uses on lands adjacent to an airport.*

**Staff Response:** The City of Venice Municipal Airport reviewed the Village on the Isle site and development plan application which is associated with the subject plan amendment and found the proposed improvements are not considered an obstruction constituting an airport hazard.

*h. The discouragement of urban sprawl.*

**Staff Response:** The future land use map amendment represents a discouragement of urban sprawl. See pages 13-15 for staff's determination, required by Section 163.3177(6)(a)9.b Florida Statutes, that the proposed amendment discourages the proliferation of urban sprawl.

*i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*

**Staff Response:** The proposed expansion of the VOTI campus will support the city's economic development goals.

*j. The need to modify land uses and development patterns within antiquated subdivisions.*

**Staff Response:** Not applicable, the subject property is not part of an antiquated subdivision.



Section 163.3177(6)(a)8 Florida Statutes.

The second of the three statutory provisions that provide direction on how plan amendments should be review is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below. A staff response is provided for each of the three considerations.

8. *Future land use map amendments shall be based upon the following analyses:*

a. *An analysis of the availability of facilities and services/(Level of Service Analysis for Public Facilities).*

**Staff Response:** The City of Venice Comprehensive Plan establishes Level of Service standards for the following public facilities:

- Potable water
- Wastewater
- Parks and public spaces
- Stormwater
- Solid Waste
- Transportation/Roadways
- Schools

Table 3 on page 8 shows the maximum increased development potential resulting from the proposed amendment. The impact of the increased development potential on all public facilities that have a minimum adopted level of service have been evaluated and it has been determined that the city will be able to maintain adopted levels of service if the amendment is approved.

b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

**Staff Response:** The proposed future land use map amendment is intended to facilitate an expansion of the existing VOTI campus. The subject property is suitable for the comprehensive plan amendment based on a review of the following considerations.

- The subject property was first developed in 1982 followed by various subsequent improvements. Site improvements (buildings, asphalt and other impervious surfaces) occupy much of the campus area; see Exhibit A, City of Venice Soil Types Map which identifies the underlying soil types.
- The topography of the site is flat, there appears to be no significant upland habitat on site.
- There are no structures on the property listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

**Staff Response:** Urban uses already exist on the subject property and are accounted for by the comprehensive plan regarding the amount of land designated for future planned uses. The proposed

future land use map amendment is intended to facilitate an expansion of the VOTI campus that will facilitate implementation of the comprehensive plan. In doing so, the future land use map amendment achieves the following goals and requirements of Section 163.3177 Florida Statutes.

- Section 163.3177(6)(a)(2)(h) – The discouragement of urban sprawl.
- Section 163.3177(6)(a)(3)(g) – Provide for the compatibility of adjacent land uses.
- Section 163.3177(6)(a)3.h – Implementation of a mixed use development.

Section 163.3177(6)(a)9 Florida Statutes.

The final statutory provision that provides direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)9 Florida Statutes which specifies that any amendment to the future land use element shall discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9b provides a procedure to determine if a plan amendment discourages the proliferation of urban sprawl that reads as follows:

*b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

**Staff Response:** The VOTI campus is developed. The proposed expansion of the VOTI campus will facilitate the development of new special needs housing and associated healthcare facilities. Any future redevelopment project will be required to obtain all necessary city, county, state and federal environmental permits for the protection of natural resources and ecosystems.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

**Staff Response:** The subject property is currently served by public facilities and services; the expanded VOTI campus will continue to be served by those facilities and services in an efficient and cost-effective manner.

- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

**Staff Response:** The proposed amendment provides for compact development and a mix of uses. The VOTI campus allows maximum densities of 18 units per acre for independent living facilities, 30 unit per acre for assisted living facilities with kitchen facilities, 55 units per acre for assisted living facilities without kitchen facilities, and a maximum Floor Area Ratio (FAR) of 4.0. Mixed-use development is allowed on the VOTI campus and the proposed expansion includes the development of additional independent living units and a new skilled nursing facility. The allowed densities and intensities of the VOTI campus support a multimodal transportation system, which in this case will include pedestrian, bicycle and transit trips to various Venice Island locations and beyond.

*IV. Promotes conservation of water and energy.*

**Staff Response:** Water and energy conservation measures may be incorporated into the proposed redevelopment project.

*V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

**Staff Response:** The subject property is a fully developed urban site; there are no agricultural areas or activities to preserve.

*VI. Preserves open space and natural lands and provides for public open space and recreation needs.*

**Staff Response:** The subject property is currently developed with no preserved upland open space and natural resources and no provision of public open space and recreation. The future land use map amendment will not change those conditions.

*VII. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

**Staff Response:** The proposed amendment represents an expansion of an existing special needs housing needs community and the proposed campus expansion can be viewed as a response to demands of the residential population for special needs housing.

*VIII. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

**Staff Response:** The proposed amendment is for property located in an urbanized area on Venice Island. The proposed VOTI campus expansion provides for uses, densities and intensities of uses which are urban and which result in an urban form of development. The VOTI campus allows maximum densities of 18 units per acre for independent living facilities, 30 units per acre for assisted living facilities with kitchen facilities, 55 units per acre for assisted living facilities without kitchen facilities, and a maximum floor area ratio of 4.0 for a variety of non-residential uses. Expansion of the VOTI campus will facilitate new development on the campus that will further its urban form.

## **V. SUMMARY FINDINGS**

Based on the planning analysis provided in Section IV of this report, sufficient information has been provided to allow the Planning Commission to make the following findings on the subject comprehensive plan amendment. The proposed comprehensive plan:

- 1. May be found consistent with the comprehensive plan and other relevant city ordinances, resolutions or agreements,*
- 2. Does not have a negative impact on the financial feasibility of the comprehensive plan, and*
- 3. May be found in compliance with the applicable requirements of F.S. Chapter 163.*

## **VI. PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL**

Pursuant to Section 86-33(7), the Planning Commission, sitting as the local planning agency, shall hold an advertised public hearing on a proposed comprehensive plan amendment to review the amendment and provide recommendations to city council. The Planning Commission's recommendation shall be based, in part, on staff's planning analysis and findings related to the proposed comprehensive plan amendment. Section IV of this report includes a review of factors required by Section 86-33(5) of the Land Development Code and Florida Statutes Section 163.3177(6)(a) and provides the Planning Commission with competent and substantial evidence to support a recommendation to City Council.