

***Village on the Isle***  
***Emmanuel Lutheran Church***  
**Comprehensive Plan Amendment**  
**Petition No. 17-04CP**

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

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



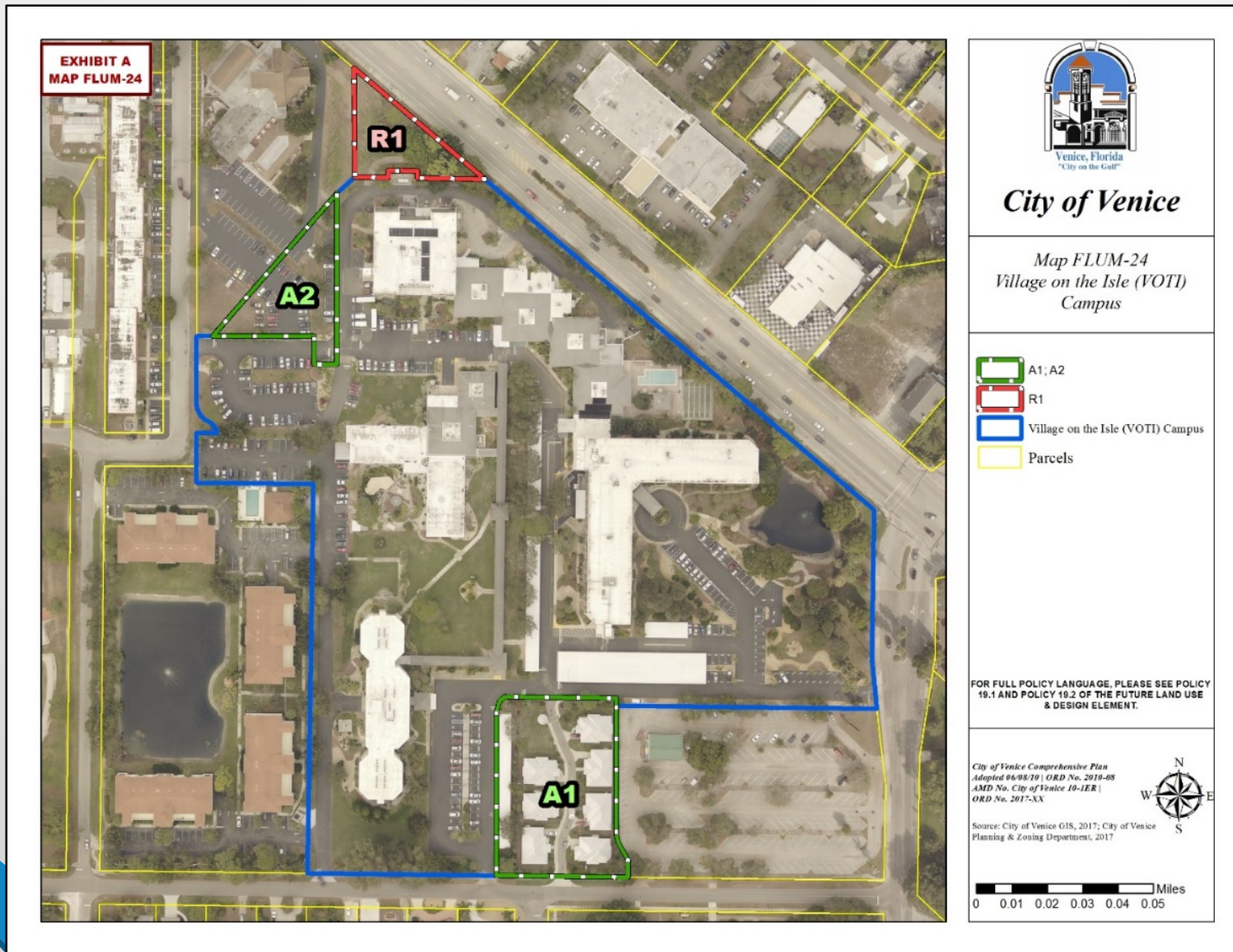
*We serve with PRIDE*

*Village on the Isle (VOTI)*  
*Emmanuel Lutheran Church (ELC)*

**Comprehensive Plan Amendment**  
**Petition No. 17-04CP**

**Request:** Amend the Village on the Isle (VOTI)  
Campus Map FLUM-24 to expand the  
VOTI Campus by 0.99  $\pm$  acres.

# Proposed Small-Scale Map Amendment







# Proposed Small-Scale Map Amendment

**EXHIBIT A  
MAP FLUM-24**



*City of Venice*

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


-  Village on the Isle (VOTI) Campus
-  Parcels

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 06/08/10 | ORD No. 2010-08  
AMD No. City of Venice 10-1ER |  
ORD No. 2017-XX*

Source: City of Venice GIS, 2017; City of Venice  
Planning & Zoning Department, 2017



 Miles  
0 0.01 0.02 0.03 0.04 0.05



**LEGEND**

- EXIST. PROPERTY LINE
- PROP. PROPERTY LINE
- PROP. COVERED WALKWAY
- EXIST. BUILDINGS
- PROP. BUILDINGS
- PROP. NEW PARKING AREA

**Map Labels:**

- COOPER STREET
- ISLAND PARK CONDOMINIUM
- EXIST. PROPERTY BOUNDARY
- EXIST. PROPERTY BOUNDARY RIGHT-OF-WAY
- EXIST. SNF BUILDING
- EXIST. MATTHEW HALL
- PHASE 1A LIMITS
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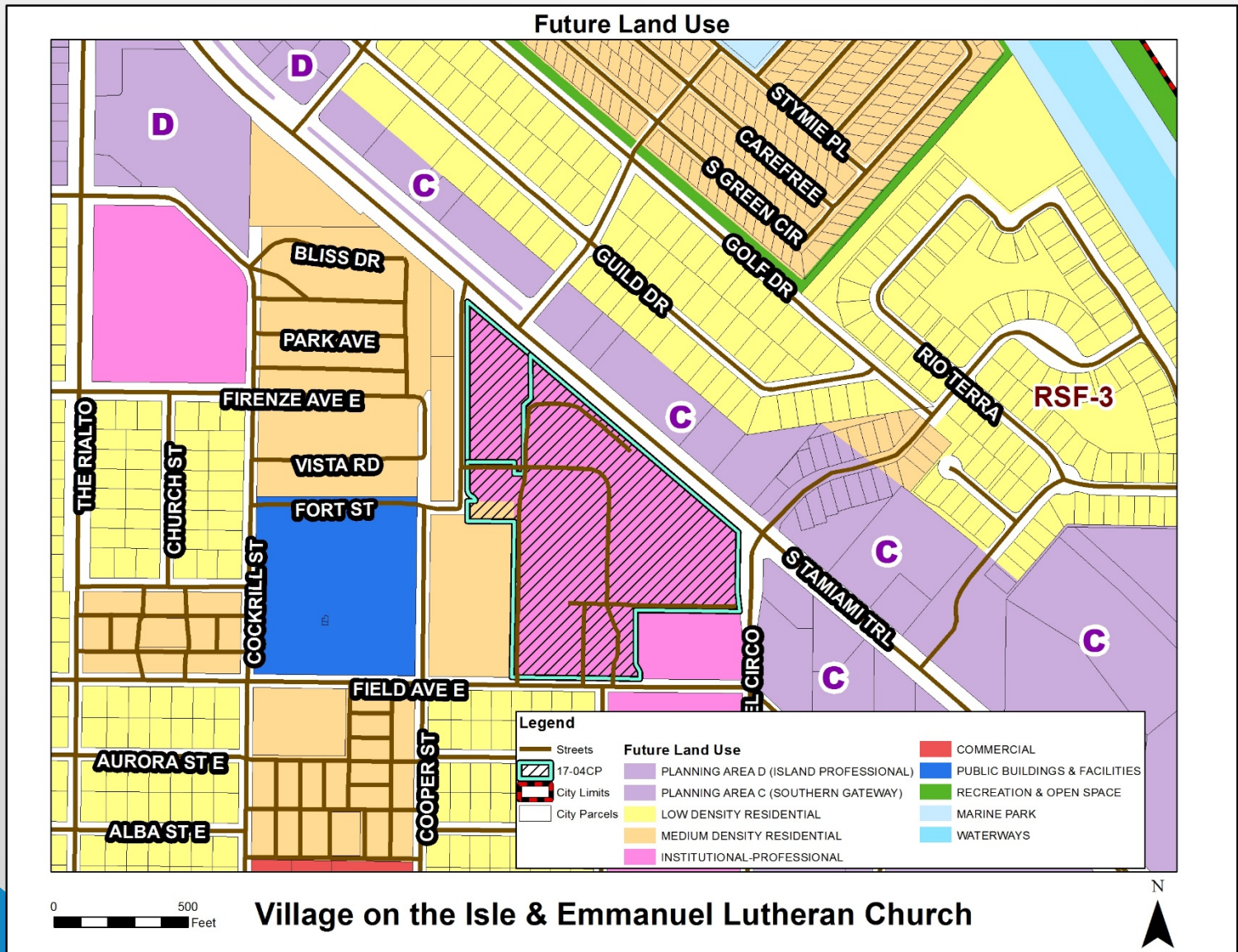


# Aerial Photograph/Existing Land Use





# Future Land Use Map



# Review of Plan Amendment

<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>	<b>Business and professional offices, educational, governmental, religious and health facilities and other non-residential uses.</b>	<b>Assisted living, independent living, skilled nursing facilities and services, community services, adult day care, and related health care services and facilities</b>
<b>Maximum Density (By Right)</b>	<b>9 units per acre</b>	<b>Independent Living – 18 units/acre Assisted Living Facilities: w/ kitchen facilities: 30 units/acre w/o kitchen facilities: 55 units/acre</b>
<b>Maximum Floor Area Ratio (FAR)</b>	<b>0.5</b>	<b>4.0</b>
<b>Maximum Building Height (New Construction)</b>	<b>No maximum building height standard</b>	<b>Height of existing VOTI structures</b>



# Review of Plan Amendment

<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.

# **Review of Plan Amendment**

**Section 86-33(5) of the Land Development Code specifies how a comprehensive plan amendment is to be reviewed.**

- Determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements**
- Assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan**
- Address the amendment's consistency with the applicable requirements of F.S. ch. 163**



# Summary Findings

- **Overall, the proposed amendment will have a negligible impact on the comprehensive plan**
- **Findings may be reached for each of the three considerations contained in Section 86-33(5)**