



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 Trall, 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

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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.

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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.

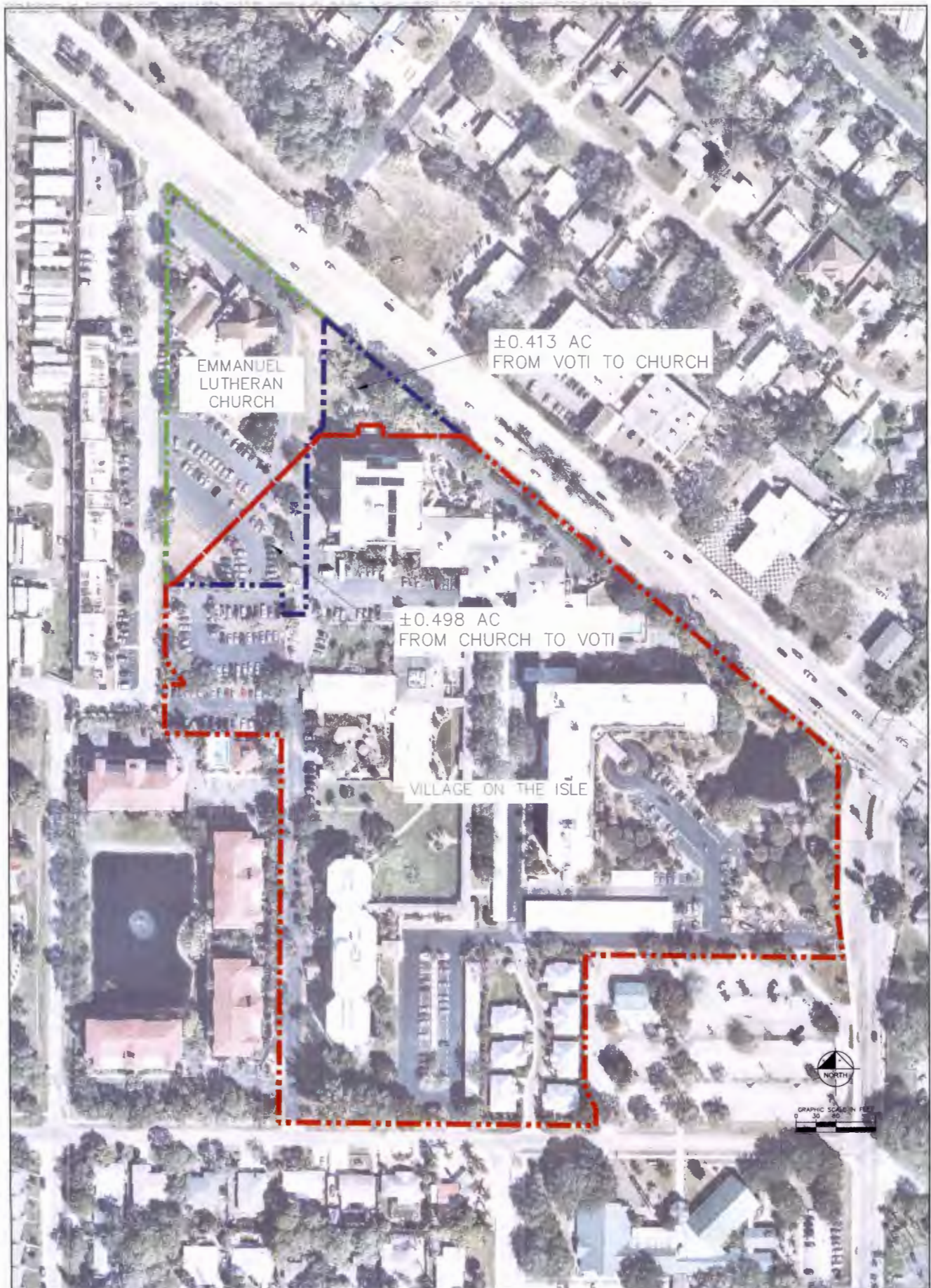
City of Venice Comprehensive Plan
Adopted 10/26/10 | ORD. No. 2010-21
AMD No. City of Venice 10-1ER

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: AS SHOWN DRAWN BY: J. H. H. H. CHECKED BY: J. H. H. H.	LICENSED PROFESSIONAL DEAN L. PAQUET, P.E. FLORIDA LICENSE NUMBER 59916	Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7800 WWW.KIMLEY-HORN.COM CA 01000000	SHEET NO. 1 OF 1 DATE: 1/18/17
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