



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

DEVELOPMENT SERVICES - PLANNING & ZONING
SPECIAL EXCEPTION APPLICATION

18 - 01 SE

SPECIAL EXCEPTION

Project Name: Tuscan Gardens of Venetia Bay
Parcel Identification No.: 0406110013
Address: 841 Venetia Bay Blvd., Venice, FL 34285
Parcel Size: 6.3 acres approximately
FLUM designation: Institutional-professional
Zoning Map designation: office professional institutional
Property Owner's Name: Tuscan Gardens of Venetia Bay Properties, LLC
Telephone: _____
Fax: _____
E-mail: _____
Mailing Address: 189 S. Orange Ave., Ste. 650, Orlando, FL 32801-36
Project Manager: n/a
Telephone: _____
Mobile / Fax: _____
E-mail: _____
Mailing Address: _____
Project Engineer : n/a
Telephone: _____
Mobile / Fax: _____
E-mail: _____
Mailing Address: _____
Project Architect: n/a
Telephone: _____
Mobile / Fax: _____
E-mail: _____
Mailing Address: _____

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

[Signature] AGENT 3-7-18

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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 (address the required findings for approval below)
- ☒ Public Workshop Requirements. Date held 12-21-17
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.

Required findings for approval. Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the comprehensive plan.
2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
3. Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
4. Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.
5. Utilities, with reference to location, availability and compatibility.
6. Screening and buffering, with reference to type, dimensions and character.
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
8. Required yards and other open space.
9. General compatibility with adjacent properties and other property in the district.
10. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

- ☒ Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces;
- ☐ Plans showing proposed locations for utility hookups;
- ☐ Plans for screening and buffering with reference as to type, dimensions and character;
- ☐ Proposed landscaping and provisions for trees protected by city regulations; and
- ☐ Proposed signs and lighting, including type, dimensions and character.

Fees

Application filing fee \$400.

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

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NARRATIVE TO SPECIAL EXCEPTION APPLICATION

On January 6, 2015, the City of Venice Planning Commission approved Special Exception Petition No. 14-6SE to allow the Applicant to build a 150 bed assisted living facility located at 841 Venetia Bay Boulevard in the Office Professional Institutional zoning district. The Special Exception further allowed the Applicant to reduce the minimum from 30 feet to 20 feet. The facility has been built and is now occupied by residents.

The Applicant now wishes to add forty eight (48) additional beds to the facility for a total bed count of 198. Section 86-90(e)(9) of the Land Development Regulations requires a minimum setback of fifty (50) feet for assisted living facilities exceeding 150 beds. The Applicant is requesting a special exception allowing the Applicant two code modifications. The first modification is to reduce the minimum front yard along Venetia Bay Blvd. from 50 to 21.1 feet, and the second modification is to reduce the minimum side yard along the eastern property line from 50 feet to 25.3 feet. The Applicant is not adding additional square footage to the facility or making any changes or additions to the exterior. The request would allow for additional beds to be placed in the existing units in the facility. More couples are moving into the facility thus a need for additional beds in the existing units.

Section 86-43(e) lists 10 criteria the planning commission shall consider when approving a special exception. The criteria are addressed below:

1. Compliance with all applicable elements of the comprehensive plan.

Strategy LU 1.2.4.b – Institutional-Professional

1. Provides areas within the City for professional offices, educational, healthcare, religious or similar uses.

Response: Tuscan Gardens is located in the future land use designation of Institutional-Professional and operates as an assisted living facility.

Intent LU 4.1 – Land Development Code and Transition Strategies – The City realizes that certain Policies adopted in the 2010 City of Venice Comprehensive Plan have been amended which included regulatory language and served as the basis for development applications.

Response: This facility is located in the former Northern Gateway Corridor. And met the maximum building height requirement and the required architectural Type of Northern Italian Renaissance

Policy 8.2 Land Use Compatibility Review Procedure Paragraphs A-N.

Response: All requirements were met when the facility was built in 2015-2016. No new buildings will be constructed and there will be no changes to the exterior of the building. This project was found in compliance with Policy 8.2 at the time of approvals therefore it is still in compliance will Policy 8.2.

Strategy TR 1.2.2 – Roadway Level of Service Standards. The City shall adopt and seek to maintain a LOS standard of “D” for peak hour conditions for all roadways within the City.

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Response: The current LOS for Venetia Bay Boulevard and US 41 Bypass is C. The requested additional beds will nominally affect the LOS of Venetia Bay Boulevard and US 41 Bypass therefore this strategy is met.

Intent HG 1.4 – Special Needs Housing—The City of Venice supports the provision of special needs housing and is committed to providing a range of safe and affordable housing options to address the City’s special needs population.

Response: Tuscan Gardens provides housing for assisted living residents and those persons requiring memory care services. Twenty percent of their units are set aside for residents needing financial assistance.

Vision IN 1 – The City will provide public infrastructure services that meet the needs of the current and future populations.

Response: The addition of 48 beds in the existing facility will have a nominal effect on the infrastructure needs

Section IV – ELEMENTS – GATEWAY NEIGHBORHOOD

Tuscan Gardens is located in the Gateway Neighborhood and has Future Land Use of Institutional Professional. The following Elements from the Gateway Neighborhood section of the Comprehensive Plan are applicable to this application

Strategy TR-GW 1.1.7- Parking

The City will evaluate and update its current parking standards using best management practices such as Transportation Demand Management and availability of parking facilities and transit opportunities. The City will ensure that these areas have adequate parking facilities for existing and new development through the consideration and use of various means, including:

- A. On and off-site parking facilities
- B. On and off-street parking facilities
- C. Public and private parking facilities
- D. Surface and structures parking facilities
- E. Shared use and single use parking facilities
- F. Specific use parking demand analysis
- G. Alternative modes of transportation

Response: There will not be any additional parking added to the facility and no modifications to the existing parking areas.

Strategy TR-GW 1.1.8- Pedestrian and Bicycle Connectivity

The City shall facilitate pedestrian and bicycle connectivity from the Neighborhood to the Legacy Trail and trail head.

Response: Tuscan Gardens of Venetia Bay has been working with Sarasota County on the easement for the Legacy Trail. Currently we have a meeting scheduled on June 11, 2018 with Sarasota County to discuss the open items on the granting of the easement. It should be noted that during the construction period and during the initial startup, Sarasota

County was not actual moving forward on the easement. We will provide more detailed information as needed on this item.

Open Space:

Strategy OS-GW 1.1.9- Functional Open Spaces

The City will continue to coordinate with Sarasota County to promote and enhance the Legacy Trail and City's Venetian Waterway Park. The City will investigate development opportunities for those properties located between the Waterway Park and private lands fronting Seaboard Avenue which could further enhance Functional Open Space within this Neighborhood.

Response: See Response above.

Strategy OS-GW 1.1.10- Open Space Enhancement

The City shall focus first on connectivity to the Legacy Trail and trail head as well as adding new amenities within existing parks and trails.

Response: See Response above.

Infrastructure:

Strategy IN-GW 1.1.11- Identified Enhancements

The City recognizes the need for increased stormwater controls and measures, parking, and streetscape improvements to maximize the utilization of properties in the Neighborhood.

Response: The Applicant will not be adding any new buildings or parking so Identified Enhancements is not applicable.

Based on the above criteria this project is consistent with the City of Venice Comprehensive Plan.

2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of a fire or catastrophe.

Response: There will not be any new structures on the site and the automotive and pedestrian ingress and egress, traffic flow and control and access in case of fire or catastrophe will remain unchanged.

3. Off-street parking and loading area, where required, with particular attention to the items listed in subsection (e) (2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Response: There will be no change to off-street parking and loading areas. The grant of the special exception will not affect the adjoining properties.

4. Refuse and service areas, with particular reference to the items listed in subsections (e) (2) and (e) (3) of this section.

Response: The refuse and service areas will remain unchanged and the adjoining properties which will not be affected by the grant of this special exception.

5. Utilities, with reference to location, availability and compatibility.

Response: Utilities are available and compatible with adjacent properties.

6. Screening and buffering, with reference to type, dimensions and character.

Response: Screening and buffering are shown on the site and development plan but will remain unchanged.

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Response: The sign and exterior lighting will remain unchanged and the grant of this special exception will have no effect on the occupants of the buildings and properties in the district.

8. Required yards and other open space.

Response: There is sufficient open space on the property and all other setbacks and required yards will be in compliance with the Land Development Code.

9. General compatibility with adjacent properties and other property in the district.

Response: Two of other buildings in the Northern Gateway Corridor are leased to financial and medical professionals with the remaining building used as a hotel. The current facility is compatible with the other uses.

10. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Response: N/A

For these reasons the applicant respectfully requests approval of this Special Exception Application.