



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

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

14 - 04 SP.1

**SITE PLAN AMENDMENT**

**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

**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 3/29/18

Revised 12/10

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# APPLICATION CHECKLIST

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

- ☒ **Statement of ownership and control.** Include copy of property deed or County tax statement.
- ☒ **Agent authorization letter.** Agent authorization letter listing project engineer, architect, planner, and other design professionals must be signed by the property owner and submitted with the application.
- ☒ **Legal Description and signed and sealed Survey of Property.**
- ☒ **Narrative.** Provide a detailed narrative describing purpose of petition and intended use of property.
- ☐ **Deed Restrictions (§ 86-49(b)(7)).** If common facilities and/or private streets are proposed, submit document(s) addressing how common facilities are to be provided and permanently maintained. *N/A*
- ☒ **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.
- ☒ **Comprehensive Plan Consistency.** Confirm consistency with all applicable elements of the City's Comprehensive Plan.
- ☐ **Concurrency Application and Worksheet.** Signed, sealed and dated.  
If a traffic study is required, submit 3 copies of the study (3 signed, sealed and dated).  
Electronic **hcs** files must be e-mailed to staff or submit 3 CDs. *N/A*

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

- ☐ **Site Plan Sheet.** Include all proposed improvements, buildings and structures, sidewalks, parking and transportation network, yards and open space.
  - ☐ Municipal address
  - ☐ FEMA Flood Zone designation and base flood elevation
  - ☐ Names of all existing and proposed public and private streets
  - ☐ Location of all sidewalks
  - ☐ Location of refuse and recycled materials enclosure.
- ☐ **Utility Plan Detail Sheet**
  - ☐ Potable water and wastewater main size and location
  - ☐ Water valve location
  - ☐ Manhole separation
  - ☐ Distance from water main to proposed building
  - ☐ Location of nearest fire hydrants
- ☒ **Paving and Drainage Detail Plan Sheet**
  - ☐ Document addressing drainage concurrency by means of a certified drainage plan
  - ☐ Driveway dimensions and turning radius
- ☒ **Landscape Plan Sheet**
  - ☐ Tree survey
  - ☐ Detailed inventory of all proposed trees and plants by type and size
- ☒ **Signage.** Depict – by dimension – all ground and wall signage
- ☒ **Architectural Elevations.** Definitions for buildings in the development; and number of dwelling units, sizes and types, together with typical floor plans of each type. *N/A*

## Fees

Application filing fee \$2,300 (major) or \$533 (minor).

Transportation review fee will be billed to applicant and is not included in application fee.

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 SITE & DEVELOPMENT PLAN 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 yard 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 yard setback of fifty (50) feet for assisted living facilities exceeding 150 beds. Concurrent with this Site & Development Plan Application, 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.

### **COMPREHENSIVE PLAN CONSISTENCY**

#### 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 with 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.

**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.**

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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 actually 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.

For these reasons the applicant respectfully requests approval of this Site & Development Plan Application.