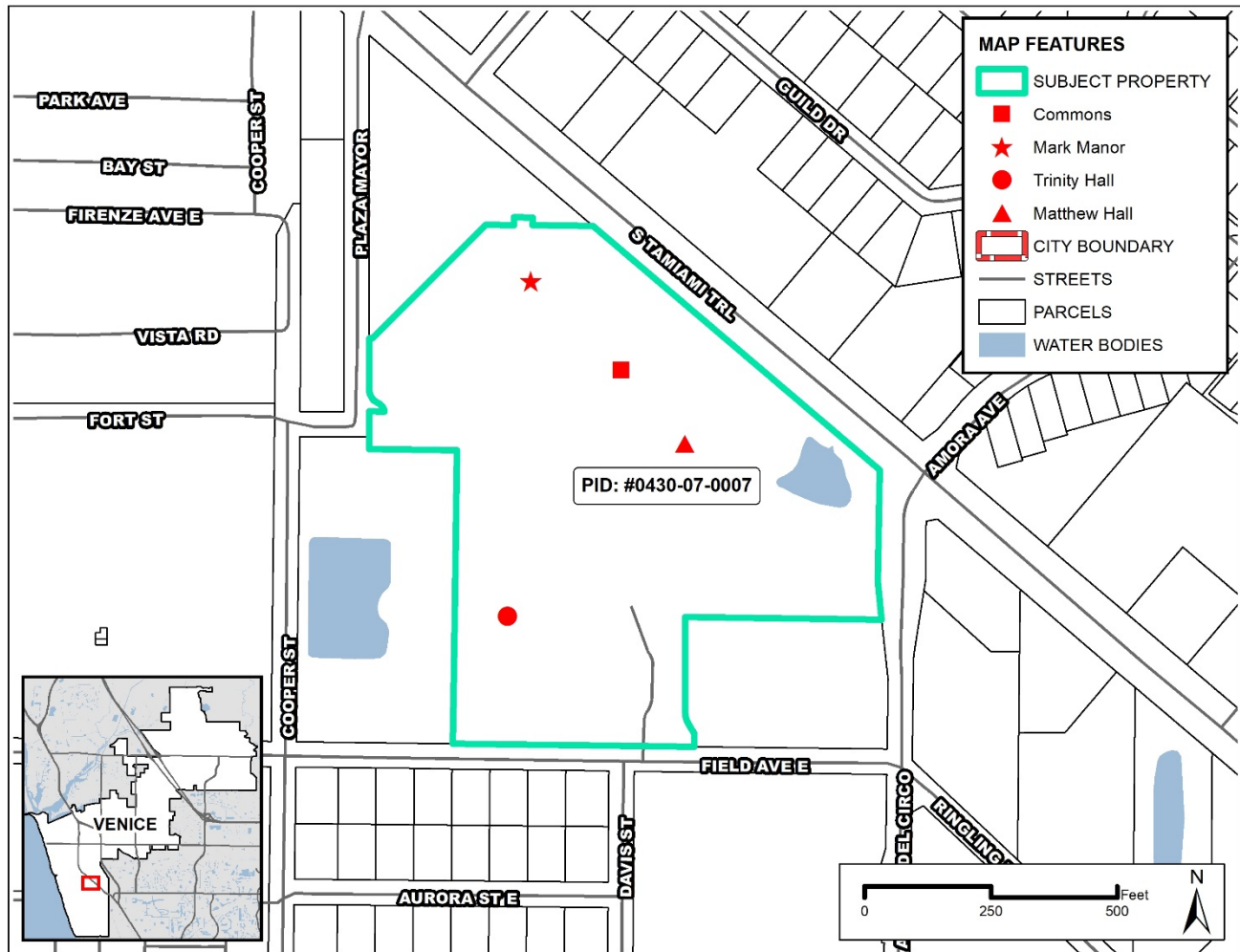




VILLAGE ON THE ISLE SITE AND DEVELOPMENT PLAN AMENDMENT STAFF REPORT

July 2, 2019

19-17SP



PETITION NO.: 19-17SP Village on the Isle – Mark Manor Renovation

REQUEST: The proposed amendment is to renovate the existing Mark Manor building on the Village on the Isle (VOTI) site to provide consistency with the recently approved architectural style for three new buildings.

GENERAL DATA

Owner: Joel Anderson, CEO, VOTI **Agent:** Dean L. Paquet, P.E., Kimley-Horn & Assoc.

Address: 920 S. Tamiami Trail **Property ID:** 0430070007

Property Size: 15.61 acres \pm

Future Land Use: Mixed Use Corridor

Neighborhood: Island Neighborhood

Existing Zoning: Office, Professional and Institutional (OPI)/Venetian Urban Design (VUD)

Application Date: April 26, 2019

ASSOCIATED DOCUMENTS

A. Application Information

I. FINDING

Based on the submitted application materials, staff analysis, and conclusions from this staff report, staff provides the following summary finding on the subject petition:

- **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan & Land Development Code):**
Based on the limited request of the petition to bring existing structures into compliance with the City's requirements and to provide design consistency across the VOTI campus, it is apparent that no inconsistencies are being created with either the Comprehensive Plan or the Land Development Code.

II. PROJECT DESCRIPTION

The aerial photograph below shows that the subject property and the location of the Mark Manor building. The Village on the Isle (VOTI) property is located on the southern portion of the island and is developed in a campus style. In 2017, VOTI submitted multiple land use applications for the construction of various improvements on the site. Also included was a land swap with the adjacent Lutheran Church that allowed for more efficient use of the land for both properties. The resulting project included modification to parking, stormwater, landscaping along with the addition of two new resident buildings and a skilled nursing facility. All petitions were eventually approved by either Planning Commission or City Council.

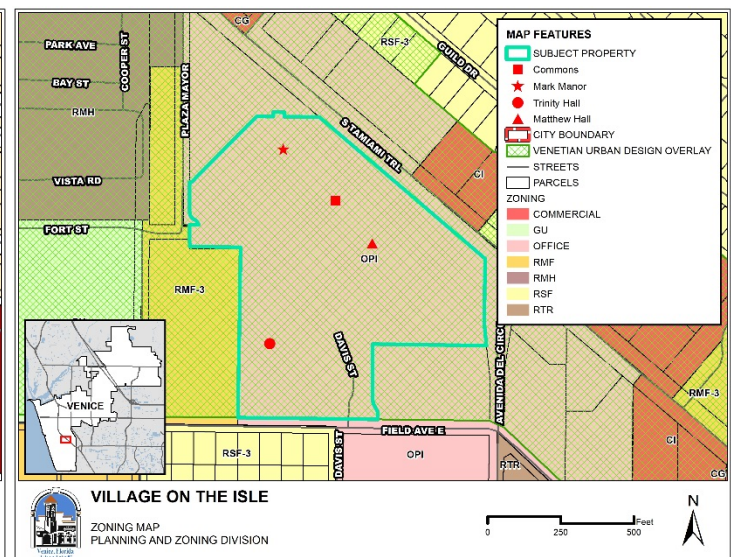
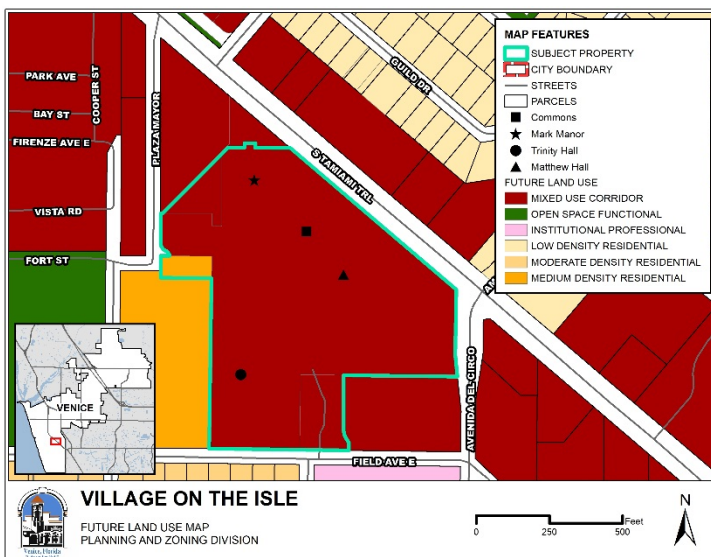
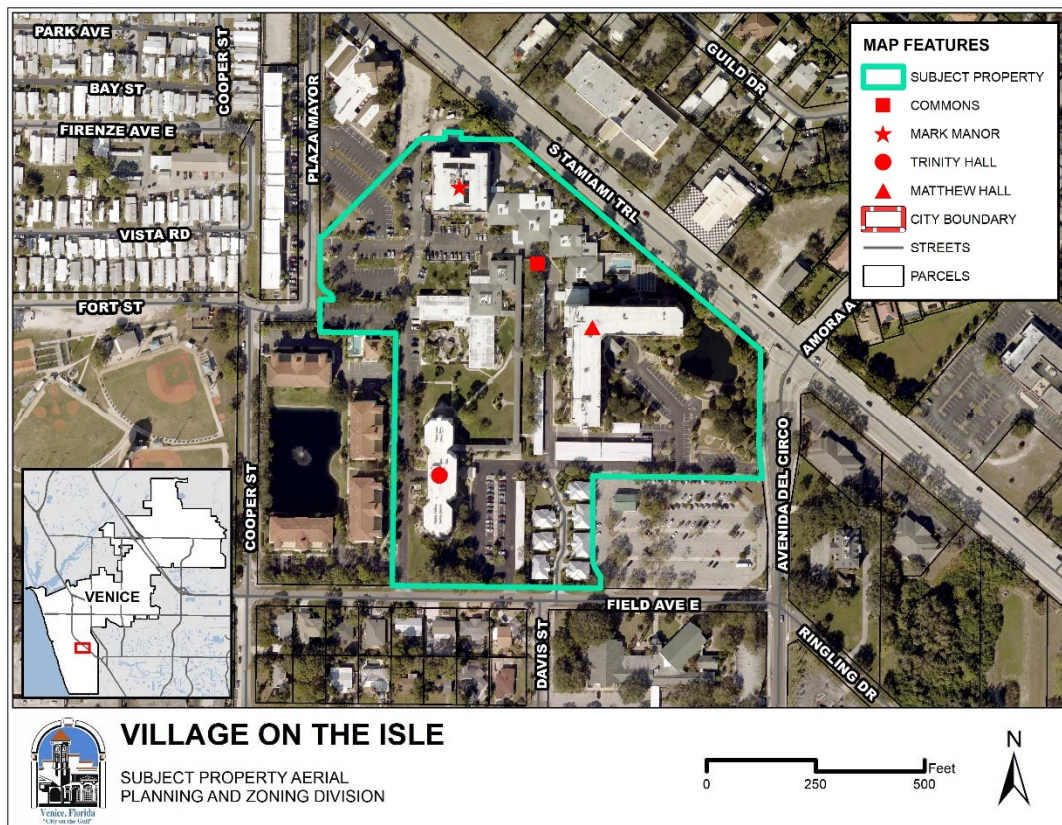
Due to the projects location within the Venetian Urban Design (VUD) overlay district, the architectural style of Northern Italian Renaissance for all structures is required to be confirmed and approved by Planning Commission. On December 5, 2017, Site and Development Plan Petition no. 17-09SP was approved by Planning Commission. This petition included all aspects of the project including architectural design. Other petitions moved forward to the City Council and were also eventually approved and the project is currently underway. A Certificate of Occupancy (CO) has recently been issued for one of the new buildings and a second building is anticipated to request a CO very soon.

During the construction of the new facilities, the ownership of VOTI expressed an interest in improving the existing Mark Manor building by including similar architectural enhancements to the exterior of the structure. The proposed improvements include hipped roof forms to replace the existing parapet walls that will be constructed with barrel tile consistent with the new buildings. In addition, faux balconies, awnings, terraces and a consistent color scheme are proposed to enhance the visual appearance of Mark Manor and to provide consistency between the existing and the new buildings. As Mark Manor was not included in the prior petition and Planning Commission's decision did not include this structure, the applicant has submitted the subject site and development plan amendment petition in order to obtain approval for the architectural design.

For Planning Commission's review, the applicant has submitted the approved color architectural elevations of the recently approved buildings and will be displaying the same material samples that were provided with the previous petition. The applicant has also indicated a desire to apply similar façade changes to the existing Matthew Hall, Trinity Hall, and the Commons area buildings. If Planning Commission provides approval for the proposed improvements to Mark Manor, the applicant is requesting that this approval include future similar enhancements to the other mentioned existing structures.

“The applicant is requesting approval of these future façade changes under the assumption and understanding that the proposed building elevations are similar in color, materials, and architectural features as those previously approved.

They have requested that as long as future building elevations/facades are consistent with those previously approved, as determined by Planning Staff, the future changes to the building facades do not need additional approval by Planning Commission.



Future Land Use and Zoning: The subject property has a Future Land Use of Mixed Use Corridor and is under the zoning designation of Office, Professional and Institutional with the Venetian Urban Design overlay district.



Existing architecture.



New architecture.

III. PLANNING ANALYSIS

Consistency with the Comprehensive Plan and Land Development Code

The petition has been reviewed for consistency with both the Comprehensive Plan and the Land Development Code (LDC). Extensive analysis was provided during the previous petitions that were submitted for Planning Commission and City Council consideration and all were approved based on this analysis along with other factors. Due to its standing in the community, the VOTI campus is identified in the City's Comprehensive Plan as an "area of unique concern" and Strategy LU-IS 1.1.6 in the Island Neighborhood provides for development and redevelopment rights in excess of those that would be permissible per the underlying land use.

Regarding the City's Land Development Code, the applicant has designed all proposed improvements consistent with the requirements of both the OPI and the VUD districts with the exception of approved VUD Waiver and Special Exceptions that facilitated the improvements proposed in the previous site and development plan.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan & Land Development Code):

Based on the limited request of the petition to bring existing structures into compliance with the City's requirements and to provide design consistency across the VOTI campus, it is apparent that no inconsistencies are being created with either the Comprehensive Plan or the Land Development Code.

IV. CONCLUSION

Planning Commission Determination

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Amendment Petition No. 19-17SP.