

8. Land Use Compatibility Analysis.

- a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:**

i. Land use density and intensity.

The Site and Development Plan is consistent with the approved Ordinance No. 2025-28 and Binding Master Plan showing up to 2,850,566 SF of development for Phases 1 and 2. This Site and Development Plan is not proposing a rezone to increase density or intensity. The purpose of this application is to remove existing parking to expand the IR-MRI building and the Inpatient Rehabilitation Pavillion of the existing SMH (Sarasota Memorial Hospital) site located adjacent to Interstate 75. This is not a new development and has no impact on existing neighborhoods.

ii. Building heights and setbacks.

This Site Development submittal is consistent with the City of Venice Land Development Regulations for the Planned Public Hospital District (PPH) that allows a maximum building height of 150 feet. Setbacks are determined by the approved Binding Master Plan contained within Ordinance No. 2025-28. The Site Development Plan is consistent with the setbacks of the Binding Master Plan.

iii. Character or type of use proposed.

As previously stated, this is not a new use on the subject property. This is a building expansion for an existing hospital.

iv. Site and architectural mitigation design techniques.

Ordinance No. 2025-28 contains standards on architectural control for SMH. The new buildings will adhere to these Controls and blend in with the existing hospital architecture.

- b. Considerations for determining compatibility shall include, but are not limited to, the following:**

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Single-family neighborhoods will not be affected as the project site is located within the southwest quadrant of Interstate 75 and Laurel Road. A hospital is a compatible use adjacent to an interchange.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

The proposed use is an ideal location for a hospital. The hospital already exists and no rezone application is proposed. A hospital is a compatible use adjacent to an interchange.

- iii. **The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.**

Not applicable.

- iv. **Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.**

This is not an application to increase the density or intensity of the project site.