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# **TEXT AMENDMENT PETITION NO. 25-27CP SARASOTA MEMORIAL HOSPITAL**

**Agent:** Jackson R. Boone, Esq., Boone Law Firm

**Owner:** Sarasota County Public Hospital District

# GENERAL INFORMATION

<b>Address:</b>	2600 Laurel Road E.
<b>Request:</b>	Proposed Rezoning to Planned Public Hospital District (PPH) with modification of the Binding Master Plan
<b>Owner:</b>	Sarasota County Public Hospital District
<b>Agent:</b>	Jackson R. Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	0387-03-0001
<b>Parcel Size:</b>	±65 acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Existing Zoning:</b>	Laurel West with Planned Commercial Development (PCD) Binding Master Plan
<b>Proposed Zoning:</b>	Planned Public Hospital (PPH)
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road Neighborhood
<b>Application Date:</b>	May 9, 2025
<b>Associated Petitions:</b>	25-28RZ and 25-11AM

# PROJECT DESCRIPTION

- ▶ Proposal is to amend the Comprehensive Plan strategies LU 1.2.9. and 1.2.9.c - Corridor (MUC) and Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC) to recognize the Planned Public Hospital (PPH) zoning district, as well as modify the associated intensity standards that would be applicable to the new zoning district.
- ▶ The rezoning petition and LDR amendment petition are running concurrently to this petition.

# PROPOSED CHANGES TO STRATEGY LU 1.2.9 and 1.2.9.c-CORRIDOR (MUC)



**Strategy LU 1.2.9 - Mixed Use Category.** The City has developed Mixed Use categories and provided the minimum and maximum targeted land uses, densities identified below.

Mixed Use Land Use	Intensity (Floor Area Ratio)	Residential Density	Implementing Zoning District
Downtown	See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residential densities below are per parcel and not an average across the Mixed Use Designation.		VA, DE, ST1, GOV
Seaboard			SBI, VA, GOV
Corridor			KT, NTG, ST2, LE, LW
Airport			GOV
Transitional			KTT, GOV
Residential			PUD, GOV

Any redevelopment of property with a Mixed Use Future Land Use designation with a traditional zoning district defined in the Land Development Regulations Section 2.2, with the exception of PUD and GOV, will require property to an implementing zoning district.

## Strategy LU 1.2.9.c - Corridor (MUC)

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
2. Supports mixed use (horizontal and vertical).
3. Moderate to Medium Density Residential uses are permitted; low density/single family uses are not permitted.
4. Non-Residential uses are limited to Commercial and Institutional-Professional.
5. Industrial Uses are not permitted except as noted below.
6. Designation Total Development (Min/Max Percentages) as follows:
  - a) Non-Residential: See Specific Neighborhood for Min/Max Percentages
  - b) Residential: See Specific Neighborhood for Min/Max Percentages
7. Intensity/Density:
  - a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property, except for PPH zoned properties which shall be limited to a FAR of 3.0.
  - b) Residential Density: 5.1 - 13.0
8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design may be used.
9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation.

# PROPOSED CHANGES TO STRATEGY LU-LR

## 1.1.1-MIXED USE CORRIDOR (MUC)

### Future Land Use

Laurel Rd Corridor				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	0	0	0	200	8,711,045	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	71	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133	0	2,399
INDUSTRIAL	0	0	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	0	0	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	0	0	0	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	0	0	0	296	0	3,849
MIXED USE CORRIDOR	317	<del>6,213,834</del> <u>13,433,904</u>	2,061	629	<del>44,402,896</del> <u>18,622,966</u>	5,132
Areas of Unique Concern				49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	4,295	3,543,008	21,109
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	72	0	648	561	0	5,052
OPEN SPACE FUNCTIONAL	5	0	0	573	0	0
	465	<del>6,213,834</del> <u>13,433,904</u>	2,709	10,122	<del>82,034,684</del> <u>89,254,754</u>	44,880
ROW	31			887		
Total City Boundary	496			11,009		

### Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 317 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

- A. The minimum residential density is 5.1; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/24	Remaining as of 11/1/24
MUC	317	13	10%	50%	412	2,061	1,208	853

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites); except for properties zoned Planned Public Hospital (PPH) which shall be 3.0. The range of square footage permitted in the MUC is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/24	Remaining as of 11/1/24
MUC	<del>317</del> <u>252</u>	0.50	50%	90%	<del>3,452,130</del> <u>2,744,280</u>	<del>6,213,834</del> <u>4,939,704</u>	3,557,058	2,656,776
*PPH	65	3.0*	50%	90%	4,247,100	8,494,200		
TOTAL	317				6,991,380	13,433,904	3,557,058	9,876,846

# COMPLIANCE WITH THE LAND DEVELOPMENT CODE - DECISION CRITERIA

## ▶ 1.5.3 - Decision Criteria

- A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.
- B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.
- C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.
  - ▶ Responses to F.S. are included in the staff report.

# CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

The subject petition has been processed with the procedural requirements of Chapter 87 to consider a Comprehensive Plan Text Amendment. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

# CONCLUSION

## Planning Commission Report and Recommendation

- ▶ Upon review of the petitions 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 make a recommendation to City Council on Comprehensive Plan Text Amendment Petition No. 25-27CP.