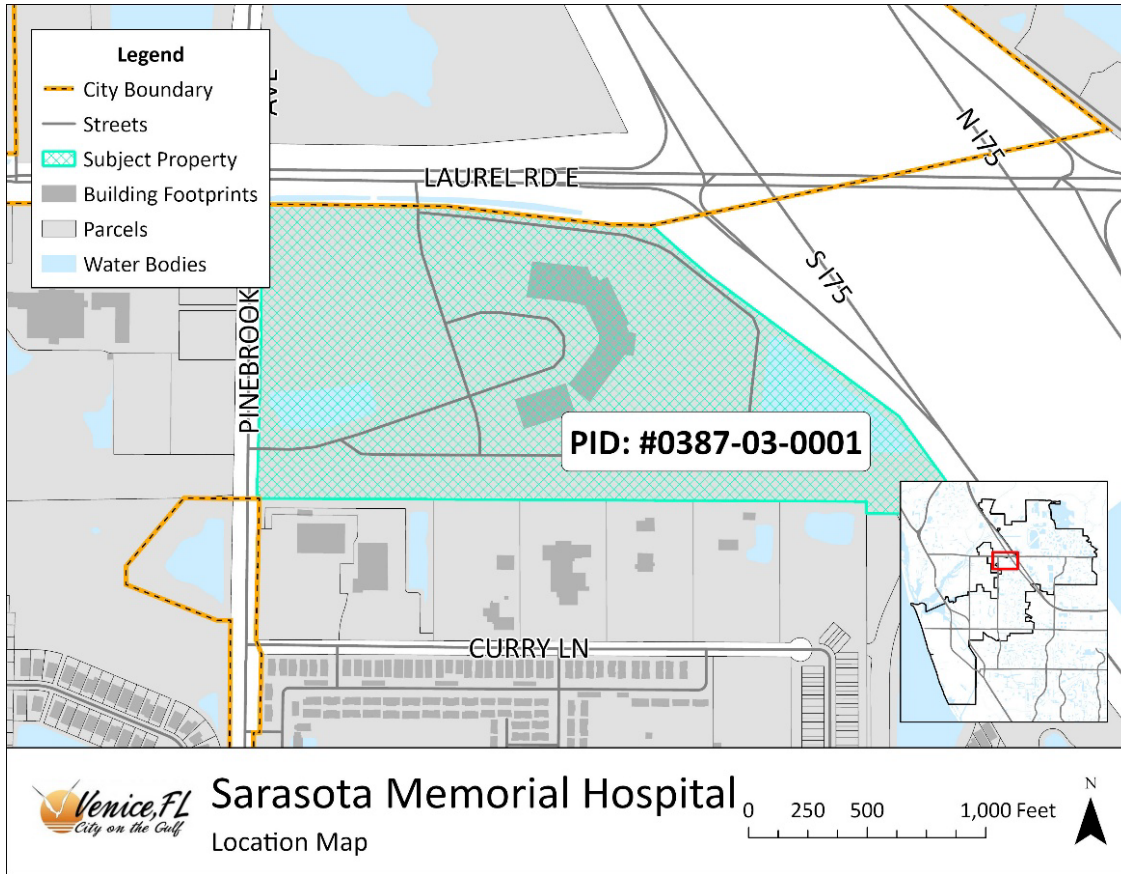


26-09SP SMH Venice IR-MRI & Inpatient Rehab Pavilion Expansion Staff Report



GENERAL INFORMATION

Address:	2600 E. Laurel Road
Request:	Two building expansions on the SMH Venice campus. The IR-MRI expansion will connect the existing emergency department building, while the inpatient Rehabilitation Pavilion expansion will connect the existing bed tower.
Owner:	Sarasota County Public Hospital District
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0387-03-0001
Parcel Size:	±65 acres
Future Land Use:	Mixed Use Corridor
Zoning:	Planned Public Hospital (PPH)
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	February 17, 2026

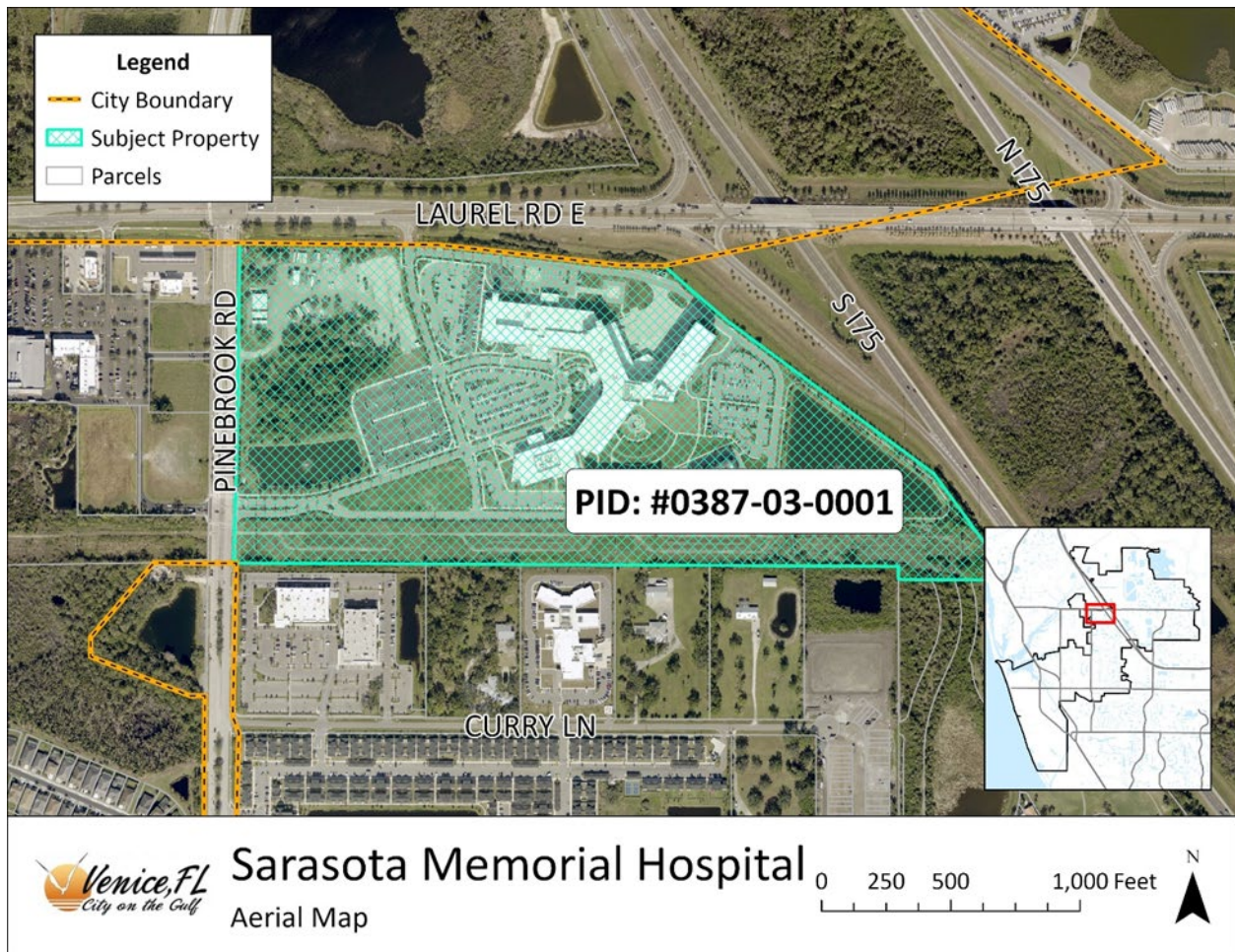
I. BACKGROUND AND PROPOSED AMENDMENT

The subject property is part of the Sarasota Memorial Hospital Venice campus and is zoned Planned Public Hospital (PPH). The hospital campus operates pursuant to an approved master development plan, which establishes the overall framework for development, including permitted uses, building expansions, circulation, and supporting infrastructure. The proposed improvements are consistent with and fall within the parameters of the approved master plan.

The applicant proposes the IR-MRI & Inpatient Rehabilitation Pavilion Expansion, which includes additions to diagnostic imaging and inpatient rehabilitation facilities within the active hospital campus and consists of a two-story building addition totaling approximately 20,846 square feet, which will connect directly to the existing Emergency Department building.

The Inpatient Rehabilitation Pavilion Expansion, is proposed to connect to the existing bed tower and includes approximately 4,128 square feet of first-floor building area. The second, third, and fourth floors will each contain approximately 24,433 square feet of enclosed building area.

Aerial Photo



Site Photographs
Main Entrance

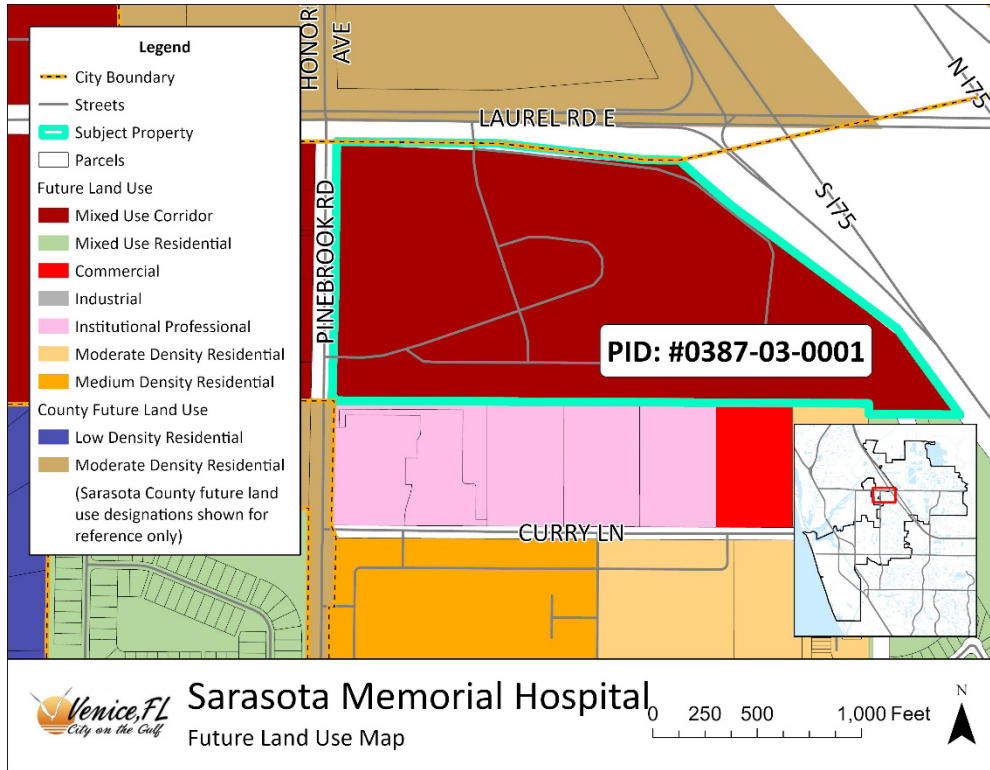


Site Photo Facing Northwest from Curry Lane Overviewing the Campus

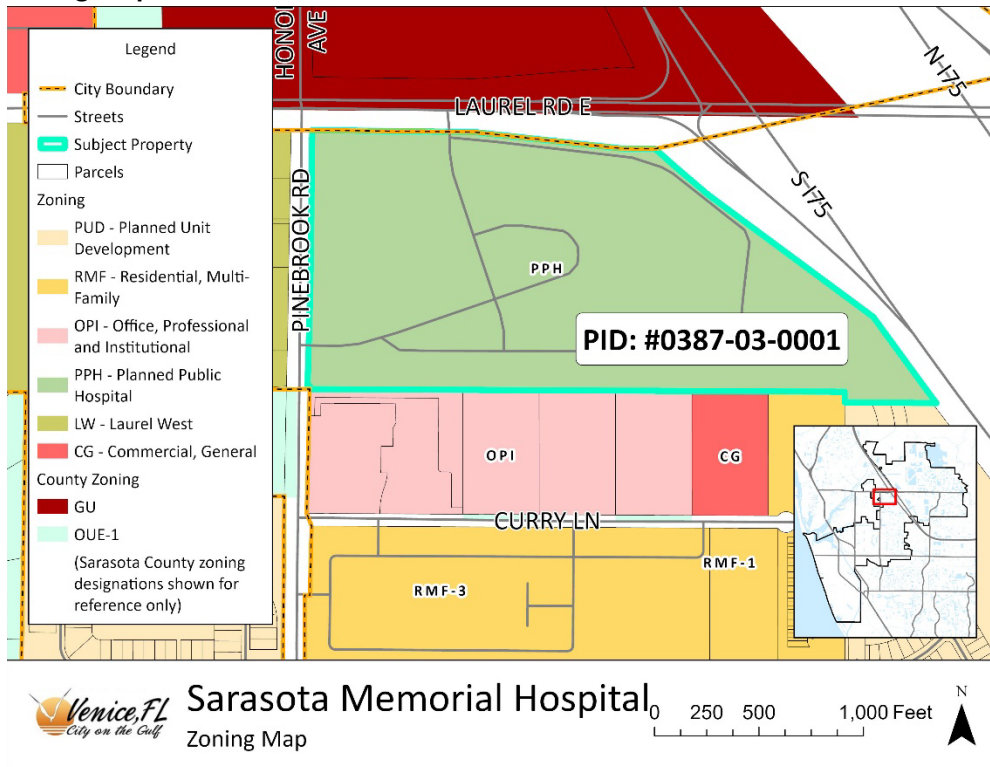


The Future Land Use designation for the subject property is Mixed Use Corridor and the zoning is Planned Public Hospital as depicted on the maps below.

Future Land Use Map



Zoning Map



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant	Sarasota County GU	Moderate Density Residential
South	Medical Offices, Single Family approved for event venue, Townhomes, Waterford open space	OPI, CG, RMF-1 and PUD	Institutional Professional, Commercial and Mixed Used Residential
East	I-75 Corridor	Interstate	Interstate
West	Plaza Venezia	Laurel West	Mixed Use Corridor

Proposed IR-MRI Expansion Renderings



Proposed Rehab Expansion Renderings



II. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Consistency with City's Comprehensive Plan

Strategy LU 1.2.9.c – Corridor

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood. **Staff comment:** *This project is in the Laurel Road Neighborhood.*
2. Supports mixed use (horizontal and vertical). **Staff comment:** *Mixed Use Development is defined in the code as a type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses.*
3. Moderate to Medium Density Residential uses are permitted; low density uses are not permitted. Dwelling units may be conveyed through common ownership, subdivision platting, or condominium platting under City regulations or State statutes. **Staff comment:** *At this time no residential uses are proposed.*
4. Non-Residential uses are limited to Commercial and Institutional-Professional. **Staff comment:** *This project is Institutional-Professional.*
5. Industrial Uses are not permitted except as noted below. **Staff comment:** *No industrial use is being proposed at this time.*
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 **Staff Comment:** *MUC within the Laurel Road Neighborhood has over 4 million square feet of developable non-residential intensity remaining.*

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 **Staff comment:** *The FAR of the proposed project 0.04 for the expansion (overall campus FAR 0.26), significantly under the maximum of 3.0 for the property.*

8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus-style” design may be used. **Staff comment:** *The proposed project is part of the Planned Public Hospital (PPH) district, which was designed for the Venice SMH campus.*

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. **Staff Comment:** *This project is not a large scale commercial project.*

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan)

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes constructing an expansion within the hospital campus to provide a new IR-MRI & Inpatient Rehabilitation Pavilion. The proposed project has been reviewed for consistency with the LDC and the binding master plan. The proposed plan complies with the LDC and the binding master plan and has been reviewed for compliance with regulations, including but not limited to, use, parking, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.

Development Standards

Standard	Required/Allowed by PPH Zoning	Provided
Front Setback	15'	Rehab Approximately 66.16' and 75.3' MRI Approximately 69.9'
Side Setback East	15'	MRI 304.73'
Side Setback West	15'	MRI 1305.51'
Rear Setback	N/A	MRI 943.52'
Building Height	150'	Rehab 62'11.5" MRI 34'7"
Parking	1,201 spaces	1,464 spaces

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections of policy are reproduced below with applicant responses and staff comments.

1.2.C.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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Staff comment: *No VHP elements have been integrated into the design, and none are required. All site standards comply with code requirements and the requirements found in the binding master plan.*

(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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: Not applicable.

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

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

Staff Response: *This proposal has been reviewed by the TRC and has been deemed to be in compliance with the applicable code standards and the master plan. The FAR of 0.04 for the expansion (overall FAR 0.26) is significantly under the maximum of 3.0 for the property.*

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The proposed project consists of two new building expansions within the Sarasota Memorial Hospital – Venice property. The IR–MRI Expansion is a two-story addition that will connect directly to the existing Emergency Department building. The second building component, the Inpatient Rehabilitation Pavilion, will connect to the existing Bed Tower. The hospital use remains unchanged. The expansion supports existing medical operations and is consistent with the adopted Future Land Use designation and the City of Venice Comprehensive Plan. No change in land use, density, or intensity beyond the approved PCD district is proposed.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: The proposed project is located entirely within the existing SMH Venice campus and is compatible with surrounding development. No encroachments into adjacent properties are proposed.

Required setbacks, buffers, and landscaped areas will remain in compliance with the Land Development Regulations (LDR). The building expansion is consistent with the established campus character and scale. No adverse impacts to adjacent properties are anticipated.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: Access to the proposed expansion will occur through the existing internal roadway network serving the SMH Venice campus. No new connections to public roadways are proposed.

Vehicle access to the campus from Pinebrook Road and Laurel Road will remain unchanged. The existing internal drive aisles, parking areas, and circulation patterns will continue to operate as currently designed.

Pedestrian circulation between parking areas and building entrances will be maintained through existing sidewalk connections in compliance with City standards. The project does not alter established traffic flow patterns within the campus.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: The proposed expansion includes reconfiguration of existing off-street parking areas to accommodate the IR-MRI and In-Patient Rehabilitation Pavilion improvements. Parking spaces are arranged within internal surface parking lots and are served by compliant drive aisles that provide safe and efficient vehicular circulation throughout the campus.

All parking spaces and drive aisles are designed in accordance with the dimensional standards of the City of Venice Land Development Regulations (LDR), including stall size, aisle width, and turning geometry requirements.

Parking within the SMH Venice campus will continue to exceed the minimum number of spaces required under the City's LDR. Accessible (ADA) parking spaces are provided in accordance with the Florida Accessibility Code and are located near primary building entrances to ensure convenient access.

Off-street loading and service areas remain internal to the campus and consistent with existing operations. No changes to the location or function of loading facilities are proposed. Loading activities will continue to occur within designated service areas without impacting public streets or adjacent properties.

Staff Comment: *Parking lot expansion was recently administratively approved through 26-02SP, which increased the parking by 276 parking spaces.*

5. General layout of drainage on the property;

Applicant Response: Stormwater management for the proposed improvements has been designed in accordance with the City of Venice Land Development Regulations (LDR), Southwest Florida Water Management District (SWFWMD) criteria, and other regulatory standards.

Runoff from new impervious areas will be collected and conveyed to the existing campus stormwater management system. Proposed drainage improvements tie into existing infrastructure and maintain established drainage patterns. Supporting drainage/impervious calculations demonstrating the proposed improvements align with the previously defined allowable impervious calculations and design details are included in the submittal package.

6. Adequacy of recreation and open space;

Applicant Response: According to Section 2.2.4.5.B.8 of the City of Venice Land Development Regulations, Planned Commercial Developments (PCDs) are required to provide a minimum of twenty percent (20%) landscaped open space. Landscaped open space may include lakes, wetlands, wetland buffers, perimeter buffers, parking lot landscaping, and foundation landscaping.

The SMH Venice campus continues to meet or exceed the required landscaped open space percentage. The proposed IR-MRI and In-Patient Rehabilitation Pavilion expansion does not reduce the campus below the required open space threshold.

Landscaped areas and buffers will remain consistent with the park-like character required within the PCD district. Therefore, the project complies with the open space requirements of the City of Venice LDR.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: The proposed IR-MRI and In-Patient Rehabilitation Pavilion expansion is consistent with the existing site arrangement and campus design of Sarasota Memorial Hospital - Venice.

The layout, circulation, and landscaping align with existing development and maintain a cohesive appearance throughout the campus. The improvements enhance convenience for patients, staff, and visitors while supporting continued hospital operations. The project meets the intent and standards of the City of Venice LDR.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: The proposed IR–MRI and In-Patient Rehabilitation Pavilion expansion is consistent with all applicable architectural and regulatory requirements. Please refer to the Land Use Compatibility Analysis included with this submittal, which provides an explanation of how this project is consistent with the existing SMH Venice Campus.

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The Site and Development Plan petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been resolved through the process.

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	45 ERUs	Compliance Confirmed by Utilities
Sanitary Sewer	Utilities	45 ERUs	Compliance Confirmed by Utilities
Solid Waste	Public Works	N/A	N/A
Parks & Rec	Public Works	N/A	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event (Master Development)	Compliance confirmed by Engineering

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	621 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic impact statement providing comparison of the approved trips for from the traffic concurrency study prepared as part of SMH Phase 1 (879 PM Peak hour trips) and the impact of this project and the existing campus is a total of 621 PM Peak hour trips. This has been reviewed by City staff and the City's traffic consultant.

III. CONCLUSION

Planning Commission Report and Action

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. 26-09SP.