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Rezone Project Narrative:

For Rezone Petition No. 18-02RZ

The proposed Sarasota Memorial Hospital Planned Commercial Development (PCD) is a 65.44 ± acre property located at the intersection of Pinebrook Road and Laurel Road in the City of Venice. The property is located within the Laurel Road Neighborhood and Planning Area. The applicant proposes a modification to the existing PCD zoning designation to accommodate a new Binding Master Plan to allow for a hospital and medical campus that will meet the immediate and future needs of nearby residents of the City of Venice. Proposed as a multi-phased project, the maximum proposed floor area is 2,850,566 square feet, devoted entirely to hospital and healthcare related facilities in a campus-like setting. Phase 1.(a). proposes 90-beds within a hospital facility with approximately 60,000 sq. ft. of healthcare related facilities. Phase 1.(b). is proposed to include 140,000 square feet of additional healthcare related facilities. Future phases will include up to 2,286,825 square feet of healthcare related facilities.

Connectivity will be achieved via an internal network of private driveways entering the site from Laurel and Pinebrook Roads. The internal driveways will circle the site along with a pedestrian walkway system which connects adjacent roadways, where appropriate, and off-street parking facilities to the main hospital building and other healthcare related facilities.

The proposed PCD amendment is consistent with all applicable elements of the City of Venice's Comprehensive Plan (CP) including, but not limited to, Strategy LU 1.2.9.c. concerning development standards within the Corridor (MUC) Future Land Use Category (FLUC) and Section IV concerning the planning intent of the Laurel Road Neighborhood and Planning Area. To accommodate this request, a Site and Development Plan Application and Special Exception Application are being submitted concurrently with this Rezoning Application to request that a hospital and healthcare related uses be permitted within the PCD zoning district.

Policy 8.2 Land Use Compatibility Review Procedures

Comprehensive Plan

Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

A. Land use density and intensity.

The proposed project will conform to the maximum non-residential floor area-ratios (FAR) set forth in Strategy LU 1.2.9.c.7.a of the CP. Average non-residential FAR (designation-wide) will not exceed 0.5. Maximum FAR per individual property will not exceed 1.0.

B. Building heights and setbacks.

Pursuant to the Pre-Annexation Agreement dated November 12, 2002, the site was to be developed in accordance with the Venetian Gateway Overlay signage and architectural standards. However, that agreement was amended on September 11, 2018, by the First Amendment to Pre-Annexation Agreement, to provide that the standards are not to be applied to hospitals and related healthcare facilities. Those standards restrict building heights to only 35 feet and require adherence to the design standards that are at variance with functional building design standards for hospitals, specifically, the need to stack patient rooms vertically over treatment areas in order to facilitate the safe and efficient flow of staff and patients within a compact building footprint, and the need to introduce healing natural light into patient rooms. The proposed maximum building height is 85 feet for the proposed

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hospital and related healthcare facilities, consistent with the requirements of the PCD district (86-133.k).

C. Character or type of use proposed.

The proposed hospital and healthcare related facilities that are proposed are intended to meet the medical needs of nearby residents. Compatibility is achieved through the provision of adequate buffers and setbacks. Please refer to the Binding Master Plan for details regarding setbacks and buffers. The site is bordered by major transportation facilities to the east (Interstate 75), north (Laurel Road), and west (Pinebrook Road). Additionally, the site is separated from neighboring residential communities to the south, by a 170-foot wide Florida Power and Light Easement. A cohesive site design will be achieved through proper placement of buildings and architectural elements that express a clean, contemporary environment with use of daylighting and views of natural elements, and internal traffic circulation and pedestrian connectivity to encourage safe and convenient circulation within the site. Finally, an emergency shelter is proposed to be constructed by Sarasota County on a building site that is to be provided by the applicant.

D. Site and architectural mitigation design techniques.

Architectural mitigation design techniques will be used to minimize the sense of massing of buildings, particularly for nearby residential development, using varied exterior materials. Please refer to the enclosed Architectural Control Narrative for more information about architectural mitigation and design techniques.

Considerations for determining compatibility shall include, but are not limited to, the following:

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

The proposed uses are appropriately setback and buffered from adjacent single-family residences. Please refer to the enclosed Binding Master Plan.

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

No commercial or industrial uses are proposed. The proposed uses are limited to hospital and healthcare related facilities.

G. 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.

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

Proposed intensity will not exceed the maximum allowed, pursuant to the Comprehensive Plan, which provides for a maximum FAR of 1.0 for the site.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

I. Providing open space, perimeter buffers, landscaping and berms.

The proposed development provides a minimum of 20% open space. The existing 170-foot wide Florida Power & Light easement will contain landscaping and will also provide significant physical separation from adjacent residences.

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- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
All mechanical equipment, refuse areas, delivery and storage areas will be screened, in accordance with the City of Venice Land Development Regulations.
- K. Locating road access to minimize adverse impacts.
Access has been limited to Laurel Road and Pinebrook Road in order to minimize adverse impacts to adjacent properties.
- L. Adjusting building setbacks to transition between different uses.
Proposed building setbacks are consistent with the previously approved PCD Binding Master Plan. The existing 170-foot wide Florida Power & Light easement will provide significant physical separation from adjacent residences.
- M. Applying step-down or tiered building heights to transition between different uses.
Maximum proposed building height is 85-feet for the hospital and healthcare related facilities, consistent with the requirements of the PCD district (86-133.k).
- N. Lowering density or intensity of land uses to transition between different uses.
Reducing the intensity of the proposed land use is not appropriate for the subject site. The site is bordered by major transportation facilities to the east (Interstate 75), north (Laurel Road), and west (Pinebrook Road), and a 170-foot Florida Power & Light power transmission corridor and easement to the south. The proposed use is an appropriate non-residential use that will meet an important community need through the provision of a public hospital and healthcare related uses. The proposed use is an appropriate transition from major transportation corridors to existing residential neighborhoods.

Section 86-47 (f)(1):

Contents of planning commission report.

- a. Whether the proposed change is in conformity to the comprehensive plan.
The site is currently zoned Planned Commercial Development (PCD). The proposed development of Sarasota Memorial Hospital Health Care Facility, and healthcare related facilities in a campus-like setting, is in conformity to the City of Venice's Comprehensive Plan. The subject site is currently designated Mixed-Use Corridor (MUC) on the City's Future Land Use Map. *Strategy LU 1.2.9.C - Corridor (MUC)*, from the City of Venice's Comprehensive Plan currently permits non-residential uses within the MUC Land Use designation as long as they are limited to "commercial and institutional-professional" uses. Additionally, the proposed PCD will conform to the designated intensity standards established by Strategy LU 1.2.9.c of the Comprehensive Plan, which establishes a maximum FAR of 0.5 (average) designation-wide and 1.0 per individual property.
- b. The existing land use pattern.
The proposed hospital campus conforms to the existing land use pattern of the surrounding area and the current Planned Commercial Development (PCD) zoning designation of the property. The surrounding area is characterized by primarily residential, commercial, and office uses such as the Publix shopping center directly west of the subject site, and commercial, office, and light industrial uses on the northeast side of Interstate 75. The

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proposed development will compliment this existing land use pattern, while also expanding the community's access to healthcare facilities.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
The proposed use will not create an isolated district unrelated to adjacent and nearby districts. The proposed hospital campus, which will include healthcare related uses, will meet an important need for neighboring residential districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
The proposed Planned Commercial Development (PCD) will not increase or overtax the load on Public facilities. Please see attached Concurrency Determination Application and Transportation Analysis.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
The subject site is currently zoned Planned Commercial Development (PCD). District boundaries are not considered illogically drawn in relation to the existing conditions of the property.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
The existing zoning classification contains an underlying Binding Master Plan, which is proposed to be revised with this application.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
The proposed hospital campus will not adversely influence the living conditions of the surrounding neighborhood. Rather, the proposed use will provide significant acute medical facilities, and other healthcare related facilities to surrounding residential communities which are otherwise not readily available nearby.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will not create or excessively increase traffic congestion. The site's proximity to major transportation facilities such as Laurel Road, Pinebrook Road, and Interstate 75 significantly minimizes the potential for increased traffic onto neighboring residential streets. For more information, please see the attached transportation analysis.
- i. Whether the proposed change will create a drainage problem.
The proposed change will not create a drainage problem. The rezoning of the property does not authorize any land development activities on the property. Prior to commencement of land development activities, the developer will be required to obtain all applicable local, state and federal permits to demonstrate that a drainage problem will not be created.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
The proposed change will not seriously reduce light and air to adjacent areas. The site is currently bordered by Interstate 75 to the east, Pinebrook Road to the west, Laurel Road to the north, and a 170-foot Florida Power and Light easement to the South. Development of the

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- site will incorporate adequate setbacks and buffering to adjacent properties in order to mitigate any potential impact on adjacent areas.**
- k. Whether the proposed change will adversely affect property values in the adjacent area.
The proposed change will not adversely affect property values in the adjacent area. The proposed hospital campus will provide much-needed healthcare related facilities to the adjacent area, which will benefit surrounding residential neighborhoods.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
The proposed change will not be a deterrent to the improvement or development of adjacent property. Rather, the proposed change will catalyze the development and improvement of adjacent properties by providing the surrounding area with much-needed healthcare related facilities.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare of the City of Venice. The proposed Planned Commercial Development will provide much-needed health care facilities to the overall City.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
The subject site is currently zoned Planned Commercial Development (PCD). According to Section 86-133(e)(2) of the Land Development Code, hospitals and related health care facilities are permissible within the PCD district through the Special Exception process. The site was previously approved for retail/commercial uses and has an approved Binding Master Plan that must be amended. This Zoning Map Amendment Application is being filed concurrently with a Special Exception Application, in accordance with Section 86-133(e)(2), to allow for health care facilities within the PCD zoning district.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
The proposed Planned Commercial Development (PCD) is consistent with the needs of the neighborhood and City. The proposed PCD will add much-needed health care facilities to the overall City of Venice. The proposed emergency shelter, to be constructed by Sarasota County on a building site that is to be provided by the applicant, will provide a needed facility for City residents.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
The subject site's proximity to major transportation facilities such as Pinebrook Road, Laurel Road, and Interstate 75 makes it an ideally suited site within the City of Venice for the proposed Sarasota Memorial Hospital campus that will include healthcare related facilities. Since hospitals and healthcare related facilities require direct access to major transportation infrastructure to maintain efficient levels of service, the site's proximity to major arterial roadways and Interstate 75 make it an ideal location for the proposed use.

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Section 86-133 (g)(1-3):

Locational Standards

In reaching recommendations and decisions as to rezoning land to the PCD classification, the planning commission and city council shall apply the following locational standards, in addition to the standards of this chapter applicable to the rezoning of land generally:

1. *Relation to major transportation facilities.* PCDs shall be so located with respect to arterial or collector streets, or other transportation facilities, as to provide direct access to such PCDs without creating or generating traffic along local streets in residential areas or districts other than commercial districts outside the PCD.

The proposed project is located in proximity to major transportation facilities. The project is bordered by Pinebrook Road to the west, Laurel Road to the north and Interstate 75 to the east. These facilities will provide direct access to the proposed hospital campus without creating or generating traffic along local streets in residential areas or districts.

2. *Relation to utilities, public facilities and services.* PCDs shall be so located in relation to sanitary sewers, water lines, storm and surface drainage systems, and other utility systems and installations that neither extension nor enlargement of such systems will be required in manner, form, character, location, degree, scale or timing resulting in higher net public cost or earlier incursion of public cost than would development in forms generally permitted under existing zoning in the area.

Currently, City water services extend to the subject site from the south via Pinebrook Road and from the north via Laurel Road. The proposed project will connect to existing City of Venice potable water. There is no wastewater infrastructure in the vicinity of the subject site. On an interim basis, the hospital proposes to connect to the County wastewater system until City utilities exist.

1. *Physical character of site.* The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion or other dangers, annoyances or inconveniences. Conditions of soil, groundwater level, drainage and topography shall all be appropriate to both the kind and pattern of use intended.

The subject site is suitable for development as a hospital campus with healthcare related uses, without hazards to persons or property, on or off the tract, from the probability of flooding, erosion or other dangers, annoyances, or inconveniences. Conditions of soil, groundwater level, drainage and topography have all been analyzed and determined to be appropriate for the proposed healthcare related uses.

Section 86-133 (h)(1-3):

h.) Internal standards. The following standards apply within a PCD district:

1. *Access.* Every use permitted in a PCD shall have access to a public street via an improved internal private road. Internal street design shall be such as to ensure commonality of use of ingress to and egress from the PCD and to ensure that excessive numbers of points of ingress and egress within the PCD are not created. Where railroad access is a part of the PCD plan, internal street systems shall be designed to minimize conflict between automotive and rail traffic.

The proposed hospital campus and healthcare related facilities will have access to public streets via an internal driveway network which will connect the interior of the site to both

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Pinebrook Road to the west and Laurel Road to the north. Main entry to the site will be provided via Pinebrook Road and limited right-in/right-out access will be provided via Laurel Road.

2. Internal lots and frontage. For convenience in sale or lease of lots and in providing for a variety of commercial activities, the plan of the PCD may provide for lots of not less than 50 feet in average width and 100 feet in length, but deeds or covenants or conditions of lease shall require that no industrial or wholesaling use shall occupy a plot of land of less than 150 feet in average width.

Proposed future outparcels or lots that may be leased will be no less than 50 feet in average width and 100 feet in average length. Industrial or wholesaling uses are not proposed with this Binding Master Plan.

3. Minimum landscaped open space. Minimum landscaped open space within a PCD, or on any building site or lot within the district, shall not be less than 20 percent of the area of the PCD district or the building site or lot, as applicable. Such open space shall not be open to vehicles, except for points of ingress or egress, and shall be landscaped and maintained in a manner appropriate to the park-like character of the PCD district.

The Cover Sheet and Sheet 2 of the Binding Master Plan identifies a minimum of 20 percent of the building site is devoted to open space, provided in a manner appropriate to the park-like character of the PCD district.

Section 86-133 (i)(2)(d)(1-6):

d.) Recommendation by planning commission. After a public hearing, the planning commission may recommend to the city council that the PCD rezoning be granted, be granted subject to stated stipulations and conditions, or disapproved. In making its recommendation, the planning commission shall find that the plans, maps and documents submitted by the applicant and presented at the public hearing do or do not establish that the applicant has met the requirements applicable to rezoning generally, and in addition that:

1. The requirements of unified control and agreement have been met.

Please see the attached Statement of Ownership and Unified Control.

2. The locational standards have been met.

The proposed PCD meets all locational standards as defined by Section 86-133(g) of the City of Venice's LDC. The proposed PCD is located in close proximity to major transportation facilities. The site is bordered by Laurel Road to the north, Pinebrook Road to the west, and Interstate 75 to the east. The site is also located in close proximity to existing City and County utilities, currently City water services extend to the subject site from the south via Pinebrook Road and from the north via Laurel Road. There is no wastewater infrastructure in the vicinity of the subject site. On an interim basis, the hospital proposes to connect to the County wastewater system until City utilities exist. Additionally, the physical character of the site is suitable for development as a hospital with healthcare related facilities without hazards to persons or property from flooding, erosion, or other dangers.

3. The internal PCD standards have been met.

The proposed PCD meets all internal PCD standards as defined by Section 86-133(h) of the City of Venice's LDC. Main entry to the site will be provided via Pinebrook Road, near the southern boundary of the site. Additional limited, right-in/right-out access will be provided

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via Laurel Road with an internal roadway network connecting to both entryways. Any proposed internal lots will provide a minimum average lot width of 50 feet and minimum average lot depth of 100 feet. Finally, the Binding Master Plan identifies a minimum of 20 percent of the building site is devoted to open space, provided in a manner appropriate to the park-like character of the PCD district.

4. The tract for the proposed PCD is suitable in terms of its relationships to the comprehensive plan and that the area surrounding the proposed PCD can continue to be developed in coordination and substantial compatibility with the PCD proposal.
The tract for the proposed PCD is suitable in relation to the comprehensive plan. The proposed use is among the range of uses contemplated for the Mixed Use corridor. The proposed Maximum Floor Area Ratio is in compliance with the Comprehensive Plan. The area surrounding the proposed PCD will continue to be developed in coordination and substantial compatibility with the proposed PCD. The intended use of a hospital campus with healthcare related facilities is intended to meet the needs of existing and future nearby residents of the City of Venice.
5. The desirable modifications of general zoning or PCD regulations, as applied to the particular case, justify such modification of regulations and meet to at least an equivalent degree the regulations modified based on the design and amenities incorporated in the site and development plan.
The requested modifications of general zoning or PCD regulations, as applied to this PCD, justify such modification of regulations and meet, to an equivalent degree, the regulations modified, based on the design and amenities incorporated in the site and development plan. Please refer to the enclosed Request for Modifications. Each proposed modification is intended to meet the intent of the specific regulation to an equivalent, or greater degree. The proposed modifications are necessary to achieve site-specific standards for a hospital campus that will be developed over a prolonged period of time.
6. The deed restrictions or covenants or conditions of lease proposed will afford substantial aid in accomplishing the intent and purpose of the district.
Any deed restrictions or covenants or conditions of lease, if proposed, will afford substantial aid in accomplishing the intent and purpose of the PCD district.



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Comprehensive Plan Visions, Intentions and Strategies Narrative

For Rezone Petition No. 18-02RZ & Special Exception Petition No. 18-08SE

The proposed Sarasota Memorial Hospital Planned Commercial Development (PCD) is a 65.44 ± acre project located at the intersection of Laurel Road and Pinebrook Road in Venice, Florida. The site is currently designated Corridor (MUC) on the City's Future Land Use Map and is located within the Laurel Neighborhood. The applicant has identified several Comprehensive Plan visions, intentions and strategies that apply to the proposed project, and subject site. The narrative that follows addresses how these visions, intentions and strategies are applied with the proposed Sarasota Memorial Hospital PCD.

In accordance with Strategies LU 1.2.9.c.7.a. and LU-LR 1.1.1.B of the City's Comprehensive Plan (CP), the proposed development will have a maximum non-residential intensity (FAR) of 0.5, designation-wide, and 1.0 per individual property.

Consistent with Intent LU 1.3 – Planning and Design Principles, and Strategy LU 1.3.1, successful urban communities result from an appropriate mix of residential and non-residential uses. The subject site is adjacent to residential development to the south. A cohesive site design will be achieved through proper placement of buildings and architectural elements that express a clean, contemporary environment with use of daylighting and views of natural elements, and internal traffic circulation and pedestrian connectivity to encourage safe and convenient circulation within the site.

Proper placement of sidewalks and entrances to and from the proposed hospital campus also encourages different modes of travel, such as bicycle, pedestrian, or vehicle. Walkability is promoted through an enhanced landscape design that provides functional separation between uses, while accentuating architecture, and promoting safety and security within parking fields and areas adjacent to buildings. Special attention is given to the construction, and location of parking areas, the design of lighting, signage, and sidewalks throughout the proposed hospital campus (see Strategy LU 1.3.3 & 1.3.4). Interconnected circulation is promoted through the prioritization of alternative modes of travel to the hospital campus, particularly through strong internal site circulation and intuitive wayfinding signage within the hospital campus (Strategy LU 1.3.4). Finally, in accordance with Strategy LU 1.3.7 of the CP, as infill development, the project will incorporate adequate setbacks, landscaping, building placement, height and design in order to relate to the context of the surrounding neighborhood and community.

From the standpoint of adjacent transportation facilities (I-75, Laurel Road, and Pinebrook Road), landscape buffers are proposed to mitigate visual impacts, noise and other nuisance issues that may be associated with those roadways. Florida friendly landscaping and use of native vegetation will be used on the hospital campus (Strategy TR 1.5.7).

Consistent with Intentions OS 1.1 and 1.2 of the City's CP, the proposed hospital campus will preserve at least 20 percent of the site for functional and conservation open space. This open space may include but will not be limited to, lakes, wetlands, wetland buffers, landscape buffers, parking lot landscaping and foundation landscaping. In accordance with Intent OS 1.3, Strategies OS 1.3.1 and 1.3.2, the proposed development has delineated all on-site wetlands and proposed impacts, which have been reviewed and approved by the Southwest Florida Water Management District. While 1.63 acres of historically altered, drained, and ditched wetlands are proposed to be impacted

Reference: Comprehensive Plan Visions, Intentions and Strategies

by the proposed hospital campus, in accordance with Intent OS 1.4, Strategy OS 1.4.2, of the CP, the project will conserve and enhance a 1.99-acre wetland at the southeast corner of the site. All non-native, invasive vegetative species are proposed to be removed from the preserved wetland and replaced with native species as part of an approved mitigation plan in accordance with Strategy OS 1.4.4. The proposed development will also utilize an existing Florida Power and Light easement along the southern boundary of the site to provide an open space corridor, in conformance with Intent OS 1.6 of the CP, to accommodate and facilitate the movement of wildlife throughout the area.

Finally, a proposed emergency shelter is proposed in the area identified as Phase 2 on the Binding Master Plan, to be constructed by Sarasota County on a building site to be provided by the applicant. The subject property is appropriately located outside of coastal areas (Strategy OS 1.9.10).

The Sarasota Memorial Hospital PCD, as proposed, follows the requirements of the MUC FLUC, regarding use, intensity, and site design. Development is proposed in a manner that supports successful urban communities, through the provision of interconnected circulation, appropriate site lighting, signage, and landscaping. Proposed development supports the provision of open space, wetland protection, as well as the provision of open space corridors, and municipal uses, such as a public shelter, consistent with the Visions, Intentions, and Strategies of the Comprehensive Plan.

Reference: Comprehensive Plan Visions, Intents and Strategies

Applicable Comprehensive Plan Visions, Intents & Strategies

Land Use

Strategy LU 1.2.9.c.7.a – Corridor (MUC)

7. Intensity/Density:

a.) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property

Intent LU 1.3 - Planning and Design Principles.

The City intends to guide future development and redevelopment through planning and design principles that foster successful urban communities. The City's Future Land Use designations are intended to establish the following planning and design principles to guide the growth, development and redevelopment efforts within the City. The following Strategies are designed to help guide the City's Land Development Code and review processes.

Strategy LU 1.3.1 - Mix of Uses

The City shall promote a mix of uses including a mixture of residential and non-residential uses (where desired by the Community) of varying densities, non-residential intensities, and uses designed to encourage multiple modes of travel such as pedestrian activities, bicycles, transit, low emission vehicles/golf carts and automobiles.

Strategy LU 1.3.2 - Functional Neighborhoods

The City shall promote functional neighborhoods defined at the Planning Level which include neighborhood centers, a variety of housing types, public/civic space designed for the context of the Neighborhood and a variety of open space amenities.

Strategy LU 1.3.3 - Walkable Streets

The City shall promote walkable streets integrated within and between neighborhoods that designs a community based on reasonable walking distances, enhanced landscape design, the location of parking, and the design of streetlights, signs and sidewalks.

Strategy LU 1.3.4 - Interconnected Circulation

The City shall promote interconnected circulation Network that prioritizes pedestrians and bicycles; linking individual neighborhoods to retail (shopping) areas, parks and other recreational features and civic spaces.

Strategy LU 1.3.7 - Infill Development - Compatibility

New buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height and design.

Laurel Road Neighborhood

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

The MUC within the Laurel Road Neighborhood comprises approximately 298.8 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:

Reference: Comprehensive Plan Visions, Intentions and Strategies

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).

Transportation & Mobility

Strategy TR 1.5.7 - Buffering and Landscaping Considerations

The City shall utilize the Land Development Code and review process to buffer residential areas from major transportation systems (Freeway and Arterial roadway classifications). Criteria include:

- A. Visual appeal of roads, bus shelters, and other facilities to the surrounding area
- B. Potential noise, unattractive views, and nuisance issues associated with the roadway
- C. Florida friendly landscaping practices such as use of native vegetation materials

Open Space

Intent OS 1.2 - Conservation Open Spaces

The City shall use its Conservation Open Space to provide conserved open space for its residents and visitors.

Intent OS 1.3 - Wetlands

The City shall implement strategies to protect its wetlands, wetland buffers, and aquifer recharge areas.

Strategy OS 1.3.1 - Wetland and Aquifer Recharge Areas Protection

The City shall protect its groundwater sources, particularly in wetland and aquifer recharge areas, through its Land Development Code and review processes by:

1. Establishing site plan requirements to ensure developments evaluate natural drainage features, man-made drainage structures, and impact to wetland and aquifer recharge areas
2. Requiring development to first avoid impact to wetlands and aquifer recharge areas
3. Requiring development to minimize impact and then mitigate for impacts to wetlands and aquifer recharge areas when impacts to wetlands and aquifer recharge areas are unavoidable
4. Limiting activities/uses that are known to adversely impact such areas
5. Restoring/mitigating wetlands in connection with new development
6. Maintaining the natural flow of water within and through contiguous wetlands and water bodies
7. Maintaining existing vegetation to serve as buffers to protect the function and values of the wetlands from the adverse impacts of adjacent development
8. Requiring any wetland mitigation be based upon the most current state-approved methodology
9. Prohibiting the dredging, filling, or disturbing of wetlands and wetland habitats in any manner that diminishes their natural functions, unless appropriate mitigation practices are established in coordination with and approved by local, regional, state, and federal agencies

Reference: Comprehensive Plan Visions, Intentions and Strategies

10. Coordinating with Sarasota County, Federal, and State review agencies on wetland designation, mitigation policies, and regulations

Strategy OS 1.3.2 - Wetland Encroachments

The City shall require development to identify and delineate wetland boundaries with final wetland delineations to be reviewed and approved by the applicable federal and state review agencies.

Wetlands of 20 acres or more shall require structures to be located outside of wetlands and wetland buffers except as provided below. Such exceptions are applicable only when the land use designation on the property permits the development of a land use activity listed below; site characteristics are such that wetland impacts cannot be avoided; the impacts are limited to the minimum necessary to allow the permitted use of the property; and the site development or use complies with federal and state review agencies for permitting and mitigation:

1. Residential lots of record existing on or before the adoption of the Comprehensive Plan which do not contain sufficient uplands to permit development of a residence without encroaching into wetlands may be developed with one residential dwelling
2. Resource-based recreational facilities such as trails, boardwalks, piers, and boat ramps
3. Private water-related facilities, such as boathouses, docks and bulkheads
4. Essential public services, access roads and appurtenant structures

Intent OS 1.4 - Native Habitats, Conservation Lands, and Natural Resources

The City recognizes the importance of its native lands and habitats and shall implement preservation strategies that protect native habitats, conserve environmental lands and natural resources, minimize environmental pollution, and increase public awareness of the harmful effects of non-native species.

Strategy OS 1.4.2 - Protection of Native Habitats and Natural Resources

The City shall protect significant native habitats through its Land Development Code and review process including the following:

1. Preserve existing native vegetation and natural areas including threatened native habitats
2. Encourage development forms that provide protection of significant native habitats such as clustered development and alternative roadway designs (i.e., reduced rights-of-way)
3. Development shall first avoid impact to significant native habitats
4. Mitigate adverse impacts whenever areas of native habitats are involved in the development of property
5. Require development to first impact lower quality habitats and resources before impacts to higher quality habitats and resources are considered and used
6. Native habitat shall be used whenever possible to fulfill open space requirements
7. Protect environmentally sensitive/significant areas (i.e., floodplain, watersheds, water recharge areas, etc).

Reference: Comprehensive Plan Visions, Intentions and Strategies

Strategy OS 1.4.4 - Non-Native Invasive Species

The City should prevent the spread of non-native invasive vegetation, wildlife, insects, and other species and protect the health and well-being of the native environment through:

1. Removal of existing non-native invasive species in coordination with City initiated work projects and replacement with native Florida plant species
2. Prohibition of the use of non-native invasive species
3. At the time of development, require the developer to remove non-native invasive species through conditions of approval for the project area subject to the site and development review; property owners shall continue to prevent the existence of non-native invasive species in perpetuity
4. Public awareness about the harmful impacts of non-native species into the environment
5. Regional, state, and federal partnerships on efforts to eradicate invasive species

Intent OS 1.6 - Open Space Corridors.

The City will establish open space corridors to facilitate the movement of people and wildlife.

Strategy OS 1.9.10 - Hurricane Shelter Space

The City shall coordinate with Sarasota County, Southwest Florida Regional Planning Council and other communities to identify hurricane shelter space. Proposed development and redevelopment in the Coastal Planning Areas, including the CHHA and similar areas that increase the number of residential units, shall mitigate the impact on shelter space demands based on the shelter space LOS. The LOS standard for shelter space shall be 20 square feet per person seeking public shelter. Populations seeking public shelter shall be calculated at 20 percent of the total potential evacuees.