

**26-09SP SMH VENICE IR-
MRI & INPATIENT
REHAB PAVILION
EXPANSION**

GENERAL INFORMATION

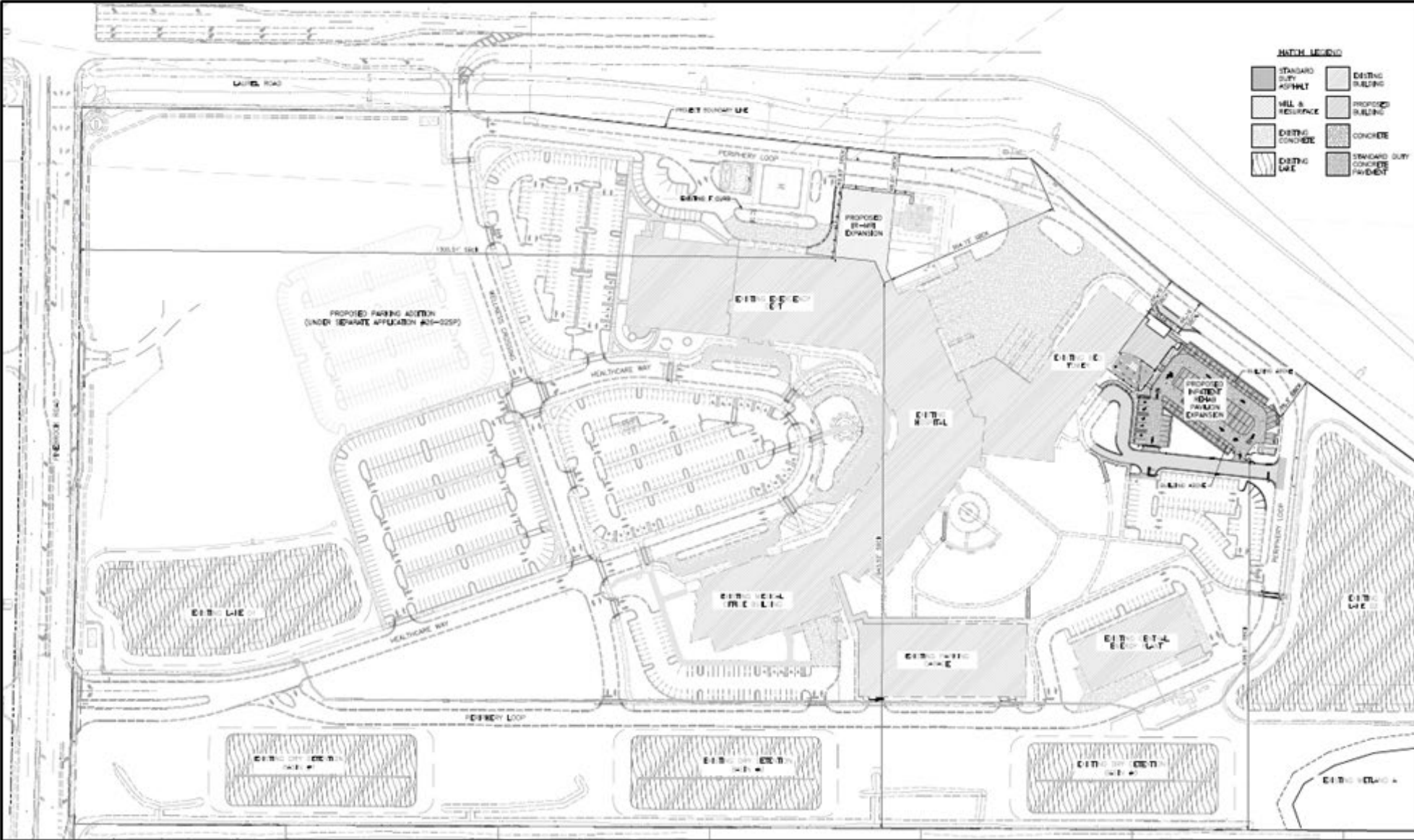
Address:	2600 E. Laurel Road
Request:	Two building expansions on the SMH Venice campus. The IR-MRI expansion will connect the existing emergency department building, while the inpatient Rehabilitation Pavilion expansion will connect the existing bed tower.
Owner:	Sarasota County Public Hospital District
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

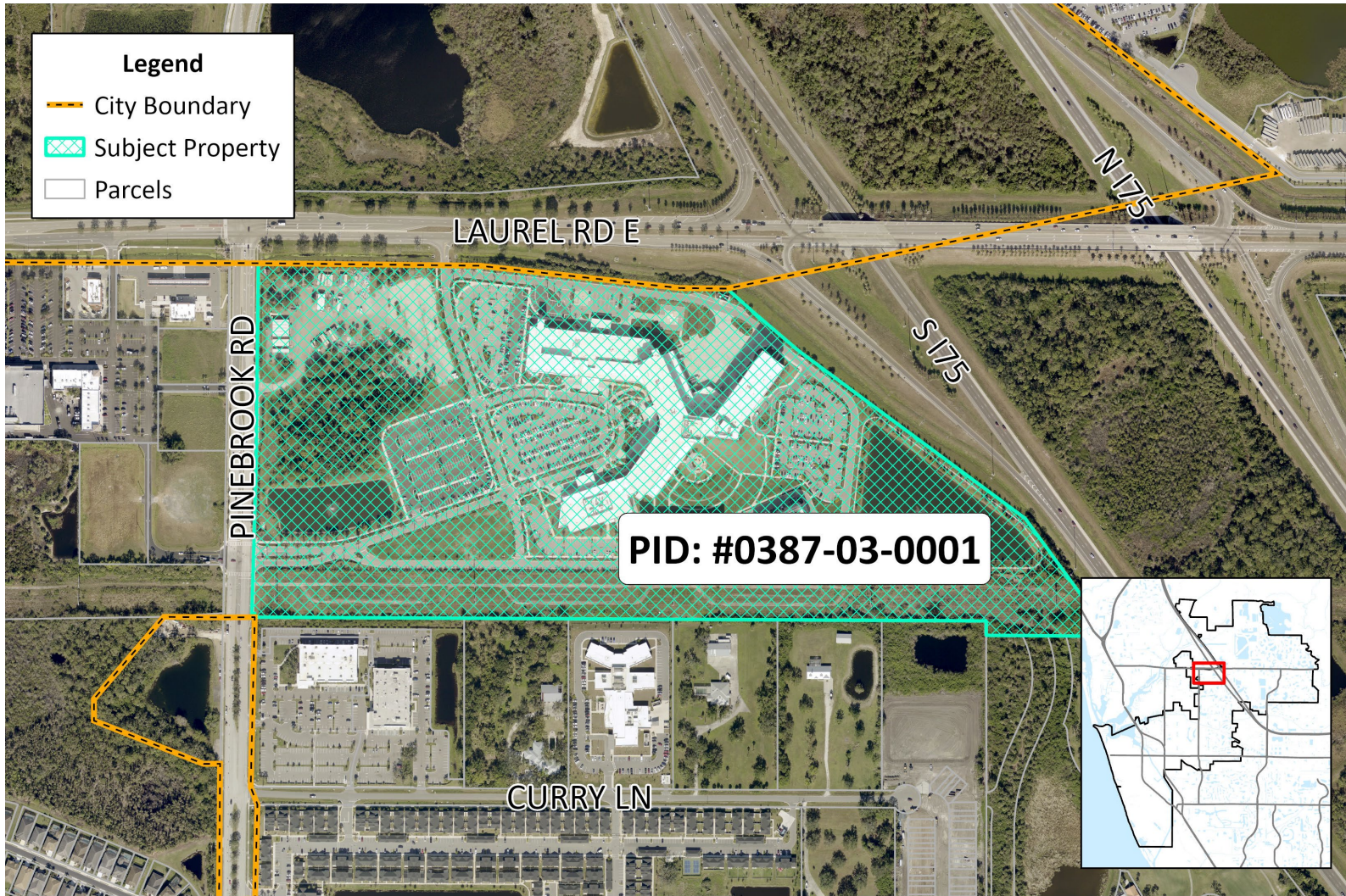


BACKGROUND & PROJECT DESCRIPTION

- The applicant proposes the SMH Venice 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 second 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.

PROPOSED PLAN

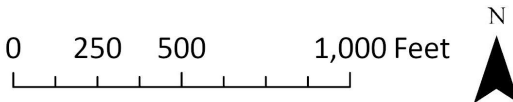




AERIAL MAP




Sarasota Memorial Hospital
Aerial Map





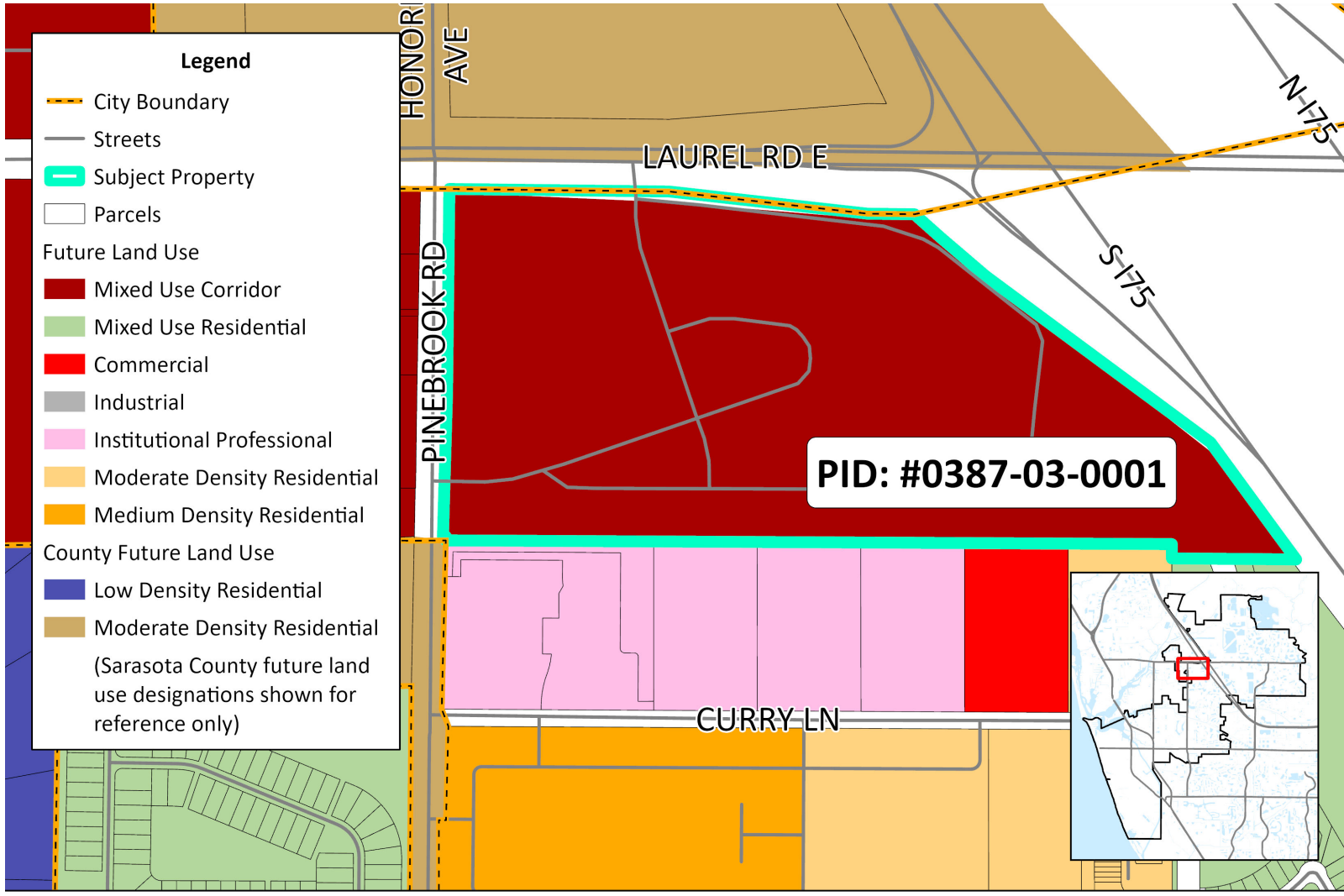
EXISTING CONDITIONS

SITE
PHOTOGRAPHS,
FUTURE LAND
USE MAP, ZONING
MAP,
SURROUNDING
LAND USES





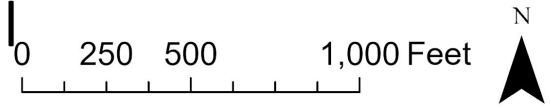
SITE PHOTOGRAPHS

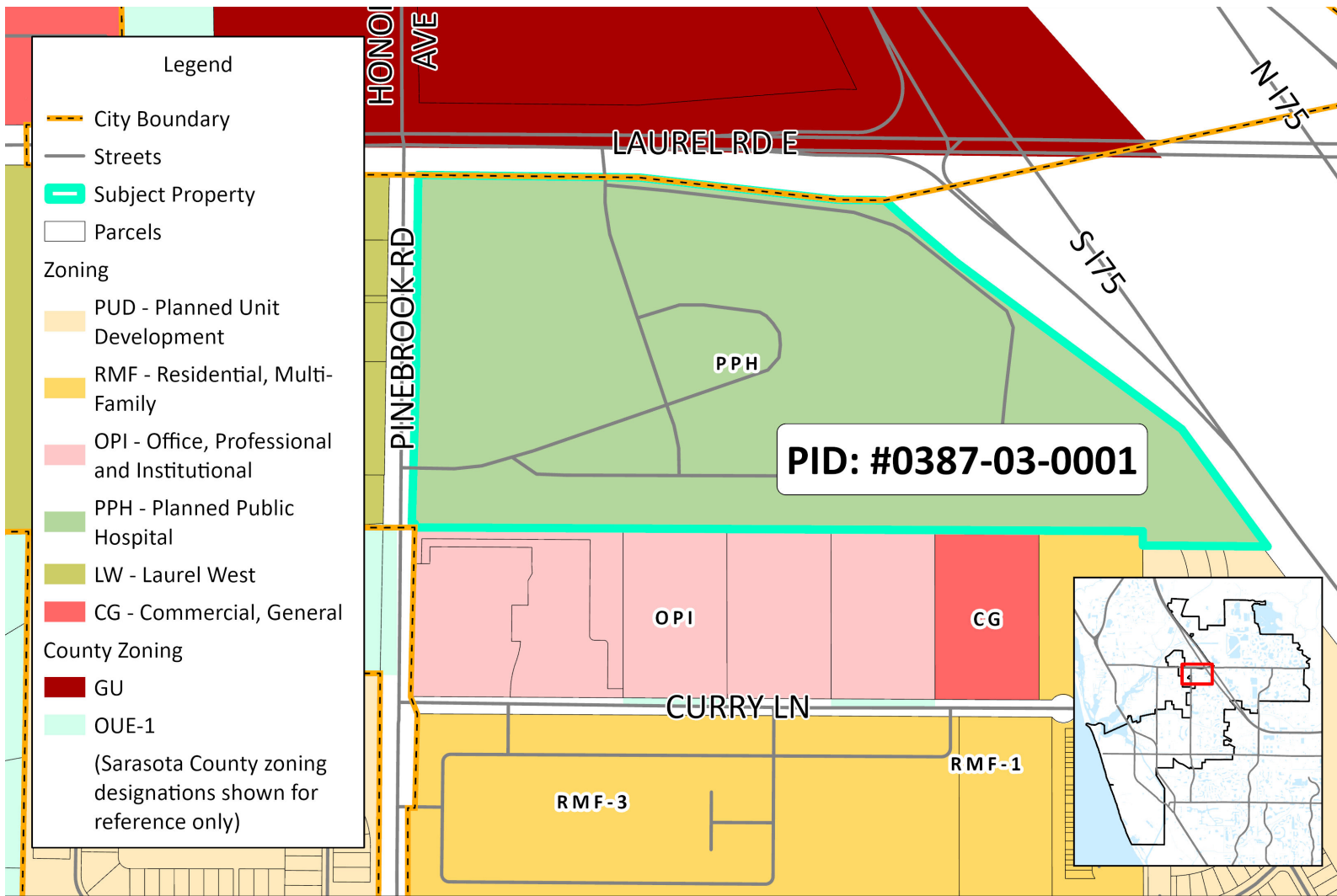


FUTURE LAND USE MAP



Sarasota Memorial Hospital
Future Land Use Map



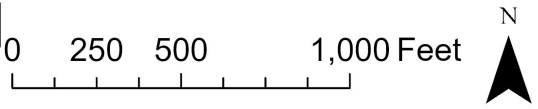


- Legend**
- City Boundary
 - Streets
 - Subject Property
 - Parcels
- Zoning**
- PUD - Planned Unit Development
 - RMF - Residential, Multi-Family
 - OPI - Office, Professional and Institutional
 - PPH - Planned Public Hospital
 - LW - Laurel West
 - CG - Commercial, General
- County Zoning**
- GU
 - OUE-1
- (Sarasota County zoning designations shown for reference only)

ZONING MAP



Sarasota Memorial Hospital
Zoning Map



SURROUNDING LAND USES

Direction	Existing Land Uses(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



PLANNING ANALYSIS

COMPREHENSIVE
PLAN, LAND
DEVELOPMENT
CODE,
CONCURRENCY/
MOBILITY



CONSISTENCY WITH THE 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 (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.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

- Processed according to the procedural requirements for a site and development plan
- Reviewed by the Technical Review Committee and no issues were identified
- Proposal is consistent with Binding Master Plan, no modifications to the existing approved Plan are requested

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



I.9.4 DECISION CRITERIA

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.

CONCURRENCY AND MOBILITY

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

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



CONCURRENCY AND MOBILITY

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.

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 I (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.

CONCLUSION

- 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 to take action on Site and Development Plan Petition No. 26-09SP.
-