

## Comprehensive Plan Consistency

The proposed Land Development Regulation Text Amendment to establish the Planned Public Hospital District (PPH) zoning district is consistent with all applicable Visions, Intentions and Strategies of the Comprehensive Plan, including those listed specifically below:

*Vision LU 1 - The City of Venice envisions a development pattern that balances the economic, social, historical and environmental needs of the community and that preserves the high quality-of-life for all residents.*

**The establishment of the PPH zoning district aligned with the unique nature of a medical campus and associated facilities will allow for more effective and efficient planning and delivery of medical services for area residents, meeting the demand for medical services and preserving quality of life.**

*Strategy LU 1.2.11 - Mixed Use Development Principles.*

*Mixed use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form. All uses permitted internal/within a mixed use category shall be deemed to be compatible.*

**The proposed PPH zoning district is consistent with the Mixed Use Development principles and is aligned with other uses in the Mixed Use Corridor.**

*Strategy LU 1.2.13 - Mixed Use Development Transitions.*

*Mixed Use land use designations are deemed to be compatible with the adjacent land use designations. Through the update to the City's Land Development Code, Form Based Codes shall be developed for the Mixed Use designations that provide for perimeter compatibility standards. For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.*

**The proposed PPH zoning is consistent with this strategy.**

*Strategy LU 1.2.15 - Mixed Use Designations – Government Uses.*

*Government uses shall be permitted within the Mixed Use Designations.*

**The proposed PPH zoning, for public hospital districts, is consistent with this strategy.**

*Strategy LU 1.3.8 - Co-Location of Facilities*

*The City shall promote the co-location of parks, schools, and other community facilities to support community interaction, enhance neighborhood identity, and leverage limited resources.*

**The proposed PPH zoning is consistent with this strategy.**