

# *Sarasota Memorial Hospital*

## **Project Owner and Agent:**

**Owner:** Sarasota County Public Hospital Board

**Agent:** Dan Bailey, Esq., Williams Parker Law Firm

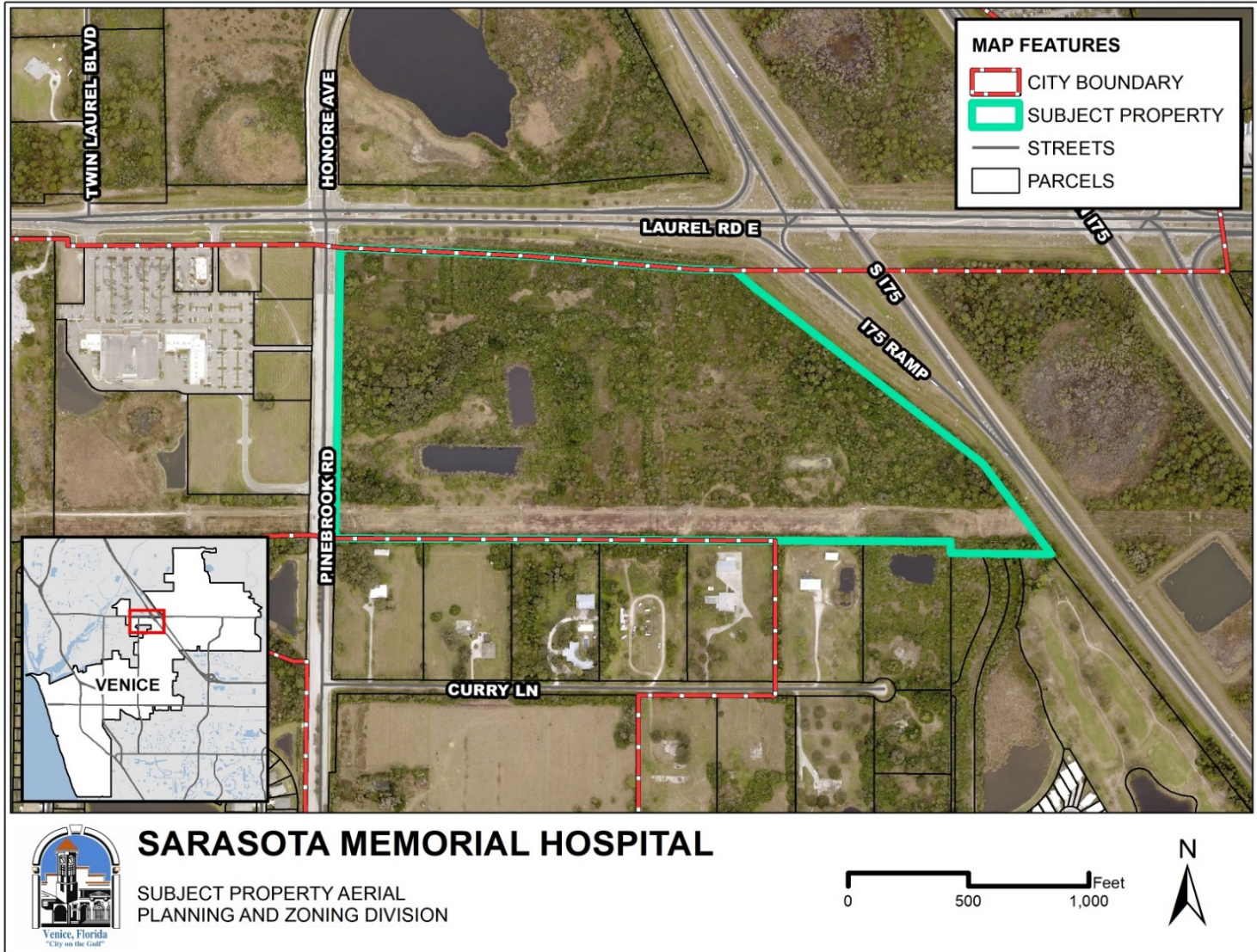


*We serve with PRIDE*

# Background

- **November 26, 2002** – Property annexed through Ordinance No. 2002-48
- **March 25, 2003** – Comprehensive plan amendment from County Commercial Center to City Commercial
- **March 8, 2005** – Rezoned to PCD through Ordinance No. 2005-12
- **August 5, 2005** – Property purchased by Sarasota County Public Hospital Board
- **March 5, 2007** – Site and Development Plan Petition No. 07-03SP submitted to construct non-hospital medical facilities.
- **August 7, 2012** – Site and development plan approved by Planning Commission.
- **April 28, 2016** – agent directs staff to close Petition 07-03SP.
- **September 11, 2018** – Pre-Annexation agreement amended removing the Venetian Gateway standards for signage and architectural standards from hospitals and related health care facilities.
- **November 28, 2018** – Current petitions filed.

# Aerial Photograph



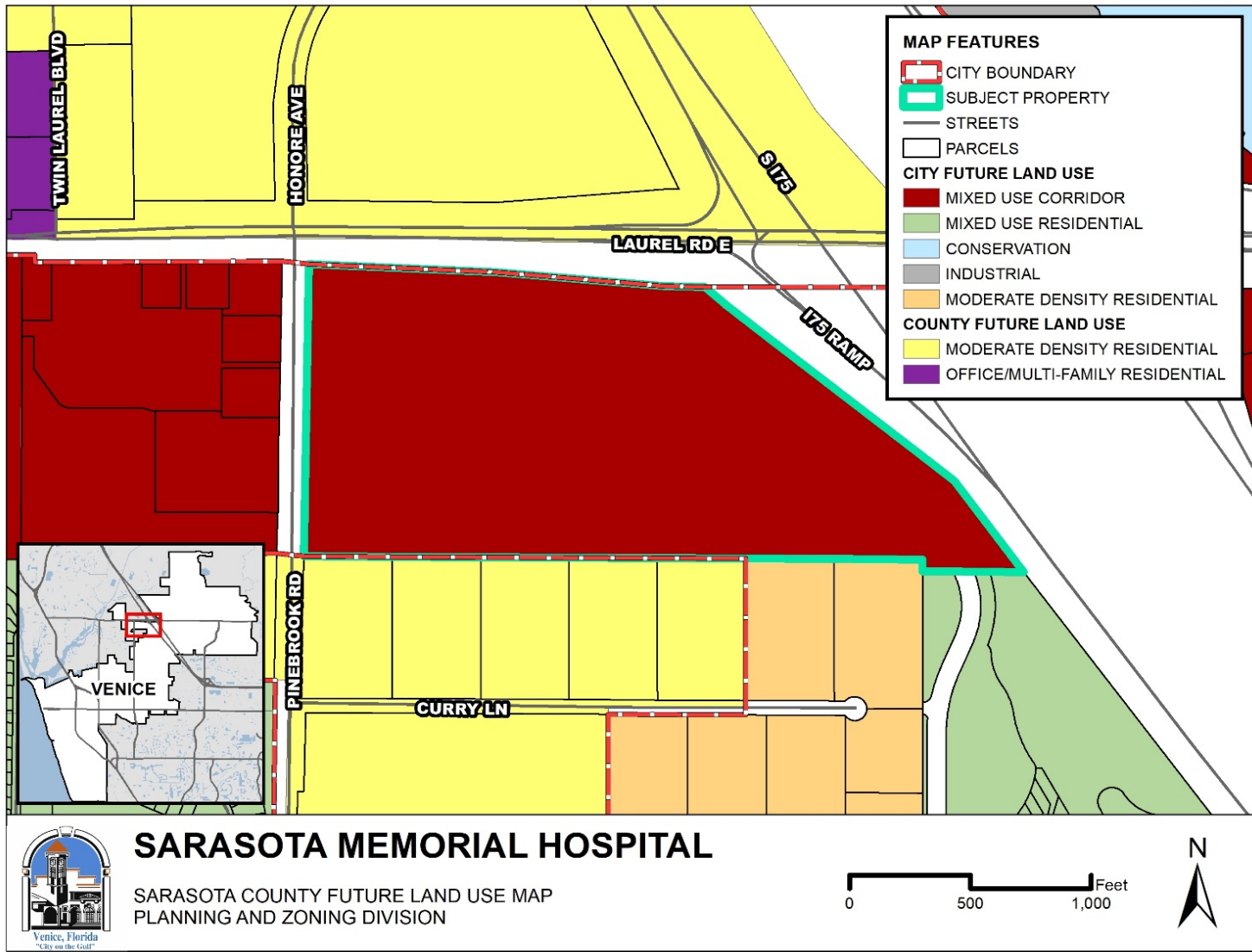
# Photograph of the Site



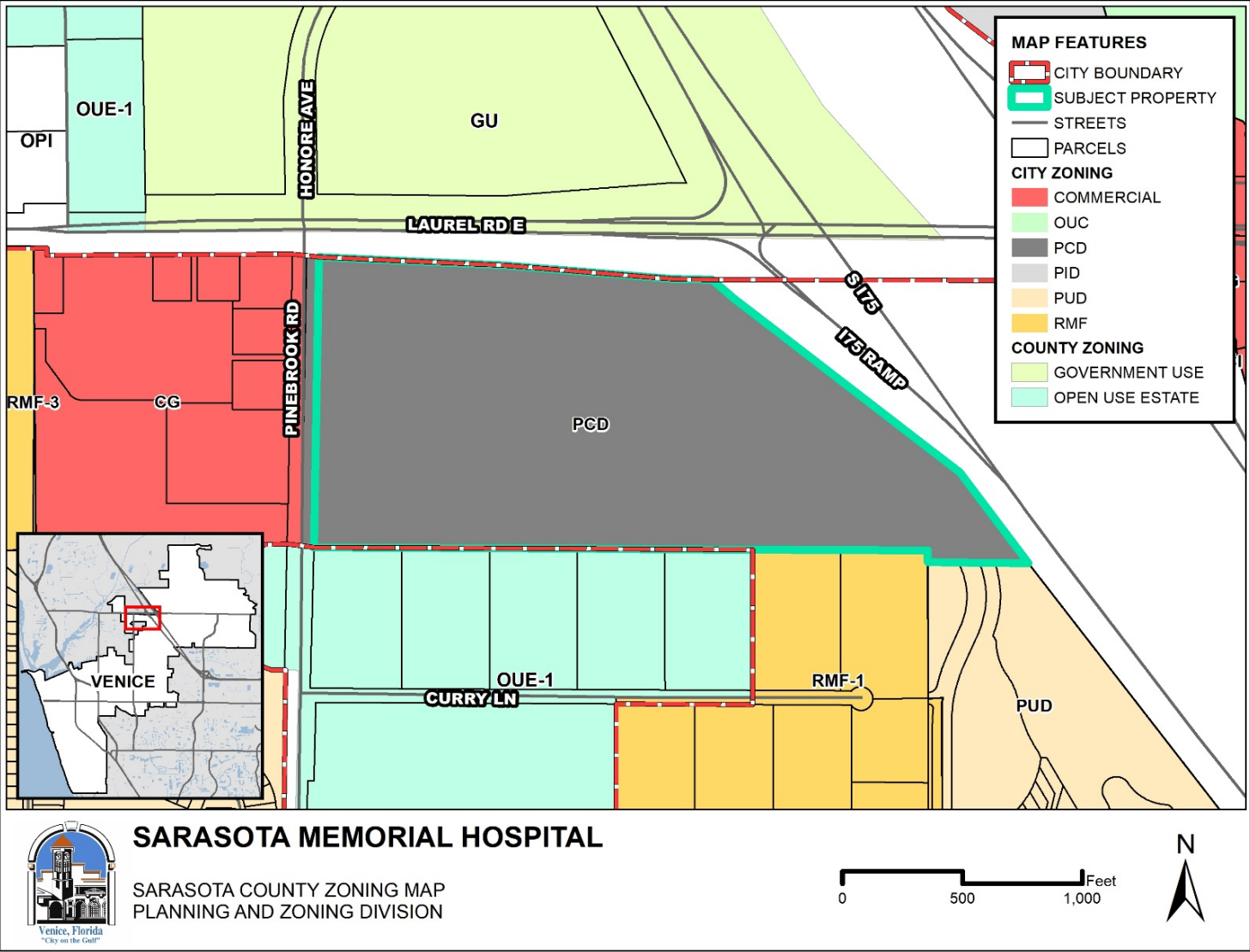
# Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant	Sarasota County GU	Moderate Density Residential
West	Shopping Center (Plaza Venezia)	CG	MUC
South	Residential	Sarasota County OUE-1 and City RMF-1	County and City Moderate Density Residential
East	Interstate 75	NA	NA

# Future Land Use Map

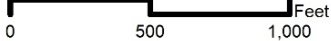


# Existing Zoning Map



## SARASOTA MEMORIAL HOSPITAL

SARASOTA COUNTY ZONING MAP  
 PLANNING AND ZONING DIVISION



# Zoning Amendment

## *Sarasota Memorial Hospital*

**PETITION NO.:** 18-09RZ

**REQUEST:** Zoning amendment to revise the existing Planned Commercial Development (PCD) district zoning of the subject property to allow for the proposed uses of hospital and related healthcare facilities.

### **GENERAL DATA**

*Owner:* Sarasota County Public Hospital Board

*Agent:* Dan Bailey, Williams-Parker Law Firm

*Address:* 2600 Laurel Road                      *Property ID:* 0387030001

*Property Size:* 65.44 ± acres

*Future Land Use:* Mixed Use Corridor (MUC)

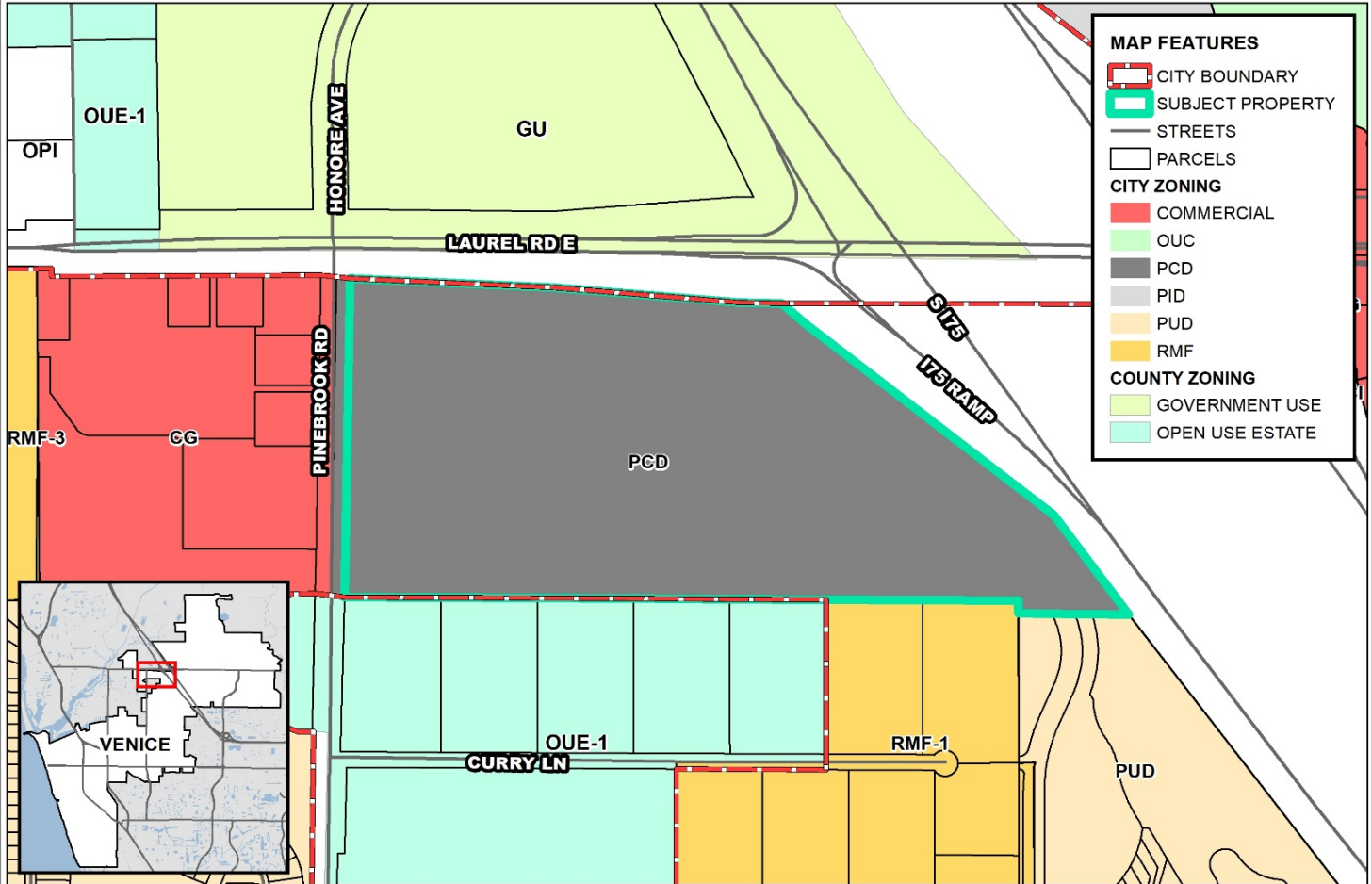
*Comp Plan Neighborhood:* Laurel Road Neighborhood

*Existing Zoning:* Planned Commercial Development (PCD)

*Proposed Zoning:* Planned Commercial Development (PCD) - Amended

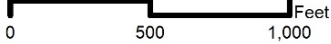


# Proposed Zoning Map



## SARASOTA MEMORIAL HOSPITAL

SARASOTA COUNTY ZONING MAP  
PLANNING AND ZONING DIVISION



# Binding Master Plan

- Four sheets entitled “Binding Master Plan Sarasota Memorial Hospital-Venice”
  - Cover sheet with development data
  - Conceptual site plan
  - Cross-sections of perimeter buffering
  - Parking field typicals
- Parking sections depicting vehicular movements
- Sign plan
- Architectural Control Narrative
- Site Lighting Narrative
- Sign Narrative
- Civil and Landscape Design Zoning Control Narrative

# Laurel Rd. Shopping Center

# Sarasota Memorial Hospital

\* THERE ARE NO PROPOSED MODIFICATIONS OF ZONING OR OTHER APPLICABLE CITY REGULATIONS.  
 COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL  
 PROPOSED ZONING: PCD

## PROPOSED LAND USES

### DEVELOPMENT PARCEL I

- RETAIL SALES, (INCL. DRIVE-THROUGH FACILITY)  
(EXAMPLE: WALGREENS)
- RESTAURANTS - FAST FOOD, COFFEE SHOP, SIT DOWN AND QUALITY (INCL. DRIVE THOUGH FACILITY AND OPEN AIR DINING AS AN ACCESSORY USE)  
(EXAMPLE: WENDY'S, STARBUCKS, PERKINS, CHILI'S, MACARONI GRILL)
- ALCOHOL SALES - WITHIN APPROVED LOT 1 USES
- CONVENIENCE STORE, INCLUDING FUEL SALES AND CAR WASH (NO VEHICLE SERVICE)  
(EXAMPLE: MOBIL "ON THE RUN")
- BANKS AND FINANCIAL INSTITUTIONS (INCL. DRIVE-THROUGH FACILITY)
- HOTELS AND MOTELS

### DEVELOPMENT PARCELS II & III

- RETAIL SALES, (INCL. OUTSIDE STORAGE AND GARDEN CENTERS AS AN ACCESSORY USE)  
(EXAMPLE: HALLMARK STORE, OFFICE EQUIPMENT, ART STORE, ANTIQUE STORE, ETC.)  
(EXAMPLE: HOME DEPOT WITH GARDEN CENTER, TARGET WITH GARDEN CENTER)  
(EXAMPLE: COSTCO, B.J'S WHOLESALE CLUB)
- GROCERY STORE  
(EXAMPLE: PUBLIX)
- BUSINESS AND PROFESSIONAL SERVICES  
(EXAMPLE: H&R BLOCK, TRAVEL AGENT, INSURANCE AGENT, ETC.)
- RESTAURANTS - COFFEE SHOP, SIT DOWN AND QUALITY (OPEN AIR DINING AS AN ACCESSORY USE)
- ALCOHOL SALES - PACKAGE, BAR, TAVERN OR WITHIN APPROVED DEVELOPMENT PARCEL II and/or III.
- BANKS AND FINANCIAL INSTITUTIONS
- PERSONAL SERVICES, RECREATIONAL SERVICES AND ENTERTAINMENT SERVICES  
(EXAMPLE: MOVIE THEATER, BLOCKBUSTER, SPORTING GOODS)
- ESSENTIAL AND SERVICE ESTABLISHMENTS  
(EXAMPLE: DRY CLEANERS, PAK MAIL, REPAIR SHOPS)
- PROFESSIONAL AND BUSINESS OFFICE (INCL. CHILD CARE SERVICES AS AN ACCESSORY USE)
- MEDICAL, DENTAL AND VETERINARY OFFICE OR CLINIC

### PROHIBITED USES (ALL DEVELOPMENT PARCELS)

- RESIDENTIAL SINGLE FAMILY AND MULTIFAMILY DWELLINGS
- OFF-SITE SIGNS
- ADULT ENTERTAINMENT ESTABLISHMENTS
- RV, AUTOMOBILE OR TRUCK SALES (NEW AND/OR USED)

### NOTE:

- EXAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY, SPECIFIC RETAILERS MAY VARY.

### SETBACKS:

	PERIMETER SETBACKS	INTERNAL SETBACKS
FRONT	15	15
REAR	25	10
SIDE	15	0

### SIGNAGE:

MP = MAIN PROJECT AND TENANT ID SIGN

PS = PROJECT SIGN

OS = OUTPARCEL SIGN

WALL SIGN - THE TOTAL AGGREGATE OF WALL SIGNS SHALL NOT EXCEED THREE SQUARE FEET FOR EACH LINEAL FOOT OF BUILDING FRONTAGE, OR ONE AND ONE-HALF SQUARE FEET FOR EACH LINEAL FOOT OF LOT FRONTAGE OCCUPIED BY THE BUILDING OR USE.

\*NOTE: ALL SIGNS SHALL COMPLY WITH THE DESIGN STANDARD EXHIBITS CONTAINED IN THE REZONE APPLICATION.

### OPEN SPACE:

MINIMUM OF 20% LANDSCAPED OPEN SPACE SHALL BE REQUIRED.

### INTERNAL LOTS:

- LOTS SHALL BE A MINIMUM 50' WIDE AND 100' IN LENGTH.
- MAXIMUM HEIGHT OF STRUCTURES SHALL NOT EXCEED 85'.
- ALL INTERNAL LOTS SHALL HAVE ACCESS TO THE PUBLIC STREET SYSTEM VIA AN INTERNAL PRIVATE ROAD.
- THE PROPERTY SHALL COMPLY WITH THE ARCHITECTURAL STANDARDS OF THE VENETIAN GATEWAY OVERLAY DISTRICT.

## DEVELOPMENT DATA:

- 1 TOTAL PROJECT AREA: 65.44± AC.
- 2 THE SITE IS IN THE MUC FLUC MAX. POTENTIAL  
F.A.R. IS 1.0 (2,850,566.4 SQ. FT.)

F.A.R.							
	NUMBER OF ACRES	AREA WIDE FAR	MIN. DEV. %	MAX. DEV. %	MIN. SQFT	MAX. SQFT	EXISTING AS OF 1/1/17
MUC	299 *	0.5 *	75% *	90% *	4,884,165 *	5,860,998 *	132,251

\* PER LU - LR 1.1-1-MIXED USE CORRIDOR (MUC)

F.A.R.				
	PHASE 1a	PHASE 1b	PHASE 2	TOTAL
HOSPITAL	363,741 SF (90 BEDS)		2,286,825 SF (BEDS TBD)	2,850,566 SF
MOB	60,000 SF	140,000 SF		
TOTAL	423,741 SF	140,000 SF	2,286,825 SF	

3 EXISTING & PROPOSED ZONING IS PCD.

4 MAXIMUM STRUCTURAL HEIGHT OF HOSPITAL/MEDICAL OFFICE STRUCTURES SHALL NOT EXCEED 85' \* (SEE DESIGN STANDARDS CONTAINED IN THE REZONE APPLICATION REPORT.)

5 OPEN SPACE:

MINIMUM OF 20% LANDSCAPED OPEN SPACE SHALL BE REQUIRED FOR THE ENTIRE PROJECT. LANDSCAPED OPEN SPACE MAY INCLUDE BUT SHALL NOT BE LIMITED TO LAKES, WETLANDS, WETLAND BUFFERS, LANDSCAPE BUFFERS, PARKING LOT LANDSCAPING, FOUNDATION LANDSCAPING. (20% OPEN SPACE IS PROVIDED AND SHOWN WITHIN PHASE 1 - (FPL EASEMENT, LANDSCAPE BUFFER, FOUNDATION LANDSCAPE AND PARKING LANDSCAPE))

6 SETBACKS: PERIMETER SETBACKS

FRONT	15
REAR	N/A
SIDE	15

7 SIGNAGE:

\*NOTE: ALL SIGNS SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE REZONE APPLICATION REPORT.

8 PROPOSED LAND USE(S):

### PHASE 1

- HOSPITAL (90 ACUTE CARE BEDS)
- \*80,000 GSF MEDICAL OFFICE BUILDING  
(200,000 GSF PER TRAFFIC STUDY)

### FUTURE POTENTIAL PHASES

- HOSPITAL
- HEALTHCARE RELATED FACILITY
- MEDICAL OFFICE
- HURRICANE SHELTER
- MEDICAL, DENTAL AND VETERINARY OFFICE OR CLINIC

9 PROHIBITED USES:

- RESIDENTIAL SINGLE FAMILY AND MULTIFAMILY DWELLINGS
- OFF-SITE SIGNS
- ADULT ENTERTAINMENT ESTABLISHMENTS
- RV, AUTOMOBILE OR TRUCK SALES (NEW AND/OR USED)

10 PARKING:

HOSPITAL : 1.5 SPACES PER BED (1.5 x 90) = 135 SPACES  
 MEDICAL OFFICE : 1 SPACE PER 150 SQFT OF NON STORAGE FLOOR AREA (80,000 / 150) = 400 SPACES  
 TOTAL REQUIRED PHASE 1a PARKING = 535 SPACES

11 STANDARDS:

IF A STANDARD IS NOT SHOWN OR INCLUDED IN THE PCD, STANDARDS OF THE CITY'S LAND DEVELOPMENT CODE WILL APPLY.



# PCD Code Modifications

1. Modification of Code Section 86-412(a) regarding parking space size.
2. Modification of Code Section 86-431(b) regarding trees
3. Modification of Code Section 86-461(2) regarding landscape design standards, specifically for buffers.
4. Modification of Code Section 86-411(8), (9), and (10) regarding general design standards for off-street parking facilities.
5. Modification of Code Section 86-438(1) and (2) regarding interior landscaping.
6. Modification of Code Section 86-461(1) and 86-437(1) regarding landscape buffering.
7. Modification of Code Section 86-412 regarding parking drive aisle width.
8. Modification of Code Section 86-520(a)(1) and (2) regarding installation of required sidewalks abutting adjacent roadways.
9. Modification of Code Section 86-402(b)(1) regarding monument sign standards.
10. Modification of Code Section 86-402(d) regarding sign lighting.
11. Modification of Code Section 86-402(e) regarding changeable copy.
12. Modification of Code Section 86-402(b)(1)(h) regarding sign placement.

# Zoning Amendment

## Comprehensive Plan Consistency

- **Laurel Road Neighborhood**
  - **LU-1.2.9 Mixed Use Category:** Identifies the PCD zoning district as an implementing district for the Mixed Use Corridor future land use designation.
    - LU 1.2.9.c4 – non-residential uses limited to commercial and institutional.
    - LU 1.2.9.c8 – confirms “campus-style” design as permitted.
  - **LU-LR 1.1.1** – provides the parameters for development of the MUC designation in the Laurel Road Neighborhood
    - Provides for a maximum non-residential square footage of 5,860,998. Currently existing in this neighborhood is 132,251 square feet. Max potential of the project per FAR of 1.0 is 2,850,566 square feet.

# Zoning Amendment

## Comprehensive Plan Consistency

- East Venice Avenue Neighborhood
  - **LU-4.1.1 Transitional Language:** Policy 8.2 Land Use Compatibility
    - Land use density and intensity
    - Building heights and setbacks
    - Character or type of use proposed
    - Site and architectural mitigation design techniques
  - Considerations to determine compatibility
    - Protection of single-family neighborhoods from the intrusion of incompatible uses.
    - Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
    - The degree to which the development phases out non-conforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
    - Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

# Zoning Amendment

## Comprehensive Plan Consistency

### **Mitigation techniques of Policy 8.2:**

- Providing open space, perimeter buffers, landscaping and berms
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas
- Locating road access to minimize adverse impacts
- Adjusting building setbacks to transition between different uses
- Applying step-down or tiered building heights to transition between different uses
- Lowering density or intensity of land uses to transition between different uses.



# Zoning Amendment

## Comprehensive Plan Consistency

- Open Space Element
  - The PCD requires a minimum of 20% open space.
    - Strategy OS 1.3.1 – Minimal impact to wetlands of 1.63 acres and maintenance of a nearly 2 acre wetland in the southeast corner.
    - Strategy OS 1.6.2 – Provision of wildlife corridors (FPL easement).
- Transportation Element
  - Current roadway segments adjacent to the site are operating at LOS “C”
  - Bike/Ped for the Laurel Road segment operating at LOS “E”
  - Currently no transit route at this location

# Zoning Amendment Land Development Code Consistency

## **Applicable Rezone Considerations Provided in Code Section 86-47(f):**

The applicant addressed each consideration in their submittal and a staff comment was provided for each consideration when appropriate in the staff report.

# Section 86-47(f)(1): Findings for Rezoning Amendments

**Consistency**  
(Applicants Response)

Requirement		Yes	No	N/A
1.	Whether the proposed change is in conformity to the Comprehensive Plan	✓		
2.	The existing land use pattern	✓		
3.	Possible creation of an isolated district unrelated to adjacent and nearby districts	✓		
4.	The population density pattern and possible increase or overtaxing of the loan on public facilities such as schools, utilities, streets, etc.	✓		
5.	Whether the existing district boundaries are illogically drawn in relation to the existing conditions on the property proposed for change.	✓		
6.	Whether changed or changing conditions make the passage of the proposed amendment necessary.	✓		
7.	Whether the proposed change will adversely influence living conditions in the neighborhood.	✓		
8.	Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.	✓		
9.	Whether the proposed change will create a drainage problem.	✓		
10.	Whether the proposed change will seriously reduced light and air to the adjacent area.	✓		
11.	Whether the proposed change will adversely affect property values in the adjacent area.	✓		
12.	Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.	✓		
13.	Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.	✓		
14.	Whether there is substantial reasons why the property cannot be used in accord with existing zoning.	✓		
15.	Whether the change suggested is out of scale with the needs of the neighborhood or city.	✓		
16.	Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted such use.	✓		

# Concurrency

At the point of rezoning , staff conducts a **preliminary** review for concurrency. The following review agencies have reviewed the following public facilities: water, sewer, solid waste, and stormwater/drainage. No issues have been identified regarding facilities capacity regarding the proposed petition with the exception of sanitary sewer.

Through the Developers Agreement, sewer will be provided on a temporary basis by Sarasota County.

# Mobility

- Hospital plus 200,000 sq. ft. of medical office building.
- Existing Intersection Deficiencies
  - Pinebrook Road/Laurel Road
  - I-75 southbound ramps/Laurel Road
  - Pinebrook Road/Venice Avenue
  - Pinebrook Road/Center Road
- Signal timing optimization
- Improvements assumed complete other than signal optimization
- Pinebrook Road/Laurel Road Intersection
  - Modify the westbound approach lane geometry to consist of dual left turn lanes, a thru lane, and a shared thru/right turn lane.
  - Add five-section head to allow northbound right turn overlap phase.
- I-75 SB Ramps/Laurel Road Intersection
  - Construct a second southbound left-turn lane.
- Pinebrook Road/Center Road Intersection
  - Add five-section head to allow southbound right turn overlap phase.

# Mobility

- Access Improvements
  - Main Entrance on Pinebrook Rd.
    - 185 foot northbound RT lane
    - 435 foot southbound LT land
    - Signalize when warranted
  - Right in/Right out on Pinebrook Road
    - 185 foot northbound RT lane
  - Pinebrook Road/Laurel Road
    - Extend dual westbound LT lanes by 100 feet
    - Extend northbound LT lane to 500 feet

# Findings of Fact

## **Based on analysis in the staff report:**

### **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 future land use designation, Policy 8.2 regarding compatibility, strategies found in the Laurel Road Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

### **Conclusions / Findings of Fact (Compliance with the Land Development Code):**

*The subject petition complies with all applicable Land Development Code standards, with the exception of requested code modifications through the PCD, and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.*

### **Conclusions / Findings of Fact (Concurrency):**

*As indicated, the applicant is seeking confirmation of concurrency through the concurrently submitted site and development plan. However, the proposed zoning amendment to the PCD was reviewed by the City's Technical Review Committee (TRC) based on the proposed binding master plan and no issues were identified regarding facilities capacity with the exception of sanitary sewer. Sewer service will be temporarily provided by Sarasota County as provided in the Developer's Agreement until such time as the City has the ability to provided service.*

### **Conclusions / Findings of Fact (Mobility):**

*The applicant has provided a full traffic analysis that has been reviewed by the City's transportation consultant along with County transportation staff and found to be in compliance with applicable traffic standards.*

## **City Council Determination:**

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, and the unanimous recommendation for approval from Planning Commission, there is sufficient information on the record for City Council to take action on Zoning Amendment Petition No. 18-09RZ.

Action to include the following:

- Code Modifications
- Waiver of sidewalk requirement along Laurel Road from the project access drive to the Interstate