

**CRITERIA NARRATIVE**  
**SMH - Venice - IR-MRI & Inpatient Rehab Pavilion Expansion**

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

***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;

***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 onsite mobility;

***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;

***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.*

5. General layout of drainage on the property;

*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 spaces;

*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

*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.

*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.*