

25-11AM Sarasota Memorial Hospital

Staff Report

I. REQUEST DESCRIPTION

The applicant is requesting a Text Amendment to the City's Land Development Regulations (Ordinance No. 2022-15), to establish a new Planned Zoning District which would provide zoning standards appropriate for the unique nature of a public hospital campus and the associated facilities.

At this time Sarasota Memorial Hospital-Venice is the only hospital within the City boundary and it is facing an ever growing demand for services. The hospital is ideally located near I-75 and due to the rapidly growing area of southern Sarasota County, SMH has already constructed planned future expansion phases of the hospital well in advance of the anticipated timelines. The proposed Planned PPH District will, for the most part, mirror the already approved Binding Master Plan associated with the current property with some modification. The existing Binding Master Plan will be amended and included as part of the proposed rezoning of the property. Through the establishment of the PPH District, public medical campuses will be able to effectively and efficiently provide medical services that mirror the needs of the community.

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject text amendment petition evaluates consistency with the Comprehensive Plan.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The strategies identified below are relevant to the proposed project:

Strategy LU 1.2.9.c- Corridor (MUC) is envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood. The strategy supports mixed use, form based code and a 'campus-style' design. While the proposed project is concurrently requesting a Comprehensive Plan Amendment to this strategy, the concept of the Planned Public Hospital District is consistent with the overarching intent of this strategy.

Strategy LU 1.2.15 - Mixed Use Designations – Government Uses. Government uses shall be permitted within the Mixed Use Designations. SMH is a public hospital governed by a Board of elected officials making this strategy consistent with the proposed petition.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN)

Analysis has been provided to determine consistency with all elements and strategies of the Comprehensive Plan. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

REVIEW OF THE LAND DEVELOPMENT CODE

Pursuant to Ch.87, Sec.1.6.2, the applicant has provided the required information to process a text amendment, which has been uploaded as agenda attachments.

- A. An amendment to the LDR may be proposed by the City Council, the Planning Commission, the City Manager, any other department or board of the City, or a member of the public. The application must contain the following, as part of or in addition to the requirements set out in Section 1.2:
 1. A narrative describing the need and justification for the change.
 2. The consistency of the proposed text amendment with the Comprehensive Plan with reference to specific Visions, Intents, and Strategies.
 3. A copy of the original text language, a strike-through and underline of original and proposed text language, and a clean copy of the proposed new text language.

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS):

The Text Amendment to the Land Development Code has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

III. PROPOSED TEXT AMENDMENT

Table 2.2.4.5.D

D. Planned Public Hospital District (PPH).

1. **Purpose and Intent.** PPHs are intended to allow for planned development of a public hospital campus and related facilities. PPH implements the Mixed Use Corridor Land Use as defined in Strategy 1.2.9.c in the Comprehensive Plan. No residential use/density is permitted.
2. **Uses.** Uses are defined per Section 2.2.7: Traditional Zoning Districts Use Table.
3. **Accessory Uses.** Accessory uses are permitted per Section 2.4.4: Use Definitions and Standards. All accessory uses must comply with the standards of Section 3.1.9: Accessory Uses and Structures.
4. **Previously Approved PPH.** A PPH approved prior to the effective date of this LDR shall be permitted to retain all previously approved standards including: land uses, density and intensity, open space percentage provisions and any other specified development standards. The zoning ordinance and master plan including all associated documents shall act as the source of compliance for a previously approved PPH.
5. **Minimum Acreage.** A PPH shall require a minimum of 40 acres of land. A previously approved PPH that is nonconforming in size may add additional land into the PPH. No design alternative or modification may be permitted from this standard.
6. **FAR.** All PPHs shall comply with the FAR limitations defined within the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
7. **Compatibility.** A PPH shall have a compatibility buffer along the entire perimeter of the PPH as defined by the approved Binding Master Plan.
8. **Open Space.** A minimum of 20% of the total acreage within a PPH shall be devoted to functional and conservation open space. Stormwater ponds, lakes, and required landscape buffers may be included in this open space calculation consistent with the standards provided in Strategy LU 1.2.16 and Strategy OS 1.11.1 in the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
9. **Standards.** See Table 2.2.4.5.D below.

Table 2.2.4.5.D. PPH Development Standards Table

PPH Development Standards Table		
Building Height (max)		150'
Building Height Exception (max)		none
Building Height Exception Standards		Not Applicable
Building Placement (Setbacks) (min)	Front (Street)	Defined by the Approved Binding Master Plan
	Side	Defined by the Approved Binding Master Plan
	Rear	Defined by the Approved Binding Master Plan
Lot	Width (min)	Defined by the Approved Binding Master Plan
	Area (min)	Defined by the Approved Binding Master Plan
	Coverage (max)	Defined by the Approved Binding Master Plan

IV. 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 for the

Planning Commission to make a recommendation to City Council on Land Development Regulations Text Amendment No. 25-11AM.