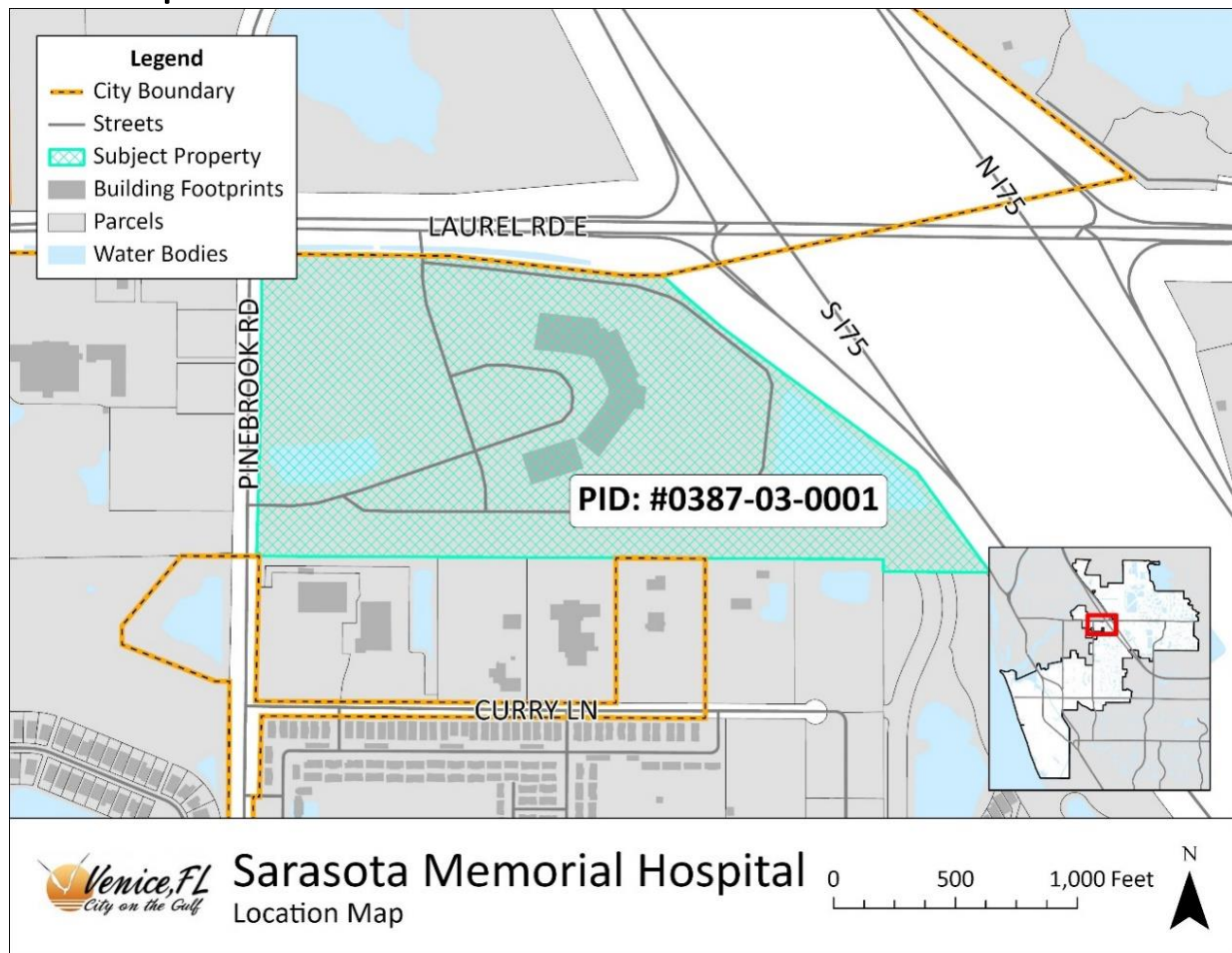


# 25-28RZ Sarasota Memorial Hospital Staff Report



## GENERAL INFORMATION

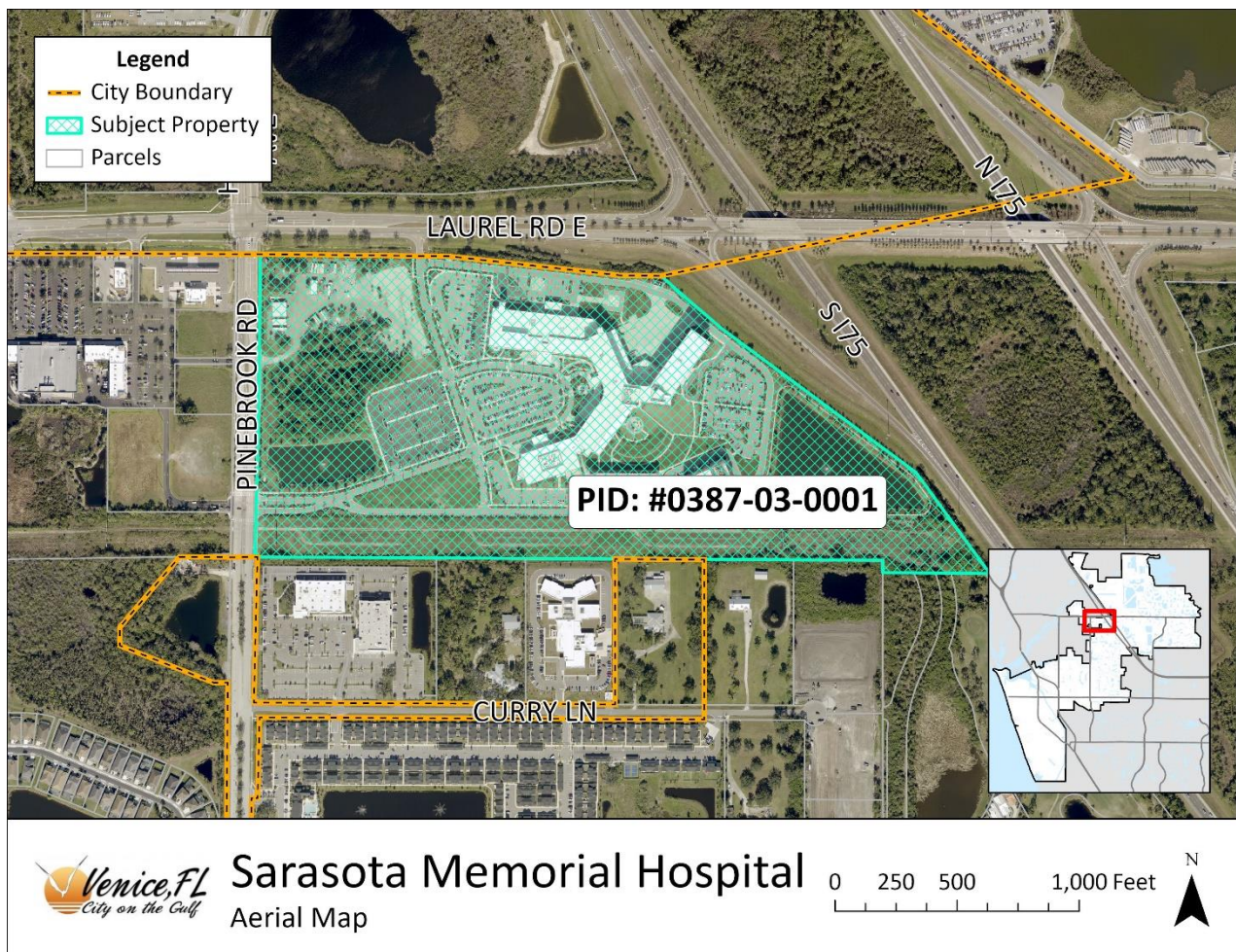
<b>Address:</b>	2600 Laurel Road E.
<b>Request:</b>	Proposed Rezoning to Planned Public Hospital District (PPH) with modification of the Binding Master Plan
<b>Owner:</b>	Sarasota County Public Hospital District
<b>Agent:</b>	Jackson R. Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	0387-03-0001
<b>Parcel Size:</b>	±65 acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Existing Zoning:</b>	Laurel West with Planned Commercial Development (PCD) Binding Master Plan
<b>Proposed Zoning:</b>	Planned Public Hospital (PPH)
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road Neighborhood
<b>Application Date:</b>	May 9, 2025
<b>Associated Petitions:</b>	25-27CP and 25-11AM

## I. BACKGROUND

The subject property is located at 2600 E. Laurel Road. The proposal is to rezone the Sarasota Memorial Hospital-Venice Campus from Laurel West (while the property is currently zoned Laurel West the code indicates that binding master plans remain valid) to a new Planned Public Hospital District (PPH) zoning district, which is proposed through the Text Amendment Application, 25-11AM, running concurrently with this application. The 65 acre parcel currently has an existing *Sarasota Memorial Hospital Planned Commercial Binding Master Plan* that provides specific development standards for the site. These development standards will still apply to the new PPH zoning district. This proposal requests to rezone to the new implementing district of PPH and modifying the Binding Master Plan for the SMH-Venice Campus.

The two revisions to the Master Plan that are being requested by the applicant incorporate a 150' allowable building height (current maximum of 85') and an FAR of 3.0 (current maximum is an FAR of 1.0). Establishing the new zoning district and updating the Master Plan for the hospital will allow for the continued growth and development of the SMH campus, which is needed in order to meet the increasing demands of the community.

### Aerial Map





**Site Photos**  
**Main Entrance**



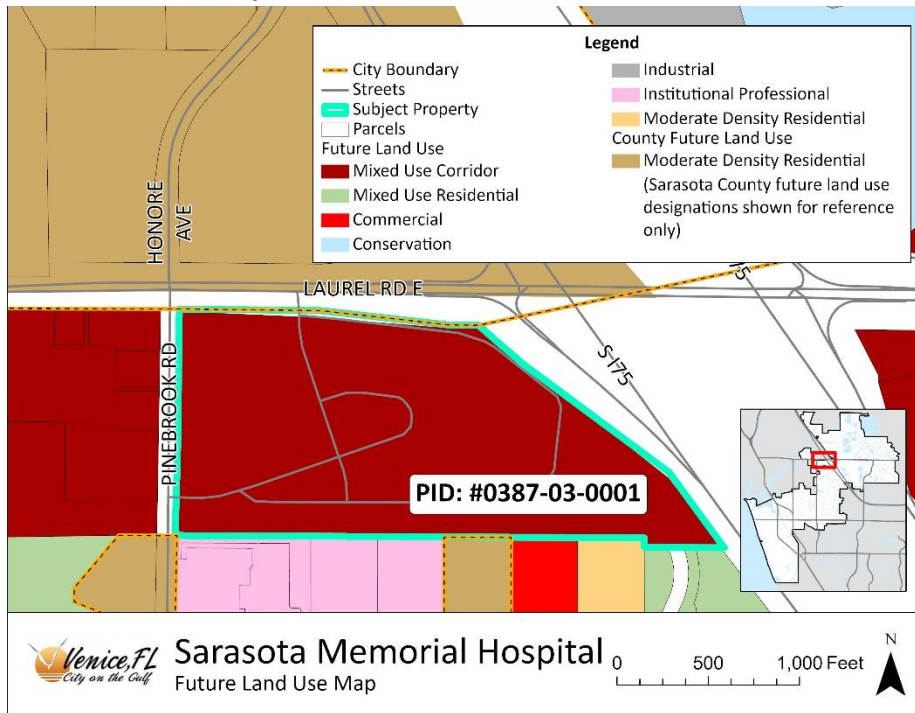
**Site Photo Facing Northwest from Curry Lane Overlooking the Campus**



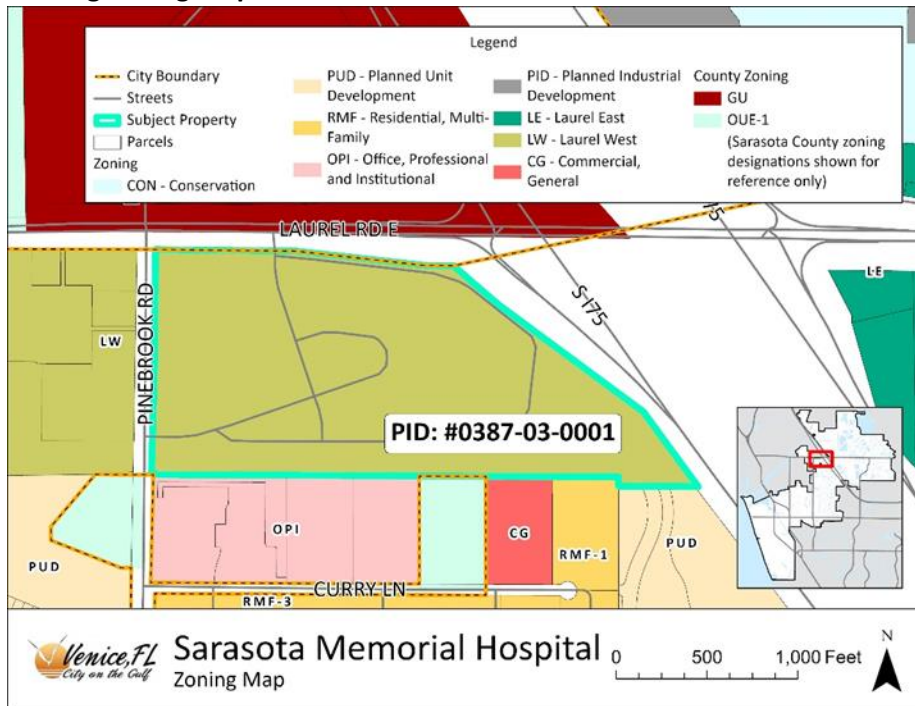
## Future Land Use and Zoning

The FLU designation for the subject property is Mixed Use Corridor. The current zoning district is Laurel West and the proposed zoning is Planned Public Hospital (PPH).

### Future Land Use Map

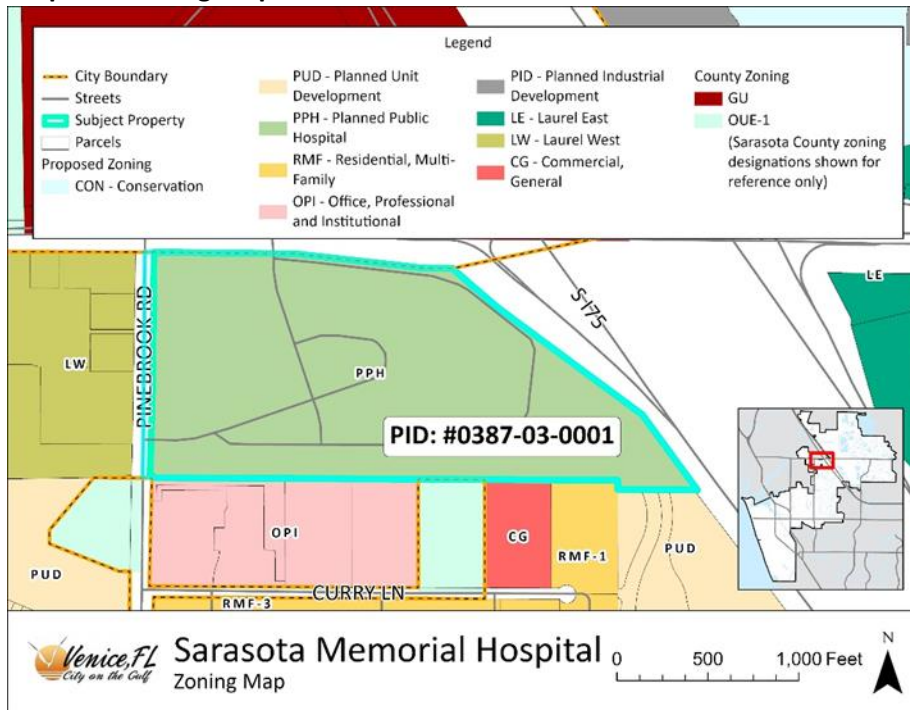


### Existing Zoning Map





## Proposed Zoning Map



## Surrounding Land Uses

Direction	Existing Land Use(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, OUE-1 (Proposed OPI), CG, RMF-1 and PUD	Institutional Professional, County Moderate Density Residential (Proposed Institutional Professional), Commercial and Mixed Used Residential
East	I-75 Corridor	Interstate	Interstate
West	Plaza Venezia	Laurel West	Mixed Use Corridor

## II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Code (LDC).

### CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following strategies are considered applicable to the project proposal:

**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 (Comprehensive Plan Analysis):**

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.

**CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City’s Technical Review Committee and no issues regarding compliance with the LDC were identified. The Utilities Department stated, while they have no objections to this petition, they are continuing to monitor the water and wastewater flows of the hospital campus and that any new construction would require the applicant to provide an updated utility Master Plan through the Site and Development Plan process. Any improvement required to meet the demands of future construction will be the responsibility of the property owner. While the proposal seeks to change the zoning on the property, the development standards will remain the same as those identified in the Master Plan, with the only changes being to the allowable building height and the total allowed square footage expressed as FAR:

- **Building Height:** Existing 85’; Proposed 150’
- **FAR:** Existing 1.0; Proposed 3.0

The applicant has provided a traffic impact study that states that the transportation concurrency provided for the approval of Phase 1 has not yet been met. At the time that the hospital meets the approved 879 peak-hour trips a new transportation impact analysis will be performed to evaluate the impacts beyond the Phase 1 approval.

**Land Use Compatibility Analysis- Chapter 87 Section 1.2.C.8**

Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

**Applicant Response:** *The proposed building heights and setbacks are commensurate with a medical campus facility and are sufficient to ensure compatibility with the neighborhood.*

ii. Building heights and setbacks.

**Applicant Response:** *The proposed building heights and setbacks are commensurate with a medical campus facility and are sufficient to ensure compatibility with the neighborhood.*

**Staff comment:** *While the building height and setbacks may be commensurate with a medical campus. The proposed building height does exceed any currently allowed height in the City.*

iii. Character or type of use proposed.

**Applicant Response:** *Not applicable. No change in the type of use is proposed.*

iv. Site and architectural mitigation design techniques.

**Applicant Response:** *Site and architectural mitigation design techniques are consistent with the existing approval for the property.*

b. Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**Applicant Response:** *The proposed rezoning is compatible with the single-family neighborhoods in the area.*

**Staff Comment:** The rezone to PPH wouldn't presumably change the compatibility with single-family neighborhoods in the area. There are proposed changes to the Binding Master Plan that allow for an increased height and an increased FAR.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Applicant Response:** *Not applicable. The proposed uses are already in place.*

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

**Applicant Response:** *Not applicable.*

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Applicant Response:** *The intensity of the proposed use remains compatible with the existing neighborhood.*

**Staff Comment:** Although there are no changes to the use there are changes to the intensity of the use. SMH is a non-profit public health system (public hospital), which is meant to serve the community by providing access to care. It is important to note that any additional development would still need to go through the Site and Development Plan process.

#### **Chapter 87, Section 1, Decision Criteria 1.7.4**

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

**Applicant Response:** *The proposed rezoning to Planned Public Hospital District (PPH) is compatible with the existing development pattern and the zoning of nearby properties. The proposal is to take the existing PCD binding master plan approval for the property and adopt it for the PPH zoning district with two amendments concerning building height and FAR.*

**Staff Comment:** Many neighboring properties have been built out as professional offices that are supportive of the medical campus or are projects that support housing options for those wishing to live near the SMH campus.

2. Changes in land use or conditions upon which the original zoning designation was based.

**Applicant Response:** *The PPH zoning district is proposed to apply to public hospital medical campus properties to provide for long-range planning necessary to address the growing population in the area.*

**Staff comment:** Land use is not proposed to change. This rezone would allow for the continued expansion of the SMH campus.

3. Consistency with all applicable elements of the Comprehensive Plan.

**Applicant Response:** *The proposed rezoning is consistent with all applicable elements of the Comprehensive Plan.*

4. Conflicts with existing or planned public improvements.

**Applicant Response:** *Not applicable.*

5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

- a. Impact on the traffic characteristics related to the site.
- b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
- c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

**Applicant Response:** *Public facilities are presently available for the site and all applicable jurisdictions and permitting authorities have been coordinated with. Future coordination with applicable jurisdictions and permitting authorities will be performed as needed at the time of future Site & Development Plan applications.*

6. Effect on health, safety and welfare of the neighborhood and City.

**Applicant Response:** *The proposed rezoning will provide a positive impact on the health, safety and welfare of the neighborhood and City.*

7. Conformance with all applicable requirements of this LDR.

**Applicant Response:** *The proposed rezoning is in conformance with all applicable elements of the LDR's.*

8. Findings of the Environmental Assessment Report, consistent with Chapter 89.

**Applicant Response:** *Not applicable, an environmental assessment has been provided with prior applications for the site.*

9. For a proposed major amendment to an adopted Planned District the following additional criteria shall be considered:

- a. Whether the amendment is consistent with the reasonable expectations of other residents within the Planned District with regard to how the Planned District would be built out over time.
- b. The extent to which the amendment deviates from the approved binding master plan, including whether any proposed change of use can be accommodated by any conversion, flex use or related similar Planned District allocation chart included in the binding master plan.
- c. The extent to which the alteration to the Planned District will service and/or benefit other uses within the Planned District.
- d. Whether the amendment is compatible with the common scheme of development contemplated in the binding master plan.

**Applicant Response:** *Not applicable.*

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

**Applicant Response:** *Not applicable.*

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

Analysis has been provided by staff to determine compliance with the standards of the Land Development Code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.



## **CONCLUSION**

### **Planning Commission Action for Recommendation**

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 Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 25-28RZ.