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Special Exception Project Narrative:

Special Exception Petition No. 18-08SE

The proposed Sarasota Memorial Hospital Planned Commercial Development (PCD)/Special Exception Application is a 65.44 ± acre property located at the intersection of Pinebrook Road and Laurel Road in the City of Venice. The property is located within the Laurel Road Neighborhood and Planning Area. The applicant proposes a modification to the existing PCD zoning designation to accommodate a new Binding Master Plan to allow for a hospital and medical campus that will meet the immediate and future needs of nearby residents of the City of Venice. Proposed as a multi-phased project, the maximum proposed floor area is 2,850,566 square feet, devoted entirely to hospital and healthcare related facilities in a campus-like setting. Phase 1.(a). proposes 90-beds within a hospital facility with approximately 60,000 sq. ft. of healthcare related facilities. Phase 1.(b). is proposed to include 140,000 square feet of additional healthcare related facilities. Future phases will include up to 2,286,825 square feet of healthcare related facilities.

Consistent with LDC Section 86-133(e)(2), hospitals and healthcare related facilities require an application for Special Exception in the PCD zoning district. The enclosed application for Special Exception is being submitted concurrent with a Site & Development Application, and Rezone Application.

The proposed project site will be connected via an internal private driveway network entering the site from Laurel and Pinebrook Roads. This internal private driveways network will circle the site along with a pedestrian walkway system which connects off-street parking facilities to the main hospital building and other healthcare related buildings.

The proposed PCD amendment is consistent with all applicable elements of the City of Venice's Comprehensive Plan (CP) including, but not limited to, Strategy LU 1.2.9.c. concerning development standards within the Corridor (MUC) Future Land Use Category (FLUC) and Section IV concerning the planning intent of the Laurel Road Neighborhood and Planning Area.

Included with this Project Narrative is: responses to Policy 8.2 of the City's Comprehensive Plan; as well as a written analysis of the required findings for approval for Special Exception (see attached responses to LDC Sect. 86-43(e).(1-10)). These findings and materials provide justification to demonstrate that the grant of special exception is consistent with the general intent and purpose of LDC Section 86-43 and will not be injurious to the neighborhood and adjoining properties or otherwise detrimental to the public welfare.

Policy 8.2 Land Use Compatibility Review Procedures (Comprehensive Plan)

A. Land use density and intensity.

The proposed project will conform to the maximum non-residential floor area-ratios (FAR) set forth in Strategy LU 1.2.9.c.7.a of the CP. Average non-residential FAR (designation-wide) will not exceed 0.5. Maximum FAR per individual property will not exceed 1.0.

B. Building heights and setbacks.

Pursuant to the Pre-Annexation Agreement dated November 12, 2002, the site was to be developed in accordance with the Venetian Gateway Overlay signage and architectural

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standards. However, that agreement was amended on September 11, 2018, by the First Amendment to Pre-Annexation Agreement, to provide that the standards are not to be applied to hospitals and related healthcare facilities. Those standards restrict building heights to only 35 feet and require adherence to the design standards that are at variance with functional building design standards for hospitals, specifically, the need to stack patient rooms vertically over treatment areas in order to facilitate the safe and efficient flow of staff and patients within a compact building footprint, and the need to introduce healing natural light into patient rooms. The proposed maximum building height is 85 feet for the proposed hospital and related healthcare facilities, consistent with the requirements of the PCD district (86-133.k).

C. Character or type of use proposed.

The proposed hospital and healthcare related uses that are proposed are intended to meet the medical needs of nearby residents. Compatibility is achieved through the provision of adequate buffers and setbacks. Please refer to the Binding Master Plan for details regarding setbacks and buffers. The site is bordered by major transportation facilities to the east (Interstate 75), north (Laurel Road), and west (Pinebrook Road). Additionally, the site is separated from neighboring residential communities to the south, by a 170-foot wide Florida Power and Light (FPL) Easement. A cohesive site design will be achieved through proper placement of buildings and architectural elements that express a clean, contemporary environment with use of daylighting and views of natural elements, and internal traffic circulation and pedestrian connectivity to encourage safe and convenient circulation within the site. Finally, an emergency shelter is proposed to be constructed by Sarasota County on a building site that is to be provided by the applicant.

D. Site and architectural mitigation design techniques.

Architectural mitigation design techniques will be used to minimize the sense of massing of buildings, particularly for nearby residential development, using varied exterior materials. Please refer to the enclosed Architectural Control Narrative for more information about architectural mitigation and design techniques.

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

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

The proposed uses are appropriately setback and buffered from adjacent single-family residences. Please refer to the enclosed Binding Master Plan.

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

No commercial or industrial uses are proposed. The proposed uses are limited to hospital and healthcare related facilities.

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

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Not applicable.

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

Proposed intensity will not exceed the maximum allowed, pursuant to the Comprehensive Plan, which provides for a maximum FAR of 1.0 for the site.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.

The proposed development provides a minimum of 20% open space. The existing 170-foot wide Florida Power & Light easement will contain landscaping and will also provide significant physical separation from adjacent residences.

- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

All mechanical equipment, refuse areas, delivery and storage areas will be screened, in accordance with the City of Venice Land Development Regulations.

- K. Locating road access to minimize adverse impacts.

Access has been limited to Laurel Road and Pinebrook Road in order to minimize adverse impacts to adjacent properties.

- L. Adjusting building setbacks to transition between different uses.

Proposed building setbacks are consistent with the previously approved PCD Binding Master Plan. The existing 170-foot wide Florida Power & Light easement will provide significant physical separation from adjacent residences.

- M. Applying step-down or tiered building heights to transition between different uses.

Maximum proposed building height is 85-feet for the hospital and healthcare related facilities, consistent with the requirements of the PCD district (86-133.k).

- N. Lowering density or intensity of land uses to transition between different uses.

Reducing the intensity of the proposed land use is not appropriate for the subject site. The site is bordered by major transportation facilities to the east (Interstate 75), north (Laurel Road), and west (Pinebrook Road), and a 170-foot Florida Power & Light power transmission corridor and easement to the south. The proposed use is an appropriate non-residential use that will meet an important community need through the provision of a public hospital and healthcare related uses. The proposed use is an appropriate transition from major transportation corridors to existing residential neighborhoods.

Section 86-43 (e) – Special Exception Uses – Required findings for approval:

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Required findings for approval. Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

(1) Compliance with all applicable elements of the comprehensive plan.

The Proposed Special Exception Application to allow a hospital campus and healthcare related facilities within the subject Planned Commercial Development (PCD) is consistent with the City of Venice's Comprehensive Plan (CP). The subject site is designated Corridor (MUC) on the City's Future Land Use Map (FLUM) and is located within the Laurel Road Corridor Neighborhood and Planning Area as defined by Strategies LU 1.1.1 and LU 1.1.2 of the CP. Strategy LU 1.2.9.c. of the City's CP specifically regulates the future development of lands designated MUC on the City's FLUM. According to Strategy LU 1.2.9.c., commercial and institutional-professional non-residential uses are permitted within the MUC designation. Additionally, the proposed Special Exception Application will conform to the maximum non-residential floor area-ratios (FAR) set forth in Strategy LU 1.2.9.c.7.a of the CP. Average non-residential FAR (designation-wide) will not exceed 0.5. Maximum FAR per individual property will not exceed 1.0.

(2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Proposed Ingress and egress to the subject site is consistent with the internal standards for PCD districts as defined by Section 86-133(h)(1) of the City's Land Development Code (LDC). The main entrance to the hospital is proposed on Pinebrook Road, near the southern project boundary. Additional limited, right in/right out, access is proposed on Pinebrook Road as well as Laurel Road. Within the site, pedestrian safety and convenience is accommodated by interconnected sidewalks that connect adjacent public rights-of-way and off-street parking areas to the main hospital and healthcare related buildings. Circulation for emergency vehicles will be provided through interconnected drive aisles that connect adjacent roadways to parking areas and buildings. A helipad is proposed for use by the hospital. This alternative mode of transport may serve the hospital well in the event of a catastrophe.

(3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

In accordance with Section 122-434(2)(d) of the City of Venice's LDC, the proposed Special Exception Application will provide at least 535 off-street parking spaces to support the proposed hospital and its 90 acute care beds and approximately 60,000 gross square feet of healthcare related facilities that are proposed in the first subphase of development. Required off-street parking spaces and loading areas for future phases will be provided in accordance with the City's Land Development Regulations. Care and attention were given to the orientation of buildings and facilities on the site, to minimize potential offsite impacts, such as noise or glare from mechanical buildings or the proposed helipad. The site design also utilizes the existing 170-foot Florida Power & Light Easement corridor as a significant buffer from adjacent uses to minimize potential impacts, such as noise or glare, to adjacent properties.

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(4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

Refuse and service areas for the proposed Special Exception Application are proposed in the rear of the hospital building, closest to Interstate 75, away from pedestrian facilities. Refuse and service areas for healthcare related facilities will be provided near the rear or sides of buildings and will be screened and integrated into the site to avoid noise, glare, or odor effects to adjoining and nearby properties.

(5) Utilities, with reference to location, availability and compatibility.

The proposed hospital and healthcare related facilities will connect to public utilities. Currently, City water services extend to the subject site from the south via Pinebrook Road and from the north via Laurel Road. The proposed project will connect to existing City of Venice potable water. There is no wastewater infrastructure in the vicinity of the subject site. On an interim basis, the hospital proposes to connect to the County wastewater system until City utilities exist.

(6) Screening and buffering, with reference to type, dimensions and character.

In accordance with Section 86-461 of the City of Venice's LDC, adequate screening and buffering will be provided around the entire perimeter of the project area to mitigate compatibility concerns between neighboring uses. Landscape buffers will be provided consistent with the Binding Master Plan and Rezone Application.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

All signs proposed on the attached Site and Development Plans will be in accordance with the Zoning Application Report, specifically the Sign Narrative, and the Binding Master Plan. All proposed signs will be designed to be architecturally consistent with the site's buildings and constructed in a professional manner that exhibits a high level of craftsmanship. Additionally, no signage will be erected in a manner that impedes visibility for vehicles or pedestrians on or off the premises.

(8) Required yards and other open space.

Section 86-133(h)(3) of the City of Venice LDC requires PCDs to provide no less than twenty percent of landscaped open space. This open space may include, but will not be limited to lakes, wetlands, wetland buffers, landscape buffers, parking lot landscaping, and foundation landscaping. Open space will be maintained in a manner appropriate to the park-like character of the PCD district.

(9) General compatibility with adjacent properties and other property in the district.

The proposed Special Exception Application to allow for a hospital and other healthcare related facilities, within the subject PCD district is compatible with adjacent properties and surrounding districts. The proposed use will be adequately buffered and setback to ensure compatibility with adjacent properties. The site is bordered by major transportation facilities to the east (Interstate 75), north (Laurel Road), and west (Pinebrook Road). Additionally, the site is separated from neighboring residential communities to the south, by a 170-foot wide Florida Power and Light Easement.

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(10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

There are no special requirements set out in the schedule of district regulations for the particular use involved other than the Special Exception Application Process.

REQUEST FOR AN EXTENSION OF APPROVAL FOR THIS SPECIAL EXCEPTION USE:

Pursuant to Sec. 86-43. (f) (2) of the Land Development Code, Special Exception No. 18-08SE will expire 12 months from the date of grant, unless, upon request, an extension of time is granted by the planning commission, to a date certain if by that date the use for which the special exception was granted has not been commenced. Because of the magnitude of this development, it is not feasible for the hospital facilities to be completed within the two-year time frame. Accordingly, the Applicant requests that the expiration date for the special exception be extended to June 1, 2022.



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Comprehensive Plan Visions, Intentions and Strategies Narrative

For Rezone Petition No. 18-02RZ & Special Exception Petition No. 18-08SE

The proposed Sarasota Memorial Hospital Planned Commercial Development (PCD) is a 65.44 ± acre project located at the intersection of Laurel Road and Pinebrook Road in Venice, Florida. The site is currently designated Corridor (MUC) on the City's Future Land Use Map and is located within the Laurel Neighborhood. The applicant has identified several Comprehensive Plan visions, intentions and strategies that apply to the proposed project, and subject site. The narrative that follows addresses how these visions, intentions and strategies are applied with the proposed Sarasota Memorial Hospital PCD.

In accordance with Strategies LU 1.2.9.c.7.a. and LU-LR 1.1.1.B of the City's Comprehensive Plan (CP), the proposed development will have a maximum non-residential intensity (FAR) of 0.5, designation-wide, and 1.0 per individual property.

Consistent with Intent LU 1.3 – Planning and Design Principles, and Strategy LU 1.3.1, successful urban communities result from an appropriate mix of residential and non-residential uses. The subject site is adjacent to residential development to the south. A cohesive site design will be achieved through proper placement of buildings and architectural elements that express a clean, contemporary environment with use of daylighting and views of natural elements, and internal traffic circulation and pedestrian connectivity to encourage safe and convenient circulation within the site.

Proper placement of sidewalks and entrances to and from the proposed hospital campus also encourages different modes of travel, such as bicycle, pedestrian, or vehicle. Walkability is promoted through an enhanced landscape design that provides functional separation between uses, while accentuating architecture, and promoting safety and security within parking fields and areas adjacent to buildings. Special attention is given to the construction, and location of parking areas, the design of lighting, signage, and sidewalks throughout the proposed hospital campus (see Strategy LU 1.3.3 & 1.3.4). Interconnected circulation is promoted through the prioritization of alternative modes of travel to the hospital campus, particularly through strong internal site circulation and intuitive wayfinding signage within the hospital campus (Strategy LU 1.3.4). Finally, in accordance with Strategy LU 1.3.7 of the CP, as infill development, the project will incorporate adequate setbacks, landscaping, building placement, height and design in order to relate to the context of the surrounding neighborhood and community.

From the standpoint of adjacent transportation facilities (I-75, Laurel Road, and Pinebrook Road), landscape buffers are proposed to mitigate visual impacts, noise and other nuisance issues that may be associated with those roadways. Florida friendly landscaping and use of native vegetation will be used on the hospital campus (Strategy TR 1.5.7).

Consistent with Intent OS 1.1 and 1.2 of the City's CP, the proposed hospital campus will preserve at least 20 percent of the site for functional and conservation open space. This open space may include but will not be limited to, lakes, wetlands, wetland buffers, landscape buffers, parking lot landscaping and foundation landscaping. In accordance with Intent OS 1.3, Strategies OS 1.3.1 and 1.3.2, the proposed development has delineated all on-site wetlands and proposed impacts, which have been reviewed and approved by the Southwest Florida Water Management District. While 1.63 acres of historically altered, drained, and ditched wetlands are proposed to be impacted

Reference: Comprehensive Plan Visions, Intentions and Strategies

by the proposed hospital campus, in accordance with Intent OS 1.4, Strategy OS 1.4.2, of the CP, the project will conserve and enhance a 1.99-acre wetland at the southeast corner of the site. All non-native, invasive vegetative species are proposed to be removed from the preserved wetland and replaced with native species as part of an approved mitigation plan in accordance with Strategy OS 1.4.4. The proposed development will also utilize an existing Florida Power and Light easement along the southern boundary of the site to provide an open space corridor, in conformance with Intent OS 1.6 of the CP, to accommodate and facilitate the movement of wildlife throughout the area.

Finally, a proposed emergency shelter is proposed in the area identified as Phase 2 on the Binding Master Plan, to be constructed by Sarasota County on a building site to be provided by the applicant. The subject property is appropriately located outside of coastal areas (Strategy OS 1.9.10).

The Sarasota Memorial Hospital PCD, as proposed, follows the requirements of the MUC FLUC, regarding use, intensity, and site design. Development is proposed in a manner that supports successful urban communities, through the provision of interconnected circulation, appropriate site lighting, signage, and landscaping. Proposed development supports the provision of open space, wetland protection, as well as the provision of open space corridors, and municipal uses, such as a public shelter, consistent with the Visions, Intentions, and Strategies of the Comprehensive Plan.

Reference: Comprehensive Plan Visions, Intentions and Strategies

Applicable Comprehensive Plan Visions, Intentions & Strategies

Land Use

Strategy LU 1.2.9.c.7.a – Corridor (MUC)

7. Intensity/Density:

a.) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property

Intent LU 1.3 - Planning and Design Principles.

The City intends to guide future development and redevelopment through planning and design principles that foster successful urban communities. The City's Future Land Use designations are intended to establish the following planning and design principles to guide the growth, development and redevelopment efforts within the City. The following Strategies are designed to help guide the City's Land Development Code and review processes.

Strategy LU 1.3.1 - Mix of Uses

The City shall promote a mix of uses including a mixture of residential and non-residential uses (where desired by the Community) of varying densities, non-residential intensities, and uses designed to encourage multiple modes of travel such as pedestrian activities, bicycles, transit, low emission vehicles/golf carts and automobiles.

Strategy LU 1.3.2 - Functional Neighborhoods

The City shall promote functional neighborhoods defined at the Planning Level which include neighborhood centers, a variety of housing types, public/civic space designed for the context of the Neighborhood and a variety of open space amenities.

Strategy LU 1.3.3 - Walkable Streets

The City shall promote walkable streets integrated within and between neighborhoods that designs a community based on reasonable walking distances, enhanced landscape design, the location of parking, and the design of streetlights, signs and sidewalks.

Strategy LU 1.3.4 - Interconnected Circulation

The City shall promote interconnected circulation Network that prioritizes pedestrians and bicycles; linking individual neighborhoods to retail (shopping) areas, parks and other recreational features and civic spaces.

Strategy LU 1.3.7 - Infill Development - Compatibility

New buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height and design.

Laurel Road Neighborhood

Strategy LU-LR 1.1.1 – Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 298.8 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

Reference: Comprehensive Plan Visions, Intents and Strategies

B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites).

Transportation & Mobility

Strategy TR 1.5.7 - Buffering and Landscaping Considerations

The City shall utilize the Land Development Code and review process to buffer residential areas from major transportation systems (Freeway and Arterial roadway classifications). Criteria include:

- A. Visual appeal of roads, bus shelters, and other facilities to the surrounding area
- B. Potential noise, unattractive views, and nuisance issues associated with the roadway
- C. Florida friendly landscaping practices such as use of native vegetation materials

Open Space

Intent OS 1.2 - Conservation Open Spaces

The City shall use its Conservation Open Space to provide conserved open space for its residents and visitors.

Intent OS 1.3 - Wetlands

The City shall implement strategies to protect its wetlands, wetland buffers, and aquifer recharge areas.

Strategy OS 1.3.1 - Wetland and Aquifer Recharge Areas Protection

The City shall protect its groundwater sources, particularly in wetland and aquifer recharge areas, through its Land Development Code and review processes by:

1. Establishing site plan requirements to ensure developments evaluate natural drainage features, man-made drainage structures, and impact to wetland and aquifer recharge areas
2. Requiring development to first avoid impact to wetlands and aquifer recharge areas
3. Requiring development to minimize impact and then mitigate for impacts to wetlands and aquifer recharge areas when impacts to wetlands and aquifer recharge areas are unavoidable
4. Limiting activities/uses that are known to adversely impact such areas
5. Restoring/mitigating wetlands in connection with new development
6. Maintaining the natural flow of water within and through contiguous wetlands and water bodies
7. Maintaining existing vegetation to serve as buffers to protect the function and values of the wetlands from the adverse impacts of adjacent development
8. Requiring any wetland mitigation be based upon the most current state-approved methodology
9. Prohibiting the dredging, filling, or disturbing of wetlands and wetland habitats in any manner that diminishes their natural functions, unless appropriate mitigation practices are established in coordination with and approved by local, regional, state, and federal agencies

Reference: Comprehensive Plan Visions, Intents and Strategies

10. Coordinating with Sarasota County, Federal, and State review agencies on wetland designation, mitigation policies, and regulations

Strategy OS 1.3.2 - Wetland Encroachments

The City shall require development to identify and delineate wetland boundaries with final wetland delineations to be reviewed and approved by the applicable federal and state review agencies.

Wetlands of 20 acres or more shall require structures to be located outside of wetlands and wetland buffers except as provided below. Such exceptions are applicable only when the land use designation on the property permits the development of a land use activity listed below; site characteristics are such that wetland impacts cannot be avoided; the impacts are limited to the minimum necessary to allow the permitted use of the property; and the site development or use complies with federal and state review agencies for permitting and mitigation:

1. Residential lots of record existing on or before the adoption of the Comprehensive Plan which do not contain sufficient uplands to permit development of a residence without encroaching into wetlands may be developed with one residential dwelling
2. Resource-based recreational facilities such as trails, boardwalks, piers, and boat ramps
3. Private water-related facilities, such as boathouses, docks and bulkheads
4. Essential public services, access roads and appurtenant structures

Intent OS 1.4 - Native Habitats, Conservation Lands, and Natural Resources

The City recognizes the importance of its native lands and habitats and shall implement preservation strategies that protect native habitats, conserve environmental lands and natural resources, minimize environmental pollution, and increase public awareness of the harmful effects of non-native species.

Strategy OS 1.4.2 - Protection of Native Habitats and Natural Resources

The City shall protect significant native habitats through its Land Development Code and review process including the following:

1. Preserve existing native vegetation and natural areas including threatened native habitats
2. Encourage development forms that provide protection of significant native habitats such as clustered development and alternative roadway designs (i.e., reduced rights-of-way)
3. Development shall first avoid impact to significant native habitats
4. Mitigate adverse impacts whenever areas of native habitats are involved in the development of property
5. Require development to first impact lower quality habitats and resources before impacts to higher quality habitats and resources are considered and used
6. Native habitat shall be used whenever possible to fulfill open space requirements
7. Protect environmentally sensitive/significant areas (i.e., floodplain, watersheds, water recharge areas, etc).

Reference: Comprehensive Plan Visions, Intents and Strategies

Strategy OS 1.4.4 - Non-Native Invasive Species

The City should prevent the spread of non-native invasive vegetation, wildlife, insects, and other species and protect the health and well-being of the native environment through:

1. Removal of existing non-native invasive species in coordination with City initiated work projects and replacement with native Florida plant species
2. Prohibition of the use of non-native invasive species
3. At the time of development, require the developer to remove non-native invasive species through conditions of approval for the project area subject to the site and development review; property owners shall continue to prevent the existence of non-native invasive species in perpetuity
4. Public awareness about the harmful impacts of non-native species into the environment
5. Regional, state, and federal partnerships on efforts to eradicate invasive species

Intent OS 1.6 - Open Space Corridors.

The City will establish open space corridors to facilitate the movement of people and wildlife.

Strategy OS 1.9.10 - Hurricane Shelter Space

The City shall coordinate with Sarasota County, Southwest Florida Regional Planning Council and other communities to identify hurricane shelter space. Proposed development and redevelopment in the Coastal Planning Areas, including the CHHA and similar areas that increase the number of residential units, shall mitigate the impact on shelter space demands based on the shelter space LOS. The LOS standard for shelter space shall be 20 square feet per person seeking public shelter. Populations seeking public shelter shall be calculated at 20 percent of the total potential evacuees.



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Section 86-43 (e) Formal Responses:

Required findings for approval. Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

(1) Compliance with all applicable elements of the comprehensive plan.

The Proposed Special Exception Application to allow a hospital use within the subject Planned Commercial Development (PCD) is consistent with the City of Venice's Comprehensive Plan (CP). The subject site is designated Corridor (MUC) on the City's Future Land Use Map (FLUM) and is located within the Laurel Road Corridor Neighborhood and Planning Area as defined by Strategies LU 1.1.1 and LU 1.1.2 of the CP. Strategy LU 1.2.9.c. of the City's CP specifically regulates the future development of lands designated MUC on the City's FLUM. According to Strategy LU 1.2.9.c., commercial and institutional-professional non-residential uses are permitted within the MUC designation. Additionally, the proposed Special Exception Application will conform to the maximum non-residential floor area-ratios (FAR) set forth in Strategy LU 1.2.9.c.7.a of the CP. Average non-residential FAR (designation-wide) will not exceed 0.5. Maximum FAR per individual property will not exceed 1.0.

(2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Proposed Ingress and egress to the subject site is consistent with the internal standards for PCD districts as defined by Section 86-133(h)(1) of the City's Land Development Code (LDC). The main entrance to the hospital is proposed on Pinebrook Road, near the southern project boundary. Additional limited, right in/right out, access is proposed on Pinebrook Road as well as Laurel Road. Within the site, pedestrian safety and convenience is accommodated by interconnected concrete walkways that connect off-street parking areas to the main hospital and medical office buildings. Circulation for emergency vehicles will be provided through interconnected drive aisles that connect adjacent roadways to parking areas and buildings.

(3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

In accordance with Section 122-434(2)(d) of the City of Venice's LDC, the proposed Special Exception Application will provide at least 535 off-street parking spaces to support the proposed hospital and its 90 acute care beds and approximately 60,000 gross square feet of medical office building. Required off-street parking spaces and loading areas will be provided in accordance with the Binding Master Plan and Rezone Application. The site design utilizes the existing 170-foot Florida Power & Light Easement corridor as a significant buffer from adjacent uses to minimize potential impacts, such as noise or glare, to adjacent properties.

(4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

Refuse and service areas for the proposed Special Exception Application are proposed in the rear of the hospital building, closest to Interstate 75, away from pedestrian facilities. Refuse and service areas for Medical Office Buildings and other future commercial buildings will be provided near the rear or sides of

Reference: Section 86-43 (e) Formal Responses:

buildings and will be screened and integrated into the site to avoid noise, glare, or odor effects to adjoining and nearby properties. Please see attached Binding Master Plan and Site and Development Plans.

(5) Utilities, with reference to location, availability and compatibility.

The proposed Special Exception Application will connect to City of Venice utilities. Currently, City water services extend to the subject site from the south via Pinebrook Road and from the north via Laurel Road. Sanitary extends just south of the subject site, just south of Cohosh Road.

(6) Screening and buffering, with reference to type, dimensions and character.

In accordance with Section 86-461 of the City of Venice's LDC, adequate screening and buffering will be provided around the entire perimeter of the project area to mitigate compatibility concerns between neighboring uses. Landscape buffers will be provided consistent with the Binding Master Plan and Rezone Application.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

All signs proposed on the attached Site and Development Plans will be in accordance with the Zoning Application Report, specifically the Sign Narrative, and the Binding Master Plan. All proposed signs will be designed to be architecturally consistent with the site's buildings and constructed in a professional manner that exhibits a high level of craftsmanship. Additionally, no signage will be erected in a manner that impedes visibility for vehicles or pedestrians on or off the premises.

(8) Required yards and other open space.

Section 86-133(h)(3) of the City of Venice LDC requires PCDs to provide no less than twenty percent of landscaped open space. This open space may include, but will not be limited to lakes, wetlands, wetland buffers, landscape buffers, parking lot landscaping, and foundation landscaping. Open space will be maintained in a manner appropriate to the park-like character of the PCD district.

(9) General compatibility with adjacent properties and other property in the district.

The proposed Special Exception Application to allow for a hospital and other medically related uses, within the subject PCD district is compatible with adjacent properties and surrounding districts. The proposed use will be adequately buffered and setback to ensure compatibility with adjacent properties. The site is bordered by major transportation facilities to the east (Interstate 75), north (Laurel Road), and west (Pinebrook Road). Additionally, the site is separated from neighboring residential communities to the south, by a 170-foot wide Florida Power and Light Easement.

(10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

There are no special requirements set out in the schedule of district regulations for the particular use involved other than the Special Exception Application Process.