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## **Site & Development Plan Project Narrative:**

Site & Development Petition No. 18-16SP

The proposed Sarasota Memorial Hospital Planned Commercial Development (PCD) Site & Development 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 to modify the existing PCD zoning of the property to accommodate a new Binding Master Plan to allow for a 90-bed hospital facility with approximately 200,000 sq. ft. of healthcare related facilities.

The enclosed Site & Development application is being submitted concurrent with a Special Exception Application and Rezone Application.

The proposed project site will be connected via an internal roadway network entering the site from Laurel and Pinebrook Roads. This internal roadway network will circle the site along with a pedestrian walkway system which connects off-street parking facilities to the main hospital building and other medical office 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 responses to Section 86-23(m)1-12 of the City's LDC. These materials along with the Site & Development Plans provides justification to demonstrate that the proposed request is consistent with the general intent and purpose of the City's Comprehensive Plan and LDC and will not be injurious to the neighborhood or 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 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**

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**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 facilities 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 Site & Development 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 Easement. A cohesive site design will be achieved through proper placement of buildings, 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 Site and Development 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 uses.**

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.

**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.**

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- 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.**
- L. Adjusting building setbacks to transition between different uses.  
**Proposed building setbacks are consistent with the previously approved Site and Development Plan for retail/commercial development. 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 uses, 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 uses are an appropriate transition from major transportation corridors to existing residential neighborhoods.**

**Section 86-23(m)1-12: Planning Commission – Duties in site & development plan approval:**

1. Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.  
**The application documents include an excerpt from Ch. 2003-359, Laws of Florida, which provides in Section 6., that “The said Hospital Board shall make and adopt such bylaws, rules, and regulations for its guidance and for the governance of any hospitals that may be established, as may be deemed expedient for the economic and equitable conduct thereof,...”; and provides in Section 8.(1) that “... said Hospital Board shall be and is hereby authorized and empowered: (1) To appoint a suitable president...and authorize the president to do all things reasonable and necessary to direct the operations and activities of facilities owned or operated by the Hospital Board.” Also attached is an excerpt from the adopted bylaws which provide, in Article V., Section 1, that “The President shall act as the authorized representative of the Board in all matters for which the Board has not formally designated some other person to act.” By the combination of these provisions, David Verinder, in his capacity as President, David Verinder was authorized to execute the Statement of Ownership and Unified Control on November 27, 2018.**

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***Also attached is a copy of the recorded special warranty deed under which the Sarasota County Public Hospital Board holds title to the subject property.***

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.  
**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.**
3. Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.  
**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.**
4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.  
**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.**
5. Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.  
**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**

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- compatibility concerns between neighboring uses. Landscape buffers will be provided consistent with the Binding Master Plan and Rezone Application.**
6. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.  
**A SWERP is currently under review and will be required to confirm the design of the stormwater system meets and/or exceed the requirements defined in the District Rules 40D F.A.C. To summarize the existing and proposed stormwater design, the property will attenuate and discharge stormwater to the east via an existing wetland and ditch system, as well as to the west and south via an existing culvert crossing and existing ditch system.**  
  
**The property straddles the Dona Bay and Roberts Bay watersheds. The Best available information has been used in the form of the latest approved versions of the ICPR and GIS models for Dona and Roberts Bay to analyze and permit no adverse impact to the surrounding watershed.**
  7. Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.  
**There is no city 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 have been extended for connection.**
  8. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.  
**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 city 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 have been extended for connection.**
  9. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.  
**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.**
  10. General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

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The proposed hospital and healthcare related uses that are proposed are intended to meet the medical needs of nearby residents. The general site arrangement is intended to achieve compatibility with adjacent uses, through the provision building placement, as well as adequate buffers and setbacks. 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. 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. The proposed hospital campus is intended to meet the immediate and future needs of nearby residents for many years to come. The introduction of this use in this location will not be at variance with other development in the area, nor will it cause substantial depreciation of property values.

11. Such other standards as may be imposed by the city on the particular use or activity involved.

**Please refer to analyses of Land Use Code Sections 86-47 (f); 86-133 (g)(1-3); 86-133 (h)(1-3) and 86-133 (i)(2)(d)(1-6), which are included with the Rezone application.**

12. In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

**No variance to the height, parking, landscape, buffer or other standards are proposed for modification with this Site & Development Plan. All requests for modification are proposed with the accompanying Rezone & Binding Master Plan.**

#### **EXPIRATION DATE EXTENSION REQUEST:**

Pursuant to Sec. 86-49.(i), of the Land Development Code, Site & Development Plan No. 18-16SP will be voided two years after approval unless a building permit has been issued. Due to the magnitude of this development, it is not feasible for a building permit to be issued for all improvements within the two-year time frame. Accordingly, the Applicant requests that the expiration period for the site & development plan be extended to June 1, 2022.