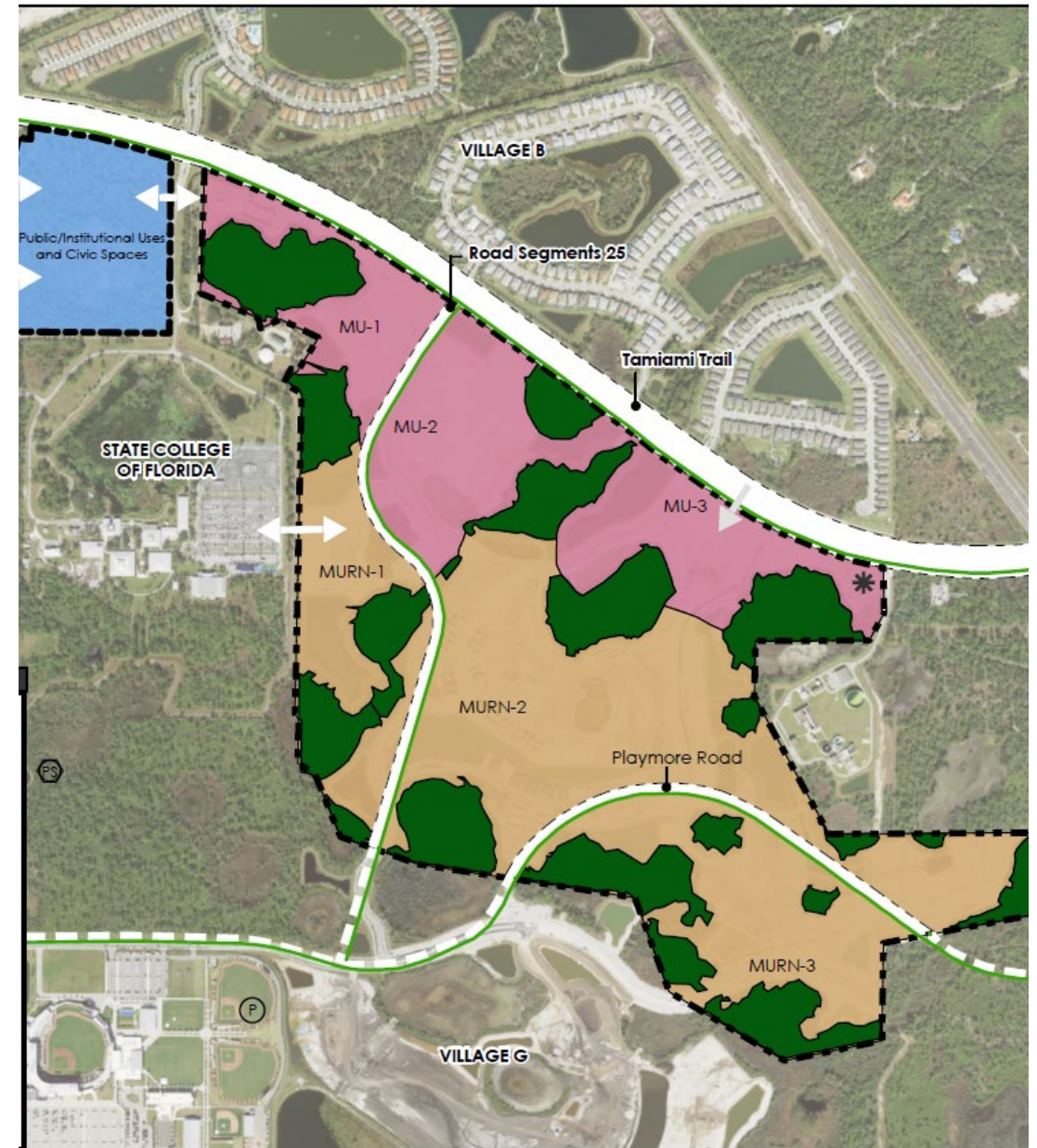




Sarasota Memorial Hospital (SMH) at Wellen Park Village E VDPP Amendment

Petition Number VPA-24-079, Ordinance No. 2024-26

Presented by: The Planning & Zoning Division



Overview

Applicant: Jackson R. Boone, Esq.

Property Owner: Sarasota County Public Hospital District

Request: Amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park); Amending the Unified Land Development Code to Reference the amended Village District Pattern Plan

Location: South and adjoining S. Tamiami Trail (US-41) and to the east and adjoining S. West Villages Parkway (PID 0785-00-3010)

Background



Annexed into the City on October 30, 2000, under Ordinance No. 2000-18A as part of the Taylor Ranch annexation.



Comprehensive Plan Amendment CPA-02-83 amending the Future Land Use to Village was adopted by the City Commission on March 22, 2004, by Ordinance No. 03-28.



Original Village E VDPP was adopted on July 23, 2019, under Ordinance No. 2019-25 (Petition No. VDC-17-159).



A request for rezoning has been filed simultaneously with this petition.



The proposed VDPP Amendment will incorporate the (SMH) parcel into the Village E Boundary and establish site development regulations for the hospital site.

Site Information:

CURRENT LAND USE

Adopted Future Land Use Map Designation: Village

Adopted Zoning Map Designation: Village (V) pending adoption of Ordinance 2024-25

Existing Land Uses: Vacant Property

SURROUNDING LAND USES:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Residential (Renaissance at West Villages Phase I, Village B)	Village	Village (V)
South	College – Public (State College of Florida)	Sarasota County Rural	Sarasota County Government Use (GU)
East	Mixed Use Town Center (Village E)	Village	Village (V)
West	Mixed Use Town Center (Village D)	Village	Village (V)



Neighborhood Meeting

- Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on June 27, 2024, at 5:00 PM in person at Solis Hall, 19745 Wellen Park Blvd, North Port, FL, 34293.

Review Process

A pre-application meeting for the project was held on April 3, 2024 (PRE-24-053). VPA-24-078 underwent management review; the reviewing departments, except for Public Works Infrastructure, issued no comments.

Public Works Infrastructure: The following comments shall be addressed with the design of the development.

- | | |
|----|---|
| 1. | The project trip generation exceeds the criteria of a de-minimis project and will require further traffic analysis. Please submit a revised traffic impact study that evaluates the proposed capacity/level of service on West Villages Parkway and at the intersection of West Villages Parkway and US-41. Include both existing and proposed trips in this evaluation. In addition, please provide a graphic distribution of anticipated trips, including expected volumes at each driveway and turning movement. |
| 2. | FDOT should be notified of this project in case any timings or adjustments (such as adding of preemption devices) are needed at US-41 intersections. |

The City Attorney's Office reviewed and approved the proposed Ordinance 2024-26 as to form and correctness.

Proposed Village E VDPP Amendments – 19 Amendments

Figures have been updated to include the SMH property and adding Public/Institutional Uses & Civic Spaces to the Land Use Table.

Maximum square footage for the SMH property.

Requesting exemptions from adhering to Sec. 3.8 Miscellaneous Performance Standards, Village E Design Standards, and ULDC regulations pertaining to landscaping, parking, and sign regulations.

Adding Public/Institutional Uses and Civic Spaces to the definitions.



Staff comments regarding proposed amendment #5:

Figure 3.3.A features a Development Standards Table with corresponding notes. Staff has no issue with including the Sarasota Memorial Hospital (SMH) parcel in the figure. Additionally, the applicant has requested exemptions from the design standards regulations. This is justified by the unique nature of the hospital use and the necessity to adhere to existing SMH design standards. The exemptions pertain to Village E architectural design standards, landscaping, parking, and sign regulations.

The West Villages Review Committee (WVRC) reviews signs, architectural features, design components, and landscape plans of retail/commercial, mixed-use, and residential buildings and sites within Village E.

Minimum parking calculations will be required at the time of the Major Site and Development Review. These calculations will establish the minimum number of off-street parking spaces necessary.

No open space is proposed. Staff recommends that a minimum of 5% or 1.4 acres be allocated for landscaping and open space.

Staff acknowledges the necessity for flexibility in signage regulations to accommodate the hospital's distinctive characteristics. The proposed ULDC will exempt the hospital from the sign regulations as it is a special district and qualifies as a government use as per Florida Statutes.

Staff Analysis & Findings

- Staff has reviewed the proposed application for consistency with the Florida Statutes, the City's Comprehensive Plan, and the City's Unified Land Development Code (ULDC).



Compliance with Florida Statutes

Florida Statutes §
166.041 Procedures for
adoption of ordinances
and resolutions.

The notice requirements
pursuant to this Statute
have been met and are
detailed in Section VII of
the Staff Report.

Compliance with the Comprehensive Plan

Future Land Use Element Goal 1 and Objective 1 – Economic Benefit

Future Land Use Element Objective 3, Policy 3.4. – Job Creation

Transportation Element, Policy 4.4

Economic Development Element, Goal 5: Achieve an Economically Stable Community with a Superior Quality of Life

Village Land Use, Goal 5 of the Comprehensive Plan.

Future Land Use Element Policy 13.1 of the Comprehensive Plan

Policy 13.6 – Village Boundaries through the VDPP process



Potential new jobs - a snapshot in time

**(North Port-
Bradenton-
Sarasota, FL MSA,
NAICS 62 - Health
Care)**

Title	New Employ- er Demand	Empl (Place of Residence) ¹	Regional Avg Wage	National Avg Wage	Potential Candi- dates per Open- ing
Registered Nurses	131	8,269	\$85,400	\$95,300	64
Personal Care Aides	127	4,638	\$32,300	\$32,700	38
Nursing Assistants	60	4,109	\$35,800	\$38,700	71
Home Health Aides	45	1,552	\$32,300	\$32,700	36
Medical Assistants	35	2,413	\$43,000	\$43,400	70
Medical Secretaries and Administrative Assistants	30	2,615	\$41,600	\$44,300	88
Licensed Practical and Licensed Vocational	27	1,644	\$56,600	\$60,400	62
Receptionists and Infor- mation Clerks	23	3,254	\$35,700	\$37,100	146
Medical and Health Ser- vices Managers	19	1,357	\$122,100	\$134,500	73
Physicians, All Other	13	961	\$373,000	\$266,500	74
Nurse Practitioners	12	802	\$126,400	\$134,600	67
Physical Therapists	11	742	\$102,600	\$105,500	68

¹ Estimated number of workers currently employed in the occupation in the region by residence.

Compliance with the ULDC

Chapter 53—Zoning Regulations, Article XVIII—Village - The provisions in this chapter of the ULDC are the same as those in the Future Land Use Element of the Comprehensive Plan. All the requirements in Sec. 53-214—The Village District Pattern Plan (VDPP) process was undertaken as required when the VDPP was adopted in July 2019. The changes in the current proposed amendment are minor and comply with the requirements of this section.

Sec. 53-221. - Amendments. The request to modify the Village E VDPP has been processed in the same manner consistent with the initial VDPP application, as outlined in ULDC Section 53-221.

Public Notices



Notice of Public Hearings were mailed to the owner and property owners within a 1,320 feet radius of the subject property on June 25, 2024.



The petition was also advertised in a newspaper of general circulation within the City of North Port on June 25, 2024, in accordance with the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended

Staff Recommendation

Staff recommends approval of Petition No. VPA-24-089, Sarasota Memorial Hospital (SMH) at Wellen Park Village E VDPP Amendment through Ordinance No. 2024-26, amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park); Amending the Unified Land Development Code to Reference the amended Village District Pattern Plan with the following conditions:

1. The Sarasota Memorial Hospital (SMH) site is Exempt from the Village E Village District Pattern Plan sign regulations;
2. Minimum parking calculations be provided and supported with data for each phase of development (at the time of MAS or site development);
3. Minimum of 5% open space is required;
4. Staff declines to make a recommendation as to the amendment exempting the project from Sec. 3.8 Miscellaneous Performance Standards, Village E Design Standards (architectural review by the WVRC).

