

# Sarasota Memorial Hospital (SMH) at Sumter Development Master Plan

- Petition No. DMP-24-080
- Presented by: The Planning & Zoning Division

# Overview

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**Applicant:** Sarasota County Public Hospital District

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**Property Owner:** Sarasota County Public Hospital District

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**Request:** Development Master Plan approval for the development of a medical facility.

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**Location:** Southeast corner (quadrant) of Sumter Boulevard and Interstate 75 (PID 0956-14-3522)

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**Parcel Size:** ± 32.00 acres (1,393,920 square feet)

# Staff Review

- Pre-Application meeting with Staff Development Review (SDR) team held on April 3, 2024.
- Formal submittal (and any requisite Resubmittals) and approval by SDR.
- Review for consistency with the City's Comprehensive Plan.
- Compliance with the City's Unified Land Development Code (ULDC).

# Staff Review

| Staff Development Review           |   |
|------------------------------------|---|
| Finance                            | No Objection                                    |
| Fire/Rescue                        | Meets Requirements with Conditions <sup>1</sup> |
| DS/Planning & Zoning               | No Objection                                    |
| DS/Natural Resources-Arborist      | Meets Requirements                              |
| DS/Natural Resources-Environmental | Meets Requirements                              |
| DS/Building-Structural             | No Objection                                    |
| Parks & Recreation                 | No Objection                                    |
| PW/Engineering-Infrastructure      | Meets Requirements with Conditions <sup>2</sup> |
| PW/Engineering-Stormwater          | Meets Requirements with Conditions <sup>3</sup> |
| PW/Solid Waste                     | No Objection                                    |
| Utilities                          | No Objection                                    |

# Neighborhood Meeting

## Neighborhood Meeting Notice

FOR: Proposed Development Master Plan (DMP) – 4900 N Sumter Boulevard, North Port, FL, 34286

DATE: July 1, 2024

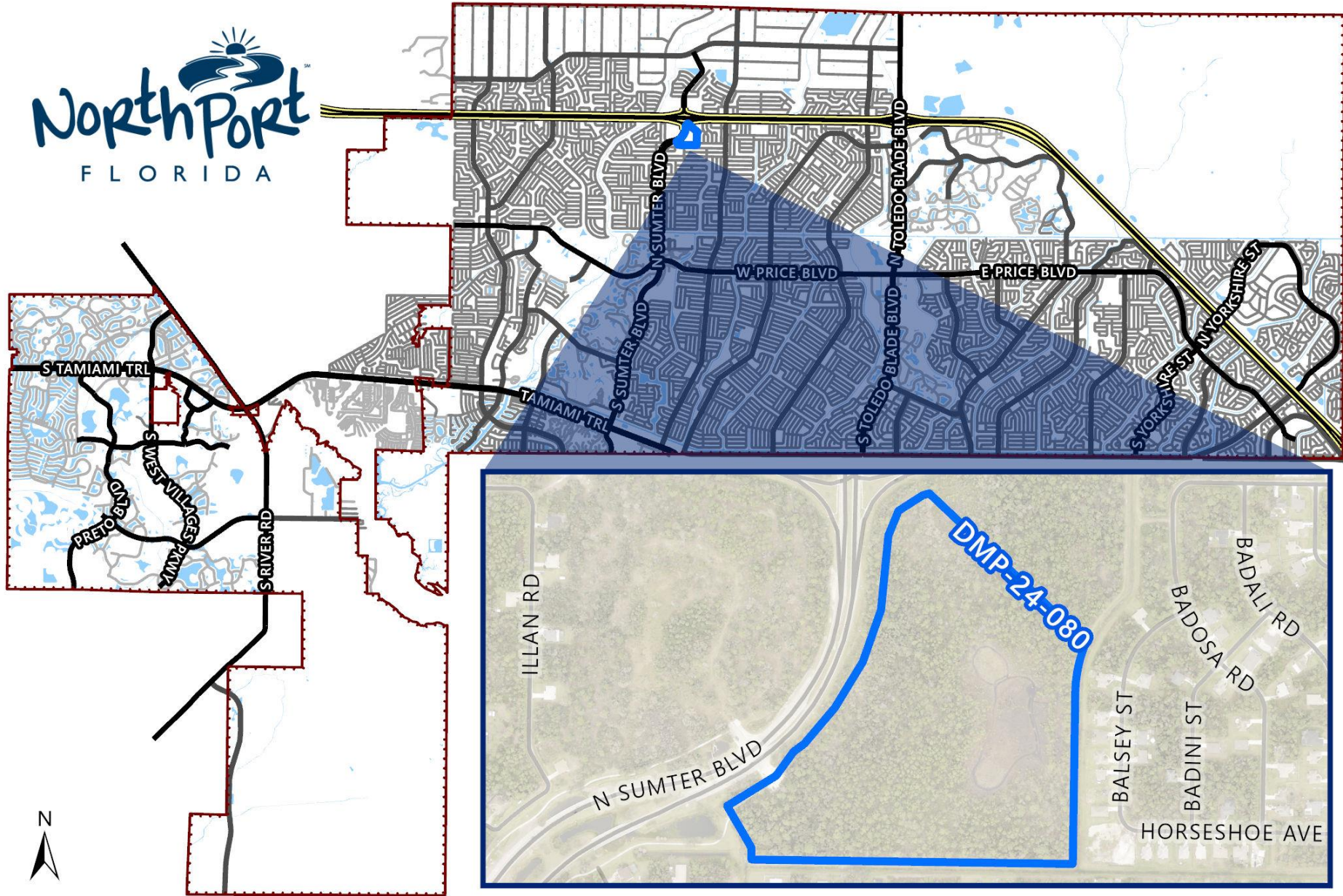
TIME: 5:00 PM

LOCATION: Meeting Room, Shannon Staub Library, 4675 Career Lane, North Port, FL, 34289

CONTACT: Boone, Boone & Boone, P.A. – (941) 488-6716

A neighborhood meeting will be held to discuss a proposed Development Master Plan (DMP) for the 32 +/- acre Sarasota County Public Hospital District (SMH) property located at the southeast quadrant of the Interstate 75 and Sumter Boulevard interchange. This proposed Development Master Plan to allow for phased development of a medical campus and associated services on the property. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the proposal, to solicit suggestions and concerns, and discuss the potential phased development of the property.





Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefro

### Future Land Use

DMP-24-080, SMH at Sumter (TDR RECEIVING ZONE - EXCEPT AC-3)

ACTIVITY CENTER



Prepared on 7/2/2024  
by Planning & Zoning  
Development Services

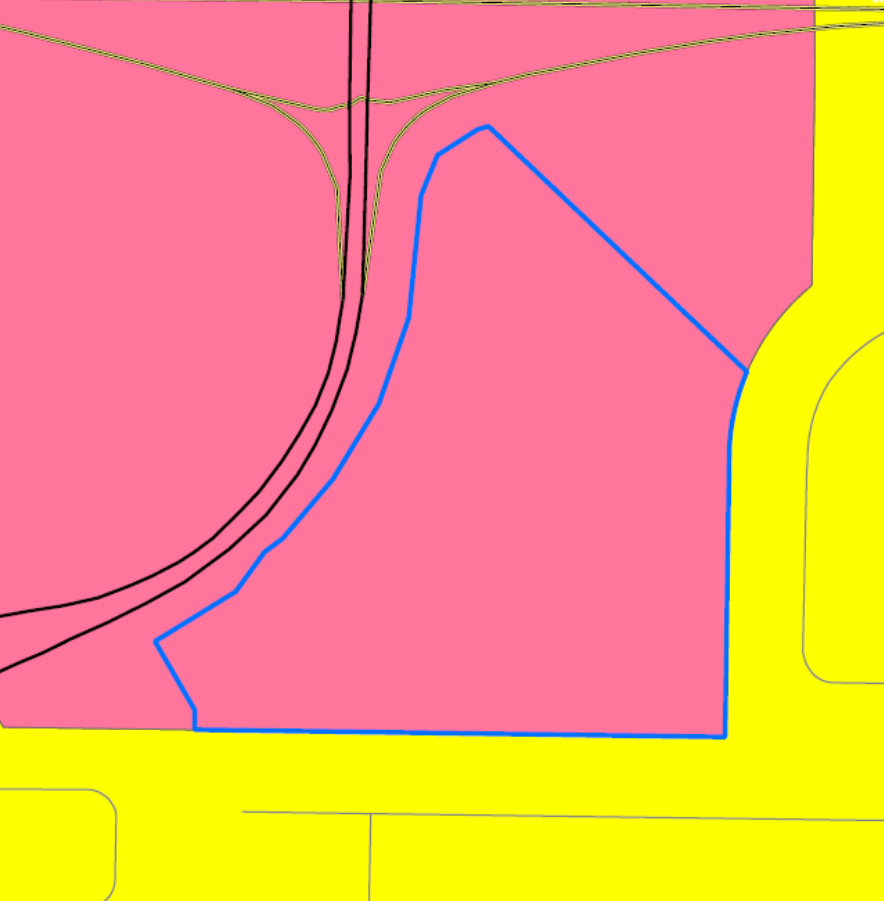
Petition Boundary

ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)

LOW DENSITY RESIDENTIAL

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NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 87-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME



### Current Zoning

DMP-24-080, SMH at Sumter

(PCD) Planned Community Development



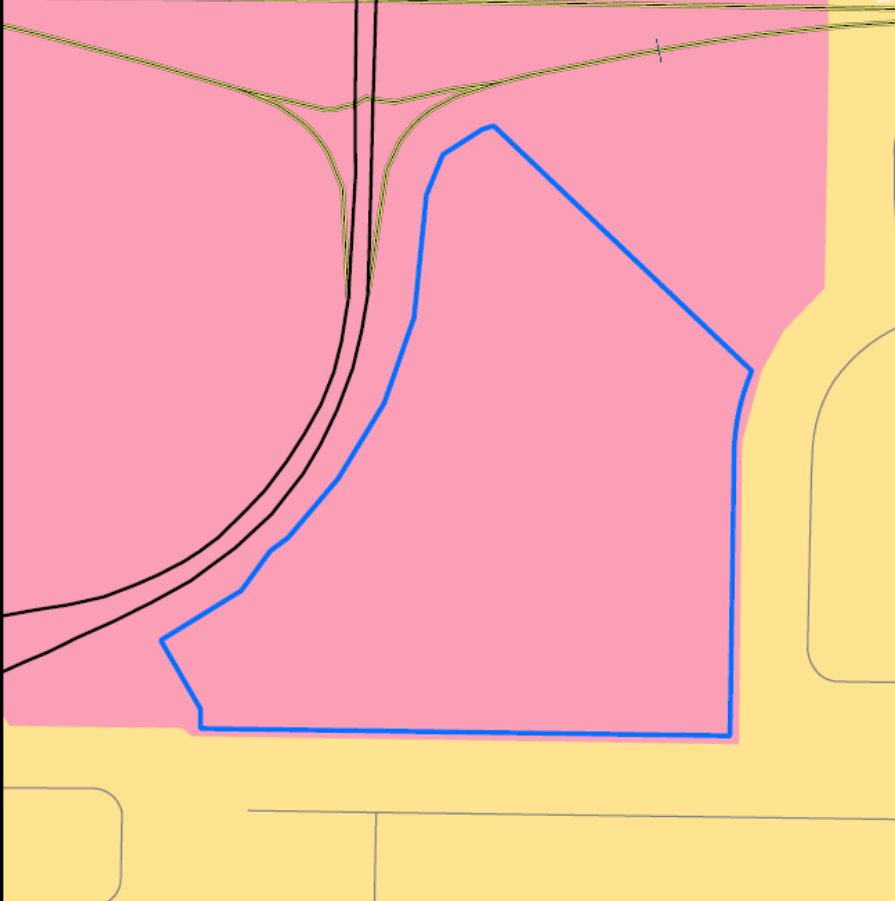
Prepared on 7/2/2024  
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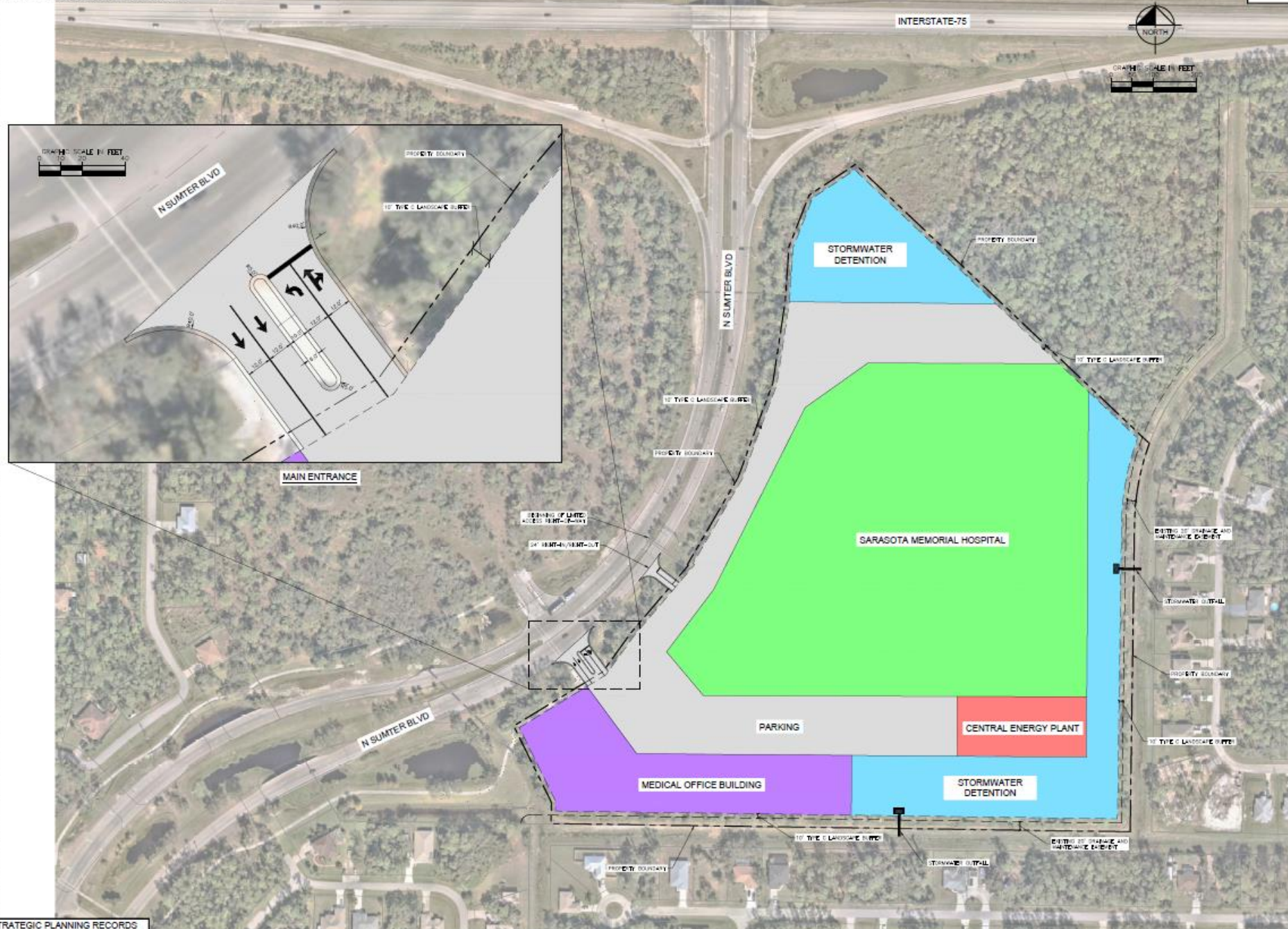
Petition Boundary

(PCD) Planned Community Development  
 (RSF-2) Residential Single Family 2

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# Modification of Regulations

The applicant is requesting 23 modifications to the ULDC regulations.

- 1. Chapter 21:** Landscape Regulations
- 2. Chapter 25:** Parking and Loading Regulation
- 3. Chapter 29:** Signage Regulations
- 4. Sec. 53-3(G):** Dumpsters
- 5. Sec. 53-3(H):** Mechanical equipment
- 5. Sec. 53-3(I):** Lift stations
- 6. Sec. 53-3(M):** Connectivity
- 7. Sec. 53-3(O):** Lighting
- 9. Sec. 53-7(H):** Time limit on Development Master Plan
- 10. Sec. 53-106(A)(1 & 2):** Minimum land area and minimum frontage
- 11. Sec. 53-107(A):** Maximum lot coverage
- 12. Sec. 53-107(B)(1 & 2):** Maximum lot coverage

# Modification of Regulations

- |                                     |   |
|-------------------------------------|---|
| <b>13. Sec. 53-109(A &amp; B):</b>  | Minimum setback & reduction of setbacks     |
| <b>14. Sec. 53-110(A &amp; C):</b>  | Max height of 70 ft & additional open space |
| <b>15. Sec. 53-113(A):</b>          | Perimeter buffer area                       |
| <b>16. Sec. 53-113(B):</b>          | Open space                                  |
| <b>17. Sec. 53-113(C):</b>          | Public land dedications                     |
| <b>18. Sec. 55-4(B)(2 &amp; 4):</b> | Architectural guidelines & landscape buffer |
| <b>19. Sec. 55-4(C):</b>            | LEED Designation                            |
| <b>20. Sec. 55-5(A):</b>            | Architectural Design and Public Art         |
| <b>21. Sec. 55-6:</b>               | Bike Racks & Benches                        |
| <b>22. Sec. 55-9:</b>               | Public Art                                  |
| <b>23. Chapter 59:</b>              | Public Art Regulations                      |



# Comprehensive Plan Analysis

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# Comprehensive Plan

## Chapter 2

### Future Land Use

### Element

**Future Land Use Element, Goal 1 Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and manmade resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation**

**Objective 1: Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives, and policies contained within this plan, and the community character.**

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# Comprehensive Plan

## Chapter 2

### Future Land Use

#### Element

**The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries, while also encouraging the expansion of existing businesses and industries as indicated in the Economic Development Element.**

**Policy 3.3: To promote overall sustainability and tax base diversification, the City shall pursue a goal of at least 18% non-residential development.**

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Comprehensive Plan  
Chapter 3  
Transportation  
Element

**Policy 4.4: The City shall continue to implement its Unified Land Development Code to provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways. Current platted lots with direct access to arterial and collector roadways may continue to develop.**

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Comprehensive Plan  
Chapter 11  
Economic  
Development  
Element

**Goal 5: Achieve an Economically Stable Community with a Superior Quality of Life.**

**Objective 5.1: The City encourages the full utilization by businesses and industries of the economic development enhancement programs implemented by the Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged, brownfield designations, tax incentives, community development corporations, and other programs designed to enhance economic and employment opportunities.**

# Unified Land Development Code

- Unified Land Development Code – Chapter 53 – Zoning Regulations, Article VIII. PCD Planned Community Development District
- The ULDC Sections 53-102 through 53-118, provisions in Chapter 21, 25, and 37, govern development in the PCD zoning district.



# Notice of Public Hearings

Applicant notified by email

The petition was advertised in a newspaper of general circulation within the City of North Port on August 21, 2024.

The property owners within 1,320 feet of the subject property were notified by postcard mailed on August 20, 2024.



# Staff Recommendations

- The Planning & Zoning Division recommends approval of petition DMP-24-080 Sarasota Memorial Hospital





**Thank you!**