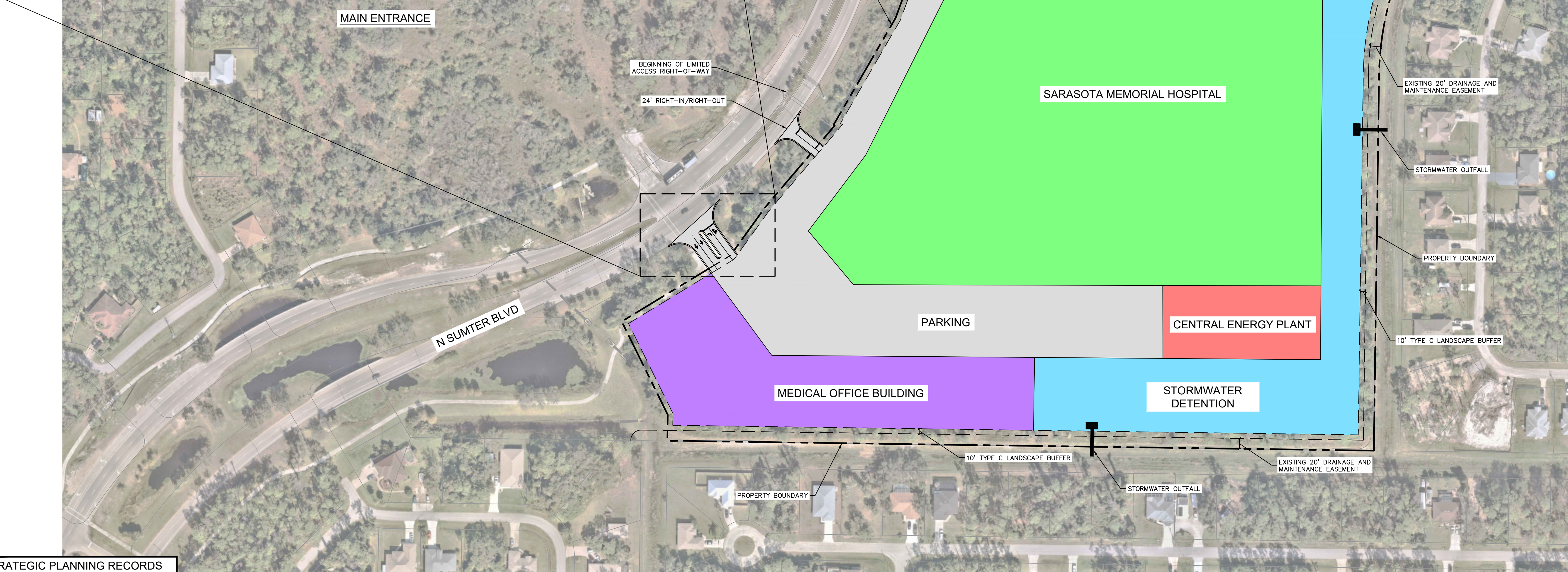
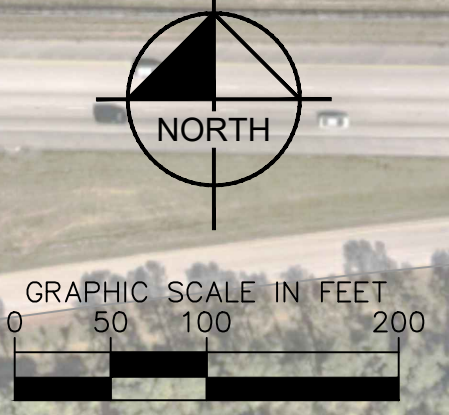


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No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
 PHONE: 941-379-7600
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 145997001	DATE MAY 2024
SCALE AS SHOWN	DESIGNED BY
DRAWN BY	CHECKED BY

DEVELOPMENT MASTER
PLAN EXHIBIT

SARASOTA MEMORIAL
HOSPITAL SUMTER
PREPARED FOR
SARASOTA COUNTY PUBLIC
HOSPITAL DISTRICT
FLORIDA
CITY OF NORTH PORT

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SITE DEVELOPMENT DATA:

TOTAL SITE AREA: 32.0 AC

TOTAL WETLAND AREA: 8.82 AC

FLOOR AREA RATIO (FAR): 3.0


PERCENTAGE OF LOT COVERED BY BUILDING: 75%

TOTAL BUILDING SQUARE FOOTAGE OF COMMERCIAL USE: 4,181,760 AC

- DMP WAIVERS LIST**
1. CHAPTER 21 LANDSCAPE REGULATIONS
 2. CHAPTER 25 PARKING AND LOADING REGULATIONS
 3. CHAPTER 29 SIGNAGE REGULATIONS
 4. SEC. 53-3(G)
 5. SEC. 53-3(H)
 6. SEC. 53-3(I)
 7. SEC. 53-3(M)
 8. SEC. 53-3(O)
 9. SEC. 53-7(H)
 10. SEC. 53-106(A)(1 & 2)
 11. SEC. 53-107(A)
 12. SEC. 53-107(B)(1 & 2)
 13. SEC. 53-109(A & B)
 14. SEC. 53-110(A & C)
 15. SEC. 53-113(A)
 16. SEC. 53-113(B)
 17. SEC. 53-113(C)
 18. SEC. 55-4(B)(2 & 4)
 19. SEC. 55-4(C)
 20. SEC. 55-5(A)
 21. SEC. 55-6
 22. SEC. 55-9
 23. CHAPTER 59 PUBLIC ART REGULATIONS

- NOTES**
1. ALL STRUCTURES, SIGNS, PARKING AND OTHER DESIGN STANDARDS FOR THE PROPERTY SHALL MEET OR EXCEED ALL APPLICABLE AHCA REQUIREMENTS.
 2. RELIEF IS GRANTED FROM ALL APPLICABLE URBAN DESIGN PATTERN BOOK REGULATIONS. SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT FACILITIES ARE REQUIRED TO COMPLY WITH ALL APPLICABLE AHCA REQUIREMENTS AND ARCHITECTURAL AND DESIGN FEATURES FOR THE FACILITIES ARE PROVIDED WITHIN THE PARAMETERS OF THE DISTINCT "SMH" BRAND.
 3. THIS DMP IS TO ALLOW FOR PHASED DEVELOPMENT OF A MEDICAL CAMPUS. AT FULL BUILDOUT, THE CAMPUS COULD INCLUDE ALL NECESSARY SERVICES TO SUPPORT AN ACUTE CARE HOSPITAL INCLUDING AN EMERGENCY CARE CENTER, MEDICAL OFFICE BUILDING, CENTRAL ENERGY PLANT, PARKING DECK/GARAGE, ETC.

- PROPOSED SITE IMPROVEMENTS**
1. POTABLE WATER WILL BE PROVIDED BY THE CITY OF NORTH PORT UTILITIES VIA CONNECTION TO THE EXISTING WATER MAIN IN SUMTER BOULEVARD. A LOOPED WATER MAIN AND FIRE MAIN WILL PROVIDED THROUGH THE PROJECT SITE.
 2. SANITARY SEWER WILL BE PROVIDED BY THE CITY OF NORTH PART UTILITIES. AN ON SITE GRAVITY COLLECTION SYSTEM AND LIFT STATION WILL BE PROVIDED THAT CONNECTS TO THE EXISTING 12" FORCE MAIN IN SUMTER BOULEVARD.
 3. THE PROJECT WILL BE DESIGNED AND CONSTRUCTED IN PHASES TO BE ESTABLISHED DURING THE MAJOR SITE AND DEVELOPMENT (MAS) PLAN SUBMITTAL.
 4. THE HOSPITAL WILL INCLUDE A HELIPAD AND ITS LOCATION WILL BE ESTABLISHED AT THE MAJOR SITE AND DEVELOPMENT (MAS) PLAN SUBMITTAL.
 5. AN 8 FOOT PUBLIC SIDEWALK WILL BE PROVIDED IN THE SUMTER BOULEVARD RIGHT-OF-WAY ALONG THE PROPERTY BOUNDARY.

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				<p style="font-size: 8px;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	DATE	BY						
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