



SITE PLAN

Petition Application

Pre-Application Meeting Date: 03/30/2023

Petitioner: NAPLES COMMUNITY HOSPITAL, INC.

Address: 350 7th Street North, Naples, Florida 34102

Phone: (239) 799-2216 Email: jack.ullrich@nchmd.org

Agent for Petitioner: Terry Cole, P.E., (Agent) Sr. Vice President/Principal, Hole Montes, Inc.

Address: 950 Encore Way, Suite 200, Naples, Florida 34110

Phone: (239) 254-2000 Email: terrycole@hmeng.com

Property Owner: NAPLES COMMUNITY HOSPITAL, INC.

Address: 350 7th Street North, Naples, Florida 34102

Phone: (239) 799-2216 Email: jack.ullrich@nchmd.org

Address of Subject Property: 350 7th Street North, Naples, Florida 34102

Full Legal Description: Please see the attached boundary survey

Size of Parcel: 13.72 AC

Existing Zoning: Planned Development (Ord. 05-11029 & 00-8865) and Medical, Downtown

Current Use of Land: Hospital and associated medical facilities.

Applicable Section(s) of the Land Development Code: Section 46-33(g)

In signing below I acknowledge and attest that I am the owner of the property described above and/or the duly appointed representative of the owner(s) of the property described above; that I understand the nature and ramifications of this petition relative to the property; that I hereby authorize the petitioner and their agent to represent the property during any deliberations regarding this petition; that I allow access to the property by City staff and City elected and appointed officials for the purpose of inspecting the premises relative to this petition; that all information contained in this petition and associated materials is correct; that any incorrect information may render the final decision and recommendations on this petition void; and that I have read Section 10 Special Procedures for Quasi-Judicial Proceedings and Administrative Appeals adopted by City Council under Resolution 2023-15019.

Jack B. Ullrich, Executive Director Corporate Real Estate and Construction
Printed Name of Property Owner (Appointed Representative)

 4-24-23
Signature of Property Owner Date

In signing below I acknowledge that I am the authorized petitioner for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read Section 10 Special Procedures for Quasi-Judicial Proceedings and Administrative Appeals adopted by City Council under Resolution 2023-15019.

Jack B. Ullrich, Executive Director Corporate Real Estate and Construction
Printed Name of Petitioner (Appointed Representative)

 4-24-23
Signature of Petitioner Date

In signing below I acknowledge that I am the authorized petitioner's agent for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read Section 10 Special Procedures for Quasi-Judicial Proceedings and Administrative Appeals adopted by City Council under Resolution 2023-15019.

W. Terry Cole, P.E., Agent
Printed Name of Petitioner's Agent


Signature of Petitioner 's Agent

5/1/23
Date

Comprehensive Plan

At the quasi-judicial hearing and as part of the following application, the petitioner has the burden of proving by competent, substantial evidence that the petition request is consistent with the City of Naples Comprehensive Plan and the relevant Goals, Objectives and Policies of all elements contained therein.

Future Land Use Designation of the Subject Property: PS - Public Service District

Identify the applicable Goals, Objectives, and Policies and describe how the petition request is compatible with each: On September 21, 2022, City Council adopted an Ordinance (#2022-14933) amending Chapter 58, Zoning, Article II, Zoning Districts, Division 28 - PS Public Service District of the City of Naples, Code of Ordinances; approving Text Amendment 22-T6, and creating regulations specific to community hospitals in the Public Service District in order to facilitate the construction of a hospital building in excess of 3 stories and 42 feet in height on the current NCH campus. The specific language below was added to Division 28:

"Sec. 58-842. Regulations pertaining to community hospitals.

A community hospital in a Public Service District is not a commercial use or activity as defined in Section 44-8, or that would be subject to or governed by Section 14.1 of the City of Naples Charter and/or subsection 56-39(d) or other applicable sections of the Naples Code of Ordinances which regulate commercial uses. It is accordingly stipulated that, notwithstanding anything to the contrary contained in the foregoing district regulations, if City Council approves a community hospital as a conditional use in a Public Service District, City Council shall have final review and approval authority for site plans and amendments to site plans within such Public Service District. As part of its review and approval of such site plans and amendments to site plans, City Council shall establish the development standards including, but not limited to, maximum height limitations, provided that they do not adversely affect public health, safety or welfare and City Council has determined specifically that exceeding the height limit is appropriate for the principal building or structures to properly achieve their intended purpose of serving the community and providing a significant benefit and will be compatible with adjacent buildings. For approved community hospital conditional uses, such standards may supersede the standards otherwise provided in these district regulations or elsewhere in the Land Development Code."

It is requested that City Council review and approve the proposed Site Plan and Development Standards contained within the Petition Application documents.

Land Development Code

The Site Plan review process shall provide for the review of new multiple family or non-residential projects in the City according to Building Code, Fire Safety Code, Land Development Code and other applicable regulations administered by the City prior to the submission of plans for building permit review or other zoning petitions.

Section 46-33(g) of the City of Naples Land Development Code provides the criteria considered for approval of a Site Plan. As part of the following application, the petitioner has the burden of proving by competent, substantial evidence that the following criteria have been met.

g. *Standards for review.* The purpose of Site Plan review is to:

- 1) Determine the impact of the project on level of service standards and consistency with the Comprehensive Plan, Code and applicable regulations.

No impacts are anticipated.

- 2) Encourage logic, imagination, innovation and variety in the design process.

The Heart Vascular Stroke Institute (HVSU) Expansion is designed to logically fit

into the existing Hospital site in regard to floor plan, traffic circulation and utilities.

The architectural and landscape elements of the site are designed to visually

enhance the campus.

b. On-site vehicular circulation.

Vehicle circulation is proposed as shown on the site plan. Traffic circulation is similar to existing conditions with the exception of the 6th St. North driveway which will be eliminated. Traffic may park in the Northwest parking lot and/or the new Parking Garage.

c. Accessways for emergency and service vehicles.

Emergency vehicles will continue to use the Ambulance Entrance located on 4th Avenue North. Service vehicles will continue to access the Loading Area from 8th St. North.

d. The impact of traffic generated by the project on traffic patterns and volumes on adjoining and nearby streets and the adequacy of such streets to accommodate such traffic.

No impacts to existing traffic are anticipated as described in the Traffic Impact Study.

e. The adequacy of public utilities.

No impacts to existing sanitary sewer system are anticipated. To improve

the water distribution system, as discussed with the City Utilities Department, NCH will extend a 12" water main on the north side of 2nd Avenue North

from 6th St. North, east to the existing NCH Gazebo. The City will extend

the 12" water main from there to the existing 16" water main at the corner

of 2nd Avenue North and 8th St. North.

f. The adequacy of buffers between the project and adjoining dissimilar uses.

The proposed and existing landscape buffers are adequate for buffering the project with the existing adjacent residential and medical uses.

g. Off-site improvements necessitated by the traffic or other aspects of the proposed project.

No off-site traffic improvements are anticipated.

Residential Impact Criteria

Pursuant to Section 46-43(d), petitions which result in the establishment, expansion or intensification of a commercial activity on property containing residential units, within 300 feet of a property containing residential units, or within 300 feet of a property zoned for residential use, shall also comply with the following Residential Impact Criteria:

- (1) Illumination. Illumination levels shall not exceed 0.5 footcandle at the lot lines of the subject property. In addition, the standards for illumination set forth in Section 56-89 shall also be met.

Illumination standards will meet applicable criteria.

- (2) Noise. Physical barriers exist and operation plans are in place to insure that noise levels shall be consistent with those identified in Section 22-37. Businesses with external speakers such as outdoor live entertainment, drive-thru lanes and automotive dealerships, must take measures to ensure that speakers are pointed away from residences and sound is buffered.

No noise impacts are anticipated as a result of the proposed building expansion. During construction the contractors shall be required to adhere to established noise level requirements.

- (3) Parking and access. Parking must meet the minimum requirements and be adequate to avoid any overflow into the residential area. Parking areas shall be situated and buffered to avoid impacting the residential areas. Primary vehicular ingress and egress shall, where possible, be located to avoid conflict with traffic in the residential area. Pedestrian connections with public sidewalks and residential areas are encouraged.

No residential parking or access impacts are anticipated as a result of the proposed building expansion.

- (4) Landscape buffer. Landscaping provides adequate screening between the commercial activity and the residential units including buffering noise and the glare from vehicular headlights. Based on the project design and surrounding development patterns, additional landscaping and screening may be required to provide adequate buffering as determined by the City Council. Where possible, existing landscaping buffers shall be upgraded to meet or exceed the requirements of Chapter 50, Article III, Landscaping and Tree Protection.

The existing and proposed landscape buffers adjacent to the project will meet or exceed the City requirements.

- (5) Mitigation of hazardous or adverse impacts. All hazardous or adverse impacts to adjacent residences in adjacent residential zoning shall be adequately addressed in a mitigation plan to minimize or eliminate such hazardous or adverse impacts. The City reserves the right to require additional mitigation when it finds the identified impacts are not adequately addressed.

No hazardous or adverse impacts are anticipated.

- (6) Hours of operation. Where the proposed hours of operation extend to between 9:00 pm and 8:00 am, the security measures shall be taken to insure monitoring of the premises including parking areas.

Existing hospital security measures provide monitoring of the entire NCH campus.
