

Naples Community Hospital (NCH) Rezone to PS District & Companion Conditional Use Summary of Facts 9-28-2023

The Naples Comprehensive Health (NCH) system (NCH) is a not-for-profit, community hospital presently consisting of two hospitals: Baker Hospital located in downtown Naples and the NCH North Hospital. NCH also operates walk-in centers and outpatient rehabilitation facilities in Naples, Marco Island and Bonita Springs.

I. NCH Healthcare System History:

NCH healthcare system was founded in 1953. The Naples Community Hospital opened in downtown Naples on March 5, 1956, with 50 beds. In 1966, the hospital added 50 more beds, an emergency department, and several specialized departments. The hospital expanded in 1970s to the six story hospital facilities known as the “South” and “North” Towers. Additional enhancements to the Downtown Naples site continued in the 1980s. On October 15, 1984, The North Collier Health Center opened as a satellite facility of the main hospital. In February of 1985, another satellite facility opened on Marco Island.

In January 1990, North Collier Hospital (the North Naples campus) opened with 50 beds at its location on Immokalee Road in North Naples. In February 2007, the system expanded once again with the opening of the Jay & Patty Baker Patient Care Tower at the North Collier Hospital.

In 2020, NCH purchased a 186,000 square foot office building on Immokalee Road to relocate some of its administrative support and non-clinical functions. NCH also recently completed a substantial renovation and expansion of its Baker Hospital emergency room with a two-story, 19,000 square foot addition to expand its emergency room capacity to 47,000 square feet.



Current Zoning M – Medical (— Limits of P.S. Rezone and CU Request)

II. NCH Heart Institute (Cardiac, Vascular and Stroke Facility) Rezone to the PS District:

NCH Healthcare Services seeks to rezone a portion of its downtown Naples Community Hospital campus from the current M - Medical zoning district to the PS district, specifically on Parcel No. 14038880000 (a 13.72-acre parcel) depicted below and labeled Naples Community Hospital.



NCH Healthcare System - Heart Institute Expansion
Submission Preliminary Design Review Board - Submission #2

CANNONDESIGN

studio+



Note: Section 58-8412 (of the PS – Public Service District) reads as follows:

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. [Underline added for emphasis.]

III. Comprehensive Plan Designation:

The subject property is located within the Downtown Mixed-Use District on the Future Land Use Map under the Naples Comprehensive Plan. The Future Land Use Element of the Naples Comprehensive Plan describes the following objectives for the Downtown Mixed Use District:

- (1) Enhance building aesthetics and appearance.
- (2) Encourage a cohesive and integrated district.
- (3) Promote pedestrian access and activity.

- (4) Encourage mixed uses.
- (5) Emphasize an orderly pattern of circulation for both vehicular and pedestrian traffic.
- (6) Enhance streetscape in the rights-of-way and medians.
- (7) Encourage quality urban design including street lighting, landscaping, and consistent signage.

The request to rezone the subject property to the PS district complies with the objectives identified within the Downtown Mixed Use District. The rezone along with the companion conditional use petition, includes standards that will result in a cohesive and integrated design, with an orderly pattern of circulation, high-quality urban design, and with lighting and landscaping collectively designed with sensitivity to, and consideration of the adjacent and nearby residential neighborhoods.

IV. Residential Impact Criteria Response (Section 46-43):

A **community hospital** in the PS district **is not a commercial use or activity** as defined in section 44-8, or a use subject to or governed by section 14.1 of the City of Naples Charter, and/or subsection 56-39(d), or a use subject to other applicable sections of the Naples Code of Ordinances which regulate commercial uses.

Section 46-43, if the City of Naples Code of Laws states that “any petition for site plan review, conditional use, expansion, enlargement or a change of a nonconformity, outdoor dining permit, variance, live entertainment permit, waiver of distance or similar petition shall comply with the residential impact criteria if granting the petition results in the establishment, expansion, or intensification **of a commercial activity** on property (1) containing residential units; or within 300 feet of a property containing residential units; or within 300 feet of a property zoned for residential use, shall also comply with specified residential impact criteria. Although a community hospital is not considered a commercial activity, we have none-the-less fully considered the below-listed residential impact criteria. In fact, several meetings were held with nearby residents to understand concerns and consider these concerns the Heart Institute Architectural and Site designs.

- (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.**

Response: Illumination standards have been met and are provided on the Site Lighting Plan submitted with the Site Plan.

- (2) ***Noise.*** **Physical barriers exist and operation plans are in place to ensure 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, shall take measures to ensure that speakers are pointed away from residences and sound is buffered.**

Response: The hospital does not have external speakers, outdoor live entertainment, or drive-thru lanes, and will continue to comply with the city’s noise ordinance.

- (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.**

Response: Parking exceeds the minimum requirements. Both surface and structure parking facilities are located and have been designed to ameliorate impacts to residential areas (see renderings below). Vehicular ingress and egress has been located to avoid conflict with vehicular, bicycle, and pedestrian traffic. Pedestrian connections with public sidewalks and residential areas are provided, including an

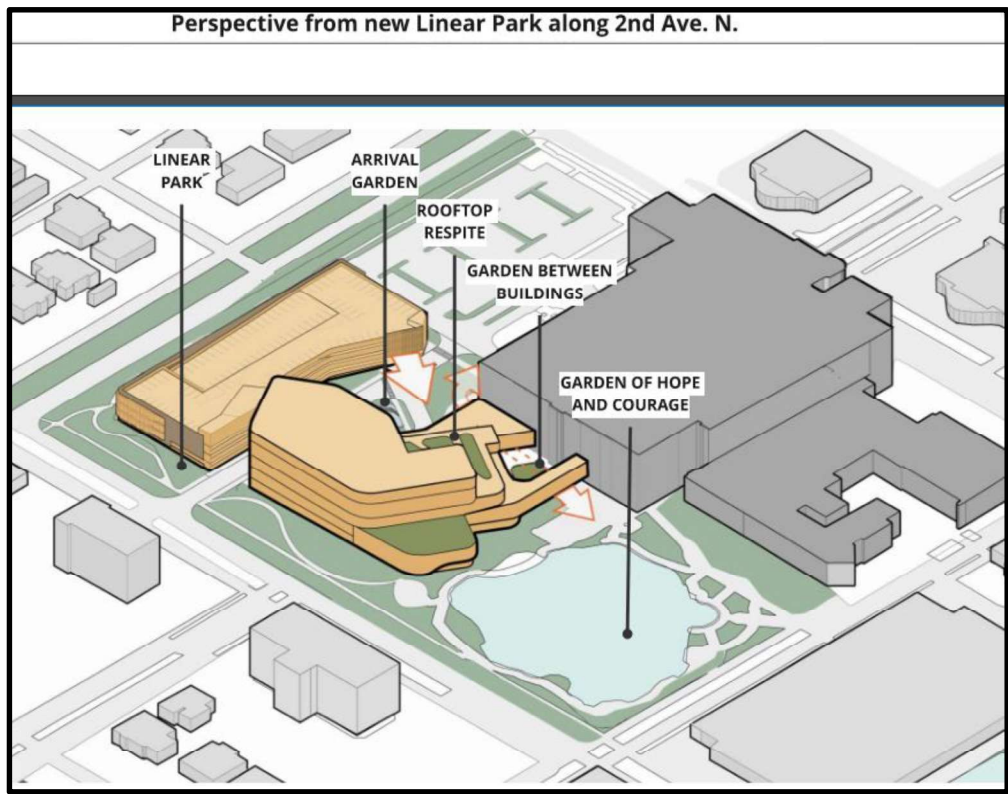
enhanced linear park along 6th Street North and 2nd Avenue North. On site vehicle parking is required and provided as follows:

PARKING SUMMARY

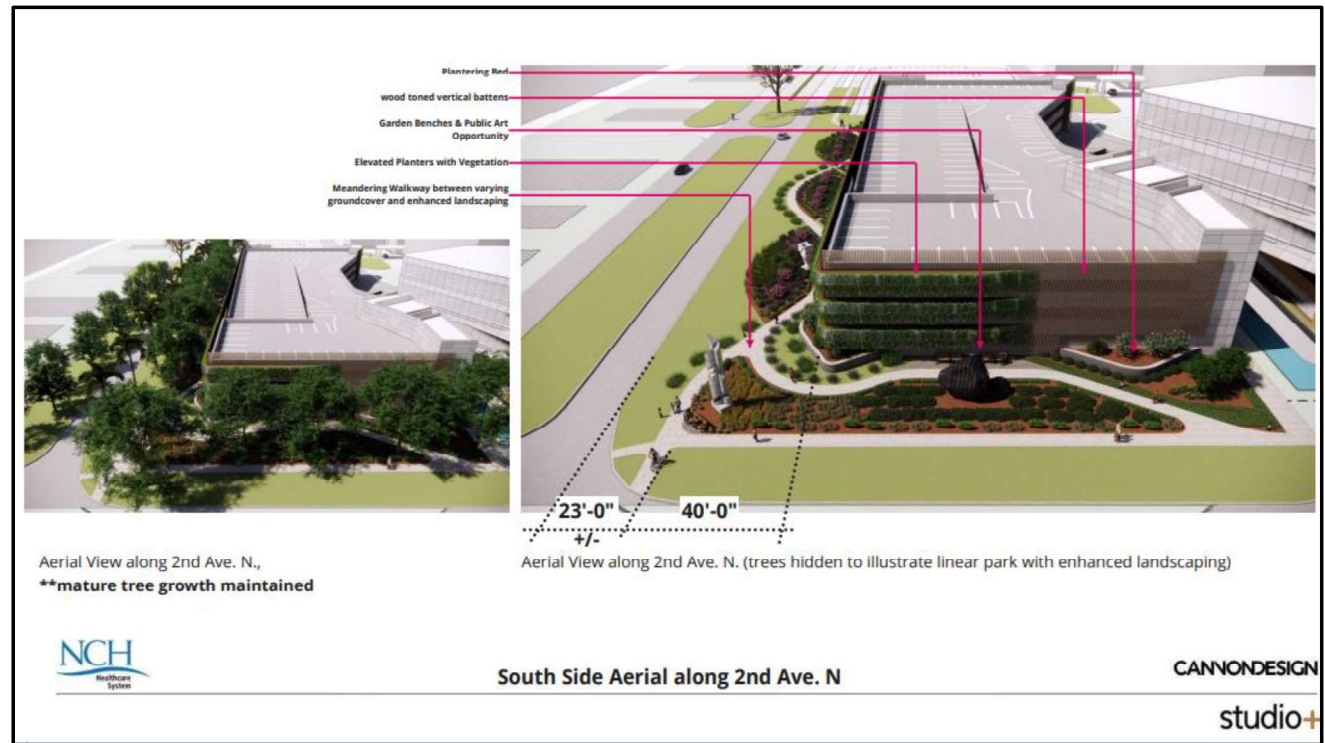
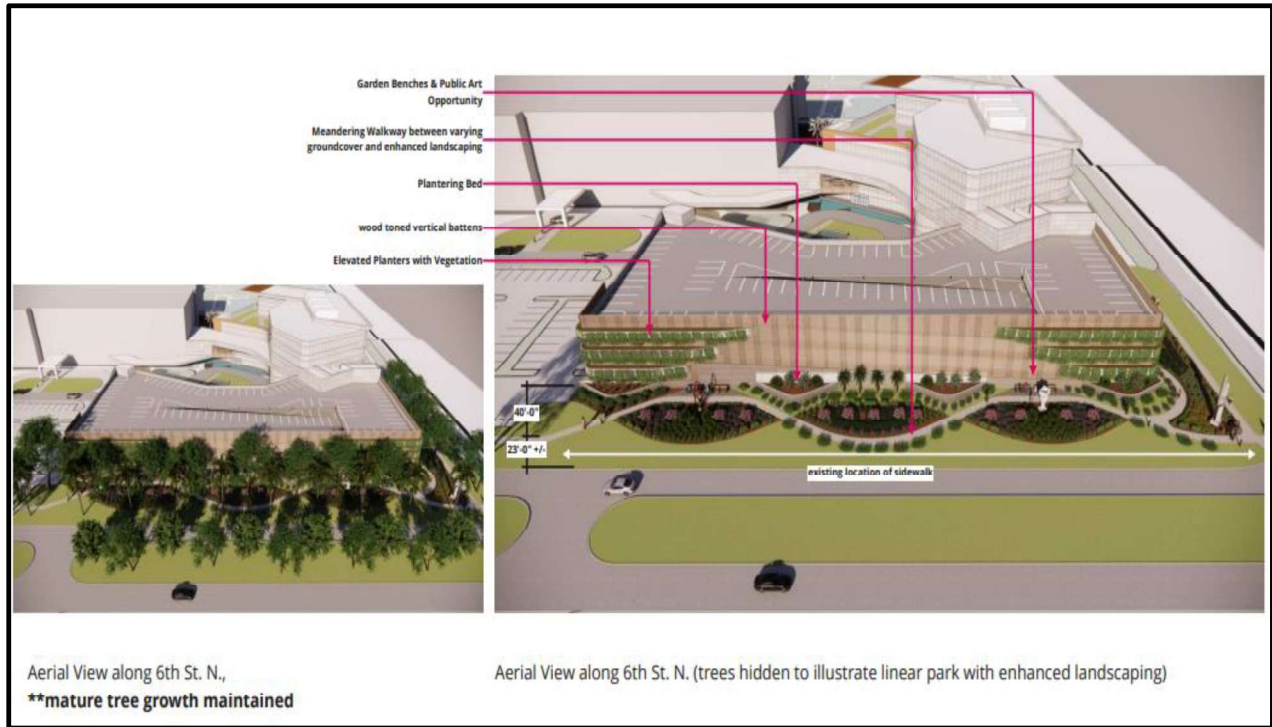
HOSPITAL = 1,5 SPACES PER BED (391 BEDS) (UNCHANGED)	587
EXISTING CLINIC = 3 SPACES/1000 SF X 157,639 SF	473
NEW HEART INSTITUTE 3RD FLOOR CLINIC 1 SPACE/175 SF X 37393 SF	214
RETAIL = 1 SPACE / 300SF (15,000 SF)	50
TOTAL PARKING REQUIRED	1324
TOTAL PARKING PROVIDED (EXISTING AND PROPOSED)	1970
TOTAL PARKING REQUIRED	1324
PARKING SURPLUS	646
HANDICAPPED PARKING REQUIRED = 20 + 1 / 100 OVER 1,000 = 20 (970 / 100 = 9.7, SAY 10 = 30, 50 HANDICAPPED SPACES PROVIDED)	

(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 pattern, 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.

Response: The areas of the site proximate to residential neighborhoods have been redesigned after neighborhood meetings and preliminary Design Review Board (DRB) comments. The exhibits below depict the retention of existing mature canopy trees wherever possible, as well as a wider (60') linear park along portions of with meandering walkway along 6th Street North and 2nd Avenue North, providing enhanced accessibility to the Garden of Hope.







- (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 impacts are not adequately addressed.

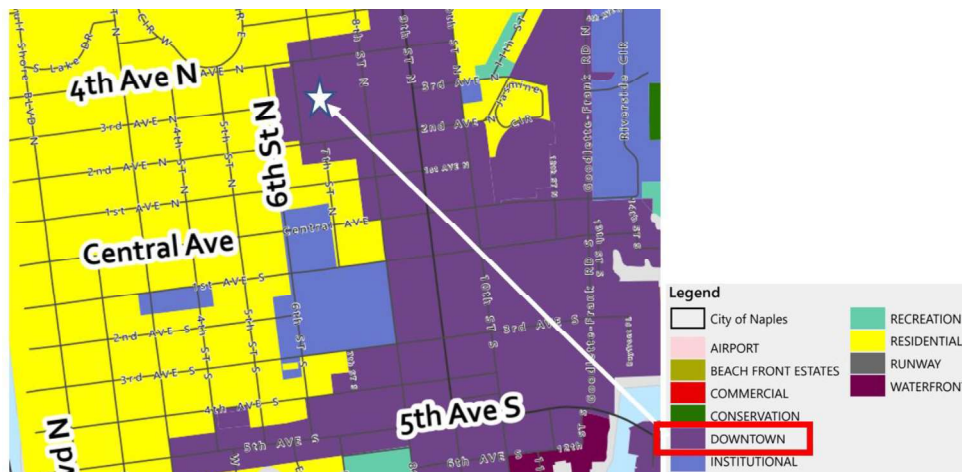
Response: There are no hazardous impacts and potential adverse impacts related to lighting, traffic, and pedestrian activity have been addressed with the building design enhanced landscaping depicted in above renderings.

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

Response: The hospital is by nature 24-hour use and security measures are in place to ensure monitoring of the premises, including parking areas.

V. Consistency with the Comprehensive Plan:

Response: The subject parcel (NCH Hospital parcel) is entirely located within the D - Downtown intent of establishing the proposed Community Hospital district is to rezone the NCH Downtown campus to the new district.



City of Naples Future Land Use Map

Vision Work Plan

Goal 4. Strengthen the economic health and vitality of the City.

Response: The requested rezone to the PS district, along with the companion Conditional Use request, will allow the NCH organization in creating a more comprehensive hospital campus to better serve the City's residents and those residents within the surrounding area. NCH has invested in several projects over the past several years, including the subject redevelopment of the Emergency Room and related Facilities.

The Heart Institute will provide complete cardiac care, led by a team of nearly two dozen specialized cardiac providers at NCH with additional nationally recognized cardiac physicians to be recruited from outside of the organization.

With these significant investments in the NCH Downtown campus, the NCH organization continues to be a major employer within the City, further enhancing healthcare and economic vitality of the City.

VI. Comprehensive Plan

Introduction. The goals, objectives, and policies are designed to provide guidance for further growth and redevelopment as follows:

8. Strengthen and diversify the economic base of the City, improve appearance and urban design of commercial corridors while protecting residential character and charm of the City.

Response: The investment in the Heart Institute will not only provide additional jobs that will positively impact the economy, but the inclusion of the NCH Campus within the PS district will further the ability to improve upon the site where the unique requirements of a hospital campus are not adequately accommodated by other sections of the currently adopted code.

Objective 1: Manage new development, redevelopment and reuse to ensure that it is orderly, balanced, and compatible with the City's desire to maintain and protect its existing residential character, to maintain the viability of its commercial areas, provide open/green space, encourage pedestrian/bicycle linkages, and protect environmentally sensitive lands.

Response: Great care has been taken in the design of the new Heart Institute (and related site changes) in order to maintain and protect the existing residential character in the surrounding areas, including pedestrian/bicycle linkages and enhancements.

Policy 1-1: The permitted intensity/density in each land use designation is as follows:

Land Use Category	Intensity/Density
Downtown Mixed Use	Residential Density for areas in the Downtown Mixed Use Land Use, outside of the above-described boundaries will be limited according to the zoning regulations but not to exceed 12 units per acre.

The requested rezone to the PS direct does not include residential units.

Policy 1-4: Non-residential development shall be compact and in a readily accessible location for the market it is intended to service, and shall not encroach into stable residential areas.

Response: The NCH Downtown campus is already established and will not be expanding further into the surrounding residential areas, thus will remain compatible with the City's desire to maintain and protect its existing residential character. Again, the architectural and site design designs have incorporated recommendations by nearby residents and by the DRB to ameliorate potential impacts.

There will be no impacts to environmentally sensitive lands.

Policy 1-5: Landscaping and buffering shall be provided where commercial uses adjoin residential neighborhoods to avoid a negative impact on the residential neighborhood.

Response: The landscaping and buffering between the NCH Downtown campus and surrounding residential neighborhood is well established with mature plantings and provides sufficient coverage to prevent a negative impact on the residential neighborhood. Moreover, significant enhancements are provided along portions of 6th Street North and 2nd Avenue North.

Policy 1-9: Commercial properties shall be properly screened, provide adequate parking, include orderly traffic circulation patterns, and integrate appropriate design features to enhance safety, efficiency, and site appearance.

Policy 1-9.1: Parking lots for separate developments shall be connected, when possible.

Policy 1-9.2: Parking areas within a single development shall be interconnected unless it can be demonstrated that on-site traffic and pedestrian circulation will properly function and traffic movement on adjacent public streets will not be impacted.

Policy 1-9.3: Sites shall provide adequate parking. The Code of Ordinances shall provide standards which address construction standards, location, design, configuration, dimension and number of parking spaces. The reduction in parking shall result in a commensurate increase in green/open space.

Policy 1-9.4: Redevelopment and reuse sites shall be appropriately configured as to number, location, and design features of the ingress and egress points.

Policy 1-9.5: Site design shall ensure safe pedestrian access from parking areas to commercial activities. Pedestrian conflicts within vehicular circulation shall be minimized.

Response: The NCH Downtown campus provides parking for all existing uses, provides interconnections where feasible, and exceeds the number of spaces required by the LDC both currently, and after the proposed Heart Institute is developed.

Objective 4: Natural resources of the City as shown on the Natural Resources and Coastal Resources Map will be protected and coordinated with future land use decisions according to the FLUM. Plans will be coordinated with Collier County and the State of Florida resource planning and management plans and procedures. Development approvals will consider the availability of public facilities and constraints due to topography and soil conditions.

Response: The rezone of the NCH Campus to the PS district will not impact any natural resources.

Objective 5: Future development will be directed as designated on the FLUM. Designations are established to protect residential neighborhoods, balance inconsistent land uses, provide opportunities for redevelopment and renewal of blighted areas, and encourage mixed use development.

Policy 5-4: The downtown mixed use district shall encourage a broad range of service businesses and shall provide an opportunity for mixed uses, with emphasis on upper-story residential in commercial structures.

Response: The PS district permits a mixture of medical and medical and health support uses that are in support of a hospital campus and beneficial to the residents of, and visitors to, the City of Naples.

Land Use Designation Description

e. The “Downtown Mixed Use District” currently contains a mixture of uses including commercial, heavy commercial, office, cultural, and institutional. The permitted uses in this district will continue to be mixed use with emphasis on residential and commercial uses within the same structure. The dwelling units within this district are primarily intended for employees who work at businesses within the City, retirees, and seasonal residents. By providing housing for employees, travel time and vehicle trips will be reduced, traffic impacts minimized, and the quality of life of the residents enhanced. The primary function of this district is to encourage redevelopment, improve the aesthetics and physical appearance, and provide for a prosperous, viable downtown. Redevelopment themes for this area shall include:

- (1) Enhance building aesthetics and appearance.
- (2) Encourage a cohesive and integrated district.
- (3) Promote pedestrian access and activity.
- (4) Encourage mixed uses.

(5) Emphasize an orderly pattern of circulation for both vehicular and pedestrian traffic.

(6) Enhance streetscape in the rights-of-way and medians.

(7) Encourage quality urban design including street lighting, landscaping, and consistent signage.

To protect the integrity of the downtown area as it relates to surrounding neighborhoods, the area that is designated as Downtown Mixed Use bounded by 5th Avenue South, 8th Street, 7th Avenue north, and Goodlette-Frank Road shall be subject to the following development standards:

Maximum Aggregate density: 12 units per acre for 118 acres, or 1,416 units.

Maximum Site Density: Up to 30 units per acre with provision for open space or payment into an open space fund, however, aggregate density limit of 1,416 units cannot be exceeded.

Other areas designated as Downtown Mixed Use shall be limited to the standards in Policy 1-1 or by the more restrictive limitations imposed by zoning.

Response: The PS district rezone and companion conditional use include standards that will encourage a cohesive and integrated design, allowing for the development of a “world class” Heart Institute,” with a high-quality architectural design which is sensitive to, and minimizes impacts to, adjacent and nearby residential neighborhoods, with enhanced street landscaping, carefully designed and directed lighting, and multimodal access.

VII. PS District Rezone:

NCH Healthcare Services seeks to rezone a portion of its downtown Naples Community Hospital parcel (from the current zoned Medical district to the Public Services (PS) zoning district, established by Ordinance 22-14933 on September 21, 2022.

The PS district purpose is as follows:

“The PS district is intended to accommodate a variety of public and semipublic institutional, recreational, and service facilities which provide a significant benefit to the citizens and residents of the City of Naples.”

All allowed uses in the PS district are “Conditional Uses,” including community hospitals, thus requiring the submission of a Conditional Use application as a companion to this rezone application.

The PS district defines a community hospital as follows:

Community hospital is defined as any establishment that:

- a. Offers services more intensive than those required for room, board, personal services, and general nursing care, and offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and
- b. Regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent, except that a critical access hospital, as defined in under F.S. § 408.07(14), shall not be required to make available treatment facilities for surgery, obstetrical care, or similar services as long as it maintains its critical access hospital designation and shall be required to make such facilities available only if it ceases to be designated as a critical access hospital. However, as stated in F.S. ch. 395, its provisions do not apply to any institution conducted by or for the adherents of any well-recognized church or religious denomination that depends exclusively upon prayer or spiritual means to heal, care for, or treat any person; and

- c. Licensed under F.S. ch. 395, and which is locally governed, independent, and established as a not for profit public charity under applicable provisions of the Internal Revenue Code: (i) in order to serve the community and fulfill the needs of the community with specialized services; and (ii) enabling it to receive tax deductible philanthropic support from community members for capital improvements and operations.

The PS district establishes the following development standards:

Minimum lot area: 30,000 square feet.

Minimum lot width: 150 feet.

Minimum yards: The same as the yard requirement for the most restrictive adjacent zone district, but yard requirements shall in no case be less than the following:

- (1) Front yard: 20 feet, six feet of which shall be landscaped in accordance with the landscaping requirements of chapter 50.
- (2) Side yard: 10 feet.
- (3) Rear yard: 25 feet.

Minimum floor area: 1,000 square feet per principal building on the ground floor

Maximum height: 30 feet for principal buildings, but structures in excess of this height may be approved as a part of the conditional use process.

Minimum off-street parking: As required in Chapter 50.

Maximum lot coverage by all buildings: 45 percent.

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. [Underline added for emphasis.]

VIII. Conditional Use (Sec. 46-34)

Definition. A conditional use is a use that would not be appropriate generally or without restriction throughout a particular zoning district, but may, if controlled as to number, area, location and relation to the neighborhood and based upon the design and character of a particular development proposal, be appropriate.

Pursuant to the PS district, City Council may, through approval of this companion Conditional Use petition (and site plan), development standards for a community hospital which vary from those set forth in the district, including maximum building height, provided any such development standards do not adversely affect public health, safety or welfare and that the 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.

This request for CU approval is to allow building height as follows:

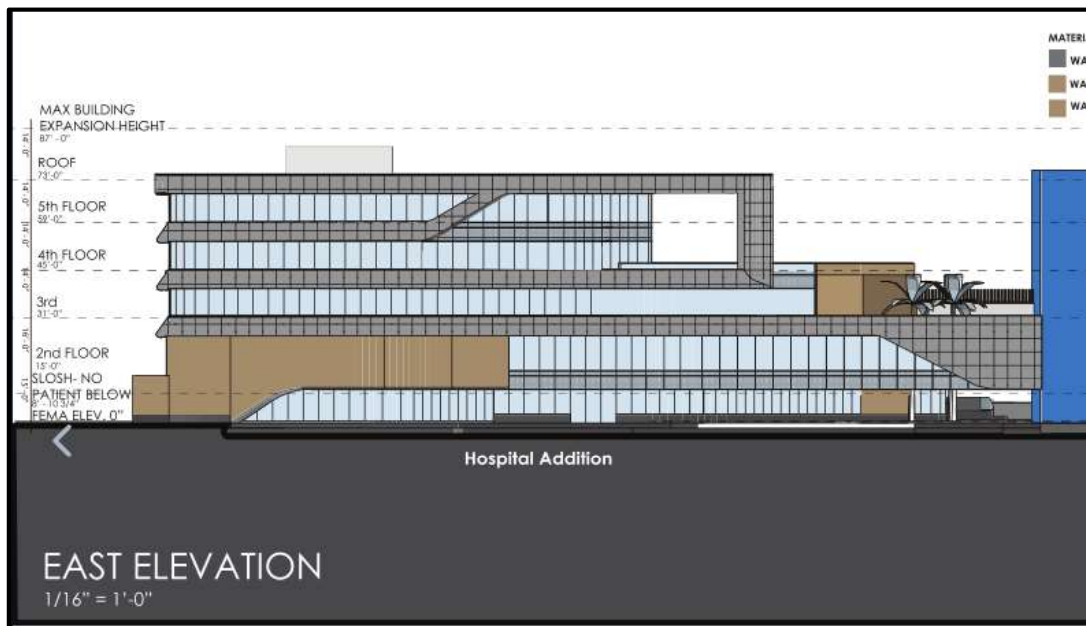
- *For the Heart Institute, to allow a maximum height of 87' measured from the FEMA 1st habitable floor height requirement to the peak of the roof or the highest point of any appurtenance attached to the*

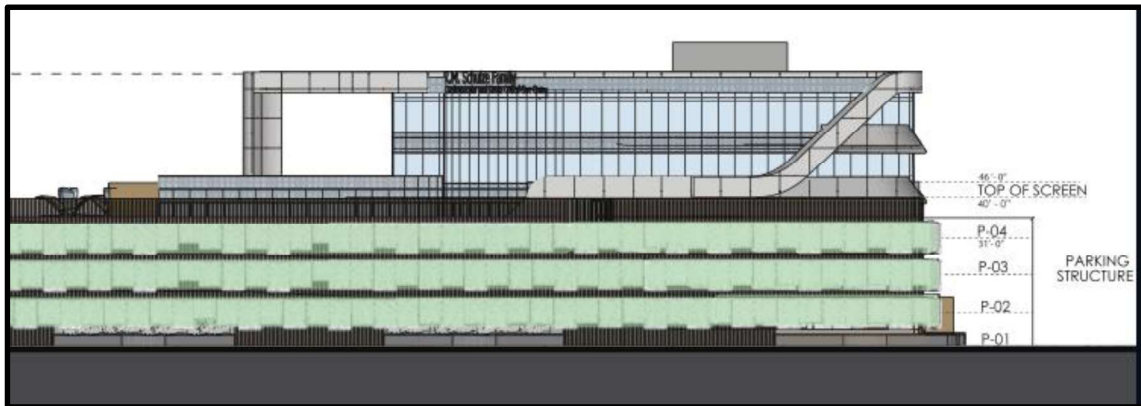
roof, consistent with the definition of building height in Section 44-8 of the City's LDC. (Note the maximum height measured to the top of the roof is 73'. This compares to 75.3' to top of the roof, and 92.7' to the top of the mechanical penthouse for the existing hospital structure. (See Elevation and Development Standard Table Exhibits below.)

- For the proposed structured parking (parking garage), to allow a building height of 40 feet, to the top of the screen. (See Elevation and Development Standard Table Exhibits below.)

PS Development Standard	PS	Provided	CU Request Varying from PS District
Minimum Lot Area	30,000 s.f.	597,600 s.f.	None
Minimum Lot Width	150'	720'	None
Minimum Front Yard (4 th Ave North)	20'	22.5'	None
Minimum Front Yard (6 th Street N)	20'	40.0'	None
Minimum Front Yard (2 nd Ave North)	20'	28.5'	None
Minimum Front Yard (8 th Street N)	20'	20.5'	None
Minimum Rear Yard	25'	N/A	None
Minimum Floor Area	1,000 s.f.	463,385 s.f.	None
Building Height			
Existing Hospital	75.3	75.3	N/A
Existing Hospital (Top of Mech. Penthouse)	92.7	92.7	N/A
Proposed Height Heart Institute (top of roof)	30'	73'*	43'
Proposed Height Heart Inst. (Top of Mech. Penthouse)	87'	87'	57'
Maximum Height Garage (top of screen)	30'	40'	10'
Maximum Lot Coverage	45%	43%	None

*Building height in commercial zoning districts...means the vertical distance measured from the FEMA 1st habitable floor height requirement to the peak of the roof or the highest point of any appurtenance attached to the roof.





LAND USE SUMMARY					
EAST BASIN:			WEST BASIN:		
	AREA AC±	PERCENT		AREA AC±	PERCENT
LAKE	1.26	16.36%	PAVEMENT/SIDEWALK	2.23	41.30%
PAVEMENT/SIDEWALK	1.38	17.92%	BUILDINGS	1.75	32.40%
BUILDINGS	3.88	50.39%	OPEN SPACE	1.42	26.30%
OPEN SPACE	1.18	15.33%	TOTAL	5.40	100.00%
TOTAL	7.70	100.00%			

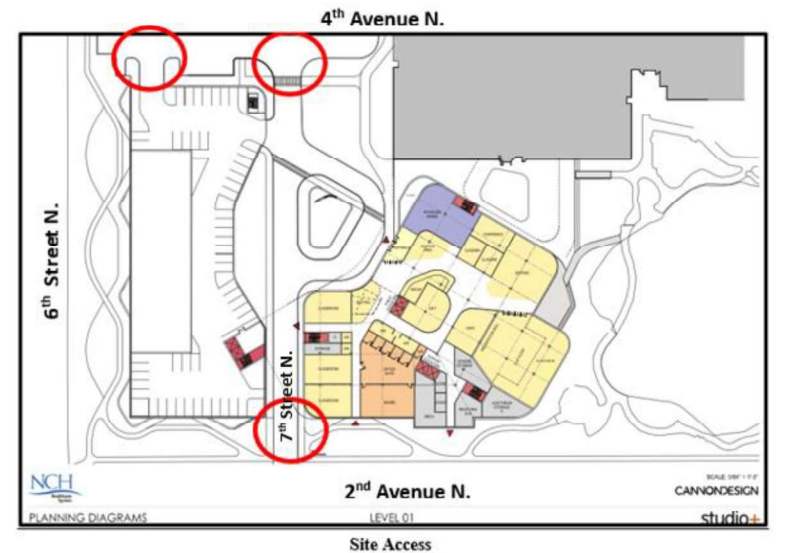
Standards for approval. In its deliberations concerning the granting of a conditional use, the planning advisory board and the city council shall carefully consider the following guidelines and standards:

- (1) Ingress and egress to the subject property and the proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic generation flow and control, and access in case of fire or catastrophe, shall be adequate and not potentially detrimental to existing or anticipated uses in the vicinity and particularly not detrimental to property immediately adjacent to the subject site.**

Response: Ingress and egress to subject property and structures has been carefully designed to facilitate multi-modal access to the campus in a safe, convenient manner and ameliorate impacts to residential properties located adjacent to and nearby 6th St. No. and 2nd Ave. No. (See Exhibits Below.)

- (2) Off-street parking and loading areas, where required or requested by the property owner, shall be adequate and well-designed, and relate well, in terms of proximity, access and the like, to the uses intended to be serviced, with particular attention to the items listed in subsection (f)(1) of this section and the smoke, noise, glare, dust, vibrations, fumes, pollution or odor effects related to the vehicular use area or the conditional use, and such shall not be detrimental to the adjoining properties in the general area.**

Response: Off-street parking and loading areas, including the parking (garage) are designed to be screened from adjacent properties located adjacent to and nearby 6th St. North and 2nd Ave. North by retaining and relocating the large existing canopy trees wherever feasible, along and within the existing surface parking area, and supplementing existing landscape in this area. A landscaped linear park with a meandering sidewalk is proposed along 6th St. No. and 2nd Ave No. leading to the Garden of Hope and buffering adjacent and nearby residential areas from the parking structure and Heart Institute building.



- (3) Refuse and service areas, with particular reference to the items listed in subsections (f)(1) and (2) of this section, shall be adequately screened so as not to be visible from adjacent properties or a public right-of-way and shall be located in such a way as not to be a nuisance, by virtue of smoke, noise, glare and the like, to adjacent properties.**

Response: Existing refuse and service areas are screened and not visible from adjacent properties or from a public right-of-way. These existing refuse and service areas are located in such a way as not to be a nuisance to adjacent properties. No additional refuse/service areas are proposed in the area of the proposed Heart Institute and or related parking (surface and structured) areas.

- (4) Utilities, whether public or private, shall be adequate and not detrimental with reference to location, availability, adequacy and compatibility.**

Response: The site is served by City of Naples Utilities and Florida Power and Light (FPL). Some existing utility lines and/or infrastructure supporting delivery of electricity will be replaced, relocated, and installed as indicated on the Site Development Plan with review and approval of the provider(s).

- (5) Screening, buffering or separation of any nuisance or hazardous feature, with reference to type, dimensions and character, shall be fully and clearly represented on the submitted plans and shall be adequate to protect adjacent properties.**

Response: Screening, buffering, and setbacks are depicted on the Site Plan. These elements provide for substantial screening and buffering of the proposed improvements when viewed from the perimeter of the site by neighbors, pedestrians, and motorists.

- (6) Proposed signs and exterior lighting shall be considered with reference to glare, traffic safety and compatibility and harmony with surrounding properties and shall be determined to be adequate, safe and not detrimental or a nuisance to adjacent properties.**

Response: A site lighting plan has been submitted with the proposed Site Plan, which conforms to all lighting requirements. Signage is not included with this submittal.

- (7) A determination shall be made that the proposed development will not hinder development of the nearby vacant properties with a permitted use in the subject zone district.**

Response: The proposed development will not hinder development of the nearby vacant properties with a permitted use in the subject zone district. The hospital has operated from this campus for decades, with no hinderance in terms of development or redevelopment of nearby properties.

- (8) The land and buildings which are involved shall be adequate, in terms of size, shape, type of building and the like, to ensure compatibility with the proposed conditional use.**

- (9) The proposed development shall be compatible and appropriate with respect to adjacent properties and other property in the district and geographic area.**

Response (to (8) and (9)): The requested building(s) have been designed to provide world class care for heart, vascular and stroke patients. The proposed building and site design incorporates input from nearby neighbors, as well as from the Design Review Board, in terms on minimizing and ameliorating impacts of the proposed development on the adjacent residential neighborhood and achieving a compatible condition.

- (10) The collective impact of similar non-residential conditional uses shall not result in a single service district or have a negative effect on adjacent property values.**

Response: NCH has operated the hospital and related services from this campus for decades. Having these services located within a campus setting reduces trips and creates a convenient and accessible singular location for emergency and planned medical procedures and services. As facilities age and as opportunities arise to provide new state-of-the-art medical services, it is responsible, appropriate, and beneficial for any such facilities to be replaced with new modern, state-of-the-art facilities. NCH is a very significant asset to the City of Naples, both as a medical services provider and as an employer. The requested Conditional Use

approval to allow for additional building height (which does not exceed the height of the existing hospital building) is reasonable and the building and site design provides significant elements to create a condition of compatibility with adjacent and nearby residential areas.



Community Meetings

VIII. Conclusion

The request to rezone to the PS district and companion Conditional Use to allow for the Community Hospital use and to allow for additional building height in the PS district does not adversely affect public health, safety, or welfare. To the contrary, the proposed facility and related services will significantly enhance public health, safety, or welfare. The requested building height is appropriate and necessary to achieve the intended purpose of providing world class cardiac, vascular and stroke healthcare services. Great care has been taken in the site and building design to incorporate the comments and suggestions of nearby neighbors as well as those of the DRB, to enhance the overall aesthetics and compatibility with adjacent and nearby residential areas.