

Sarasota-Venice Wellness Village

Performance & Recovery Center

Sarasota-Venice Wellness Village, Venice, Florida

Sarasota–Venice Wellness Village

Performance & Recovery Center

Executive Summary

ShorePoint Health Venice is a 312-bed short-term acute care hospital that previously operated under proprietary ownership before undergoing rebranding on November 30, 2021. Emergency services were discontinued on August 29, 2022, followed by the cessation of all facility operations on September 22, 2022.

The closure of the hospital presents a significant redevelopment opportunity within the growing Sarasota–Venice regional healthcare market. The proposed vision is the creation of the **Sarasota–Venice Wellness Village & Performance Recovery Center** — a Public-Private Hybrid healthcare redevelopment initiative combining VA-aligned healthcare infrastructure with private-sector operations and mixed-use wellness-oriented real estate.

The redevelopment strategy contemplates a phased reactivation of the campus, including:

- Post acute-care hospital operations through a VA-affiliated and/or private operator model;
- Development of a state-of-the-art rehabilitation and performance medicine platform;
- Micro Unit Concept on the North site with 10,000 – 20,000 retail and a mix housing for private and VA housing for 180 – 200 units,
- Creation of a sports medicine and recovery institute supporting orthopedic, musculoskeletal, and post-surgical care;
- Expansion into post-acute services, including inpatient rehabilitation, outpatient therapy, home health coordination, and wellness programming;
- Development of a comprehensive outpatient medical campus with specialty clinics and ambulatory services;
- Integration of commercial and lifestyle components designed to support long-term campus sustainability; and
- Construction of approximately additional 300 units of VA-focused and workforce-oriented housing to serve veterans, healthcare professionals, and active adults.

This redevelopment initiative is positioned to address regional healthcare access gaps while establishing a destination campus centered on recovery, rehabilitation, performance medicine, veteran services, and integrated wellness.

The supporting operational metrics summarized in the following sections provide a historical snapshot of:

- Licensed bed capacity and utilization;

- Patient discharges and inpatient days;
- Historical revenue performance;
- Medicare inpatient case mix;
- Service-line utilization trends; and
- Patient origination and market-share concentration by ZIP code for the calendar year ending 2022.

Together, these data points support the viability assessment for reactivating and repositioning the campus as a next-generation healthcare and wellness destination serving the broader Sarasota–Venice region.



MICRO RESIDENTIAL - OFFICE TOWER - AMENITY DECK - PARKING - RETAIL

MIXED-USE • WORKFORCE HOUSING
GREEN DESIGN • COMMUNITY WELLNESS

540 The *Idaho* is a sustainable mixed-use development in the heart of Venice, Florida featuring retail, 5 stories of structured parking, amenity roof deck with gardens and spa pools, and a 5-story workforce residential tower.

-

95'

250'

THE RIALTO

RETAIL A
2,400 SF

RETAIL B
2,400 SF

REST LOBBY

REST

REST

TAMPA AVE. W.



The site plan illustrates the layout of the 1000 Lakeside building and its surrounding amenities. Key features include a hydroponic vertical garden, a spa pool, a 20th garden, an amenity lounge, a fitness center, and an outdoor lounge & dining area. The plan also shows the building's footprint and the surrounding landscape with trees and walkways.

LOT SIZE	95' x 350' (34,700 SF)
TOTAL PARKING	± 400 SPACES (5 LEVELS)
RETAIL (GROUND)	± 4,000 SF
RESIDENTIAL UNITS	± 80 UNITS (5 STORIES)
UNIT MIX	• Studios (40%) • 1 Bedrooms (40%) • 2 Bedrooms (20%)
AMENITIES	Road Deck, Spa Plaza, Zip Car, Hydroponic Garden, Petcare Center, Resident Lounge, Outdoor Dining
SUSTAINABILITY	Green Wall, Hydroponic Garden, Solar Ready, EV Charging Ready, Low-flow Fixtures, Native Landscaping

Architectural rendering of the proposed 10-story building at 1000 E. 1st Avenue. The building is a multi-story structure with a mix of uses. The top floor is labeled 'RESIDENTIAL (25 STORIES)'. Below that is an 'AMENITY ROOF DECK'. The middle section consists of five 'PARKING LEVEL' floors. The ground floor is labeled 'RETAIL / LOBBY'. The building is surrounded by trees and landscaping.



FLOOR PLANS



GROUND FLOOR PLAN
RETAIL / LOBBY

THE RIALTO



TYPICAL GARAGE LEVELS 2-4
5 LEVELS



OFFICE TOWER FLOOR PLAN (TYP. LEVELS 2-4)



GARAGE LEVEL PLAN (TYP.) LEVELS 2-6



ROOFTOP AMENITY PLAN



- 1 HYDROPONIC TOWER
- 2 ZEN GARDEN
- 3 REFLECTING POOL
- 4 THERMAL SPA POOL
- 5 COLD PLunge POOLS
- 6 YOGA DECK
- 7 SKY LOUNGE PAVILION
- 8 DINING TERRACE
- 9 EVENT LAWN
- 10 TRAVELING LAMPPOST

BUILDING SECTION



PROJECT HIGHLIGHTS

- Prime location on The Rialto - walkable to shops, dining & beaches
- 5-story structured parking - ~300 spaces
- Ground floor retail activates the street
- Rooftop wellness amenity deck with spa pools, gardens & dining
- 3-story office tower with terraces and premium views
- Sustainable design with hydroponic gardens, solar, rainwater harvest
- Modern coastal architecture inspired by Venice, FL lifestyle



PROJECT DATA

LOT SIZE:	96' x 240' (24,700 SF)
BUILDING FOOTPRINT:	~23,000 SF
TOTAL RETAIL (GROUND):	~18,000 SF
PARKING (5 LEVELS):	~100,000 - 120,000 SF
ROOFTOP AMENITY DECK:	~15,000 SF
OFFICE TOWER (3 LEVELS):	~45,000 - 60,000 SF
TOTAL DEVELOPMENT:	~180,000 - 215,000 SF

SITE PLAN



540 THE RIALTO VENICE, FL

MIXED USE DEVELOPMENT

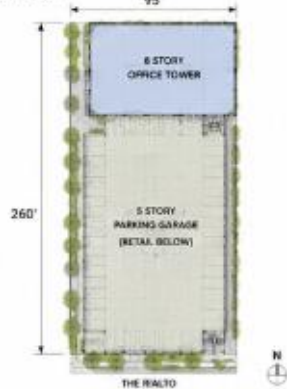
5 STORY PARKING GARAGE
RETAIL AT GROUND LEVEL
ROOFTOP AMENITY DECK
8 STORY OFFICE TOWER

SITE DATA

ADDRESS: 540 THE RIALTO,
VENICE, FL
LOT SIZE: 95' x 260'
LOT AREA: 24,700 SF
ZONING: DTC
BUILDING USE:
RETAIL / PARKING / OFFICE
PARKING SPACES: ± 430 SPACES
(5 LEVELS)
OFFICE GROSS AREA: ± 64,000 SF
(8 FLOORS)
RETAIL AREA (GROUND): ± 6,000 SF



SITE PLAN



KEY PLAN (SECTION)



ROOFTOP AMENITY DECK



HYDROPONIC
VERTICAL GARDENS

SPA POOLS
& CABANAS

ZEN GARDENS
& REFLECTION AREAS

AMENITY LOUNGE
& OUTDOOR DINING

PROJECT HIGHLIGHTS

- Prime location on The Rialto in the heart of Downtown Venice
- 5-level parking garage with ±430 spaces
- Ground floor retail activates the streetscape
- Rooftop amenity deck with hydroponic vertical gardens, zen gardens, spa pools, cabanas, and lounge
- 8-story office tower at the east end with prominent visibility
- Sustainable design with green walls and native landscaping
- Walkable to shops, restaurants, and the Venice waterfront

BUILDING SUMMARY

TOTAL RENTABLE AREA (APPROX.)

RETAIL (GROUND): ± 6,000 SF
OFFICE (8 FLOORS): ± 64,000 SF
TOTAL: ± 70,000 SF
PARKING SPACES: ± 430

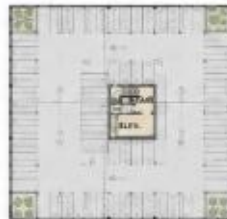
GROUND LEVEL PLAN (RETAIL)



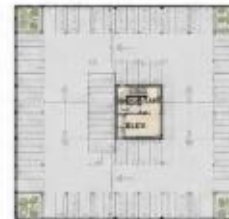
LEVEL 2 PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN



LEVEL 5 PLAN



8TH FLOOR PLAN (OFFICE)



540 THE RIALTO – CONCEPTUAL REDEVELOPMENT PLAN

MICRO HOUSING + OFFICE TOWER + AMENITY DECK + PARKING + RETAIL

SITE DATA

Site Size: 31,500 SF (300' x 105')
 Zoning: ST-2A (South Trail Mixed Use)
 Land Use: Mixed-Use
 Max Height (By Right): 35'
 (Additional Height Possible w/ Approval)
 Max FAR (Typical*): 2.5 – 3.0
 Allowable GFA (at 3.0 FAR): 94,500 SF

PROGRAM SUMMARY (EST.)

MICRO UNIT APARTMENTS

- Floors 2 – 8 (7 Floors)
- ~50 Units per Floor
- Total: ~350 Micro Units
- Avg Unit Size: 320 SF
- Total Residential GFA: ~112,000 SF

OFFICE TOWER

- Floors 9 – 14 (6 Floors)
- ~12,000 SF per Floor
- Total Office GFA: ~72,000 SF

AMENITY DECK (Level 2)

- Pool, Fitness, Co-Working
- Lounges, Outdoor Dining, Garden Areas
- ~25,000 SF

RETAIL (Ground Level)

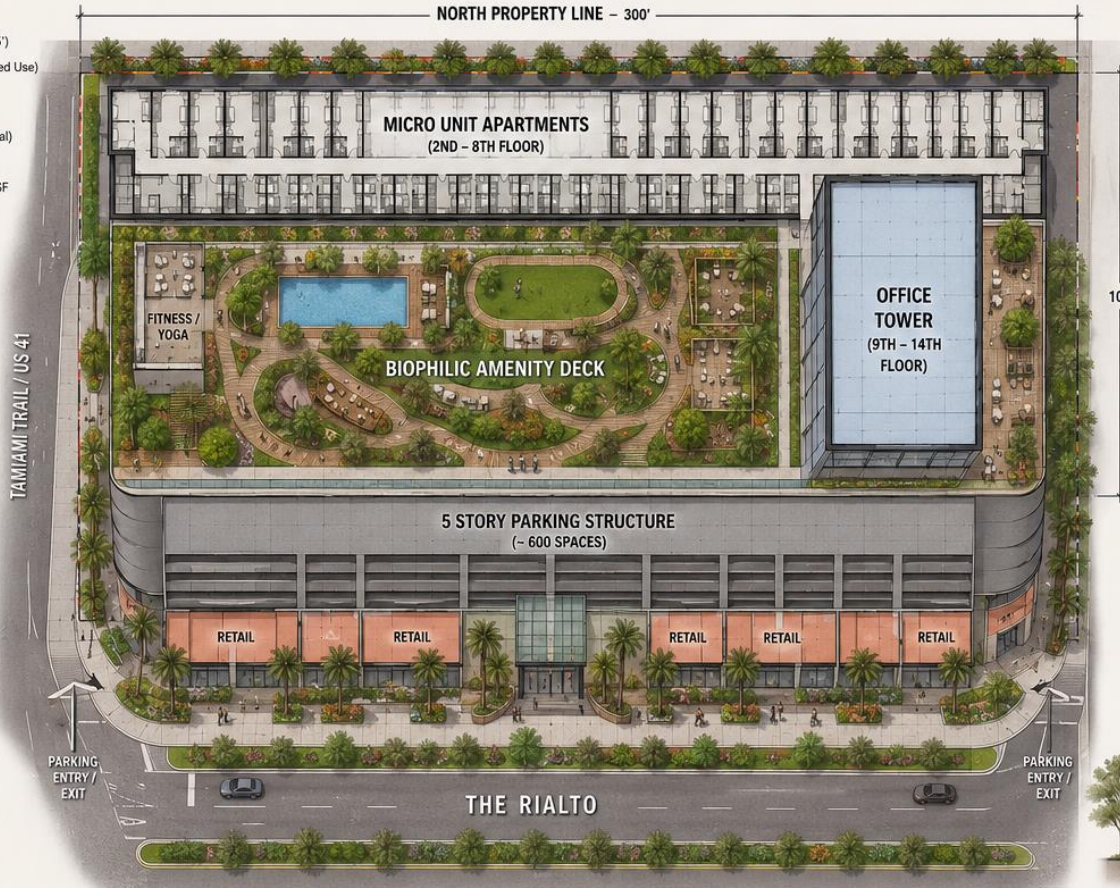
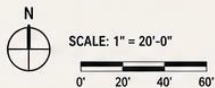
- ~15,000 SF

PARKING

- 5 Levels
- ~600 Spaces
- (Ratio: ~1.2/Unit + Office + Retail)

TOTAL GROSS FLOOR AREA (EST.)

~224,000 – 240,000 SF
 (Excludes Parking)



CONCEPT HIGHLIGHTS



Biophilic Amenity Deck with Lush Landscaping



Micro Unit Housing for Affordable, Walkable Living



Modern Office Tower with Terrace Views



Active Retail Frontage at Street Level



5-Story Parking Hidden Behind Active Uses



Walkable Location Near Beach, Dining & Transit



CONCEPT CHARACTER

- Modern Architecture
- Green / Biophilic Design
- Walkable Urban Living
- Mixed-Income + Workforce Housing Solution
- Sustainable + Wellness Focused Environment



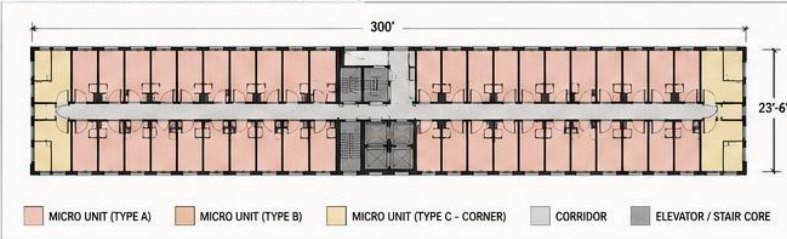
NOTE: CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DEVELOPMENT SUBJECT TO CITY APPROVAL, SETBACKS, PARKING STUDY, AND ENTITLEMENTS.

540 THE RIALTO – CONCEPTUAL REDEVELOPMENT PLAN

MICRO RESIDENTIAL + OFFICE TOWER + AMENITY DECK + PARKING + RETAIL



MICRO UNIT FLOOR – TYPICAL LEVEL (2ND – 8TH)



MICRO UNIT FLOOR YIELD

Type A (320 SF)	16 units
Type B (360 SF)	6 units
Type C (390 SF)	2 units
Total per Floor	24 units
Total Floors (2-8)	7 floors
Total Micro Units	168 units
Avg. Unit Size	~338 SF
Total Net Rentable	~56,700 SF

BUILDING PROGRAM SUMMARY (EST.)



MICRO UNITS
168 Units
~56,700 SF



OFFICE TOWER
9TH – 14TH FLOOR
~12,000 SF / FLOOR
TOTAL ~72,000 SF



AMENITY DECK (LEVEL 2)
• Pool & Wellness
• Fitness / Yoga
• Co-working Lounge
• Dining / Outdoor Terrace



PARKING
5 LEVELS
~600 SPACES
(RATIO: ~1.2/UNIT +
1.5/1,000 SF OFFICE + RETAIL)



RETAIL / LOBBY
GROUND FLOOR
~15,000 SF

TOTAL GROSS FLOOR AREA (EST.)

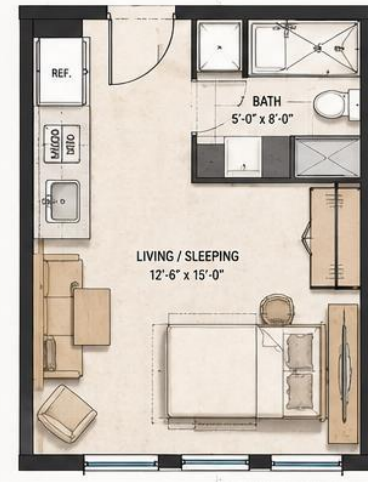
~224,000 – 240,000 SF
(EXCLUDES PARKING)

NOTE: CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES ONLY.
FINAL DEVELOPMENT SUBJECT TO CITY APPROVAL,
SETBACKS, PARKING STUDY, AND ENTITLEMENTS.



MICRO UNIT FLOOR PLAN DETAILS

TYPICAL MICRO UNIT – 320 SF (EFFICIENCY)



UNIT FEATURES

- Efficient open plan layout
- Full bathroom with walk-in shower
- Kitchenette w/ fridge, microwave, dishwasher & storage
- Murphy bed + built-in wardrobe
- Floor-to-ceiling window for natural light
- High-efficiency mini-split HVAC

UNIT SUMMARY

Net Area:	320 SF
Efficiency:	~77%
Units per Floor:	24 units
Total Floors (2-8):	7 floors
Total Micro Units:	168 units

MICRO UNIT VARIATIONS

TYPE A – 320 SF EFFICIENCY



BALCONY 6'-0" x 4'-0"



TYPE B – 360 SF WITH BALCONY



TYPE C – 390 SF CORNER UNIT

MICRO UNIT INTERIOR FINISH CONCEPT



- Light, open, modern finishes
- Built-in storage
- Durable, low-maintenance materials
- Biophilic palette

VETERAN WELLNESS & RECOVERY COMMUNITY, VENICE, FL

8 – STORY RESIDENTIAL TOWER OVER 2 – LEVEL AMENITY DECK + 4-STORY PARKING PODIUM

VETERAN WELLNESS & RECOVERY COMMUNITY

8-STORY RESIDENTIAL TOWER OVER 2-LEVEL AMENITY DECK + 4-STORY PARKING PODIUM

195' x 270' BUILDING FOOTPRINT

8-STORY
RESIDENTIAL TOWER

UPPER AMENITY DECK
LEVEL 6
RECREATION & SOCIAL
AMENITIES

LOWER AMENITY DECK
LEVEL 5
WELLNESS & RECOVERY
AMENITIES

4-STORY
PARKING PODIUM

GROUND LEVEL
RETAIL & SERVICES

PROGRAM SUMMARY

- 384 Total Residential Units (Approx.)
- Studio, 1BR, 1BR+Den, 2BR Units
- 90,000+ SF of Amenity Decks
- 800+ Parking Spaces
- Sports Therapy, Recovery & Wellness Center
- Veteran Services & Community Support
- Retail, Cafe & Daily Needs at Street Level

BUILDING OVERVIEW

- 8-Story Residential Tower
- 2-Level Amenity Deck (90,000+ SF)
- 4-Level Parking Podium (800+ Spaces)
- Ground Floor Retail & Services
- Resort-Style Amenities for Wellness, Recovery & Community

KEY FEATURES

- Resort Pool & Hydrotherapy Spa
- Sports Therapy & Rehab Center
- Pickleball & Basketball Courts
- Fitness, Training & Recovery Studios
- Outdoor Dining, BBQ & Lounges
- Meditation & Therapy Gardens
- Veteran Services & Support Spaces
- Walkable, Biophilic Design
- Secure, Veteran-Focused Community

UPPER AMENITY DECK (LEVEL 6)

LOWER AMENITY DECK (LEVEL 5)

GROUND LEVEL RETAIL & SERVICES

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AMENITY DECK OVER 4-STORY PARKING

WELLNESS • RECOVERY • COMMUNITY

A two-story wellness and recovery destination designed to support physical rehabilitation, performance training, and mental well-being. The deck is accessible to all residents and integrates resort-style amenities with sports therapy and health focused spaces.

Located atop a secure 4-story parking structure.

KEY BENEFITS

-  Veteran focused wellness & recovery
-  Sports therapy & performance training
-  Resort style pool & hydrotherapy
-  Enhanced physical & mental health
-  Outdoor recreation & community
-  Convenient access for all residents

BUILDING SECTION



AMENITY DECK – LEVEL 1 (LOWER DECK)



- | | | |
|------------------------|------------------------------|---------------------------|
| 1 RESORT STYLE POOL | 4 PERFORMANCE TRAINING GYM | 7 SAUNA / STEAM ROOMS |
| 2 HYDROTHERAPY SPA | 5 FUNCTIONAL TRAINING / TURF | 8 RECOVERY LOUNGE |
| 3 OUTDOOR FITNESS LAWN | 6 SPORTS THERAPY SUITE | 9 OUTDOOR DINING & LOUNGE |
| | | 10 RESTROOMS / LOCKERS |

GROUND FLOOR PLAN



AMENITY HIGHLIGHTS

- | | | | |
|---|--|---|---|
|  WELLNESS & RECOVERY |  FITNESS & PERFORMANCE |  OUTDOOR LIVING |  COMMUNITY & SUPPORT |
| <ul style="list-style-type: none"> • Sports therapy suites • PT / rehab rooms • Hydrotherapy spa & cold plunge • Sauna & steam rooms • Recovery lounge • Meditation & mindfulness rooms | <ul style="list-style-type: none"> • Performance training gym • Functional training / turf • Indoor cycling / spin room • Outdoor fitness lawn • Stretching & mobility area | <ul style="list-style-type: none"> • Resort style pool & sun deck • Outdoor dining & lounge • Fire pits & social spaces • Walking paths & gardens • Open air yoga / meditation | <ul style="list-style-type: none"> • Community lounge • Multi-purpose room • Telehealth / counseling rooms • Veteran services office • Event / game room |



PERFORMANCE TRAINING GYM



SPORTS THERAPY SUITE



RECOVERY LOUNGE



HYDROTHERAPY SPA



OUTDOOR FITNESS LAWN



OUTDOOR LOUNGE & FIRE PITS

VETERAN WELLNESS & RECOVERY COMMUNITY

8-Story Residential Tower over Two-Level Amenity Deck + 4-Story Parking Podium

AMENITY DECK – LEVEL 5 (Lower Amenity Deck)

ACTIVE WELLNESS & RECOVERY



- 1 RESORT POOL
- 2 HYDROTHERAPY SPA
- 3 LAP POOL
- 4 SUN SHELF / CABANAS
- 5 PERFORMANCE GYM
- 6 FUNCTIONAL TURF TRAINING
- 7 STRETCH / MOBILITY STUDIO
- 8 PT / REHAB SUITES
- 9 TELEHEALTH / COUNSELING
- 10 QUIET RECOVERY LOUNGE
- 11 QUIET RECR ROOMS
- 12 MEDITATION ROOMS

AMENITY DECK – LEVEL 6 (Upper Amenity Deck)

RECREATION & COMMUNITY



- 1 BASKETBALL COURT
- 2 PICKLEBALL COURTS (3)
- 3 EVENT LAWN / FLEX SPACE
- 4 DOG PARK
- 5 OUTDOOR DINING TERRACE
- 6 BBQ / OUTDOOR KITCHEN
- 7 WELLNESS BAR / JUICE BAR

GROUND FLOOR PLAN (LEVEL 1)

MEDICAL, COMMUNITY & RESIDENT SERVICES



TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 7-14)

8-Story Residential Tower



- 1 2BR CORNER UNIT
- 2 1BR UNIT
- 3 STUDIO UNIT
- 4 1BR UNIT
- 5 2BR CORNER UNIT
- 6 1BR UNIT
- 7 MECHANICAL / SERVICE

TYPICAL FLOOR UNIT MIX (Approx.)

Studio	12
1 Bedroom	28
2 Bedroom	8
Total Units / Floor	48

TOWER SUMMARY

8 Residential Floors
Units / Floor: ~48
Total Units: ~384

BUILDING STACK DIAGRAM

	ROOF / SKY LOUNGE
LEVELS 7-14	RESIDENTIAL TOWER (8 LEVELS)
LEVEL 6	UPPER AMENITY DECK
LEVEL 5	LOWER AMENITY DECK
LEVELS 1-4	PARKING PODIUM (4 LEVELS)
GROUND FLOOR	LOBBY / MEDICAL / SERVICES

PROGRAM SUMMARY

- 384 Total Residential Units (Approx.)
- 2-Level Amenity Deck (90,000+ SF)
- 4-Level Parking (800+ Spaces)
- Outpatient Medical & Wellness Services
- Veteran Services & Support Spaces
- Sports Therapy, Recovery & Fitness
- Resort Style Pool, Courts & Outdoor Areas

KEY FEATURES

- Pickleball & Basketball Courts
- Sports Therapy & Rehab Center
- Hydrotherapy, Pool & Spa
- Fitness, Training & Recovery Studios
- Outdoor Dining, BBQ & Fire Pits
- Meditation, Counseling & Quiet Spaces
- Walkable, Biophilic Design
- Secure, Veteran-Focused Community

You're essentially combining two complex projects into one: (1) reactivating hospital operations and (2) building a mid-rise residential structure over an existing garage. That's doable, but the cost drivers—structural capacity, life safety upgrades, and healthcare compliance—are where budgets usually get blown. I'll lay this out as a realistic **developer-grade budget framework with ranges** so you can pressure-test feasibility early.

ShorePoint Hospital Background

ShorePoint Hospital
540 The Rialto
Venice, FL 34285

Owners Entity Legal Name: Hospital Parking Company, LLC
Owners Entity Address: 3935 N Washington Blvd, Sarasota, FL 34234

Parcel IDs:

Hospital (6.5 Acres): 0429060017
Staff Parking (1.5 Acres): 0429060040

Building Size: 487,539 SF
Calculated Parcel SQFT: 283,649
Footprint SQFT: 197,741
Calculated Acres: 6.51

Additional Relevant Building Information

Year Built: 1955
Effective year built: 2005
\$25 million 340 cars three (3) stories parking garage
Rooms: 363
Bath fixtures: 297
Full Bath Fixtures: 293
Parcel Use Code: 2810
State Land Use Code: 073

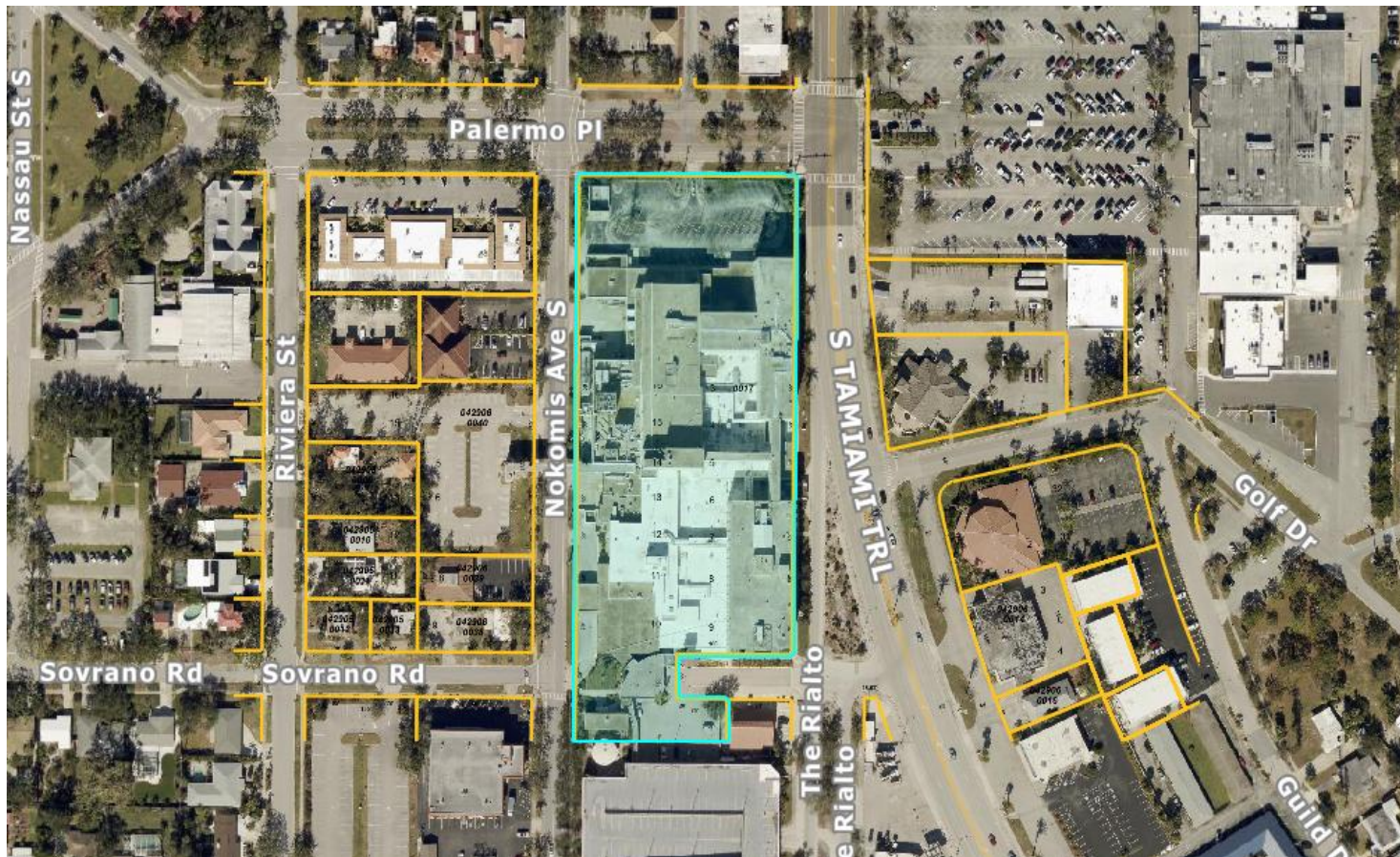
Zoning Code: ST2A
Census 2010 Tract: 12115002401
Census 2010 Block: 121150024011030
Census 2010 Block Group: 121150024011
USPS Vacancy: 09/04/2023

Prior transactions: Hospital was purchased for \$150 million in 2004

The exact valuation of ShorePoint Health Venice at 540 The Rialto in Venice, Florida has not been publicly disclosed in recent filings or news reports. However, there are a few useful reference points:

- The hospital was a 312-bed acute care facility owned by Community Health Systems before closing in 2022.
- The property reportedly went under contract in 2022–2023 with plans to potentially reopen it as a hospital, but no final sale price was publicly released.
- Comparable ShorePoint hospital assets in nearby Charlotte County sold in a package deal for about \$260–265 million in 2025





Disclaimers

These are initial concepts that may be revised upon further zoning and entitlement review.

Real Estate / Development Concept Protection

The development concepts, site integration strategies, healthcare operating structures, financial assumptions, market positioning, branding concepts, and integrated care models described in this document constitute proprietary development intellectual property of Risen7 Consulting Group.

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