



**Stantec Consulting Services Inc.**  
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Sarasota, Florida 34240  
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February 17, 2026

Electronic Submittal

File: 215618849

City of Venice  
Planning and Zoning Department  
401 West Venice Avenue  
Venice, Florida 34285

**Attention: Rebecca Paul, Planning Coordinator**

**Reference: SMH Venice IR-MRI & Inpatient Rehab Pavilion Expansion  
Site and Development Plan Application**

Dear Ms. Paul,

On behalf of our client Sarasota County Public Hospital District, we submit the following documents for review and approval:

- Check for \$3,827.00 payable to the City of Venice
- City of Venice Site & Development Plan Application
- Project Narrative included in this letter
- Signed and sealed Boundary and Topographic Survey
- Legal Description (overall parcel in MS Word format)
- Agent Authorization Letter
- Statement of Ownership and Control
- Special Warranty Deed
- Ordinance No.2025-28
- Land Use Compatibility Analysis
- Stormwater Calculations Report
- Signed and Sealed Construction Plans
- Signed and Sealed Landscape Plans
- Building Elevations
- Exterior Lighting Plan
- Vehicle Turning Path Analysis
- Transportation Analysis
- Concurrency Application
- Decision Criteria (Section 1.9.4)

**Narrative:**

**Architectural**

The proposed project consists of two new building expansions within the Sarasota Memorial Hospital – Venice Campus: the IR–MRI Expansion and the Inpatient Rehabilitation Pavilion Expansion.

The IR–MRI Expansion is a two-story, approximately 20,846 SF addition that will connect directly to the existing Emergency Department building. This facility will house new imaging and interventional radiology services to support hospital growth and improve diagnostic and treatment capacity. The proposed footprint will require the removal of four (4) existing parking spaces.

As part of this phase of work, the existing helipad will also be modified. For detailed design information, configuration changes, and construction specifications associated with the revised helipad, please refer to the attached document titled “Helipad Plans.”

The second building component, the Inpatient Rehabilitation Pavilion, will connect to the existing Bed Tower. This expansion will include approximately 4,128 SF of first-floor building area. The second, third, and fourth floors—each containing approximately 24,433 SF + 255 SF of Patio will be constructed as elevated building levels supported on a system of structural columns spanning across and above a new proposed parking area. Building elevations included with this submittal illustrate the architectural relationship of the upper floors cantilevering above the first-floor parking lot.

This building footprint will require demolition of a portion of the existing parking lot, resulting in the removal of approximately 96 standard parking spaces and 5 accessible parking spaces. A new parking lot consisting of 78 standard spaces and 5 accessible spaces will be

Design with community in mind

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**Reference: Sarasota Memorial Hospital – Venice – Parking Lot Expansion  
Minor Site and Development Plan Application**

constructed beneath the overhead building expansion. Final architectural layout and operational programs will be coordinated with the hospital to ensure continuity of patient, staff, and service access throughout construction.

**Civil / Site**

The scope of civil work includes demolition, reconfiguration of utilities, and new stormwater conveyance. For all civil-related design, please refer to the submitted construction plans.

**Utilities**

The IR–MRI Expansion will connect to the existing sanitary sewer system via new sanitary service connections, sized and designed to match the projected facility load.

For the Rehabilitation Pavilion expansion, an existing 8" fire main running through the project limits will be rerouted to maintain uninterrupted fire protection service to the campus.

**Stormwater Management and Site Drainage**

Both building additions require installation of new storm drainage infrastructure. Proposed improvements include new yard drains, grate inlets, FDOT Type 9 inlets, junction boxes, and throat inlets, which will tie into the existing campus stormwater network.

Runoff from both expansion areas will discharge into the existing Lake 2 system. Storage and treatment for the proposed improvements will have already been accounted for within the lake and will be processed through a SWFWMD modification. Updated curve number calculations are provided within this initial submission.

**Parking Impacts**

The removals associated with the IR–MRI and Rehabilitation Pavilion expansions result in a combined deficit of:

- –4 spaces (IR–MRI)
- –18 spaces (Rehab Pavilion net difference after reconstruction)

This deficit is addressed by the previously submitted parking expansion under Record No. 26-02 SP, which provides 276 parking spaces for the campus. This project is intended to be coordinated with that application to ensure overall campus compliance with parking requirements.

Please contact our office should you have any comments or require further information.

Sincerely,

**Stantec Consulting Services Inc.**



Christopher D. Jordan, PE

Senior Project Manager

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