

Text Amendment – Narrative

The applicant, Sarasota County Public Hospital District (aka “SMH”), proposes a Text Amendment to establish a new Planned Zoning District to provide zoning standards appropriate for the unique nature of a public hospital campus and related facilities.

As the only hospital in the city, the SMH Venice Hospital Campus property continues to face an increasing demand for services. With its proximity to I-75 and the rapidly growing middle and southern Sarasota County area, SMH Venice has already constructed planned future expansion phases of the hospital facility well in advance of their originally contemplated timing.

The proposed Planned Public Hospital District (PPH) will promote economical land use, appropriate and harmonious variety in physical development, creative design, and the protection of adjacent and nearby existing and future city development to efficiently provide a broad array of medical services to the public. Via the establishment of the PPH district, public hospital medical campuses will be able to effectively and efficiently provide medical services responsive to the increasing demand from area residents.

In connection with a rezoning to the PPH district, a Binding Master Plan will be required to establish specific development standards.

The establishment of a planned district with standards providing for the long-range future development of a medical campus is a substantial benefit to the public at large, is consistent with all applicable elements of the Comprehensive Plan, and promotes the public health, safety, and welfare of the community. We hereby request approval of the proposed LDR Text Amendment.