



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Planning Commission

Tuesday, June 17, 2025

1:30 PM

Council Chambers

25-11AM

Sarasota Memorial Hospital LDR Text Amendment (Legislative)

Staff: Brittany Smith, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant: Sarasota County Public Hospital District

Petitions 24-11AM and 25-27CP were presented together.

Chair Snyder announced these are legislative hearings, read the memorandums regarding advertisement, and opened the public hearings.

Senior Planner Smith, being duly sworn, presented general information, request for a new planned zoning district, proposed language, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, project description, proposed changes to LU 1.2.9c and LU-LR 1.1.1, decision criteria, and responses to State Statutes.

Attorney Jackson Boone, Agent, being duly sworn, presented location, aerial map, surrounding property details, recent expansions of hospital, future land use map, zoning map, hospital master planning, text amendment application for a Planned Public Hospital (PPH) district, increased building height parameter to 150 feet, horizontal versus vertical organization, potential growth in area, Comprehensive Plan amendment request, increase in Floor Area Ratio (FAR) to 3.0, recent other hospital closures causing increasing demand on current campus, history of increased FAR in area, minimum open space requirements remaining the same, transportation impact, benefits of hospital location, compliance with Comprehensive Plan, Land Development Code and State Statutes, and answered Commission questions regarding amendments granting the ability for expansion of current campus, impact of new hospital in Wellen Park, and whether there are any plans for further expansion at this time.

Discussion took place regarding benefits of the hospital and it's location.

There was no public comment.

Chair Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Vice Chair Willson, that based

on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Text Amendment Petition No. 25-11AM. The motion carried by the following electronic vote:

Yes: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

[25-27CP](#)

Sarasota Memorial Hospital Comprehensive Plan Amendment
(Legislative)

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Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant: Sarasota County Public Hospital District

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A motion was made by Vice Chair Willson, seconded by Mr. Hale, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 25-27CP. The motion carried by the following electronic vote:

Yes: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg