

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 87, LAND DEVELOPMENT CODE, BY CREATING SECTION 2.2.4.5.D., PLANNED PUBLIC HOSPITAL DISTRICT (PPH), PURSUANT TO TEXT AMENDMENT PETITION NO. 25-11AM, TO ESTABLISH A NEW PLANNED ZONING DISTRICT TO PROVIDE ZONING STANDARDS APPROPRIATE FOR THE UNIQUE NATURE OF A PUBLIC HOSPITAL CAMPUS AND RELATED FACILITIES; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, as required by Florida law, the City maintains Land Development Regulations (LDRs) and an official Zoning Map of the City; and

WHEREAS, the Sarasota County Public Hospital District submitted Text Amendment Petition No. 25-11AM requesting to establish a Planned Public Hospital District (PPH) to provide zoning standards appropriate for the unique nature of a public hospital campus and related facilities; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, Venice City Council has duly designated the city's Planning Commission as the local planning agency for the City; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 17, 2025, regarding the Petition, and recommended approval to City Council of Text Amendment Petition No. 25-11AM; and

WHEREAS, City Council received and considered the report of the Planning Commission concerning Text Amendment Petition No. 25-11AM; and

WHEREAS, on July 9, 2025, and August 26, 2025, City Council held duly noticed public hearings on Text Amendment Petition No. 25-11AM in accordance with the requirements of the City's Code of Ordinances and has considered the information received at said public hearings; and

WHEREAS, City Council finds that Text Amendment Petition No. 25-11AM is in compliance with, and meets, the requirements of the City's Land Development Code and Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The above whereas clauses are ratified and confirmed as true and correct.

SECTION 2. Text Amendment Petition No. 25-11AM is hereby approved. Chapter 87 Land Development Code, Section 2.2.4.5., Planned District Standards, of the City’s Land Development Regulations, is hereby amended to add subsection D., Planned Public Hospital District (PPH), as shown in Exhibit “A”, which is attached hereto and incorporated herein by reference.

SECTION 3. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 4. If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

SECTION 5. This ordinance shall become effective immediately upon its approval and adoption, as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 26th DAY OF AUGUST 2025.

First Reading: July 8, 2025
Second Reading: August 26, 2025

Adoption: August 26, 2025

Nick Pachota, Mayor

ATTEST:

Kelly Michaels, MMC, City Clerk

I, Kelly Michaels, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 26th day of August 2025, a quorum being present.

WITNESS my hand and the official seal of said City this 26th day of August 2025.

Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Exhibit "A"

2.2.4.5. Planned District Standards

A - C. No change

D. Planned Public Hospital District (PPH).

1. **Purpose and Intent.** PPHs are intended to allow for planned development of a public hospital campus and related facilities. PPH implements the Mixed Use Corridor Land Use as defined in Strategy 1.2.9.c in the Comprehensive Plan. No residential use/density is permitted.
2. **Uses.** Uses are defined per Section 2.2.7: Traditional Zoning Districts Use Table.
3. **Accessory Uses.** Accessory uses are permitted per Section 2.4.4: Use Definitions and Standards. All accessory uses must comply with the standards of Section 3.1.9: Accessory Uses and Structures.
4. **Previously Approved PPH.** A PPH approved prior to the effective date of this LDR shall be permitted to retain all previously approved standards including: land uses, density and intensity, open space percentage provisions and any other specified development standards. The zoning ordinance and master plan including all associated documents shall act as the source of compliance for a previously approved PPH.
5. **Minimum Acreage.** A PPH shall require a minimum of 40 acres of land. A previously approved PPH that is nonconforming in size may add additional land into the PPH. No design alternative or modification may be permitted from this standard.
6. **FAR.** All PPHs shall comply with the FAR limitations defined within the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
7. **Compatibility.** A PPH shall have a compatibility buffer along the entire perimeter of the PPH as defined by the approved Binding Master Plan.
8. **Open Space.** A minimum of 20% of the total acreage within a PPH shall be devoted to functional and conservation open space. Stormwater ponds, lakes, and required landscape buffers may be included in this open space calculation consistent with the standards provided in Strategy LU 1.2.16 and Strategy OS 1.11.1 in the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
9. **Standards.** See Table 2.2.4.5.D below.

Table 2.2.4.5.D. PPH Development Standards Table

PPH Development Standards Table		
<u>Building Height (max)</u>		<u>150'</u>
<u>Building Height Exception (max)</u>		<u>none</u>
<u>Building Height Exception Standards</u>		<u>Not Applicable</u>
<u>Building Placement (Setbacks) (min)</u>	<u>Front (Street)</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Side</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Rear</u>	<u>Defined by the Approved Binding Master Plan</u>
<u>Lot</u>	<u>Width (min)</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Area (min)</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Coverage (max)</u>	<u>Defined by the Approved Binding Master Plan</u>