

Rezoning – Narrative

The applicant, Sarasota County Public Hospital District (aka “SMH”), proposes to rezone their medical campus property located at 2600 E. Laurel Road (the “Property”) from Laurel West to the new Planned Public Hospital District (PPH) zoning district.

The Property is the location of the approximately 65-acre SMH – Venice Medical Campus, and it is located south Laurel Road, west of I-75, east of Pinebrook Road, and north of the developing Curry Lane area with its mixture of institutional, commercial, and multi-family uses. The Property has a Future Land Use Designation of Mixed-Use Corridor.

There is an existing Planned Commercial District (PCD) Binding Master Plan approval for the Property which provides specific development standard for the site (the “SMH Master Plan”). The SMH Master Plan and associated standards will be adopted for the Property as the required Binding Master Plan under the PPH zoning designation. The SMH Master Plan will remain as currently adopted aside from two revisions necessary to incorporate the building height (150’ permitted) and FAR (3.0) standards in the new PPH zoning district.

Establishment of the new PPH zoning district on the Property will provide zoning standards appropriate for the unique nature of a public hospital campus and related facilities that also provide the necessary latitude to needed to effectively and efficiently plan the long-range future development of the medical campus to meet future demand for medical services from the surrounding area.

The proposed rezoning is consistent with the Comprehensive Plan and is compliant with the Land Development Code, including the Sec. 1.7.4.A(1 – 10) criteria, and therefore we hereby request approval.