



Meeting Minutes  
Planning Commission

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Tuesday, July 5, 2022

1:30 PM

Council Chambers

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[22-25CP](#)

Knights Trail Medical Complex Comprehensive Plan Amendment  
(Legislative)

Staff: Amy Nelson, AICP, Planning Manager

Agent: Charles D. (Dan) Bailey, Jr., Esq.

Owner: Sarasota County Public Hospital District

Chair Willson announced this is a legislative hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

Planning Manager Nelson presented the petition's general information, aerial photos, site photos, existing zoning, future land use map, surrounding land uses, planning analysis, and findings of fact.

Attorney Dan Bailey, Agent, spoke on location, potential uses, site plan approvals, impact on residential area to East, statutory requirements, and answered Commission's question on non-profit hospital status and impact on tax rolls.

No one signed up to speak.

Chair Willson closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Mr. Jasper, 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 Amendment and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendments Petition No. 22-25CP. The motion carried by the following vote:**

**Yes:** 6 - Mr. Graser, Vice Chair McKeon, Mr. Hale, Chair Willson, Mr. Jasper and Ms. Schierberg

[22-24RZ](#)

Knights Trail Medical Complex Zoning Map Amendment (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

Agent: Charles D. (Dan) Bailey, Jr. Esq.

Owner: Sarasota County Public Hospital District

Chair Willson announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission concerning ex-parte communications and conflicts of interest. Mr. Hale, Ms. Scierberg, and Mr. Willson disclosed site visits. Mr. Graser disclosed site visit and representation by Mr. Bailey's son for the Venice Yacht Club ten years ago.

Planning Manager Nelson, being duly sworn, presented the petition's general information, existing conditions, future land use, zoning map, planning analysis, zoning comparisons, compliance with Land Development Code (LDC), concurrency, and mobility.

Attorney Bailey, Agent, being duly sworn, noted his agreement with the staff's presentation.

No one signed up to speak.

Chair Willson closed the public hearing.

**A motion was made by Mr Jasper, 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, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to City Council approval of Zoning Map Amendment Petition No. 22-24RZ. The motion carried by the following vote:**

**Yes:** 6 - Mr. Graser, Vice Chair McKeon, Mr. Hale, Chair Willson, Mr. Jasper and Ms. Schierberg