



**ZONING MAP AMENDMENT APPLICATION**

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-130 for Planned Unit Development district submittal requirements. After this application package is deemed complete, any new development will be scheduled for a Pre-Hearing Conference at the Planning Commission (Section 86-130(t)(4)).

**Project Name:** Sarasota Memorial Hospital - Venice

**Brief Project Description:** Sarasota Memorial Hospital on Laurel Road. First phase will consist of a hospital with 90 acute care beds approximately 200,000 gross square feet of medical office building. Proposed use is permitted in the PCD zoning district. Propose new binding Master Development Plan for site.

**Address/Location:** 2600 Laurel Road, Nokomis

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| <b>Parcel Identification No.(s):</b> 0387030001 | <b>Parcel Size:</b> 65.44± Acres |
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| <b>Current Zoning Designation(s):</b> PCD | <b>Proposed Zoning Designation(s):</b> PCD |
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| <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential | <b>FLUM Designation(s):</b> MUC |
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**Fee:** The Zoning Administrator determines if a project is a minor or major amendment. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400:  
 ~~New-\$2908~~ (\$1,495)

**Additional fees:** Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing. If these fees are not paid, approvals and further City of Venice permits are subject to delay. **BILL TO:**  APPLICANT  AGENT (SELECT ONE)

**Applicant/Property Owner Name:** Sarasota County Public Hospital Board

**Address:** 1700 South Tamiami Trail, Sarasota, Florida 34239

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| <b>Email:</b> tom-perigo@smh.com | <b>Phone:</b> 941-917-1804 |
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**Design Professional or Attorney:** Melanie D. Smith, PE, LEED GA of Stantec Consulting Services Inc.

**Address:** 6900 Professional Parkway East, Sarasota, Florida 34240

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| <b>Email:</b> melanie.smith@stantec.com | <b>Phone:</b> 941-907-6900 |
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**Authorized Agent (1 person to be the point of contact):** Dan Bailey, Esquire

**Address:** 200 South Orange Avenue, Sarasota, Florida 34236

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| <b>Email:</b> dbailey@williamsparke.com | <b>Phone:</b> 941-366-4800 |
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Staff Use Only

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| <b>Petition No.</b> |  |
| <b>Fee:</b>         |  |

Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

**Application:** (15 copies)

**Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application (15 copies).

**CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. The legal description for each parcel must be submitted in text format and will be verified by a consultant.

**Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy).

**Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy).

**Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:**

**School Concurrency (RESIDENTIAL ONLY):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). N/A

**Public Workshop Requirements:** (Section 86-41) Newspaper advertisement Notice to property owners Sign-in sheet Written summary of public workshop (1 copy)

**Planning Commission Report:** (15 copies) Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/ findings: a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare; n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning; o. Whether the change suggested is out of scale with the needs of the neighborhood or the city; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

**Comprehensive Plan Compliance Report:** Prepare a report addressing the appropriate areas of the Comprehensive Plan in order to determine compliance.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent **MUST** be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

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| Authorized Agent Name & Date: <i>Charles D. Dan Bailey, Esquire Jr.</i> | Applicant Name & Date: David Verinder, CEO |
| Authorized Agent Signature: <i>Dan Bailey</i>                           | Applicant Signature: <i>[Signature]</i>    |