



Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626 ext. 7434
www.venicegov.com

Zoning Map Amendment (Planned District) Application

Section 1.7.3 Planned District Zoning Amendment Application (Quasi-Judicial Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 and page 3 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: SMH - Venice Campus

Brief Project Description: Proposed rezoning to Planned Public Hospital District (PPH)

Property Information

Address/Location(s): 2600 Laurel Road E.

Parcel Identification No.(s): 0387-03-0001

Parcel Size: 65+/- acres

Current Zoning Designation: PCD

Proposed Zoning Designation: PPH

FLUM Designation: MUC

☐ Residential

☒ Non-Residential

Application Fees:

- | | |
|---|--|
| <input checked="" type="checkbox"/> New Application | Total Fees: \$8386.90 (Application Fee \$5487.67 / Review Fee \$2899.23) |
| <input type="checkbox"/> Major Amendment | Total Fees: \$3827.00 (Application Fee \$2667.30 / Review Fee \$1159.70) |
| <input type="checkbox"/> Minor Amendment | Total Fees: \$1197.96 (Application Fee \$618.12 / Review Fee \$579.84) |
| <input type="checkbox"/> Minor Administrative | Total Fees: \$618.12 (Application Fee \$618.12 / Review Fee \$0) |

A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.

Applicant/Owner Name (for billing purposes): Sarasota County Public Hospital District

Address: 1700 S. Tamiami Trail, Sarasota, FL 34239

Email:

Phone Number:

Signature:

Date:

Authorized Agent (project point of contact): Jackson R. Boone, Esq.

Address: 1001 Avenida Del Circo, Venice, FL 34285

Email: jackson.boone@boone-law.com

Phone Number: 941-488-6716

Signature: 

Date: 5/9/25

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator 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 and the application.

ZONING MAP AMENDMENT (PLANNED DISTRICT) APPLICATION Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – a document describing the project in detail.
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.F including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).
- ☒ **LAND USE COMPATIBILITY ANALYSIS** – see Section 1.2.C.8.a-b for requirements

Additional Application Requirements (Section 1.7.3.B):

- ☒ Evidence of unified control of all land within the proposed planned district zoning district.
- ☒ Development Agreement – signed and notarized.
- ☐ Concurrency Application N/A
 - ☐ School (when required)
 - ☐ Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- ☒ Transportation Analysis. If the proposed project generates 50 or more new or net PM peak hour trips, then a traffic study shall be submitted per Section 5.2: Mobility. Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and Sarasota County staff (if applicable).
- ☒ Statement of the land use density/intensity sought for the Planned District and supporting evidence or documentation justifying the request.
- ☒ Binding Master Plan depicting the zoning standards and requirements of the proposed planned district zoning district.
- ☒ Zoning Standards:
 - ☐ Permitted uses by land use area, accessory uses, and use restrictions.
 - ☐ Maximum nonresidential square footage (if permitted) in floor area ratio format.
 - ☐ Maximum number of dwelling units (if permitted).
 - ☐ Type and number of dwelling units.
 - ☐ Maximum heights of all proposed structures.
 - ☐ Setbacks and lot/tract dimensions.
 - ☐ Mobility Plan including street types and identifying circulation elements including driveways, transit, vehicular, pedestrian and bicycle components, as applicable.
 - ☐ Open space plan including standards for functional and conservation (min. percentage/acreages by type).
 - ☐ Compatibility plan, consistent with Section 4: Compatibility.
 - ☐ Parking plan providing standards for all use types.
 - ☐ Signage plan.
 - ☐ Architectural plan (if applicable).
 - ☐ Landscaping plan.
 - ☐ Outdoor Lighting plan.