



# CITY OF VENICE

Planning and Zoning Department  
 401 W. Venice Avenue, Venice, FL 34285  
 (941)486-2626 ext. 7434 [www.venicegov.com](http://www.venicegov.com)

## ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-47 for zoning map amendment submittal requirements.

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| <b>PROJECT NAME: Knights Trail Medical Complex</b>   |  |
| <b>Brief project description:</b> The Applicant, Sarasota County Public Hospital District, seeks a zoning map amendment (rezoning) from the Planned Industrial Development District (PID) to the Office, Professional and Institutional District (OPI), for a 6.15+-acre parcel (Parcel 1) located at 1080 Knights Trail Road (PID 0378010007); and for the adjacent 0.99+ acre parcel (Parcel 2) located at 3485 Technology Drive (PID 0378010005). |  |
| Address/Location: 1080 Knights Trail Road & 3485 Technology Drive  |  |
| Parcel Identification No.(s): 0378010007 & 0378010005  | Parcel Size: 6.15± & 0.99±                                 |
| Current Zoning Designation(s): PID   | Proposed Zoning Designation(s): OPI                        |
| <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential   | FLUM Designation(s): Industrial                            |
| <i>Fees: 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. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.</i>                              |  |
| <input checked="" type="checkbox"/> Application Fee: \$3,131.60  | <input checked="" type="checkbox"/> Review Fee: \$1,076.90 |
| <b>Applicant/Property Owner Name (will be used for billing):</b> Sarasota County Public Hospital District  |  |
| Address: 1700 S Tamiami Trail, Sarasota, FL 34239  |  |
| Email: david-verinder@smh.com  | Phone: 941-917-9000  |
| <b>Design Professional or Attorney:</b> Charles D. (Dan) Bailey, Jr., Esq.   |  |
| Address: 200 S Orange Avenue, Sarasota, FL 34236   |  |
| Email: dbailey@williamsparker.com  | Phone: 941-329-6609  |
| <b>Authorized Agent (project point of contact):</b> Charles D. (Dan) Bailey, Jr.   |  |
| Address: 200 S Orange Avenue, Sarasota, FL 34236   |  |
| Email: dbailey@williamsparker.com  | Phone: 941-329-6609  |



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## ZONING MAP AMENDMENT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <b>Application:</b> Signed by agent and applicant.  |
| <input checked="" type="checkbox"/> | <b>Narrative:</b> Provide a statement describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan.  |
| <input checked="" type="checkbox"/> | <b>Agent Authorization Letter:</b> A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff.   |
| <input checked="" type="checkbox"/> | <b>Statement of Ownership and Control:</b> 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. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information.   |
| <input checked="" type="checkbox"/> | <b>Legal Description:</b> Must indicate the PID with each respective description in Word format.  |
| <input checked="" type="checkbox"/> | <b>Public Workshop Requirements:</b> (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations)   |
| <input checked="" type="checkbox"/> | <b>Location Map:</b> A map or aerial that delineates every parcel included in rezone and indicate each parcels current & proposed zoning on the map in callouts.  |
| <input checked="" type="checkbox"/> | <b>Survey of Property:</b> 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.<br><b>Date of Survey:</b> 1/17/22  |
| <input type="checkbox"/>            | <b>School Concurrency (RESIDENTIAL ONLY):</b> School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal. <b>N/A - This is not a residential project</b>  |
| <input checked="" type="checkbox"/> | <b>Planning Commission Report:</b> Address findings for each Code Section 86-46(4) <i>Considerations in granting</i> . The planning commission shall, based upon substantial and competent evidence, make an affirmative finding on each of the following in granting a variance petition: a. Special circumstances exist in relation to the land, structures or buildings as compared to other land, structures or buildings in the same zoning district and the special circumstances are not the fault of the applicant; b. The literal interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property; c. The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building or structure; and d. The grant of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. |
| <input checked="" type="checkbox"/> | <b>Electronic Files submitted:</b> Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.).   |

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: Charles D. (Dan) Bailey, Jr.       | Applicant Name: Sarasota County Public Hospital District               |
| Authorized Agent Signature: <i>Charles D. Bailey, Jr.</i> | Applicant Signature: <i>[Signature]</i>                                |
| Date: 3/25/22   | Date: 3/29/22<br>David Verinder<br>President & Chief Executive Officer |

**PROJECT NARRATIVE**  
**Zoning Map Amendment**  
**Sarasota County Public Hospital District**  
**Knights Trail Medical Complex**

**Description of Application:** The Applicant, Sarasota County Public Hospital District, seeks a zoning map amendment (rezoning) from the Planned Industrial Development District (PID) to the Office, Professional and Institutional District (OPI), for a 6.15+-acre parcel (Parcel 1) located at 1080 Knights Trail Road (PID 0378010007); and for the adjacent 0.99+ acre parcel (Parcel 2) located at 3485 Technology Drive (PID 0378010005). The parcels are west of Knights Trail Road and north of Technology Drive, in the Laurel Interchange Business Center in the City of Venice. [Note:The Applicant is also submitting a concurrent application for comprehensive plan amendment.]

**Identity of Owner, Applicant and Representatives:** Parcel 1 is owned by Edward L. Kalin Revocable Trust u/a/d 11/27/95, whose trustee is Edward L. Kalin; the Alyce W. Kalin Revocable Trust u/a/d 11/27/95, whose trustees are Jeffrey Mark Kalin and Leslie Kalin Malkin; and 41 Building Associates, LLC a Florida limited liability company. The property is under contract to be purchased by the Applicant, the Sarasota County Public Hospital District, an independent district of the State of Florida, whose president and chief executive officer is David Verinder, 2600 Laurel Road, North Venice, FL 34275-3226. The agent and attorney for the owners and the Applicant in connection with these applications is Charles D. (Dan) Bailey, Jr., 200 S. Orange Avenue, Sarasota, FL 34236; (941) 329-6609, [dbailey@williamsparker.com](mailto:dbailey@williamsparker.com).

**Dimensions/Features of Subject Property:** A boundary survey and legal description of Parcels 1 and 2 is submitted with this application. Parcel 1 contains a one-story commercial building consisting of 42,270 square feet of gross area; 41,943 square feet of net area; and 338 parking spaces, including 14 handicapped spaces. The site was developed pursuant to a pursuant to Site Plan 96-6SP, approved in 1996 for a project called "Nielsen Media Research at Waterford North". The commercial building constituted Phase I, but the approval also authorized a 13,600 square foot future addition to that building. Impervious area on Parcel 1 consists of 4.2 acres; and open space comprises 1.95 acres, or 31.71 percent of the parcel, exclusive of the Phase II expansion area which presently consist of turf. Oak and pine trees (a total of 57) and hedges were planted pursuant to the 1996 site plan, and they have been maintained and remain healthy, irrigated by an irrigation system. Nielson Media Research Center, which once employed 396 workers on the site, ceased operation in 2018, so the building is now vacant. The commercial building is served by City utility services. Parcel 2 is unimproved.

**Roadways.** Knights Trail Road is an urban minor collector with a posted speed limit of 45 MPH. It is under the jurisdiction of the City and Sarasota County. In 2019, average daily traffic volumes were 10,217 trips, and it was operating at Level of Service C, with an adopted LOS of D. Technology Drive is a two-lane local road with a posted speed limit of 30 MPH. Both are under the jurisdiction of the City of Venice. Parcel 1 has 620± feet of frontage on the west side of Knights Trail Road; and 320± feet of frontage on the north side of Technology Drive. Parcel 1 has two driveways on Knights Trail Road (one is right-in/right out only) and one driveway on Technology Drive. Parcel 2 has 240± feet of frontage on Technology Drive, and no driveway at present. No traffic impact statement has yet been prepared regarding the proposed medical uses. Parcels 1 and 2 are located slightly over one mile from the new Sarasota Memorial Hospital – Venice, and the proposed medical offices and medical clinic will augment the services provided by that hospital.

**Existing/Proposed Zoning:** Parcels 1 and 2 are presently zoned Planned Industrial Development (PID). The Applicant proposes medical office and medical clinic uses on Parcels 1, and eventually, on Parcel 2. Because the PID district does not permit medical office and medical clinic uses except in connection with industrial activities, the Applicant proposes to rezone the parcels to the Office, Professional and Institutional District (OPI) where medical offices and medical clinics are a principal permitted use.

**Adjacent Uses/Zoning:** Lands to the north, west and south are within the Laurel Interchange Business Center, which is in the Knights Trail Neighborhood. They are classified as Industrial on the FLUM, and are zoned PID. They consist of commerce centers and light industrial uses. Lands to the east are developed as Toscana Isles, Unit 2, residential community, which is in the Northeast Neighborhood. They are classified as Mixed Use Residential; and are zoned Planned Unit Development (PUD). Lands to the southeast are classified a Mixed Use Corridor and are zoned Commercial Mixed Use (CMU). They are likewise part of the Toscano Isles PUD and include the clubhouse and recreation area for that development.

**Development Plan:** Although the Applicant's long-term plans may include a rehabilitation hospital, an ambulatory surgery center, or a long-term acute care hospital, its immediate plans are to convert the Phase I commercial building on Parcel 1 to medical office or clinic uses. Thus, the building exterior, the driveways, parking areas, sidewalk, trees and landscaping, will all be left in their existing conditions. Only the interior of the building will be remodeled to accommodate the proposed medical uses. Parcel 2 is currently in its natural, undeveloped, condition; and the Applicant intends to eventually develop it with medical uses, or perhaps for surface parking in support of the medical uses on Parcel 1. Any development of Parcel 1, will, of course require a separate site plan approval. The proposed medical uses in the Phase I building will only require 282 parking spaces ( $42,270 \text{ sf} \div 150 = 281.8 \text{ spaces}$ ) per Sec. 122-434(2)b. of the Land

Development Regulations. There are, however, 338 existing spaces at the present, 56 more than the minimum required. The parking requirement for the 1996 site plan was calculated based on a ratio of one space per 200 square feet of non-storage floor area. As noted, however, the medical uses proposed by the Applicant, require only one space for every 150 square feet of non-storage floor area. To the extent there is a nexus between vehicle trips and parking ratios, the proposed medical uses may actually generate fewer trips than the Nielson facility did. At some point in the future, the Applicant intends to develop Phase II, which will increase the Institutional Professional Uses on the site to 55,870 square feet of Institutional Professional uses. However, it might seek amendment of the site 1996 site plan to add 2,501 square feet more floor area, a for a total of 58,371 square feet.

Separately submitted herewith are: (1) an evaluation of the amendment's neighborhood compatibility pursuant to Comprehensive Plan Policy 8.2, and (2) an analysis of the amendment's compliance with criteria contained in Section 86-47(f)(1) of the Land Development Code for the Planning Commission's report and recommendation.

**Public Workshop.** The Applicant held a duly noticed and advertised public (virtual) workshop on March 24, 2022 at 5:30 p.m. The meeting was attended by three members of the public, and six representatives of the Applicant. Minutes of the meeting, the sign-in sheet, and copies of the notice and advertisement and materials provided at the workshop, are provided with this application.

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