

Comprehensive Plan Amendment – Narrative

The applicant, Sarasota County Public Hospital District (aka “SMH”), proposes a Comprehensive Plan Text Amendment to *Strategy LU 1.2.9.c - Corridor (MUC)* and *Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)* to recognize the proposed Planned Public Hospital District (PPH) zoning and to modify the development intensity standards appropriate for the unique nature of a public hospital campus and related facilities.

As the only hospital in the city, the SMH Venice Hospital Campus property continues to face an increasing demand for services. With its proximity to I-75 and the rapidly growing middle and southern Sarasota County area, SMH Venice has already constructed planned future expansion phases of the hospital facility well in advance of their originally contemplated timing.

The proposed increase in FAR from 1.0 to 3.0 for the SMH property will provide the necessary latitude needed to effectively and efficiently master plan the medical campus facility for its long-term future and will align with permitted FAR total at other SMH facility locations.

In connection with this Comprehensive Plan Text Amendment, a Land Development Regulation Text Amendment (to create a proposed new zoning district, Planned Public Hospital District (PPH)), and a rezoning to the PPH district with a Binding Master Plan will be required to establish specific development standards. The Comprehensive Plan Text Amendment and subsequent applications will allow for the long-range planning for the future development of the SMH campus which will be a substantial benefit to the public at large, and therefore we hereby request approval of the proposed Comprehensive Plan Text Amendment.