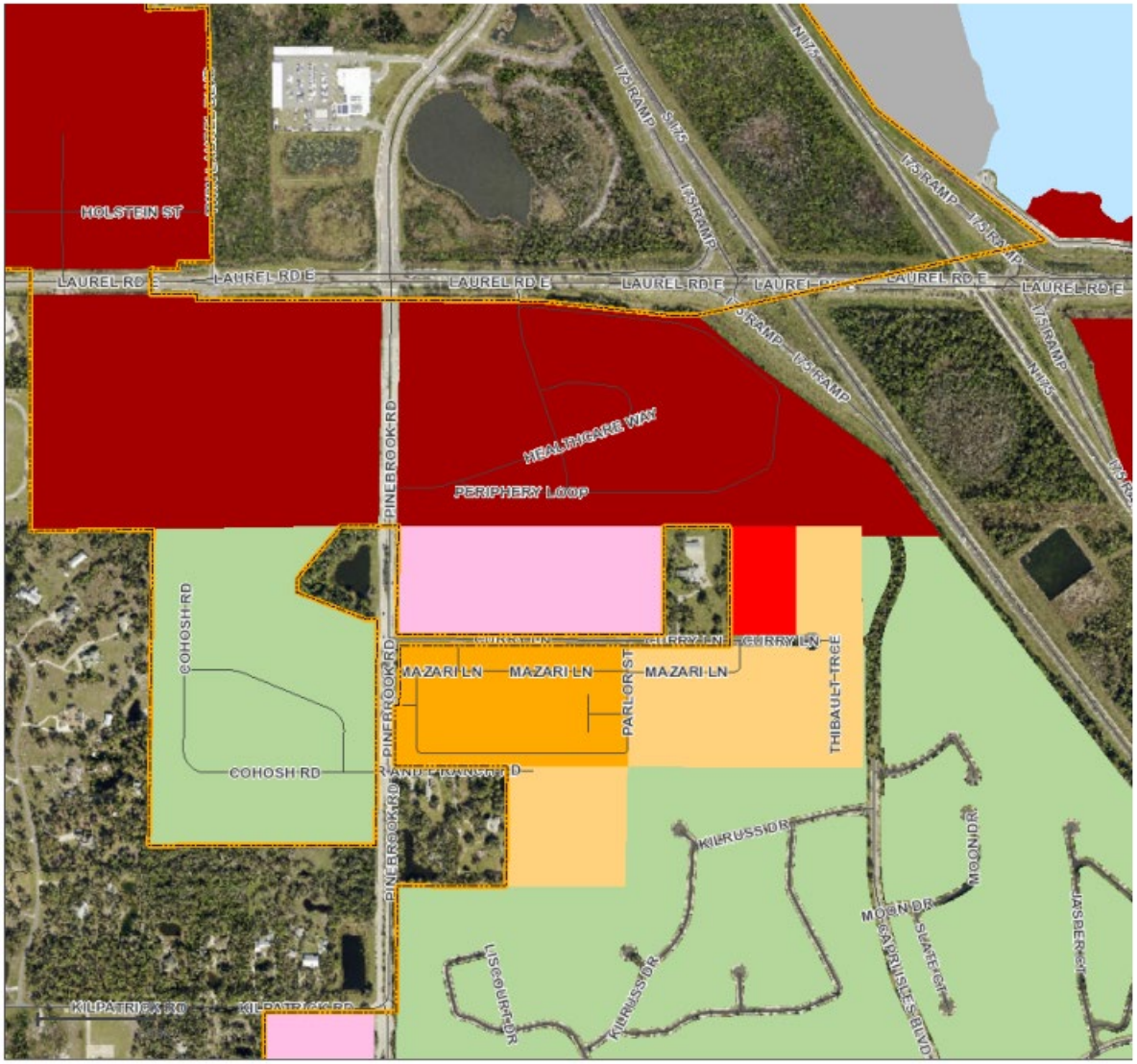
Planning Commission

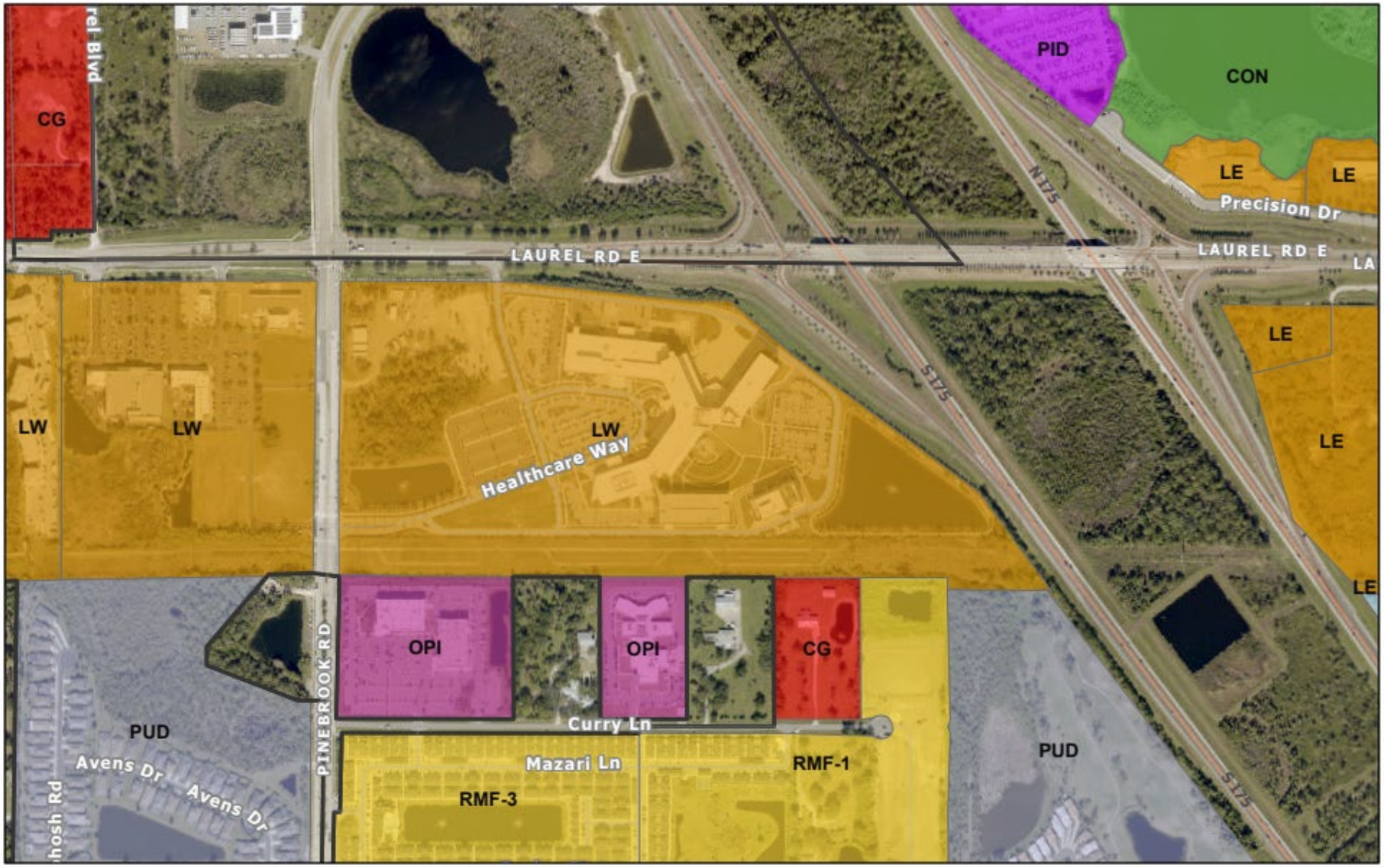
June 17, 2025

Sarasota Memorial Hospital – Venice

SARASOTA MEMORIAL
VENICE HOSPITAL

SARASOTA MEMORIAL
VENICE HOSPITAL


HOLSTEIN ST
LAUREL RD E
LAUREL RD E
LAUREL RD E
LAUREL RD E
LAUREL RD E
LAUREL RD E
LAUREL RD E
I-75 RAMP
I-75 RAMP
I-75 RAMP



SARASOTA MEMORIAL
VENICE HOSPITAL

Recently Completed SMH – Venice Expansion

- Patient volumes have far exceeded projections, especially after the closure of other area medical facilities in recent years
- The campus now has more than 1,500 staff to care for the fast-growing community
- New Bed Tower and ER Expansion completed within the past year
- Future expansion phases are needed earlier than anticipated to meet demand for services from the surrounding area

Applications to City of Venice

- After meetings and discussions with City staff, SMH desires to create a unique Public Hospital Zoning District for the SMH – Venice Campus
- To create this new Zoning District, three applications are required:
  - Text Amendment
  - Comprehensive Plan Amendment
  - Rezoning

SARASOTA MEMORIAL
VENICE HOSPITAL

Text Amendment Application

- Text Amendment Application to create the Planned Public Hospital (PPH) Zoning District
- Governed by approved Binding Master Plan, consistent with city's regulatory structure for Planned Development Districts
- Standards appropriate for the unique nature of a public hospital medical campus

SARASOTA MEMORIAL
VENICE HOSPITAL

D. **Planned Public Hospital District (PPH).**

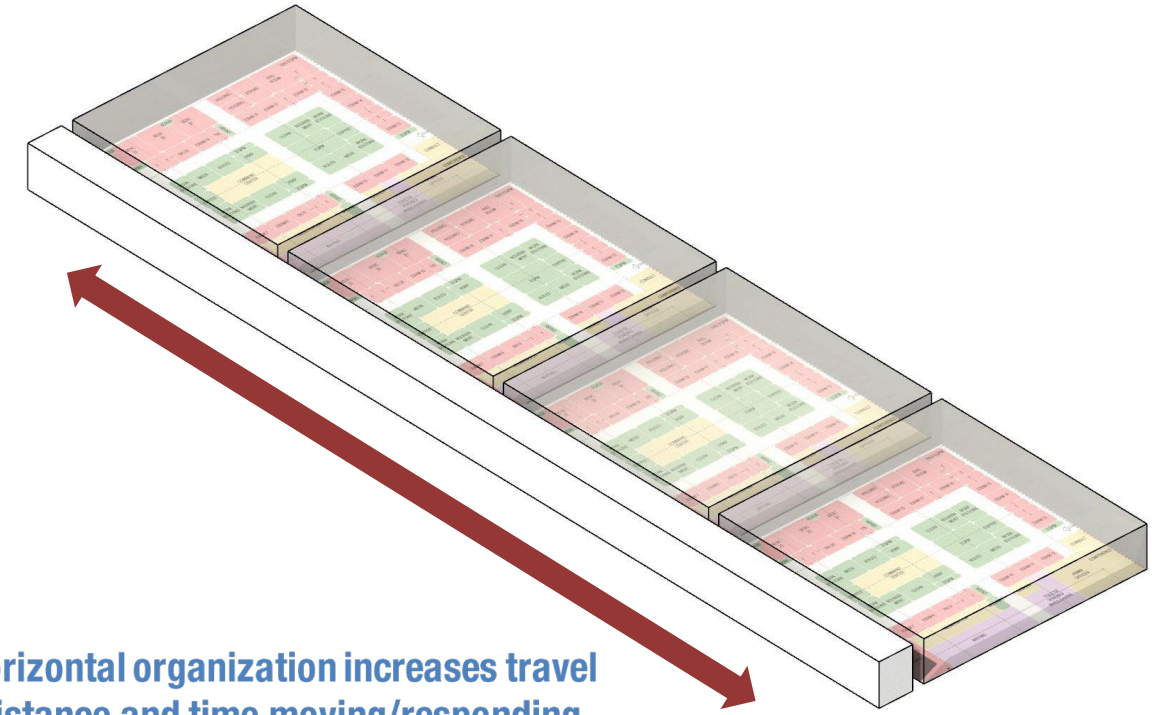
1. **Purpose and Intent.** PPHs are intended to allow for planned development of a public hospital campus and related facilities. PPH implements the Mixed Use Corridor Land Use as defined in Strategy 1.2.9.c in the Comprehensive Plan. No residential use/density is permitted.
2. **Uses.** Uses are defined per Section 2.2.7: Traditional Zoning Districts Use Table.
3. **Accessory Uses.** Accessory uses are permitted per Section 2.4.4: Use Definitions and Standards. All accessory uses must comply with the standards of Section 3.1.9: Accessory Uses and Structures.
4. **Previously Approved PPH.** A PPH approved prior to the effective date of this LDR shall be permitted to retain all previously approved standards including: land uses, density and intensity, open space percentage provisions and any other specified development standards. The zoning ordinance and master plan including all associated documents shall act as the source of compliance for a previously approved PPH.
5. **Minimum Acreage.** A PPH shall require a minimum of 40 acres of land. A previously approved PPH that is nonconforming in size may add additional land into the PPH. No design alternative or modification may be permitted from this standard.
6. **FAR.** All PPHs shall comply with the FAR limitations defined within the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
7. **Compatibility.** A PPH shall have a compatibility buffer along the entire perimeter of the PPH as defined by the approved Binding Master Plan.
8. **Open Space.** A minimum of 20% of the total acreage within a PPH shall be devoted to functional and conservation open space. Stormwater ponds, lakes, and required landscape buffers may be included in this open space calculation consistent with the standards provided in Strategy LU 1.2.16 and Strategy OS 1.11.1 in the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
9. **Standards.** See Table 2.2.4.5.D below.

Table 2.2.4.5.D. PPH Development Standards Table

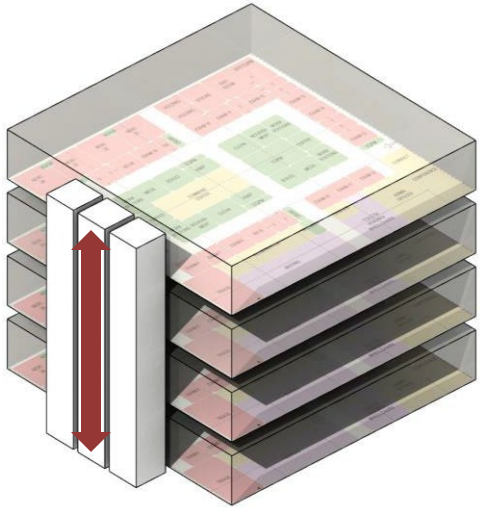
PPH Development Standards Table		
Building Height (max)		150'
Building Height Exception (max)		none
Building Height Exception Standards		Not Applicable
Building Placement (Setbacks) (min)	Front (Street)	Defined by the Approved Binding Master Plan
	Side	Defined by the Approved Binding Master Plan
	Rear	Defined by the Approved Binding Master Plan
Lot	Width (min)	Defined by the Approved Binding Master Plan
	Area (min)	Defined by the Approved Binding Master Plan
	Coverage (max)	Defined by the Approved Binding Master Plan

SARASOTA MEMORIAL
VENICE HOSPITAL

Horizontal vs. Vertical Organization



Horizontal organization increases travel distance and time moving/responding to critical/sensitive patients



Vertical organization stacks patient care areas above Emergency, Surgery and other treatment/support areas, providing a safer care model for patients.

Vertical organization promotes patient-centered care – hospital departments are located just above and below each other, with elevators that minimize patient movement and reduce distance and travel time.

SARASOTA MEMORIAL
VENICE HOSPITAL

Comprehensive Plan Amendment

- Comprehensive Plan Amendment to recognize the proposed Planned Public Hospital (PPH) Zoning District in the Comprehensive Plan as an implementing zoning district in the Mixed Use Corridor Future Land Use Designation and to increase the allowable FAR to 3.0

- Done via amendments to Strategy LU 1.2.9.c and Strategy LU-LR 1.1.1

- Increased FAR creates consistency with FARs at other medical campus locations in the County

- Minimum Open Space requirement (20%) and transportation impact study process remains the same

Strategy LU 1.2.9 - Mixed Use Category. The City has developed Mixed Use future land use categories and provided the minimum and maximum targeted land uses, densities, and intensities identified below.

Mixed Use Land Use	Intensity (Floor Area Ratio) / Residential Density	Implementing Zoning Districts
Downtown	See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residential densities below are per parcel and not an average across the Mixed Use Designation.	VA, DE, ST1, GOV
Seaboard		SBI, VA, GOV
Corridor		KT, NTG, ST2, LE, LW, AA, GOV,PPH
Airport		GOV
Transitional		KTT, GOV
Residential		PUD, GOV

Any redevelopment of property with a Mixed Use Future Land Use designation with a traditional zoning district designation as defined in the Land Development Regulations Section 2.2, with the exception of PUD and GOV, will require rezoning of the property to an implementing zoning district.

Strategy LU 1.2.9.c - Corridor (MUC)

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
2. Supports mixed use (horizontal and vertical).
3. Moderate to Medium Density Residential uses are permitted; low density/single family uses are not permitted.
4. Non-Residential uses are limited to Commercial and Institutional-Professional.
5. Industrial Uses are not permitted except as noted below.
6. Designation Total Development (Min/Max Percentages) as follows:
   a) Non-Residential: See Specific Neighborhood for Min/Max Percentages
   b) Residential: See Specific Neighborhood for Min/Max Percentages
7. Intensity/Density:
   a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property, except for PPH zoned properties which shall be limited to a FAR of 3.0.
   b) Residential Density: 5.1 - 13.0
8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design may be used.
9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation.

Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 317 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

A. The minimum residential density is 5.1; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	**Minimum DUs**	**Maximum DUs**	*Existing and Entitled as of 11/1/24*	*Remaining as of 11/1/24*
MUC	317	13	10%	50%	**412**	**2,061**	1,208	853

B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites)~~.~~ except for properties zoned Planned Public Hospital (PPH) which shall be 3.0. The range of square footage permitted in the MUC is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	**Minimum Square Feet**	**Maximum Square Feet**	*Existing and Entitled as of 11/1/24*	*Remaining as of 11/1/24*
MUC	~~317~~ 252	0.50	50%	90%	~~3,452,130~~ 2,744,280	~~6,213,834~~ 4,939,704	3,557,058	2,656,776
*PPH	65	3.0*	50%	90%	4,247,100	8,494,200		
TOTAL	317				6,991,380	13,433,904	3,557,058	9,876,846

C. For properties zoned ILW or PID with existing industrial uses prior to the adoption of the new Land Development Regulations through Ordinance No. 2022-15, such uses may be maintained and expanded. No new industrial uses may occur on these properties.

SARASOTA MEMORIAL VENICE HOSPITAL

Rezoning Application

- Rezoning of the property from Laurel West to Planned Public Hospital (PPH) Zoning District
- Binding Master Plan approved for the property under the prior PCD zoning carried over in its entirety with two proposed modifications:
  - Increase in maximum building height from 85’ to 150’ (approximately 10 stories), and,
  - Increased FAR from 1.0 to 3.0
  - Creates consistency with building height and FAR parameters at Sarasota, Sumter, and Wellen Park campus locations, and allows for efficient and effective master planning for the campus into the future

BINDING MASTER PLAN

SARASOTA MEMORIAL HOSPITAL - VENICE

PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY

SARASOTA COUNTY PUBLIC HOSPITAL BOARD

1700 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA, 34239
(941) 917-2048

NOTES

DEVELOPMENT DATA:

1 TOTAL PROJECT AREA: 65.44± AC.

2 THE SITE IS IN THE MUC FLUC MAX. POTENTIAL F.A.R. IS 3.0 (8,551,669 SQ. FT.)

F.A.R.							
	NUMBER OF ACRES	AREA WIDE FAR	MIN. DEV. %	MAX DEV. %	MIN. SQFT	MAX SQFT	EXISTING AS OF 1/1/17
MUC	299 *	0.5 *	75% *	90% *	4,884,165 *	5,860,998 *	132,251

* PER LU - LR 11.1-MIXED USE CORRIDOR (MUC)

	F.A.R.			
	PHASE 1a	PHASE 1b	PHASE 2	TOTAL
HOSPITAL	363,741 SF (90 BEDS)		2,286,825 SF (BEDS TBD)	2,850,566 SF
MOB	60,000 SF	140,000 SF		
TOTAL	423,741 SF	140,000 SF	2,286,825 SF	

3 EXISTING & PROPOSED ZONING IS PPH.

4 MAXIMUM STRUCTURAL HEIGHT OF HOSPITAL/MEDICAL OFFICE STRUCTURES SHALL NOT EXCEED 150' * (SEE DESIGN STANDARDS CONTAINED IN THE REZONE APPLICATION REPORT.)

5 OPEN SPACE:
MINIMUM OF 20% LANDSCAPED OPEN SPACE SHALL BE REQUIRED FOR THE ENTIRE PROJECT. LANDSCAPED OPEN SPACE MAY INCLUDE BUT SHALL NOT BE LIMITED TO LAKES, WETLANDS WETLAND BUFFERS, LANDSCAPE BUFFERS, PARKING LOT LANDSCAPING, FOUNDATION LANDSCAPING. (20% OPEN SPACE IS PROVIDED AND SHOWN WITHIN PHASE 1 - (FPL EASEMENT,LANDSCAPE BUFFER,FOUNDATION LANDSCAPE AND PARKING LANDSCAPE))

6 SETBACKS: PERIMETER SETBACKS

FRONT	15
REAR	N/A
SIDE	15

7 SIGNAGE:
*NOTE: ALL SIGNS SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE REZONE APPLICATION REPORT.

8 PROPOSED LAND USE(S):

PHASE 1
- HOSPITAL (90 ACUTE CARE BEDS)
- *60,000 GSF MEDICAL OFFICE BUILDING
  *(200,000 GSF PER TRAFFIC STUDY)

FUTURE POTENTIAL PHASES
- HOSPITAL
- HEALTHCARE RELATED FACILITY
- MEDICAL OFFICE
- HURRICANE SHELTER
- MEDICAL, DENTAL AND VETERINARY OFFICE OR CLINIC

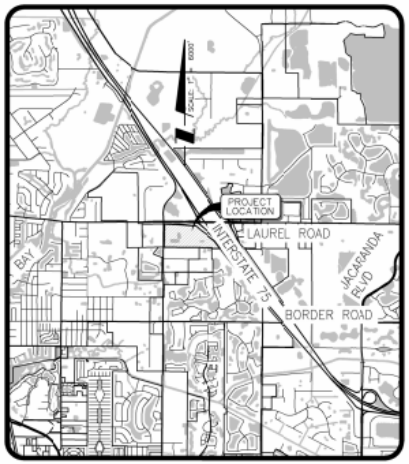
9 PROHIBITED USES:
- RESIDENTIAL SINGLE FAMILY AND MULTIFAMILY DWELLINGS
- OFF-SITE SIGNS
- ADULT ENTERTAINMENT ESTABLISHMENTS
- RV, AUTOMOBILE OR TRUCK SALES (NEW AND/OR USED)

10 PARKING:
HOSPITAL : 1.5 SPACES PER BED (1.5 x 90) = 135 SPACES
MEDICAL OFFICE : 1 SPACE PER 150 SQFT OF NON STORAGE FLOOR AREA (60,000 / 150) = 400 SPACES
TOTAL REQUIRED PHASE 1a PARKING = 535 SPACES

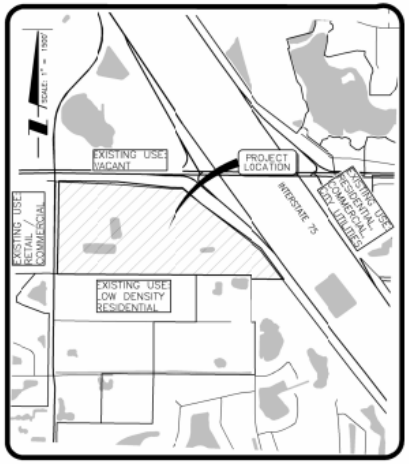
11 STANDARDS:
IF A STANDARD IS NOT SHOWN OR INCLUDED IN THE PCD, STANDARDS OF THE CITY'S LAND DEVELOPMENT CODE WILL APPLY.

LAND USE		AREA AS SHOWN (AC) (SHEET #2)	% AS SHOWN (SHEET #2)	REQUIRED AREA (MIN./MAX)	REQUIRED % (MIN./MAX)
HOSPITAL/MOB/PARKING				52.36	80%
	PHASE 1 **	48.34	74%		
	PHASE 2	17.10	26%		
PHASE 1 OPEN SPACE TOTAL				13.08	20%
	WETLANDS/FPL EASEMENT	11.83	18%		
	LAKES	4.50	7%		
	DRY DETENTION	2.15	3%		
	OTHER OPEN SPACE ***	9.69	15%		
TOTAL PCD		65.44	100%	65.44	100%

** PHASE 1 DEVELOPABLE AREA IS GREATER THAN PHASE 1 AREA IN THIS TABLE
*** SEE NOTE #5



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONCEPTUAL SITE PLAN
3	SECTIONS
4	PARKING SECTIONS

NO.	DATE	DESCRIPTION	BY
6	05/27/25	REVISED TO INCREASE FAR, BUILDING HEIGHT AND AMEND ZONING DESIGNATION	RDB
5	03/07/19	REVISED PER CITY COMMENTS	RTD/89450
4	02/05/19	REVISED PER CITY COMMENTS	RTD/89450

STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT PLANNER	PROJECT MANAGER

DATE _____ CHECKED BY _____

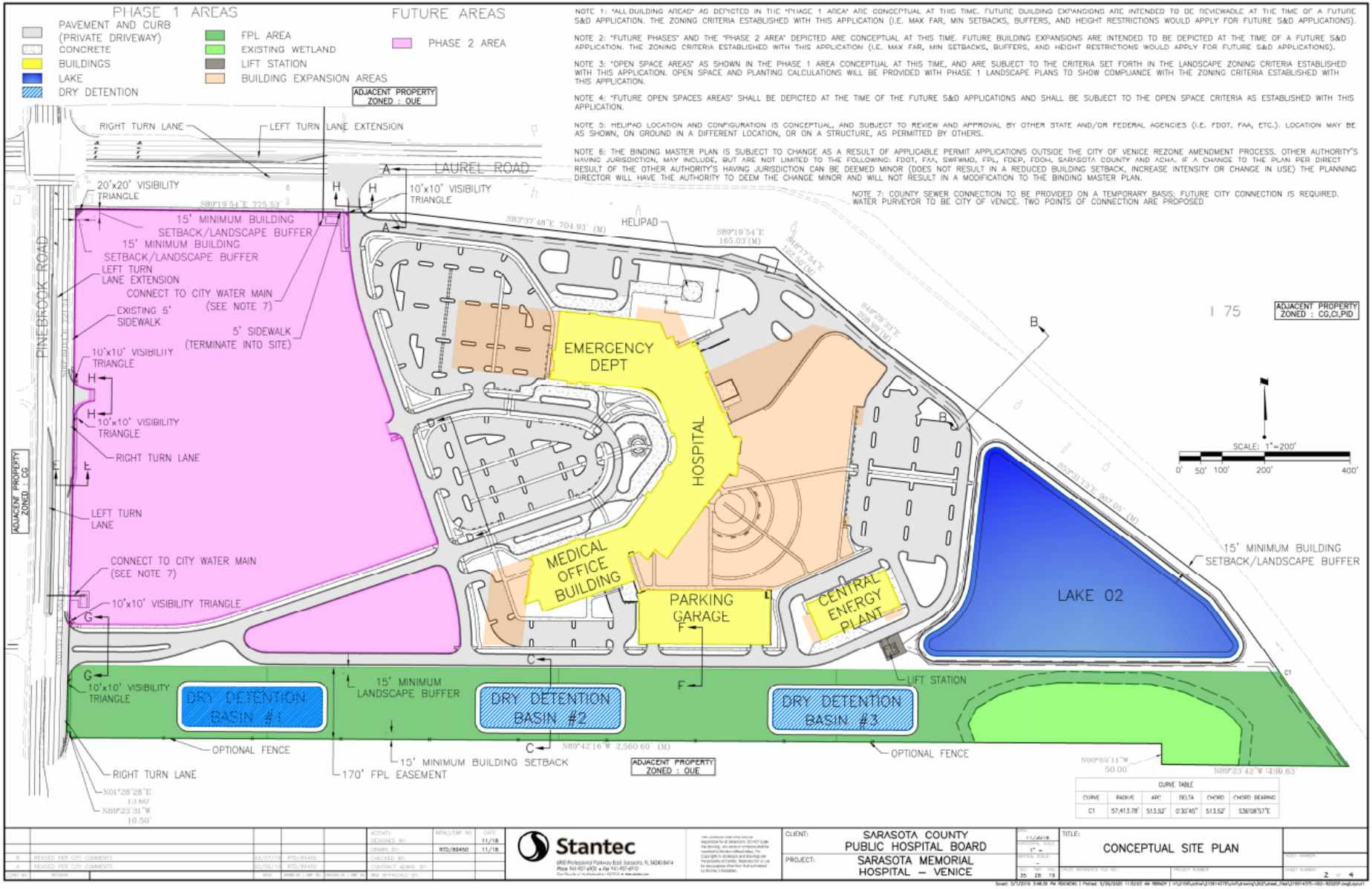
RESERVED FOR STATUS AND DATE STAMPS

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

PROJECT NUMBER
215614375

DATE
05/2025

INDEX NUMBER
215614375-002-RZ02CV-V2


PHASE 1 AREAS
PAVEMENT AND CURB (PRIVATE DRIVEWAY)
CONCRETE
BUILDINGS
LAKE
DRY DETENTION
FUTURE AREAS
FPL AREA
EXISTING WETLAND
LIFT STATION
BUILDING EXPANSION AREAS
PHASE 2 AREA
NOTE 1: "ALL BUILDING AREAS" AS DEPICTED IN THE "PHASE 1 AREA" ARE CONCEPTUAL AT THIS TIME. FUTURE BUILDING EXPANSIONS ARE INTENDED TO BE REVIEWABLE AT THE TIME OF A FUTURE S&D APPLICATION. THE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION (I.E. MAX FAR, MIN SETBACKS, BUFFERS, AND HEIGHT RESTRICTIONS WOULD APPLY FOR FUTURE S&D APPLICATIONS).
NOTE 2: "FUTURE PHASES" AND THE "PHASE 2 AREA" DEPICTED ARE CONCEPTUAL AT THIS TIME. FUTURE BUILDING EXPANSIONS ARE INTENDED TO BE DEPICTED AT THE TIME OF A FUTURE S&D APPLICATION. THE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION (I.E. MAX FAR, MIN SETBACKS, BUFFERS, AND HEIGHT RESTRICTIONS WOULD APPLY FOR FUTURE S&D APPLICATIONS).
NOTE 3: "OPEN SPACE AREAS" AS SHOWN IN THE PHASE 1 AREA CONCEPTUAL AT THIS TIME, AND ARE SUBJECT TO THE CRITERIA SET FORTH IN THE LANDSCAPE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION. OPEN SPACE AND PLANTING CALCULATIONS WILL BE PROVIDED WITH PHASE 1 LANDSCAPE PLANS TO SHOW COMPLIANCE WITH THE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION.
NOTE 4: "FUTURE OPEN SPACES AREAS" SHALL BE DEPICTED AT THE TIME OF THE FUTURE S&D APPLICATIONS AND SHALL BE SUBJECT TO THE OPEN SPACE CRITERIA AS ESTABLISHED WITH THIS APPLICATION.
NOTE 5: HELIPAD LOCATION AND CONFIGURATION IS CONCEPTUAL, AND SUBJECT TO REVIEW AND APPROVAL BY OTHER STATE AND/OR FEDERAL AGENCIES (I.E. FDOT, FAA, ETC.). LOCATION MAY BE AS SHOWN, ON GROUND IN A DIFFERENT LOCATION, OR ON A STRUCTURE, AS PERMITTED BY OTHERS.
NOTE 6: THE BINDING MASTER PLAN IS SUBJECT TO CHANGE AS A RESULT OF APPLICABLE PERMIT APPLICATIONS OUTSIDE THE CITY OF VENICE REZONE AMENDMENT PROCESS. OTHER AUTHORITY'S HAVING JURISDICTION, MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: FDOT, FAA, SWFWMD, FPL, FDEP, FDOH, SARASOTA COUNTY AND ACHA. IF A CHANGE TO THE PLAN PER DIRECT RESULT OF THE OTHER AUTHORITY'S HAVING JURISDICTION CAN BE DEEMED MINOR (DOES NOT RESULT IN A REDUCED BUILDING SETBACK, INCREASE INTENSITY OR CHANGE IN USE) THE PLANNING DIRECTOR WILL HAVE THE AUTHORITY TO DEEM THE CHANGE MINOR AND WILL NOT RESULT IN A MODIFICATION TO THE BINDING MASTER PLAN.
NOTE 7: COUNTY SEWER CONNECTION TO BE PROVIDED ON A TEMPORARY BASIS; FUTURE CITY CONNECTION IS REQUIRED. WATER PURVEYOR TO BE CITY OF VENICE. TWO POINTS OF CONNECTION ARE PROPOSED
ADJACENT PROPERTY ZONED : OUE
RIGHT TURN LANE
LEFT TURN LANE EXTENSION
LAUREL ROAD
20'x20' VISIBILITY TRIANGLE
10'x10' VISIBILITY TRIANGLE
15' MINIMUM BUILDING SETBACK/LANDSCAPE BUFFER
15' MINIMUM BUILDING SETBACK/LANDSCAPE BUFFER
LEFT TURN LANE EXTENSION
CONNECT TO CITY WATER MAIN (SEE NOTE 7)
EXISTING 5' SIDEWALK
5' SIDEWALK (TERMINATE INTO SITE)
PINEBROOK ROAD
HELIPAD
EMERGENCY DEPT
HOSPITAL
I 75
ADJACENT PROPERTY ZONED : CG,CI,PID
SCALE: 1"=200'
0' 50' 100' 200' 400'
MEDICAL OFFICE BUILDING
PARKING GARAGE
CENTRAL ENERGY PLANT
LAKE 02
15' MINIMUM BUILDING SETBACK/LANDSCAPE BUFFER
ADJACENT PROPERTY ZONED : CG
RIGHT TURN LANE
LEFT TURN LANE
CONNECT TO CITY WATER MAIN (SEE NOTE 7)
10'x10' VISIBILITY TRIANGLE
DRY DETENTION BASIN #1
DRY DETENTION BASIN #2
DRY DETENTION BASIN #3
15' MINIMUM LANDSCAPE BUFFER
LIFT STATION
OPTIONAL FENCE
OPTIONAL FENCE
RIGHT TURN LANE
170' FPL EASEMENT
15' MINIMUM BUILDING SETBACK
ADJACENT PROPERTY ZONED : OUE
CURVE TABLE
CURVE | RADIUS | ARC | DELTA | CHORD | CHORD BEARING
C1 | 57,413.78' | 513.52' | 0°30'45" | 513.52' | S36°08'57"E
Stantec
CLIENT: SARASOTA COUNTY PUBLIC HOSPITAL BOARD
PROJECT: SARASOTA MEMORIAL HOSPITAL – VENICE
TITLE: CONCEPTUAL SITE PLAN