

A decorative graphic on the right side of the slide, consisting of several overlapping, semi-transparent blue triangles and polygons of various shades, creating a modern, abstract geometric pattern.

ZONING MAP AMENDMENT PETITION NO. 25-28RZ SARASOTA MEMORIAL HOSPITAL

Agent: Jackson R. Boone, Esq., Boone Law Firm

Owner: Sarasota County Public Hospital District

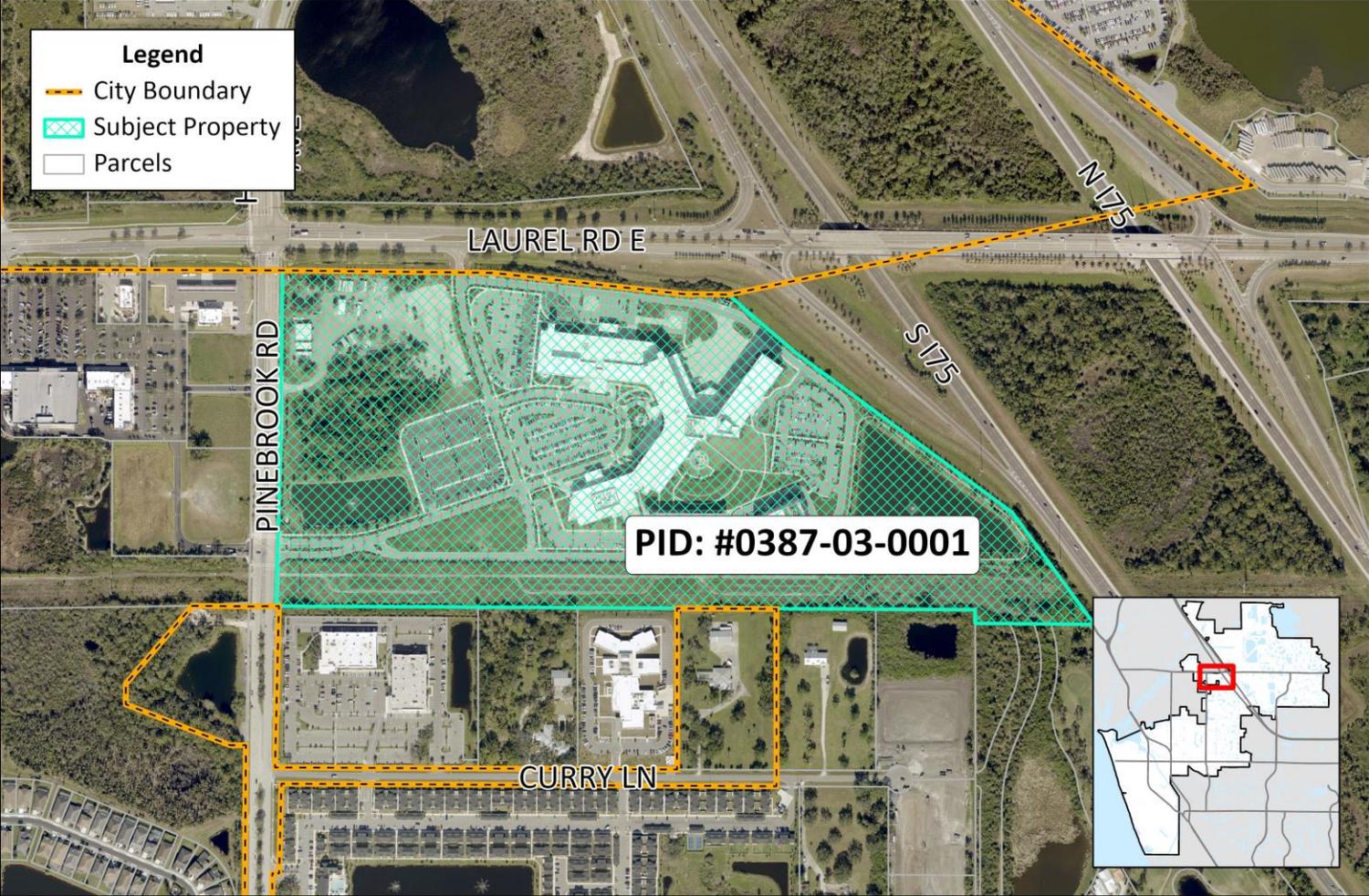
GENERAL INFORMATION

Address:	2600 Laurel Road E.
Request:	Proposed Rezoning to Planned Public Hospital District (PPH) with modification of the Binding Master Plan
Owner:	Sarasota County Public Hospital District
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0387-03-0001
Parcel Size:	±65 acres
Future Land Use:	Mixed Use Corridor
Existing Zoning:	Laurel West with Planned Commercial Development (PCD) Binding Master Plan
Proposed Zoning:	Planned Public Hospital (PPH)
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	May 9, 2025
Associated Petitions:	25-27CP and 25-11AM

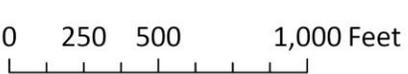
PROJECT DESCRIPTION

- ▶ The subject property is located at 2600 E. Laurel Road.
- ▶ The proposal is to rezone the Sarasota Memorial Hospital-Venice Campus from Laurel West to a new Planned Public Hospital District (PPH) zoning district, which is proposed through the Text Amendment Application, 25-11AM, running concurrently with this application.
- ▶ The two revisions to the Master Plan that are being requested by the applicant incorporate a 150' allowable building height (current maximum of 85') and an FAR of 3.0 (current maximum is an FAR of 1.0).

AERIAL MAP



Sarasota Memorial Hospital
Aerial Map





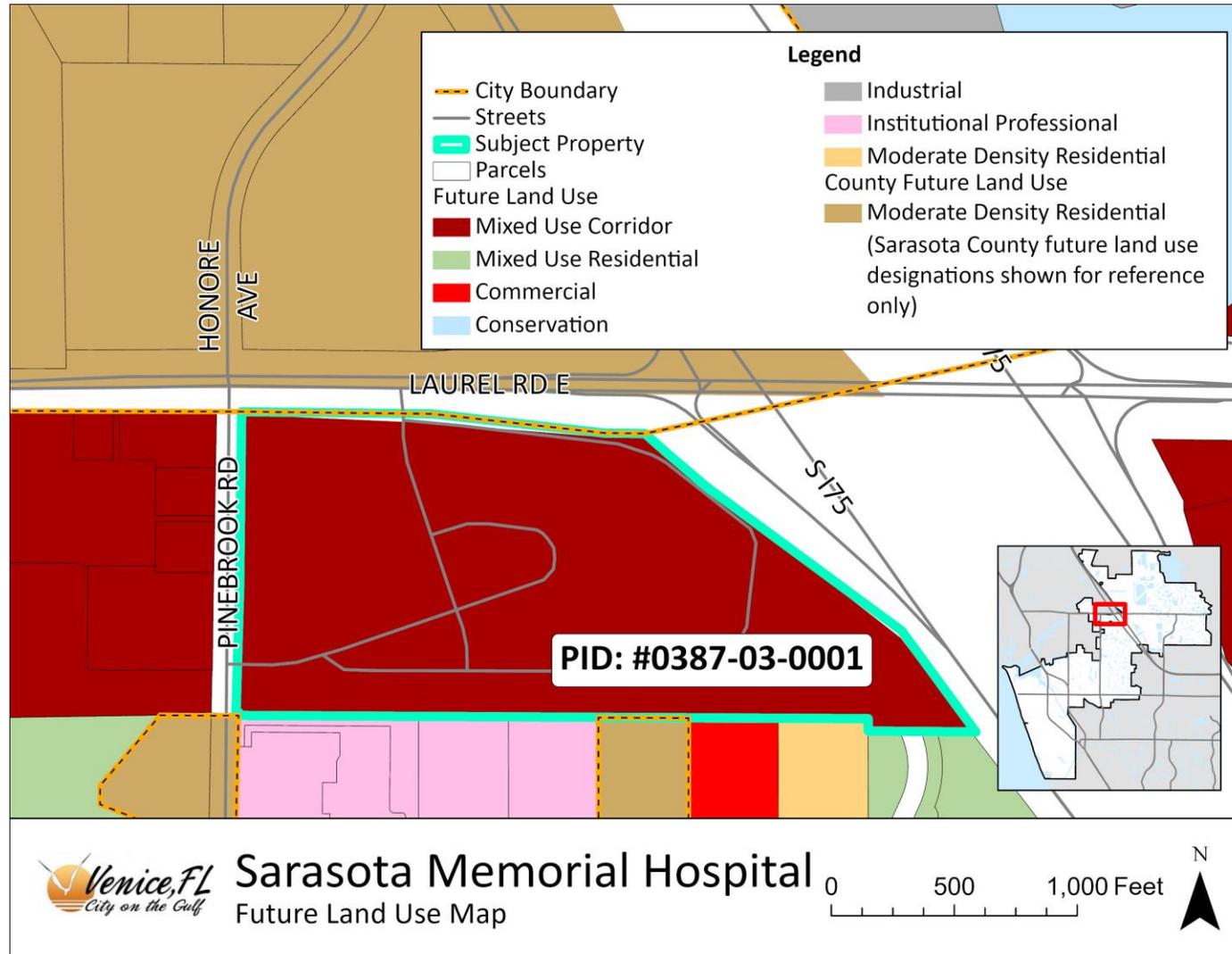
SITE PHOTOS



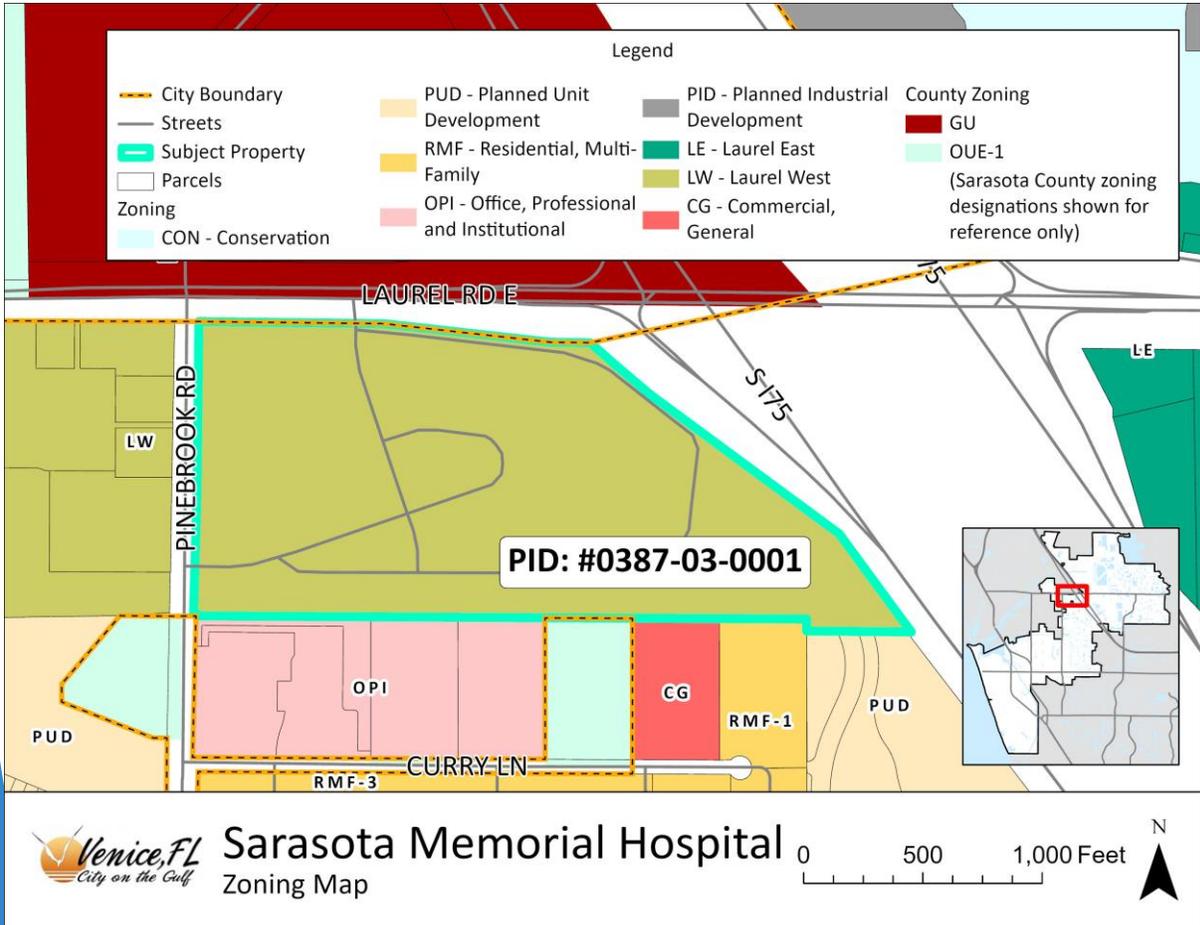
EXISTING AND PROPOSED CONDITIONS

Site Photo, Future Land Use, Zoning Maps, and Surrounding Land Uses

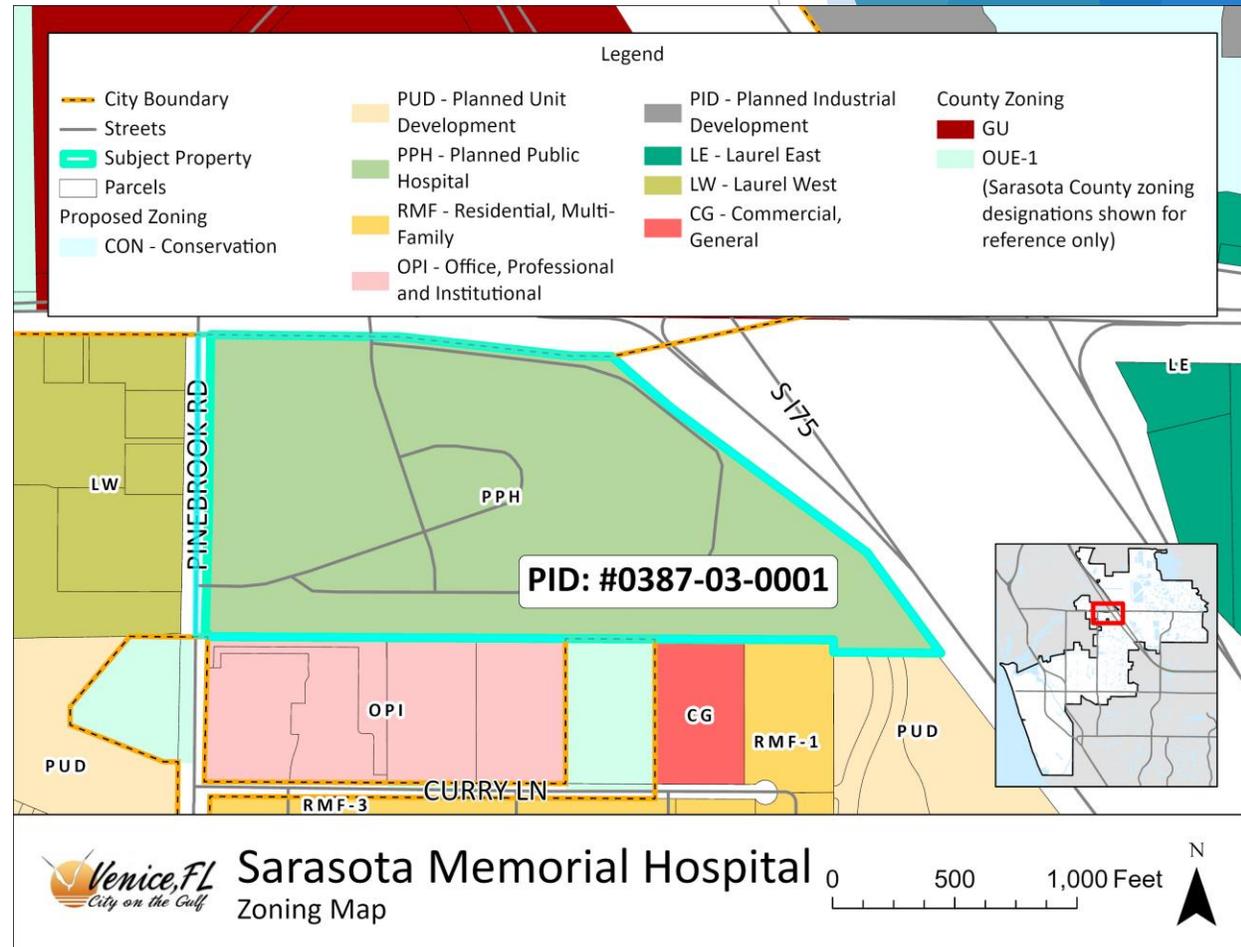
FUTURE LAND USE MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



SURROUNDING LAND USES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant	Sarasota County GU	Moderate Density Residential
South	Medical Offices, Single Family approved for event venue, Townhomes, Waterford open space	OPI, OUE-1 (Proposed OPI), CG, RMF-1 and PUD	Institutional Professional, County Moderate Density Residential (Proposed Institutional Professional), Commercial and Mixed Used Residential
East	I-75 Corridor	Interstate	Interstate
West	Plaza Venezia	Laurel West	Mixed Use Corridor

PLANNING ANALYSIS

Comparison of Existing and Proposed Zoning, Comprehensive Plan Consistency, and Land Development Code Compliance

COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU 1.2.9.c- Corridor (MUC)** is envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood. The strategy supports mixed use, form based code and a ‘campus-style’ design.
 - ▶ While the proposed project is concurrently requesting a Comprehensive Plan Amendment to this strategy, the concept of the Planned Public Hospital District is consistent with the overarching intent of this strategy.
- ▶ **Strategy LU 1.2.15 - Mixed Use Designations - Government Uses.** Government uses shall be permitted within the Mixed Use Designations. SMH is a public hospital governed by a Board of elected officials, making this strategy consistent with the proposed petition.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

▶ Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Processed according to procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC).
- ▶ Petition has been reviewed by the TRC and no issues regarding compliance with the LDC were identified.
- ▶ The Utilities Department is continuing to monitor the water, and wastewater flows of the hospital campus and that any new construction would require the applicant to provide an updated utility Master Plan through the Site and Development Plan process.
 - ▶ Any improvement required to meet the demands of future construction will be the responsibility of the property owner.
- ▶ At the time that the hospital meets the approved 879 peak-hour trips a new transportation impact analysis will be performed to evaluate the impacts beyond the Phase 1 approval.
- ▶ Responses to Compatibility and Decision Criteria are included in the staff report.

CONCLUSION

▶ Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for City Council to make a decision on Zoning Map Amendment No. 25-28RZ.