



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Planning Commission

Tuesday, June 17, 2025

1:30 PM

Council Chambers

[25-28RZ](#)

Sarasota Memorial Hospital Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: Sarasota County Public Hospital District

Chair announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. There were none.

Senior Planner Smith, being duly sworn, presented general information, project description, aerial map, site photos, future land use map, existing and proposed zoning maps, surrounding land uses, Comprehensive Plan consistency, findings of fact, Land Development Code compliance, and utilities' need for monitoring.

Attorney Jackson Boone, Agent, being duly sworn, presented rezone from Laurel West district to the Planned Public Hospital (PPH), existing Binding Master Plan carrying over in rezone, proposed modification to allow 150 foot buildings, 3.0 Floor Area Ratio (FAR) to match surrounding hospital campuses, still being within threshold of allowed transportation trips, concurrency, compatibility to surrounding uses, benefits of location, Comprehensive Plan consistency and Land Development Code compliance.

There was no public comment.

Chair Snyder closed the public hearing.

Discussion took place regarding planning for future growth.

A motion was made by Mr. McKeon, seconded by Ms. Schierberg, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan, in compliance with the Land Development Code, and with the affirmative Findings of Fact in the record recommends to City Council approval of Zoning Map Amendment Petition No. 25-28RZ. The motion carried by the following electronic vote:

Yes: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg