

CITY OF VENICE

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

COMPREHENSIVE PLAN 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 86-33 for complete comprehensive plan amendment submittal requirements.

PROJECT NAME: Knights T	rail Medical Complex			
(FL adji use Use	.UM) to reclassify a 6.15+-acre parcel (P acent 0.99+ acre parcel (Parcel 2) locate a to the Institutional Professional land us	'arcel 1) located at 10 ed at 3485 Technolog e. The amendment wo square feet of Institution	n amendment to the Future Land Use Map 80 Knights Trail Road (PID 0378010007); and the y Drive (PD 0378010005), from the Industrial land ould also amend the Knights Trail Future Land onal Professional uses, accompanied by a	
Address/Location: 1080 Kr	nights Trail Road & 348	5 Technolog	y Drive	
Parcel Identification No.(s):	0378010007 & 037801	0005	Parcel Size: 6.15± & 0.99±	
☐ Gated Community ☐	☐ Height ☐ Density			
☑ Non-Residential [Residential (Requires Schoo	Ol Concurrency)		
Zoning Designation(s): Plann	ed Industrial Development	FLUM Designat	ion(s): Industrial	
fee below. A review fee shall be to advertising and mailing expe	e deposited to be drawn upon b nses, professional services and re ed for expenses. See Section 86- esubmittal.	y the city as payn eviews, and legal	ision, then select correct fee and review ment for costs, including but not limited fees. If review fee funds fall below 25%, plete code. *Extended technical review	
☐ Application Fee (Expedite		☐Review Fee	10 100 100 100 100 100 100 100 100 100	
Applicant/Property Owner N	lame (will be used for billing	:):Sarasota C	County Public Hospital District	
Address: 1700 S Tamiam	ni Trail, Sarasota, FL 34	239		
Email: david-verinder@smh.com			Phone: 941-917-9000	
Design Professional or Attor	ney: Charles D. (Dan) B	ailey, Jr., Es	q.	
Address: 200 S Orange A	Avenue, Sarasota, FL 3	4236		
Email: dbailey@williamsparker.com			Phone: 941-329-6609	
Authorized Agent (project po	pint of contact): Charles D	. (Dan) Baile	ey, Jr., Esq.	
Address: 200 S Orange A	venue, Sarasota, FL 3	4236		
Email: dbailey@williamsparker.com Phone: 941-329-6609				



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COMPREHENSIVE PLAN 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.

V	Application: Signed by agent and applicant.
Ø	page one of the application.
7	Agent Authorization Letter: 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.
V	Statement of Ownership and Control: 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.
1	Legal Description: Must indicate the PID with each respective description in Word format.
	Public Workshop Requirements: (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)
Ø	Location Map: A map or aerial that delineates every parcel included in the application and indicate each parcel's current and proposed FLUM on the map in callouts.
7	Survey of the Property: 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. Date of survey: 1/17/22
Ø	Land Use Map: A map or aerial that may include existing conditions, aerial photographs, natural communities and transportation network.
Ø	consistency with the Comprehensive Plan.
	Strikethrough/Underline Revisions: Prepare a report listing individually each proposed Map, Section, Table, or Figure change of the Comprehensive Plan in strikethrough/underline format.
	Base Analysis: may include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation, environmental, recreation, and open space), special studies, etc. in support of proposed amendment.
	School Concurrency (Residential Only): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal N/A - This is not a residential project
Ø	Electronic Files submitted : 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.

Authorized Agent Name: Charles D. (Dan) Bailey, Jr.	Applicant Name: Sarasota County Public Hospital District			
Authorized Agent Signature: Charles & Bailes &	Applicant Signature:			
Date: 3/25/22	Date: 3/29/22 President & Chief Executive Office			

PROJECT NARRATIVE

Comprehensive Plan Amendment Sarasota County Public Hospital District Knights Trail Medical Complex

Description of Application: The Applicant, Sarasota County Public Hospital District, seeks an amendment to the Future Land Use Map (FLUM) to reclassify a 6.15+-acre parcel (Parcel 1) located at 1080 Knights Trail Road (PID 0378010007); and the adjacent 0.99+ acre parcel (Parcel 2) located at 3485 Technology Drive (PD 0378010005), from the Industrial land use to the Institutional Professional land use. The amendment would also amend the Knights Trail Future Land Use chart to authorize 8 acres and 58,371 square feet of Institutional Professional uses, accompanied by a corresponding reduction in Industrial acreage and intensity. 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 zoning map amendment to rezone the parcels from Planned Industrial District (PID) to Office, Professional and Institutional (OPI).]

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.

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 that was developed pursuant to a pursuant to Site Plan 96-6SP, approved in 1996 for a project called "Nielsen Media Research at Waterford North". That approval also authorized a 13,600 square foot future addition to that building as Phase II. The commercial building is served by City utilities. 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 FLUM and Zoning: Parcels 1 and 2 are presently classified on the Future Land Use Map (FLUM) as "Industrial". The Applicant proposes medical office and medical clinic uses on Parcels 1, and eventually, on Parcel 2. Because the Industrial classification does not permit medical office and medical clinic uses except in connection with industrial activities, this application seeks an amendment to the FLUM to reclassify the parcels as "Institutional Professional" in accordance with the enclosed map depicting the requested change. Additionally, on page 178, the Future Land Use Element contains a chart listing maximum acreages and intensity (floor area) of various land uses in the Knights Trail Neighborhood. That chart calls for zero acres and zero square feet of Institutional Professional uses in the Knights Trail Neighborhood. Thus, the Applicant is also seeking to amend that chart to allow for a maximum of 8 acres and 58,371 square feet of Institutional Professional uses, with a corresponding reduction in Industrial uses, as follows:

Article 1: Future Land Use

Knights Trail			City- Wide			
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	0	0	0	184	8,015,040	
CONSERVATION	53	0	0	608	0	
GOVERNMENT	56	0	0	634	0	
HIGH DENSITY RESIDENTIAL	0	0	0	134	0	2,41
INDUSTRIAL	509 <u>501</u>	44,344,080 44,285,709	0	523	45,563,760	
INSTITUTIONAL PROFESSIONAL	<u>8</u> 0	<u>58,371</u> 0	0	145	3,167,683	
LOW DENSITY RESIDENTIAL	0	0	0	994	0	4,96
MEDIUM DENSITY RESIDENTIAL	0	0	0	273	0	3,55
MIXED USE CORRIDOR	169	2,944,656	1,099	621	11,194,920	3,47
Areas of Unique Concern				49	0	
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	75
MIXED USE SEABOARD	0	0	0	67	1,970,001	42

MIXED USE AIRPORT	0	0	0	127	1,936,242	
MIXED USE RESIDENTIAL	318	69,260	1,224	4,307	3,544,477	21,16
MIXED USE TRANSITIONAL	214	4,194,828	1,348	214	4,194,828	1,34
MODERATE DENSITY RESIDENTIAL	0	0	0	541	0	4,86
OPEN SPACE FUNCTIONAL	0	0	0	568	0	
	1,319	51,552,824	3,671	10,073	81,489,652	42,97
ROW	31			887		
Total City Boundary	1,350			10,960		

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Adjacent Uses/Land Use Classifications: 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. 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. Lands to the southeast are classified a Mixed Use Corridor. 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.

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 signin sheet, and copies of the notice and advertisement and materials provided at the workshop, are provided with this application.

Comprehensive Plan Compliance & Analysis

The proposed amendment will further Strategy LU 1.2.4b. which calls for areas to be provided within the City for professional offices, educational, healthcare, religious and other uses. If this comprehensive plan amendment is approved, the concurrent rezoning will comply with Strategy LU 1.2.8, and the Compatibility Review Matrix in Figure LU-8, because Institutional Professional is presumed to be compatible with the adjacent Industrial.

The amendment will be consistent with Strategy LU-KT 1.1.1.B. calling for a maximum

Floor Area Ration (FAR) of 0.50 for individual sites in the Knights Trail Neighborhood. The FAR of Parcel 1 in its existing and its proposed condition is 0.2046, well under the maximum allowed under this strategy. With the eventual development of up to a total of 58,371 square feet of Institutional Professional uses, the FAR will still be only be 0.216.

The amendment will also be consistent with Future Land Use Policy 8.2., which addresses compatibility with existing neighborhoods. Per Figure LU-8, the FLU Compatibility Review Matrix, Institutional Professional uses are presumed compatible with the adjacent Industrial uses to the north, west and south; and the residential uses to the east (Toscana Isles) are separated from the subject parcels by the Knights Trail Road right-of-way, and are buffered by a high wall around the perimeter of that subdivision.

The amendment will not impose additional demands on public facilities, as demonstrated by the following analysis:

- Density/Intensity. The proposed Institutional Professional uses will include no residential units, and will therefore generate no increase in population. The conversion from Industrial to Institutional Professional land uses will not increase the existing intensity.
- *Transportation*. The development in Institutional Professional land uses not projected to generate more traffic than the Industrial use.
- Stormwater. The existing facilities are compliant with the City stormwater management requirements of post-development runoff not exceeding predevelopment runoff of 24-hour, 25-year storm event and applicable standards of the Southwest Florida Water Management District (SWFWMD) prior to construction.
- Potable Water/Waste Water/Reuse Water. The existing facilities are adequate to serve the proposed medical uses.
- *Parks*. The development will include no residential uses, so it will make no demands on the system of parks.
- *Solid Waste*. No solid waste concurrency issues for the project are anticipated.
- *Schools*. The development will include no residential uses, so it will make no demands on the school system.

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