



CITY OF VENICE

DEVELOPMENT SERVICES DEPARTMENT- PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 www.venicegov.com

SPECIAL EXCEPTION APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-43 for special exception submittal requirements.

Project Name: Sarasota Memorial Hospital - Venice

Requested Use/or List All Code Modifications:

Special exception to allow for the hospital and related health care facilities uses (new Sarasota Memorial Hospital - Laurel Road, the first phase of which will consist of a Hospital with 90 Acute Care Beds and approximately 200,000 gross square feet of Medical Office Building)

Address: 2600 Laurel Road, Nokomis

Parcel Identification No.(s): 0387030001

Parcel Size: 65.44± Acres

☒ Use Request ☐ Code Modifications

Zoning Designation(s): PCD

FLUM Designation(s): MUC

Fee: ☒ \$400 (\$260) A 35% reduction will be applied to concurrently filed land use petitions that qualify.

Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing.

BILL TO: ☒ APPLICANT ☐ AGENT (SELECT ONE)

Applicant/Property Owner Name: Sarasota County Public Hospital Board

Address: 1700 South Tamiami Trail, Sarasota, Florida 34239

Email: tom-perigo@smh.com

Phone: 941-917-1804

Design Professional or Attorney: Melanie D. Smith, PE, LEED GA

Address: 6900 Professional Parkway East, Sarasota, Florida 34240

Email: melanie.smith@stantec.com

Phone: 941-907-6900

Authorized Agent (1 person to be the point of contact): Dan Bailey, Esquire

Address: 200 South Orange Avenue, Sarasota, Florida 34236

Email: dbailey@williamsparker.com

Phone: 941-366-4800

Staff Use Only

Petition No.

Fee:

Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

☒ **Application:** (15 copies)

☒ **Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. For Code Modification requests, list each section of code and an explanation of the request. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 copies).

☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of special exception plans need to be signed and sealed. *The legal description for each parcel must be submitted in text format and will be verified by a consultant.*

☒ **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. This individual will be the single point of contact for staff (1 copy).

☒ **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 (1 copy).

☒ **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. (1 copy) **Date of Survey:**

☒ **Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Sign-in sheet ☒ Written summary of public workshop (1 copy)

☒ **Required Findings for Approval:** Respond to all findings for Code Section 86-43(e)(1)-(10) (1 copy).

☒ **Special Exception Plans** (DO NOT SUBMIT FOR SPECIAL EXCEPTION USE REQUESTS, ONLY FOR CODE MODIFICATIONS): 15 sets of the following collated, folded plans, 24x36, including 3 signed, sealed, and dated (rolled plans not accepted): a. Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces; b. Plans showing proposed locations for utility hookups; c. Plans for screening and buffering with reference as to type, dimensions and character; d. Proposed landscaping and provisions for trees protected by city regulations; and e. Proposed signs and lighting, including type, dimensions and character.

*If this petition is concurrently processed with a site & development plan petition, only the plan sheets pertaining to the special exception request need to be submitted, with a cover sheet titled "Special Exception Plans".

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 & Date: Charles D. (Dan) Bailey Jr
Dan Bailey, Esquire

Applicant Name & Date:
David Verinder, CEO

Authorized Agent Signature: Dan Bailey

Applicant Signature: David Verinder