



# 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](http://www.venicegov.com)

## SITE & DEVELOPMENT PLAN 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 86-49(g) for complete site and development plan submittal requirements.

Project Name: Sarasota Memorial Hospital - Venice	
Brief Project Description: Sarasota Memorial Hospital - Venice, 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	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential
Zoning Designation(s): PCD	FLUM Designation(s): Commerical
Applicant/Property Owner Name: Sarasota County Public Hospital Board	
Address: 1700 South Tamiami Trail, Sarasota, Florida 34239	
Email:	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
<b>Fee:</b> The Zoning Administrator determines if a project is a minor or major site and development plan. <u>A 35% reduction</u> will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400: <input checked="" type="checkbox"/> Major Site & Development Plan <del>\$4,700</del> (\$3,055.00) <input type="checkbox"/> Minor Site & Development Plan 533 <input type="checkbox"/> Major Site & Development Plan Amendment \$2,300 <input type="checkbox"/> Minor Site & Development Plan Amendment \$533	
<i>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 review of transportation/environmental reports and studies by the City's consultant, 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.</i>	
<b>BILL TO:</b> <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> AGENT (SELECT ONE)	

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.

<input checked="" type="checkbox"/> <b>Application: (15 hard copies)</b>
<input checked="" type="checkbox"/> <b>Project Narrative:</b> 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. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 hard copies).
<input checked="" type="checkbox"/> <b>CD with Electronic Files:</b> Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of site & development plans need to be signed and sealed. <i>The legal description for each parcel must be submitted in text format and will be verified by a consultant.</i>
<input checked="" type="checkbox"/> <b>Agent Authorization Letter:</b> A signed letter from the property owner, authorizing <u>one</u> 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 hard copy).
<input checked="" type="checkbox"/> <b>Statement of Ownership and Control:</b> 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 hard copy).
<input checked="" type="checkbox"/> <b>Survey of the Property:</b> One 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:
<input checked="" type="checkbox"/> <b>Concurrency Application and Worksheet: (15 hard copies).</b> *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required.
<input type="checkbox"/> <b>School Concurrency (Residential Projects Only):</b> School Impact Analysis Receipt from Sarasota County dated 10 days prior to petition submittal (1 hard copy). N/A
<input checked="" type="checkbox"/> <b>Public Workshop Requirements:</b> (Section 86-41) <input checked="" type="checkbox"/> Copy of Newspaper advertisement <input checked="" type="checkbox"/> Copy of notice to property owners <input checked="" type="checkbox"/> Copy of sign-in sheet <input checked="" type="checkbox"/> Written summary of public workshop (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS)
<input type="checkbox"/> <b>Common Facility Statements:</b> common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 hard copy).
<input checked="" type="checkbox"/> <b>Stormwater Calculations:</b> Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 hard copies).
<b>Site &amp; Development Plans: 15 sets of the following folded plans, including 3 signed, sealed, and dated (rolled plans not accepted):</b>
<input checked="" type="checkbox"/> <b>Site Plan:</b> containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties.
<input checked="" type="checkbox"/> <b>Utility Plan Details (not an exhaustive list):</b> a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups.
<input checked="" type="checkbox"/> <b>Storm drainage, potable water and wastewater collection system plans:</b> Include driveway dimensions and turning radius.
<input checked="" type="checkbox"/> <b>Landscaping plan (15 sets):</b> include types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. <input checked="" type="checkbox"/> Existing Tree survey <input checked="" type="checkbox"/> Detailed inventory : Show all proposed trees and plants by type and size
<input checked="" type="checkbox"/> <b>Signage (15 sets):</b> Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan.
<input checked="" type="checkbox"/> <b>Architectural Elevations (15 sets):</b> definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type.

**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: <u>Charles D. Bailey, Esquire Jr.</u> (Dan) Bailey, Esquire Jr.	Applicant Name & Date: <u>David Verinder, CEO</u>
Authorized Agent Signature: <u>Dan Bailey</u>	Applicant Signature: <u>[Signature]</u>