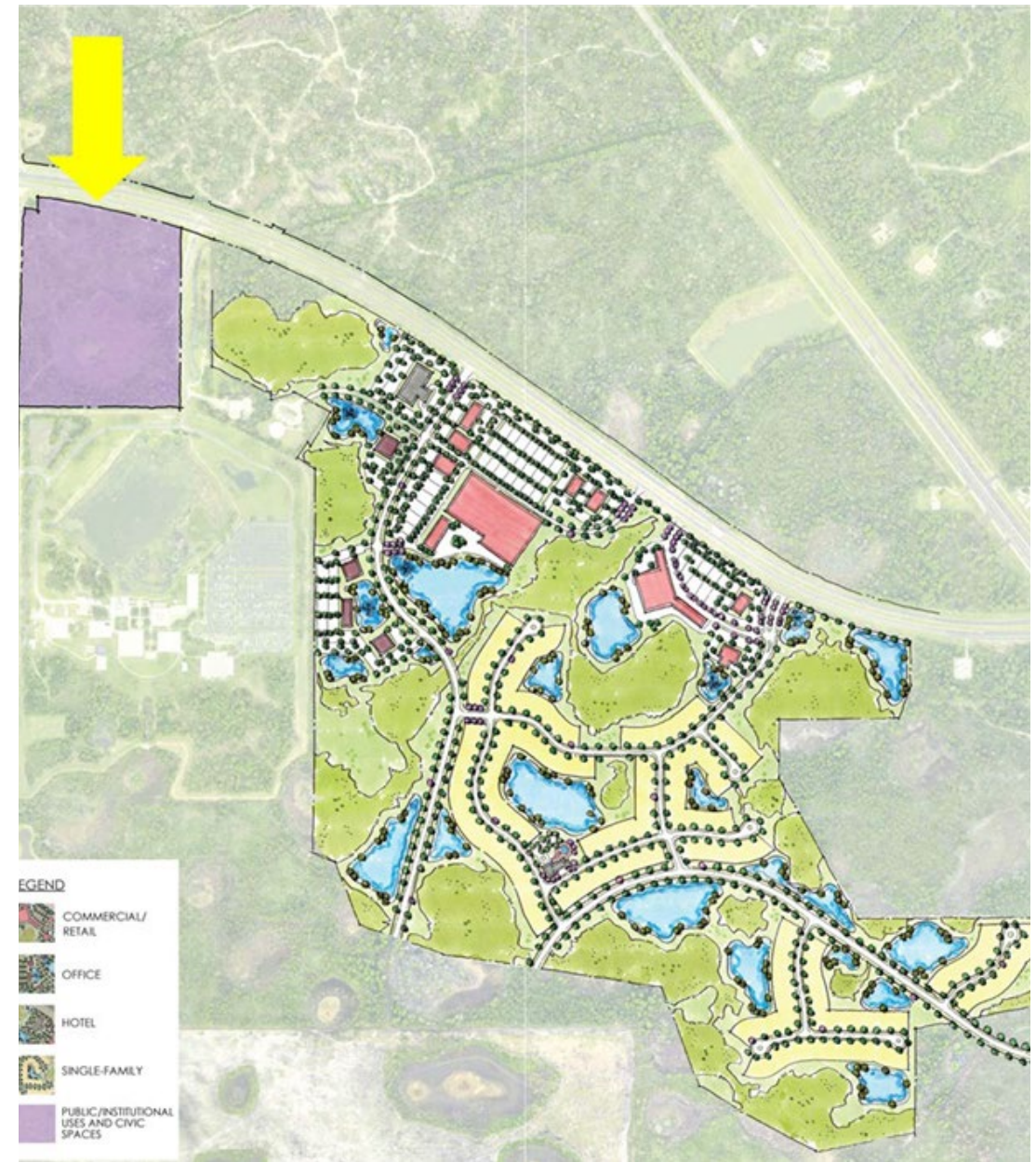




# Sarasota Memorial Hospital (SMH) at Wellen Park Rezone

Petition Number REZ-24-079, Ordinance No. 2024-25

Presented by: The Planning & Zoning Division



# Overview

**Applicant: Jackson R. Boone, Esq.**

**Property Owner: Sarasota County Public Hospital District**

**Request: Consideration to rezone ± 27.7816 acres from No Zoning Designation District (NZD) Classification to Village (V) Classification**

**Location: South and adjoining S. Tamiami Trail (US-41) and to the east and adjoining S. West Villages Parkway (PID 0785-00-3010)**

# Background



**Annexed into the City on October 30, 2000, under Ordinance No. 2000-18A as part of the Taylor Ranch annexation.**



**Comprehensive Plan Amendment CPA-02-83 amending the Future Land Use to Village was adopted by the City Commission on March 22, 2004, by Ordinance No. 03-28.**



**The rezone petition will assign a City of North Port Zoning Designation to comply with the Comprehensive Plan FLU.**



**The rezone ordinance, if adopted, will prepare for the next steps for site development.**

# Site Information:

CURRENT LAND USE
<b>Adopted Future Land Use Map Designation:</b> Village
<b>Adopted Zoning Map Designation:</b> No Zoning Designation District (NZD)
<b>Existing Land Uses:</b> Vacant Property

SURROUNDING LAND USES:			
Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
<b>North</b>	Residential (Renaissance at West Villages Phase I, Village B)	Village	Village (V)
<b>South</b>	College – Public (State College of Florida)	Sarasota County Rural	Sarasota County Government Use (GU)
<b>East</b>	Mixed Use Town Center (Village E)	Village	Village (V)
<b>West</b>	Mixed Use Town Center (Village D)	Village	Village (V)

# Neighborhood Meeting



- Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on June 27, 2024, at 5:00 PM in person at Solis Hall, 19745 Wellen Park Blvd, North Port, FL, 34293.

# **Review Process**

- A pre-application meeting for the project was held on April 3, 2024 (PRE-24-053). REZ- 24-079 was processed for management review; no comments were issued by the reviewing departments.
- The City Attorney's Office reviewed and approved the proposed Ordinance 2024-25 as to form and correctness.

# Staff Analysis & Findings

- Staff has reviewed the proposed application for consistency with the Florida Statutes, the City's Comprehensive Plan, and the City's Unified Land Development Code (ULDC).



# Compliance with Florida Statutes

Florida Statutes §  
166.041 Procedures for  
adoption of ordinances  
and resolutions.

The notice requirements  
pursuant to this Statute  
have been met and are  
detailed in Section VI of  
the Staff Report.



# Compliance with the Comprehensive Plan

- Future Land Use Element Goal 1 and Objective 1.
- The proposed amendment to the City's zoning map is consistent with Future Land Use Element Objective 3, Policy 3.4.
- Transportation Element, Policy 4.4.
- Economic Development Element Goal 5, Objective 5.1.



# Potential new jobs - a snapshot in time

**(North Port-  
Bradenton-  
Sarasota, FL MSA,  
NAICS 62 - Health  
Care)**

Title	New Employer Demand	Empl (Place of Residence) <sup>1</sup>	Regional Avg Wage	National Avg Wage	Potential Candidates per Opening
Registered Nurses	131	8,269	\$85,400	\$95,300	64
Personal Care Aides	127	4,638	\$32,300	\$32,700	38
Nursing Assistants	60	4,109	\$35,800	\$38,700	71
Home Health Aides	45	1,552	\$32,300	\$32,700	36
Medical Assistants	35	2,413	\$43,000	\$43,400	70
Medical Secretaries and Administrative Assistants	30	2,615	\$41,600	\$44,300	88
Licensed Practical and Licensed Vocational	27	1,644	\$56,600	\$60,400	62
Receptionists and Information Clerks	23	3,254	\$35,700	\$37,100	146
Medical and Health Services Managers	19	1,357	\$122,100	\$134,500	73
Physicians, All Other	13	961	\$373,000	\$266,500	74
Nurse Practitioners	12	802	\$126,400	\$134,600	67
Physical Therapists	11	742	\$102,600	\$105,500	68

<sup>1</sup> Estimated number of workers currently employed in the occupation in the region by residence.

# Compliance with the ULDC

- **Chapter 1—General Provisions, Article IV.— Rezoning, Section 1- 33.— Rezoning. Unified Land Development Code (ULDC) Section 1-33. details submission requirements for a Rezoning application.**
- **Chapter 1—General Provisions, Article II.— Administration of Unified Land Development Code, Section 1-12.—Amendments.**
- **Sec. 1- 33 shall show that the Planning and Zoning Advisory Board has studied and considered the proposed change in relation to the following, where applicable (a-o).**

# Public Notices



Notice of Public Hearings were mailed to the owner and property owners within a 1,320 feet radius of the subject property on June 25, 2024.



The petition for a Rezone was also advertised in a newspaper of general circulation within the City of North Port on June 25, 2024, in accordance with the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City's Unified Land Development Code

## **Staff Recommendation**

- **Staff recommends approval of Ordinance No. 2024-25, Rezone ± 27.7816 acres from No Zoning Designation District (NZD) Classification to Village (V) Classification, Petition No. REZ-24-079 - SMH at Wellen Park Rezone**

