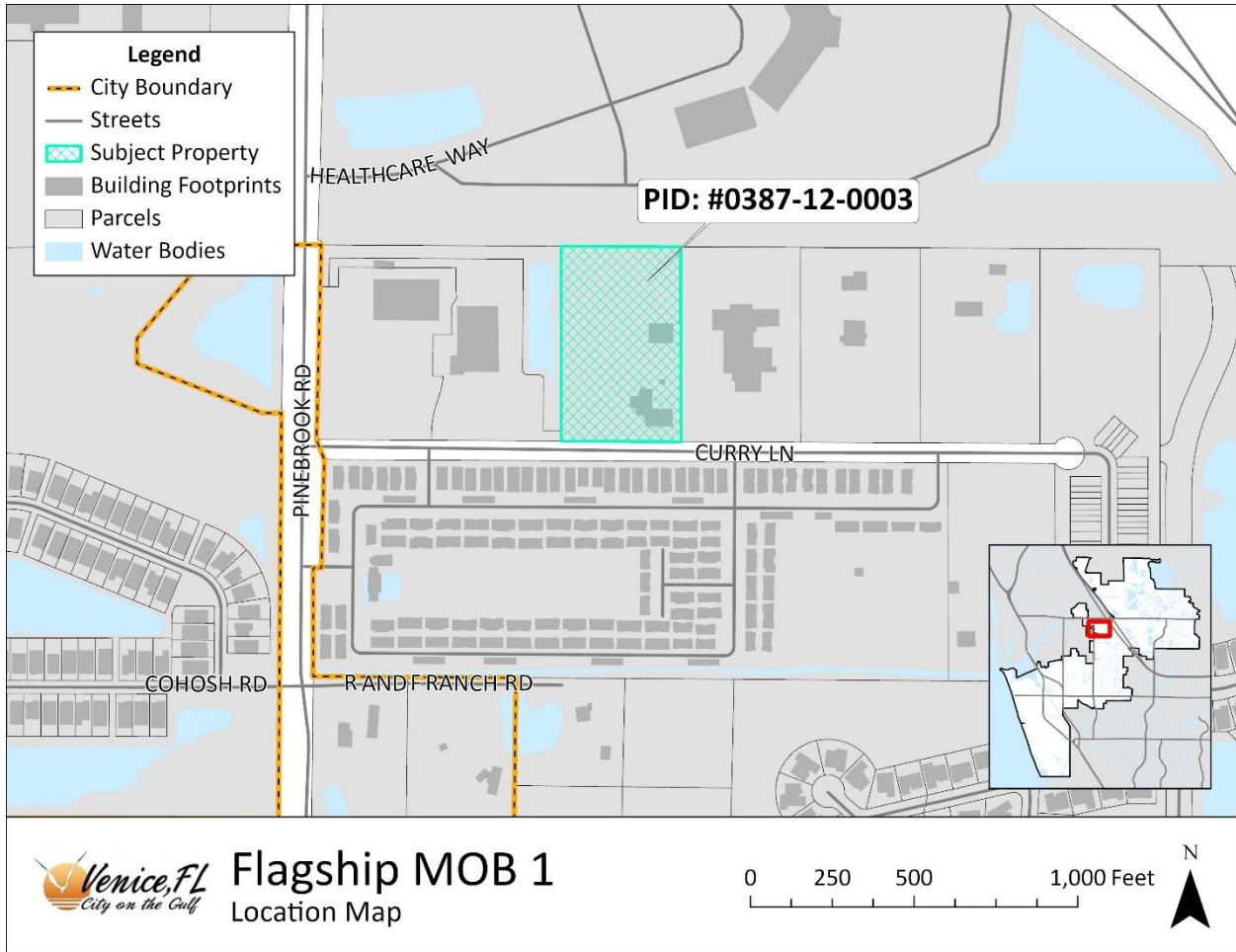


# 25-41SP Flagship MOB #1

## Staff Report



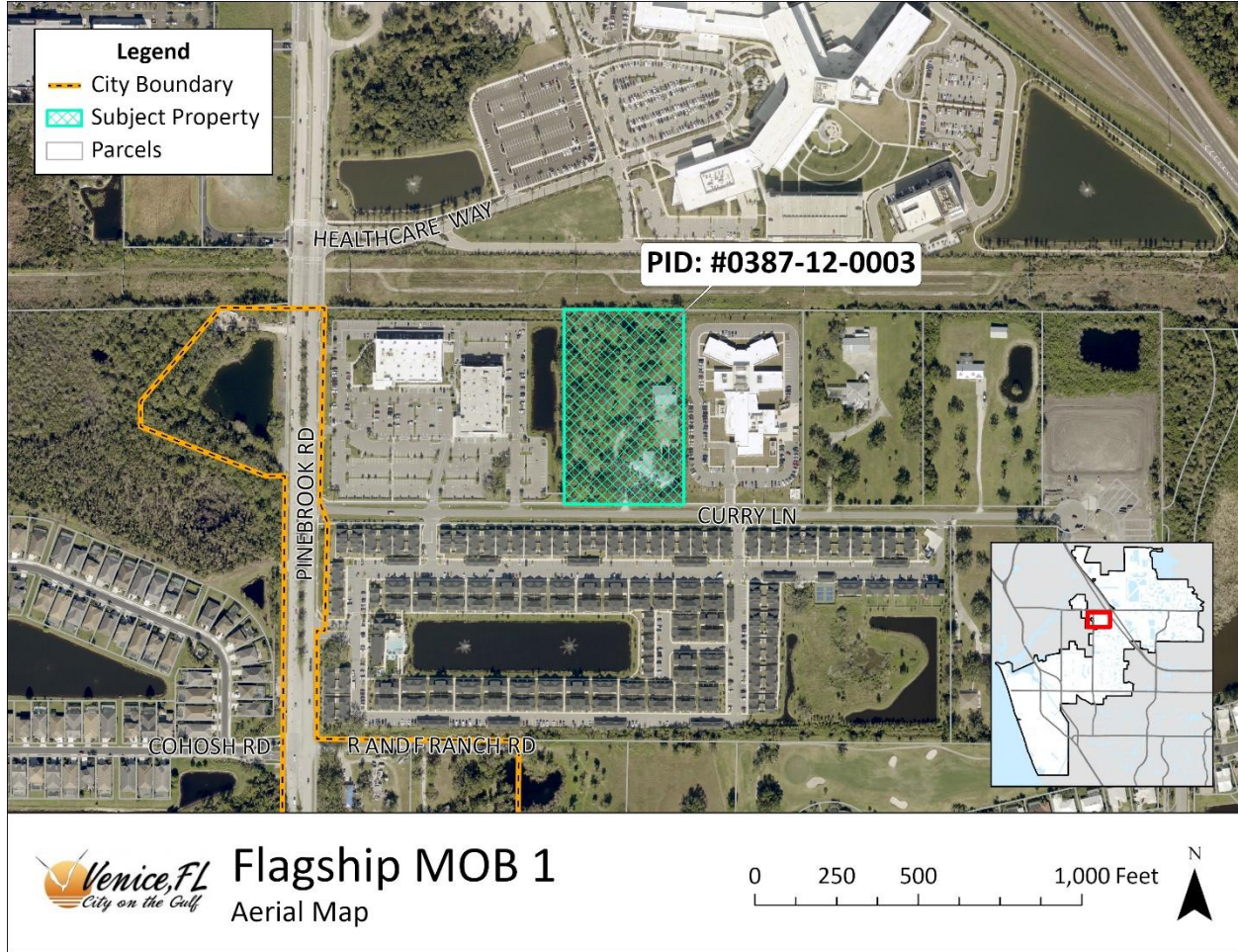
### GENERAL INFORMATION

<b>Address:</b>	2695 Curry Lane
<b>Request:</b>	Development of a medical office building
<b>Owner/Applicant:</b>	Thorn Baccich, Flagship Healthcare Properties
<b>Agent:</b>	Sydney Thornton, VHB
<b>Parcel ID:</b>	0387120003
<b>Parcel Size:</b>	5.0± acres
<b>Future Land Use:</b>	Institutional Professional
<b>Zoning:</b>	Office, Professional and Institutional
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook
<b>Application Date:</b>	September 29, 2025
<b>Associated Petition:</b>	25-72DA

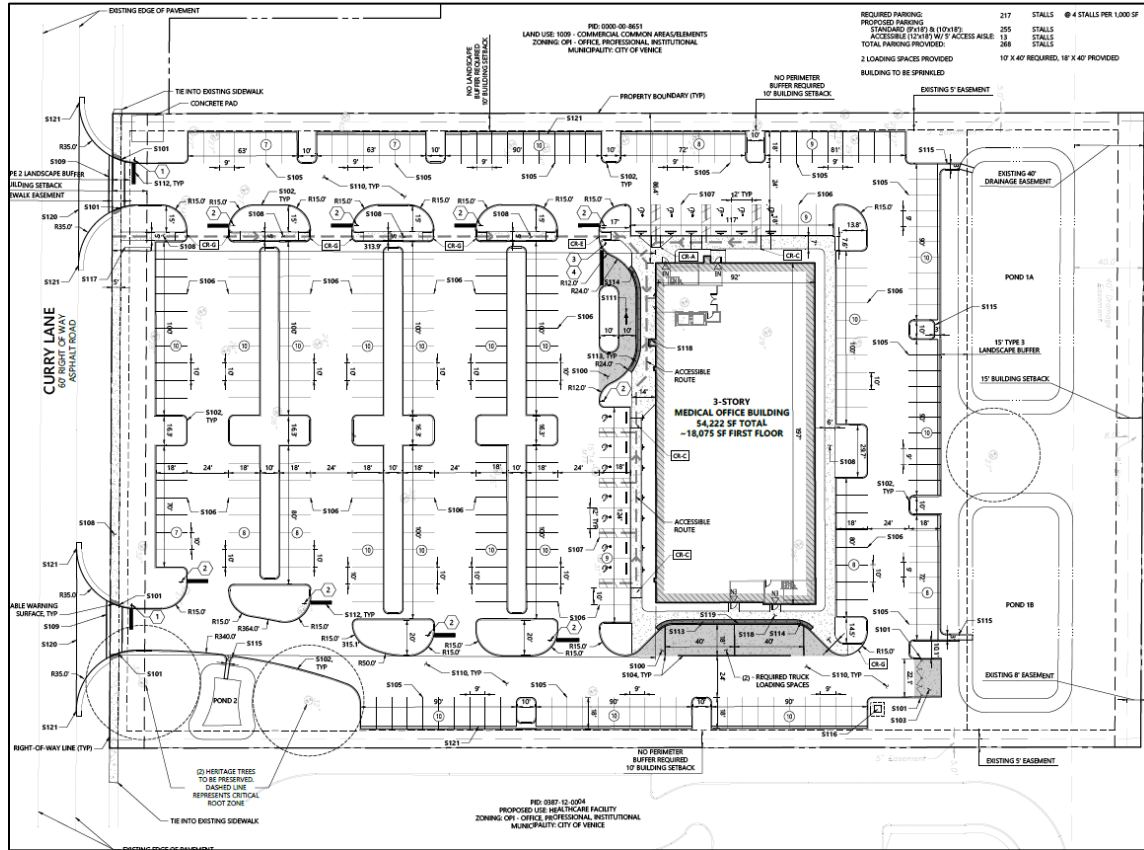
# I. PROJECT DESCRIPTION

The proposal is for a three-story, 54,222 square-foot medical office building with all required improvements to parking, access, stormwater, and landscaping. The site was granted a height exception through petition 25-43HE, approved September 23, 2025, for up to 43.33 feet, and the current site and development plan proposal is consistent with that approval. This facility will provide outpatient medical care in the growing healthcare area of the Pinebrook Neighborhood.

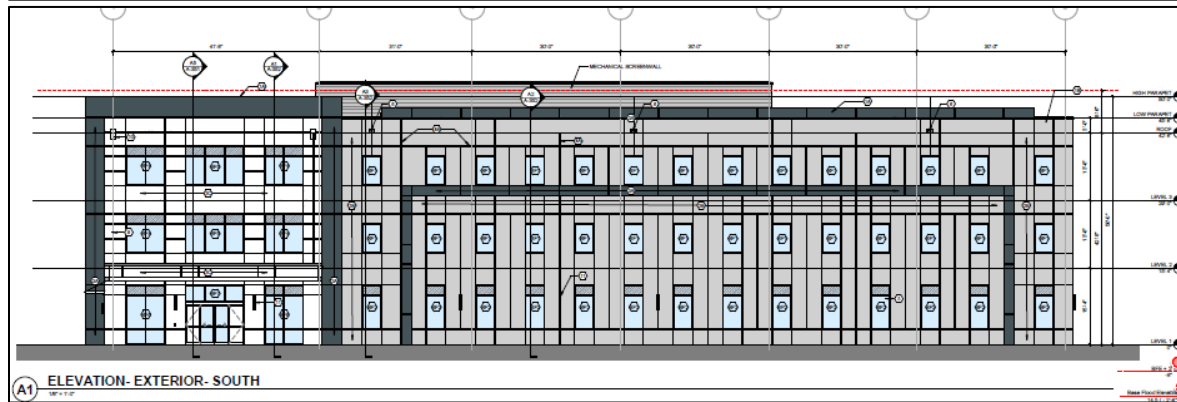
## Aerial Map



# Site Plan



# Elevations (north and south)



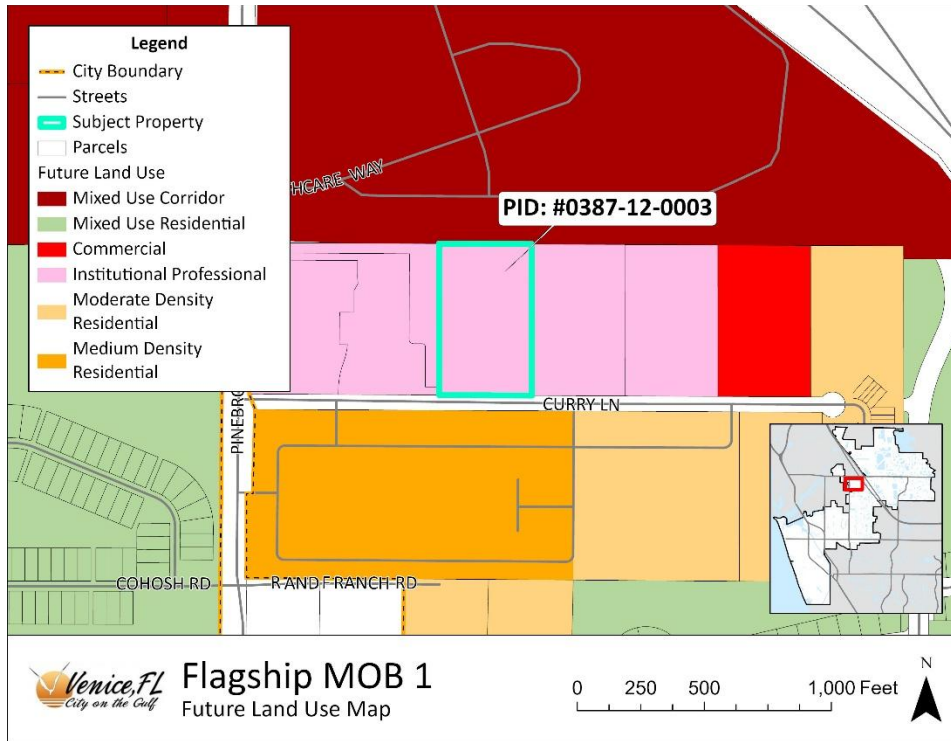
Site Photographs



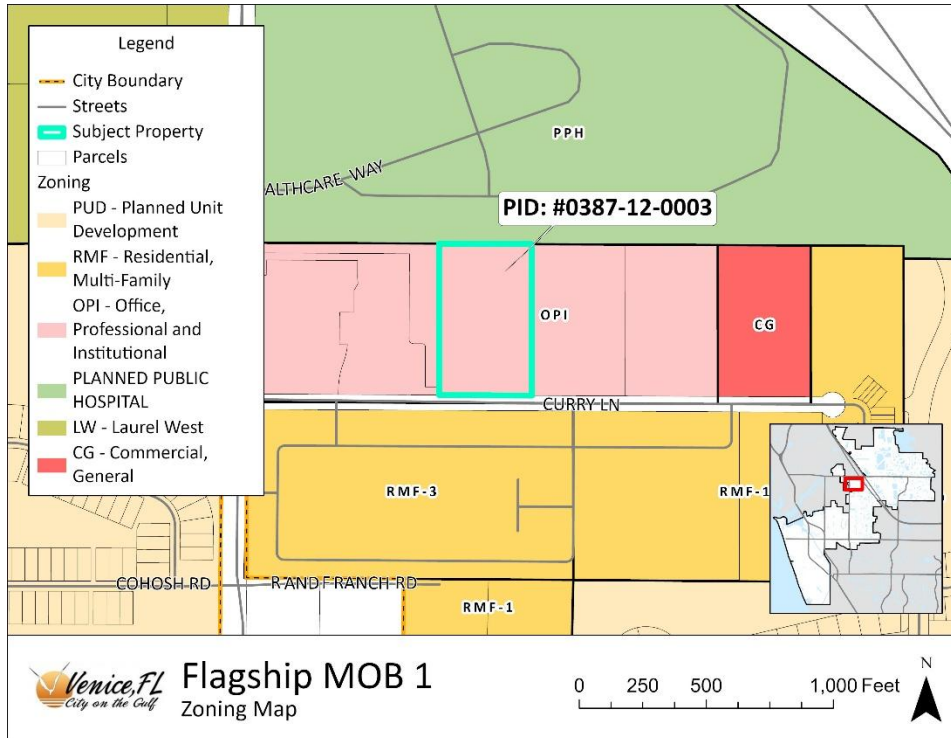
## Future Land Use and Zoning

The Future Land Use designation for the subject property is Institutional Professional, and the zoning is Office, Professional and Institutional, as depicted on the maps below.

### Future Land Use



### Zoning



**Surrounding Land Uses**

<b>Direction</b>	<b>Existing Land Use(s)</b>	<b>Future Land Use Map Designation(s)</b>	<b>Current Zoning District(s)</b>
<b>North</b>	Sarasota Memorial Hospital	Mixed Use Corridor	Planned Public Hospital
<b>South</b>	The Sophia	Medium Density Residential	Residential, Multi-family 3
<b>East</b>	PAM Health Rehabilitation Hospital	Institutional Professional	Office, Professional and Institutional (OPI)
<b>West</b>	Pinebrook Medical	Institutional Professional	OPI

**II. PLANNING ANALYSIS**

In this section of the report, analysis of the subject Site and Development Plan evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

**Comprehensive Plan Analysis**

**Strategy LU 1.2.4.b - Institutional-Professional:**

1. Provides areas within the City for professional offices, educational, healthcare, religious or similar uses

The subject site and development plan proposes a healthcare use, consistent with the future land use designation.

No other strategies or intents were found to relate to the site and development plan.

***Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):***

Analysis of the Land Use Element strategies applicable to the Institutional Professional Future Land Use designation, strategies found in the Pinebrook neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

**Compliance with the Land Development Code**

**Comparison of OPI Standards and Proposed Site and Development Plan**

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>Parking (min/max)</b>	216 spaces/325 spaces	268 spaces
<b>Height (max)</b>	43’4” (25-43HE)	43’4”
<b>Lot Coverage (max)</b>	40%	8%
<b>Setbacks</b>	Front:20’ Side: 10’ Rear: 15’	Front: >290’ Side: 86.4’ Rear:>120’

### 1.2.C.8 Land Use Compatibility Analysis

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and a summary staff comment.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

**Applicant Response:** The proposed rezoning is compatible with the existing neighborhood and consistent with the requirements of the City's Comprehensive Plan and the JPA/ILSBA which sets the maximum FAR for Institutional-Professional uses at 0.5.

ii. Building heights and setbacks.

**Applicant Response:** Building heights and setbacks will be compatible with the existing neighborhood and adhere to all relevant land development codes.

iii. Character or type of use proposed.

**Applicant Response:** The character and type of the proposed use is compatible with the surrounding neighborhood. Two existing medical office buildings abut the project to the east and west and are similar in character to the proposed project.

iv. Site and architectural mitigation design techniques.

**Applicant Response:** The site and architectural design will be compatible with the surrounding neighborhood. Mitigation techniques, if necessary, will be established through the site development plan process.

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**Applicant Response:** The proposed project occurs within JPA Zone 6, which identifies this area for incorporation into the city and appropriate for office-professional uses.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Applicant Response:** The site has been designated as appropriate for Institutional-Professional uses through the JPA/ILSBA.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

**Applicant Response:** The proposed medical office building will replace a single-family residence that is surrounded by more intense uses, including two other medical office buildings. While not necessarily phasing out a nonconforming use, the project proposes a more consistent mixture of uses in the immediate area.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Applicant Response:** The intensity of the proposed use shall be consistent with surrounding institutional-professional uses per the standards set for the area in the JPA/ILSBA.

*Summary Staff Comment: There are no adjacent single-family neighborhoods; the closest single-family property is to the east along Curry Lane, and it was recently given the same future land use and zoning as the subject property for development of medical uses in the near future. The single-family use on the current property is no longer conforming with its zoning, and this proposal would bring a compliant use to the site. Nearby residential properties include The Sophia, a multifamily development, and a new townhome project under construction on the east end of Curry Lane. These properties are in the Moderate to Medium Density range per the Comprehensive Plan and could provide housing for employees, as well as providing a convenient location for residents needing access to the hospital and other medical facilities in the Curry Lane/Pinebrook Neighborhood area. Specific compatibility mitigation techniques are discussed in the section below, as the LDC provides options for additional mitigation in Section 4.*

### **Section 87-4 – Compatibility**

This property may be considered for additional mitigation standards based on the special considerations listed in 87-4.4.B, as it is subject to the JPA/ILSBA. The listed mitigation standards are as follows:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.

The proposed intensity of 0.249 FAR is half of the permitted 0.5 FAR authorized by the JPA. Curry Lane has developed into a medical and multifamily area over the past five years and the surrounding uses are similar to the proposed or are residential developments that could support the proposed use. A height exception was sought for this project and City Council granted it in September 2025.

#### **Decision Criteria 1.9.4**

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*, which states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations (**Applicant responses are provided below in bold**):

1. Compliance with all applicable elements of the Comprehensive Plan;  
**Applicant Response: Project is compliant with the comprehensive plan.**

*Staff Comment: This property is proposing a use appropriate for its FLU designation with an intensity of 0.249 FAR, below the permitted maximum of 0.5 FAR. Other elements have been analysed by the applicant in their narrative responses and in the Comprehensive Plan Consistency section of this report.*

2. Compatibility consistent with Section 4 of this LDR;  
**Applicant Response: Project compatibility is consistent.**

*Staff Comment: Compatibility is a key consideration for any site and development plan and covers many aspects of the project, including use, buffering, noise, intensity, lighting, and transportation. Section 4 primarily focuses on buffering, but it also includes the additional compatibility criteria discussed in the previous section of this report.*

3. General layout of the development including access points, and onsite mobility;

**Applicant Response:** There are two access drives to Curry Lane, and a vehicle tracking exhibit shows the internal mobility for City vehicles. The pedestrian accessibility route is shown on the site plan.

4. General layout of off-street parking and off-street loading facilities;

**Applicant Response:** Off-street parking is above the minimums required by code and the loading spaces are larger than required and located on the east side of the building.

5. General layout of drainage on the property;

**Applicant Response:** Dry retention ponds on the north side of the property, and one small dry retention at the southeast corner of the property. Dry retention discharges less than the predevelopment rate to the drainage ditch along the north and the roadside ditch along the south. Drainage maps are included in the stormwater report.

*Staff Comment:* The Engineering Department has not raised any issues regarding drainage on the property and has deemed this site and development plan compliant.

6. Adequacy of recreation and open spaces;

**Applicant Response:** Recreation and open space not required with this development.

7. General site arrangement, amenities, convenience, and appearance; and

**Applicant Response:** General site arrangement and appearance is consistent with adjacent users.

8. Other standards, including but not limited to, architectural requirements as may be required.

**Applicant Response:** Understood.

*Staff Comment:* Properties zoned OPI not within an Architectural Control District are not subject to any architectural requirements.

**Conclusions/Findings of Fact (Consistency with the Land Development Code):** The subject petition has been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified, with the exception of parking space size, which is addressed through Design Alternative petition 25-72DA.

**Concurrency**

The subject petition was reviewed for public facilities capacity by the relevant departments and concurrency has been confirmed. No additional issues related to capacity have been identified.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	40.62 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	28.20 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks	Public Works	N/A	Compliance confirmed by Public Works

Facility	Department	Estimated Impact	Status
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

**Mobility**

The applicant has submitted a traffic impact analysis (TIA) for this project, which was reviewed and confirmed compliant by the City’s transportation consultant. A thorough review was done during the rezoning process when the TIA was initially submitted, and the consultant confirmed no changes were made for this application and no additional issues were identified.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	217 PM Peak Hour Trips	Compliance confirmed by City traffic consultant

**Conclusions/Findings of Fact (Concurrency/Mobility):**

No issues were identified by the Technical Review Committee regarding the Site and Development request.

**III. CONCLUSION**

**Planning Commission Report and Action**

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Petition No. 25-41SP.