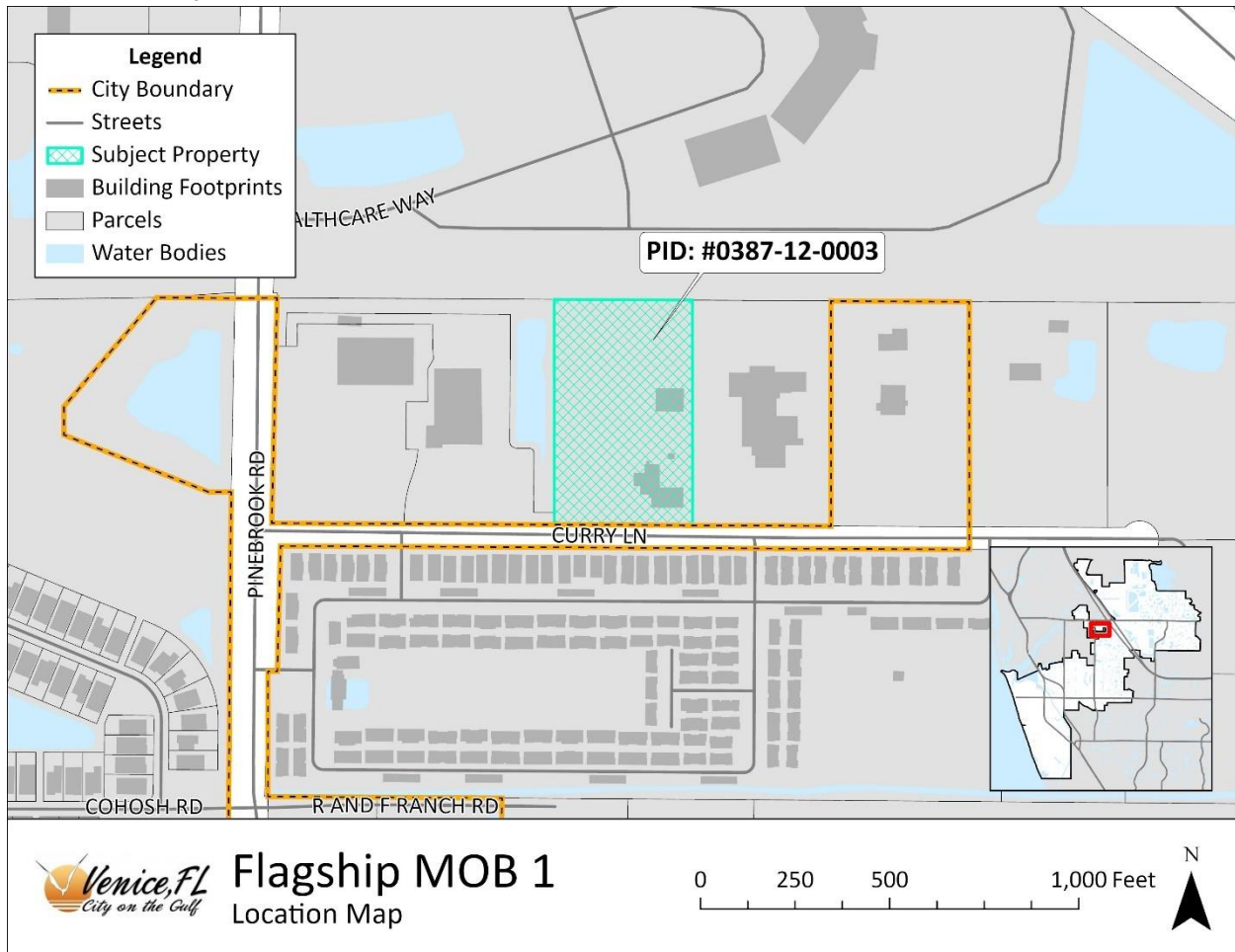


25-43HE Flagship MOB 1

Staff Report



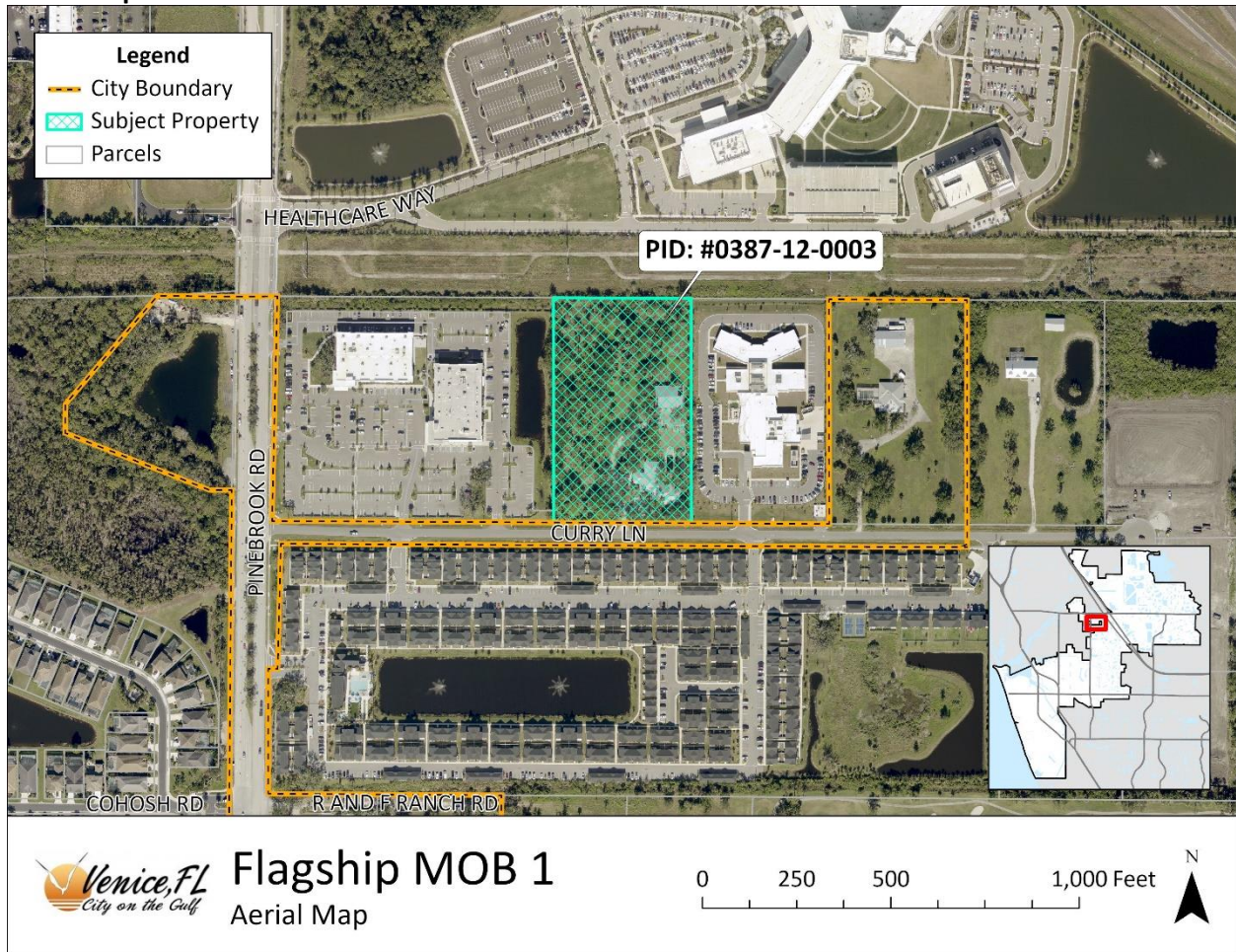
GENERAL INFORMATION

Address:	2695 Curry Lane
Requests:	Building height of 43'4" for an outpatient medical facility with ambulatory surgery center
Owner/Applicant:	Thorn Baccich, Flagship Healthcare Properties LLC
Agent:	Sydney Thornton, PE, VHB Inc.
Parcel ID:	0387120003
Parcel Size:	5.0 ± acres
Future Land Use:	Institutional Professional
Zoning:	Office, Institutional and Professional
Comprehensive Plan Neighborhood:	Pinebrook
Application Date:	June 24, 2025

I. PROJECT DESCRIPTION

The request is for a medical facility building to exceed the maximum height by right in the Office, Professional and Institutional (OPI) zoning district (35'). The proposed elevations show a height of 43'4", measured according to the definition in the City's Land Development Code. This project, which will need to be approved through the Site and Development Plan process, includes just one building on the site and will function as an outpatient facility with an ambulatory surgery center on the ground floor. The building is proposed to have a total of three floors.

Aerial map



Site Photograph



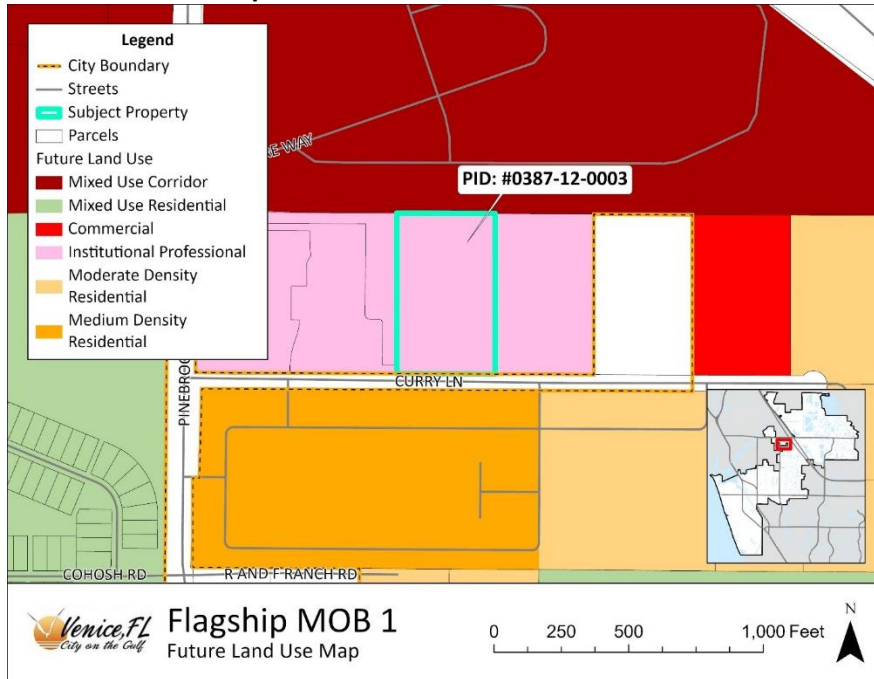
Surrounding Land Uses

Direction	Existing Land Uses(s)	Future Land Use Map Designation(s)	Current Zoning District(s)
North	Sarasota Memorial Hospital	Mixed Use Corridor	Laurel West
South	The Sophia (multifamily)	Medium Density Residential	Residential, Multi-Family 3
East	PAM rehabilitation hospital	Institutional Professional	Office, Professional and Institutional (OPI)
West	Pinebrook Medical (offices)	Institutional Professional	OPI

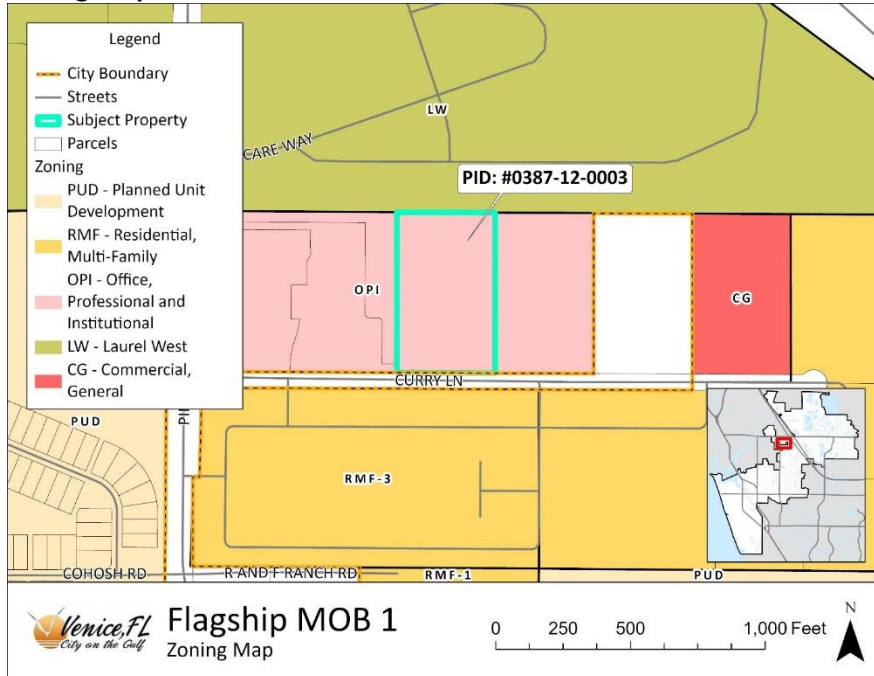
Future Land Use and Zoning

The Future Land Use designation for the subject property is Institutional Professional and the current zoning is Office, Institutional and Professional.

Future Land Use Map

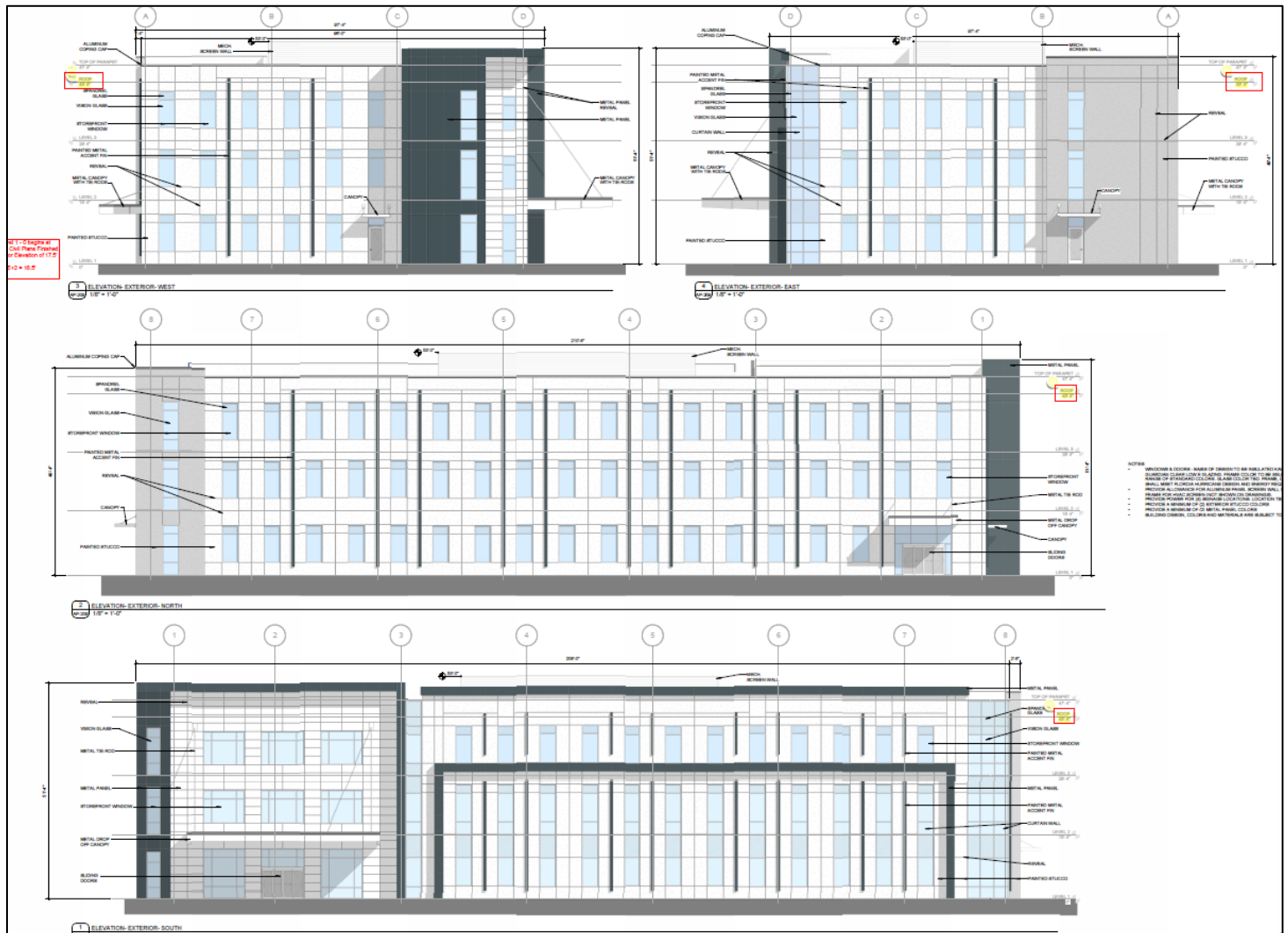


Zoning Map



[illegible]

Elevations



II. PLANNING ANALYSIS

In this section of the report, analysis of the subject height exception petition covers 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Regulations (LDRs).

Review of Comprehensive Plan Consistency

A review of the Comprehensive Plan does not produce any strategies or intents that would relate to this proposal for additional building height, either in the Land Use Element or in the Pinebrook Neighborhood element. A review of other elements and strategies did not produce any other relevant considerations for the project, and no inconsistencies have been identified with this proposal.

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

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Government future land use designation, strategies found in the Pinebrook Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Review of Land Development Code Compliance

The proposed Height Exception Petition is consistent with the OPI development standards relevant to this proposal, which are found in Chapter 87, Sec. 2.2.3.A.

Standard	By Right/Height Exception	Proposed
Height (max)	35'/46'	43'4"

1.2.C.8 Land Use Compatibility Analysis

Height Exception applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from this section are reproduced in the report, with applicant responses in **bold** and a summary staff comment.

- 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.

- (a) 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: The current use is nonconforming, as it is a single-family home in the OPI district, and the proposed medical use is consistent with the zoning. The building is proposed to be located on the north side of the property, nearer to the stormwater area of the hospital property than to Curry Lane and the multifamily across the street. Most other single family along the street is also proposed for redevelopment, although one application for property to the southeast was not approved; however, the zoning on that parcel is RMF-1 so it is likely that a multifamily project will get developed in the future.

The intensity proposed here is consistent with the future land use at 0.248 FAR, although it is important to remember that a height exception approval does not grant approval of the site plan overall. Setbacks and buffers will be required to meet current LDC requirements when the site and development plan is reviewed.

1.12.3 Decision Criteria

In reaching a decision on this request, the Council (with recommendation from the Planning Commission) shall be guided in its decision to approve, approve with conditions, or deny by the following considerations (applicant responses included in **bold** along with summary staff comment.):

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: Proposed development is consistent with the City's Comprehensive Plan.

2. General compatibility with adjacent properties and other properties in the district;

Applicant Response: The proposed use is compatible with the surrounding neighborhood. There are existing medical office buildings to the east and west of this property, and the Sarasota Memorial Hospital sits to the north.

3. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;

Applicant Response: This building is consistent in size, bulk, and aesthetics with the adjacent medical office buildings. This building will propose a more consistent mixture of uses in the immediate vicinity.

4. Required yards and other open space;

Applicant Response: There are no required yards or open space.

5. Screening and buffering, with reference to type, dimensions and character;

Applicant Response: The front of the property adjacent to Curry Lane has 10' Type 2 Landscape Buffer and a 20' building setback, the side yards have no buffer requirement with a 10' building setback, and the back has a 15' building setback and 15' Type 3 Landscape Buffer. All buffers and setbacks are met.

6. Any special requirements set out in Section 2 of this chapter for the particular use involved;

Applicant Response: OPI sets the maximum height at 46' with a height exception.

Summary Staff Comment:

This proposal for a medical facility in the OPI zoning district meets all the requirements of the Height Exception process. A site and development plan application has been filed for this project, but it has not yet been deemed complete and therefore a sufficiency review by the Technical Review Committee (TRC) has not taken place. The site and development plan would be required to comply with the maximum

height approved through this petition, and approval of this height exception request does not grant approval of any site plan or elevations shown. Buffers and setbacks are required to be compliant with the LDC, and the types of buffers and width of setbacks indicated by the applicant in their response are accurate. The surrounding area is primarily medical use at this time, with multifamily across Curry Lane.

1.12.4 Conditions of Approval

The City may impose conditions that are found necessary to ensure that a height exception is compatible with adjacent properties and that negative impact on the surrounding uses and public facilities is minimized. These conditions may include, but are not limited to, the following:

1. Larger setback areas;
2. Limiting the building structure height, size or lot coverage, and/or location on the site;
3. Requiring additional landscaping, screening, and buffering;
4. Requiring additional fences and/or walls; and
5. Requiring additional standards for the location, design, and/or intensity of outdoor lighting and signage.

Conclusions/Findings of Fact (Compliance with the Land Development Regulations):

The subject petition has been processed with the procedural requirements to consider a height exception. In addition, the petition has been reviewed by the TRC and no issues regarding compliance with the Land Development Code were identified.

III. CONCLUSION

Planning Commission Report and Action

Upon review of the petition 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 make a recommendation to City Council on Height Exception Petition No. 25-43HE.