



# Height Exception



## Medical Office Building on Curry Lane

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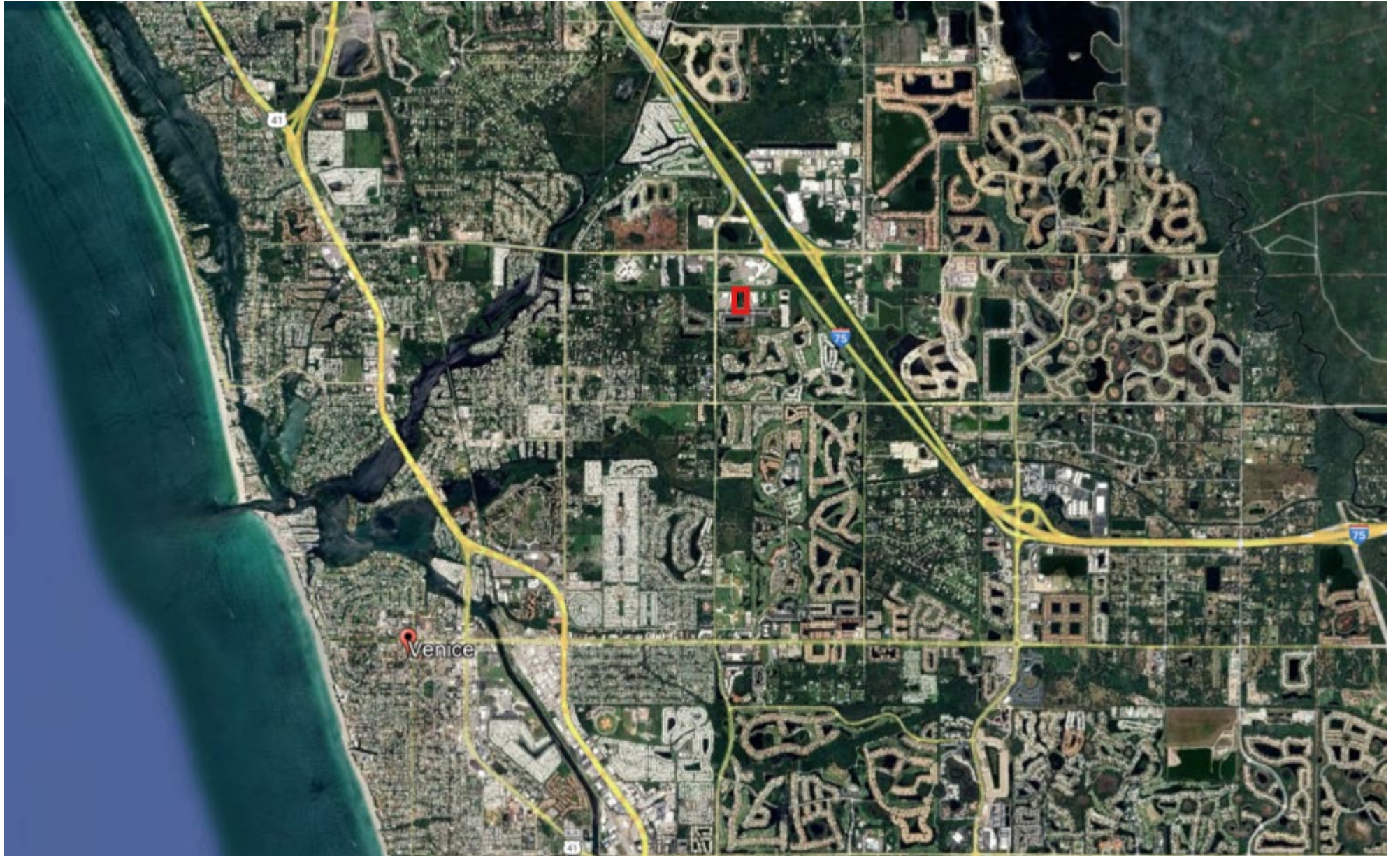
September 2, 2025

## Project Description

- 3-Story Medical Office Building
- Bottom Floor proposed use is an Ambulatory Surgery Center
- This project is anticipated to create 100 healthcare jobs
- The facility will address the growing demand for outpatient services, intensified by the expansion of the Sarasota Memorial Health System and to provide convenient surgery and outpatient services for the community.



# Location





## Location



# Project Description

- City Code permits 3-Story buildings with 35 feet of height by right and the ability to request an exception to 46 feet.
- Request is for 43 feet 4 inches of building height.
- Medical office and surgery centers have specific ceiling and floor height standards to accommodate surgical equipment, meet health care standards and to accommodate overhead and ceiling utilities and services.
- We have applied the City's compatibility techniques to mitigate the additional 8 feet 4 inches, including providing open space around the site, increasing building setbacks from the property lines, and screening mechanical equipment.





Architectural Rendering  
City of Venice, Curry Lane

# Project Description

- Recommended ceiling heights for surgery center rooms is 12 - 16 feet of clear height with 2.5 - 3 feet of interstitial space between and above each floor for services.
- Typical surgery center buildings with three stories range in building height from 42 to 49 feet, we have minimized our design to the low range of these standards at the requested 43 feet 4 inches.
- We have located the structure at the rear of the lot to minimize any impacts to adjoining properties and provided screening of all roof top equipment.
- Along the rear of the property, we adjoin the SMH Campus and an FPL Power Transmission line that is approximately 55-60 feet in height.

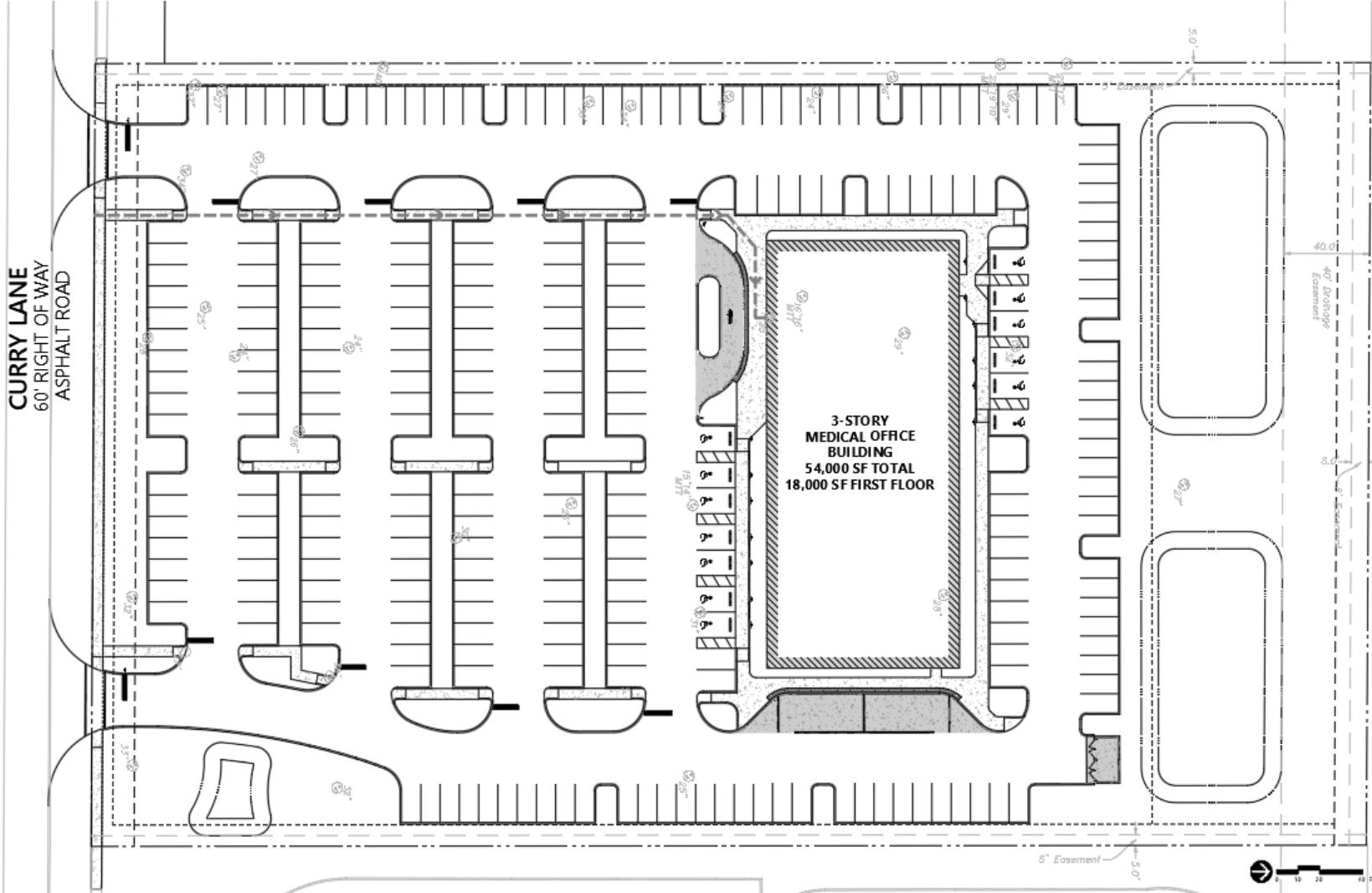
## ADJACENT LAND USES

- Sarasota Memorial Hospital to the North
  - Two-Story Medical Office building to the East
  - Two-Story Medical Office building to the West
  - Multifamily residential to the South
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- The proposed building is set back substantially further from the roadway than the neighboring buildings, which will lessen the visual height difference from the roadway.





# Overall Site Plan



## Current Code Standards

- City of Venice: 46' Maximum allowable for OPI with a Height Exception
- American Society of Civil Engineers 24 Flood Code: Finished Floor at a minimum of Base Flood Elevation +2', or the 500 year flood elevation, whichever is higher
- Federal Urban Development Guidelines 2025: Lowest floor elevation to be Base Flood Elevation + 2', minimum
- Sarasota Memorial Hospital adjacent to this site was granted a height Exception to go to 150'



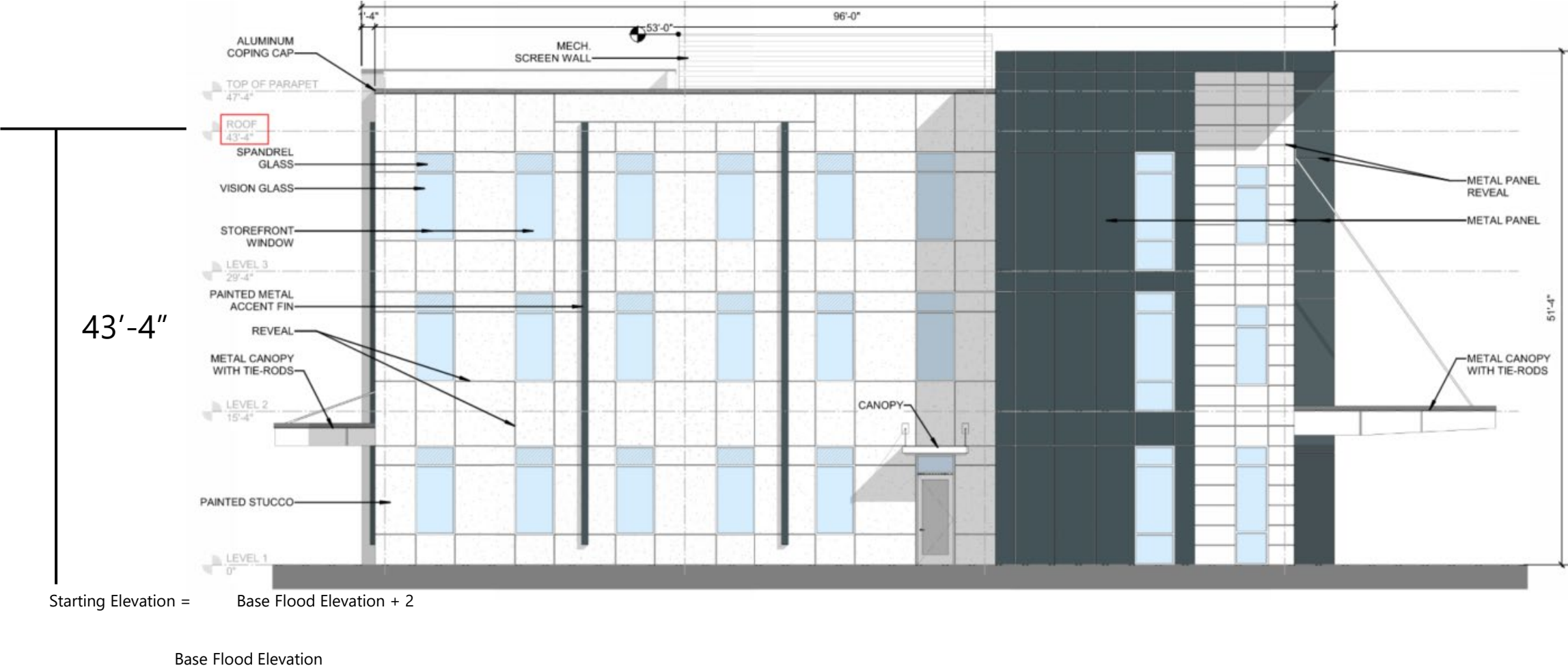
## Stormwater Design and Building Height

Base Flood elevation is based on the 100 year flood elevation. This site is in Zone X, so the 100 year flood elevation is based on our stormwater calculations.

We designed the site to retain the 100 year storm event in onsite ponds. The onsite ponds stage up to 14.5' in the 100 year storm. That 14.5' becomes the Base Flood Elevation.

With the current code requirements, that means our finished floor has to be set at 16.5' at the minimum. We set the building finished floor at 17.5' to leave room for construction tolerance and to ensure we stay above the minimum standards.

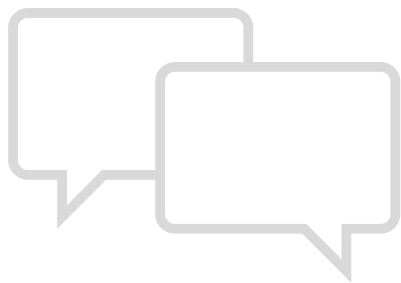
# Height Request



# City of Venice Height Exemption Criteria

- Compliance with all applicable elements of the Comprehensive Plan
  - Proposed development is consistent with the Comprehensive Plan
- General Compatibility with adjacent properties and other properties in the district
  - The proposed use is compatible with the adjacent medical office buildings and Sarasota Memorial Hospital
- Scale of development. The relationship or development in terms of its size, height, bulk, massing, intensity, and aesthetics
  - The scale of development is consistent with the adjacent medical office buildings and hospital use
- Required Yards or other open space
  - Not applicable
- Screening and Buffering, with reference to type, dimensions, and character
  - Front of property adjacent to Curry Lane has a 10' Type 2 Landscape Buffer, and the back has a 15' Type 3 Landscape Buffer. Side Yards have no buffer requirement.
- Any special requirements set out in Section 2 of this chapter for the particular use involved
  - OPI sets the maximum height at 46' with a height exception





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