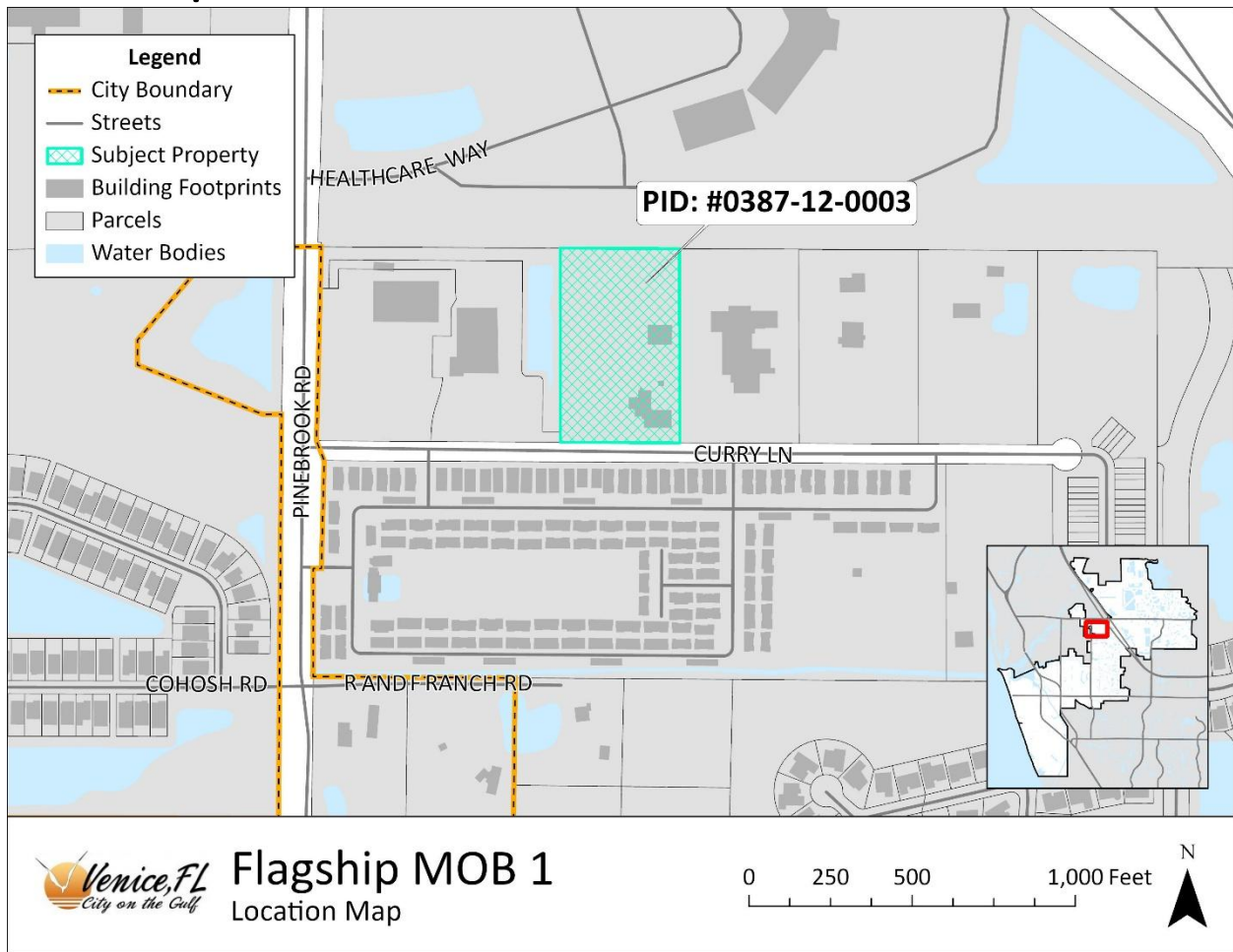


25-72DA Flagship MOB #1

Staff Report



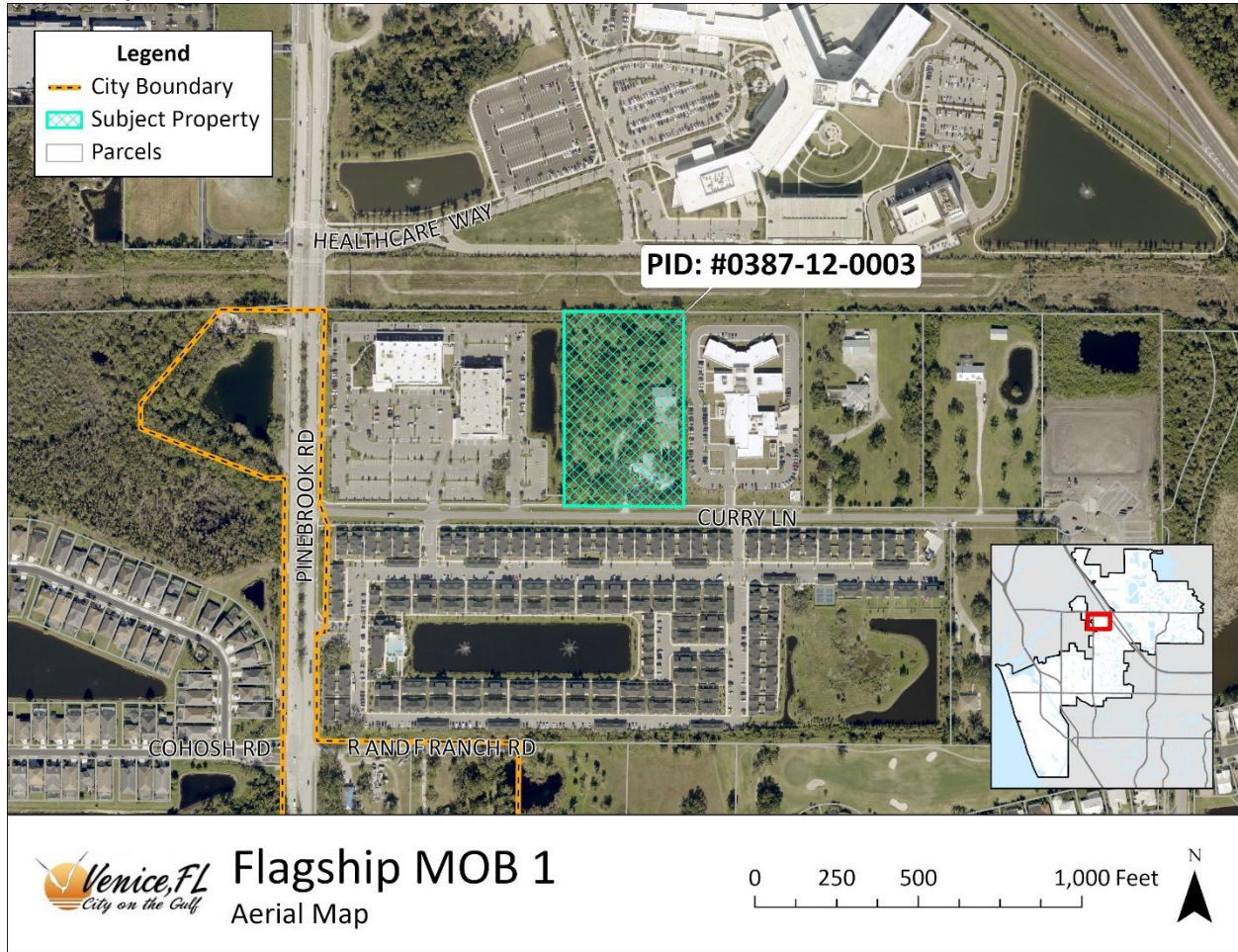
GENERAL INFORMATION

Address:	2695 Curry Lane
Request:	Design alternative for 9'x18' parking spaces on a portion of the site
Owner/Applicant:	Thorn Baccich, Flagship Healthcare Properties
Agent:	Sydney Thornton, VHB
Parcel ID:	0387120003
Parcel Size:	5.0± acres
Future Land Use:	Institutional Professional
Zoning:	Office, Professional and Institutional
Comprehensive Plan Neighborhood:	Pinebrook
Application Date:	October 24, 2025
Associated Petitions:	25-41SP

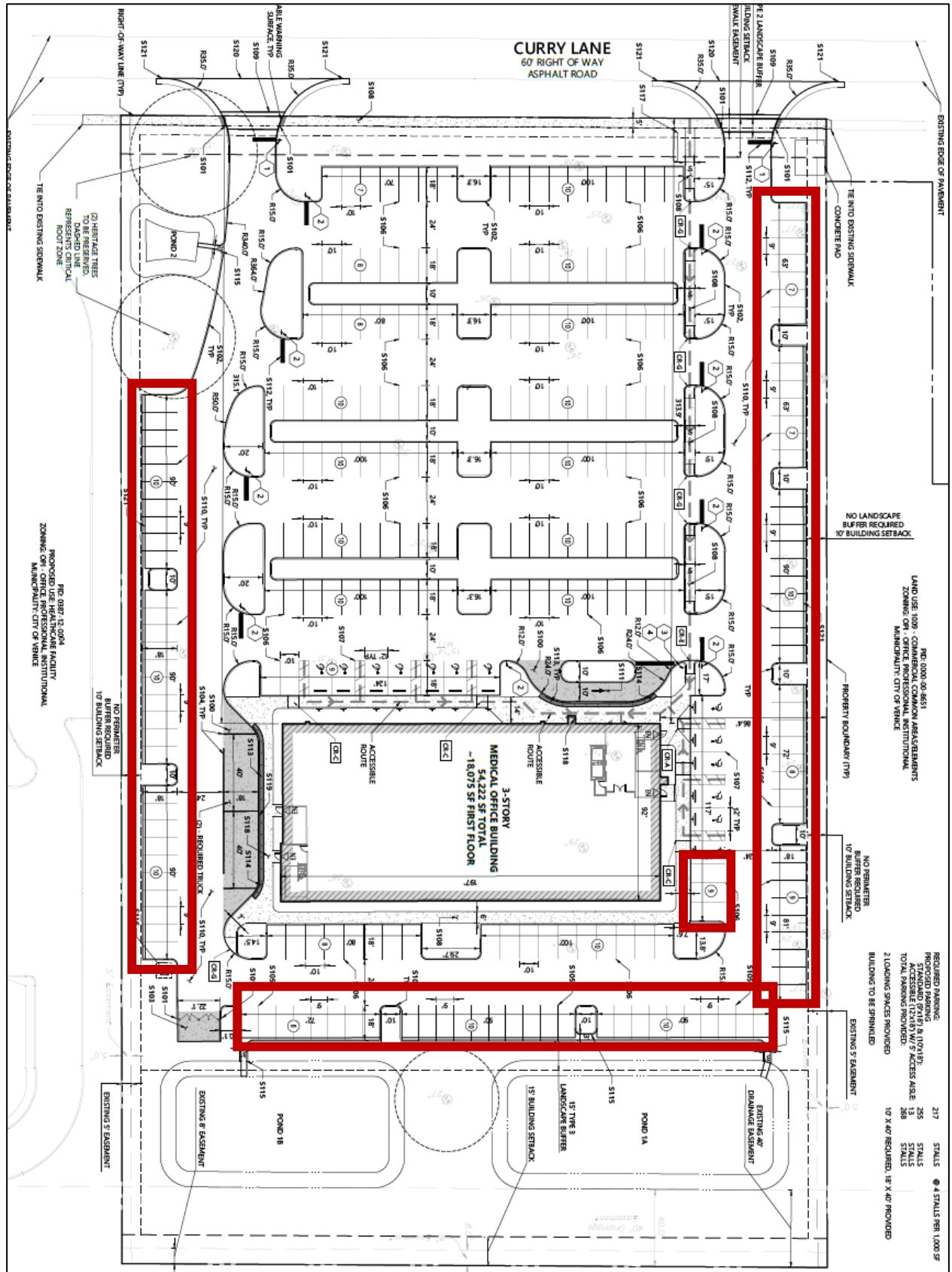
I. PROJECT DESCRIPTION

Section 87-3.6.5.B.1 permits applicants to request a design alternative for parking space dimensions other than 10' wide by 18' long. The applicant is proposing to have some 9'x18' parking spaces mostly around the perimeter of the site, consisting of 39% of the total parking (excluding handicap spaces), in order to meet the requirements for number of parking spaces and meet the expected demand for the use. The remaining 61% of spaces would be compliant with the 10'x18' requirement. No other code modifications would be required to accomplish the proposed site plan.

Aerial Map



Site Plan (with reduced spaces highlighted)



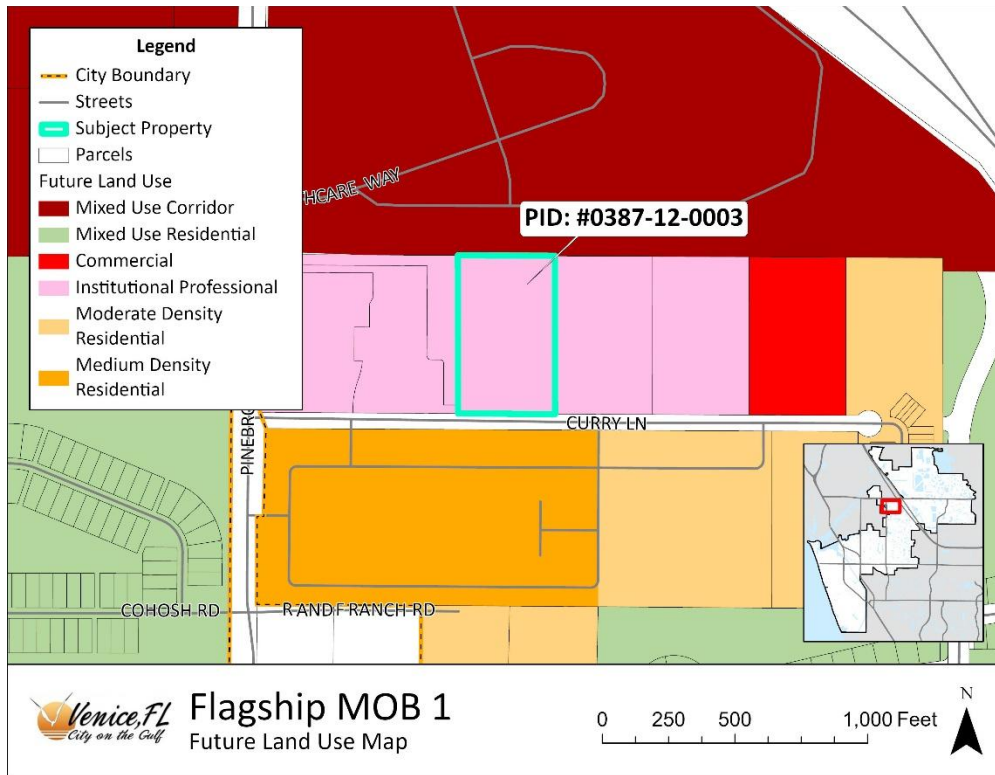
Site Photographs



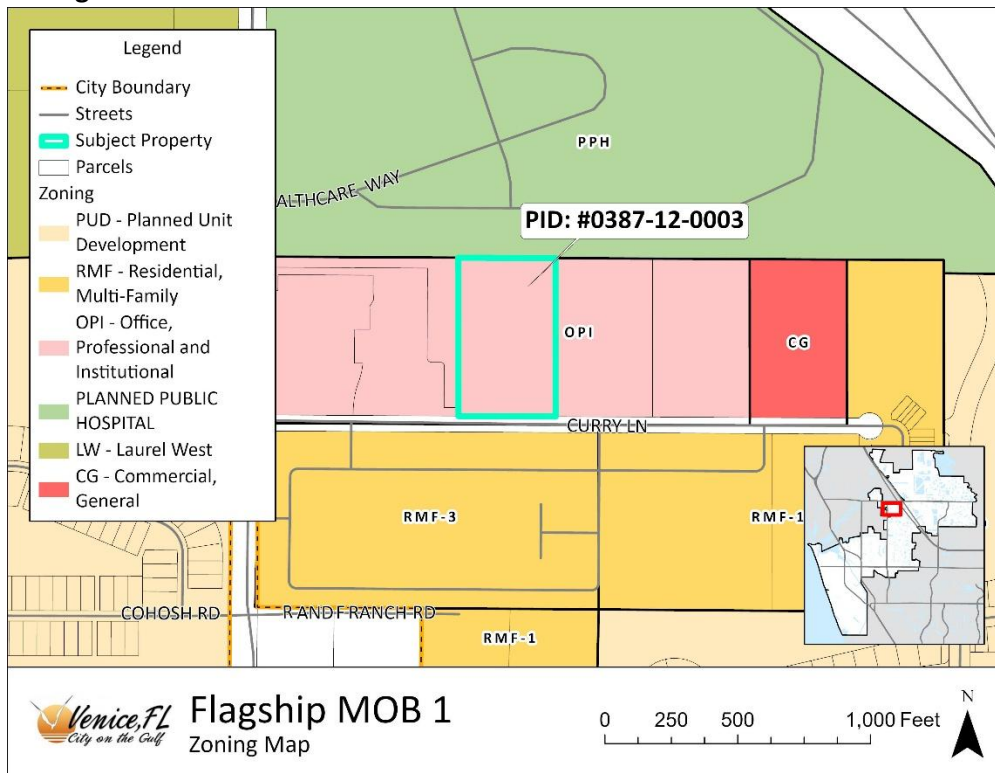
Future Land Use and Zoning

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

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

Comprehensive Plan

There are no Comprehensive Plan intents or strategies that relate to a request for alternative parking space dimensions.

Conclusions/Findings of Fact (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.

Land Development Code

The subject petition has been processed with the procedural requirements for a design alternative. In addition, the petition has been reviewed by the Technical Review Committee.

Section 87-3.6.5.B.1 authorizes applicants to request an alternative for parking space dimensions, and it does not give parameters for this request. 9’x18’ is the typical request for alternate dimensions, but there is no allowable range set by the LDC nor are there suggestions for an ideal size or mix of sizes when an alternative is requested.

1.11.3. Decision Criteria

Proposed design alternatives may be approved or denied separately or have stipulations imposed deemed appropriate for the request. The reviewing body shall consider the following criteria in making its determination:

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;
2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;
3. Whether the design alternative will permit superior design, efficiency, and performance;
4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and
5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

Summary Staff Comment: The alternative parking space dimensions are not expected to have any impact on adjacent uses or public facilities, especially considering that the size difference will allow the site to land within the required range of total number of spaces for the proposed medical office use. 9'x18' spaces are common in other jurisdictions, although 10'x18' provides ample space for large vehicles and children and elderly persons who may be entering/exiting a vehicle. There are no other modifications requested and this request aims to allow a design for 25-41SP that is otherwise compliant with all aspects of the LDC.

Conclusions/Findings of Fact (Compliance with the Land Development Code): The subject petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

III. CONCLUSION

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 to take action on Design Alternative Petition No. 25-72DA.