

1.12.3 Decision Criteria

- A. In reaching a decision regarding the height exception as submitted, the Council shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:
1. Compliance with all applicable elements of the Comprehensive Plan;
Proposed development is consistent with the City's Comprehensive Plan.
 2. General compatibility with adjacent properties and other properties in the district;
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;
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;
There are no required yards or open space.
 5. Screening and buffering, with reference to type, dimensions and character;
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.
OPI sets the maximum height at 46' with a height exception.