

25-41SP & 25-72DA  
FLAGSHIP MOB #1

## General Information

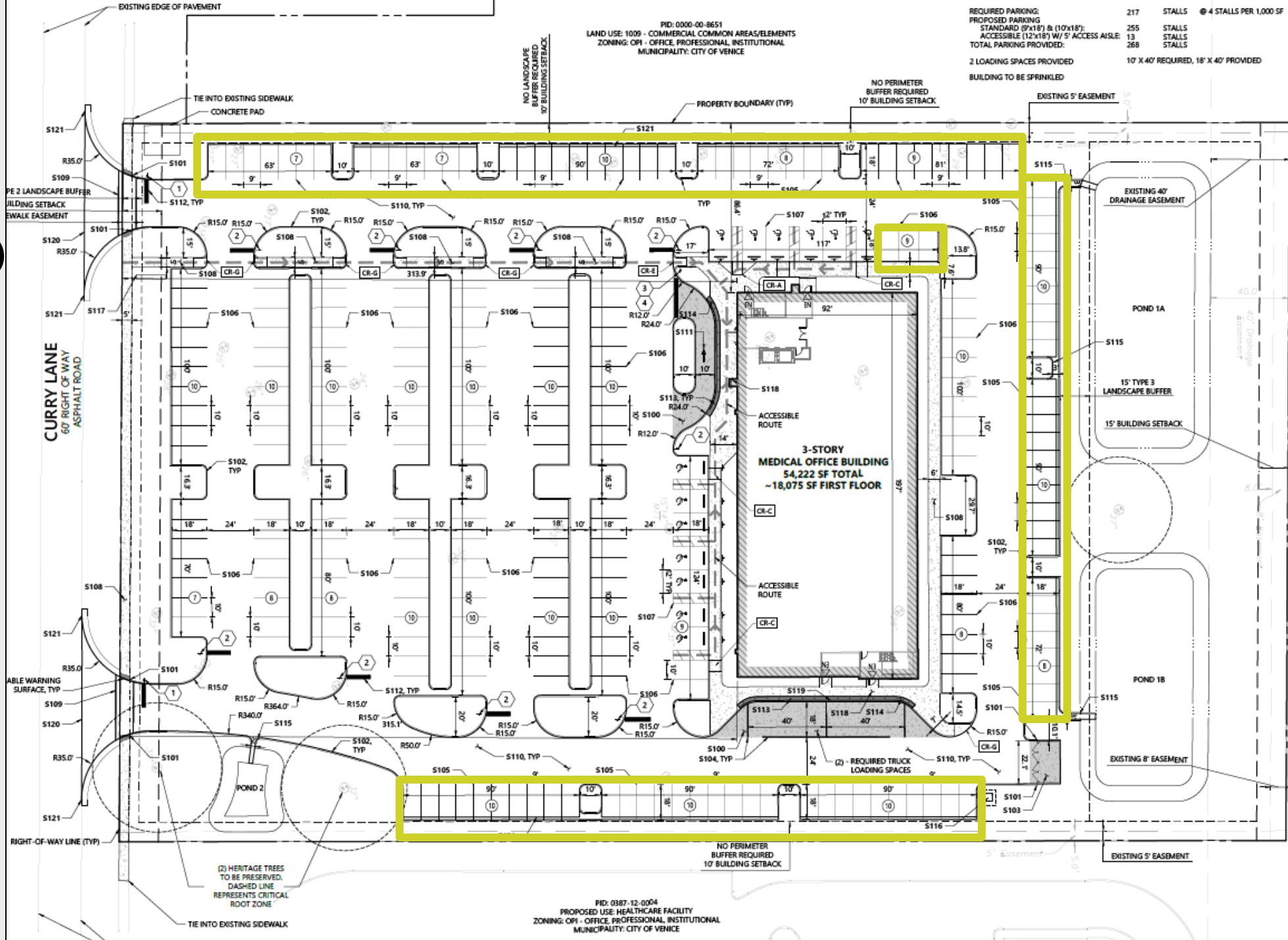
<b>Address:</b>	2695 Curry Lane
<b>Request:</b>	SP: Development of a medical office building DA: 9'x18' parking spaces on a portion of the site
<b>Owner:</b>	Thorn Baccich, Flagship Healthcare Properties
<b>Agent:</b>	Sydney Thornton, VHB
<b>Parcel ID:</b>	0387120003
<b>Parcel Size:</b>	5.0± acres
<b>Future Land Use:</b>	Institutional Professional
<b>Zoning:</b>	Office, Professional and Institutional
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook
<b>Application Date:</b>	SP: September 29, 2025 DA: October 24, 2025



# Project Description

- ▶ SP: Three-story, 54,222 square-foot medical office building
  - ▶ Granted a height exception (25-43HE) on September 23, 2025 for up to 43.33 feet – consistent with current proposal
  - ▶ Will provide outpatient medical care in growing healthcare area of Pinebrook Neighborhood
- ▶ DA: Section 87-3.6.5.B.1 permits request for parking space dimensions other than 10' wide by 18' long
  - ▶ Proposing some 9'x18' parking spaces (39% of total parking, excluding handicap spaces) to meet requirements for number of spaces and meet expected demand for the use
  - ▶ Remaining 61% of spaces would be 10'x18'
  - ▶ No other code modifications required to accomplish proposed site plan

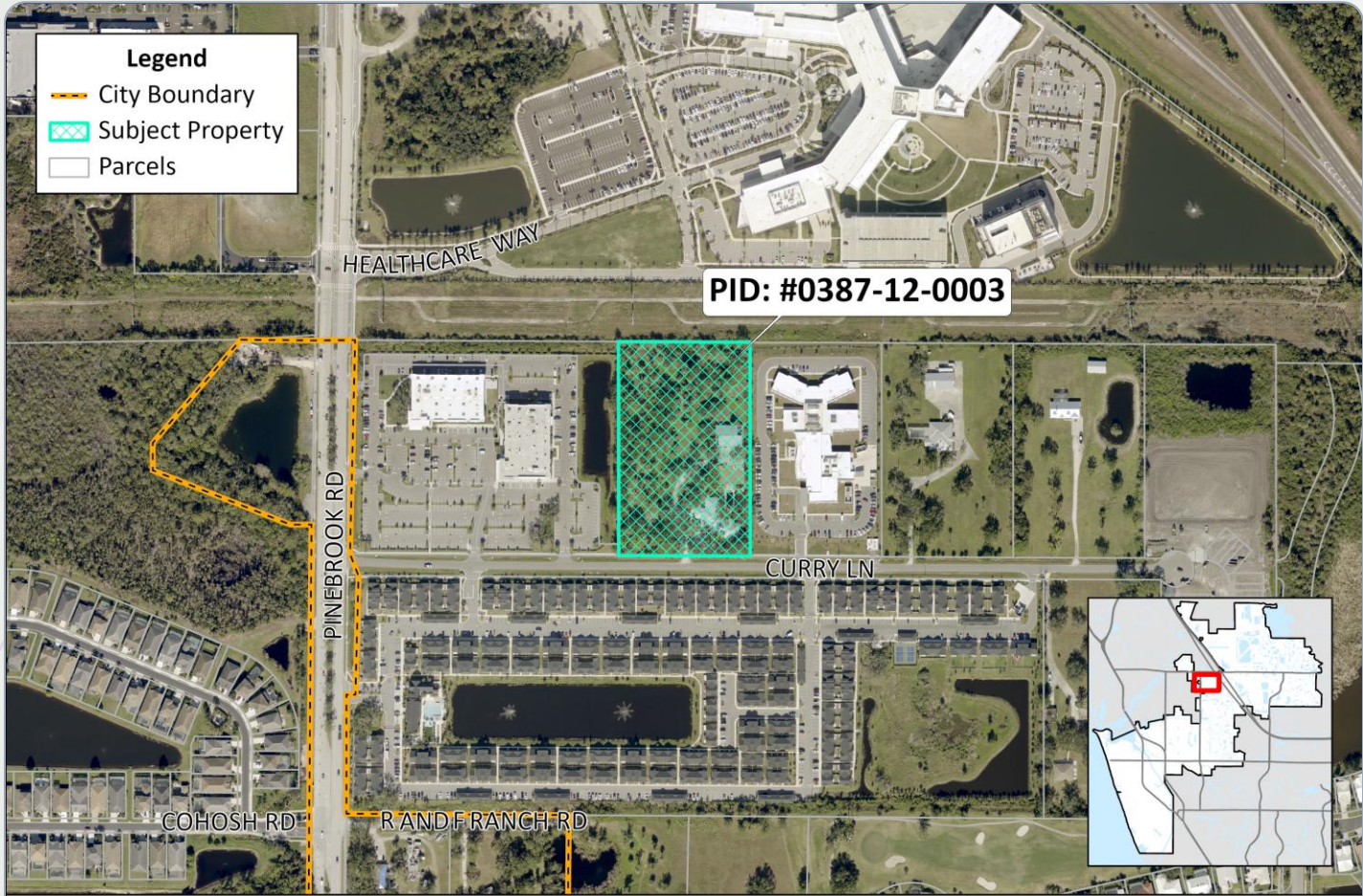
# PROPOSED PLAN





# ELEVATIONS

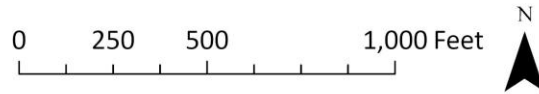




# Aerial Map



Flagship MOB 1  
Aerial Map





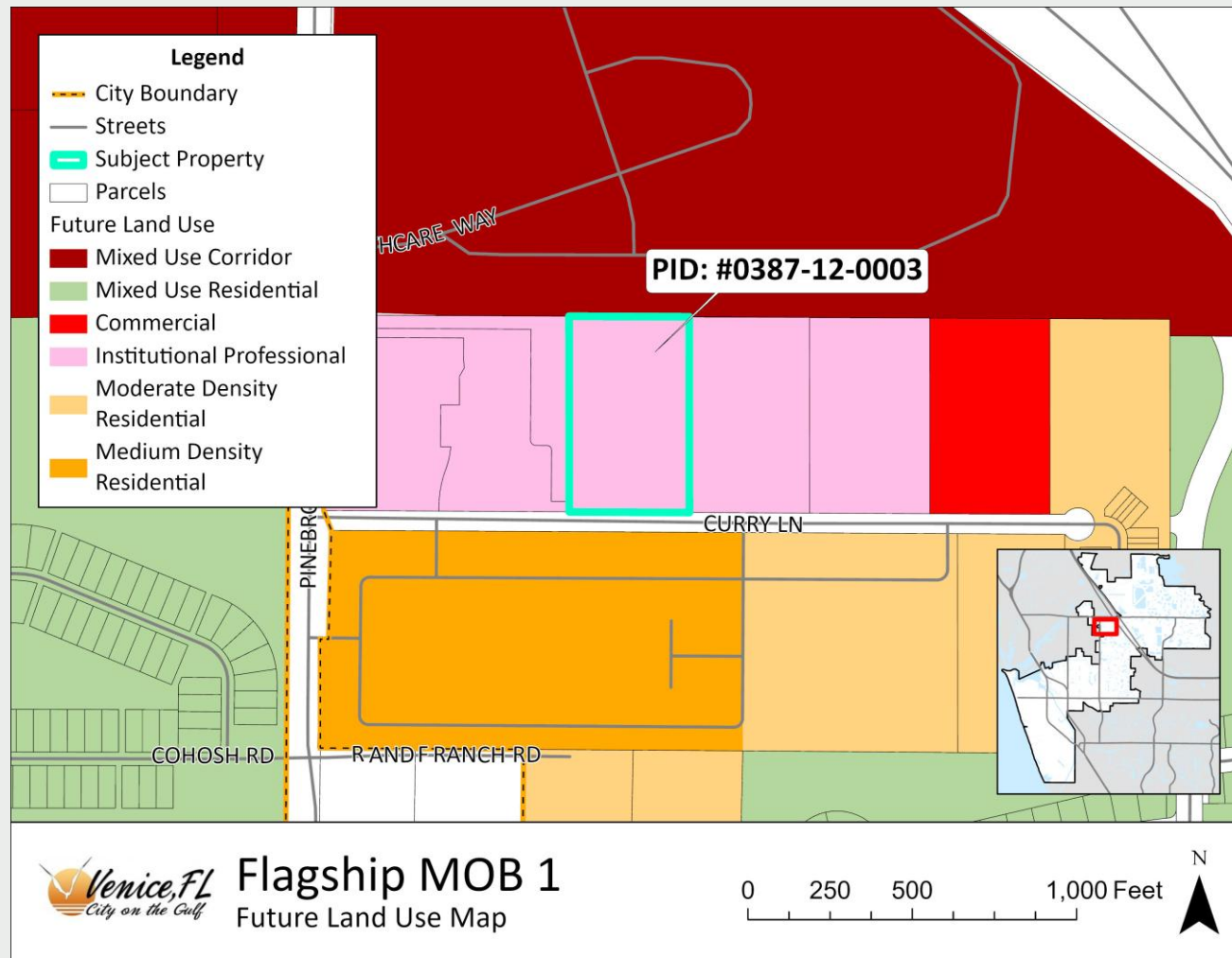
# EXISTING CONDITIONS

Site Photographs, Future Land Use Map, Zoning Map, Surrounding Land Uses

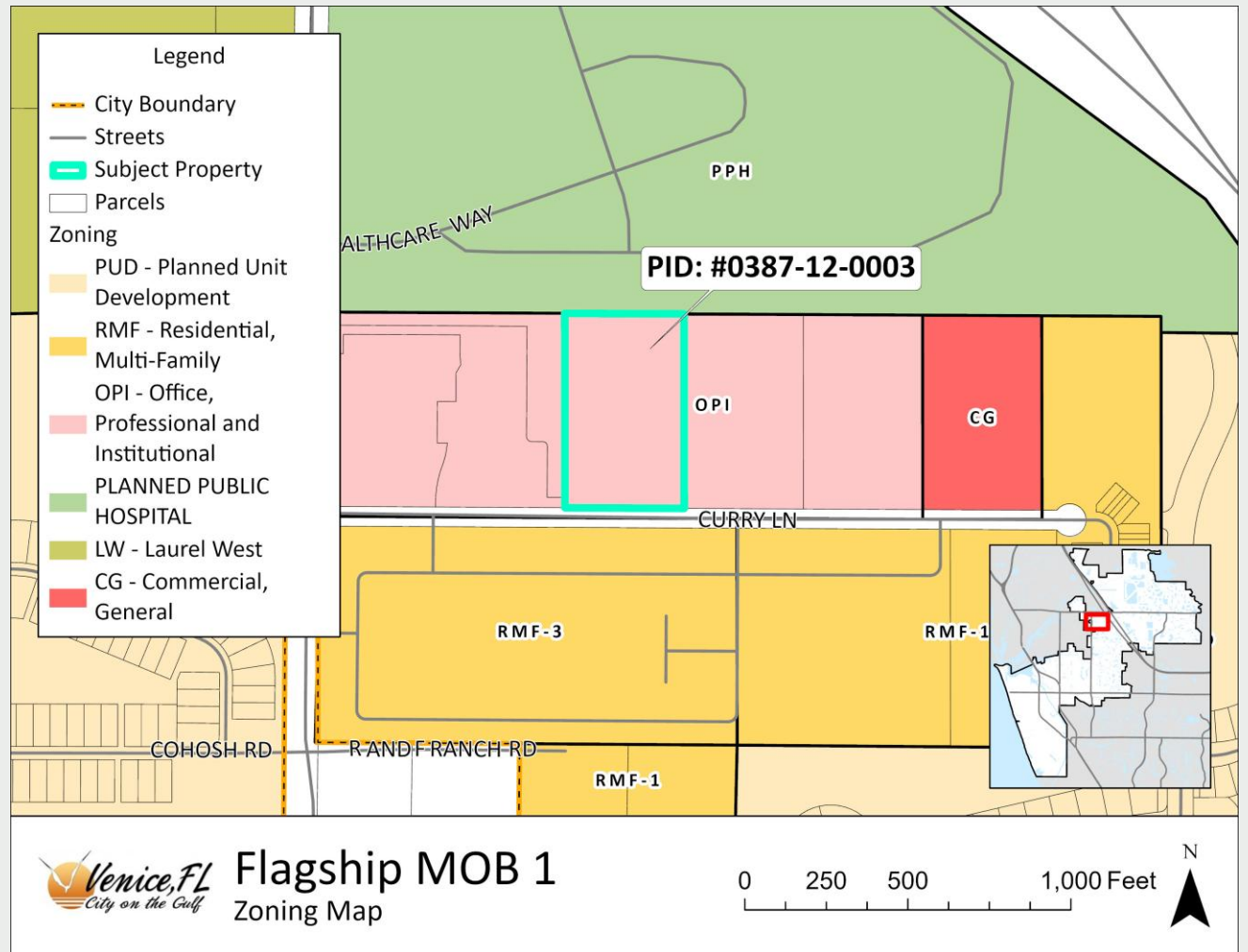


# SITE PHOTOGRAPHS

# FUTURE LAND USE MAP



# ZONING MAP






# Surrounding Land Uses

<b>Direction</b>	<b>Existing Land Uses(s)</b>	<b>Current Zoning District(s)</b>	<b>Future Land Use Map Designation(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



# PLANNING ANALYSIS


Comprehensive Plan, Land Development Code,  
Concurrency & Mobility



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

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

Consistency with the Comprehensive Plan



CONCLUSIONS/  
FINDINGS OF FACT  
(COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with the Institutional Professional 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.

Standard	OPI Zoning Requirement	Provided
<b>Setbacks:</b> <b>Front</b> <b>Side</b> <b>Rear</b>	Front:20' Side: 10' Rear: 15'	Front: >290' Side: 86.4' Rear:>120'
<b>Building Height (max)</b>	43' 4" (25-43HE)	43' 4"
<b>Parking (min/max)</b>	216/325 spaces	268 spaces
<b>Lot Coverage (max)</b>	40%	8%

Compliance with the Land Development Code

# Compatibility

► May be considered for additional mitigation standards (property subject to the JPA/ILSBA, 87-4.4.B):

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.



# Site and Development Plan Decision Criteria

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.



# Design Alternative Decision Criteria

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.



CONCLUSIONS/  
FINDINGS OF FACT (LAND  
DEVELOPMENT CODE):

- The subject Site and Development has been processed according to the procedural requirements. In addition, the petition has been reviewed by the TRC and no issues regarding compliance with the Land Development Code were identified, with the exception of parking dimensions addressed by 25-71DA.
- The subject Design Alternative has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

# Concurrency and Mobility

Facility	Department	Estimated Impact	Status
<b>Potable Water</b>	Utilities	40.62 ERUs	Compliance confirmed by Utilities
<b>Sanitary Sewer</b>	Utilities	28.20 ERUs	Compliance confirmed by Utilities
<b>Solid Waste</b>	Public Works	N/A	Compliance confirmed by Public Works
<b>Parks</b>	Public Works	N/A	Compliance confirmed by Public Works
<b>Drainage</b>	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

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



# 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 for the Planning Commission to take action on Site and Development Plan Petition No. 25-41SP and Design Alternative Petition No. 25-72DA.