

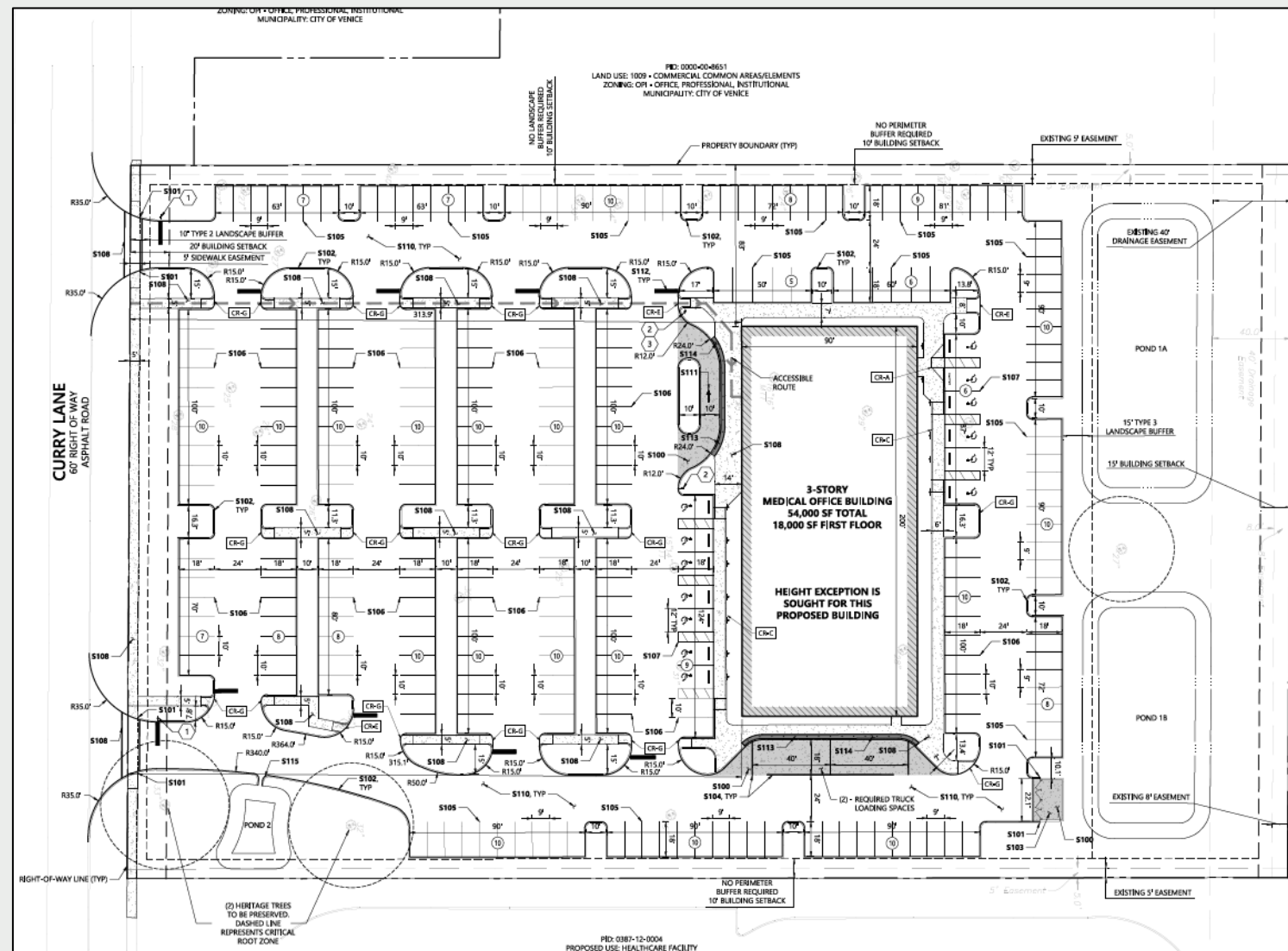
HEIGHT EXCEPTION PETITION
NO. 25-43HE
FLAGSHIP MOB 1

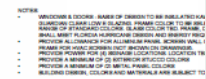
General Information	
Address:	2695 Curry Lane
Request:	Building height of 43'4" for an outpatient medical facility with ambulatory surgery center
Owner:	Thorn Baccich, Flagship Healthcare Properties LLC
Agent:	Sydney Thornton, PE, VHB Inc.
Parcel ID:	0387120003
Parcel Size:	5.0 ± acres
Future Land Use: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



Background & Project Description

- Medical facility building to exceed the max height in OPI zoning
- Proposed elevations show a height of 43'4"
 - 1 building
 - Outpatient facility, ambulatory surgery center on ground floor
 - Total of three floors
- Project will need to be approved through Site and Development Plan process

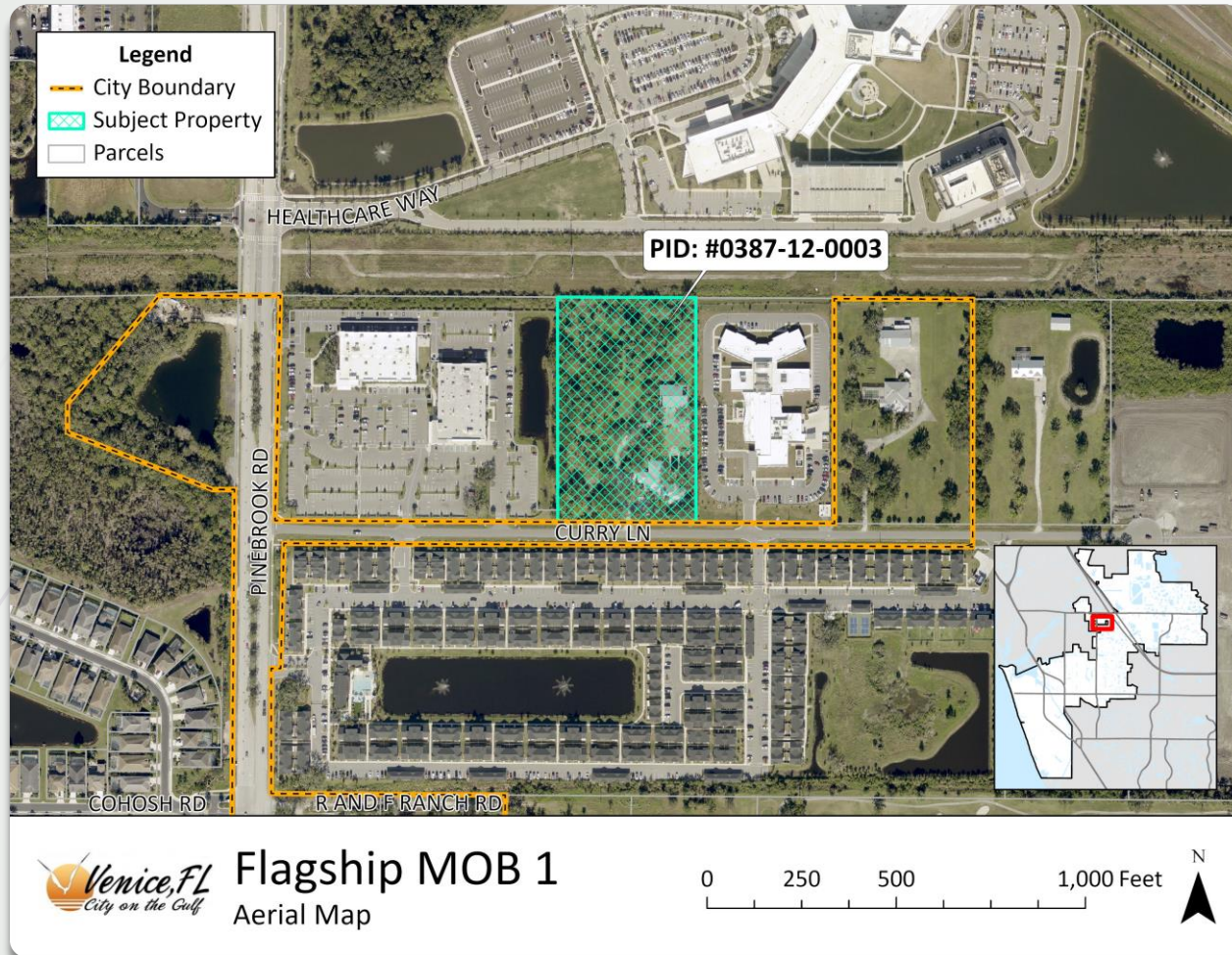




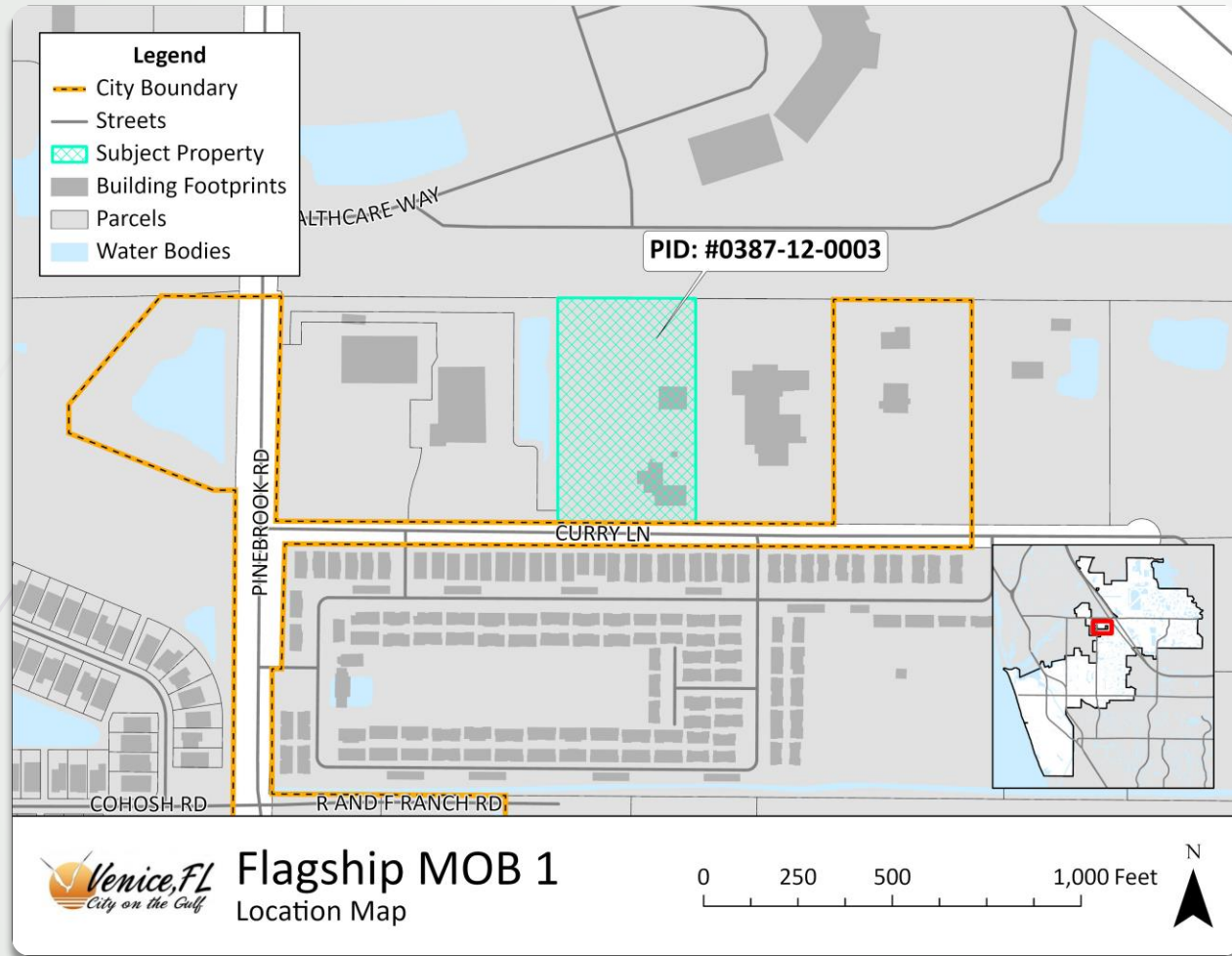
RENDERING



LS3P



Aerial Map



Location Map



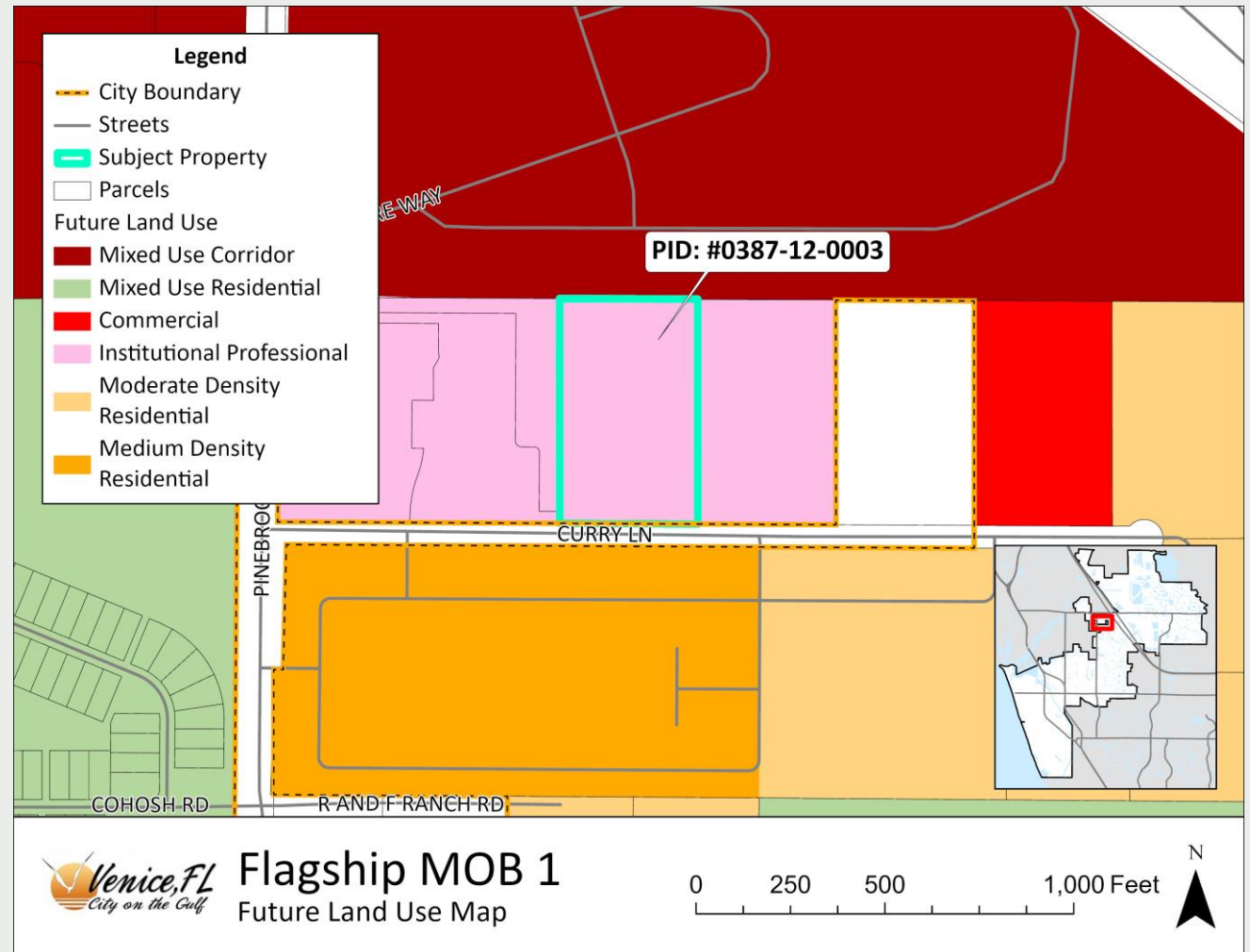
EXISTING CONDITIONS

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

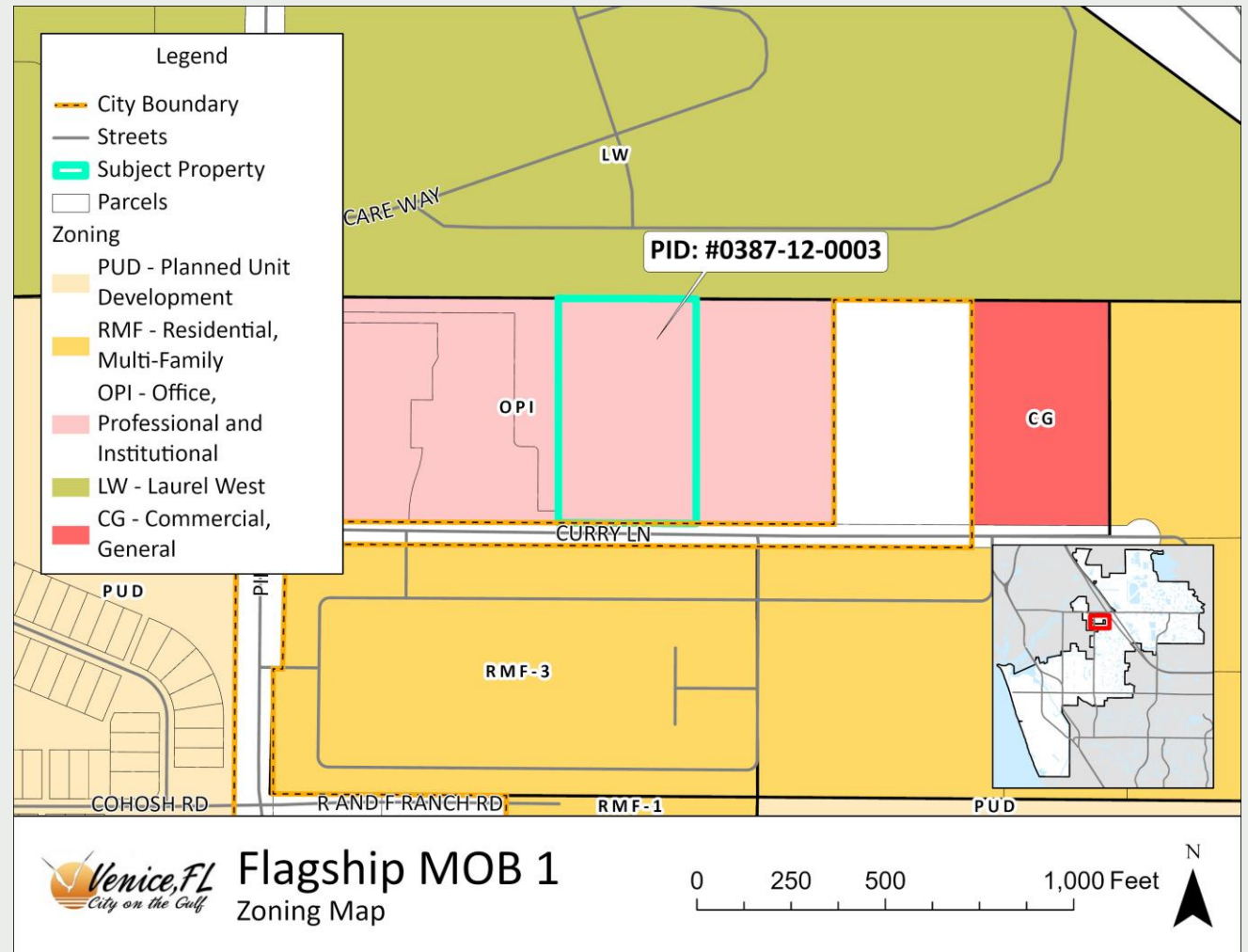
SITE PHOTOGRAPH



FUTURE LAND USE MAP



ZONING MAP





Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(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



PLANNING ANALYSIS

Comprehensive Plan & Land Development Code

- 
- No strategies or intents relate to this proposal in Land Use or Pinebrook Neighborhood elements
 - No other relevant considerations for the project in other elements
 - No inconsistencies identified

Consistency with the Comprehensive Plan

CONCLUSIONS/
FINDINGS OF FACT
(COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with Land Use Element strategies, the Pinebrook Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

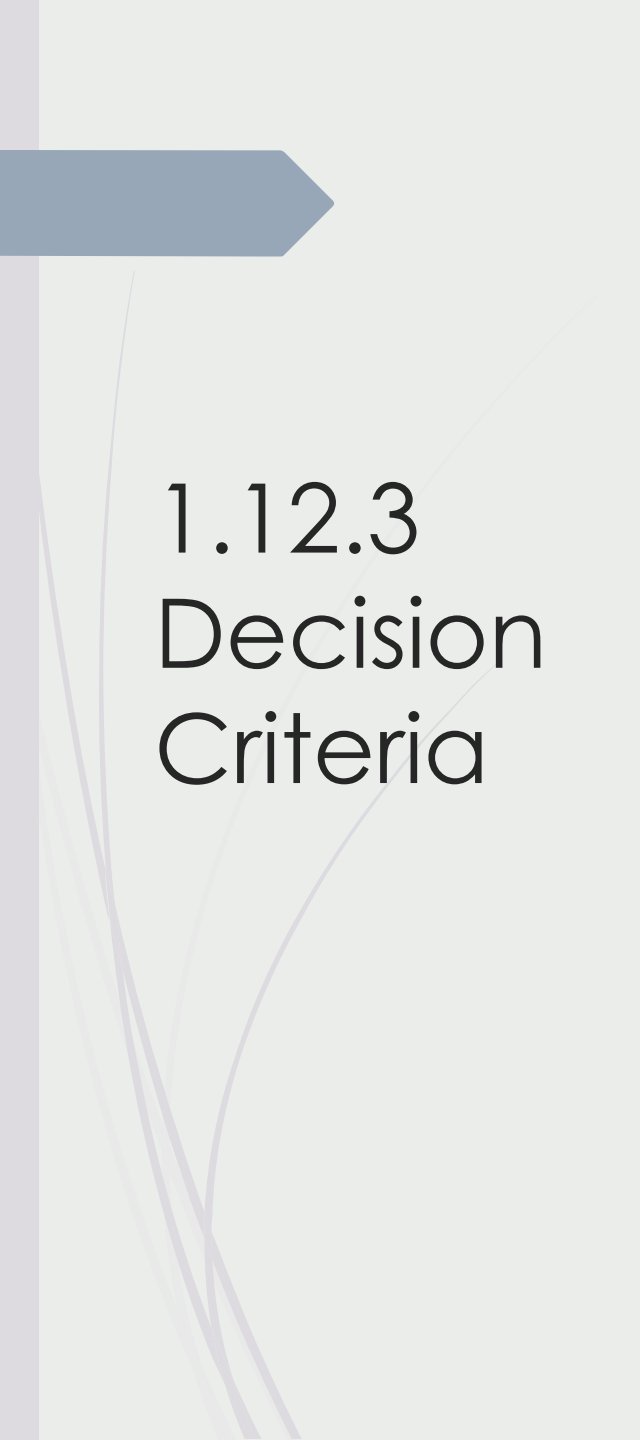
Table 2.2.3.A - OPI Development Standards

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

➤ **1.2.C.8 Land Use Compatibility Analysis** - Responses in staff report

- Site plan must comply with LDC
- Existing nonconforming use
- Adjacent single-family uses also proposed for development
- Intensity consistent with FLU requirement of 0.5 FAR (0.248 FAR)
- Buffers to north and south will be required
- Surrounding uses primarily medical and multifamily

Compliance with the Land Development Code



1.12.3 Decision Criteria

1. Compliance with all applicable elements of the Comprehensive Plan;
2. General compatibility with adjacent properties and other properties in the district;
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;
4. Required yards and other open space;
5. Screening and buffering, with reference to type, dimensions and character;
6. Any special requirements set out in Section 2 of this chapter for the particular use involved.



1.12.4

Conditions of Approval

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 (LAND
DEVELOPMENT CODE):

- 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.



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 make a recommendation to City Council on Height Exception Petition No. 25-43HE.