

**CITY OF VENICE, FLORIDA
CITY COUNCIL
ORDER NO. 25-43HE**

AN ORDER OF THE VENICE CITY COUNCIL APPROVING HEIGHT EXCEPTION PETITION NO. 25-43HE FOR THE PROPERTY LOCATED AT 2695 CURRY LANE, PID NO. 0387120003, TO CONSTRUCT A MEDICAL OFFICE BUILDING UP TO 43.33 FEET, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Thorn Baccich, Flagship Healthcare Properties LLC, through his agent Sydney Thornton, P.E., of VHB, Inc., submitted Height Exception Petition No. 25-43HE for Flagship MOB 1, located at 2695 Curry Lane, Parcel Identification No. 0387120003 (further described in Exhibit A); comprised of **Site Plans**, prepared by VHB, Inc., consisting of **one sheet**, dated **August 19, 2025**; **Color Architectural Elevations**, prepared by LS3P, consisting of **two sheets**, dated **November 30, 2023**; and **Survey** (signed and sealed), prepared by Randall E. Britt, of Britt Surveying, Inc., consisting of **one sheet**, signed **June 30, 2023**; and,

WHEREAS, the Petition requests a height exception to a maximum of 43.44 feet in the Office, Professional and Institutional zoning district to allow for construction of a medical office building; and,

WHEREAS, the Planning Commission held a noticed public hearing on **September 2, 2025**, during which the Planning Commission received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties, and voted to recommend approval of the Petition; and,

WHEREAS, the City Council held a noticed public hearing on **September 23, 2025**, during which the City Council received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the City Council finds that there is competent substantial evidence that the Petition demonstrates compliance with the applicable standards and criteria of the City Land Development Code, including Chapter 87, Section 1.12.3, and is consistent with the city Comprehensive Plan; and,

WHEREAS, the City Council voted for approval of Height Exception Petition No. 25-43HE.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL, THAT:

Section 1. The above whereas clauses are ratified and confirmed as true and correct.

Section 2. Height Exception Petition No. 25-43HE for 2695 Curry Lane, as described above, is hereby approved.

Section 3. This Order shall become effective immediately upon adoption.

Section 4. The expiration date of this Development Order and the ability to extend said expiration date is the same as that for Development Order No. 25-41SP.

ORDERED at a meeting of the Venice City Council on the 23rd day of September 2025.

APPROVED AS TO FORM

City Attorney

Mayor

ATTEST:

City Clerk

EXHIBIT A- LEGAL DESCRIPTION

The West ½ of the South ½ of the North ½ of Sec. 33, TWP. 38S, RGE. 19E, Sarasota County, FLA. Lot 3.