



To: City of Venice
Planning and Zoning Department
401 W Venice Avenue
Venice, FL 34285

Date: 10/24/2025

Memorandum

Project #: 66548.01

From: VHB

Re: Flagship Venice MOB Design Alternative Narrative

Detailed Narrative:

On behalf of the Flagship Venice Medical Office Building project, we respectfully submit this request for a design alternative to permit standard parking space dimensions of 9 feet by 18 feet (9'×18'), in lieu of the 10 feet by 18 feet (10'×18') minimum required by Section 3.6.5.B of the City of Venice Land Development Code (LDC).

Section 3.6.5.B of the LDC stipulates that standard parking spaces must be a minimum of 10 feet in width and 18 feet in length. However, in response to the evolving operational needs of modern healthcare facilities, our client requires approximately 5 parking spaces per 1,000 square feet of floor area—a figure that aligns precisely with the midpoint of the City's prescribed range of 4 to 6 spaces per 1,000 square feet.

To maintain compliance with all other applicable code requirements and to promote safe and efficient vehicular circulation, the proposed site design incorporates 24-foot-wide drive aisles, which facilitate comfortable maneuvering into 9-foot-wide parking spaces. Additionally, 61% of the standard parking spaces meet the full 10'×18' dimension, ensuring that a majority of the parking supply adheres to the current code. The remaining 39% of standard spaces, proposed at 9'×18', are necessary to achieve the required parking ratio without compromising site functionality or aesthetics.

It is important to note that many Florida municipalities allow compact parking spaces with dimensions smaller than 9'×18' as part of their standard development regulations. In contrast, the City of Venice only permits compact spaces through an approved design alternative. Therefore, this request aligns with common regional practices and offers a practical solution to meet parking demand while preserving site efficiency and user comfort.

The proposed modification will not adversely affect traffic circulation, landscaping, or stormwater management. The total number of parking spaces will remain within the minimum and maximum thresholds established by the LDC, and all other dimensional and design standards will be fully met.

We respectfully request approval of this design alternative to support the successful delivery of a high-quality medical office facility that will serve the community's healthcare needs while maintaining compliance with the intent of the City's development standards.