



To: City of Venice – Planning & Zoning Department
401 W. Venice Avenue
Venice, FL 34285

Date: June 27, 2025

Memorandum

VHB Project #: 66729.00

From: Neale Stralow, PLA, AICP, ENV SP
Cameron Langerman, PE
Jared Jones, AICP

Re: Comprehensive Plan Future Land Use Map
Amendment – 1.5.3 Decision Criteria Response

Flagship Venice Medical Office Building
2805 Curry Ln., Nokomis, FL 34275
Parcel #: 0387110001

Project Introduction

In response to City staff 6/26/25 email request, the following affirmation is provided to supplement the previously submitted application materials.

Decision Criteria (Section 1.5.3)

Applicant Response:

The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.

The applicant has provided information defining the proposed developments impact upon City's adopted levels of service and affirms it is within acceptable levels for recommendation of approval.

The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.

The applicant has provided information defining the proposed developments consistency with Comprehensive Plan vision for the area, with previously approved adjacent properties entitlements, and affirms it is supportable for recommendation of approval.

The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.

The applicant has provided information defining the proposed developments compliance with required Comprehensive Plan, Florida Status requirements, and affirms it is within acceptable levels for recommendation of approval.

Conclusion

The Applicant/Owner has responded to the City of Venice's Application requirements and respectfully requests review and approval. Please feel free to contact Neale Stralow, PLA, AICP, ENV SP at 813.327.5448 or nstralow@vhb.com for any clarification or additional information request.