



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

Date: June 12, 2025

Project #: 66548.01

From: VHB

Re: Flagship MOB 1

Project Description: 54,222 SF Medical Office Building

Decision Criteria:

1. Compliance with all applicable elements of the Comprehensive Plan;

Project is compliant with the comprehensive plan.

2. Compatibility consistent with Section 4 of this LDR;

Project compatibility is consistent.

3. General layout of the development including access points, and onsite mobility;

There are two access drives to Curry Lane, and a vehicle tracking exhibit shows the internal mobility for City vehicles. The pedestrian accessibility route is shown on the site plan.

4. General layout of off-street parking and off-street loading facilities;

Off-street parking is above the minimums required by code and the loading spaces are larger than required and located on the east side of the building.

5. General layout of drainage on the property;

Dry retention ponds on the north side of the property, and one small dry retention at the southeast corner of the property. Dry retention discharges less than the predevelopment rate to the drainage ditch along the north and the roadside ditch along the south. Drainage maps are included in the stormwater report.

6. Adequacy of recreation and open spaces;

Recreation and open space not required with this development.

7. General site arrangement, amenities, convenience, and appearance; and

General site arrangement and appearance is consistent with adjacent users.

8. Other standards, including but not limited to, architectural requirements as may be required.

Understood.