

Site and Development Plan Application  
Narrative

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

Date: December 5, 2025

Project #: 66548.01

From: VHB

Re: Flagship MOB 1

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**Project Description:**

The Flagship Venice Medical Office Building is a 54,222 SF facility designed to enhance healthcare services in Nokomis, Venice and the surrounding areas. The facility will address the growing demand for outpatient services, intensified by the expansion of the Sarasota Memorial Health System, and is anticipated to create approximately 100 healthcare jobs. Located at 2695 Curry Lane, the project will occupy a 5-acre parcel.