

Height Exception  
Narrative

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

Date: July 1, 2025  
Project #: 66548.01

From: VHB

Re: Flagship MOB 1

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**Project Description:**

The Flagship Venice Medical Office Building is a 54,000 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. The building is proposed to be a 3-story facility, with the highest roof point at 43'-4" on the architectural elevations. This is above the zoning maximum of 35', but within the OPI allowable maximum of 46' with a height exception.

The proposed building will have an Ambulatory Surgery Center on the ground floor. This classifies the building into Flood Design Class 4, buildings with essential services, per the ASCE 24 Code. Flood Design class 4 must be built at Base Flood Elevation + 2, or the 500-year flood elevation, whichever is higher.

New Federal Housing and Urban Development Guidelines came out January 2025. The new flood risk standards for insurance require that the lowest floor of finished construction be 2' above the Base Flood Elevation as well.

Since this area is Zone X, the Base Flood Elevation is determined by the 100 year stage of water in the onsite stormwater ponds. This was calculated to be 14.49 ft from our ICPR model. BFE of 14.49 ft + 2 ft = 16.5 feet. The 500 year flood elevation is 15.1 ft.

The finished floor grade is 17.5', one foot above the minimum requirement, to allow for construction tolerance and for longevity purposed if FEMA raises their flood maps in the future.

Therefore, we are requesting a Height Exception of 44'-4" from BFE+2, still within the allowable 46'.