



Santay Realty, LLC
Owner Address: 3517 Old Trail Rd
Edgewater, Maryland 21037

No.	Revision	Date	Appr'd

Designed by: KFR
Checked by: NS
Prepared for: **Flagship Venice MOB** Dec. 1, 23

Conceptual Development Plan

Property Address: 2695 Curry Lane
Nakomis, FL 34275

EX-01

Project Number: 66458.00

LEGAL DESCRIPTION:
LOT 3, WOODLAND ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Development Summary									
Min. Lot Area (sf)	Min. Lot Width (ft)	Minimum Setback (ft)				Max. Bldg. Area (FAR)	Max. Bldg. Height	Max. Bldg. Height With Exception	Max. Density (DU)
		Front	Side	Rear	Added Yard				
10,000	100'-0"	20'-0"	10'-0"	15'-0"	N/A	0.5	35'-0"	46'-0"	13 DU/Per Acre

Parking Yield						
Building (sf)	Min. Parking Ratio	Max. Parking Ratio	Proposed Parking Stalls			Total Parking Stalls
			10' Wide Stalls	9' Wide Stalls*	ADA Stalls	
54,228	4 Parking Stalls / 1,000 SF	6 Parking Stalls / 1,000 SF	137	126	13	276

*Pending Design Alternative Request

Legend

GENERAL DATA:	2695 CURRY LN NAKOMIS, FL
ADDRESS:	0387120003
PARCEL ID:	5 ACRES
SITE ACREAGE:	OUÉ - OPEN USE ESTATE
EXISTING ZONING:	OPI - OFFICE, PROFESSIONAL, AND INSTITUTIONAL
PROPOSED ZONING:	INSTITUTIONAL PROFESSIONAL
FUTURE LAND USE:	0100 - SINGLE FAMILY DETACHED
CURRENT USE:	MEDICAL OFFICE BUILDING
PROPOSED USE:	40%
MAXIMUM BUILDING COVERAGE:	54,228
GROSS S.F.:	0.249
PROPOSED F.A.R.:	CITY OF VENICE WATER
WATER SERVICE:	CITY OF VENICE WASTE WATER
SEWER SERVICE:	ONE
NUMBER OF PHASES:	

PROPOSED PROJECT AREAS:
STORMWATER POND 11.8%