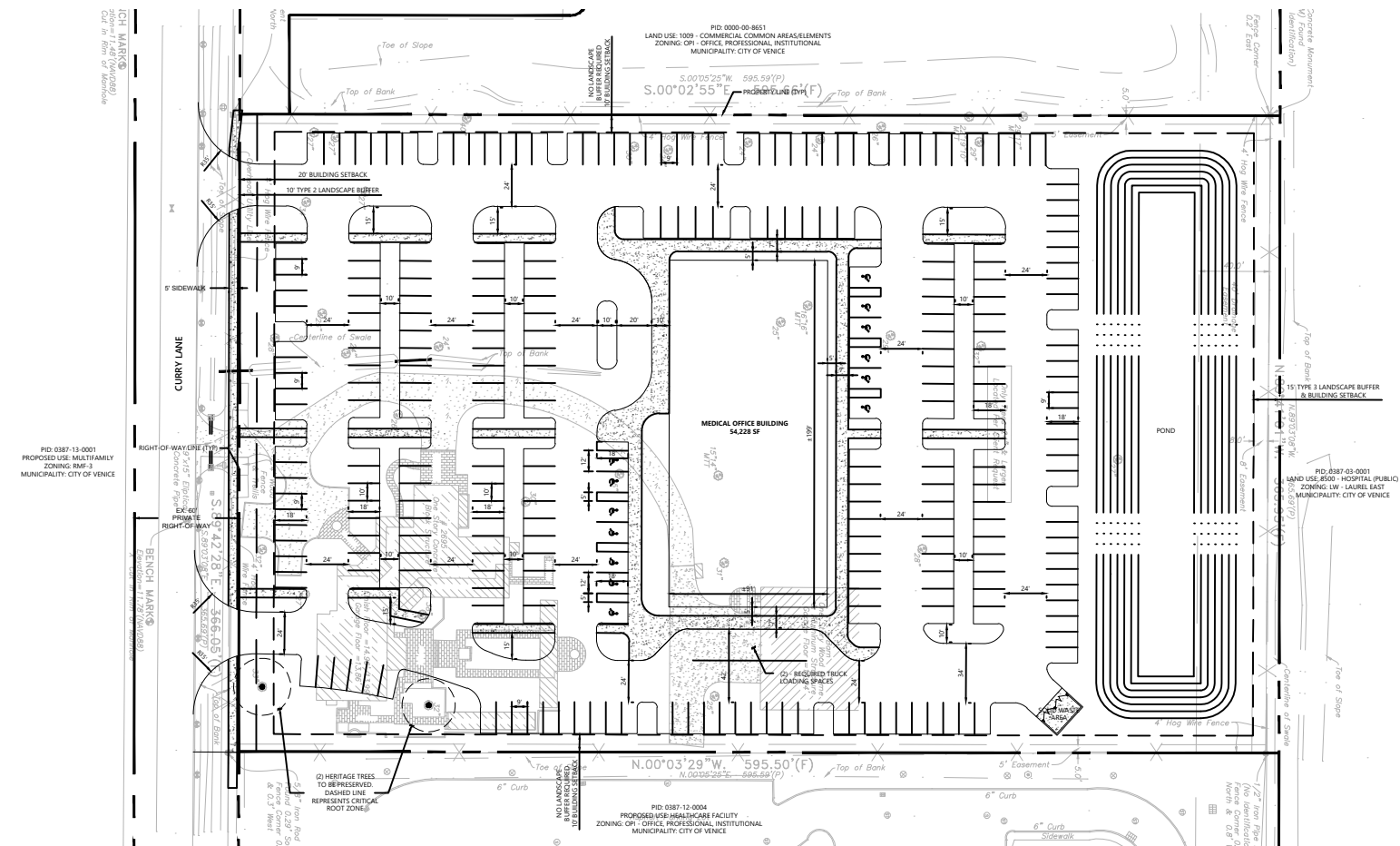




LEGAL DESCRIPTION:
LOT 3, WOODLAND ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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"	40'-0"	13 DU/Per Acre

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

*Pending Design Alternative Request

Legend

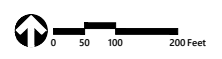
GENERAL DATA:	
ADDRESS:	2695 CURRY LN NAKOMIS, FL
PARCEL ID:	0387120003
SITE ACREAGE:	5 ACRES
EXISTING ZONING:	OU - OPEN USE ESTATE
PROPOSED ZONING:	OPI - OFFICE, PROFESSIONAL, AND INSTITUTIONAL
FUTURE LAND USE:	INSTITUTIONAL PROFESSIONAL
CURRENT USE:	0100 - SINGLE FAMILY DETACHED
PROPOSED USE:	MEDICAL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

PROPOSED PROJECT AREAS:
STORMWATER POND 11.8%



vhb.com

501 E Kennedy Blvd
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932



Santay Realty, LLC

Owner Address: 3517 Old Trail Rd
Edgewater, Maryland 21037

No.	Revision	Date	Appr'd

Designed by: KFR
Checked by: NS
Date: Dec 1, 23

Flagship Venice MOB

Conceptual Development Plan

Property Address: 2695 Curry Lane
Nakomis, FL 34275

EX-01

Sheet of

Project Number:
66458.00