



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

Legend

	PROPERTY BOUNDARY
	LANDSCAPE BUFFER
	SIDEWALK EASEMENT
	BUILDING SETBACK
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	CURB RAMP, ALPHA-IDENTIFICATION SEE FDOT INDEX 522-002

Site Data Table

TAX PARCEL ID:	0387-12-0003		
ZONING:	OPI		
EXISTING LAND USE:	SINGLE FAMILY DETACHED		
PROPOSED LAND USE:	MEDICAL OFFICE BUILDING		
FLOOD ZONE:	X		
FEMA PANEL NUMBER:	12115C0243G	DATED:	03/27/2024
TOTAL PARCEL AREA:	217,950 SF	5.00	ACRES
BUILDING FOOTPRINT AREA:	18,000 SF		
GROSS BUILDING AREA:	54,000 SF		
FLOOR AREA RATIO:	0.248	MAX per JPA/ILSBA is 0.5	
NUMBER OF FLOORS:	3		
BUILDING HEIGHT:	46' MAX WITH HEIGHT EXCEPTION FOR OPI	43'-4" PROPOSED	
TOTAL PERVIOUS AREA (INCLUDING PONDS):	80,604 SF	1.85	ACRES
TOTAL IMPERVIOUS AREA:	137,346 SF	3.15	ACRES
REQUIRED PARKING:	216	STALLS	@ 4 STALLS PER 1,000 SF
PROPOSED PARKING:	255	STALLS	
STANDARD (9'x18') & (10'x18'):	13	STALLS	
ACCESSIBLE (12'x18') W/ 5' ACCESS AISLE:	268	STALLS	
TOTAL PARKING PROVIDED:			
2 LOADING SPACES PROVIDED:	10' X 40' REQUIRED, 18' X 40' PROVIDED		
BUILDING TO BE SPRINKLED:			

Height Exception Data

FINISHED FLOOR ELEVATION	17.5'
BASE FLOOD ELEVATION	14.49' PER STORMWATER CALCULATIONS
FLOOD DESIGN CLASS 4 BUILDING USE	BFE + 2' AMBULATORY SURGERY CENTER
VENICE OPI MAX PROPOSED HEIGHT	46'
	44'-4"

Signage & Striping Notes

- ALL PAVEMENT MARKINGS AND STRIPING - EXCEPT FOR STANDARD PARKING STALL LINES - MUST BE THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- STANDARD PARKING STALL LINES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- RETRO-REFLECTIVE PAVEMENT MARKERS MUST BE PLACED IN ACCORDANCE WITH THE PLANS AND FDOT STANDARD INDEX, LATEST EDITION.
- 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS. STOP BAR MUST BE LOCATED FOUR FEET BEHIND CROSSWALK WHERE PRESENT. STOP SIGNS SHALL BE PLACED IN LINE WITH STOP BARS.
- ALL PROPOSED CROSSWALKS MUST BE COMPLIANT WITH ACCESSIBILITY STANDARDS.
- ALL STRIPING AND SIGNAGE PER FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION (INDEX NO. 711-001), MUTCD AND THE CITY OF VENICE ROAD CONSTRUCTION SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE REQUIREMENTS.

Site Plan Notes

- ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- SIGN POSTS MUST BE INSTALLED IN COMPLIANCE WITH FDOT INDEX 700-010.
- ALL SIGNS REQUIRED TO HAVE 7' VERTICAL CLEARANCE FROM THE BOTTOM OF SIGN TO GRADE.

Sign Legend

No.	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
1	R1-1	30"	30"	
2	R6-2	18"	24"	
3	R5-1	24"	24"	

Site Keynote Legend

NO.	DESCRIPTION
S100	6" THICK CONCRETE PAVEMENT, SEE DETAIL 05/C6.00
S101	END CURB, PROVIDE 3' STRAIGHT END TRANSITION, SEE DETAIL 03/C6.01
S102	CITY OF VENICE TYPE "D" CURB, SEE DETAIL 09/C6.00
S103	DUMPSTER ENCLOSURE, SEE ARCH PLANS
S104	6" WHITE PAINT STRIPE
S105	9'x18' STANDARD PARKING SPACES
S106	10'x18' STANDARD PARKING SPACES
S107	12'x18' ACCESSIBLE PARKING SPACES & SIGN, SEE DETAILS 06 & 08/C6.00
S108	CONCRETE SIDEWALK, SEE DETAIL 04/C6.00
S109	CROSSWALK STRIPING, SEE DETAIL 07/C6.00
S110	ASPHALT PAVEMENT, SEE DETAIL 01/C6.00
S111	SOLID WHITE DIRECTIONAL ARROWS
S112	24" WIDE WHITE THERMOPLASTIC STOP BAR
S113	DECORATIVE BOLLARDS, SEE HARDSCAPE PLANS LxXXX
S114	DECORATIVE CONCRETE FINISH, SEE HARDSCAPE PLANS LxXXX
S115	CONCRETE FLUME, SEE DETAIL 04/C6.00

Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2695 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Appr'd.

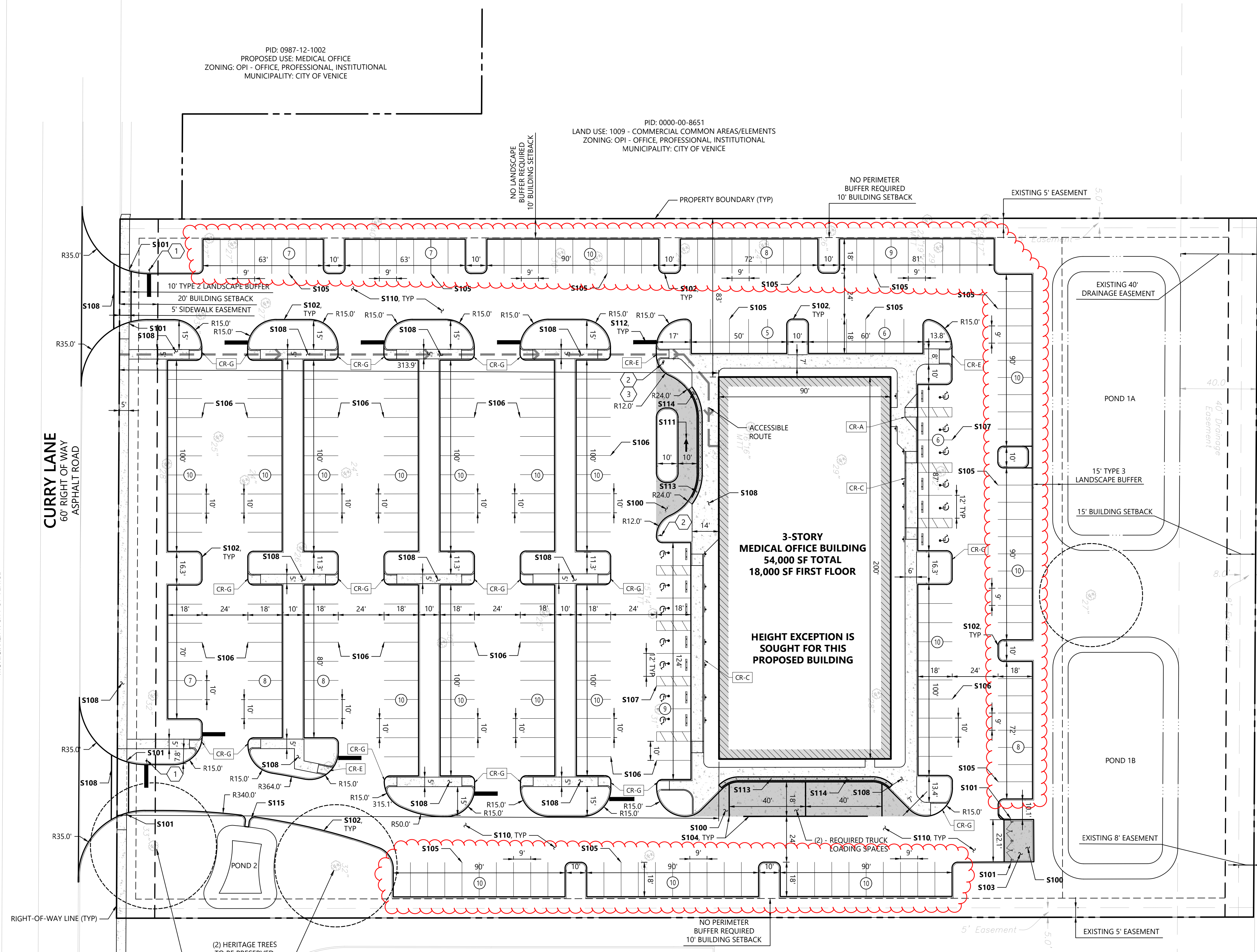
Designed by: EG
Issued for: Permitt Plans
Checked by: ST
Date: August 2025

Site Plan

C3.00

Sheet

Project Number
66548.01



PID: 0987-12-1002
PROPOSED USE: MEDICAL OFFICE
ZONING: OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL
MUNICIPALITY: CITY OF VENICE

PID: 0000-00-8651
LAND USE: 1009 - COMMERCIAL COMMON AREAS/ELEMENTS
ZONING: OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL
MUNICIPALITY: CITY OF VENICE

PID: 0387-12-0004
PROPOSED USE: HEALTHCARE FACILITY
ZONING: OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL
MUNICIPALITY: CITY OF VENICE

CURRY LANE
60' RIGHT OF WAY
ASPHALT ROAD

PID: 0387-13-0001
PROPOSED USE: MULTIFAMILY
ZONING: RMF-3
MUNICIPALITY: CITY OF VENICE

Saved Wednesday, August 20, 2025 9:10:55 AM SATHORNTON Plotted Monday, September 29, 2025 2:37:20 PM Sydney Thornton