

Curry Lane Apartments

Venice, Florida

PRELIMINARY SITE & DEVELOPMENT PLAN

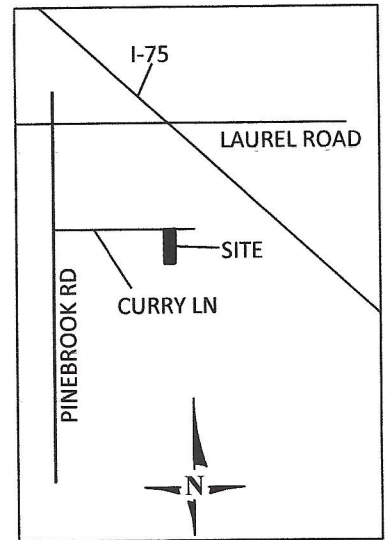
DCP-1a
02-09-24

**Brian Lichterman, PA
VISION PLANNING & DESIGN**

5571 Marquesas Cir., Sarasota, FL 34233
Cell: 941.780.4166 brianl@visionplanning2.com

SITE DATA

1. PARCEL ADDRESS: 2900 CURRY LANE, NOKOMIS, FL 34275
2. P.I.D. NO: 0387140002
3. TOTAL SITE AREA: 218,130 S.F. (5.0 AC)
4. EXISTING LAND USE:
EXISTING SINGLE FAMILY DETACHED HOME
5. EXISTING ZONING: RMF-1
6. FLOOD ZONE: ZONE X
FIRM PANEL NO. 0243F COMMUNITY: 125154
7. EXISTING USE: RESIDENTIAL SINGLE-FAMILY
8. PROPOSED USE: RESIDENTIAL
9. PROPOSED ZONING: RMF-3 (Residential Multi-Family, 13 DU/Acre)
10. EXISTING COMPREHENSIVE PLAN DESIGNATION -
MODERATE DENSITY RESIDENTIAL
11. PROPOSED COMPREHENSIVE PLAN AMEDMMENT -
MEDIUM DENSITY RESIDENTIAL
12. EXISTING PARKING: N/A
13. UTILITIES: CITY OF VENICE WATER & SEWER
14. SURROUNDING ZONING / LAND USE:
NORTH: RMF-1 / Single Family Homes
SOUTH: PUD / Single Family Homes & Golf Course
EAST: RMF-1 / Single Family Homes
WEST: RMF-3 / Single Family Homes
15. HABITAT: NONE
16. ROADWAYS: CURRY LANE & PINEBROOK ROAD
17. BUILDING COVERAGE: APPROX. 45,767 SQ. FT. (21%)
18. BUILDING HEIGHT: 35' MAX ALLOWED BY RIGHT
19. EXISTING IMPERVIOUS SURFACE COVERAGE: 2,862 SQ. FT. (1%)
20. PROPOSED IMPERVIOUS SURFACE COVERAGE: APPROX. 99,384 SQ. FT. (46%)



Location Map
n-t-s

Required Parking:

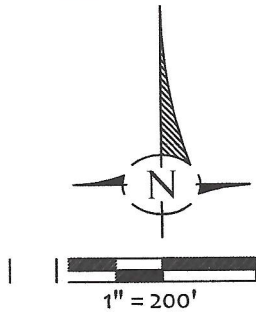
Residential Multifamily 2 Spaces per unit = 130 Parking Spaces
 Additional Guest Parking: 12 Spaces
 Additional Management and Maintenance: 10 Spaces
 Clubhouse: 4 Spaces
 Total Parking Spaces Required: 156 Spaces
 Total Parking Spaces Shown: 136 Spaces

Open Space: 81,141 SQ.FT. (1.87 AC) 32%
 Impervious Areas: 99,384 SQ.FT. (2.28 AC) 46%
 Proposed Stormwater Retention: 48,016 SQ.FT. (1.10 AC) 22%

Note:

There shall be an internal stormwater drainage system for the proposed development. A system of surface swales and underground stormwater piping will convey runoff to the storm water detention ponds. The required site grading and site drainage, and flood plain compensation and water conveyance requirements shall be designed and engineered at the time of site and development plan submission. New Impervious Surface Area will also depend upon final design iteration.

Curry Lane Apartments	PRELIMINARY SITE & DEVELOPMENT PLAN	Brian Lichterman, PA VISION PLANNING & DESIGN
Venice, Florida	DCP-2 Data Sheet 02-09-24	5571 Marquesas Cir., Sarasota, FL 34233 Cell: 941.780.4166 brianl@visionplanning2.com



20003
IF1
ENTIAL
FAMILY

0387110001
RMF1 - RESIDENTIAL
MULTI-FAMILY

0387110002
RMF1 - RESIDENTIAL
MULTI-FAMILY

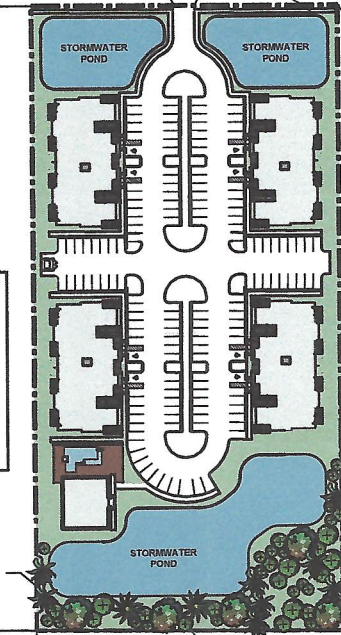
0387110003
RMF1 - RESIDENTIAL
MULTI-FAMILY

0388010003
PUD
PLANNED UNIT
DEVELOPMENT

0387130001
RMF3 - RESIDENTIAL
MULTI-FAMILY

All Landscape Buffers will
comply with the RMF-3
District Requirements

PROPOSED DEVELOPMENT SUMMARY
 APARTMENTS: 65 UNITS
 4 BLDGS AT 3-STORIES EACH
 CLUBHOUSE 2,800 SQ.FT.
 (FREE STANDING)
 PARKING: 132 TOTAL SPACES
 PARKING RATIO: 2 / UNIT



0387140006
RMF1 - RESIDENTIAL
MULTI-FAMILY

0388010003
PUD
PLANNED UNIT
DEVELOPMENT

0387140005
RMF1 - RESIDENTIAL
MULTI-FAMILY

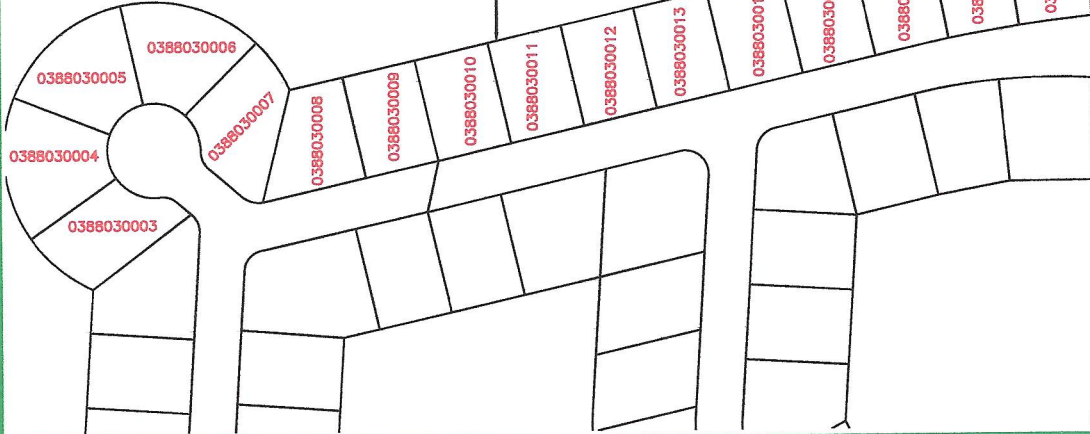
0388010002
PUD - PLANNED UNIT
DEVELOPMENT

0387150002
0387150003
0387150004

ALL PUD

0388020007
0388020006
0388020043

0387110003
PUD
PLANNED UNIT
DEVELOPMENT



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DCP-1
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