

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)				M BU	M BH	Max. Bldg.	Max.			
		Front	Side	Rear	Added Yard	Max. Bldg. Area (FAR)	Max. Bldg. Height	Height With Exception	Density (DU)			
10,000	100'-0"	20'-0"	10'-0"	15'-0"	N/A	0.5	35'-0"	46'-0"	13 DU Per Acre			

Parking Yield										
Min.	Max.	Proposed Parking Stalls								
Parking Ratio	Ratio	10' Wide Stalls	9' Wide Stalls*	ADA Stalls	Total Parking Stalls					
4 Parking Stalls / 1,000 SF	6 Parking Stalls / 1,000 SF	137	126	13	276					
	Parking Ratio	Min. Parking Ratio 4 Parking Salls / 1,000 5 Salls / 1,000 Stalls / 1,000	Min. Max. Parking Ratio Parking Ratio 10' Wide Stalls	Min. Max. Proposed Parking Ratio Ratio 10' Wide Stalls Stalls 4 Parking Salis 1,000 Salis 1,000 137 126 126 126 126 127 126 126 127 126 127 126 127 126 127 12	Min. Max. Proposed Parking Stall					

Legend

GENERAL DATA: ADDRESS: 2695 CURRY LN NAKOMIS, FL. PARCEL ID: 0387120003 SITE ACREAGE: 5 ACRES EXISTING ZONING: OUE - OPEN USE ESTATE PROPOSED ZONING: OPI - OFFICE, PROFESSIONAL, AND INSTITUTIONAL FUTURE LAND USE: INSTITUTIONAL PROFESSIONAL 0100 - SINGLE FAMILY DETACHED CURRENT USE: 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:

PROPOSED PROJECT AREAS: STORMWATER POND 11.8



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 Edgewater, Maryland 2103		
No. Revision	Date	Appvd.
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		_
		_
Designed by	Checked by	
KFR	NS	
Issued for	Date	
Flagship Venice MOB	Dec.	1, 23

Conceptual Development Plan

Property Address: 2695 Curry Lane Nakomis, FL 34275

EX-01

Project Number 66458.00