



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

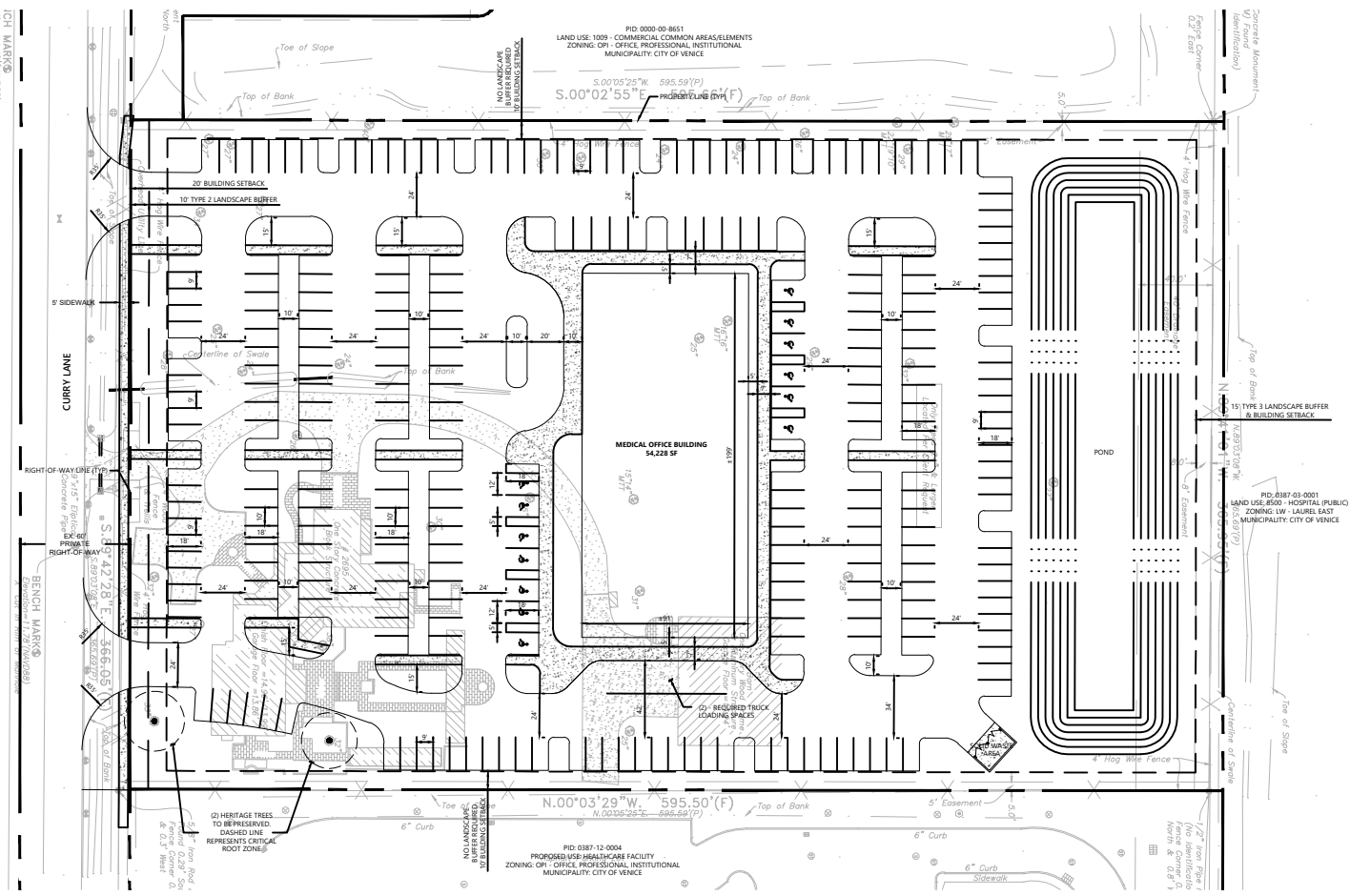
No.	Revision	Date	App'd

### 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

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: OUE - 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%