



To: City of Venice – Planning & Zoning Dept.  
401 W. Venice Avenue  
Venice, FL 34285

Date: 06/10/2025

## Memorandum

Project #: 66729.00

From: Neale Stralow, PLA, AICP, ENV SP  
Cameron Langerman, PE  
Jared Jones, AICP

Re: Annexation Application –  
Narrative Requirements and Land Use Compatibility Analysis

Flagship Venice Medical Office Building  
2805 Curry Ln., Nokomis, FL 34275  
Parcel #: 0387110001

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### Project Introduction

The Flagship Venice MOB is a proposed Medical Office Building designed to enhance healthcare services in Nokomis, Venice, and the surrounding areas. The facility will address the growing demand for outpatient services, intensified by the expansion of the Venice location of Sarasota Memorial Health System, and is estimated to create approximately 100 healthcare jobs. Located at 2805 Curry Lane in Nokomis, the project will occupy a 5-acre parcel ("Project Site"). Upon development, the address for this location will change to 2645 Curry Lane, consistent with the preliminary address plan that the City has in place for development along Curry Lane. Medical Building project is nonresidential and is within 2-mile walking distance to Laurel Nokomis School, the project and site plan will demonstrate with intent to provide a sidewalk along the frontage of Curry Lane.

- › Building Area: ~55,000 sq. ft.
- › Project Site: 5.0 Acres (217,801 sq. ft.)

To align with local planning and zoning requirements, the project is undergoing several concurrent processes, including a Zoning Map Amendment, a Comprehensive Plan Map Amendment, and this application for annexation within the City of Venice. A pre-annexation agreement has been submitted to the city.

### Annexation Narrative

#### 1. Annexation Reason

The Applicant/Owner desires to develop the property in a similar pattern to the adjacent properties within the City of Venice jurisdictional limits. The property is currently located within the City's Future Land Use Plan's Laurel Road Mixed Use JPA/ILSBA that is designated for potential annexation and is currently an unincorporated Sarasota County enclave surrounded by recently City annexed properties.

#### *Annexation Decision Criteria Statement (87-1.4.3.)*

##### Consistency with State Statute:

The proposed annexation will eliminate an enclave and is consistent with F.S. 171.046 provisions.

Contiguousness and Compactness of Property:

The property is a single unincorporated lot that is located within a series of contiguous similar parcels that have previously been annexed into the City and developed with similar proposed land uses.

Elimination of Enclave:

The property is the lone remaining unincorporated parcel and surrounded by other City jurisdiction properties. The application will remove an enclave condition.

Inclusion in a JPA:

The property is located within the limits of the approved JPA #6 limits.

Access to Right-of-Way:

The property has access to public right of way via the private Curry Lane onto the public Pinebrook Road.

Pre-Annexation Agreement:

An authorized pre-annexation agreement has been previously submitted to the City and is anticipated to be executed between the property owner and the City of Venice.

**2. Voluntary Annexation**

This is a voluntary annexation application by the Applicant/Owner.

**3. Proposed City Future Land Use and Zoning**

- › **Future Land Use** – Institutional Professional (See concurrent application)
- › **Zoning** – OPI (See concurrent application)

**4. Existing Uses**

The existing single-family residence will not remain on the Project Site.

**5. Level of Service Analysis / Potential Impact to City or County Public Facilities**

The following section is a preliminary assessment of the potential impact on City or applicable County public facilities. This assessment includes a Level of Service analysis of the potential increase in demand for public facilities compared to the existing use for the proposed development and maximum potential development. Utility conveyance capacity shall be confirmed by the Engineer using existing utility performance with the construction plan submittal.

***Existing, Proposed, and Maximum Development Intensity***

The proposed City's Institutional Professional Future Land Use category permits a maximum non-residential intensity (Floor Area Ratio) of 0.50 FAR. This is also the maximum FAR permitted within this JPA.

- › The Project Site totals 5.0-acres (217,801 Sq. Ft.) in area.
- › The existing development is one Single-Family residential unit (7,161 Gross Sq. Ft.).
- › The proposed preliminary project development program includes one multi-story medical office building, totaling up to 55,000 Gross Sq. Ft., which equates to an **0.25 FAR**.
- › Maximum development potential for the property at a 0.50 FAR (maximum Institutional-Professional) would be 108,900.50 Sq. Ft.

### Potable Water

The city owns/maintains an 8-inch PVC potable water main located within the Curry Lane right-of-way. The connection continues to the west where it connects to a 12-inch HDP potable water main in the Pinebrook Road right-of-way. A hydraulic analysis will be required to confirm potable water system capacity in a future submittal.

### Existing Use

The following table presents an estimate of the daily water use for the existing 3-bedroom, 3-bathroom single-family residence. This estimate, calculated at 690 gallons per day, is based on general assumptions regarding occupancy and standard water usage patterns, including considerations for additional bathrooms and pool maintenance. The current residence pulls its water from a well and does not pull from the existing water lines. The property is currently served well and septic and the following estimates are projected and provided as a baseline comparison.

**Table 1** Potable Water Demand Estimate for Existing Use

Description	Calculation	Daily Water Use (Gallons)
Per Capita Use (2 persons per bedroom)	6 persons × 90 GPD/person	540
Additional Bathroom Use	2 extra bathrooms × 50 GPD/bathroom	100
Pool Maintenance	Flat rate for pool	50
<b>Total Estimated Daily Use</b>		<b>690</b>

### Proposed Development

The proposed medical office building, encompassing 55,000 square feet, is estimated to have a potable water demand of **6,600 gallons per day**. This calculation is derived from a unit flow rate of 0.12 gallons per square foot per day, informed by water use data from comparable facilities. This will need to connect to the City water system as a well is not capable of handling that demand.

**Table 2** Potable Water Demand Summary for Proposed Development

Use	Quantity	Unit Flow Rate (GPD)	ADF (GPD)	ADF (GPM)	MDF (GPM)	PHF (GPM)	Fire Demand (GPM)	Flow Duration (hrs.)
Medical Office	55,000 SF	6,600	6,600	4.58	9.17	18.32	1,750	3

**Table 3** Flow Calculations for Proposed Development

Category	Details	Flow	Per Unit	Assumptions
Medical Office	55,000 SF	0.12 gpd	per SF	Based on similar facility's water billings

**Notes:**

- Unit flow rate per Florida Dept. of Environmental Protection, F.A.C. 64E-6.008, except where noted otherwise.
- Peaking factors = 2 for MDF and 4 for PHF.
- Fire demand per Table B105.1 NFPA Minimum Required Fire Flow for Buildings. Type IIA or IIIA building type was assumed. A reduction of up to 50% is allowed when building is provided with an approved automatic sprinkler system. For this analysis, all buildings were assumed to have a sprinkler system.

Maximum Development

The JPA limits the Floor Area Ratio (FAR) for Institutional-Professional uses to 0.50. The proposed development, a 55,000 Sq. Ft. medical office representing a FAR of 0.249, demands an estimated 6,507 gallons of water per day. Extrapolating from this, the maximum development, utilizing the full 0.50 FAR allowance (108,900.50 Sq. Ft.), is projected to increase water demand to approximately 13,014 gallons per day.

Impacts to Adopted Level of Service

The increase in potable water demand from the proposed medical office building, estimated at 6,600 gallons per day, is within the capacity of the city's water infrastructure. This assessment considers the Level of Service Standard set by the Comprehensive Plan—90 gallons per capita per day for average flow and 135 gallons per capita per day for peak flow. Given the specifications of the existing infrastructure, including the 8-inch PVC and 12-inch HDP water mains, the system is equipped to handle this demand increase without significantly impacting the Level of Service standards.

Wastewater

The Project Site is served by the Venice Eastside Water Reclamation Facility (WRF). This WRF has an 8.0 MGD capacity. In 2019, the latest year in the Wastewater Master Plan, the WRF had an Average Annual Daily Flow of 3.22 MGD. The Project Site will connect to an adjacent City owned and maintained 8-inch PVC gravity main line within the Curry Lane Right of Way. The connection extends to the east where it connects to a city sanitary sewer force main, which eventually flows to the WRF. Confirmation of the capacity for these connections has been requested from the City of Venice but was not received prior to this application submittal.

The City of Venice Wastewater Master Plan contains estimated wastewater flow projections for JPA Area Six (Table 3-11). It projects a growth in the average daily wastewater flow of 101,094 by 2040, with an increase of 33,698 gpd in 2030, 2035, and 2040.

Existing Use

The existing single-family residence has an estimated wastewater demand of 690 gallons per day. This is based on the estimated potable water use for the existing single-family residential use. This demand is currently met with an on-site

septic system and does not currently send any wastewater flows to the existing gravity line. The property is currently served well and septic and the following estimates are projected and provided as a baseline comparison.

#### Proposed Development

The proposed medical office building, encompassing 55,000 Gross Sq. Ft., is estimated to have a wastewater demand of 6,600 gallons per day. This calculation is derived from a unit flow rate of 0.12 gallons per square foot per day, informed by water use data from comparable facilities.

**Table 4 Wastewater Demand Summary for Proposed Development**

Use	Quantity	Unit Flow Rate (GPD)	ADF (GPD)	ADF (GPM)
Medical Office	55,000 SF	6,600	6,600	4.58

**Table 5 Flow Calculations for Proposed Development**

Category	Details	Flow	Per Unit	Assumptions
Medical Office	55,000 SF	0.12 gpd	per SF	Based on similar facility's water billings

**Notes:**

*Unit flow rate per Florida Dept. of Environmental Protection, F.A.C. 64E-6.008, except where noted otherwise.*

*Peaking factors = 2 for MDF and 4 for PHF.*

*Fire demand per Table B105.1 NFPA Minimum Required Fire Flow for Buildings. Type IIA or IIIA building type was assumed. A reduction of up to 50% is allowed when building is provided with an approved automatic sprinkler system. For this analysis, all buildings were assumed to have a sprinkler system.*

#### Maximum Development

Under the JPA's 0.50 FAR limit for Institutional-Professional uses, the proposed 55,000 Gross Sq. Ft. medical office (0.25 FAR) has a wastewater demand of 6,507 gallons per day. Extrapolating to the full 0.50 FAR, the maximum development of 108,900.50 Sq. Ft. is expected to proportionately increase wastewater demand, approximately to 13,014 gallons per day.

#### Impacts to Adopted Level of Service

The Comprehensive Plan sets the Level of Service Standard for wastewater at 162 gallons per day based on the average annual flow and a peak of 324 gallons per day based on the maximum day flow. Converting this standard to per capita per day utilizing 1.78 persons per household results in 91 gallons per capita per day based on the average annual flow and a Peak of 182 gallons per capita per day based on the maximum day flow.

In the context of the proposed development of a medical office building, the estimated additional wastewater demand is 6,600 GPD. This demand represents a minimal increase when compared to the current capacity and flow rates of the Venice Eastside Water Reclamation Facility, which has a capacity of 8.0 MGD and reported an average flow of 3.22 MGD in 2019. Given the relatively small scale of the proposed development in relation to the overall system, it is

unlikely to substantially impact the existing LOS standards. This assessment is based on the proportionality of the development's demand to the available capacity and the current usage rates of the wastewater system.

### ***Reclaimed Water***

The city owns/maintains a 6-inch PVC located within the Curry Ln r/w. Connection occurs to the west with a 6-inch PVC reclaimed water main located with the Pinebrook Rd r/w.

### **Existing Use**

The existing single-family residence is not connected to the above-mentioned reclaimed water main, according to the City of Venice's Utilities Map.

### **Proposed Development**

The estimated irrigation demand for the Level of Service Analysis, accounting for code-required landscaping and assuming the preservation of five perimeter trees, is approximately **1,095.60 gallons per day**. This preliminary figure, representing an average over a 6-day operational week with two days of full irrigation, is subject to refinement during the Site Plan Review process, where the final demand will be determined.

**Table 6** Estimated Water Usage for Irrigation Based on Operational Average

Irrigation System	GPM	Quantity / Area	Minutes	Days Per Week	Total GPM	Total GPM Weekly
Bubblers	0.5	108 Trees	9	2	54	972
Drip	1.8	26,000 SF	21	2	78	3276
Total	-	-	-	-	-	4248

*Irrigation System*

### **Maximum Development**

For the maximum development under the JPA's 0.50 FAR limit, the reclaimed water demand requires considering variable landscaping needs. The estimates are based on the proposed development's irrigation demand and industry standard figures.

### **Three Scenarios for Maximum Development:**

- › **Decreased Landscaping Area:** If the intensified development reduces the green space, the reclaimed water demand might be less than 1,095.60 gallons per day. Assuming a 25% reduction in landscaping area, the estimate would be approximately 822 gallons per day.
- › **Increased Landscaping Area:** If the development incorporates more intensive landscaping, the demand could exceed the proposed estimate. Assuming a 25% increase, the estimate would be around 1,370 gallons per day.
- › **Equal Landscaping Area:** If landscaping remains similar, the demand will mirror the proposed development's estimated reclaimed water demand of 1,096 gallons per day.

#### Impacts to Adopted Level of Service

The City's Comprehensive Plan does not establish Level of Service standards for reclaimed water.

#### Stormwater

##### Proposed Development

The proposed development includes a stormwater management system designed to ensure effective drainage and environmental protection. The system, which may change during the Site and Development Plan Review process, features two independent storm sewer runs, approximately 10 inlets, and 2 mitered end sections. To facilitate positive drainage towards the northern stormwater pond,  $\pm 1,170$  linear feet of storm pipe will be installed throughout the proposed parking area. An additional  $\pm 540$  linear feet of storm pipe, along with a control structure, a bubbler structure (or mitered end section), and a storm manhole, will be employed to outfall the stormwater pond into the drainage ditch.

#### Impacts to Adopted Level of Service

The Comprehensive Plan's Stormwater Level of Service Standards states post-development runoff may not exceed pre-development runoff for a 24-hour, 25-year storm event, unless an exception is granted by the City Engineer for unrestricted tidal discharge or the project meets SWFWMD (Southwest Florida Water Management District) exemption criteria. Stormwater treatment shall be provided which meets all applicable SWFWMD Rules and Regulations or demonstrates the project meets SWFWMD exemption criteria.

The proposed design aims to comply with the city's Comprehensive Plan's Stormwater Level of Service Standards. We are committed to ensuring that post-development runoff will not exceed pre-development runoff levels for a 24-hour, 25-year storm event. The development's drainage plan is engineered to mitigate any potential increase in runoff volume or velocity, safeguarding against adverse impacts on local drainage patterns and the Shakett Creek Tributary (WBID: 1924B). The project will undergo necessary SWFWMD permitting at an appropriate stage of the development process.

#### Transportation / Mobility

##### Transportation Impact Analysis

The Transportation Impact Analysis (TIA) for the 55,000 square foot medical office at 2805 Curry Lane describes specific traffic projections and impacts. The development is expected to generate 2,255 new daily trips, with significant increases during AM and PM peak hours. Current assessments show Pinebrook Road maintaining acceptable service

levels, except for the intersection at Laurel Road, which experiences adverse levels during peak periods. Future analyses until 2030 indicate a similar trend. The majority of service level issues are linked to background growth rather than the proposed development. Detailed information can be found in the attached TIA.

#### Impacts to Adopted Level of Service

The proposed development will not adversely affect the transportation Level of Service standards established in the City's Comprehensive Plan.

The property is accessed from Curry Lane. This is a privately maintained Local Road, with a 2-lane rural cross section with open drainage. As this is a private facility, no City LOS is established. Operational conditions will be accessed during the Zoning Map and Site Development permitting phases.

All vehicular connections to Curry Lane occur from Pinebrook Road. This is a City owned and maintained Urban Minor Arterial, with a 4-lane divided, urban cross section. Sidewalks exist along both the east and west sides of the right-of-way.

**Table 7** City of Venice Comp Plan Existing Roadway Level of Service

Roadway	From	To	No. Lanes	Count Year	AADT	PHPD	Road LOS
Pinebrook Rd	Laurel Rd	Edmondson Rd	4	2015	6,200	691	C

**Table 8** City of Venice Comp Plan 2016 Multimodal Level of Service

Roadway	From	To	Functional Classification	LOS Type	LOS
Pinebrook Rd	Laurel Rd	Edmondson Rd	Minor Arterial	Pedestrian	C
Pinebrook Rd	Laurel Rd	Edmondson Rd	Minor Arterial	Bicycle	C
Pinebrook Rd	Laurel Rd	Edmondson Rd	Minor Arterial	Transit	N/A

#### Solid Waste

The proposed medical office building, with an area of 55,000 square feet, will comply with all solid waste regulations set by the City, as detailed in Chapter 54 of the Code of Ordinances. The building's estimated daily solid waste generation is 542.28 pounds, based on a rate of 1 pound per day per 100 square feet, a standard provided by the National Solid Waste Management Association.

#### Impacts to Adopted Level of Service

The City's Comprehensive Plan establishes the Level of Service standards for solid waste at a capacity of 6.8 pounds per capita per day and weekly residential solid waste collection. The solid waste generation from the medical office building, estimated at 550.00 pounds per day, fits within the city's existing waste management capabilities. This estimate indicates that the new development will maintain the current LOS standards, ensuring no significant impact on the city's solid waste collection and processing infrastructure.



***Functional Open Space***

Not Applicable – Not a Planned Development (Ch. 89 Sec. 2.1)

***Hurricane Shelter Space***

Not Applicable – Not in a coastal area (Ch. 89 Sec. 2.9)

***Public Schools***

Not Applicable – The proposed project is non-residential and will not have an impact on school capacities.

## Revenue Estimates

The preliminary revenue estimates presented in the tables below are based on the following:

- › **Taxable Value:** \$212.5 per square foot, based on adjacent similar uses and industry standards.
- › **City Tax Rate:** 3.9041 mills.
- › **Utility Fees:**
  - Wastewater Capacity Fee: \$24,045.00 (assuming a 3" meter).
  - Water Capacity Fee: \$45,796.00 (assuming a 3" meter).
- › **Impact Fees:**
  - Fire: \$415.58 per 1,000 Square Foot.
  - Law Enforcement: \$328.06 per 1,000 Square Foot.
  - General Government: \$418.42 per 1,000 Square Foot.
  - Solid Waste: N/A (Sec. 41-31).

**Table 9 Financial Feasibility - Flagship MOB**

Use	Units	Avg Taxable \$	Ad Valorem	Utility Fees	Impact Fees
Medical Office	55, 000 SF	\$11,687,500	\$44,800	\$ 69,841	\$ 63,913.30

**Table 10 Estimated Revenues**

	Ad Valorem	Utility Fees	Impact Fees
<b>Total</b>	<b>\$45,629</b>	<b>\$ 69,841</b>	<b>\$ 63,913.30</b>
Total Annual Ad Valorem	\$45,629	-	-
Total Utility Fees	-	\$ 69,841	-
Total Impact Fees	-	-	\$ 63,913.30

### Revenue Estimate Notes:

**Tap Fees for potable water, reclaimed water, and wastewater (Sec. 74-5):** No estimates are provided within the LDC for connection mains 3" or larger. A written estimate will be provided by the utilities department in advance of connection.

**Stormwater Management Utility Fee (Sec. 74-198):** The estimated revenues currently exclude data on stormwater management charges, which include service charges based on stormwater treatment characteristics, administrative and public facilities charges for overhead and public runoff management costs, and special charges for unique services like inspections and mitigative activities.

**Additional Revenues:** Additional revenues to the City and other taxing authorities will result from Communication Service Tax, Insurance Premium Taxes, Utility Service Taxes, Water and Sewer Fees, and other License and Permitting Fees as applicable. Required enhancements to public facilities shall be determined by way of the Pre-Annexation Agreement in the Site and Development Plan Review process. All such necessary improvements shall be provided by the developer or through impact fees.

#### **LDC Sec. 87-1.2.10.C – Land Use Compatibility Analysis.**

##### ***Land use density and intensity.***

The proposed rezoning is compatible with the existing neighborhood and consistent with the requirements of the City's Comprehensive Plan and the JPA/ILSBA which sets the maximum FAR for Institutional-Professional uses at 0.5.

##### ***Building heights and setbacks.***

Building heights and setbacks will be compatible with the existing neighborhood and adhere to all relevant land development codes.

##### ***Character or type of use proposed.***

The character and type of the proposed use is compatible with the surrounding neighborhood. Two existing medical office buildings abut the project to the east and west and are similar in character to the proposed project.

##### ***Site and architectural mitigation design techniques.***

The site and architectural design will be compatible with the surrounding neighborhood. Mitigation techniques, if necessary, will be established through the site development plan process.

##### ***Protection of single-family neighborhoods from the intrusion of incompatible uses.***

The proposed project occurs within JPA Zone 6, which identifies this area for incorporation into the city and appropriate for office-professional uses.

##### ***Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.***

The site has been designated as appropriate for Institutional-Professional uses through the JPA/ILSBA.

##### ***The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.***

The proposed medical office building will replace a single-family residence that is surrounded by more intense uses, including two other medical office buildings. While not necessarily phasing out a nonconforming use, the project proposes a more consistent mixture of uses in the immediate area.

##### ***Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.***

The intensity of the proposed use shall be consistent with surrounding institutional-professional uses per the standards set for the area in the JPA/ILSBA.

### *Potential Incompatibility Mitigation Techniques*

The proposed project is compatible with its surrounding uses and specific mitigation factors will be addressed through site and development plan review process unless otherwise determined by reviewing parties. Mitigation techniques may include but are not limited to the following:

- A. Providing open space, perimeter buffers, landscaping, and berms.
- B. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery, and storage areas.
- C. Locating road access to minimize adverse impacts.
- D. Adjusting building setbacks to transition between different uses.
- E. Applying step-down or tiered building heights to transition between different uses.
- F. Lowering density or intensity of land uses to transition between different uses.

### **Conclusion**

The Applicant/Owner has responded to the City of Venice's Annexation Application requirements and respectfully requests review and approval. Please feel free to contact Neale Stralow, PLA, AICP, ENV SP at 813.327.5448 or [nstralow@vhb.com](mailto:nstralow@vhb.com) for any clarification or additional information request.