



To: City of Venice - Planning & Zoning Department
401 W. Venice Avenue
Venice, FL 34285

Date: April 8, 2024

Memorandum

VHB Project #: 66548.00

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

Re: Revised Annexation Application Narrative

Flagship Venice Medical Office Building
2695 Curry Ln., Nokomis, FL 34275
Parcel #: 038712003

Project Introduction

The Flagship Venice MOB is a 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 2695 Curry Lane in Nokomis, the project will occupy a 5-acre parcel ("Project Site"). Upon development, the address for this location will change to 2625 Curry Lane, consistent with the preliminary address plan that the City has in place for development along Curry Lane.

- › Building Area: ~54,228 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 as 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.

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.

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 54,228 Sq. Ft. medical office building, which equates to an **0.249 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. Confirmation of capacity has been requested from the City of Venice but was not received prior to this application 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. It serves as a baseline for comparing with the anticipated water use of a proposed development intended to replace this residence.

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
Total Estimated Daily Use		690

Proposed Development

The proposed medical office building, encompassing 54,228 square feet, is estimated to have a potable water demand of **6,507 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 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	54,228 SF	6,507	6,507	9.04	18.08	36.16	1,750	3

Table 3 Flow Calculations for Proposed Development

Category	Details	Flow	Per Unit	Assumptions
Medical Office	54,500 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 54,228 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 6,507 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 a 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 of 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.

Proposed Development

The proposed medical office building, encompassing 54,228 square feet, is estimated to have a wastewater demand of 6,507 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 Potable Wastewater 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	54,228 SF	6,507	6,507	9.04	18.08	36.16	1,750	3

Table 5 Flow Calculations for Proposed Development

Category	Details	Flow	Per Unit	Assumptions
Medical Office	54,500 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 54,228 Sq. Ft. medical office (0.249 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 capital 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 6,507 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	Area/Quantity	GPM	Operation Duration (mins)	Operations per Week	Total Weekly Gallons	Calculated Daily Average
Drip Emitters for Landscape Areas	48,930 SF	147	20	2	5,880	978.60
Bubblers for Trees	78 Trees	39	9	2	702	117.00
Total	-	-	-	-	6,582	1,095.60

> Note: The "Calculated Daily Average" is the average amount of water expected to be used per day over a 6-day period, assuming full operations only occur on two specific days. This average is used for planning and estimation purposes due to the lack of detailed zone scheduling information at this stage of the development process.

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 ± 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 54,000 square foot medical office at 2695 Curry Lane describes specific traffic projections and impacts. The development is expected to generate 2,212 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 54,228 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 542.28 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 in 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	54, 000 SF	\$11,475,000	\$44,800	\$ 69,841	\$ 62,751.24

Table 10 Estimated Revenues

	Ad Valorem	Utility Fees	Impact Fees
Total	\$44,800	\$ 69,841	\$ 62,751.24
Total Annual Ad Valorem	\$44,800	-	-
Total Utility Fees	-	\$ 69,841	-
Total Impact Fees	-	-	\$ 62,751.24

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.

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 for any clarification or additional information request.