

March 20, 2025

Attention: City of Venice
401 West Venice Avenue
Venice Florida

1. Requirements for Remote Parking. Required parking spaces may be permitted on a separate parcel from the site on which the principal use is located if the remote parking complies with the following:

a. Any remote parking area shall be under the same ownership as the principal use or otherwise secured by a lease of no less than the term of any lease for the principal use.

Response: The remote parking within the Serano Way ROW for the Venice Retail Center Project SP 24-59SP is approved and granted by Owner of Serano Way (Laurel Road Development LLC) and will be documented within the Declaration.

b. All necessary legal instruments shall be executed and recorded in the public records of Sarasota County and copies of the recorded documents provided to the Director and City Engineer, or their designees, prior to the issuance of certificates of occupancy.

Response: Information acknowledged, these items including on-going maintenance will be provided prior to certificates of occupancy.

c. All renewal agreements pertaining to remote parking area leases shall be provided to the Director, or their designee, prior to the expiration of the lease term.

Response: Declaration will run in perpetuity with current/future owners of Venice Retail Center Project SP 24-59SP.

d. The remote parking shall comply with the distance requirements in Table 3.6.7.

Response: The remote parking conforms with these distance requirements. The remote parking measured from nearest point of the parking area to nearest point of the subject property where the principal use is located is 6.75 feet which is within the required 1,500 feet for mixed-use districts.

e. Remote parking lots shall abide by all parking design standards set forth in the Code.

Response: All remote parking within the Venice Retail Center project abides by the parking design standards set forth in the City of Venice LDC.

f. Remote parking plans shall be submitted to the Director for review on forms per the Director's discretion.

Response: Information acknowledged, the remote parking plans will be provided to the Director for review.