

From: [David Walter](#)
To: [Planning Commission](#)
Cc: [David Walter](#); [Rebecca Paul](#); [Board and Council Messages](#)
Subject: Re: Proposed Application, Parcel 0175-16-0018
Date: Monday, May 5, 2025 9:11:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Epiphany Cathedral Parking Project Ltrr 5.5.2025.pdf](#)

We ask that the Planning Commission consider the objections detailed in the attached letter.

In short, we ask that the proposed Epiphany Cathedral Parking Project be rejected, as it is currently written, for three reasons:

- (1) the proposal fails to deal adequately with the stormwater runoff issue that will affect Narvaezi Street and Parkdale Drive (to our knowledge, no Storm Water Drainage Plan has been submitted);
- (2) the proposal fails to deal with the increased likelihood of serious pedestrian, bicycle, and vehicle accidents that will occur at the new proposed entrance to the Parking Lot (to our knowledge, no Vehicle Turning Path Analysis or other traffic or safety analysis has been submitted); and
- (3) the proposal fails to deal adequately with the “light pollution” issues that will result from typical parking lot lighting (to our knowledge, no Exterior Lighting Plan has been submitted).

If you have any questions, please feel free to contact us at this email address, walterd@fiu.edu, or at 786.390.7972.

Thanks,
Prof. David D. Walter
Attorney at Law
P.O. Box 433
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walterd@fiu.edu
profdaviddwalter@gmail.com

From: Rebecca Paul <RPaul@Venicefl.gov>
Sent: Tuesday, April 22, 2025 7:35 AM
To: David Walter <walterd@fiu.edu>

Subject: RE: Proposed Application, Parcel 0175-16

Good morning, Professor Walter,

Thank you for contacting the City of Venice! Per your request, please click on the link below:

☐ [24-47SP Epiphany Cathedral Parking](#)

Have a great day!

Rebecca

Rebecca Paul

Planning Coordinator

Planning and Zoning

City of Venice

401 W. Venice Avenue

Venice, FL 34285

Tel: [941-882-7434](tel:941-882-7434)

Email: RPaul@Venicefl.gov

Web: www.venicegov.com



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From: David Walter <walterd@fiu.edu>

Sent: Monday, April 21, 2025 5:39 PM

To: Rebecca Paul <RPaul@Venicefl.gov>

Cc: David Walter <walterd@fiu.edu>

Subject: Proposed Application, Parcel 0175-16-0018

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We received a Public Hearing Notice relating to a Proposed Application, Parcel 0175-16-0018. Per the Notice, please provide us with a copy of the proposed application, which may be sent to walterd@fiu.edu.

Thanks,
David Walter

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May 5, 2025

Re: The Epiphany Cathedral Parking Project,
Sarasota County Parcel Identification Number: 0175-16-0018.

My wife and I own and live at the duplex located at 418 Narvaezi Street, Venice, Florida, about a half block from the proposed Epiphany Cathedral Parking Project site. While we would have preferred to share our thoughts live at the May 6, 2025, meeting, we are currently out of town (we were at a funeral in Iowa on Saturday).

We ask that the proposed Project be rejected, as it is currently written, for three reasons:

- (1) the proposal fails to deal adequately with the stormwater runoff issue** that will affect Narvaezi Street and Parkdale Drive (to our knowledge, no Storm Water Drainage Plan has been submitted);
- (2) the proposal fails to deal with the increased likelihood of serious pedestrian, bicycle, and vehicle accidents** that will occur at the new proposed entrance to the Parking Lot (to our knowledge, no Vehicle Turning Path Analysis or other traffic or safety analysis has been submitted); and
- (3) the proposal fails to deal adequately with the “light pollution” issues** that will result from typical parking lot lighting (to our knowledge, no Exterior Lighting Plan has been submitted).

First, regarding the stormwater flooding issue, please understand that our lot at 418 Narvaezi Street, as well as the neighboring lot at 301 Parkdale Drive and several homes on the east and southerly side of Parkdale Drive, experience significant flooding 5-10 times each year from the stormwater runoff that travels west down Narvaezi Street (from Park Lane Drive and the Epiphany Cathedral Parking Lot) and then turns north onto Parkdale Drive. Flood waters vary from 4-12 inches, depending on the rainfall amount and the duration of the rainstorm, and the flood waters typically cover half to three-fourths of the yards facing Narvaezi Street and the east and southerly portion of Parkdale Drive. **Currently, there is NO stormwater drainage control of any sort on Narvaezi Street or on the southerly portion of Parkdale Drive.**

The Epiphany Cathedral Parking Project, as currently conceived, should be rejected because the proposal fails to deal with the increased stormwater flooding that is likely to occur. The plans note that there will be a retention pond, and that water will drain from the retention pond to the Harbor Drive stormwater system, and concludes that: “stormwater impacts will not be significant due to the limited increase in impervious area. The runoff from the parking be directed to the on-site retention pond and ultimately to an existing storm drain in Harbor Drive North.” See the Project Narrative, Page One; see also the Landscape Plan.

However, there is NO basis in the plans to conclude that the “stormwater impacts will not be significant”, especially considering the SIGNIFICANT increase in the impervious, paved parking areas. There is NO indication in the Landscape Plan or any other plan that the newly paved parking lot will be designed or graded to drain all or nearly all the Parking Lot stormwater into the retention pond at the center of Parking Lot. The current gravel parking lot absorbs much of the rainfall, except during heavy rainstorms—but a paved parking lot will instead pour additional water onto Parklane Drive and Narvaezi Street, thus increasing the flooding on Narvaezi Street and Parkdale Drive.

Second, as for the increased likelihood of serious pedestrian, bicycle, and vehicle accidents, please understand that the current parking lot borders Parklane Drive, which is on east side of Prentiss French Park. The streets around the Park are heavily used by walkers, runners, bicycles, electric bicycles, skaters, skateboarders, golf carts, and vehicles. At present, there is one stop sign located at the corner of Park Lane Drive and Manatee Court (directly adjacent to the parking lot), and a second stop sign located at the corner of Park Lane Drive and Narvaezi Street (also directly adjacent to the parking lot). **Unfortunately, virtually no one stops at these two stop signs, with most vehicles driving through the stop signs at 5-15 miles per hour.**

However, the Epiphany Cathedral Parking Project proposes to move the new parking lot entrance from its current location on Manatee Court to Park Lane Drive, directly between the two intersections with the two ineffective stop signs, which means that vehicles exiting the Parking Lot will be greeted by pedestrians, bicycles, and vehicles coming from FOUR directions:

- (1) folks turning north at the Manatee Court corner onto Park Lane Drive (who typically do not stop at the stop sign);
 - (2) folks moving south from Park Lane Drive (who typically do not stop at the stop sign);
- as well as,
- (3) folks traveling east from Narvaezi Street, and
 - (4) folks traveling north from Park Lane Drive.

The problem will likely be compounded by the vegetation and shrubbery installed near the west and south side of the new Parking Lot (see the Landscape Plan), which will make it more difficult for vehicles leaving the parking lot to see the oncoming pedestrians, bicycles, and vehicles, especially those that have not stopped at the stop signs. Although the current entrance on Manatee Court is not ideal, that is still the best location for the entrance to the Parking Lot, given that folks exiting the Parking Lot will only need to look left (east) and right (west) to avoid pedestrians, bicycles, and vehicles.

Finally, as for the lighting of the Epiphany Cathedral Parking Lot, the Parking Lot is currently lighted by one small light at the back of the parking lot. There is also a street light at the corner of Narvaezi Street and Park Lane Drive. To our knowledge, those in our neighborhood appreciate the fact that Prentiss French Park and our homes are not fully lighted at night (for one reason, it makes it much easier to see the stars at night). Although the Park has three street lights at various intersections on the north, south, and west sides, as well as some lighting coming from the various condominium units, the park and our homes are not fully lighted at night. The Epiphany Cathedral Parking Lot Lighting Plan appears to show only four new lights, projecting .8-5.7 foot-candles of light, but it is not clear that the installation will actually be limited to the lighting specified.

If you have any questions, please feel free to contact us at the telephone number or email address provided above.

Thank you,

/s/ David D. Walter

Prof. David D. Walter
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