



Project Narrative

Epiphany Cathedral Parking
225 N. Harbor Drive
Venice, FL 34285
PID. No. 0175160018
Minor Site and Development Plan
Petition No. 24-47SP

The project is located at 225 N. Harbor Drive, Venice, FL. Located in the City of Venice Parcel ID 0175160018 contains 0.846 acres in Section 12, Township 39S, Range 18E.

The Epiphany Cathedral Overflow Parking Lot project consists of paving, grading, drainage and landscaping of the current overflow parking lot.

The proposed improvements include the placement of 66 additional parking spaces which will be used by Epiphany Cathedral to continue to provide overflow off-site parking. Additional landscaping around the perimeter and in the islands. Sidewalk connections have been supplied as necessary for connectivity. A sidewalk connection is proposed through the driveway on Manatee Court, from the parking lot to Harbor Drive North where there is a pedestrian crosswalk between the parking lot and Epiphany Cathedral, and along Park Lane Drive.

The Planning Commission voted to deny Site and Development Plan Petition No. 24-47SP on May 6, 2025, due to the layout of access points, site mobility and drainage. The proposed ingress, egress Plan submitted to the Planning Commission was determined not feasible for the flow of traffic and drainage.

By relocating the ingress, egress to the south side of the parcel safer conditions will be achieved for the flow of traffic and parking.

Drainage shall be directed to the dry retention basin located in the center of the proposed project area reducing the volume of water discharged offsite from existing conditions.

Stormwater is currently provided onsite for the required water quality treatment volume. It is expected that stormwater impacts will not be significant due to the limited increase in impervious area. The runoff from the parking lot shall be directed to an on-site dry retention basin and ultimately to an existing storm drain on Harbor Drive North. The proposed dry retention basin will mitigate excess stormwater runoff with decreased post conditions.

There are no proposed utilities associated with this project, however valve boxes, and manhole ring and covers will need to be raised to the proposed grade to maintain accessibility as necessary.