

## Mercedes Barcia

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**Subject:** RE: Agenda Item Alternative Parking Plan

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**From:** Joan Farrell <[jfarrell@venicefl.gov](mailto:jfarrell@venicefl.gov)>  
**Sent:** Friday, September 27, 2024 11:45 AM  
**To:** Kelly Michaels <[kmichaels@venicefl.gov](mailto:kmichaels@venicefl.gov)>  
**Subject:** Fw: Agenda Item Alternative Parking Plan

Kelly,

This will likely need to be tweaked.

Thank you,

Joan

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**From:** joanharborlights <[joanharborlights@protonmail.com](mailto:joanharborlights@protonmail.com)>  
**Sent:** Friday, September 27, 2024 11:41:08 AM  
**To:** Joan Farrell <[jfarrell@venicefl.gov](mailto:jfarrell@venicefl.gov)>  
**Subject:** Agenda Item Alternative Parking Plan

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*To: Kelly Michaels, City Clerk*

*From: Joan Farrell, Venice City Council, Seat 1*

*Re: Agenda Item for City Council Meeting on October 8, 2024*

*Date: September 27, 2024*

*Delete from Chapter 87, the Land Development Regulations, Section 3.6.4.A.4 This provision is shown in Bold below.*

*Background:*

*In a recent case before the Planning Commission for an extended stay hotel, the Director approved an Alternative Parking Plan which did not even provide for 1 parking space for each room.*

*The location of this proposed hotel is near the intersection of Laurel Rd and Knights Trail and in close proximity to the Sarasota Memorial Hospital.*

*New hires to the hospital or any other local business who do not live in Venice or surrounding areas might well utilize an extended stay hotel while they search for permanent housing. An extended stay hotel avoids the need for a first and last month rent payment which is needed for most apartment rentals. Many young people just out of school often have limited financial resources.*

*An extended stay hotel could be considered as a type of Affordable Housing.*

*Consider the situation of two newly hired nurses who meet at Sarasota Memorial Hospital and decide to split expenses at the extended stay hotel. Their schedules would likely be different, necessitating two vehicles.*

*Consider the situation of a couple who both work and try the extended stay hotel while they search for other housing. They would have two vehicles. Or consider the large number of construction workers, who often make excellent money but choose an extended stay hotel because construction schedules can be variable due to weather, seasonal employment, or the need to move quickly to other construction projects as their employer requires. These employees would have separate vehicles.*

*In so many situations, the occupants of a room would have two vehicles, or they may have visitors or family who would come in their own vehicle.*

*This section is unnecessary and burdensome.*

*A reasonable number of parking spaces for an extended stay hotel might be 1.5 spaces for each room, certainly not less than a single space per room.*

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#### *3.6.4. Alternative Vehicle Parking Provisions*

A.

**Alternative Parking Plan (APP).** The parking requirements set forth in Tables 3.6.1—3.6.6 may be modified through an Alternative Parking Plan (APP). The below requirements shall be met:

1.

A parking study must be prepared by a registered professional engineer in the State of Florida or certified land use planner.

2.

The study must include the size, type, and use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and narrative and data as to why the parking requirements of the Code do not accurately reflect the needs of the proposed development.

3.

The study shall provide analysis using information and studies from the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), American Planning Association (APA), or another alternative professional standard approved by the Director.

4.

**The Director may approve an APP if parking requirements are modified by twenty-five (25) percent or less. If greater than twenty-five (25) percent, the Planning Commission shall consider the APP as part of the site and development process.**

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Strategic Goal: Goal 6, Preserve the Venice Quality of Life through Proper Planning

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