



July 11, 2025

Sean Rasmus
L Murphy, LLC
5784 Lake Forrest Drive, Suite 275
Atlanta Georgia 30328

REFERENCE: LAUREL SELF STORAGE
ALTERNATIVE PARKING PLAN (APP)

The proposed project is located at 3480, Nokomis, Florida 34275. The site improvements will consist of one proposed 104,304 SF GFA, 3-story self-storage building and associated infrastructure. The current zoning is Commercial General - CG. According to City of Venice Municipal Code Section 3.6, table 3.6.5, the required parking for self-storage (indoor only) is 0.5 spaces per 1,000 SF or 53 spaces for this project. However, Section 3.6.4 (A) states that parking requirements set forth in Tables 3.6.1-3.6.6 may be modified through an Alternative Parking Plan (APP).

For this project we propose the following ITE Parking Generation Manual 6th Edition standards:

- *Use:* 151 – Mini-Warehouse
- *Gross Floor Area:* **104,304 SF**
- *Est. ITE Peak Parking Demand Required:* **10 spaces**
- *Calc. ITE Peak Parking Demand Required:* **1 space/10,430.4 SF GFA**
- *Est. ITE Peak Parking Period:* 4:00-6:00 P.M.
- *Total Parking Spaces Provided:* **11 spaces**
- *Peak Parking Factor Provided:* **1 space/9,482 SF GFA**
- *ADA – accessibility:* Requirements met for provided parking spaces

It is in my professional opinion, based on the ITE Parking Generation Manual data provided, the proposed parking count is more than adequate for the proposed use of this site. Please see attached supporting documentation.

Respectfully,
ATWELL, LLC

A handwritten signature in blue ink, appearing to read "SR Sonberg", is written over the printed name.

Steven R. Sonberg, PE, PSM
Director

Port Charlotte, FL

Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

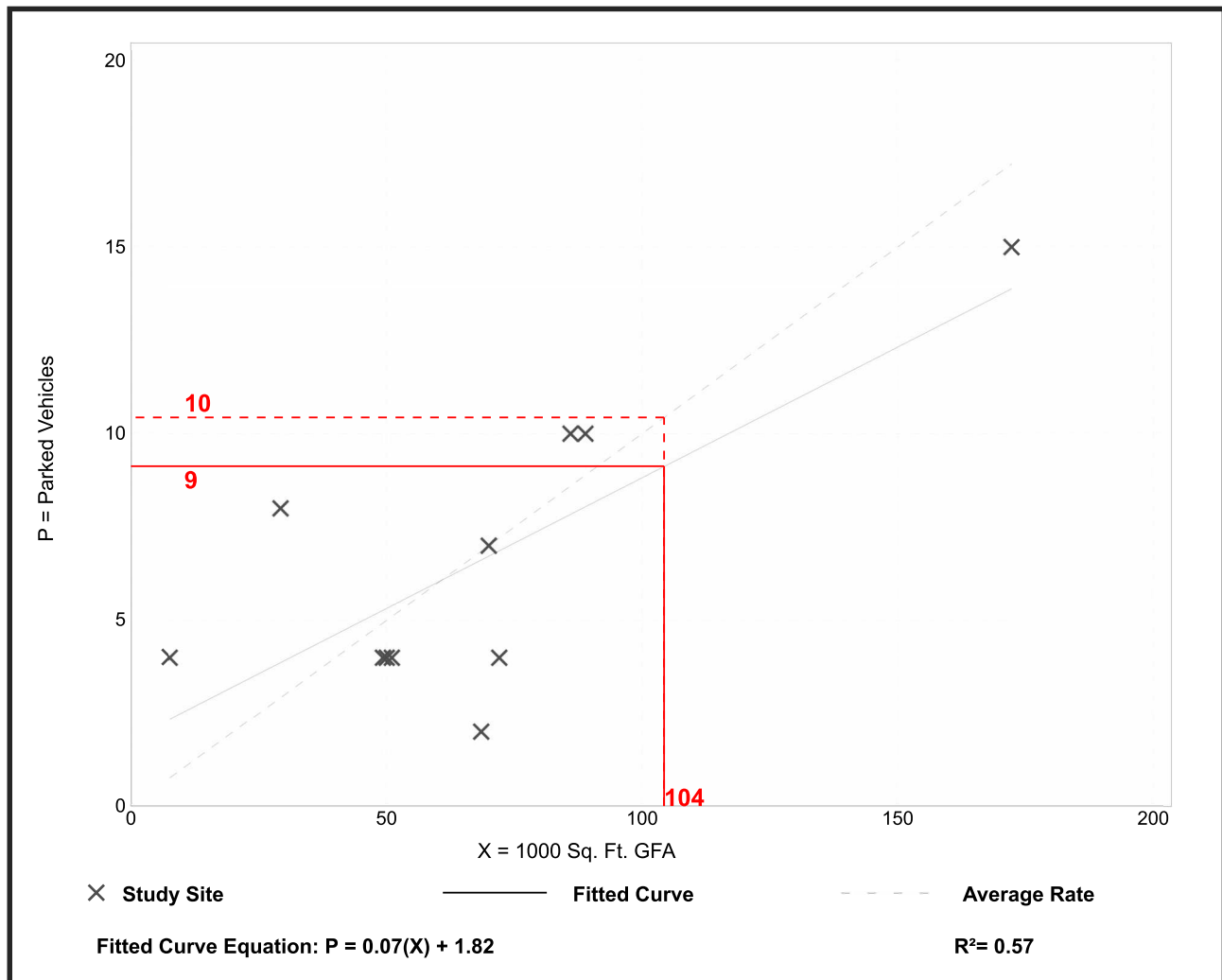
Number of Studies: 11

Avg. 1000 Sq. Ft. GFA: 68

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.32	***	0.07 (70%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers