



May 14, 2025

Ms. Brittany Smith  
Planning and Zoning  
City of Venice

Re: *Alternate Parking Plan*  
*Venice Retail Center*

Dear Ms. Smith:

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this parking analysis for the proposed Venice Retail Center, consisting of the following land uses:

- 1,500 square feet (SF)/30 seats of quick service restaurant (QSR)
- 13,945 SF of medical/dental office
- 4,500 SF of retail sales and service

A site plan is included in the Appendix and shows that 100 on-site and three (3) off-site parking spaces are being provided for a total of 103 parking spaces.

This parking study has been undertaken to verify that the number of parking spaces provided are in accordance with the City of Venice land use code (LUC) and the Portofino Commercial Mixed-Use District (CMU). The Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6th Edition, was also utilized to for an 85<sup>th</sup> parking generation.

The City of Venice LUC Chapter 87, Section 3.6.3, contains parking requirements for various land uses. Per the requirements, the minimum required and maximum allowed for a Quick Service/Fast-Food Restaurant are 4 spaces/1,000 SF and 10 spaces/1,000 SF, respectively. The minimum required and maximum allowed for Medical/Dental Office are 4 spaces/1,000 SF and 6 spaces/1,000 SF, respectively. The minimum required and maximum allowed for Retail Sales and Service (less than 65,000 square feet) are 4 spaces/1,000 SF and 6 spaces/1,000 SF, respectively. Based on the above requirements, the cumulative minimum required and maximum allowed parking demand for Venice Retail Center are 80 parking spaces and 126 parking spaces, respectively.

The Portofino CMU requires a minimum of one space for every three seats for a restaurant with drive-thru (QSR), one space for every 200 SF of medical or dental office, and one space for every 400 SF of retail use. Based on the minimum requirements and project square footages, the cumulative minimum parking demand for Venice Retail Center per the Portfolio CMU is 92 parking spaces.

## Parking Generation

The parking generation for the Venice Retail Center was based upon the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6th Edition, for land use code (LUC) 934 (Fast Food Restaurant with Drive-Through Window), LUC 720 (Medical-Dental Office Building), and LUC 822 (Strip Retail Plaza). The parking generation potential is identified in Table 1.

Table 1: Project Parking Generation

ITE PARKING GENERATION CHARACTERISTICS						85 <sup>TH</sup> PERCENTILE Parking Demand
Land Use	ITE Code	Scale	ITE Units	Day	85 <sup>th</sup> Percentile Rate/KSF	
Fast Food Restaurant with Drive-Through Window	934	1.5	KSF	Mon-Thu	10.17	15
				Friday	16.59	25
				Saturday	12.19	18
				Sunday	13.39	20
Medical-Dental Office Building	720	13.945	KSF	Mon-Fri	4.28	60
Strip Retail Plaza	822	4.5	KSF	Mon-Thu	4.44	20
				Friday	5.45	25
				Saturday	4.36	20

As shown in Table 1, ITE *Parking Generation Manual*, 6<sup>th</sup> Edition contains 85<sup>th</sup> percentile parking demand rates for all land uses for the Monday through Friday time period. Not all land uses have parking demand rates for Saturday and/or Sunday. As such, the cumulative parking demand for all three land uses will be based on 85<sup>th</sup> percentile parking demand for Monday through Friday. When considering Monday through Thursday, the cumulative 85<sup>th</sup> percentile parking demand adds up to 95 parking spaces. When considering Friday, the cumulative 85<sup>th</sup> percentile parking demand adds up to 110 parking spaces.

## Conclusion

As demonstrated in this parking study, the cumulative minimum required and maximum allowed parking demand for Venice Retail Center per the City of Venice LUC requirements are 80 parking spaces and 126 parking spaces, respectively. The cumulative minimum parking requirement for Venice Retail Center per the Portfolio CMU is 92 parking spaces. Per the ITE *Parking Generation Manual*, 6<sup>th</sup> edition, when considering Monday through Thursday, the cumulative 85<sup>th</sup> percentile parking demand is 95 parking spaces. When considering Friday, the cumulative 85<sup>th</sup> percentile parking demand is 110 parking spaces.

Based upon the above, the 103 total parking spaces being provided for Venice Retail Center per the attached site plan are reasonable and should be able to sufficiently accommodate the parking demand for the proposed development.

I trust that the above information will be beneficial for your use. If you have any questions regarding the above matter, please contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to be 'Basit Ali', with a stylized flourish at the end.

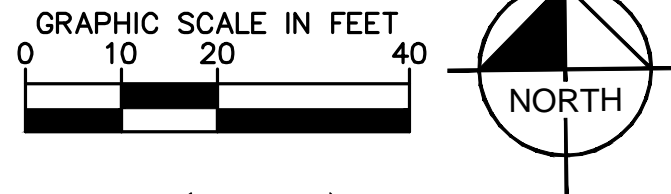
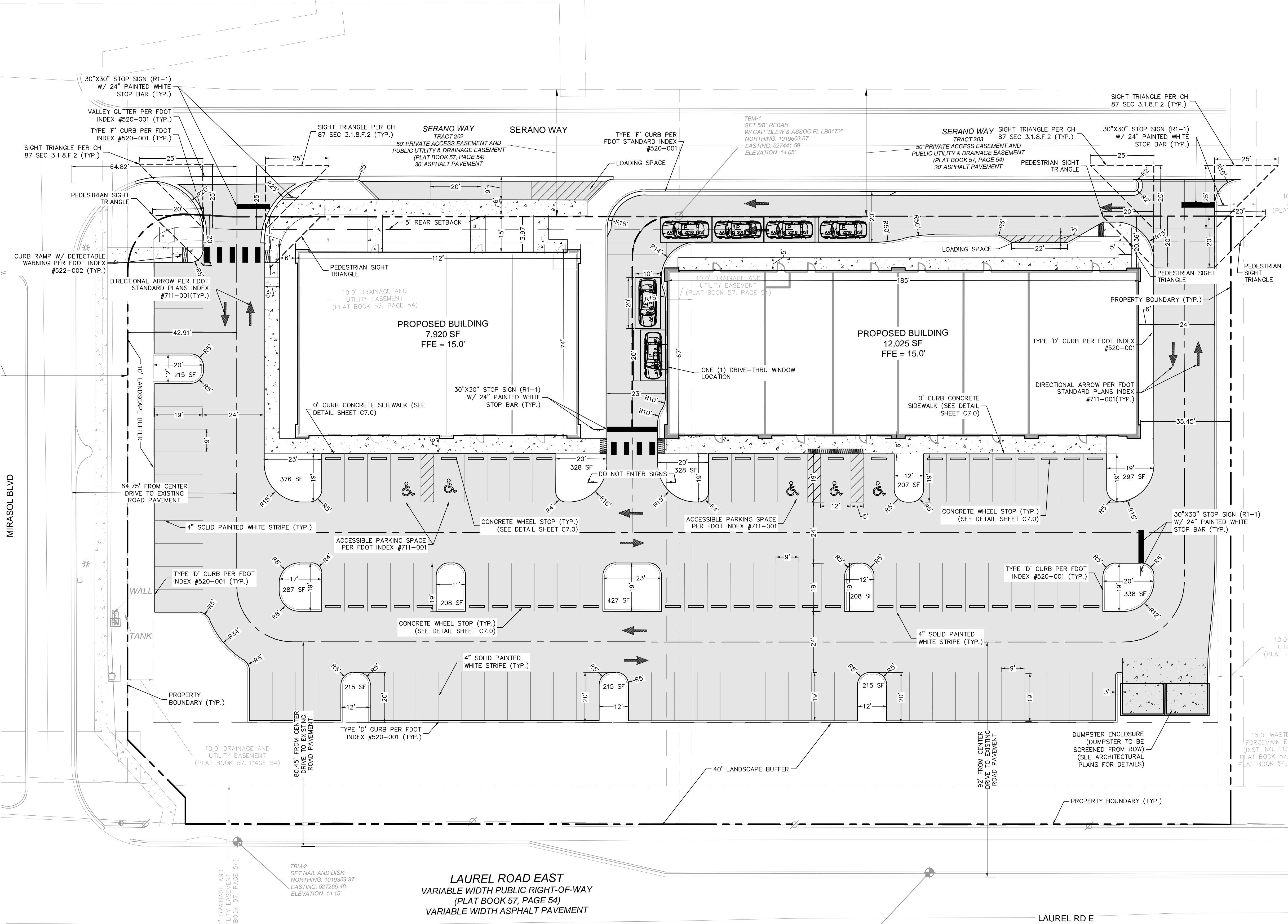
Basit Ali, P.E.  
Transportation Engineer



## APPENDIX



Plotted By: Dean, John, Sheet: Serv. VENICE RETAIL CENTER, Layout: C4.0, April 15, 2025, 08:11:01pm, k:\VORL-Civil\249607000-Venice Commercial\CAD\CONSTR\PlanSheets\C4.0 - Site Plan.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SITE DATA:**  
SITE AREA: ±2.37 AC. (103,237 SF)  
ZONING: LAUREL EAST  
FUTURE LAND USE: MIXED USE CORRIDOR

**REQUIRED PARKING:**  
QUICK SERVICE RESTAURANT (QSR) (±1,500 SF / 30 SEATS)  
1.0 SPACE / 3 SEATS 10 SPACES  
MEDICAL/DENTAL OFFICE (±13,945 SF)  
1.0 SPACE / 200 GROSS SF 70 SPACES  
RETAIL SALES AND SERVICE (±4,500 SF)  
1.0 SPACE / 400 GROSS SF 12 SPACES

TOTAL MIN. PARKING REQUIRED: 92 SPACES

**PROVIDED PARKING:**  
STANDARD PARKING PROVIDED (9' X 19'): 95 SPACES  
HANDICAP PARKING PROVIDED (12' X 19'): 5 SPACES  
TOTAL PARKING PROVIDED: 100 SPACES  
ON-STREET PARALLEL PARKING (8' X 20'): 3 SPACES

**BUILDING HEIGHT**  
MAXIMUM BUILDING HEIGHT: 24'  
PROPOSED BUILDING WEST HEIGHT: 22.23'  
PROPOSED BUILDING EAST HEIGHT: 22.23'  
PROPOSED BUILDING HEIGHT SHALL BE 22.23' TO THE HIGHEST POINT OF THE ROOF FROM 16.77'. THE 16.77' MEASUREMENT IS 18' ABOVE THE AVERAGE CROWN OF THE ADJACENT ROAD LISTED BELOW.  
LAUREL ROAD EAST CENTERLINE VALUES: 14.7+14.9+15.1+15.2+15.6+15.6+15.5+15.2

AVERAGE CENTERLINE VALUE = SUM OF ELEVATIONS/TOTAL ELEVATIONS = 137.4'/9 = 15.27'  
**BUILDING SETBACKS**  
FRONT (SOUTH): 10 FT (MIN) 156.6 FT  
SIDE (WEST): 0 FT 69.0 FT  
SIDE (EAST): 0 FT 36.2 FT  
REAR (NORTH): 5 FT 10.1 FT

**BUILDING COVERAGE:**  
PROPOSED BUILDING A FLOOR AREA 7,920 SF  
PROPOSED BUILDING B FLOOR AREA 12,025 SF  
F.A.R. (7,920 +12,025 SF/103,237 SF) 0.19  
MAX F.A.R. 1.00

**LANDSCAPE BUFFERS**  
FRONT (SOUTH): 40 FT 40 FT  
SIDE & REAR: 10 FT 10 FT

**IMPERVIOUS CALCULATIONS**  
IMPERVIOUS AREA:  
BUILDING COVERAGE (TOTAL) 0.46 AC 20,069 SF 19.41%  
PAVEMENT & SIDEWALK COVERAGE 1.26 AC 54,797 SF 53.16%  
TOTAL IMPERVIOUS AREA 1.72 AC 74,866 SF 72.57%  
IMPERVIOUS AREA ALLOWED PER MASTER PLAN: 1.90 AC TOTAL / 80.00%  
PERVIOUS AREA: 0.77 AC 33,460 SF 32.41%

**ADJACENT PARCEL ZONING & FUTURE LAND USE INFORMATION**  
WESTERN ADJUTING PARCEL LAUREL EAST CMU/MIXED USE CORRIDOR  
EASTERN ADJUTING PARCEL LAUREL EAST CMU/MIXED USE CORRIDOR  
NORTHERN ADJUTING PARCEL LAUREL EAST/MULTI-FAMILY  
SOUTHERN PARCEL PUD/MIXED USE RESIDENTIAL

- NOTES:**
- A REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
  - HANDICAP PARKING SPACES SHALL BE PROVIDED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE MARKED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES.
  - ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE CITY VENICE.
  - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
  - ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING.
  - ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
  - PARKING STALLS TO BE MARKED WITH WHITE PAINT.
  - WHERE APPLICABLE DOUBLE YELLOW STRIPING, HANDICAP, STOP BARS, AND FIRELANE STRIPING TO BE THERMOPLASTIC.
  - LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
  - AS-BUILT PLANS ARE REQUIRED BY CONTRACTOR AT TIME OF COMPLETION.
  - REMOVAL OF EXISTING CURB AND SIDEWALK TO THE NEAREST JOINT.
  - TYPE 'D' CURB SHALL BE PER FDOT STANDARD PLANS INDEX 520-001.
  - ALL SIGNAGE SHALL COMPLY WITH THE CITY OF VENICE ORDINANCES AND THE PORTOFINO COMMERCIAL MIXED-USE DISTRICT (CMU).
  - SITE CONSTRUCTION SHALL BE PER THE CITY OF VENICE SPECIFICATIONS.
  - FOR ALL SIDEWALKS THE MAXIMUM CROSS SLOPE IS 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE IS 5.0%.
  - CURB RAMPS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE FLORIDA BUILDING CODE SECTION 11-4.7 CURB RAMPS.
  - ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - THICKENED EDGE SHALL BE USED IN ALL AREAS WHERE ASPHALT PAVEMENT MEETS CONCRETE PAVEMENT.

**LEGEND**

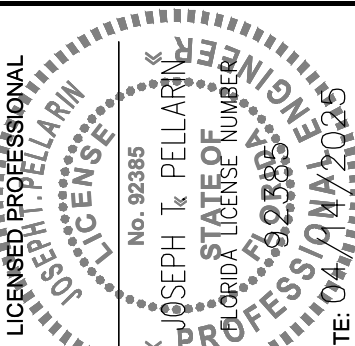
- PROPERTY LINE  
STANDARD DUTY ASPHALT PAVEMENT. SEE SHEET C7.0 FOR DETAILS.  
CONCRETE SIDEWALK. SEE SHEET C7.0 FOR DETAILS.  
HEAVY DUTY CONCRETE PAVEMENT. SEE SHEET C7.0 FOR DETAILS.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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Kimley»Horn

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PHONE: (407) 888-1511  
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT	249607000
DATE	04/14/2025
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	JBD
CHECKED BY	JTP

SITE PLAN

VENICE RETAIL CENTER

FOR

ASHTON GRAY REAL ESTATE

FLORIDA

SHEET NUMBER  
C4.0