



March 27, 2025

Brittany Smith,
Planner
City of Venice Planning & Zoning Department
401 W Venice Ave
Venice FL, 34285

Re: Epiphany Church Alternative Parking Plan

The following provides an Alternative Parking Plan (APP) for the resurfacing of Epiphany Cathedral parking lot located at 225 N Harbor Drive along the west side of Harbor Drive. The project will be constructed on one parcel with the following Sarasota County Parcel Identification Number: 0175-16-0018.

Epiphany Cathedral parking lot proposes 48 parking spaces for extra parking for the Epiphany Church. The church is also a school that provides 4 Pre-K classrooms, a computer lab, and a library. In the main two-story building, there are 8 classrooms downstairs and 8 classrooms upstairs, this totals to 20 classrooms for the school and 23,204 square feet of building that is designated for the church.

Per the proposed concept plan, The Project will consist of resurfacing the existing shell parking lot. The Site Data Table is provided below. A copy of the Proposed Site Plan is provided in Exhibit A.

EPIPHANY CATHEDRAL PARKING SITE DATA TABLE

Public and Institutional use Classification	Minimum Required	Maximum Allowed
Assembly	20 (1,000 SF)	30 (1,000 SF)
School	2.0 (Classroom)	3.5 (Classroom)
Parking	504 Spaces	760 Spaces

ANALYSIS

The parking lot proposes 48 parking spaces, its justification for the proposed number is determined in the part by the Institute of Transportation Engineer's Parking Generation Manual 6th Edition. This edition features recommended parking standards for Church (Land Use 560) and Day Care Center (Land Use 565). The parking standards recommended for a Church were developed by surveying various study sites and analyzing their parking demand per square footage of church building on Sundays. The average parking supply ratio per square footage of building space for the study sites were also provided. Based on the average of all churches that have been studied within the manual, Epiphany Cathedral (23,204 SF) should provide parking at 1.4 spaces per 1000 SF. However, according to the Day Care Center Land Use code

recommended in a general urban setting is 3.6 spaces per 1,000 square feet GFA. A study site in a dense multiuse urban setting, parking supply is 1.4 spaces per 1,000 square feet GFA. ITE Parking Generation, 6th Edition report was reviewed for the comparable published

A copy of the references survey and data from the ITE Manual is provided in Appendix B.

EPIPHANY CATHEDRAL PARKING SITE DATA TABLE		
Source	Parking Space per SF	Total Parking Spaces
ITE Parking Generation for Land Use Church (560)	14 per 1,000 SF (Sunday)	325 Spaces
ITE Parking Generation for Land Use Day Care Center (565)	1.4 per 1,000 SF (Weekdays) General Urban	54 spaces
	3.6 per 1,000 SF (Weekdays) Multi-use Urban Use	138 spaces

CONCLUSION

This APP was prepared in accordance with the City of Venice's Alternative Parking Plan as outlined in Section 3.6.3 of the LDC. The results of this APP indicate that a total of 48 spaces will be provide an adequate amount of parking for the project. Analysis from the ITE parking Generation Manual and looking at the existing parking lot with availability for space for improved parking justifies the proposed number of parking spaces is more than adequate to properly serve the public visiting Epiphany Cathedral.

Based on the guidelines from City LDR, and per ITE calculations, The existing and proposed parking on site are calculated on the site plans on Exhibit 1 and are not satisfying either requirement. The purpose of this project is the improve the existing parking conditions from using Shell to having a paved parking lot with reduced parking spaces that help it get closer to the maximum allowed by the City of Venice LDR.

Please contact me at 941.412.1293 or kmaheu@dmkassoc.com should you have any questions or require additional information.

Very truly yours,

DMK ASSOCIATES, INC.



Kreg E. Maheu, P.E.
President

Exhibit A

Site Plan

Exhibit B

Land Use Code from ITE Generation Parking