

**Subject:**

**CITY OF VENICE PARKING EXPANSION PROJECT**

Mayor & Council

Staff is engaged in a project to examine ways to increase vehicle parking capacity in Venice. The review process follows the City hosting a public workshop at which Council, staff, and the public shared information on short-term and long-term parking needs and potential solutions. One of the workshop outcomes was a listing of priority sites to further analyze. Following is a summary of the results of the staff research of selected sites. Note that this project is dynamic. As research continues on the availability and cost of developing specific parcels the site dimensions and other details may be modified.

- Site 1: Harbor Drive, across from Sharky's Restaurant, Maxine Barrett Park, and North Pier Parking area
  - A site situated partially in a public ROW and partially on leased land to Venice Golf Club and under the control of the Venice Airport
  - Overall site capacity estimated to be 380 parking spaces (public ROW and Airport land leased to Lake Venice Golf Club)
  - Area in public ROW, under control of Sarasota County could produce 90 parking spaces at an estimated cost of \$270,000
  - Remainder of parcel under lease from Airport to Venice Golf Club; 16 years remaining lease time; permissible within the Golf Course lease to sublet property
  - Golf Course leased property western boundary abuts public ROW owned by Sarasota County
- Site 2: North Pier Parking lot; north of Sharky's Restaurant
  - Property owned by the City of Venice Abuts groomed parking area serving public beach
  - Current condition is rutted but partially serviceable in good weather
  - If groomed could add 64 spaces at an estimated cost of \$140,000
- Site 3: North Pier Parking, Out parcel
  - Property owned by the City of Venice
  - Abuts Harbor Drive roadway
  - Contains storm water runoff, but developable without compromising storm water control
  - If groomed, could produce 84 spaces at an estimated cost of \$230,000
- Site 4: City lot behind Venice Theatre
  - Property owned by the City of Venice
  - Currently shell surface with no defined parking layout
  - Accessible from public street via ROW
  - If paved and striped could produce 22 spaces and a travel artery to adjoining properties
  - Cost to pave and stripe estimated to be \$60,000
- Site 5: FDOT property under KMI Bridge
  - Originally examined as part of a potential City land acquisition
  - Currently owned by Florida Department of Transportation (FDOT)
  - Preliminary discussions with FDOT indicate potential for improvement and use by City of Venice
  - Site limited to area under KMI Bridge; could produce 48 parking spaces
  - Access to site may require cooperative agreement with abutting property owners

- Cost to groom site for parking estimated to be \$110,000
- Site 6: Our Mothers House
  - Gravel parking lot owned by Epiphany Church
  - Preliminary discussions with property owner for improvement and shared use of lot
  - If paved and striped could add estimated 80 spaces
  - Cost to improve site estimated to be \$165,000
- Site 7: Lord Higel House
  - City-owned property on Granada Avenue, proximate to City Hall
  - Total site consists of multiple parcels
  - Previous conceived parking capacity of 48 spaces
  - Current placement of Lord Higel House and planned improvements reduce projected parking capacity to 22 spaces
  - Awaiting Site and Development plan to configure final parking capacity and related cost

Each of the sites were examined for the installation of solid travel arteries, possibly with pervious asphalt. Some sites appear more practical to completely pave; others may operate with parking spaces on grass, preferably with structured sub-surface supporting base.

#### Additional Data:

- Site preparation analysis for various parking lots included a review of local and county ordinances. Parking on grass is permissible with adequate controls to require improvement or change to more stable surfaces if the grass is destroyed or deteriorates from use.
- Additional local sites suggested for expanded parking in the downtown area include:
  - Privately owned parcel behind Luna Restaurant; estimated capacity of 36 spaces
  - Relocate Fire Station # 1 to Business 41 area and groom existing site for parking
  - Purchase Hamilton Condominium property and modify for public parking
  - Properties abutting Legacy Park; under Venice Avenue Bridge
  - Redesign of Centennial Park to modify parking plan layout to add spaces
- Expanded parking issues:
  - Consider public-private partnership for development of private land and/or development of parking garage
  - Consider expanded parking facilities in outlying areas with use of a shuttle system

#### Next steps:

- Select areas for tactical expansion of parking (short-term solutions)
- Refine pricing, timing, and analyze funding sources
  - Consider second stage of expanded parking plan – strategic
  - Additional surface parking
  - Parking garage
  - Suggest a solicitation for a Letter of Interest offering the opportunity for private partners to propose parking improvement plan for Venice
    - May be downtown area for direct access to business district
    - May include remote parking plan with perceived public benefit
    - May incorporate parking garage, other structural enhancements
    - May be stand-alone facility
    - May be component of larger development concept

## INDEX

- Cover memo
- Spreadsheet – parking sites
- Arial – sites 1,2,3 – ROW only
- Arial – sites 1,2 including Airport property
- City shell lot, behind Venice Theatre
- Original Sites 3,4,5
- Spreadsheet- additional facts

## Parking Site Assessment Matrix

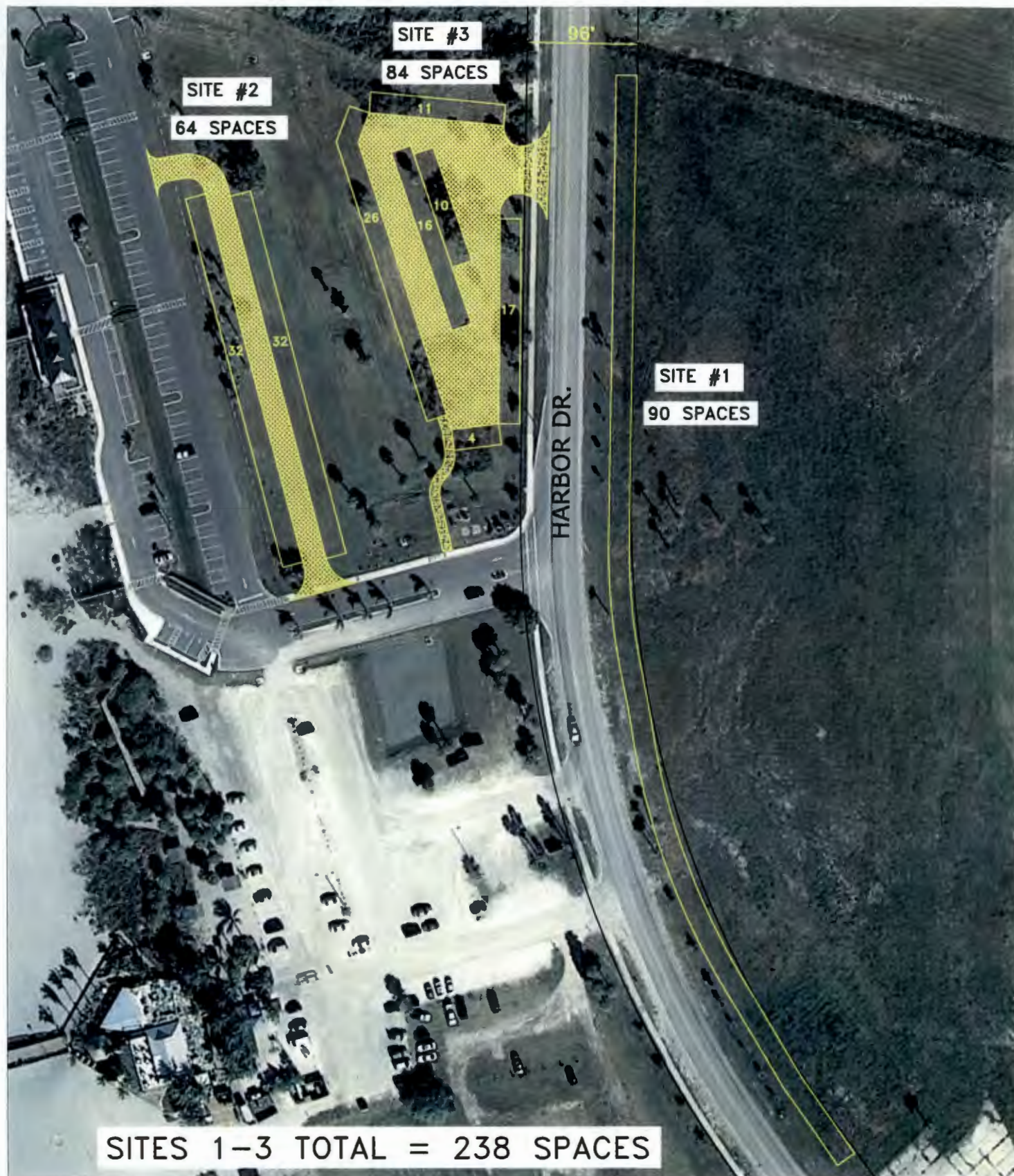
Engineering Department July 22, 2014

Site No.	Parking Area Name	Location	Owner	Site Area (AC)	Parking Spaces	Pervious Pavement Area (SF)	Stabilized Grass Parking Area	SWFWMD Exempt	Site Considerations	COST ESTIMATE	COST PER SPACE
1	Harbor Drive Right-Of-Way Parking	Along shoulder of the 96 ft. wide ROW	Sarasota County	1	90	0	43,000	NO	Mod. ERP, Agreement with County, No lease requirement	\$270,000	\$3,000
2	North Pier Parking Overflow Area	Existing rutted grass parking area	City of Venice	0.56	64	8,800	11,600	NO	Mod. ERP, CCCL Permit, Area for SW Overflow	\$140,000	\$2,188
3	North Pier Outparcel	Existing City Owned outparcel North of Pier	City of Venice	0.95	84	18,700	15,200	NO	Mod. ERP, Stormwater capacity in existing ponds, scrub jay habitat	\$230,000	\$2,738
		Additional Beach Parking Total =			238				Cost Total =	\$640,000	
4	Shell Lot behind Venice Theater	North of Venice Theater	City of Venice	0.27	22	6,700	4,500	YES	Power poles, Utility well	\$60,000	\$2,727
5	North US-41 Bridge	Underneath the North US-41 Bridge	FDOT	0.4	48	10,060	9,000	NO	FDOT Use Agreement, ERP Mod., Site Access, Waterway Trail / Bridge	\$110,000	\$2,292
6	Our Mother's House	225 N. Harbor Dr.	Diocese of Venice	0.85	80	12,000	14,500	YES	Public/Private Partnership, ERP Exemption probable	\$165,000	\$2,063

### Notes:

- 1) Pervious pavement areas based on paving drive aisles only and using stabilized grass for the parking spaces.
- 2) SWFWMD Permitting is required for several of these sites which will require stormwater management systems.
- 3) The use of pervious pavement will not necessarily exempt the site from SWFWMD permitting, per 40D-4.051 F.A.C. and phone conversation with SWFWMD Staff Engineer.
- 4) Grass Parking will be stabilized with geoweb system to ensure grass survival.

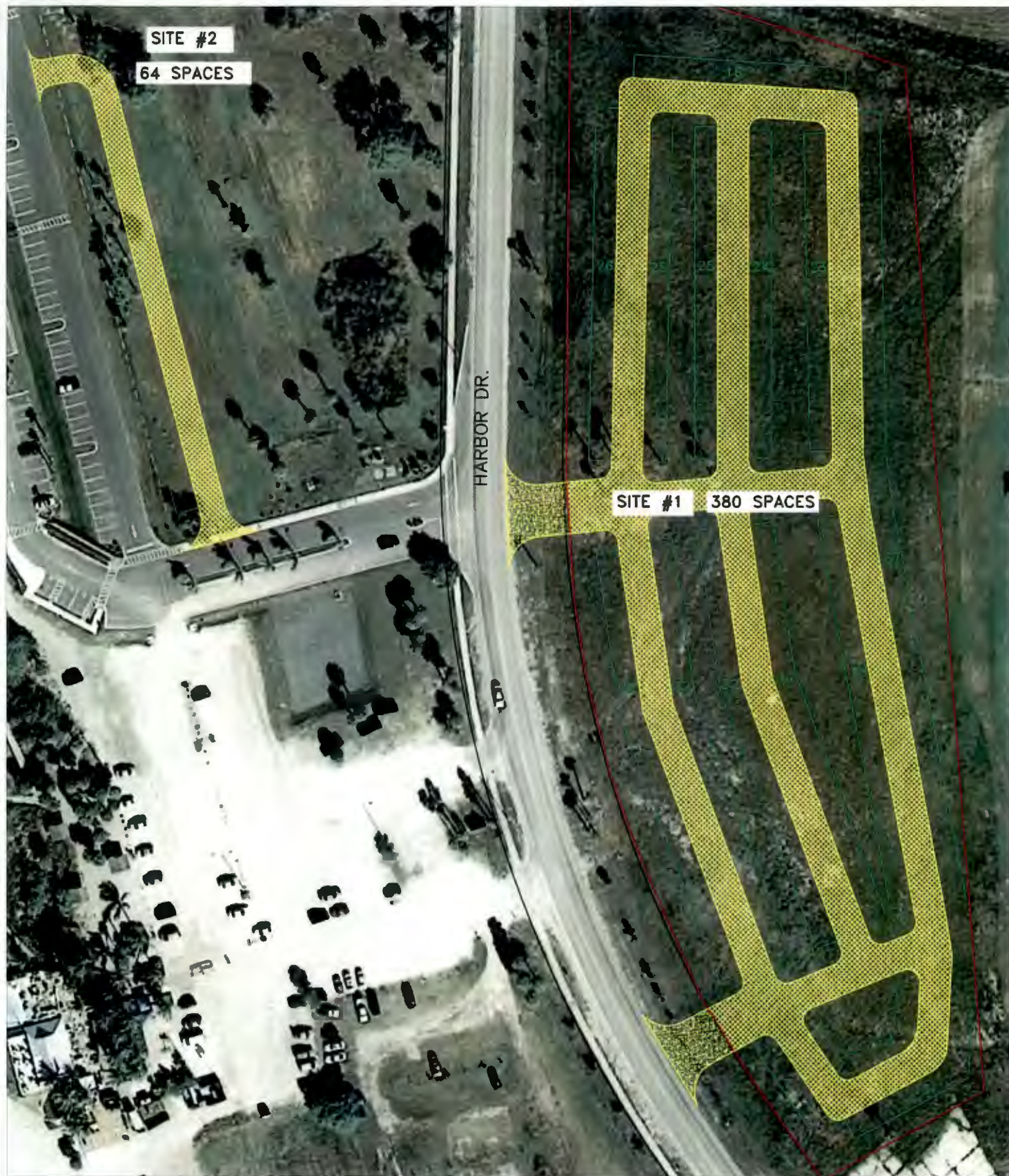




SCALE: 1" = NTS

# PARKING SITES #1, 2 & 3





# PARKING SITES #1 & 2





**Bill Furst**  
Sarasota County Property Appraiser



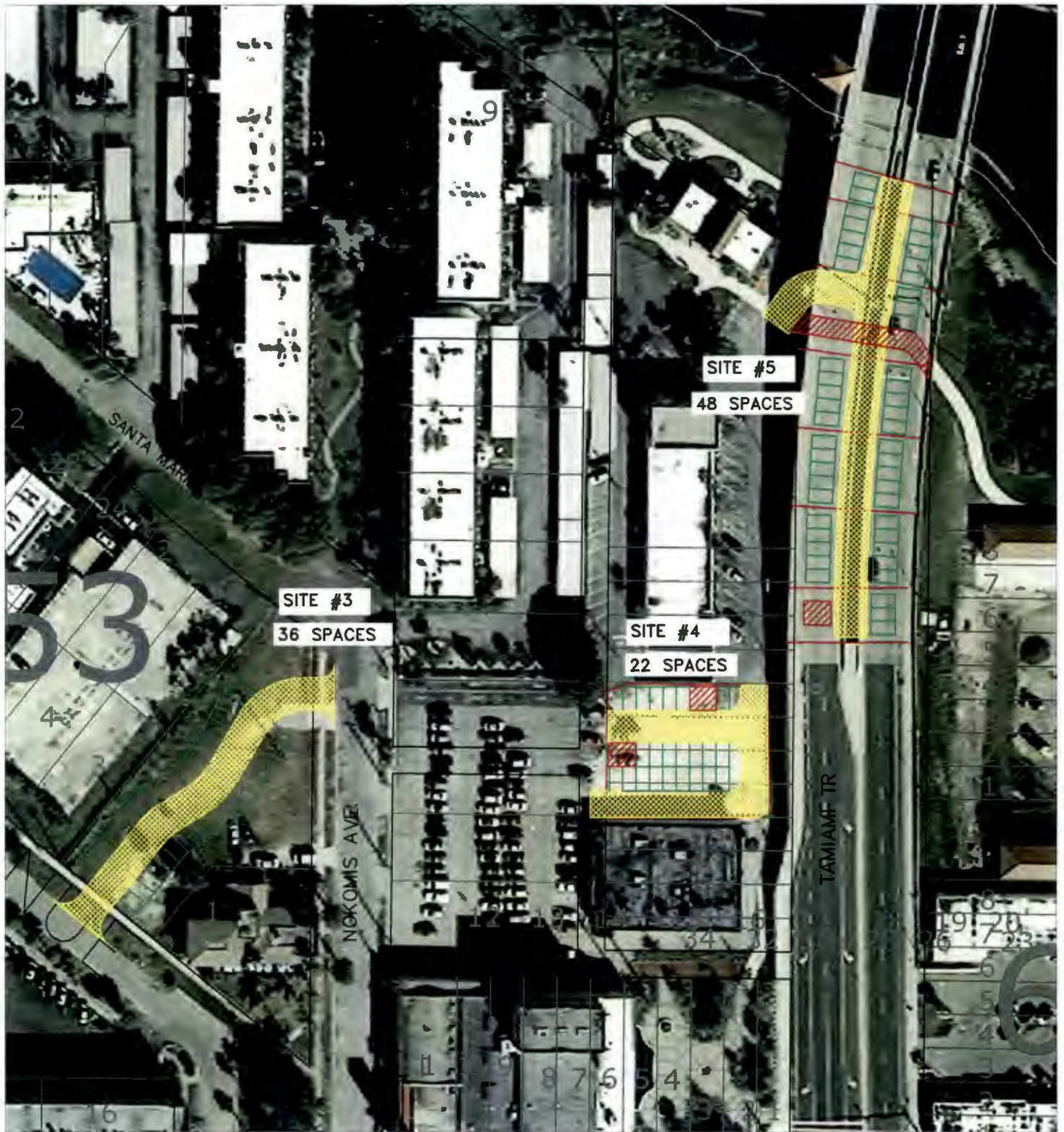
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**Parcels**
 **Plat Boundaries**  
 **Lots**
 **STR Data**

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SCALE: 1" = 100'

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SCALE IN FEET

## PARKING SITES #3, 4 & 5

### LEGEND:

- PERVIOUS PAVEMENT
- STABILIZED GRASS
- OBSTRUCTION



## **Parking Site Assessment Matrix**

Engineering Department

May 27, 2014

Site No.	Parking Area Name	Council Priority	Location	Owner	Site Area (AC)	Parking Spaces	Pervious Pavement Area (SF)	Stabilized Grass Parking Area	SWFWMD Exempt	Site Considerations
1	Public Beach/Sharky's Overflow	#4	Grassed area East of Harbor Dr.	Airport - VGA Lease	5.2	380	68,200	68,400	NO	Part of VGA Lease, FAA Approval, New ERP
2	North Pier Parking Overflow Area	#1	Existing rutted grass parking area	City of Venice	0.56	64	8,800	11,600	NO	Mod. ERP, CCCL Permit, Area for SW Overflow
3	Lord Higel House Lot	#3	409 Granada Ave.	City of Venice	0.55	48	10,100	9,000	NO	New ERP, Part of future site plan
4	Shell Lot behind Venice Theater	#2	North of Venice Theater	City of Venice	0.27	22	6,700	4,500	YES	Power poles, Utility well
5	North US-41 Bridge	#6	Underneath the North US-41 Bridge	FDOT	0.4	48	10,060	9,000	NO	FDOT Use Agreement, ERP Mod., Site Access, Waterway Trail / Bridge piling conflicts
6	Our Mother's House	#5	225 N. Harbor Dr.	Diocese of Venice	0.85	80	12,000	14,500	YES	Public/Private Partnership, ERP Exemption probable

### **Notes:**

- 1) Parking space count is approximate based on the attached layouts.
- 2) Pervious pavement areas based on paving drive aisles only and using stabilized grass for the parking spaces.
- 3) SWFWMD Permitting is required for several of these sites which will require stormwater management systems.
- 4) The use of pervious pavement will not exempt the site from SWFWMD permitting, per 40D-4.051 F.A.C. and phone conversation with SWFWMD Staff Engineer.
- 5) Grass Parking Must be stabilized with geoweb system to ensure grass survival.