



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Planning Commission

Tuesday, February 18, 2025

1:30 PM

Community Hall

[25-0087](#)

Seaboard Presentation

Consultant: Josh Frank, Dover, Kohl & Partners

Josh Frank, consultant, presented Seaboard Master Plan schedule, initial findings, considerations for what is already operating there, mobility, street network, hard surface area, area economy, activity on trail, pedestrian traffic, input from charrette conducted, redevelopment over time, adding streets, alleys, and blocks, reuse of existing industrial structures, increase use of Legacy Park, connection of sections south and north of Venice Avenue, long term draft plan, creating public access point to waterfront, vision to add marina, expanding the urban forest, swing bridge, adding green network for pedestrian traffic, potential new buildings, graphic of current layout, graphic with proposed new growth, public parking garage, and answered Commission questions on marina interruption of urban forest bicycle access, creating a sense of place, and height of buildings. Mr. Frank continues on the details for Seaboard Avenue, not competing with architectural value of downtown, area north of Venice Avenue, depot campus, graphic of current layout, graphic of vision for development, expanding park greenways, creating park front housing, street extensions, trail oriented development, intersection of the Bypass and Venice Avenue, Warfield Avenue intersections, adding sidewalks, adding street trees, graphic of vision for redevelopment over five phases, and answered Commission questions regarding alleyways, frontage plan, access for services, current site that new street is proposed, consideration of eminent domain, original Nolan plan, how to develop current streets into the multimodal vision proposed, street ownerships, additional signalization.

Discussion took place regarding including vision in Comprehensive Plan, coordination with WCIND, concerns for competing with downtown, other areas in city that could also be redeveloped similarly, urban renewal benefits, response from current property owners, flexibility in plan, and having partnerships for redevelopment.

A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, to send a recommendation to City Council in support of this plan as presented. The motion carried unanimously by voice vote.