

**From:** [Christine Stickland](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** [EXTERNAL] Fwd: Site and Development Plan ( 25-32SP) Parking Lot Epiphany Cathedral  
**Date:** Monday, November 24, 2025 10:07:57 PM

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**This Message Is From an External Sender**

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Members of the Planning Commission - Venice Fl,  
This message addresses concerns with Site and Development Plan  
( 25-32SP) Redevelopment of an existing shell parking lot to a new paved parking lot of  
Epiphany Cathedral.

My family owns a condominium at 409 Manatee Ct, Parkview East. We and our  
neighbours are concerned about the addition of yet another impermeable surface to  
Venice Island.

The science is well established that impermeable surfaces concentrate runoff  
and increase floodwater elevation, reduce infiltration and  
shallow groundwater recharge, negatively affect surface water quality by  
transporting pollutants (metals, nutrients, sewer overflow, pathogens), and result  
in higher temperatures in urban environments.

Did the Commision request that the project proponent follow Southwest Florida Water  
Management District guidance and best practices for low traffic areas, such as using  
pervious pavement blocks or pervious asphalt?

Finally, is it fair to ask other islanders to accept the long-  
term ecological harm,resulting from this proposed action,for a parking lot that will be  
full approximately15 mornings a year?

Thank you for your attention.

Respectfully,  
Dr Christine L Stickland  
409 Manatee Ct  
Venice, Florida

**Subject:** Urgent Concerns Regarding Stormwater Management in Site Development Plan 25-32sp

Dear Planning Commission,

We are writing to express serious concerns regarding the drainage design in Site Development Plan 25-32sp, specifically the proposal to redirect stormwater to Harbor Drive/Tarpon Street.

**Our concerns are as follows:**

- The existing stormwater system on Harbor Drive is inadequate and prone to overflow during heavy rainfall.
- Redirecting runoff from the site to Harbor Drive will significantly increase water flow toward Tarpon Street and West Bay Drive, where properties are already vulnerable.
- Our private drainage easement was designed for yard runoff, not city right-of-way drainage. This misdirection has already caused over \$15,000 in damage to our seawall and dock.
- The natural flow currently directs water to Manatee Court; altering this to Harbor Drive exacerbates existing problems without addressing infrastructure limitations.

**Requested Action:**

We strongly urge the Commission to:

- Reconsider the proposed drainage plan.
- Conduct a hydrological impact study before approval.
- Explore alternative solutions that do not increase flooding risk for Tarpon Street and West Bay Drive residents.

Thank you for your attention to this matter. We look forward to your prompt response.

Sincerely,

Robert C. Bostic (330 Tarpon Street)

Andrew Smajdor (304 West Bay Drive)