



# WINDWOOD

March 9, 2021

To: Mayor Feinsod, City of Venice  
City Council, City of Venice  
Roger Clark, Planning and Zoning Department  
Jeff Shrum, Planning and Zoning Department  
Nicole Tremblay, Planning and Zoning Department  
Lori Stelzer, City Clerk

Good Morning. My name is Steve Carr. I am the president of the Windwood Neighborhood Association. I'm here today on behalf of the Windwood Community regarding three items on today's Council meeting agenda. They are Ordinance # 2021-09 : Watermark at Venice Annexation, 2021-10: Watermark at Venice Comprehensive Plan Amendment and 2021-11: Watermark at Venice Zoning Map Amendment.

I will be brief with my remarks today, having only one concern to mention to the Council. That's not to say we only have one concern altogether. Just one to mention today. All other concerns are relative to the site and development plan. And we are looking forward to meeting with Mr. Boone and representatives from Thompson-Thrift to discuss that plan in the near future.

Our concern today centers on the additional approximately 10 acre parcel that is planned to ultimately be added to the current Watermark development to make the project a total of approximately 30 acres. Although this parcel is not part of today's proceedings, it is nonetheless a very important piece of the overall project. It is a terrific idea to add the extra acreage and we hope everything goes well.

But, we do have some questions. What is Plan B if the purchase or approvals to include the additional 10 acre parcel does not happen? If the Council approves the annexation and amendments now, can the project still go ahead with the same number of units being fit into a smaller area? And even though the developer has removed the multi-story apartment building from the project, if they only have approximately 20 acres available instead of the desired 30 acres, will their plans change because after all, they need to make a profit and of course business is business?

We bring this concern to the Council's attention not in an effort to throw a monkey wrench into the approval process, but rather to point out a potential problem in hopes of getting clarification before relevant decisions are made. Again, on behalf of Windwood, we hope the plans for the approximately 30 acre Watermark at Venice development go well.

Thank you for the opportunity to offer this statement. Please feel free to contact me at 315-679-0177 or [presidentwindwood@gmail.com](mailto:presidentwindwood@gmail.com) if you have any questions.

Sincerely,  
Steve Carr, President, Windwood Neighborhood Association