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Volume XXXVI, Issue 7

July 2026



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MANAGER'S REPORT

Dock Requirements The Board has recently become aware of a City of Venice ordinance that could impact dock configurations and future permitting for Harbor Lights residents. Based on our current understanding of the ordinance, some existing dock configurations within Harbor Lights may not conform to today's permitting standards. In many cases, routine repairs or maintenance of existing permitted structures can be approved without requiring the owner to bring the entire facility into compliance with current regulations. However, any new docks or significant modifications, expansions, or changes to a dock, lift, or mooring configuration to existing docks may trigger a review under the current City of Venice ordinance and could require compliance with present-day permitting requirements.

The ordinance determines allowable dock configurations based on the linear feet of waterfront frontage associated with each property. The key component of the ordinance is the preempted area calculation, a mathematical formula used to determine allowable dock and mooring configurations.

Under the City of Venice Municipal Code, the preempted area for a dock permit is not limited to the physical dock structure itself. It includes the dock, boat lift, pilings, and the entire mooring area required to store the vessel. The City defines the mooring area as the larger of:

1. The rectangular area determined by the vessel's maximum length and width (beam), or
2. The rectangular area created by the placement of pilings adjacent to the terminal platform.

The City's code further provides that:

- The maximum preempted area may not exceed 10 square feet for each linear foot of shoreline frontage associated with the property.

- Boat lifts and vessel lifting devices are considered part of the dock structure and are included in the preempted-area calculation.
- For waterfront parcels with less than 65 feet of shoreline frontage, only a minimally sized docking facility for mooring one vessel is generally authorized, and the dock structure and mooring area must be located within the centered 50% of the available shoreline frontage unless neighboring owners provide consent.

The city of Venice took over dock permitting from Sarasota County back in 2012. Current language regarding the preempted area calculation was formally adopted as part of the City's amended and restated Land Development Regulations through Ordinance No. 2022-15 on July 12, 2022. Permits filed before this date were easily obtained which is why many docks are not in compliance with this ordinance.

If you are considering any repairs, modifications, or improvements to your dock, lift, or mooring configuration, please ensure that your marine contractor is familiar with the City of Venice's current dock permitting requirements and preempted area regulations. These regulations can affect what improvements may be approved. Recently, a local real estate transaction was unable to proceed as planned due to permitting issues related to these requirements, highlighting the importance of understanding the regulations before undertaking waterfront projects.

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WATER SERVICE REPLACEMENT PROJECT

You may have seen surveyors walking around Harbor Lights these past few months. The city has contracted with the engineer, Kimley-Horn and they in turn have hired a sub-contractor, T2 Utility to survey the entire park. This is for the Harbor Lights Water Service Replacement project which includes replacing all the water services in the community, as well as replacing or relocating backflow preventers, as necessary. They will also have one gravity sewer near the lift station that needs replacement. They are currently in the early stages, and construction will likely not begin for about a year, and we will receive notification prior to it starting. I know it may seem intrusive but this is for a major improvement for Harbor Lights. If you would like more information, please call the office.

POOL PROJECT

The pool resurfacing schedule is still subject to City of Venice permit approval, so exact dates have not yet been finalized. At this time, we anticipate the project taking place sometime between shortly after Independence Day and before Labor Day.



SEAWALL UPDATE Harbor Lights Comprehensive Shoreline Protection Plan

As part of the Board's ongoing commitment to protecting Harbor Lights for future generations, a shoreline protection consultant, W&R Coastal Science Solutions, are in their final stages of a wave attenuation study with data collected along Harbor Lights waterfront and throughout Roberts Bay. The findings support a comprehensive approach that not only addresses erosion and storm resilience but also enhances the

natural environment surrounding our community.

A key component of the proposed shoreline protection plan is the use of EcoWAD®s, an innovative wave attenuation structure designed to work with nature rather than against it. From their data, W&R scientists recommend that the Eco WAD®s be specifically targeted to the point area with strategic placement maintaining the navigation channel integrity from the canal into the intracoastal and bay waters. They do not recommend placing them along the existing seawall. Positioned in the water along the shoreline at the point, EcoWAD®s will help reduce wave energy before it reaches the shore, lessening erosion and protecting waterfront infrastructure.

Beyond their shoreline protection benefits, EcoWAD®s create valuable marine habitat by providing surfaces where oysters, barnacles, algae, and other marine organisms can attach and thrive. Over time, these living structures can support a diverse ecosystem that attracts fish, crabs, shrimp, and other aquatic species, helping to enhance biodiversity throughout the waterfront.

The EcoWAD®s will work in conjunction with mangroves, which are often referred to as nature's first line of defense against erosion and storm surge. Mangrove root systems help stabilize sediments, improve water quality by filtering pollutants, and provide important nursery habitat for juvenile fish and marine life. EcoWADs® work in harmony with these natural systems by dissipating wave energy while encouraging marine growth and biodiversity. Together, the EcoWAD®s, mangroves, and natural shoreline enhancements create a resilient living shoreline that benefits both the Harbor Lights community and the surrounding coastal environment.

Because this approach incorporates both environmental restoration and resiliency improvements, Harbor Lights may be well positioned to pursue federal, state, and environmental grant funding opportunities that

could help offset project costs. The consultant, W&R Coastal Science Solutions works in tandem with a finance person who is an experienced grant writer for this specific kind of project. The Board will continue to explore available grant programs and partnerships as the project advances.

Based on data collected during the wave attenuation study, the consultant has suggested that moving the speed limit/no-wake signage approximately 150 to 200 yards farther north in the intracoastal waterway may help reduce wave impacts in the point area and support long-term shoreline protection goals. Any such relocation would require review and approval by the appropriate state and federal regulatory agencies before any changes could be considered or implemented.

Another component of the overall shoreline protection strategy is the seawall repair to ensure the long-term integrity of Harbor Lights waterfront infrastructure. The addition of rip rap further strengthens shoreline protection and helps prevent future erosion. By combining natural and engineered solutions with the seawall repair, Harbor Lights can create a more resilient shoreline while preserving the beauty and environmental health of our community for years to come.

The Board has now received all bids for the seawall repair project and is carefully reviewing the proposals. This important step brings us closer to determining the most effective and financially responsible path forward for the community. As additional information becomes available and decisions are made, residents can expect further updates and announcements regarding both the shoreline protection initiative and seawall repair project.

EUCHRE

May 21

1st Tom Reindl	21
Carolyn Welton	21
3rd Dottie Meier	15
Shirley Reindl	15



ON THE COVER

Thanks to Debbie McRoberts we have pictures of manatee and dolphins around Harbor Lights. The dolphin and manatee were seen at the seawall on the intercoastal for front of #8.

NOT MUCH NEWS THIS MONTH, THE PARK IS EMPTY.

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As a dedicated hearing specialist, some of my most rewarding experiences involve hearing about the positive impact I have had in people's lives. Here is what Mr. Bridle had to say about his experience:

"I have worn hearing aids for a number of years, on and off. I say on and off because it has been off more with my most recent pair purchased from another provider in Venice. I had an annoying problem with feed-back, which neither they nor another local provider were able to correct or alleviate. Both told me I should consider newer, more advanced models, which they would be happy to sell me. Since mine were similar, I felt they were more interested in making a sale than helping me. As a result, they wound up in my dresser drawer (not an uncommon situation.) I decided to give it one more go. A friend referred me to Blair Post at Contemporary Hearing.

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I found Blair to have an abundance of knowledge, patience and humor, and his greatest attribute is INTEGRITY. He honestly wants to help.

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~ M.J. Bridle, Venice

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E	R	N	G	E	M	T	O	S	H	E	E	R
C	R	O	L	T	T	N	N	H	N	K	I	T
I	O	I	O	A	D	U	I	Y	O	P	P	N
T	R	T	O	N	D	O	A	R	L	S	U	I
O	E	A	M	I	U	C	T	O	Y	W	L	O
N	K	S	I	D	T	S	S	E	N	E	V	P
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R	U	E	D	O	F	D	S	T	D	P	R	U
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U	T	N	M	U	L	R	E	G	L	U	Z	P
N	O	O	R	S	E	M	A	L	B	H	E	Z
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armada
around
berate
blade
blame
conversation

custom
discount
dote
dutiful
error
gape
gloom

lima
notice
nylon
pies
pipe
plump
point

pulverize
rile
rued
shard
sheer
stroke
subordinate

sucker
sustain
sweep
theory
thump
tote
vicinity

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ACROSS

1. Highly skilled
6. Manila hemp
11. Metric unit of capacity
12. Pours
15. Countenance
16. Eternally
17. Evil spirit
18. To provide maintenance
20. Black bird
21. See the sights
23. Apiece
24. Assists
25. Initial wager
26. Skin disease
27. Carpenter's tool
28. Strong cleaners
29. Dog with a wrinkly face
30. Not younger
31. Too keen
34. Team
36. Falsehood
37. Ages
41. Kick
42. Digestive juice
43. Kitchen or bathroom _____
44. Electrical distribution system
45. Labyrinth
46. Fizzy drink
47. Petroleum
48. In an exposed manner
51. Make lace
52. Woven together
54. First-aid item
56. Robber
57. Go-between
58. Clothe
59. Scope

DOWN

1. Payment to an ex
2. Argument
3. Greek letter
4. Clothespins
5. Tall woody plant
6. Consultant's offering
7. Kind of nut
8. Unot of land
9. A rotating disk
10. Coat electrolytically
13. Dealer
14. Stitches
15. Critical
16. Converted to Christianity
19. Happen again
22. Echo
24. House location
26. Mimicked
27. Beer
30. Curved molding
32. Tank
33. Was laid up
34. Run very fast
35. Worked patchwork
38. Carousing
39. Moderate in tempo
40. Glide over ice
42. Bread makers
44. Leaves
45. Flowing tresses
48. Egyptian river
49. Teller of untruths
50. Eastern discipline
53. Armed conflict
55. Lair



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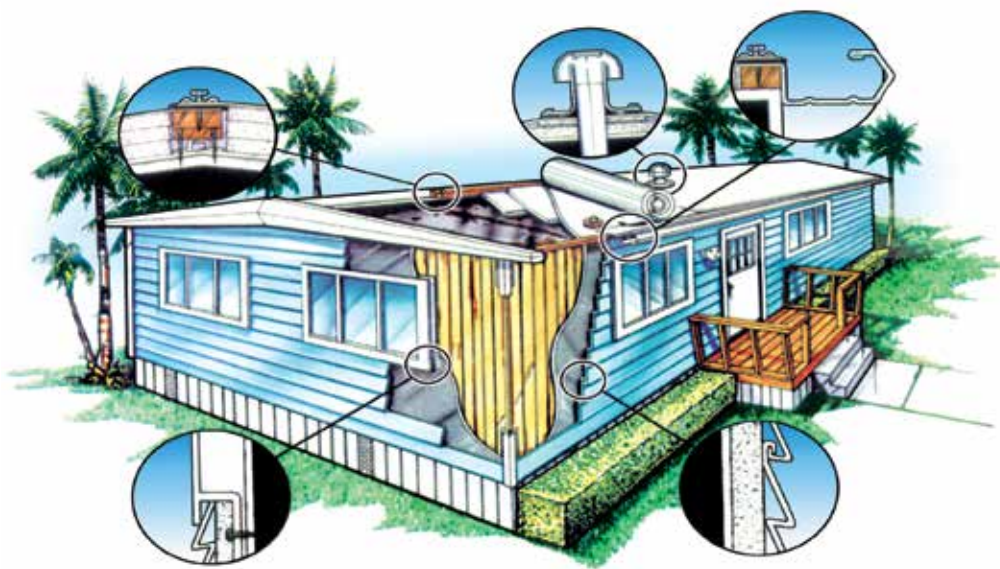
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1		6				7		
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250

HAPPY BIRTHDAY AMERICA

1776 - 2026

6	5	9	2	4	8	3	1	7
8	7	1	9	3	5	2	6	4
2	3	4	1	6	7	9	8	5
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4	6	7	8	9	2	1	5	3
3	1	5	4	7	6	8	9	2
1	2	6	5	8	3	7	4	9
5	9	8	7	2	4	6	3	1
7	4	3	6	1	9	5	2	8

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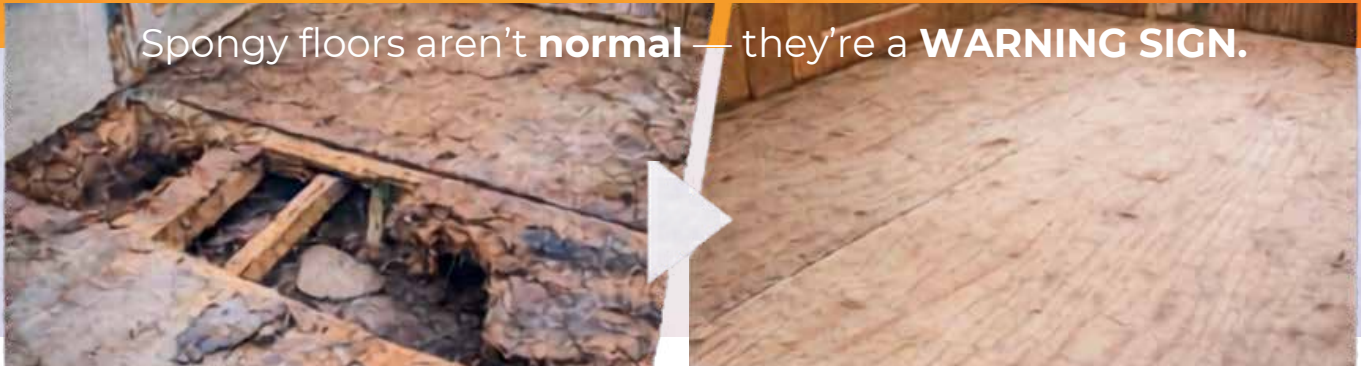
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