

Christina Rimes

From: Lori Stelzer
Sent: Monday, August 31, 2020 12:39 PM
To: Christina Rimes; Lisa Olson
Cc: Mercedes Barcia; Danielle Lewis
Subject: FW: Condo replacing convenience stor

Christina/Lisa,

I wasn't sure who maintains these in planning, so I copied both of you. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: Ed Crocheron <epc4347@yahoo.com>
Sent: Monday, August 31, 2020 12:26 PM
To: City Council <CityCouncil@Venicegov.com>
Subject: Condo replacing convenience stor

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I am opposed to the 3 story condo replacing the single story convenience store just north of Venice City beach. I thought the city agreed years ago never to let something be built that's taller than the existing building it is replacing!

Ed Crocheron
Pinebrook Lake Club

[Sent from Yahoo Mail on Android](#)

From: [eComment](#)
To: [Planning Commission](#)
Subject: FW: Public Comment on proposed Rezoning and Special Exceptions for 225 The Esplanade N
Date: Tuesday, September 1, 2020 2:04:23 PM

Mr. Greve read this email during audience participation. Thank you.

Lori Stelzer

From: GARY GREVE <gcgreve@msn.com>
Sent: Tuesday, September 1, 2020 12:45 PM
To: eComment <ecomment@venicegov.com>
Subject: Public Comment on proposed Rezoning and Special Exceptions for 225 The Esplanade N

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To: Venice Planning Commission

As City of Venice Resident owner of a property adjacent to the subject property (address below) I have an interest in the Proposed Rezoning of 225 The Esplanade as well as the proposed Special Exceptions.

I fully support both the rezoning and the Special Exceptions.

The proposed 3 unit residential condominium would represent a far better and higher value use of this extremely small property parcel than the current, abandoned Convenience Mart. A more successful commercial development would only bring more traffic and congestion to an already busy Public Beach access point. The proposed residential development would limit excess traffic and congestion while adding more value to the Tax Roll than any practical Commercial Development.

HOWEVER, while supporting the Rezoning and Special Exceptions I am concerned the abandoned Convenience Mart is already an eyesore on its way to becoming a nuisance. The building looks like it is abandoned...as it is.

If, as has been reported, demolition of the current building will be delayed until at least next summer then the City of Venice's interest in this property goes beyond rezoning and planning for the future.

Specifically, I hope the City would share my concerns that the Owner has not secured the property, is not routinely removing trash and debris and has failed to remove the signage and window adverts for Beer and other items.

I realize the Planning Commission does not have authority to Order the Owner to immediately demolish the existing building.

I also realize the Planning Commission cannot impose a construction schedule on the Property Owner.

That said, it is apparent rezoning will significantly increase the property the value of the property.

Indeed, following rezoning and before any development begins , the resale value of the property will immediately increase.

Thus rezoning alone will produce an immediate economic benefit for the current Owner.

In return for conferring this additional value upon the current owner, I suggest the Planning Commission recognize there will be NO benefit to the City of Venice until development begins ...and rezoning could produce a negative value for the City and nearby property Owners if the current abandoned building becomes a nuisance while development is delayed.

Accordingly, I suggest the Planning Commision delay further consideration of rezoning until the property owner makes a binding, enforceable commitment to:

1. Immediately demolish the existing abandoned building
2. Properly secure the site from Vehicle/pedestrian access with a tasteful fence/gate

If the Planning Commission is uncomfortable making rezoning contingent upon demolition of the current building then there is a reasonable alternative. Delay the rezoning until the Owner removes all commercial signage from both the building and windows and then paint the widows from the inside.....a customary requirement for abandoned commercial buildings.

In any case, as part of the Rezoning process the Planning Commission has a one-time opportunity to immediately address an eyesore and prevent a nuisance by imposing reasonable requirements on the property Owner... the same Owner who will realize an immediate windfall from a rezoning decision.

Gary Greve

255 The Esplanade N Apt 1001
Venice Fl 34285

August 25, 2020

Dear Venice Planning and Zoning Commission,

This letter is in response to the **Site Development Plan 20-11SP** at 225 The Esplanade North. Comments specifically relate to the **Special Exception 20-12SE**

It is good this valuable piece of land may, at last, rid itself of the current deteriorated condition. It is unfortunate however, that it appears it will again, be at the expense of our City, residents, visitors, the environment, our beautiful beach and most of all the Gulf of Mexico.

There are aspects of current building procedures which will likely be used in this new development. After destruction of the structure, loads of dirt will be deposited on this location to raise the level of the land prior to construction. This means that runoff will flow away from the property and into adjoining properties, i.e. the beach and Gulf of Mexico. This is indeed a concern of not only the neighboring residents but should also be a consideration of the Planning and Zoning Commission in regards to the Special Exception requests of the developer.

Approval of the reduction in side yard minimums would take away valuable land area where runoff could stay and seep into their own property. Pest control and yard maintenance chemicals alone are toxic and only contribute to the poisoning of our waters. Present code for side yard minimums would at least help minimize runoff to the beach or adjoining properties. This request should be denied

Approval of the reduction in minimum lot width will of course, increase the amount of construction and decrease the amount of natural land use. Conservation of the natural land should be of highest priority considering the location of the property.

It is obvious we are in a critical era with the breakdown of our environment. The fact that this property sits next to the public beach and the Gulf of Mexico should warrant codes and the enforcement of these codes be followed in the strictest possible manner. There is more at stake due to the unique location of the land. Were this property located in open land with no adjoining property and not sitting on the Gulf of Mexico these requests would not have as great a negative impact if approved. When property is located adjacent to a public beach and public waters, there is more to consider than just the desires of a developer.

This letter does not begin to cover the myriad reasons why these two special requests should not be granted. The commission is committed to "understanding community values...and advance those values tomorrow." As per the variance, approval would certainly be injurious to the neighborhood or otherwise detrimental to the public welfare. Due to the location of

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this particular piece of property it is of utmost importance to maintain the strictest adherence to the codes without allowing for exceptions to protect and preserve the public health, safety and general welfare of our beaches and the Gulf of Mexico. If these special exceptions are approved, it remains that the repercussions to our beach and coastal environment are irrevocable. Request these Special Exceptions be denied.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Dena Kohlbecker", with a long, sweeping flourish extending to the right.

Dena Kohlbecker
Venice resident

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