

From: [Bill Giunta](#)
To: [Planning Commission](#)
Cc: [Gulf N Bay Board](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Aloha Improvement Concerns - Tarpon Center Drive
Date: Thursday, May 14, 2026 2:27:24 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commission,

I am a resident of Gulf N.Bay and have significant concerns over the proposal. Losing the views will adversely affect the already hurricane diminished value of our complex.

A more subtle but important concern is that there will be less sunlight. Many of the bottom condos currently have intermittent phone and internet service. The phone company tells me that the towers are to the south and a taller facility may further impede service.

As an aside, the project was first pitched as an increase in the parking structure. Only after many questions was the actual nature of this project revealed. So, one can only wonder what else is unknown about this project.

The mention that they won't have kitchens will not mitigate concerns over effects on value.

Your consideration here is greatly appreciated.

I really enjoy living in Venice and look forward to living here throughout my retirement.

Thank you.

Bill Giunta

Sent from my iPhone

From: [Lynne Warden](#)
To: [Planning Commission](#)
Cc: [FRY,BRADLEY](#); [Arturo DiNicola](#); [Cindy Mormann](#); [Board and Council Messages](#)
Subject: [EXTERNAL] No. 26-13SP "Aloha Condominium"
Date: Thursday, May 14, 2026 11:51:19 AM
Attachments: [image.png](#)

This Message Is From an External Sender

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Date: May 14, 2026

Re: of **No. 26-13SP "Aloha Condominium"**

Dear Planning Commission of Venice Florida,

We, the undersigned property owners of Gulf N Bay 1400 Tarpon Center Dr #103 & #208, do hereby protest the rezoning of No. 26-13SP "Aloha Condominium". This rezoning will negatively impact our neighborhood by increasing **noise pollution, reducing privacy, and obstruction of gulf views**. We understand that the City of Venice is committed to minimizing obstructions of gulf views. Aloha's development directly opposes this. The construction of this two-story structure will obstruct approximately 42.9% of our gulf side building's view on the second and third floor. The loss of gulf views will have a negative impact on our real estate valuations, typically a 30% decrease. We have already experienced decrease in value from the hurricanes of 2024 with our assessment values decreasing as follows:

#103	2025	\$166,600	#208	2025	\$198,700
	2024	\$375,900		2024	\$335,900

We have already dealt with noise issues from "late night outdoor parties" at Aloha Condominiums and unable to open windows in the evenings.

Gulf N Bay Association has committed to offer an alternative to Aloha Condominiums that will satisfy both properties. This proposal would allow Aloha Condominium to accomplish their objective of additional guest accommodations as well as storage facilities but instead of being a two-story structure, one story. Our Gulf N Bay Association is in the process of drafting this proposal to be sent to both the planning board as well as the attorney representing Aloha Condominiums.

Please feel free to contact us at 515-480-0842 if you have any further questions.

Sincerely,

Susan B Garner Declaration of Trust



Lynne Garner Warden, POA

From: [Arturo DiNicola](#)
To: [Planning Commission](#)
Cc: bfry2@Columbus.rr.com; [Board and Council Messages](#)
Subject: [EXTERNAL] Arturo and Maureen DiNicola- Aloha Condominium - Petition No. 26-13SP
Date: Friday, May 22, 2026 3:55:49 PM

This Message Is From an External Sender

This message came from outside your organization.

Greetings.

My name is Maureen DiNicola. My husband, Arturo and I are writing to you today to express our concerns re: the proposed addition of a second story structure at the Aloha property.

1. Adding a second floor to this parking structure would eliminate or significantly block Gulf views for **over 42%** of the second and third floor units at Gulf 'n Bay. We know Gulf views are highly desirable and valuable. Comps of similar sized properties with and without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property's value.

2. The City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "**minimizing obstructions to views of coastal areas.**"

The development proposed by Aloha Condominiums obstructs coastal views and directly opposes written guidance provided by the City.

3. A viable alternative exists. Aloha's objective of providing additional living space for existing units could be accomplished **without adding a second story to the existing building on their property**. The additional bedrooms could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City's Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf 'n Bay.

4. Our family has been the owners of Gulf 'N Bay Unit #101 since 1986, over

40 years. Three generations of our family have enjoyed the privilege of the Gulf views. We are now approaching our retirement years after raising 5 children. We have looked forward to retiring at Gulf 'N Bay for most of our lives. We would like to be advocates of maintaining the pristine views for the next generation and more to come. This addition would change the entire community of Gulf 'N Bay and how special it has been to so many families forever. We strongly oppose the second story addition at Aloha Condominium. Additionally, the significant loss of real estate value is quite alarming as well. We have been paying taxes for over 40 years, never late or delinquent.

We respectfully request that you deny the proposed second story at Aloha Condominium.
We thank you for your time and consideration,

Dr. Arturo N. DiNicola MD
Mrs. Maureen F. DiNicola
Owners: Gulf 'N Bay - Unit # 101

From: Bizbeth928@aol.com
To: [Planning Commission](#); bfry2@columbus.rr.com
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Aloha Condominium Building
Date: Sunday, May 24, 2026 10:35:27 PM

This Message Is From an Untrusted Sender

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Dear Planning Commission,

My name is Elizabeth Stannard-Letcher. I am an owner at Gulf n' Bay Condominiums at 1400 Tarpon Center Dr. Unit #310. I am a full time resident at Gulf n' Bay.

I am writing regarding the development proposed by Aloha Condominiums (Petition No. 26-135P), our neighbor directly to the south.

There are two-three primary reasons, for objecting to Aloha's proposal to add a second story to its existing parking structure.

1. Adding a second story to this parking structure would eliminate, or significantly block Gulf views, for over 42% of our second and third floor units. Comps of similar style properties with or without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property value.

2. The city's Comprehensive Plan addresses the importance the city places on Coastal Area Development. Section 111, Strategy OS1.9.6 of the Plan states that "The City of Venice shall manage development of the City's Coastal areas along the Gulf of Mexico, Robert's Bay, Intracoastal Waterway (ICW), and other waters by implementing the following Coastal areas along developments" including "Minimizing obstruction of views of Coastal areas."

3. My family has owned here at Gulf n' Bay, and are original owners since 1969/1970. This is my home. I live here full time. We have had our beautiful view of the Gulf, and now it is potentially going to be covered up and taken from us. Many generations of families have been able to enjoy the Gulf view, able to retire here, and like me call it Home.

I strongly urge you to deny Aloha's application in its current form.

Thank you, for your time and your consideration,

Elizabeth Stannard Letcher
1400 Tarpon Center Dr.
Unit #310.

[Sent from the all new AOL app for iOS](#)

From: [Maggie Martin](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Aloha Condominium Petion #26-13SP
Date: Sunday, May 24, 2026 2:16:06 PM

This Message Is From an Untrusted Sender

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My name is Maggie Martin an owner for 32 years at Gulf n Bay Condos, 1400 Tarpon Center Drive, Unit 207, Venice, Fl.

I'm writing regarding the proposed development by Aloha Condos (Petion #26-13SP), our neighbors directly to the South.

Now that I have retired and am spending more time at my condo I am very sad about the proposal basically eliminating or significantly blocking Gulf views for over 40% of the second and third floors of our units. One of the reasons we bought our unit was for the views. Gulf views are also very desirable and valuable. Looking at Comps of similar sized condos without a Gulf view show a 30% premium for views of the Gulf. The proposed development would immediately reduce my property value.

The City's comprehensive plan addresses the importance the City places on coastal area developments. Section III. Strategy OS 1.9.6 of the plan states that "City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Robert's Bay, inter coastal waterway (ICW) and other waters by implementing the following coastal area developments, including minimizing obstructions to views of coastal areas."

The development proposed by Aloha Condos obstructs coastal views and directly opposes written guidance provided by the City.

I strongly urge you to deny this application in it's form.

A viable alternative does exist without adding a second story to the existing building on their property. The additional bedrooms could be built at ground level in that same area. This would provide space desired by Aloha and uphold the guidance provided by the City's comprehensive plan regarding minimizing obstructions to coastal views and maintain views and property values of Gulf n Bay Condos.

Thank you for your consideration,
Maggie Martin
Gulf n Bay Condo, 1400 Tarpon Center drive, #207, Venice, Fl.
Sent from my iPad

From: [Mary Jo Broderick](#)
To: [Planning Commission](#)
Cc: [Edmund Broderick](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Mary J. Broderick-Aloha Condominiums-Petition-26-13SP
Date: Monday, May 25, 2026 12:27:01 PM

This Message Is From an External Sender

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Hello,

My name is Mary J. Broderick. My husband and I have owned Unit 217 at Gulf and Bay, 1400 Tarpon Center Drive, for over 20 years.

I am writing regarding the development proposed by Aloha Condominium (Petition No. 26-13SP), our neighbor directly to the south. There are three primary reasons for objecting to Aloha's proposal to add a second story to their existing parking structure.

1. Adding a second floor to this parking structure would eliminate or significantly block Gulf views for **over 42%** of the second and third floor units at Gulf 'n Bay. We know Gulf views are highly desirable and valuable. Comps of similar sized properties with and without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property's value.
2. The City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "**minimizing obstructions to views of coastal areas.**"

The development proposed by Aloha Condominiums obstructs coastal views and directly opposes written guidance provided by the City.

3. A viable alternative exists. Aloha's objective of providing additional living space for existing units could be accomplished **without adding a second story to the existing building on their property**. The additional bedrooms

could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City's Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf 'n Bay. I strongly urge you to deny this application in its current form

We also depend on the income we receive by renting our unit to ease the drastically increasing costs of owning property in this area. Obstructed views would certainly impact the rent we currently receive.

My husband and I were planning on spending our golden years in our condo, enjoying the beautiful gulf views.

I strongly urge you to deny this application in its current form.

Thank you for your consideration,
Mary J. Broderick

From: [Teresa Schab](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Aloha Condominium Petition No. 26-13SP 1329 Tarpon Center Drive, Venice FL
Date: Tuesday, May 26, 2026 9:22:21 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

G&B, 1400 Tarpon Center Dr., Venice, Unit #307

I am writing regarding the development proposed by Aloha Condominium (Petition No. 26-13SP), the complex and our neighbor directly to the south of 1400 Tarpon Center Drive.

There are three primary reasons for objecting to Aloha's proposal to add a second story to their existing parking structure.

1. Adding a second floor to this parking structure would eliminate or significantly block Gulf views for **over 42%** of the second and third floor units at Gulf 'n Bay. We know Gulf views are highly desirable and valuable. Comps of similar sized properties with and without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property's value.
2. The City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "**minimizing obstructions to views of coastal areas.**"

The development proposed by Aloha Condominiums obstructs coastal views and directly opposes written guidance provided by the City.

3. A viable alternative exists. Aloha's objective of providing additional living space for existing units could be accomplished **without adding a second story to the existing building on their property**. The additional bedrooms could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City's Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf 'n Bay.

In addition to the above, we have Owned at Gulf N Bay Condominiums, 1400 Tarpon Center Drive, Venice, since 2003. We have lived at the unit year round since 2012. As a year round resident, I would like to add an observation. In the time that we have Owned the property and lived there, the residents of Aloha have used the property minimally. None of the Owners who own there live in their units for more than 1-2 weeks at a time and they typically occupy the units during a holiday. And to add to this I never recall when all of the units were occupied at the same time. I am sure that this can be verified by checking the Florida Power and Light Use/Consumption from their utility bills. Or the City has access to water and sewer bills to verify. One of my fears besides the blockage and enjoyment of the view from my unit is the fact that this new addition will be used as an income stream by the Aloha Owners using this new property as an Air BNB. This would bring more traffic to an already congested area and addition noise and interruption to this quiet and serene neighborhood.

Our long term goal has been looking forward to quiet use and enjoyment of our property and eventual retirement at this location with its beautiful view and peaceful surroundings.

If this project is approved this will have a major financial impact that the loss of view will have on us personally and affect the marketability of the property in the future. I would believe that if this project were approved that many Owners in our building will be asking for a review of their tax assessment as this would be a major detriment to the value.

I strongly urge you to *deny* this application in its current form.

Thank you for your consideration.

Teresa Schab
Rental & Real Estate Sales
American Realty of Venice/American Realty of Michigan
700 W Venice Av, Venice, FL 34285/4767 Lakeview Coral, Mi 49322
616-890-4005 Direct
941-484-8080 Office
941-484-6747 Fax
Approved Builder for General Housing Corporation Modular
Homes/Michigan
www.rentingvenice.com
www.sellingvenice.com

From: [Arturo DiNicola](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fwd: Arturo and Maureen DiNicola- Aloha Condominium - Petition No. 26-13SP
Date: Monday, June 1, 2026 5:29:26 PM

This Message Is From an Untrusted Sender

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----- Forwarded message -----

From: Arturo DiNicola <arturo.dinicola@gmail.com>
Date: Fri, May 22, 2026 at 3:55 PM
Subject: Arturo and Maureen DiNicola- Aloha Condominium - Petition No. 26-13SP
To: <planningcommission@venicefl.gov>
Cc: bfry2@Columbus.rr.com <bfry2@columbus.rr.com>

Greetings.

My name is Maureen DiNicola. My husband, Arturo and I are writing to you today to express our concerns re: the proposed addition of a second story structure at the Aloha property.

1. Adding a second floor to this parking structure would eliminate or significantly block Gulf views for **over 42%** of the second and third floor units at Gulf 'n Bay. We know Gulf views are highly desirable and valuable. Comps of similar sized properties with and without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property's value.

2. The City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "**minimizing obstructions to views of coastal areas.**"

The development proposed by Aloha Condominiums obstructs coastal views and directly opposes written guidance provided by the City.

3. A viable alternative exists. Aloha's objective of providing additional living

space for existing units could be accomplished **without adding a second story to the existing building on their property**. The additional bedrooms could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City's Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf 'n Bay.

4.

Our family has been the owners of Gulf 'N Bay Unit #101 since 1986, over 40 years. Three generations of our family have enjoyed the privilege of the Gulf views. We are now approaching our retirement years after raising 5 children. We have looked forward to retiring at Gulf 'N Bay for most of our lives. We would like to be advocates of maintaining the pristine views for the next generation and more to come. This addition would change the entire community of Gulf 'N Bay and how special it has been to so many families forever. We strongly oppose the second story addition at Aloha Condominium. Additionally, the significant loss of real estate value is quite alarming as well. We have been paying taxes for over 40 years, never late or delinquent.

We respectfully request that you deny the proposed second story at Aloha Condominium.
We thank you for your time and consideration,

Dr. Arturo N. DiNicola MD
Mrs. Maureen F. DiNicola
Owners: Gulf 'N Bay - Unit # 101

From: Bizbeth928@aol.com
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fw: Aloha Condominium Building
Date: Monday, June 1, 2026 5:24:40 PM

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[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Sunday, May 24, 2026, 10:35 PM, Bizbeth928@aol.com <bizbeth928@aol.com> wrote:

Dear Planning Commission,

My name is Elizabeth Stannard-Letcher. I am an owner at Gulf n' Bay Condominiums at 1400 Tarpon Center Dr. Unit #310. I am a full time resident at Gulf n' Bay.

I am writing regarding the development proposed by Aloha Condominiums (Petition No. 26-135P), our neighbor directly to the south.

There are two-three primary reasons, for objecting to Aloha's proposal to add a second story to its existing parking structure.

1. Adding a second story to this parking structure would eliminate, or significantly block Gulf views, for over 42% of our second and third floor units. Comps of similar style properties with or without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property value.
2. The city's Comprehensive Plan addresses the importance the city places on Coastal Area Development. Section 111, Strategy OS1.9.6 of the Plan states that "The City of Venice shall manage development of the City's Coastal areas along the Gulf of Mexico, Robert's Bay, Intracoastal Waterway (ICW), and other waters by implementing the following Coastal areas along developments" including "Minimizing obstruction of views of Coastal areas."
3. My family has owned here at Gulf n' Bay, and are original owners since 1969/1970. This is my home. I live here full time. We have had our beautiful view of the Gulf, and now it is potentially going to be covered up and taken from us. Many generations of families have been able to enjoy the Gulf view, able to retire here, and like me call it Home.

I strongly urge you to deny Aloha's application in its current form.

Thank you, for your time and your consideration,

Elizabeth Stannard Letcher

1400 Tarpon Center Dr.

Unit #310.

[Sent from the all new AOL app for iOS](#)

From: [Kathy Majeed](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Majeed -- Aloha Condominium -- Petition No. 26-13SP
Date: Tuesday, June 2, 2026 8:37:47 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Venice Planning Commission,

We hope this email finds you well and we would like to thank you in advance for your time and consideration. My name is Kathy Majeed, my husband and I are owners at Gulf and Bay, 1400 Tarpon Center Dr, Venice, Unit #113. We are writing to you regarding the development proposed by Aloha Condominium (Petition No. 26-13SP), our neighbor directly to the south.

We share in the concerns about the proposed addition of a second floor to the parking structure because it would eliminate or significantly obstruct Gulf views for more than 42% of the second- and third-floor units at Gulf 'n Bay. Gulf views are among the most desirable and valuable features of these properties, contributing substantially to both quality of life and property values.

While our first-floor unit does not currently enjoy a Gulf view and would not experience a direct loss of views from the proposed second-story expansion, we would nevertheless be negatively impacted. The loss of Gulf views for a significant percentage of units within Gulf 'n Bay would diminish the overall desirability and marketability of the community as a whole. Prospective buyers often evaluate the value and appeal of an entire development, not just individual units. As a result, even owners whose views are not directly affected may face longer marketing times, reduced buyer interest, and significant delays in selling their properties. The proposal would therefore have broader adverse effects on property owners throughout the community, extending beyond those units that would lose Gulf views directly.

As I'm sure you are well aware, the City's Comprehensive Plan clearly reflects the importance Venice places on responsible coastal development and the preservation of the community's unique character. Section III, Strategy OS 1.9.6 states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "minimizing obstructions to views of coastal areas."

As owners at Gulf 'n Bay for more than 20 years, one of the reasons we have remained in Venice is our appreciation for the City's commitment to preserving its small-town feel and protecting the qualities that make this community such a special place to live. We have always believed that the City carefully considers the interests of its residents and balances growth with the preservation of community assets.

We would be particularly disappointed if the City were to approve a project that appears contrary to its stated objective of minimizing obstructions to coastal views, especially when an alternative exists that could achieve the development goals while preserving these valuable views. We respectfully ask the City to uphold the intent of its Comprehensive Plan and require a solution that minimizes impacts on neighboring property owners and protects

one of Venice's most treasured assets—its Gulf views.

Thank you for your time, consideration, and service to the residents of Venice. We appreciate the Commission's responsibility to carefully balance growth, property rights, and the long-term interests of the community. We are confident that a reasonable solution can be found that accommodates the applicant's needs while preserving the existing Gulf views and property values that are so important to Gulf 'n Bay residents. We look forward to hearing the Commission's decision and hope it reflects a solution that is fair to all parties, consistent with the City's Comprehensive Plan, and protective of the coastal views and community character that make Venice such a special place to call home.

Sincerely,

Kathy & Akeel Majeed

Gulf & Bay Unit 113

From: [Maggie Martin](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Re: Aloha Condominium Petion #26-13SP
Date: Tuesday, June 2, 2026 8:56:24 AM

This Message Is From an Untrusted Sender

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Sent from my iPad

- > On May 24, 2026, at 2:15 PM, Maggie Martin <magabucks24@yahoo.com> wrote:
- >
- > My name is Maggie Martin an owner for 32 years at Gulf n Bay Condos, 1400 Tarpon Center Drive, Unit 207, Venice, Fl.
- >
- > I'm writing regarding the proposed development by Aloha Condos (Petion #26-13SP), our neighbors directly to the South.
- >
- > Now that I have retired and am spending more time at my condo I am very sad about the proposal basically eliminating or significantly blocking Gulf views for over 40% of the second and third floors of our units. One of the reasons we bought our unit was for the views. Gulf views are also very desirable and valuable. Looking at Comps of similar sized condos without a Gulf view show a 30% premium for views of the Gulf. The proposed development would immediately reduce my property value.
- >
- > The City's comprehensive plan addresses the importance the City places on coastal area developments. Section III. Strategy OS 1.9.6 of the plan states that "City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Robert's Bay, inter coastal waterway (ICW) and other waters by implementing the following coastal area developments, including minimizing obstructions to views of coastal areas."
- >
- > The development proposed by Aloha Condos obstructs coastal views and directly opposes written guidance provided by the City.
- >
- > I strongly urge you to deny this application in it's form.
- >
- > A viable alternative does exist without adding a second story to the existing building on their property. The additional bedrooms could be built at ground level in that same area. This would provide space desired by Aloha and uphold the guidance provided by the City's comprehensive plan regarding minimizing obstructions to coastal views and maintain views and property values of Gulf n Bay Condos.
- >
- > Thank you for your consideration,
- > Maggie Martin
- > Gulf n Bay Condo, 1400 Tarpon Center drive, #207, Venice, Fl.

> Sent from my iPad

From: [Tom Talbert](#)
To: [Planning Commission](#)
Cc: [Jeff Talbert](#); [Ann Arnold](#); b fry2@Columbus.rr.com; arturo.dinicola@gmail.com; [Beth Talbert](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Aloha Condominium -- Petition No. 26-13SP -- Talbert
Date: Tuesday, June 2, 2026 11:53:31 AM

This Message Is From an Untrusted Sender

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My name is Tom Talbert. I'm an owner at Gulf 'n Bay Condominium, 1400 Tarpon Center Dr., Unit #308, Venice.

I'm writing regarding the development proposed by Aloha Condominium (Petition No. 26-13SP), our neighbor directly to the south.

First, I thank Planning & Zoning Director Mr. Clark, who made himself available to answer questions early on about the planning process, and Ms. Tremblay in the Planning Department, who responded to my inquiries about Aloha's proposed development more than once. They were professional and helpful.

Our family has enjoyed ownership at Gulf 'n Bay for fifty years. The location, including the view of the Gulf from our unit, has been wonderful.

The building Aloha proposes represents a surprising and unfortunate change.

While we realize that changes occur, this specific change directly opposes guidance in the City's Comprehensive Plan regarding new developments that obstruct views of the Gulf. We ask why the Planning Commission would approve the petition, particularly when another option is available to the applicant that would not obstruct views.

There are three primary reasons for objecting to Aloha's proposal to add a second story to their existing parking structure.

1. Adding a second floor to the parking structure would eliminate or significantly block Gulf views for over 42% of the second and third floor units at Gulf 'n Bay. We know Gulf views are highly desirable and valuable. Comps of similar sized properties with and without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce our property's value.

2. As mentioned above, the City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "minimizing obstructions to views of coastal areas."

The development proposed by Aloha Condominiums obstructs coastal views and directly opposes written guidance provided by the City.

3. A viable alternative exists. Aloha's objective of providing additional living space for

existing units could be accomplished without adding a second story to the existing building on their property. The additional bedrooms could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City's Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf 'n Bay.

I strongly urge you to deny this application in its current form.

Thank you for your consideration.

Tom Talbert
dttalbert@[gmail.com](mailto:dttalbert@gmail.com)
248.766.8693
1400 Tarpon Center Dr., Unit #308
Venice, FL 34285

From: [Mary Jo Broderick](#)
To: [Planning Commission](#)
Cc: [Gulf n Bay; Board and Council Messages](#)
Subject: [EXTERNAL] Fwd: Mary J. Broderick-Aloha Condominiums-Petition-26-13SP
Date: Tuesday, June 2, 2026 8:48:59 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

----- Forwarded message -----

From: **Mary Jo Broderick** <maryjobrod@gmail.com>
Date: Mon, May 25, 2026 at 12:26 PM
Subject: Mary J. Broderick-Aloha Condominiums-Petition-26-13SP
To: <planningcommission@venicefl.gov>
CC: Edmund Broderick <edhighs@gmail.com>

Hello,

My name is Mary J. Broderick. My husband and I have owned Unit 217 at Gulf and Bay, 1400 Tarpon Center Drive, for over 20 years.

I am writing regarding the development proposed by Aloha Condominium (Petition No. 26-13SP), our neighbor directly to the south. There are three primary reasons for objecting to Aloha's proposal to add a second story to their existing parking structure.

1. Adding a second floor to this parking structure would eliminate or significantly block Gulf views for **over 42%** of the second and third floor units at Gulf 'n Bay. We know Gulf views are highly desirable and valuable. Comps of similar sized properties with and without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property's value.
2. The City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "**minimizing obstructions to views of coastal**

areas.”

The development proposed by Aloha Condominiums obstructs coastal views and directly opposes written guidance provided by the City.

3.

A viable alternative exists. Aloha’s objective of providing additional living space for existing units could be accomplished **without adding a second story to the existing building on their property**. The additional bedrooms could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City’s Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf ‘n Bay. I strongly urge you to deny this application in its current form

We also depend on the income we receive by renting our unit to ease the drastically increasing costs of owning property in this area. Obstructed views would certainly impact the rent we currently receive.

My husband and I were planning on spending our golden years in our condo, enjoying the beautiful gulf views.

I strongly urge you to deny this application in its current form.

Thank you for your consideration,
Mary J. Broderick

From: [SUE DENNEY](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fwd: Aloha Condominium - Petition No. 26-13SP
Date: Thursday, June 4, 2026 1:23:26 PM

This Message Is From an Untrusted Sender

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Dear Venice City Planning Commission:

We are writing to formally oppose the second story addition at the Aloha Condominiums on Venice island - Petition No. 26-13SP.

We are residents at Gulf and Bay, 1400 Tarpon Center Drive in unit #102.

Adding a second floor to this parking structure would negatively impact the Gulf views for many of the second and third floor units at Gulf 'n Bay. The proposed development would immediately reduce our property's value. We know it is your goal as Venice city planning officials to minimize obstructions to views of coastal areas, according to the city's comprehensive plan, therefore we strongly urge you to deny this application in its current form.

Thank you for your consideration.

Allen and Judith McLean

Gulf and Bay residents

From: [Peter Johnson](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Peter Johnson and Solveiga Johnson -----Aloha Condominium -- Petition No. 26-13SP
Date: Thursday, June 4, 2026 1:25:39 PM

This Message Is From an Untrusted Sender

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Hello,

We are writing regarding the development proposed by Aloha Condominium (Petition No. 26-13SP), our neighbor directly to the south.

We are the owners of unit# 313 at Gulf n bay condominium, 1400 Tarpon Center Dr. Venice 34285.

We have owned it for about 10 years as a place to live during retirement, with gulf views and access.

There are three primary reasons for objecting to Aloha's proposal to add a second story to their existing parking structure.

1. Adding a second floor to this parking structure would eliminate or significantly block Gulf views for **over 42%** of the second and third floor units at Gulf 'n Bay. We know Gulf views are highly desirable and valuable. Comps of similar sized properties with and without a Gulf view reveal a 30% premium for views of the Gulf. The proposed development would immediately reduce my property's value.
2. The City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "**minimizing obstructions to views of coastal areas.**"

The development proposed by Aloha Condominiums obstructs coastal views and directly opposes written guidance provided by the City.

- 3.

A viable alternative exists. Aloha's objective of providing additional living space for existing units could be accomplished **without adding a second story to the existing building on their property**. The additional bedrooms could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City's Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf 'n Bay.

Also, We fear any such further development of residential space in this crowded area would set a bad precedent and exacerbate existing problems of drainage and flood mitigation.

We both strongly urge you to deny this application in its current form.

Thank you for your consideration.

Peter Johnson.
Solveiga Johnson

Subject: Aloha Condominium Petition No. 26-13SP

Date: June 5, 2026

From: Charles Madden, Gulf N' Bay Unit #202

Dear City of Venice Planning Commission,

Gulf N' Bay Condominium Unit 202, 1400 Tarpon Center Drive, has been owned by our family for 37 years, longevity that is matched by many others in our building. Over our nearly four decades of ownership, there has never been a change in the height or design of any of the immediately surrounding properties until now. The new construction proposed by Aloha Condominium (Petition No. 26-13SP) proposes to add a 2-story structure that would eliminate or significantly block Gulf views for **over 42%** of the second and third floor residences at Gulf N' Bay. The proposed addition, if allowed, would immediately decrease our property values by 30%. This would also represent a loss in tax base to the City of Venice, more than any marginal property value created for Aloha Condominiums.

In addition to property value concerns, the Aloha Condominium proposal is in direct opposition to written guidance by the City of Venice. The City's Comprehensive Plan addresses the importance the City places on Coastal Area Developments. Section III, Strategy OS 1.9.6 of the Plan states that "The City of Venice shall manage development of the City's coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area developments," including "**minimizing obstructions to views of coastal areas.**"

A viable alternative exists. Aloha's objective of providing additional living space for existing units could be accomplished **without adding a second story to the existing building on their property**. The additional bedrooms could be built at ground level in that same area. Doing so would provide the space desired by Aloha, uphold the guidance provided by the City's Comprehensive Plan regarding minimizing obstructions to coastal views, and maintain current views and property values of owners at Gulf 'n Bay.

I strongly urge you to deny this application in its current form.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Charles Madden". The signature is fluid and cursive, written in a dark ink on a white background.

From: [Laura DiGioia](#)
To: [Planning Commission](#); b fry2@columbus.rr.com
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Laura Digioia – Gulf 'n Bay Owner – Petition No. 26-13SP
Date: Friday, June 5, 2026 2:44:34 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Esteemed Planning Commission Members,

This correspondence is submitted by Laura Digioia, a dedicated owner of Unit #107 at Gulf 'n Bay, located at 1400 Tarpon Center Drive in Venice, Florida. For three decades, I have been a proprietor within this distinctive coastal community, making a substantial personal and financial investment in my property and cherishing the unique lifestyle it affords. I am writing today to formally convey my profound concerns and respectful opposition to Petition No. 26-13SP, the proposal by our neighboring property, Aloha Condominium, to construct a second story atop its existing parking structure.

My long-standing connection to this locale underscores my conviction that this proposed development carries significant adverse implications for Gulf 'n Bay residents, our property values, and the very essence of Venice's coastal character. My objection is predicated on three critical considerations, each detailed below.

Firstly, the proposed vertical expansion of the parking facility would unequivocally compromise the cherished Gulf vistas for a substantial portion of Gulf 'n Bay residents. Our internal analysis indicates that over 42% of units on the second and third floors would experience either the outright elimination or severe obstruction of their ocean views. It is an irrefutable fact that Gulf views constitute one of the most desirable and financially significant attributes of coastal real estate in this region. Market comparisons consistently demonstrate that properties offering unobstructed Gulf panoramas command a premium often exceeding 30% relative to comparable units lacking such views. Consequently, allowing this development to proceed would not only diminish the intrinsic appeal and quality of life for numerous residents but would also precipitate an immediate and measurable devaluation of our properties, representing a direct and significant financial detriment to long-term owners like myself.

Secondly, this proposal appears demonstrably inconsistent with the foundational principles and explicit directives outlined in the City of Venice Comprehensive Plan. Specifically, Section III, Strategy OS 1.9.6, unequivocally states that the City is committed to "managing development of the City's coastal areas... by implementing the following coastal area developments," which includes the imperative of "minimizing obstructions to views of coastal areas." The construction of an elevated parking structure directly contravenes this clear policy objective. Approving a project that erects a significant visual barrier along the coastline would undermine the Comprehensive Plan's stated intent and establish an unwelcome precedent regarding the protection of Venice's invaluable coastal vistas.

Thirdly, it is crucial to recognize that a practical and less impactful alternative exists to achieve Aloha Condominium's stated objective of expanding living space for its units. The necessary additional bedrooms could be effectively integrated at ground level within the

existing footprint of the property. This approach would successfully fulfill Aloha's requirement for increased unit capacity without necessitating the erection of a second story on the parking structure. Such an alternative would harmoniously preserve the existing Gulf views for neighboring properties, safeguard property values, and remain fully consistent with the overarching goals and strategies articulated within the City's Comprehensive Plan. This viable option demonstrates that the desired enhancements can be realized without imposing undue hardship or visual blight on the surrounding community.

Having observed the meticulous care and planning dedicated by residents and civic leaders alike over the past thirty years to preserve the distinctive character, natural beauty, and economic vitality of our coastal community, I am deeply concerned that approving a structure that unnecessarily blocks Gulf views would erode this legacy. It would diminish one of the defining features that makes Venice such a unique and desirable place to live.

For these compelling reasons, I respectfully but firmly urge the Planning Commission to deny Petition No. 26-13SP in its current form. Your thoughtful consideration of these crucial matters, and your continued service to our community, are greatly appreciated.

Sincerely,

Laura Digioia
Owner, Gulf 'n Bay
1400 Tarpon Center Drive, Unit #107
Venice, Florida

[Sent from Yahoo Mail for iPhone](#)

June 2, 2026

Venice Department of Development and Zoning

Subject: Concerns Regarding Proposed Development Adjacent to Gulf N Bay Condominiums

To Whom It May Concern,

We are writing as an owner of a condominium in Gulf N Bay to express our concerns regarding the proposed development adjacent to our property.

One of the primary reasons many Gulf N Bay owners purchased their units was for the unobstructed water views that contribute significantly to both the enjoyment and value of our homes. The proposed construction appears likely to obstruct existing views of the water for neighboring property owners, fundamentally altering a key characteristic of the community.

In addition to the visual impact, we are concerned about the potential effect on property values. Units with water views typically command a premium value, and any obstruction of those views may negatively impact the marketability and value of affected Gulf N Bay condominiums. Owners made significant investments based on the existing character and views of the area.

We are also concerned that there appears to be no guarantee that the proposed property will remain owner-occupied. Without restrictions in place, the property could potentially be used as a short-term rental, vacation rental, or Airbnb, which may increase traffic, noise, and turnover in a community that has traditionally been residential in nature.

Furthermore, we respectfully ask that alternative design options be considered. If additional living space is needed, it seems possible that the structure could be expanded outward rather than upward, reducing the impact on neighboring water views and preserving the character of the surrounding area.

We understand that the City of Venice has historically recognized the importance of preserving waterfront views and neighborhood character. Information available through the City references consideration of existing views when evaluating development proposals. We respectfully request that these principles be carefully considered during the review process.

We urge the Department to fully evaluate the impact this project may have on neighboring property owners, property values, and the scenic waterfront views that make this area unique. We appreciate your consideration of these concerns and respectfully request that they become part of the official record for this proposal.

Thank you for your time and attention.

Sincerely,

Randy and Janene Sowles
Owners, Gulf N Bay Condominium

May 30, 2026

To: Venice Florida Planning and Zoning Dept:
regarding June 16 public hearing.

From: Nancy Fagnin: Unit 112
Gulf Breeze Condominium
1400 Farpon Center Dr,
Venice, Fla., 34285

To address the Aloha Condominium
Petition No. 26-13 SP (neighbor
and their "proposal" (to the South)
to add a 2nd story to their
parking structure.

*Let it be known that as an owner of
Gulf + Breeze I am totally against
Aloha Condominiums proposal to
add a 2nd story to their existing
parking structure. I appose their
proposal. It will reduce my property
value and obstruct beautiful coastal
views! I strongly urge you to
deny this application in its current
form.

Thank You,

Nancy Fagnin
15103 Classic Dr,
Bath, Mich. 48808

Josue Cruz, Jr.
14030 Shady Shores Dr.
Tampa, FL 33613
(Owner of Gulf 'N Bay Condominium #108)

June 2, 2026

TO: City of Venice Planning Commission (planningcommission@venicefl.gov)

SUBJ: Aloha Condominium – Petition No. 26-13SP

It is the purpose of this communique to register my opposition to the development proposal PETITION NO. 26-13SP as presented by Aloha Condominiums. I have owned my unit for 10 years and spend 6 months a year in residence. It is from this perspective that my comments emanate. G&B is a vibrant and welcoming community of owners who care deeply for one another and take great pride in its 45-year history of affiliation with the City of Venice. In concert with other similar properties, it has played a major role in the prominence and charm of the island.

In particular, the Aloha proposed plan would disrupt the aesthetic views of the gulf and jeopardize the quality of life for future generations. In addition, the proposal appears to be in violation of the City's Comprehensive Plan, intended to minimize coastal obstructions. Although I am fundamentally opposed to the Aloha Plan, I believe that there are other creative ways to make this proposal work without impinging on the integrity and preservation of what has been an added value to the Venice community. Perhaps, a more measured approach to accommodate Aloha would be in order and result in a win-win compromise for both parties.

Thank you for the opportunity to share my perspective and to be part of the solution rather than an obstacle.

Josue Cruz, Jr.

REVISED (06/09/26)