

From: [Nelson Ritner](#)
To: [City Council](#)
Cc: [Dave Topian](#); [Spinelli Glen](#); [Nelson Ritner](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Appeal of Planning Commission's Approval of Site and Development Plan Petition No. 25-45SP
Date: Monday, June 8, 2026 7:14:51 PM

This Message Is From an External Sender

This message came from outside your organization.

To: Members of Venice City Council
Subj: Appeal of Plan Petition 25-45SP, Public Hearing, June 23, 2026

Please consider the following storm water management alternative then request Applicant to adopt the "sump pump" method.

Applicant to install a sump pump including anti back flow valve sufficient to discharge excess water from the Type-C catch basin specified on Sheet 8 when it accumulates during heavy rains overflowing the internal weir. Moves water toward Ormond Street first through piping beneath the swales required along the west property line. Second, when forward of the front building line allows water to flow through a surface fixture reaching the surface where it continues onto Ormond Street. See next paragraph tying these requirements together.

Applicant to revert to original retaining wall design with only one ninety degrees (90deg) turn at northwest corner of property eliminating Zig-Zag wall and rock garden drainage field. This provides a much-enhanced aesthetic appearance for Che Vista to the west.

Applicant to cut curbing on Che Vista property and replace same, turning it eastward toward property line allowing installation of new sidewalk on Applicant's property connecting with existing sidewalk on CV property. When you cut it, you own it, and you replace it. This requirement provides storm water runoff protection for CV when the sump pump is operating plus the added south facing roof runoff. Preventing runoff from entering the CV driveway which is down sloping (inward) at that point is of paramount importance.

Applicant to relocate irrigation controls from west side of building to east side allowing sufficient space for sump pump discharge piping. Irrigation controls are shown on west side, but no reference is made to irrigation water source. Is it a well and pump, City water or underground retention and pump? If it is a well, then it must be relocated to east side of building along with controls, accumulation tank

and well head.

Applicant to locate air conditioning condenser units to east side of building. While not shown on any of the documentation condensers represent a significant noise source, particularly when six are ganged together. Adjoining property on the east side has a solid side with the exception of a bathroom window and toilet room window at front of building. East side of applicant property is appropriate for six condenser units.

Thank you for your consideration,

Nelson Ritner
Che Vista Unit 305
Cell 941-234-3168