

TO: The Honorable Members of Planning and Zoning Commission, Building Dept,  
Stormwater Management Office

FR: Property Owners in the area of 816 Ormond Street (Authored by David Topian)

DATE: January 20, 2026

RE: Proposed Development project located:

**816 Ormond Street, Venice FL 34285 Parcel #0175-11-0225;**

**City Petition #25-45SP**

---

Ladies and Gentlemen:

My name is David Topian and I reside at 825 Madrid Avenue, Venice FL 34285. My wife and I purchased this property in March of 2021 and after nearly a full gut renovation project on Madrid Avenue we moved in July of 2023. We love our quaint neighborhood and private street in Venice, the people, the beautiful beaches, the charm, shops, restaurants and being able to walk to all of these great establishments and locations.

I have been in construction for over 40 years as a degreed Civil Engineer. Within the last year I have relocated my Construction Management business to Florida. In addition to construction management, we complete worksite inspections, review plans/specifications with construction-related budgets, act as Owners Representative among other services we offer in our 24-year-old firm.

I am writing to you on behalf of the concerned neighbors in proximity to 816 Ormond Street where a proposed development is being reviewed which involves a building containing six residential units with a footprint area of 159.67' long x 51.67' deep and a mean roof height of 47.5' located on an oversized lot on the north side of Ormond Street approximately 230 LF east of The Esplanade.

This proposed development is located in a RMF-3 Residential Multi-Family area which allows up to six units, a building height of 55' and up to two road cuts in which these criteria have been met inclusive of required setbacks as this building size utilizes every foot up to the set-back limits as outlined to date. The neighbors understand that the criterion on the proposed plans is within these zoning parameters, however, we have several major concerns with privacy, sky views and much more as outlined within Section 4 of the City of Venice Code "Compatibility (Exhibit 1). We are asking the Planning and Zoning Commission to intensely look at other areas such as total privacy loss due to height for surrounding neighbors, sky view issues taken away, tree removal and overall mass of proposed structure, drainage as it relates to the neighboring properties compatibility and privacy issues. We have outlined the following items in no order of importance:

- **Asbestos.** Potential Life safety issue. The age of the house per records was constructed in 1945, we would like to see an Asbestos survey completed by outside consultant licensed in the State of Florida prior to any demolition. This is to ensure the safety of neighboring properties that no friable asbestos material is air born during construction related demolition which could end up in homes, latent dust on pool water areas and outdoor furniture. Lead paint could also be an issue for workers if present.
- **Drainage.** I personally completed a review of the area topography, the existing utilities of both the City and neighboring properties. The mean elevation on the proposed site is +/-11.0 feet from front to rear and side to side. The north elevation west side dips to an area where Che Vista has, from their development added two catch basins one leads to the Gulf and the second to their respective detention facility along The Esplanade. DMK Drawing #6 dated 6/26/25 shows a black dotted line for 15" RCP pipe from the proposed underground detention at 816 Ormond to drain into one of the catch basins on Che Vista property, however **there is no easement , no executed recorded paperwork by both parties at the time of Che Vista construction for permitted use or permission granted** for this pipe to be placed therefore should NOT be shown for use thereby misleading the Commission. Homes to the direct north of the proposed development area 825/821/829 Madrid Avenue are additionally at approximately 11' as is the home directly to the east of 816 Ormond. Once the site is raised to minimum 10" above road crown where will the perimeter water runoff drain to? There are no easements to allow the proposed development to tie into either of Che Vista inlets, nor is there any storm sewer piping located in Ormond Street. As is common knowledge in the area, in a normal rain event, The Esplanade usually has 4"-8" of water for 20-30 minutes before it drains thereby pointing to the fact that piping is undersized already. The question is, the proposed development is suggesting that underground storm water detention on the north be placed, where will this "detained" water drain to once the containment is full? It will hold approximately 200,000+ gallons of water, when full and we have a tropical storm what happens?  
**This item is a huge concern to the neighboring properties and should also be for the City of Venice, a reasonable design to eliminate constant wet areas, potential flooding and general removal of water is critical. Again they have no permission, easement or documented drainage relief as designed.**
- **Venice, FL Code of Ordinances, Section #4 COMPATABILITY (attached Exhibit 1)**  
 Section 4.1 Introduction, Section A Purpose and Intent

..."Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other. Some elements affecting compatibility include the following; Height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking Impacts, landscaping, lighting, noise, odor and architecture. **It is the purpose and intent of this section to implement specific regulations to achieve compatibility considering the existing zoning, context of proposed development and use compared to the zoning and uses of surrounding properties.**"

Let's look at each of these based upon the current proposed development plan submitted by VentiTownHouse.

1. **Height.** The current proposed height of this six-unit structure has a roof height of 47.5 feet (Coastal Architecture drawing A2.00 date 11/24). Building heights on Ormond and Madrid have a maximum height of 30' (1 structure) with many below 20' but an average of 21 feet. This proposed building clearly dwarfs all surrounding structures inclusive of all properties on Madrid, Heigl and Apalachicola. Residents close to this structure will lose all privacy, will lose all existing sky views looking at 47.5' tall structure in the yard views approximately fifteen to thirty feet from their property lines. We as neighbors (**Exhibit #4 Petition**) feel this is unjustified and unacceptable as no person has the right to violate a person's air space, impede on the natural light or quantitative sunlight. As example, see attached here perspective drawings (**Exhibit #2**) from the area of 825/821/829 Madrid Avenue back yard which varying building heights and location of vertical wall to existing fence line and how it will encroach on privacy, sunlight, sky view. Lowering the building (10' garage; 9' elevated first and second level; flat roof on north height to be dwelling no taller than 32') "compatible" with the neighborhood still allows 6 units but respects other neighbors property and privacy. **We look to the Commission for this to be implemented.**
2. **Scale.** This proposed development on Ormond Street will have a floor footprint of 8,248 ft<sup>2</sup>. This proposed development does not correlate with any residential building structure on Ormond Street and will dwarf any existing single-family homes on Ormond Street, Apalachicola or Madrid Avenue. The average home size of the single- and two-story homes on this residential street average +/- 2,200 ft<sup>2</sup> footprints. Che Vista is located on the Esplanade some 230+ LF west of this location, in addition Ormond Street is residential street where The Esplanade is commercial residential of

compatible design and look. The proposed development is utilizing 100% of the land area from setback to setback which further compounds the overall scale of this structure to its surrounding homes. We have not seen coverage calculations to verify it meets the standard. With this scale, the proposed structure is basically on top of neighboring properties. **We ask the assistance from the Commission on this issue on reducing the overall footprint.**

3. **Mass.** A building structure measuring 189.98' x 56.05' x 47.5' in height situated amongst single- and two-story homes has a visual and relationship negative impact to entire surrounding area of the residential street it rests upon. This out of context building will negatively impact the established character and visual landscape of the neighborhood. A building of this mass "could" also affect wind loads during storm events which could cause wind tunnels at ground level and issues with adjacent properties. Additionally, as mentioned the mass of this structure will lead to faster run-off which will exacerbate flooding and erosion.
4. **Bulk of Structure.** As this relates to primary framework of the structure, it is our understanding this will be a block/elevated slab design. How will the surrounding nearby home be protected by massive amounts of dust from saw cutting? Is it confirmed that deep foundations are not required in this area such a helical piles or another method of stabilization by the water versus slab on grade relatively "light weight in comparison" of single/two story buildings that surround the neighborhood.
5. **Pedestrian/Vehicular Traffic. Circulation. Access and Parking.** Based on DMK Drawing #5 dated 6/26/25, it appears a 5' wide sidewalk will be placed along the south elevation for pedestrians. It is unclear how the driveways of the six proposed units will operate and how traffic will flow with only two road cuts by Zoning allowed. Since they will need the area to get to driveways where will the proposed vehicles now park in over and above the garage unit. Clearly six families could easily generate 12+ cars. Currently on Ormond Street beach goers park in the front of this location (see attached pictures **Exhibit 3**) causing street narrowing and dangerous situations with walkers. With the mass of the proposed building is no room for circulation or parking on the site area.

6. **Landscaping.** Based upon the landscape plan LS-2 date 5/25/25, it appears that 75%-85% of all existing tree's on the existing lot will be removed to fit the proposed building structure. The palm tree canopy that now lines the north side of Ormond Street will be removed. Please refer to the attached pictures(**Exhibit 3**) as to what the tree canopy looks like today from the third floor level of Che Vista and from the street elevation. When reviewing the new landscape plan it appears to be minimal with little to no greenscape to hide the building mass from neighboring properties with emphasis to the north.
  
7. **Lighting.** Light pollution is a major factor in a building with this proposed mass. A lighting plan has not been provided to date however it appears by the elevation drawings A2.00 there are second and third floor balconies that look into Madrid Avenue residences backyard areas, it is assume these balconies will have a lights associated with them and/or additional strings of light set in place later by new unit owners shedding additional light on neighboring residences. We feel this should be a major consideration for comment by the Commission as the current north elevation proposed only adds to light pollution and invades the privacy of others. **We look to the Commission to protect existing neighboring properties.**
  
8. **Noise.** The current residence on this lot is one. The proposed six units allowed will with certainty increase the uncontrolled latent noise on the quite street. People, cars, trucks where there was one family will now have six families.
  
9. **Odor.** We can only hope that the new residents of these units are responsible for and respective of others sanitary needs and act accordingly.

The proposed height for the new six-unit development at 816 Ormond Street, Venice, Florida, deeply concerns us. As a residents and tax payers of the area, we are highly concerned that the height of this new structure will overshadow the surrounding homes, infringe upon our privacy (balconies on north elevation looking into neighbors back yard areas is unacceptable), remove our sky view and deter natural light overshadowed by a vertical wall. Venice is a community known for its charm and close-knit neighborhoods, and altering the landscape with towering buildings jeopardizes this unique identity.

Many of us chose to live in this area because of the serene environment and the sense of community spirit where each home is harmoniously integrated with its surroundings. An

imposing structure looming over our properties threatens to fracture this peaceful haven by invading personal spaces and obstructing natural light.

Studies have shown that rapid urban development without adequate community input can lead to decreased property values and increased tension among residents. According to the National Association of Realtors, maintaining neighborhood aesthetics significantly contributes to property satisfaction and value retention.

It is crucial for the city planning committee to acknowledge the voices of local residents **(Exhibit 4 Petition)** before approving projects that could have long-term negative impacts on our neighborhood character. Adjusting the building plans to align with the existing architectural style and respecting the height norms will help preserve not only our privacy but also the community & heritage. There are many different type designs that still afford the 6 units they are looking for the investment made. The building height could easy be reduced to +/- 32' (flat roof low parapets) with 9' interior ceilings and 10' first floor parking. That is a 15' difference in height which can be landscaped hidden without losing one square foot of space.

We urge city planners and policymakers to reconsider the proposed development plans and require a redesign taking other tax paying properties into account. By aligning new projects with the existing neighborhood appeal, we can ensure that growth does not come at the expense of our community essence and tranquility.

Let's work together to protect our neighborhood's character and privacy.

Additionally, I invite you to visit my home at 825 Madrid Avenue to actually see what will be lost as a representative sample of what the neighborhood coalition is referring to as drawings and descriptions do not in anyway convey the violation of privacy, sky space, landscaping removal we the taxpayer of Venice will suffer from this design as put forth.


Respectfully Submitted;

Neighborhood Concerned Residents

# EXHIBIT 1

## Compatibility Code

### Section 4

SECTION 4. - COMPATIBILITY 

## 4.1. - Introduction

- A. **Purpose and Intent.** The purpose of this section is to integrate the compatibility standards from Comprehensive Plan Strategy LU 4.1.1. Land Development Code and Transition Strategies and Strategy LU 1.2.8 Compatibility Between Land Uses. These compatibility standards provide the criteria for which development and land use petitions are reviewed and approved. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. It is the purpose and intent of this section to implement specific regulations to achieve compatibility considering the existing zoning, context of proposed development, and use compared to the zoning and uses of surrounding properties.
- B. **Development Subject to the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA).** For the purpose of this section, the City has incorporated the compatibility standards and mitigation techniques identified within the JPA/ISBLA into the standards of this section. Meeting the requirements for compatibility in this section will serve as confirmation that the compatibility requirements of the JPA/ILSBA have been satisfied.
- C. **Applicability.** Zoning amendments, site and development plans, preliminary plats, and conditional use petitions are subject to the compatibility standards defined in this section.
1. **Mixed Use Districts.** Mixed Use Districts are deemed to be internally compatible and do not require compatibility setbacks or additional buffering standards unless required in Section 4.5: Mixed Use Considerations.
- D. **Design Alternatives.** Consistent with Section 1.11: Design Alternatives, design alternatives may be considered for any of the standards within this section; however, seeking a design alternative requires a finding that the alternative meets or exceeds the intent of the standards of this section. It is not the purpose of a design alternative to provide for a total waiver of the standards in this section. Design alternatives may be based upon, but not limited to, building setbacks, building step-backs, and buffering. Stipulations may be required for any design alternative request, as deemed appropriate by the Planning Commission.

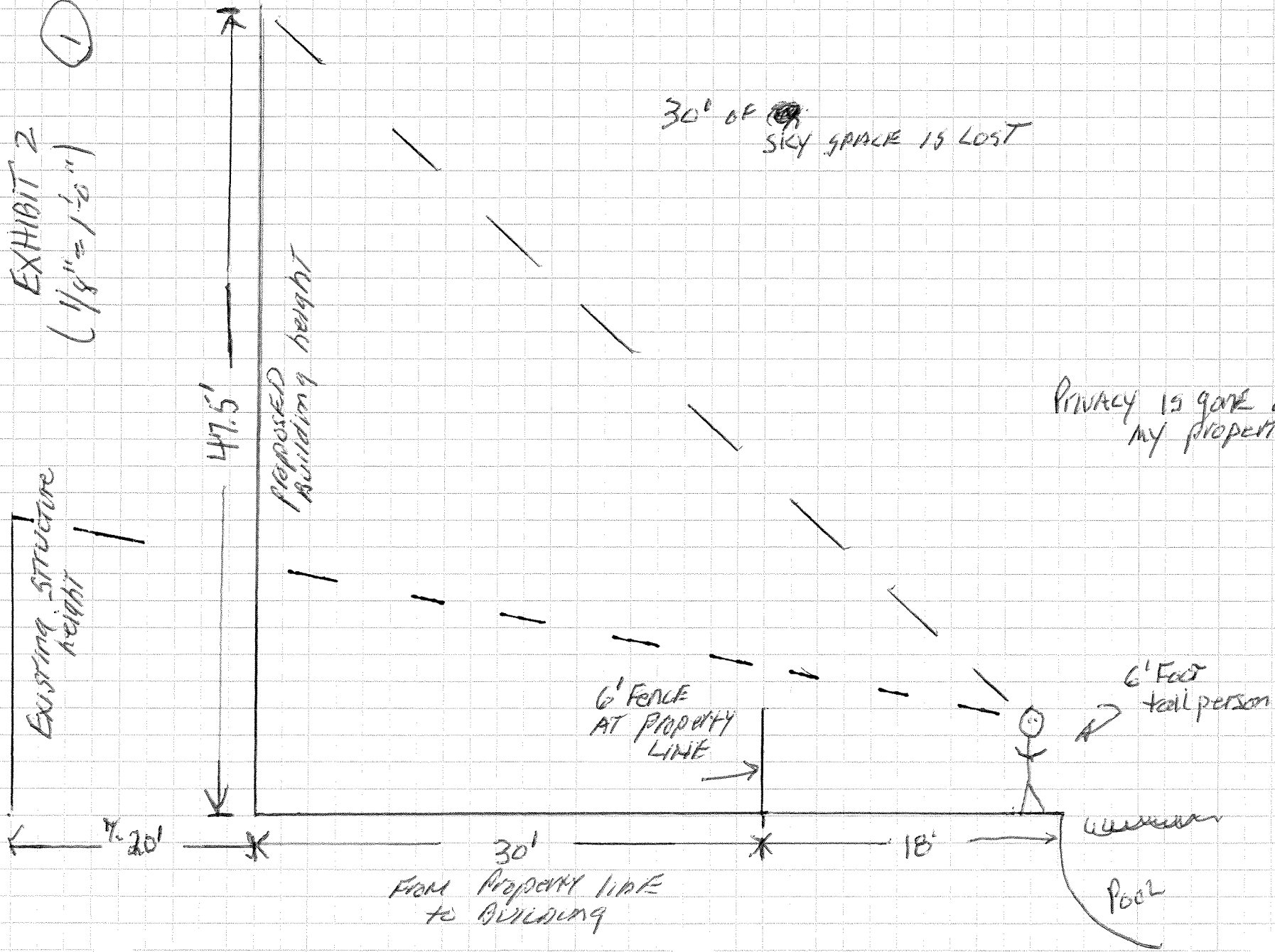
(Ord. No. 2022-15, § 3(Exh. B), 7-12-22)

## 4.2. - Perimeter Buffer Types

# EXHIBIT 2

## Perspective Views

EXHIBIT 2  
(1/8" = 1'-0")



30° OF SKY SPACE IS LOST

PRIVACY IS GONE ON MY PROPERTY

6' FOOT tall person

30'  
FROM PROPERTY LINE TO BUILDING

Pool

EXHIBIT Z

(1/8" = 1'-0" SCALE)

(2)

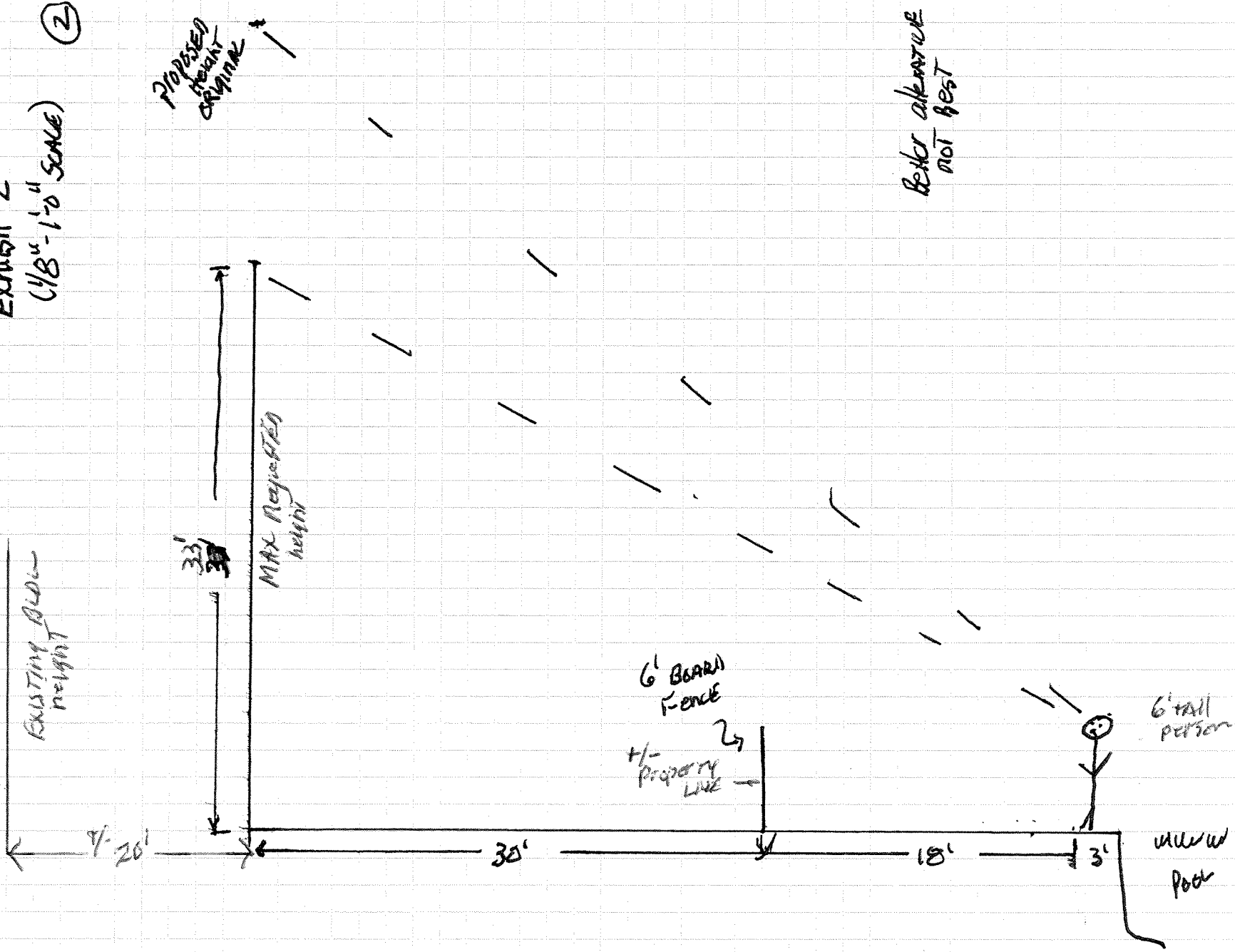
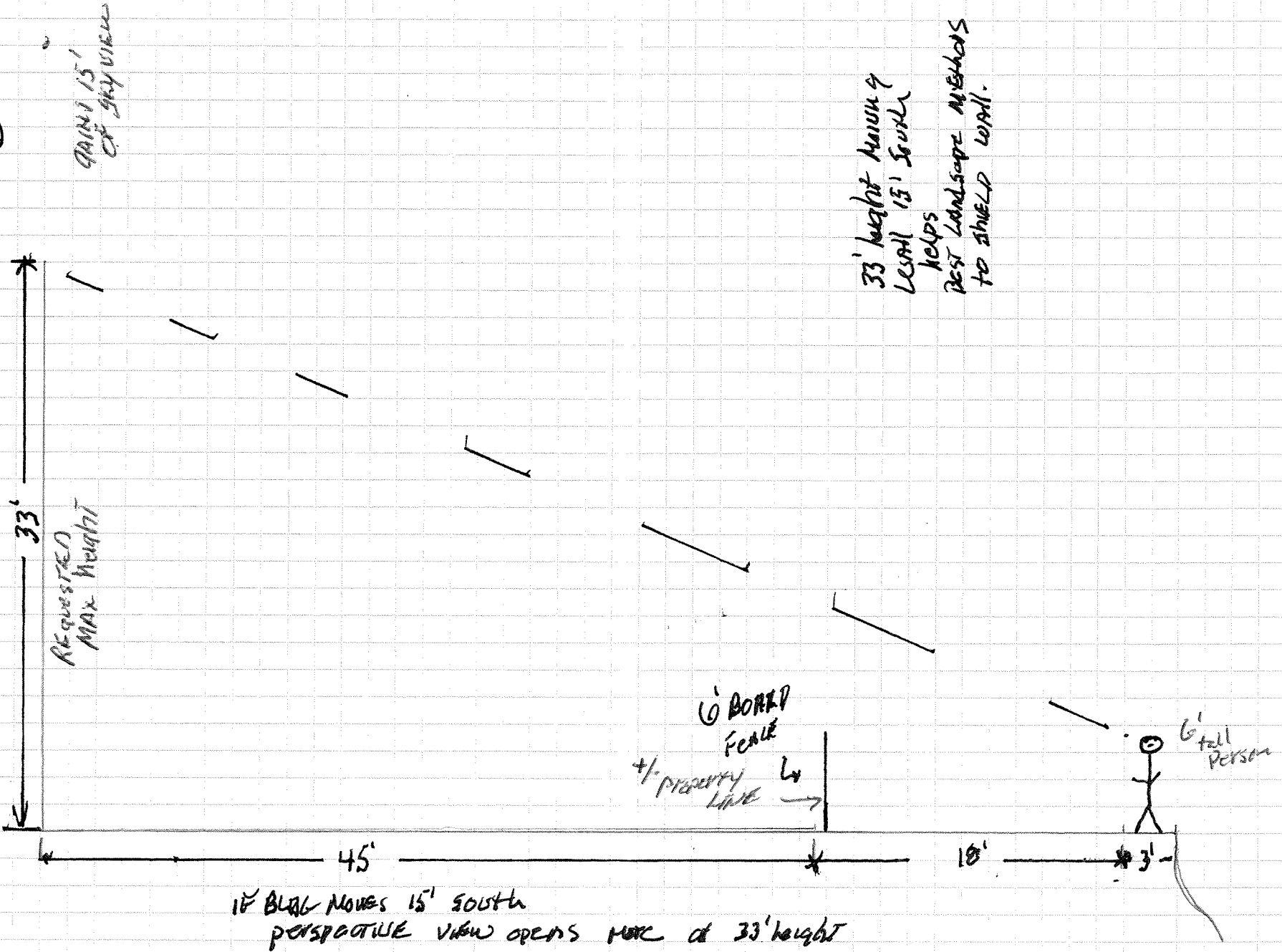


EXHIBIT 2

(1/8" = 1'-0")

3



# EXHIBIT 3

## Pictures



Photos by David Topian

**Photo - 1** existing single family +/- 13 feet in height  
800 Ormond St



Photos by David Topian

**Photo - 2** existing single family home +/- 14 feet in height  
804 Ormond St



Photos by David Topian

**Photo - 3** looking west  
Ormond Street



Photos by David Topian

**Photo - 4** existing two family home +/- 17 feet in height  
714-716 Apalach

Pictures which show existing conditions for building heights  
tree scapes and parking issues.

**Petition for Development Redesign**  
816 Ormond Street  
Parcel #0175-11-0025 City # Petition 25-45SP



Photos by David Topian

**Photo - 5** existing single family home +/- 24 feet in height  
812 Ormond



Photos by David Topian

**Photo - 6** empty lot across form proposed development  
805 Ormond



Photos by David Topian

**Photo - 7** existing single family home +/-14 feet in height  
813 Ormond



Photos by David Topian

**Photo - 8** existing single family home +/- 22 feet in height  
809 Ormond

Pictures which show existing conditions for building heights  
tree scapes and parking issues.

**Petition for Development Redesign**  
816 Ormond Street  
Parcel #0175-11-0025 City # Petition 25-45SP



Photos by David Topian

**Photo - 9** view of property looking east  
816 Ormond Stre



Photos by David Topian

**Photo - 10** view of street looking east tree's  
816 Ormond Stre



Photos by David Topian

**Photo - 11** air space above whit house will be covered  
Madrid Ave



Photos by David Topian

**Photo - 12** current parking on street for beach goers  
816 Ormond Stre

Pictures which show existing conditions for building heights  
tree scapes and parking issues.

**Petition for Development Redesign**  
816 Ormond Street  
Parcel #0175-11-0025 City # Petition 25-45SP



Photos by David Topian

**Photo - 13** a separate day of parking for beach goers  
816 Ormond Stre



Photos by David Topian

**Photo - 14** these tree's and total view will be eliminated with  
825 Madrid development



Photos by David Topian

**Photo - 15** air space and privacy will be eliminated  
825 Madrid



Photos by David Topian

**Photo - 16** view of drill rig at foundation wall location 30'  
816 Ormond from fence line

Pictures which show existing conditions for building heights  
tree scapes and parking issues.

**Petition for Development Redesign**  
816 Ormond Street  
Parcel #0175-11-0025 City # Petition 25-45SP



Photos by David Topian

**Photo - 17** tree top view all will be removed  
816 Ormond



Photos by David Topian

**Photo - 18** trees will be removed in development  
816 Ormond



Photos by David Topian

**Photo - 19** view of tree canopy will be gone  
816 Ormond



Photos by David Topian

**Photo - 20** existing home with tree's surrounding  
816 Ormond

Pictures which show existing conditions for building heights  
tree scapes and parking issues.

**Petition for Development Redesign**  
816 Ormond Street  
Parcel #0175-11-0025 City # Petition 25-45SP

# EXHIBIT 4

## Neighbors Petition



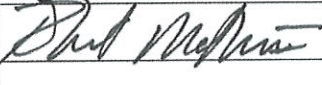


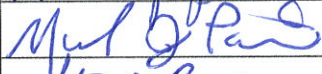
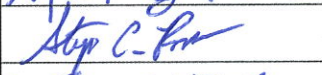

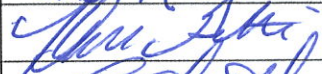




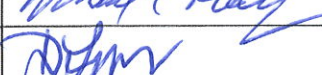
## PETITION

To the honorable members of the Planning and Zoning Commission in the City of Venice Florida, 34285. The petition of the undersigned residents of City of Venice neighboring properties are strongly against the proposed height, footprint size and non-compatibility of the this proposed project as compared to the surrounding structures and other site issues to the project located at 816 Ormond Street, Parcel ID #0175-11-0025, City Petition #25-45SP VentiTownHouse.

### Argument:

The current plot as outlined is located on the north side of Ormond Street approximately 230 LF East of The Esplanade. The current neighboring structures of comprised of 1 and 2 story homes on a residential street. The property is in a Zoned RMF-3 allowing up to 57' tall structure with understory parking and up to six units with two allowed roadcuts, however all surrounding properties are in a RSF single family zoning area directly adjacent and behind (north) to 816 Ormond. The developer is currently proposing a 47.5' tall structure which towers over all other residences on Ormond Street by a margin of 24'. Additionally, the property offers no drainage alternative after underground detention to rid the property of storm water as no easements exist. We are additionally concerned that the size of the structure (168.98' x56.05') encroaches on neighboring privacy, does not allow for proper parking for six families and removes all established tree's and vegetation.

As proposed the current design is within the RMF-3 Zoning (assuming lot coverage percentages are under what is allowed) however the structure we feel violates Section 4 of the City of Venice Code "compatibility" on each bullet presented in that Section. Based on this we request the Commission to conduct an in depth review to allow the proposed project however protect the privacy and nature of the neighborhood.

Name /Phone	Signatures	Address
Robert Mathews 615.390-7231		809 Ormond St
Brooks Mathews	Brooks Mathews	809 Ormond St
Gregg Apfelbaum		813 Madrid Ave
RONNIE APPLING		816 MADRID AVE.
Michael Parsons		816 MADRID Ave
Stephen Rost 717-360-9456		817 Madrid Ave - Venice
Sharon Rost - 860-3965		817 Madrid Ave
THOMAS C. JETTIS		700 APALACHICOLA
Elizabeth G. Jettis 941-412-5311 306-276-2412		700 Apalachicola
Frank Chassen 954-868-1196		714 Apalachicola
Rafael Chassen		714 APALACHICOLA
Michael Reedy		805 Ormond St.
DAVID TOPPAN 541-414-9441		825 MADRID AVE

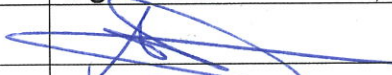

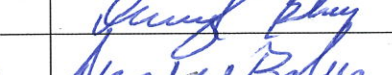




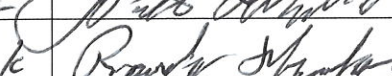
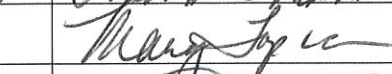

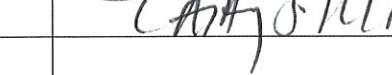


# PETITION

To the honorable members of the Planning and Zoning Commission in the City of Venice Florida, 34285. The petition of the undersigned residents of City of Venice neighboring properties are strongly against the proposed height, footprint size and non-compatibility of the this proposed project as compared to the surrounding structures and other site issues to the project located at 816 Ormond Street, Parcel ID #0175-11-0025, City Petition #25-45SP VentiTownHouse.

**Argument:**

The current plot as outlined is located on the north side of Ormond Street approximately 230 LF East of The Esplanade. The current neighboring structures of comprised of 1 and 2 story homes on a residential street. The property is in a Zoned RMF-3 allowing up to 57' tall structure with understory parking and up to six units with two allowed roadcuts, however all surrounding properties are in a RSF single family zoning area directly adjacent and behind (north) to 816 Ormond. The developer is currently proposing a 47.5' tall structure which towers over all other residences on Ormond Street by a margin of 24'. Additionally, the property offers no drainage alternative after underground detention to rid the property of storm water as no easements exist. We are additionally concerned that the size of the structure (168.98' x56.05') encroaches on neighboring privacy, does not allow for proper parking for six families and removes all established tree's and vegetation.

As proposed the current design is within the RMF-3 Zoning (assuming lot coverage percentages are under what is allowed) however the structure we feel violates Section 4 of the City of Venice Code "compatibility" on each bullet presented in that Section. Based on this we request the Commission to conduct an in depth review to allow the proposed project however protect the privacy and nature of the neighborhood.

Name	Signatures	Address
Audre M-Jones		812 Ormond St Venice
Hugh Jones		812 Ormond St. Venice
Dorothy Bobey		813 Ormond St Unit C
Suzanne Bobey		813 Ormond St Unit C
Matt Taylor		822 Madrid Ave
Mandie Taylor		822 Madrid Ave
Anna L. Santoro		829 Madrid Ave.
Jose Rodriguez		829 Madrid Ave
Peter HARBACH		804 Madrid Ave
Roberta HARBACH		804 Madrid Ave
MARY TOPIAN		825 Madrid Ave,
Carol Roberts		820 Madrid Ave
Cathy S. Klika		805 Madrid Ave

ANA danton  
e danton  
Properties  
cont.

**From:** [Dave Topian](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Venice Planning Commission  
**Date:** Thursday, September 11, 2025 11:01:56 AM  
**Importance:** High

---

Some people who received this message don't often get email from dtopian@wreadvisors.com. [Learn why this is important](#)

**Caution:** This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Hello,

My name is David Topian residing at 825 Madrid Avenue, Venice FL.

I would like to know the proper procedure for the discussion with officials of a pending project under review with the City for the property of 816 Ormond Street, Venice FL.

I have many issues with the project as do many of my neighbors not so much on the zoning which allows up to six units on this parcel, but the proposed size, height, lot coverage, drainage and compatibility with the neighborhood and adjacent residences while also affecting property values.

Thank you, I look forward to your response on how I can properly proceed.

David J. Topian,  
825 Madrid Avenue  
Venice, FL 34285  
585-414-9491

**From:** [Dave Topian](#)  
**To:** [Roger Clark](#); [Steven Berens](#); [Planning Commission](#); [Derek Applegate](#)  
**Cc:** [Dave Topian](#); [Board and Council Messages](#)  
**Subject:** [EXTERNAL] 816 Ormond Street Proposed Development  
**Date:** Tuesday, January 20, 2026 1:09:18 PM  
**Attachments:** [816 Ormond St. Narrative to City of Venice.pdf](#)  
**Importance:** High

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Happy New Year to All:

As you are aware there is a proposed development project located at 816 Ormand Street, Parcel #0175-11-0225, City Petition #25-45SP where an existing single residence is proposed to be replaced with six-unit multi-family structure.

As outlined on the in the attached narrative, the surrounding neighbors(see petition of +/- 40 signatures to date) of Ormand Street, Madrid Avenue, Apalachicola are very concerned regarding the Drainage, overall size, height, mass, tree canopy destruction and privacy that will be lost as outlined to date on Zoom calls conducted.

As the design presented to date is for the most part in accordance with RMF-3 Zoning, we collectively feel it is NOT Compatible with the surrounding single family structures on this residential street per Section 4 Compatibility" of the City of Venice Code which is in Exhibit 1 of the attached narrative.

We are also very concerned with drainage of the site as there is no agreement, easements or recorded approval for the underground detention as proposed to drain into Che Vista structure, although the Civil documents portray it.

The narrative attached lists our concerns with friable Asbestos(if applicable need report) when and/if the building is demolished, drainage and all nine(9) items under compatibility that are violated or at minimum questionable.

I respectfully request this document listing our concerns be reviewed in advance of any formal meeting and during the current review process to be more aware of issues we are concerned with as tax paying residents.

As stated in I invite anyone who is interested in seeing what this massive proposed 47.5 foot vertical wall 30/15 feet off a property lines will visually do for privacy, sunlight, sky view and more please contact me.

We are confident the Commission will take our concerns for review. This development can be a win for developer/win for neighbors and win for City if designed correctly.

Thank you so much for your service and dedication to our awesome City

Thank you

David J. Topian,  
825 Madrid Avenue  
Venice, FL 34285  
585-414-9491

**From:** [Dave Topian](#)  
**To:** [Planning Commission](#)  
**Cc:** [Dave Topian](#); [Board and Council Messages](#)  
**Subject:** [EXTERNAL] 816 Ormond Street Site Development Plan 25-45SP  
**Date:** Monday, April 6, 2026 1:25:46 PM  
**Attachments:** [image001.gif](#)  
[816 Ormond St. Narrative to City of Venice.pdf](#)  
**Importance:** High

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Good Afternoon,

In addition to the narrative(attached) I submitted on January 20<sup>th</sup>, 2026 I am also writing the Commission in preparation for the upcoming meeting on April 21, 2026 at 1:30PM which I will be attending. Please be advised there are over 40 signatures on petition which are against this proposed project.

**#1** The current proposed footprint of the 6-unit structure is placed at all setback points placing the structure 30.8' from fence lines on three properties on Madrid Avenue along with two properties on Ormond. The current height as proposed is 47.5' when the surrounding homes max in height is 28'. If allowed, this 6-unit building will violate all sky space, natural lighting, wind loads and privacy of existing residents with a virtual wall (please see perspectives in narrative 10-12).

**#2** there is no available drainage in or around Ormond Street the parcel is flat and is proposed to have an underground detention system that has no place to drain stored water as there is no easement or agreement with Che Vista to utilize their property at low point.

**#3** we have not seen and request to review the testing results of Asbestos Containing Material Survey(ACM)report completed by a licensed testing firm and laboratory in the state of Florida as the records show construction of this dwelling in circa 1945 in which exterior sheathing, caulking, roofing, drywall and compound etc. could have asbestos present and become friable during demolition with asbestos dust sitting on residents furniture, pool water etc.

**#4** Based upon current residential footprints and heights, this proposed structure does not meet City Code Section 4 "Compatible" with surrounding area per all nine points provided in the Code Section. Height does not meet could still have six units with max height of 28' with flat roof or multiple single story units, scale does not meet, mass does not meet, bulk does not meet, Pedestrian/traffic shows sidewalk but with only 2 road cuts where does a potential 12 vehicles park with no driveway and only garage, landscaping will be decimated with tree canopy gone, minimal landscaping is proposed, lighting have not see lighting plan but light pollution of north elevation is probable into residents backyards, noise will elevate 6 units verse 1

does not meet, Odor no comment, can only hope residents are responsible.

In closing the points above and contained with pictures in the narrative are not arguing the zoned 6 units, but an approved plan should be **Protecting** current tax paying residents privacy, sky views, natural light without compromise. No person or developer has the right to take that away from anybody.

There are countless designs that can allow the developer their six units to recoup capital, compatible with the neighborhood in look, height, size, allow the City to collect taxes on the development and current residents property value and privacy maintained. They are just choosing otherwise and it is up to the Commission to review all aspects and recommend they go back to insure this items are met.

If you were looking at a 47.5' wall in YOUR backyard after having views and privacy such as pictures 14-16 in narrative would you be "okay" with that.

Thank you

David J. Topian  
825 Madrid Avenue  
Venice, FL 34285  
585-414-9491