



Variance Request Meeting

Development of 240 Base Avenue

07/01/25

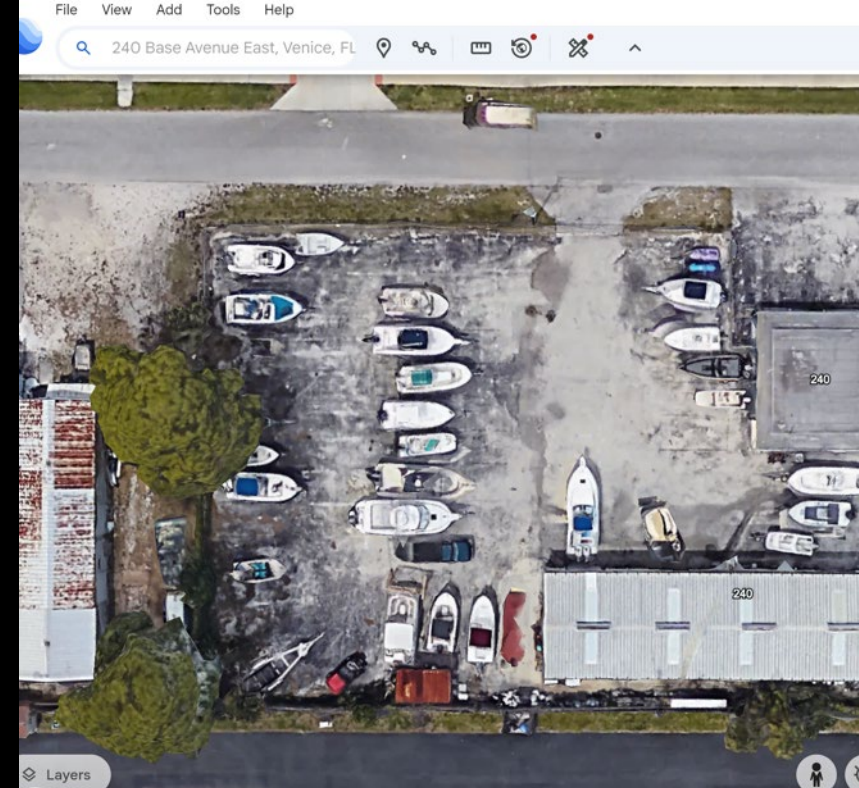
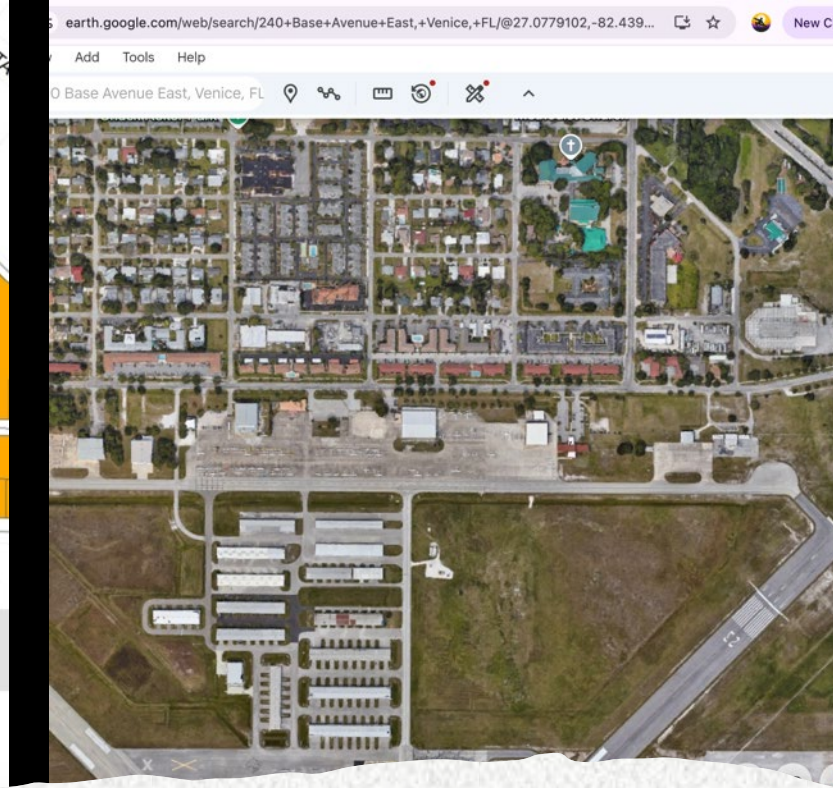
Background & History

- My Name is Walter (Wally) Kitonis From Pittsburgh, PA / Manassas, VA
 - My Wife Jean and I Purchased our home on Venice Island in February of 2017
 - 2 Daughters, Their Spouses, and 5 Grand Children Moved here and Purchased Houses on Venice Island in 2019
 - Currently, Semi Retired (Sold My DoD Contracting Firm in 2022)
- We Purchased The Base Avenue Property in 2020 as a Base location For The Purpose of “Giving Back to The Community”
- Plans Were to Immediately Begin Construction of a New Building But Were Delayed Due to Multiple (3) Hurricanes and Insurance Claim Denials
- Zoning Changes and a New Approval Process has Caused Delays

I’m Simply a Retiree Trying to Do Good Things or The Community!



240 Base Ave East



- 24 Metal Buildings Within 1500' of Current Structure
- 240 Base Ave East
- 4 separate buildings
- Clean up Ongoing

Current Status of 240 Base Ave. East Status

- Property History
 - Boat/Auto Repair and Sales Pre-2020
 - Purchased Property February 1st, 2020
 - Transferred Property (Related Party) to an Irrevocable Trust Feb 2022
 - Initially Planned For a New Building , Clean up Required 2 years+
 - Hurricane Damage/Insurance Caused Multiple Additional Delay
 - Venice Zoning and Building Code Changed/Update October 2023
 - Existing Zoning Grandfathered (Zoning Determination Letter Confirming Existing Uses Permitted)
- Suncoast Reef Rovers Have Been Tenants Since Property Purchase 2020
 - <https://www.suncoastreefrovers.org/>
 - Business Zoning Utilized (Auto/Boat/Sales/Repair) Since February 1st, 2020
 - Registered Business with FL Sunbiz
- Would Like to Create A “Platform” to Support Various Community Interest and Voluntary Activities

Potential Usage For Proposed Multi-Purpose Building

- Continue Current Usage
 - Sun Coast Reef Rovers Corporation- Coastal Clean Up, Repair/Equipment Storage/Rigging/Meetings, Office
- Future “Potential” Usage
 - **Special Needs Medical Equipment Recycle and Repair**...electric Wheelchairs, Scooters, Beds, Stairs, Etc.
 - Provide space for Boys and Girls **Club** meetings/projects
 - Enthusiast **Club** Meeting Place, Brewing, Music, Art, Cars, Clay Pottery, Computers, Turtles, Fishing, hobbies, etc.
 - Robotics **Club** Support and Sponsor Robotics/Science Competitions/Computer Programming
 - Volunteer Work Place Support (Meetings, Staging) e.g. VABI <https://vabi.org/>
 - Office space for FAA Engineering, Research & Development (VNC Airport Test Site)
 - Music and Art Studio
 - Community Garden Space

Property Transition Options

Currently Approximately 5010 SqFt Total Under Roof With 4 structures

- Option 1:
 - Fix Up and Repair Existing Metal/Wood Frame Buildings
- Option 2:
 - “Clean Up” and Combine All Buildings
 - Transition to Approximately 7500 SqFt Under a Single Non-Conforming “New Metal Building”

Proposed/Requested Approach for Revitalization

- Pursue Option 2:
 - “Clean Up” and Demolish all structures
 - Combine All Buildings
 - Transition to Approximately 7500 SqFt Under a Single Non-Conforming “New Metal Building”
 - Improve Overall Appearance and curb appeal



Notional Building Design

**IF YOU BUILD IT,
THEY WILL COME.**



Backup

Why a Metal Building?

- Significant Cost Avoidance (25%) Compared to Block/Frame Construction
- Internal Open Span Easily Achievable for Indoor Drone Flight
- Better Hurricane Performance
- Low Maintenance Cost
- Flexible Configuration and Adaptability

Free Scooter Repair








My Brother Tommy and his dog Buddy!

Benefits of a “Potential” Community Vegetable Garden Space

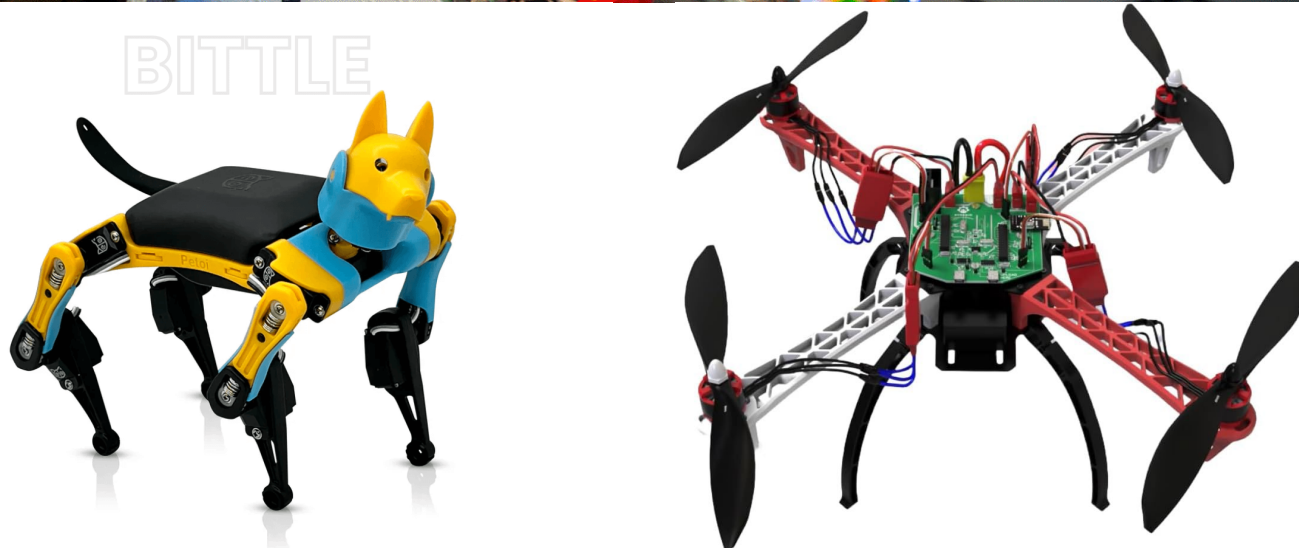
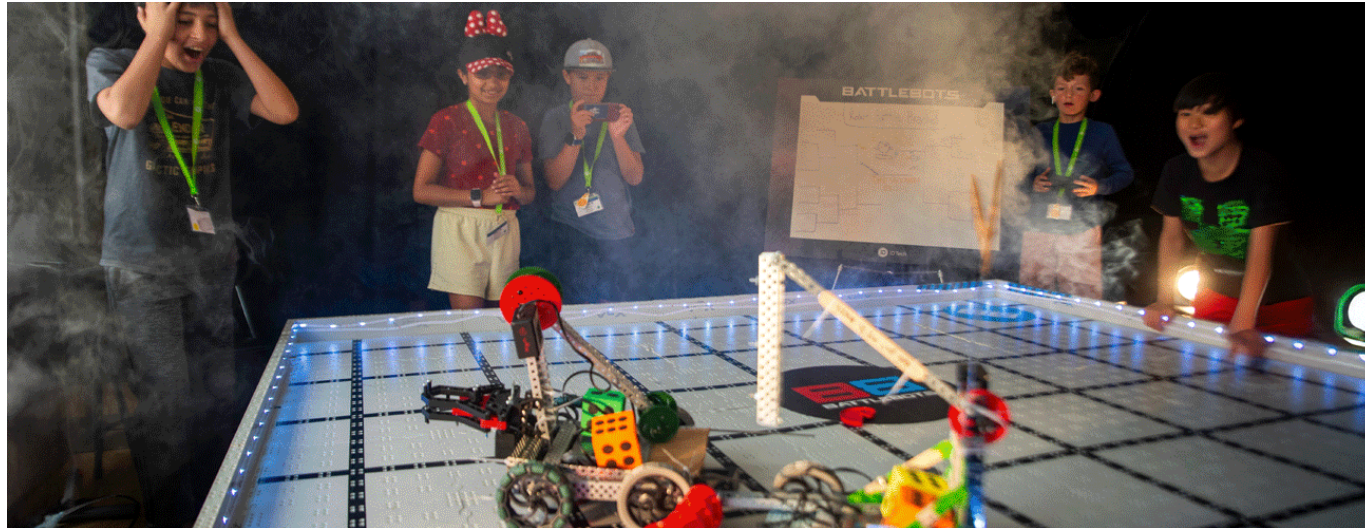
- Encourages local involvement and social interaction.
- Provides fresh produce, enhancing community health.
- Gardening improves mental well-being and reduces stress.
- Acts as an educational resource for diverse age groups.
- Fostering partnerships with local organizations boosts impact.



Future Collaboration With:

 <p>Bloom Team</p> <p>Dedicated volunteers, weeding and planting in downtown Venice via pots, hanging baskets, and dry fountains with flowers in them.</p> <p>Click here to Learn More</p>	 <p>Keep Venice Beautiful Team (KVB)</p> <p>Dedicated volunteers who clear debris, weed, and also plant, but mostly in the public beach access areas and numerous public parks throughout the Venice area.</p> <p>Click here to Learn More</p>	 <p>Monty Andrews Arboretum Crew (MACC)</p> <p>Dedicated volunteers and artists which funds and paint many of the beautiful murals that adorn our downtown walls and elsewhere.</p> <p>Click here to Learn More</p>	 <p>Public Art Committee</p> <p>Dedicated volunteers and artists which funds and paint many of the beautiful murals that adorn our downtown walls and elsewhere.</p> <p>Click here to Learn More</p>	 <p>Venice Urban Forest</p> <p>Dedicated volunteers are installing and maintaining a 1.75 mile long urban forest along the east bank of the Intracoastal Waterway south of the Historic Train Depot.</p> <p>Click here to Learn More</p>
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Robotics & Drone Programming Club Working With Venice Schools



E.g. Beer Brewing Club (Adult Hobbie Space)



Purpose of This Presentation

- Historic and Architectural Preservation Board Application Variance
 - Clarify Details of Proposed Base Ave. East Project
 - Identify/Discuss Venice Architectural Requirements
- Approvals for Deviations – Primary Issue is Building Type = Metal
 1. 7.10.2 Building Mass – 20' Ceiling Metal Building with No-Massing Forms
 2. 7.10.3 Facades and Building Walls – Metal / Smooth Walls
 3. 7.10.4 Façade Color – Neutral Color Metal Coating
 4. 7.10.5.E Roof – Metal Corrugated Roof White
 5. 7.10.6 Openings Windows, Doors - Walls contain minimal or no windows, Commercial Garage doors
 6. 7.10.7 Building Features – warehouse look/TBD
 7. 7.10.8 Lighting No Issue
 8. 7.10.9 Fences and Walls – Maintain Current type but add slats to block view
 9. 7.10.10 Service Areas and Equipment – No Issue
 10. 7.10.11 Swimming Pools – No Issue
- **Obtain Variance to Proceed With this Project**

Key Objective: Preview of Development Plans to Avoid the Cost of Site Planning/Engineering/Quotes to Build a Building That Will Not Be Acceptable