

From: lincork22@gmail.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: negative traffic effect of residential height and density exception at the Wasserman property
Date: Monday, May 12, 2025 3:48:40 PM

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Mayor and Venice City Council Members,

Please do not permit a density increase from 71 units to 189 units on the Wasserman property at Avenida del Circo and Ringling Drive.

Adding to the number of new housing units in the entire City of Venice is already causing each of **you** and the people whom you represent increasing traffic congestion.

- Avenida del Circo already experiences excessive backup at sunset as cars use this route to exit the beach.
- There are only three bridges to carry increased traffic on and off the Island. The 71 units that are, as of now, permitted, plus the new units being build by Pine Grove Drive on U.S 41, will be soon contributing to the long waits that occur at many times

of the day. Many of these dwellings will be adding more than one car per unit.

- The ingress and egress for the planned hotel to be built near the festival grounds will be affected by this increase as well.

It's time to consider traffic as a major issue to density permitting.

Respectfully submitted,
Linda Dalton

From: [TROY Gager](#)
To: [City Council](#)
Cc: [TROY Gager; Board and Council Messages](#)
Subject: Wasserman property
Date: Monday, May 12, 2025 3:25:36 PM

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Dear City Council Members,

For one thank you for your public service and dedication to the City Of Venice and its residents.

As a 20 plus year full time resident of Venice I would like to the density exception for the Wasserman property. The area is already congested with traffic and Village on the Island is adding 56 new units and MPS is adding more condos on Tamiami.

Please vote no.

Thanks again,

Troy Gager

920 Cooper St unit 303

Venice Fl 34285

From: [Tracey Kehoe](#)
To: [Nicholas Pachota](#); [Jim Boldt](#); [Ronald Smith](#); [Rick Howard](#); [Kevin Engelke](#); [Rachel Frank](#); [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman project
Date: Monday, May 12, 2025 5:11:10 PM

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Dear City Council Members,

Thank you very much for your distinguished service and for voting against the height variance for the Wasserman project.

I am writing to request that you please vote no to the density variance requested.

There are many reasons I am opposed to this variance. First this will allow a bad precedent as the Land Regs allow for 13 units an acre but the developer is requesting 32 units per acre. Almost tripling the density is a very bad precedent.

This will greatly increase traffic which is already highly congested on the island.

The Deer Town Gully group which is compromised of neighbors who care about the environment say this will be detrimental to the DTG and will have a negative effect on the environment.

Sharkeys beach is so overcrowded it is difficult to access and this will exacerbate the problem.

There are over 200 properties for sale on the island and I believe this approval will dilute property values. Property prices have been dropping on the island. Do we really need to add 182 more condos? I feel that over developing the Island is not in the best interest of the residents of the city of Venice.

This plan is also not with the John Nolan design. His vision and design is part of what makes Venice so special and I hope you will agree it's best to preserve the charm and not over develop.

While I think most people would agree it would be great to have that building renovated, most constituents agree it should be done within compliance with the land regulations and the comprehensive plan.

I believe if we are patient, the right developer who cares about maintaining the charm of the Island will come along, build new condos and make a good profit within the land regulations.

We hope you will please vote no to the density and height variances and require the developer to build within the requirements of the current land regulations.

Again, thank you for your service and for being great stewards of Venice.

Sincerely,

Tracey Kehoe

From: [Wendy Michael](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: ORD. NO. 2025-07
Date: Monday, May 12, 2025 5:34:39 PM

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Please accept this letter in opposition to the increased residential density request pending before the Venice City Council relative to ORD. NO. 2025-07.

We have been property owners on Venice Island for over 20 years and have witnessed the area's growth including Venice Island projects. The traffic continues to increase and especially during the high season. It is becoming problematic and presents a safety concern for Island residents. This is especially so since the Island's hospital closure. Now any necessary and/or emergency medical care is off-island and the traffic congestion leaving the island can be a nightmare. This is amplified if any drawbridges are in use.

I, Greg Michael, am a land use attorney in New Hampshire and served as the first chair and attorney member of the New Hampshire Housing and Appeals Board which has concurrent jurisdiction with the New Hampshire Superior Court in handling residential zoning and planning cases. I recognize full well a property owner's right to request a reasonable use of their property. That said, while a traffic study may reflect the ability to "handle the traffic", studies are sometimes deficient in truly recognizing the real impact of an additional 118 residential units in a location dependent on drawbridge access and dependent upon a road system capable of handling the increase in traffic without unduly burdening existing island residents and our many visitors.

We expect that downtown parking will also be negatively impacted. As it is, during the high season downtown parking is often a challenge, including when downtown events are held. With 118 additional households wanting to drive to our downtown area and park - good luck. Again, this affects us all and burdens our existing, limited parking capacity.

The City of Venice Comprehensive Municipal Plan does not envision this significant residential unit "override" and the resulting negative impact this waiver will have on Venice Island and its existing residents and visitors. The density allowance was implemented for a reason. Let's not abandon the logical rationale attendant to its original intent.

Good or bad, there is still significant development occurring off-island in Venice and the surrounding area that can provide additional housing without burdening the Island itself. We are not against good development. Respectfully, however, this proposal is not a reasonable request since it is not close to meeting our current density allowance.

Respectfully submitted,

Gregory and Wendy Michael
328 Shore Road
Venice, FL 34285

From: [Peterson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Monday, May 12, 2025 7:14:34 PM

You don't often get email from jspeterson2000@yahoo.com. [Learn why this is important](#)

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To whom it may concern,

My name is Stephan Peterson and have been a long time resident of Venice Island, specifically within a few blocks of Venice Airport.

This email is to serve as my opposition of the residential density exception at the Wasserman property. It very important to keep the area within the current density regulation.

Thank you

From: [LINDA THOMPSON](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to residential exception at the Wasserman property
Date: Monday, May 12, 2025 3:26:07 PM

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My name is Linda Reiter Thompson. I live and own a home at 930 The Rialto. I would like to express my objection to the residential density exception at the Wasserman property. I was born and raised in Venice. I formerly lived and owned a home at 1099 Nokomis Ave. S.

I believe this exception would be not only be detrimental to the local area residents but to residents of outlying areas who come to the island to enjoy the beach access, parks and other amenities in this area.

Thank you

From: [Cheryl Smith](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to Residential Density Exception - Vote Scheduled 5/13/2025
Date: Monday, May 12, 2025 7:20:17 PM

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Dear City Council Members

My husband and I have been residents of Bellagio on Venice Island since 2/19/2015. As full time residents we firmly disagree with increasing the residential density for the properties located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue.

The Council members really need to take into consideration the increase in the number of residents and/or visitors in that small area. Soon there will be another wing added on to the Village on The Isle, this particular project, the Circus area (Fairgrounds) and the Condos currently going up next to the deteriorating, vacant Richards.

We had previously inquired about traffic studies. Haven't seen any information about that? Have studies been conducted? If there is a medical emergency during season, during a bridge issue, during a hurricane evacuation or the like, we're all going to be scrambling for one of three bridges off this island.

Notwithstanding the potential emergency situation but Venice has always from what we've been told been a quaint piece of paradise with so much to offer (beaches, theater, shops, restaurants, parks, as well as medical offices). Continuing to overpopulate the Island of Venice only continues to overburden those very same things that makes it the quaint paradise so many of us already are starting to feel squeezed out of during "Season".

Please don't increase residential density for this property.

Thank You
Cheryl M. Smith

From: [Edwin Martin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman density exception
Date: Monday, May 12, 2025 11:04:25 PM

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Please follow the good direction you began in limiting height, by limiting density to comp plan requirement.

There is no reason to convert this area to high density. Appropriate development, yes.

Ed Martin
Mayor, 2008-2011.

From: [Peg Sisson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density Exception at the Wasseran Property
Date: Monday, May 12, 2025 2:50:30 PM

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To Venice City Council

My husband and I are residents of Village on the Isle, a continuing Care Retirement Community. We have experienced many times with difficulty, exiting the property unto Avenida del Corso. This can be exceptionally hard during season or when there are events held at the beach or airport. While we agree the property needs developing, the increase of density 2-1/2 times normal is too much. Please reconsider this as there is enough traffic and noise now that we do not wish to see more added. Thank you.

Margaret A. Sisson
and
Alexander A. Gatto

From: [Nancy DeForge](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density in Wasserman project
Date: Monday, May 12, 2025 2:57:04 PM

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Greetings:

Even though I am not a resident of the City of Venice, I care deeply about the "character", history, and protection of the "restraints" offered in the Venice City Comprehensive Plan. It is this plan that ensures Venice will remain historic, charming and developed Sustainably. Please do consider the reasons for the restraint of allowing 13 residential units per acre, and keep focused on Sustainable

Development for that area of Venice.

Traffic, services needed, water, are all needing your NO vote on allowing an amendment to the number of units per acre. Stick

With that original restriction approved only a few years ago, to support the needs for now and future generations.

Thank You!

Sincerely,

Nancy DeForge

332 Laurel Hollow Dr, Nokomis, FL 34275

From: [Mark Murray](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property variance
Date: Monday, May 12, 2025 1:56:52 PM

You don't often get email from markcmurray4@gmail.com. [Learn why this is important](#)

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Council members, we wish to object to the density change on the Wasserman property. The traffic on Amora is unreal most days when anything is happening at the beaches, airport or event grounds. This is a bad choice and we wonder why there are so many variances to the City's original plan. PLEASE vote no! Thank You

Mark & Mary Murray, voting residents
318 Rio Terra
Venice Fl 34285

From: [Kathleen Johnson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Monday, May 12, 2025 3:01:52 PM

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I am Kathleeh Johnson 109 Corte Del Rosa, Venice, FL 34285. I am opposed to increasing the density of the proposal for the wasserman property. I live close by and would be impacted by such change.

Thank you!

Kathleen

From: [George Wollman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Monday, May 12, 2025 1:45:25 PM

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As a resident of the nearby Bellagio neighborhood I strongly urge you to oppose the residential density exception for this property. The streets in that area simply cannot accommodate that number of new residents, particularly during the peak winter season. Thank you for your kind consideration with regards to this matter.

George Wollman
310 Rio Terra, Venice, FL 34285

From: [Michael Andolina](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density exception - Wasserman Property
Date: Monday, May 12, 2025 10:02:00 AM

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Please reject the exception for density on the Wasserman property tomorrow for the following reasons:

- 1) The original plan was made with sound logic for the benefit of the community.
- 2) This will only benefit the profits of this company. If this owner is the same one in the East in Venice, it is not a nice property and ends up with a lot of rentals. It is not up to the quality of our community. Claims by the owner of its quality are likely to not be met once the project is approved.
- 3) Sets a bad precedent for future requests
- 4) Too much traffic.

Please reject the exception. Your responsibility of course is to our citizens and not to a for profit company that's interest is profit and leave.

Thank You for your consideration of this matter.

Michael Andolina
332 Rio Terra, Venice, FL 34285

From: [Connie Plehn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density exception for the Wasserman project
Date: Monday, May 12, 2025 12:41:24 AM

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As residents near the south bridge, we oppose this exception due to the already additional residential housing that is in process and in close proximity on Tamiami Trail and resulting increase in traffic congestion.

Sent from my iPad

Denis Plehn, (Plen)

denisplehn@gmail.com

From: [Julie Heseman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: DON'T APPROVE DENSITY EXCEPTION
Date: Monday, May 12, 2025 10:58:06 AM

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Good morning,

As a resident of Venice Island, I strongly oppose the density exception proposed for the Wasserman property. We already have so much traffic on Avenida del Circo as one of the primary roads that connect us to the beaches and approving the density exception would significantly increase that traffic. It would make it near impossible to get to any event at the Airport Fairgrounds too.

Please do NOT approve the density exception proposed for this property!

Thank you!

--

Julie Heseman

From: [Lorraine SCHINELLI](#)
To: [City Council](#)
Cc: [Carrie Luber; Board and Council Messages](#)
Subject: Increased density to be voted on at city council meeting on 5/13/25
Date: Monday, May 12, 2025 9:44:17 AM

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Dear city council members,

I wish you would reconsider the increased density exception that was approved on your first vote on 3/11/25, concerning the Wasserman property.

I am a homeowner who would be directly impacted by the increased traffic that this proposed project would cause.

Due to the proximity of the circus bridge, as well as the access road to the Venice fairgrounds, there would be only one intersection that will bear the brunt of increased population in this area.

As of this time that intersection already sees long lines of cars waiting to get through the traffic light leading to the beaches as well as from the neighborhoods of Amora and Bellagio. This is our only safe way to turn left out of our communities. I have, personally sat and waited for the light to change 3 times before being able to proceed through the intersection, and this was not as a result of the circus bridge being open.

I believe you will be creating a larger problem in the future by increasing the potential traffic at this intersection.

Unfortunately, due to the way the roads converge, there is not an alternative route that can be used coming from the beaches and sharkeys for those wishing to travel south off of the island. Sunset is one of the worst times , but the traffic is not only at that time.

We are one of the few areas that allow direct access to our public beaches. I'm sure that many of us chose to move to Venice for this reason. Please don't repeat the mistakes that were made on the east coast by crowding our beautiful island with endless traffic. You have an opportunity to preserve the feeling of 'old Florida' that many people observe when visiting our community. Please reconsider your vote and deny this increased density proposal. Thank you for your time and attention.

Lori Schinelli
309 Rio Terra
Venice 34285

Sent from my iPhone

From: [margaret menotti](#)
To: [City Council](#)
Cc: [joem](#) ; [Board and Council Messages](#)
Subject: No to increased density approval on Venice Island
Date: Monday, May 12, 2025 9:22:21 AM

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Hello Venice City Council,

As Venice Island residents we would like to vocalize our opposition to the approval of an increased density option for the Wasserman property on Venice Island. The increase in traffic and congestion would be onerous and negative for current residents. Additionally, this group has not had a great track record with commercial projects. The risk vs. reward return for this is not acceptable. Please vote No to shut down approval for the increased density for this parcel.

Margaret & Joe Menotti

From: [Jeannette DeGrange](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: OBJECTION to Agenda item: ORD. NO. 2025-07
Date: Monday, May 12, 2025 12:31:06 AM

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Good morning, members of the Venice City Council,

My name is Jeannette Will, and my husband and I are owners and residents at Island Park Condominiums. I am writing to strongly oppose the developer's current request for an exception to the 13-unit-per-acre residential density limit in Venice's Comprehensive Plan, which would allow an increase to 35 units per acre—a 2.5-fold rise.

Clear Resident Objections and Past Decisions

At the March 2025 community meeting, neighborhood residents made our objections loud and clear to the developer's prior proposal for a height exception. The community's concerns were also publicly voiced and recognized by the City Council, which unanimously rejected the height exception and reaffirmed that redevelopment must adhere to the parameters of the City's Comprehensive Plan. Despite this clear stance, the developer is now seeking a significant increase in residential density—more than double the current limit. This request disregards the community's collective voice and the city's prior conclusion that development should be consistent with adopted plans.

Lack of Communication with Neighbors

Furthermore, the developer has made no effort to communicate with myself or other neighbors about this new, substantial density proposal. We have been left uninformed about how such a change could impact our homes, property values, and community atmosphere.

Impact on Community Amenities and Traffic

Increasing density from 13 to 35 units per acre would worsen congestion, parking shortages, and strain our local amenities. Parking at Service Club Beach, Fins, and Sharkey's Restaurants is already challenging, often overflowing onto Harbor Drive. Traffic backups near the Circus Bridge are also a concern—these issues would only intensify with more residents and vehicles.

Cumulative Development Challenges

Our neighborhood is already under pressure from recent developments, including the ongoing construction of 36 condo units at Isola Casa. Approving this density exception would exacerbate existing impacts on Venice's infrastructure and diminish our quality of life.

The 13-unit-per-acre density limit is in place to maintain Venice's character and ensure responsible growth. I urge the City Council to respect the community's voice, uphold the decisions made in March 2025, and reject this proposed exception.

Thank you for your consideration,

Sincerely,

Jeannette and Dana Will
Island Park Condominiums
940 Cooper Street Unit 402
Venice, FL 34285

From: lhlotowycz@verizon.net
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: OBJECTION TO RESIDENTIAL EXCEPTION
Date: Monday, May 12, 2025 11:17:52 AM

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Pineapple



Dr. Lorraine Lotowycz
246 Rio Terra
Venice, FL 34285

This email seeks to register my objection to the density exception being considered at the Wasserman Property. I have owned my home in Bellagio for 20 years and value the current status of density regulations in effect. Your attention to this matter is appreciated and your vote reflecting my opinion is crucial.

Sincerely,
Lorraine Lotowycz



AOL Mail Stationery

From: [cheryl blundon](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to the Residential Density Exception at the May 13th vote
Date: Monday, May 12, 2025 12:40:48 PM

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To all of the Venice City Council Members

As a full time resident of Venice I adamantly oppose the increase of the residential density over what the Comprehensive Plan allows for the City of Venice. When I moved to the island over 10 years ago, I did so for the quaintness of the area. You, the City Council, have made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. Enough is enough.

Stop ruining Venice now.

Cheryl Blundon
114 Calle del Paradiso

From: [Michael Alexander](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Please OPPOSE the Residential Density Exception at the Wasserman Property
Date: Monday, May 12, 2025 10:04:54 AM

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Good morning. I am writing to urge the Venice City Council to REJECT the proposed residential density exception at the Wasserman property on Avenida Del Circo. This proposal would increase the residential density by 2.5 times and will create a number of problems for the area, including increased traffic for the neighborhood residents and those who use Avenida Del Circo to access the beaches and other amenities. Thank you for all of your hard work and for opposing this particular proposal.

Sincerely,

Michael Alexander
381 Otter Creek Drive
Venice, FL 34292

From: [Dan R Ezell](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Please Reject
Date: Monday, May 12, 2025 9:03:06 AM

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Dear City Council,

Please reject the residential density exception proposed for the Wasserman project. Also, please reject the Fox Cove project at Auburn and Border.

Venice's infrastructure is suffering due to high density projects such as these projects. Every inch of Sarasota County doesn't need to be development, let alone overdeveloped. Please save our city before it is too late, unless you think that request is a moot point.

Dan R Ezell

381 Otter Creek Drive 34292

301.523.9317

Sent from my iPhone

From: [Tara Conklin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: residentail density exception
Date: Monday, May 12, 2025 9:58:48 AM

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As a Venice resident, I am opposed to the residential density exception being considered for the Wasserman property. I feel that such a move will create a number of problems, including a big increase in traffic.

From: [Carolyn Curry](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Vote to oppose
Date: Monday, May 12, 2025 9:46:30 AM

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Please vote to oppose the residential density increase on the Wasserman property.
Thank you,
Carolyn Evans Curry
Sent from my iPad

From: [Debbie Roth](#)
To: [City Council](#)
Cc: [Debbie Roth; Board and Council Messages](#)
Subject: Wasserman Density 2nd Vote for the 5/13/2025 City Council Meeting
Date: Monday, May 12, 2025 12:02:34 PM

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Dear Mayor, Vice Mayor, and Council Members,

Thank you for taking the additional time to review the developers' request to increase the residential density. I support your rejection of this request because it is significant and well outside the norms.

I appreciate your consideration.

Debbie Roth
103 Corte del Asolo
Venice FL 34285
Mobile: 612.516.0046
Email: debbieroth22@gmail.com

From: [Denis Plehn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Monday, May 12, 2025 9:57:38 AM

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My wife and I OPPOSE this residential density exception at the Wasserman property!
Denis & Connie Plehn
115 Corte del Asolo
Venice FL 34285

From: [Bob Kunath](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property Density
Date: Monday, May 12, 2025 9:51:31 AM

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Dear Council Members,

I am a believer in zoning and density plans, they are there for a reason. The density exception requested will definitely devalue the current nearby properties, including Bellagio on Venice Island, of which I am a member and three times past president of the HOA association. Traffic is becoming untenable on the Island, including routes to the beaches which are the city's most valuable asset. This exception will add substantial traffic to the area.

I strongly urge and request that the density exception be denied.

Regards,

--

Bob Kunath
208 Rio Terra
Venice FL 34285

bobkunath@gmail.com

847-540-8175

From: debbieroth22@gmail.com
To: [City Council](#)
Cc: debbieroth22@gmail.com; [Board and Council Messages](#)
Subject: Wasserman Property Residential Density Vote for 5/13/2025 City Council Meeting
Date: Monday, May 12, 2025 12:08:27 PM

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Dear Mayor, Vice Mayor, and Council Members,

Thank you for taking the time to review the developers' residential density request for the Wasserman Property. I support your rejection of this request because it is significant and well outside the norms.

I appreciate your consideration.

Debbie Roth
103 Corte del Asolo
Venice FL 34285
Mobile: 612.516.0046
Email: debbieroth22@gmail.com

From: [William Partak](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property zoning vote
Date: Monday, May 12, 2025 11:06:15 AM

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Hello Council Members,

As a long time owner/resident of Venice FL, I want to express my concern and opposition to the proposed density zoning for the Wasserman property which will be voted on soon. Please keep the density Low as is. The island area doesn't need any more excess traffic and congestion.

Thank you for listening to the concerns of us property owners in the neighborhood.

Sincerely,

William Partak

110 Calle Del Paradiso

Venice, FL 34285

[Sent from AT&T Yahoo Mail on Android](#)

From: [Linda Smith](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Monday, May 12, 2025 11:19:56 AM

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Wasserman property (bordered by Avenida del Circo, Ringling Dr., and Base Ave. E

The city of Venice has a comprehensive plan which in part prevents over development of the Island. This property density change if approved is almost three times the density allowed.

Venice has a nice family small town feel and allowing huge developments is not in keeping with what the residents want.

Please consider not changing the density for this project. The comprehensive plan was put in place for a reason.

Thank you for your consideration of those who live here full time.

Linda and Larry Smith
401 Rio Terra

Sent from my iPhone

From: [Carol Newnam](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Propertyh
Date: Monday, May 12, 2025 12:46:06 PM

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Please do not allow the density they are asking for on this relatively small property.

Carol Newnam
906 Golden Beach Blvd.

From: mike@mikesolomon.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman
Date: Monday, May 12, 2025 9:15:59 AM

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Dear Members of the Venice City Council,

May 12, 2025

It is an honor to address you again. I want to thank you for the decision you made concerning the request for the 85 foot variance. So many of us were pleased and also relieved, that you saw the sense in not allowing such an extreme project to go forward. Obviously, the challenges to how Venice will grow are continual and your jobs regarding them are difficult and I am sure what you go through to make these tough decisions is quite under appreciated.

I am writing to you about the desired increase in density allowance for the Wasserman property. I understand that a vote has already been taken on this. I am not sure why a second vote was planned but of course one likes to think that it was put in place to allow the Council to recalibrate its position should the community weigh in heavily on the issue. There must be a lot of expectations already regarding this project. I can appreciate the pressure you are under.

The question one has to ask is, given how real estate values have declined drastically primarily because of an overabundance of inventory caused by what many say is unbridled development, why on earth would increasing density on the Island be the right call? Residences here have lost as much as a third of their high values due to the overabundance of inventory. I hear this from many, including experienced agents and brokers. So from the immediate point of view, to have more density just seems out of touch with reality.

Because Venice is so special and has not yet been over-developed I ask you to consider how these crucial decisions effect the way the Island will go. I know some will say that the Island is already tilted towards development so why stop now? This will be one of the arguments put forth. In actual contrast to many other places along Florida's coasts, *this island* is not overdeveloped, so I for one, don't buy the argument. We have a very good example of what high density over development looks like, right up the street, in downtown Sarasota.

With a surprisingly high percentage of historic and significant homes on the Island some designed by internationally renowned architects of the Sarasota School of Architecture, namely Paul Rudolph and Victor Lundy, as well as having one of the highest ratios of parks to residential properties in the United States, and of course its sighting, nestled between the Gulf

and bays, it is obvious that the real assets of Venice Island are these foundational features. One would think the *wisest* course, would be to enhance the Island by making it *more and more unique*, rather than ignoring and eventually destroying this aspect by making it more and more generic, which developers in particular happen to do, because of the way they build. The outcome of the Island becoming overly crowded, will be that it suffers from all the pitfalls that high density brings: crime, higher taxes, traffic, pollution, less efficient services, evacuation problems, and the diminishment of lifestyle. Who wants any of that ?

Mike Solomon, Venice, FL

From: [Terry Wollman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: DENSITY EXCEPTION AT WASSERMAN PROPERTY
Date: Monday, May 12, 2025 9:30:47 AM

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WE ARE strongly opposed to the density exception at the Wasserman property in Venice. As someone who lives nearby and uses Avenida Del Circo to get to the beach, I know how much traffic there already is during peak beach times.

We moved to the Island of Venice due to its peaceful nature. Increasing the density so much will destroy the small town feel of Venice that the density limits try to protect.

Please do the right thing for your neighbors and friends.

Terry and George Wollman