

From: [David Wells](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Thursday, March 6, 2025 1:15:55 PM

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

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I understand this property is up for removing to a much higher density than currently allowed. As a resident who lives on the island, the traffic and services are already at very high levels. Higher density will only add to congestion and put more pressure of services such as fire, police and roads.

Please reconsider your support for higher density.

Sincerely,
David Wells
433 Spadaro Dr

Sent from my Verizon, Samsung Galaxy smartphone

From: [Joy Satterlee](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property's proposed density - item on 3-11-25 agenda
Date: Thursday, March 6, 2025 10:08:00 AM

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Dear City Council members -- I see that on your March 11th agenda you will be taking a 2nd vote on the Wasserman property.

Please note that the proposed height from the developer of 85' tall is much, much higher than the surrounding buildings and not appropriate for this particular site. If passed, these buildings will be even taller than Village on the Isle as well as tower over the adjacent properties. The additional housing density -- from 13 residential units per acre to 35 units per acre -- is way too much for this area. Presently, when there is a festival as well as during the "season" Avenida Del Circo is already overloaded with traffic within this residential area.

I appreciate your consideration of amending the proposed numbers to lessen the height and the density for this project and impact to this area (the south gateway to the island of Venice). Thank you. -- Joy Satterlee

--

Joy A. Satterlee, APR
331 Shore Road
Venice, FL 34285
Cell - 954/232-4221
JoySatterlee1@gmail.com

From: [Tania Willard](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Zoning issue
Date: Thursday, March 6, 2025 9:12:03 AM

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Good morning

We own 3 properties on the Island of Venice, pay almost \$10,000 annually on two of them to the city, and live the quaint nature of the island.

I am firmly opposed to allowing the Avenida Del Cirqa project be higher than the allowed 3.5 stories.

We must preserve the quaint nature of the island as it is what brings people to the town.

Do not kill the goose who lays the golden eggs. Keep it quaint, keep it quiet, keep it somewhat green. Some of the airport property should be designated green space.

Warm regards,
Tania Willard

From: [Tina Marrelli](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Vote NO on any height exception and DO not amend the Land Development Code!
Date: Friday, March 7, 2025 9:32:44 AM
Importance: High

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Dear City Council Members,

Hello-How many times do we have go through this? The Land Development Code was created for a reason-We in no way want any exceptions to the Land Development Code—this means no amending and/or height exceptions!

In addition, the height exception is a concern for those of us who live on the island—you are destroying the very reason that many people (still) live here. Different year and developer—same issue?!

We are not being listened to –and this is your responsibility-to represent the people and what THEY want!

What part of saying no to developers and height exceptions are we not conveying clearly enough? Traffic is already too crowded on the island—and now you are trying to increase density and heights? (And the police here already do not enforce speed limits or stop signs anyway!)

Past time for controlled growth--say NO!

Please DO the right thing, listen to the voters and stick to the codes—NO exceptions!

Sincerely,

Tina Marrelli and Bill Glass

From: [TONY AUZENNE](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasseman Property's Avenida Del Circo
Date: Friday, March 7, 2025 3:50:48 PM

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As a homeowner residing at Glenwood Manor on Airport Avenue East, near the Wasserman Property located on Avenida Del Circo, I am writing to express my opposition to the proposed amendment to the Land Development Code. I firmly believe that this amendment will exacerbate the existing traffic congestion that homeowners in our area already endure. While the existing property is undoubtedly an eyesore to the beautiful City of Venice, the proposed six to eight-story building is not a significant improvement. I hope you will vote against the amendment. Thank you,

Tony Auzenne
461 Airport Ave, East #107
Venice Fl 34285

From: linda.krothe@verizon.net
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Concerns on Mar 11 City Council Review of Wasserman Property Request
Date: Saturday, March 8, 2025 11:24:13 PM

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Reference: ORD. NO. 2025-08 An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by **Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo**, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

I am writing to express concerns about the above referenced agenda item at the Tuesday, Mar 11 City Council meeting. Today the Wasserman Property located on Avenida del Circo requests an exception to the Comprehensive Plan city ordinances that sets a 35 foot height limit for buildings. They are seeking approval to be allowed to build to a height of 85 feet. This request is over 2 ½ times the height limit, and would allow a 6 to 8 story building to be built on this property. This would be even taller than Village on the Isle, and significantly increase traffic and congestion in the area. I strongly recommend that their request for a height exception to 85 feet be disapproved. I plan on attending the meeting to speak on this but wanted to also document my concerns to the council.

I understand that in a previous City Council meeting, the Wasserman Property requested to exceed the normal housing density per acre from 13 residential units per acre to 35, and the Council approved this request. I also strongly disagree with this approval to increase density on the island.

I have been a homeowner on Venice Island since 2012. I own four condominiums in the Glenwood Manor Association at 391 Airport Ave just across from the airport. I also own a single family home on the island west of Harbor Drive. After crossing the Circus Bridge, you turn left on Avenida del Circo to reach my condominium units. Increased traffic throughout Venice, but especially on the island, has become worse in the last few years. Venice hosts many festivals, many held on the airport grounds. There is only one way to get there – Avenida del Circo, and then left on Airport Avenue. Venice Island also is a major attraction for tourists & residents . Avenidal Circo and Airport Avenue are the main thoroughfares to Service Beach, Sharky's, Lake Venice Golf Course, Casperson Beach. The traffic does not let up all day, but especially on weekends, holidays, beach days, and sunsets. There is a steady

stream of . Increased density and building height will make the problems for residents & guests even worse.

The Comprehensive Plan was created to keep our city uniform and within accepted limits. I understand the City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. If the Council continues to waive these requirements, Venice will change in ways that the residents do not want.

I urge the Council to hold the developers of this property to the 35 foot building height.

Linda Krothe
Linda.krothe@verizon.net
509 Dante Street
391 Airport Avenue #402, 405, 406, 407
571 733 8897

From: [Kendra Montano](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Condo Proposal
Date: Saturday, March 8, 2025 12:02:03 PM

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There is currently a proposal in front of City Council to make an exception to the Comprehensive Plan to develop the Wasserman property (the abandoned hotel on Avenida Del Circo and area behind it) into 150+ condos. The developer has already gotten approval to increase the density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre), and the developer said that they had not heard any concerns from the neighborhood. The developer is appearing at the City Council meeting on 3/11/25 to also ask for an exception to the height limit of 35 feet. I object to this building being allowed to be higher than 35 feet. It is ridiculous. Venice is already overpopulated and the island is getting that way too! Traffic is horrendous in season. It is greed that is ruining our beautiful city! I oppose!

Kendra Montano
9884 Wingood Drive
Venice, Florida 34292

From: [Kathy Granata](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Height exemption
Date: Saturday, March 8, 2025 9:08:32 AM

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What are rules for? Yes, to be followed!

The property in question is near the Airport on Base Ave & Avenue de Cirque. The density should remain under 10 per acre & the height should remain for a 3 or 4 story building.

I am a member of Grace on the Island Church nearby. I am a neighbor.

Traffic from the Festival Grounds is heavy in that area. Add all these residences & traffic could be overwhelming!

I have lived on the Island of Venice in 4 different locations for 40 years. Please save our small town life style!

Kathleen Granata
673 N Green Circle
Venice, FL 34285

Sent from my iPhone

From: [Linda Carter](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed multi story by Venice Airport
Date: Saturday, March 8, 2025 8:37:55 AM

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I am a long time resident of Venice (on the Island).

I for one think this is a terrible concept that is not conducive with our City charm. While I do recognize that there will be growth and development, this is beyond reason.

Linda Y Carter

[Yahoo Mail - Email Simplified](#)

From: [Nancy DeForge](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman land development
Date: Saturday, March 8, 2025 11:17:07 PM

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Dear City Council member,

A great deal of hard work went into developing your present Comprehensive Plan. Building height is 35 ft in this section of Venice City limits for a reason.

This area is a RESIDENTIAL area with sustainable development already in place.

The busy airport is nearby. Even Burlington, Vermont does not allow 55-85 ft buildings to be built near their airport.

The developer coming before you already has your permission to increase density from 13 units per acre to 35 units per acre!!

Traffic will be an overload nightmare!

Use your power to protect the "Quality of Life" residents of Venice expect to have. They are not looking for Venice becoming another city like Sarasota!

Show you care about your present residents and future ones who move here for a "Planned" quality of life as protected by your present Comprehensive Plan. Vote NO.

Thank you.

Sincerely yours,

Nancy DeForge

332 Laurel Hollow Dr, Nokomis, FL 34275

From: [Jane Murrell](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Zoning for Wasserman parcel
Date: Saturday, March 8, 2025 11:45:51 AM

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The zoning should be NO HIGHER than the existing Village on the Isle Property on Venice Island.

Efforts should be made to make sure some "Affordable Housing" is available.

Jane Murrell
1003 Gondola Court
Venice, FL 34285
941-488-1529

From: waterstracy@comcast.net
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Airport Zoning
Date: Sunday, March 9, 2025 9:34:43 AM

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Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo. This will result in a dramatic change in the nature of our neighborhood and it will be incredibly unwelcome.

When we bought our home here 15 years ago, we did so because of the neighborhood feel of the area, unlike the north end of the island.

I expect the council to take our wishes into consideration.

Dianne Waters
1020 Cockrill Street
Venice

From: [MaryAnn Griswold](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Ammendment to Land Development code property east of Avenida Del Circo
Date: Sunday, March 9, 2025 3:58:16 PM

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I am a year round resident living in Glenwood Manor Condominiums on Airport Ave E. and Avenida Del Circo.

I am opposed to the development proposed.

I am totally opposed to changing the building height to 65 ft or 85 ft.

To name a few reasons:

Non seasonal traffic from Avenida Del Circle to US 41 is difficult. In season I have had to wait through three traffic light changes before gaining access to 41. Then there is the the traffic sbacked up when the bridge is up.

- Proximity to Venice Airport and traffic pattern. Currently approved two more hangars at this end of Airport Ave E. Potential additional liability exposure.
- Increase height would equate to more occupants requiring additional police personal, equipment etc.
- Increase height would equate to more occupants requiring additional fire and medical personal, equipment etc
- Increase demand for water.

I am sure there are many more negative reasons to deny this request.

MaryAnn K Griswold
361 Airport Ave E Unit 507
Venice, Fl. 34285

From: [Linda Descoteaux](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: New development (Wasserman Property)
Date: Sunday, March 9, 2025 10:52:11 PM

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To whom it may concern

I own a house on Base Ave and I have just read that a developer is appearing in front of the city council on Thursday. I am shocked that no one in the neighborhood has been notified of this development.

I am very concerned that such a large amount of housing units will cause a daily stand still with the traffic as it is already bad during season and when the bridge goes up or school is let out.

Also I am against it being higher than the requirements as we don't need anymore eye sores on the island as they have done by the north bridge. I moved to this beautiful quant little town 16 years ago because I had heard they were very strict with building regulations. I see this is not true now. Approving the developer to have 35 units per acre instead of the allowed 13 is insane and now they want to go higher than the allowed 35' Please think about what this will do to our charming island. I am completely against this housing project, more people will bring more crime and more traffic to our over crowded roads.

Please do not change the Comprehensive Plan and allow them to build higher then the 35' rules are rules but somehow they seem to be broken for these developers, it is very unfair.

Thank you for listening to my concerns.

Linda Descoteaux

Sent from my iPhone

From: [Valerie Waters](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Re: Avenida del Circo Proposed Development-Height Amendment
Date: Sunday, March 9, 2025 8:28:07 AM

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Council Members,

Although the builder's plan for the development of the parcels on Avenida Del Circo appears to be a done deal since Council already approved these parcels for increased density, I am reaching out again to implore you not amend the Land Development Code be amended to allow an exception to the usual 35 foot height limits for buildings. Bad enough that they are looking for an exception, but to expect a height of almost 2 1/2 times the height limit is not acceptable. Not only that, it would be taller than similar buildings in that district.

Get up to date on social media and homeowner's distress and complaints over the growth in Venice and the impact it has on our lives. Those of us on the south end of the island not only have to deal with this but also the growth of the airport.

These rules and regulations were put into place for a reason. Please revisit those reasons and not amend them.

Thanks in advance.
Valerie and Chris Waters
320 Gulf Dr

On Monday, February 10, 2025 at 07:09:50 PM EST, Valerie Waters <cvcwaters@verizon.net> wrote:

Council Members,

Please do NOT make exceptions for the proposed residential units to be built on Avenida del Circo. The proposed exception will affect our quality of life in terms of traffic and noise and air pollution. There is enough traffic at this end of the Island, especially traffic that races down Harbor.

Neighbors should be able to reasonably rely on existing zoning for neighboring properties, and not see those standards ignored. There is enough growth in our town. Why have zoning plans and standards if exceptions are continually made?

Thanks in advance
Valerie and Chris Waters

320 Gulf Drive

From: [JAY AIELLO](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Sunday, March 9, 2025 12:13:13 PM

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As residents on the South West side of Venice Island for over twenty years we object to the height and density changes on this property. We often leave the island on Field Avenue and experience the wait to turn East toward the South Bridge. The beach traffic, event traffic, FEMA traffic during hurricanes is enough to deal with on Avenida Del Circo! Why does every Developer have to change the rules & why does our City Council most often allow it? Haven't we had enough changes to the codes!

Jay & Karen Aiello

Sent from my iPhone

From: [Janice Riordan](#)
To: [Nicholas Pachota](#); [City Council](#); [Edward Lavallee](#); [James Clinch](#); [Ronald Smith](#); [Joan Farrell](#)
Cc: [Board and Council Messages](#)
Subject: Avienido de Circa Building Height
Date: Monday, March 10, 2025 10:20:43 PM

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Dear City of Venice,

In re to the Wasserman Property. Can we try to keep the Island of Venice in keeping with the John Nolan Plan?

Please keep this building height to 4 stories max at a lower density with proper Stormwater Management to make up for the lack of mitigation in this already very polluted watershed area. We don't need any more flooding or Coliform Bacteria leaching into our environs.

In addition, there's so much traffic on the Island, and the Circus Bridge is another accident waiting to happen.

Do you guys ever think about the future?

Please do the right thing.

Thank you,
Janice Riordan

Sent from my iPhone

From: [Linda Avlon Colaluca](#)
To: [Nicholas Pachota](#); [Jim Boldt](#); [Joan Farrell](#); [Rachel Frank](#); [Rick Howard](#); [Kevin Engelke](#); [Ronald Smith](#); [Planning Commission](#); [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Change of Ordinance on Avenida del Circo to allow for a change in height
Date: Monday, March 10, 2025 12:38:13 PM

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To whom it may concern:

As a resident of Venice Island and living in proximity to the potential construction of a high rise building east of Avenida Del Circo, I hope you take my wishes into consideration.

The city has already changed the density from 13 to 35 units to appease a developer. Now there is a request to place a high rise building on the property. We DO NOT WANT THIS. This building will be taller than Village on the Isle.

These are some of my concerns:

- . traffic and density problems
- . change to the ambiance of the area
- . storm water drainage

Prior to Mayor Pachota being elected, I personally spoke with him regarding the increased development of our area. He agreed with me that this was a problem. I do believe this could be construed as increased development. I also disagree with allowing the city to change not only the density but the height of proposed properties.

Let's keep Venice Island a unique environment. I hope you listen to current residents rather than appease the developers.

Thank you.

Linda Avlon Colaluca
169 Field Avenue East

From: [Mark Hammond](#)
To: city@venicefl.gov
Cc: [City Council](#); [Board and Council Messages](#)
Subject: Concern Over Proposed Height Limit Exception
Date: Monday, March 10, 2025 6:48:07 PM

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Dear Venice City Council,

I want to express my concern over the height limit exception being proposed by the developer of the Wasserman property. The city enacted a 35 foot building height limit in this area for several reasons and those reasons still hold true. Buildings more than twice the height of the current LDC will significantly alter the look and feel of the city we call home. Is this a precedent we want to set for future development? Even more concerning than the visual impact, a building of 85 feet this close to the airport creates a greater safety hazard to pilots and passengers using the airport, not to mention the public residing in the top floors of such a tall building.

This developer already asked for, and was granted approval for, increasing the density from 13 units per acre to 35 units per acre. If you grant an exception to the current height limit, what will the developer ask for next? If we just keep granting exceptions to our building codes, why have them in the first place?

Mark Hammond
Island Resident

From: [William bauerle](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Fwd: Washerman property improvement
Date: Monday, March 10, 2025 10:25:25 PM

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Sent from my iPad

Begin forwarded message:

From: William bauerle <billbauerle.1@gmail.com>
Date: March 10, 2025 at 7:26:35 PM EDT
To: city@venicefl.gov
Subject: Washerman property improvement

Dear Sirs,

My name is William Bauerle and I am a resident of Venice Florida.

This email is to express my objection as well as some of my neighbors regarding the exception the Council has already approved the developer's request to increase the housing density from 13 units per acre to 35 units per acre.

Any further height exception should not be approved and the Land Development Code should not be amended to 85 feet. We respectfully ask the City Council to comply with the current comprehensive plan and that the new development does not detract from the enjoyment of that area and the whole island in general.

We vehemently oppose any exception to the 35 feet height restriction. In order to maintain the pristine way of life we all appreciate and enjoy in the island of Venice we should not fill and surround the island with high rises that ultimately will only economically benefit the developers.

Respectfully,
William Bauerle

Sent from my iPad

From: [Katie Flynn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: NO, simply NO, to 85' height exception
Date: Monday, March 10, 2025 1:57:48 PM

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Esteemed council members,

Re:
Ordinance No. 2025-08 Airport Avenue Development Standards Text
Amendment 24-32AM
and
Ordinance No. 2025-07 Island Neighborhood Comprehensive Plan Amendment
24-31CP

NO, period. NO to yet another amendment to the Land Development Code.

85' height exception? NO.
Conversion of non-residential to dense residential? Representing
citizens of Venice, you should have denied this.

Of course Mr. Wasserman would like to cash out on his failed property.
The buyer wishes to make the subsequent development lucrative, which
requires 2 LDC amendments.

NO. Too bad for Mr. Wasserman that he made a bad investment. But the
people of Venice should not bail him out by 2 LDC amendments, increased
traffic, and increased density.

The current LDC was thoughtfully adopted, after much work by both the
city and the residents of Venice. Please do not bow to the avarice of
individuals and developers.

Sincerely,
Katie Flynn

Katie Flynn
444 Darling Dr.
Venice, FL 34285
650-619-6217

From: [Linda Serbay](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed condo development
Date: Monday, March 10, 2025 7:33:41 PM

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Dear Council Members,

Regarding the proposed condo development on Avenida Del Circo, I am vehemently opposed to you approving the developers request for a height increase. You've already apparently approved an increase in density against the wishes of most people who live here. This continued approval against the wishes of the citizens needs to stop now. You should be well aware of the reasons for opposition.

Sincerely,

Linda Serbay

From: [Glenda O'Brien](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed Development of housing at Avenida del Circe
Date: Monday, March 10, 2025 7:37:16 AM

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We object to allowing 6-8 stores buildings, especially on Venice Island, regardless of the use of the property and particularly housing to permanently increase density on Venice Island. We already have a parking issue on the Island. It will detract from our quality of life and turn us into Ft. Lauderdale or Miami.

Respectfully

Glenda and Patrick O'Brien
820 Nokomis Ave. S.
Venice, FL 34285

From: [Jennifer Mainey](#)
To: [Dennis Johnson](#)
Cc: [City Council](#); [Board and Council Messages](#)
Subject: Re: Breach of building height limit rules - please NO!!
Date: Monday, March 10, 2025 11:15:29 AM

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Very well said. Thanks.

On Mon, Mar 10, 2025 at 10:52 AM Dennis Johnson <mtowndj@gmail.com> wrote:

It's frightening for residents in the airport area to anticipate what's happening due to over-development in the area. This is one of the last island neighborhoods to hang onto a bit of the old Florida charm with simple homes and peaceful streets.

As the area adds thousands of new front doors every year, Avenida del Circo and Airport Ave are increasingly overwhelmed with traffic to and from the beaches. People looking for a shortcut often find Field Ave - 30 feet from my front door - which was never meant to be a thoroughfare. Annoying is a word.

Recent rushes to overpopulate have already caused unwelcome increases in traffic, noise, congestion, threats to public health and safety, etc. We don't need more people in the neighborhood or taller buildings. Our infrastructure is already overwhelmed. It's like a rush to turn us into another superoverpopulated area - e.g., Fort Lauderdale - where uncontrolled growth has created anything but a charming environment.

As development continues unchecked, the increases in tax revenues don't seem to reduce homeowners tax burdens. Instead, over-development requires additional infrastructure that is difficult and therefore expensive (taxation), and also likely *impossible* to provide. It's the responsibility of leadership to set and maintain practical and sane limits for development.

Lets put the energy into the management of what we already have, particularly with regard to increased demands on storm water management, sewage treatment issues, seawater rise, and control of public nuisances. This is of particular interest to me as my condo association has recently spent considerable money (requiring hefty assessments of the members) to repair a storm water system that, though it serves a very large area in the in the expanding subject neighborhood, is apparently the sole responsibility of the 40 elderly, retired, fixed income homeowners who reside there. It is really difficult to find the logic in this situation.

As a final thought: It's more than okay to leave some empty and green space and blue sky in a community. Preservation of a community aesthetic is surely as important as adding to the developers cash on hand. Let's keep the building height rules. Let's develop responsibly.

Sincerely,
Dennis Johnson
177 Field Ave E
Venice, FL 34285

From: mike@mikesolomon.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: There goes the neighborhood ?
Date: Monday, March 10, 2025 1:36:29 PM

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

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Having been born in Sarasota and watched it grow over the years, the perspective I have is from informed by over 50 years of real world observations. I have seen immense changes. Most of them happened in the last 5 years. It has not been pretty.

As we know the coastlines of America have the greatest density because everyone is drawn to the water. What we also know, now more than ever, is that we have upset the balances of nature to such a degree that all the old patterns are simply gone. We only know that the intensity of storms is increasing every year. The especially vulnerable coastal areas seem to bear the brunt of the damage brought on by new chaotic patterns. Billions of dollars of damage, vastly increased insurance rates, increased pressure on infrastructure; roads, drains, utilities, and public facilities all characterize the current national situation and here in Venice, completely.

We have had three hurricanes and one extraordinary rain event in two years. Rather than having new planning policies that rationally accommodate for the new phenomenon (which will only increase) what is put forth instead is doubling or should I say tripling down, on development, with a project that is in denial of all that I have mentioned. This project will add great density all at once to the already beleaguered island, to the beaches that have been devastated and not yet restored, to the various drainage systems that have fallen apart, to the traffic, to parking and even to crime. Is this the answer to the problems that face the Island, after such devastation by nature? The fact that it is even up for consideration is ponderous.

This is not to say that development per se is wrong, but development today is as extreme as it's ever been.. The project on the table is a perfect example. 85 feet? It is ludicrously out of scale. If the approval is accomplished, and by "accomplished" I mean as a strategy, it will then be used as the cudgel for all the ones to follow. Then Venice as we know it, the charming, lovely, peaceful, unique place, that has such a great sense of human scale planned by one of our nation's greatest city designers, John Noland, will vanish before we can say, "Oops."

Contemporary development always displaces the conditions (and people) that make places charming and unique and thus good to live in. Downtown Sarasota is a perfect example of how development has traded the uniqueness that was Sarasota for something generic and large. It's very much like West Palm Beach now. What is lost in today's industrial scale development is the very charm and even meaning that these special small places have. Their

value is in their uniqueness. The existing residents benefit the most if a place can be saved. If a place is developed the existing residents are pushed aside and the developers gain.

Property values become golden when unique places are saved. This is why the Hamptons are untouchable in value now. I was a resident there too, so I know. They prevented big development from coming in and making it just like every other place. The richest people in the world live there now, along with old time residents. I lived there before and through the transition. It was very much like Venice in the beginning, so charming and unique that the wealthiest were drawn to it. Venice Island could go that way and be saved for the gem it is. If you can save it, it will become immensely valuable in every way or, you can turn it into Cocoa Beach. It's fate is certainly in your hands. This is your moment.

Mike Solomon
Beach Manor Villa

From: [DEIDRE SHARP](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Development Comment
Date: Monday, March 10, 2025 3:07:11 PM

Some people who received this message don't often get email from dls48809@comcast.net. [Learn why this is important](#)

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I am writing to you about the ORD. No. 2025-08 concerning the Wasserman property Development which is on the Agenda for the March 11 City Council meeting.

I am opposed to amending the Land Development Code to allow for a height exception of 85 feet. I think the existing 35 foot height limit shall be kept as is.

I am also opposed to the higher housing density from 13 units per acre to the increase of 35 which I understand was approved at the last meeting.

I purchased my residence on the Island of Venice 20 years ago, specifically choosing this area for it's charm and beauty. Amending the Land Development Code would totally detract from the enjoyment of that neighborhood and the beauty of the Island itself.

I urge you to deny the request to change the Height Code.

Respectfully,

Deidre Sharp

Sandra Butkin

437 Baynard Drive

Venice, FL 34285

From: [DEIDRE SHARP](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property comments
Date: Monday, March 10, 2025 3:02:45 PM

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I am writing to you about the ORD. No. 2025-08 concerning the Wasserman property Development which is on the Agenda for the March 11 City Council meeting. I am opposed to amending the Land Development Code to allow for a height exception of 85 feet. I think the existing 35 foot height limit shall be kept as is. I am also opposed to the higher housing density from 13 units per acre to the increase of 35 which I understand was approved at the last meeting. I purchased my residence on the Island of Venice 20 years ago, specifically choosing this area for it's charm and beauty. Amending the Land Development Code would totally detract from the enjoyment of that neighborhood and the beauty of the Island itself.

I urge you to deny the request to change the Height Code.

Respectfully,
Deidre Sharp
Sandra Butkin
437 Baynard Drive
Venice, FL 34285

From: [Paul Ganzenmuller](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property exception
Date: Monday, March 10, 2025 10:34:20 AM

You don't often get email from paulganzenmuller@sbcglobal.net. [Learn why this is important](#)

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I wish to express my objection regarding the possible exception to the Comprehensive Plan to develop the Wasserman property (the abandoned hotel on Avenida Del Circo and area behind it) into 150+ condos. The developer has already gotten approval to increase the density over 2.5 times what the Comprehensive Plan states.

I feel this is just not justified and would increase the traffic in the area significantly.

We already have a significant expansion of Village on the Isle as well as new condominiums under construction on 41.

Please enforce the existing policy with a height restriction of 35 feet, although I could support 4 story buildings if the first floor was under building parking - no more than that.

Thank you for your consideration.

Paul and Toni Ganzenmuller
980 Cooper St
Unit 401
Venice FL 34285

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Diane Kearney](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Change to city zoning for airport area
Date: Tuesday, March 11, 2025 11:09:47 AM

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Dear City Council Members,

I am writing to express my opposition to the proposed development of the Wasserman property.

Mr. Boone's presentation diverged from the facts on numerous points. Most offensive was the attack on the former mayor. The real issue is the height and density variance. This would negatively affect the quality of life for residents on the island.

Please vote no and help maintain our quality of life.

Respectfully,
Diane and Pat Kearney
213 Fiesole

From: [Jim Crall](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Development of Wasserman Property on Avenida Del Circo Height Exception Request
Date: Tuesday, March 11, 2025 8:53:09 AM

You don't often get email from jcrall233@gmail.com. [Learn why this is important](#)

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Dear Venice City Council,

I'm writing to express concern about the requested height exception to the Comprehensive Plan to develop the Wasserman property on Avenida Del Circo.

I respectfully request that you NOT approve the height exception request to go beyond 35 feet due to concerns for excessive traffic, pedestrian and cyclist safety, and population density in the area.

Thank you for your attention to this important community matter!

James J. Crall
940 Cooper St.
Venice, FL 34285

From: [Sharon Daly](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Development on road to beach
Date: Tuesday, March 11, 2025 4:34:36 PM

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Dear Council:

Please do not allow for a height more than 35 feet.

This road is busy enough in season and traffic to the beach area will be increased.

No more unnecessary development please!

Sharon Daly

517 La Gorce Drive

Venice, Fl. 34293

From: [Ellen Gabrielli](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed condo development at Avenida del Circo
Date: Tuesday, March 11, 2025 6:01:07 AM

You don't often get email from egabe317@gmail.com. [Learn why this is important](#)

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Good morning Council members

While I am supportive of finally doing something with the decrepit building and the surrounding area, I am not in favor of the proposed condo development if it is going to be as tall as the developers want it. Please do NOT allow for a height variance.

Sincerely,
E. Gabrielli

From: [Joan Iacono](#)
To: [City Council](#)
Cc: [Joan Iacono Law Office](#); [Board and Council Messages](#)
Subject: Thank you
Date: Tuesday, March 11, 2025 10:36:33 PM

You don't often get email from jjacono698@gmail.com. [Learn why this is important](#)

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Dear Mayor Pachota, Vice Mayor Boldt and members of the City Council,

As spokesperson for Venice Thrives I am writing to thank you for your unanimous vote to deny the height exception sought for the Wasserman property project.

We appreciate that you heard and considered the objections of the people of the City. Your thoughtful determination of the matter and your willingness to honor our Land Development Regulations and Comprehensive Plan was a real step forward in an effort to protect what makes Venice special.

I believe we all want to see the Wasserman property improved, but in a manner that fits and respects the comprehensive plan and land development regs.

Thank you for your leadership.

Joan Iacono
Sent from my iPhone

From: [Stephen Ulrey](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property exceptions
Date: Tuesday, March 11, 2025 9:27:42 AM

You don't often get email from stephen.ulrey@sbcglobal.net. [Learn why this is important](#)

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I wish to go on record as opposed to the proposed exceptions to the High density condos on the Wasserman site. The zoned land use requiring 35' max height and 13 units per acre is appropriate. Any serious deviation would not fit with most of our beautiful island and would have a negative overall effect. My concerns are neighborhood aesthetics, high traffic levels, and an assortment of problems that tend to occur when people are packed in too closely.

I feel that approving this deviation is a mistake that will be regretted.

Stephen S Ulrey
960 Cooper St unit 404 (Island Park Condominiums)

From: [Stephen Ulrey](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property exceptions
Date: Tuesday, March 11, 2025 10:47:26 AM

You don't often get email from stephen.ulrey@sbcglobal.net. [Learn why this is important](#)

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I wish to go on record as opposed to the proposed exceptions to the high density condos on the Wasserman site. The zoned land use requiring 35' max height and 13 max units per acre is appropriate. Any serious deviation would not fit with most of our beautiful island and would have a negative overall effect. My concerns are neighborhood aesthetics, high traffic levels, and an assortment of problems that tend to occur when people are packed in too closely.

I feel that approving this deviation is a mistake that will be regretted.

Stephen S Ulrey
960 Cooper St unit 404 (Island Park Condominiums)

From: [Diane Kearney](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property opposition
Date: Tuesday, March 11, 2025 11:20:04 AM

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

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Pickleball courts create a great amount of noise. This would be a negative addition to the neighborhood.

Diane Kearney

From: [Comcast](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Monday, March 17, 2025 12:51:55 PM

[You don't often get email from rtbshome@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Why do you insist on ruining the island with commercial property and overriding current zoning rules! There is no reason to do this. We do not want to be Sarasota or seista key!

Has anyone looked at all the vacant commercial properties throughout Venice- on and off the island. They are a mess and make the area look like a ghetto. Get those properties filled and looking decent before ruining another piece of land.

Also- whose ridiculous idea is it to build a new pedestrian bridge and amphitheater- are you people just trying to justify your jobs! We have 3 bridges already- perfectly good for pedestrians and bikers. With all the current music venues- we don't want or need another monstrosity on the waterfront.

Looking for something to spend money on- how about people to pick up litter all over Venice- not just on W. Venice Ave. How about training the people cutting grass to stop to pick up litter instead of driving over it- cutting it up in tiny pieces- glass, cans and paper. How about raising the wages of our police, fire and Ems employees- that's money well invested. They work hard.

Lots of things this city needs-bridge, amphitheater and Wasserman property development is a waste. Do we need to follow the money to find out why these items are being pushed on us?

Tina Bryan-Stephan

Sent from my iPhone

From: [Sue Baldwin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman density exceptions
Date: Friday, May 9, 2025 9:23:56 AM

You don't often get email from sbaldwin721@gmail.com. [Learn why this is important](#)

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It is my understanding that there is a second vote to increase the allowed density of the Wasserman property on Venice Island. I am opposed to this. We have a Comprehensive plan for a reason and every time Council allows for exceptions it invalidates the plan. Growth in Venice is already excessive, ruining the appeal of the town, clogging our roads, and taxing our infrastructure. Please stop giving exceptions.

Sue Baldwin
Venice resident

From: [LORRAINE BEST](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Oppose the residential density exception for the wasserman property
Date: Wednesday, May 7, 2025 8:12:13 PM

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I STRONGLY OPPOSE ANY EXCEPTION TO THE RESIDENTIAL DENSITY OF THE WASSERMAN PROPERTY .

Lorraine Best
420 Gulf Drive
732-547-9447 cell

Sent from my iPhone

From: [Dave Best](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Washerman Property
Date: Wednesday, May 7, 2025 8:16:36 PM

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I am in opposition to any exceptions to the residential
Density for the Wasserman property. Please vote against this . We are losing paradise .
David Best
Gulf Drive
Sent from my iPhone

From: [Paul Ganzenmuller](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential density - request denial
Date: Wednesday, May 7, 2025 3:19:16 PM

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Please consider rejecting the request regarding the Wasserman property on Avenida Del Circo near the airport.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches.

Thank you,

Paul Ganzenmuller
980 Cooper St Unit 401
Venice FL 34285

[Sent from AT&T Yahoo Mail for iPhone](#)

From: linda.krothe@verizon.net
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: RE: Concerns on May 13 City Council Review of Ordinance No 2025-07 (Wasserman Property Request)
Date: Wednesday, May 7, 2025 8:20:09 PM

You don't often get email from linda.krothe@verizon.net. [Learn why this is important](#)

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Reference: ORDINANCE NO. 2025-07 AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-31CP BY AMENDING STRATEGY LU-IS 1.1.3 MIXED USE CORRIDOR (MUC), AND RELATED FUTURE LAND USE TABLES, TO ALLOW ADDITIONAL RESIDENTIAL CAPACITY IN THE MUC AND TO ALLOW THE CONVERSION OF NONRESIDENTIAL TO RESIDENTIAL FOR PROPERTIES LOCATED EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

I am writing to express concerns about the above referenced agenda item on the May 13 City Council meeting. This will be the second & final vote on the Wasserman Property located on Avenida del Circo requesting a residential density exception. The City Council approved this exception in February. This exception would increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre). At the time this was approved, the developer's representative stated that there had been no concerns raised from the neighborhood. I am writing to express a strong objection to this final approval. I am a long time resident on Venice Island. I live in the Golden Beach community, and own four units at Glenwood Manor, which face Airport Avenue & border Avenida del Circo. Approving this request would significantly impact on the traffic in the area, and have an adverse impact on the residents of the Glenwood Manor community. We have many locals and tourists who travel Avenida del Circo and Airport Avenue daily to reach the beaches, the golf course, and Sharkey's. More congestion is not needed.

I was pleased that the 11 Mar City Council voted against allowing the Wasserman Property to an exception to the building height limit set by Venice. I strongly urge the Council to vote against this density increase. I am certainly in favor of a developer re-purposing this property that has been vacant for so long, but it should be done so within the Comprehensive Plan limits and guidelines. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last three years. It's time to work within the

Venice guidelines for development.

I strongly oppose approval of this 2nd & final request for an exception to the Venice Comprehensive Plan guidelines on density. If not out of town, I would plan on attending the meeting to voice my concern & objections in person. Please ensure my concerns are raised to the council. I am not alone – most of the Glenwood Manor residents (55 units) share the same concerns and would request a no vote on this item.

My thanks to the Council for their service & consideration of our concerns on this issue.

Linda S. Krothe

Linda.krothe@verizon.net

509 Dante Street, Venice, FL

391 Airport Avenue #402, 405, 406, 407, Venice, FL

571 733 8897

From: linda.krothe@verizon.net <linda.krothe@verizon.net>

Sent: Saturday, March 8, 2025 11:24 PM

To: citycouncil@venicefl.gov

Subject: Concerns on Mar 11 City Council Review of Wasserman Property Request

Reference: ORD. NO. 2025-08 An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by **Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo,** South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

I am writing to express concerns about the above referenced agenda item at the Tuesday, Mar 11 City Council meeting. Today the Wasserman Property located on Avenida del Circo requests an exception to the Comprehensive Plan city ordinances that sets a 35 foot height limit for buildings. They are seeking approval to be allowed to build to a height of 85 feet. This request is over 2 ½ times the height limit, and would allow a 6 to 8 story building to be built on this property. This would be even taller than Village on the Isle, and significantly increase traffic and congestion in the area. I strongly recommend that their request for a height exception to 85 feet be disapproved. I plan on attending the meeting to speak on this but wanted to also document my concerns to the council.

I understand that in a previous City Council meeting, the Wasserman Property

requested to exceed the normal housing density per acre from 13 residential units per acre to 35, and the Council approved this request. I also strongly disagree with this approval to increase density on the island.

I have been a homeowner on Venice Island since 2012. I own four condominiums in the Glenwood Manor Association at 391 Airport Ave just across from the airport. I also own a single family home on the island west of Harbor Drive. After crossing the Circus Bridge, you turn left on Avenida del Circo to reach my condominium units. Increased traffic throughout Venice, but especially on the island, has become worse in the last few years. Venice hosts many festivals, many held on the airport grounds. There is only one way to get there – Avenida del Circo, and then left on Airport Avenue. Venice Island also is a major attraction for tourists & residents . Avenidal Circo and Airport Avenue are the main thoroughfares to Service Beach, Sharky's, Lake Venice Golf Course, Casperson Beach. The traffic does not let up all day, but especially on weekends, holidays, beach days, and sunsets. There is a steady stream of . Increased density and building height will make the problems for residents & guests even worse.

The Comprehensive Plan was created to keep our city uniform and within accepted limits. I understand the City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. If the Council continues to waive these requirements, Venice will change in ways that the residents do not want.

I urge the Council to hold the developers of this property to the 35 foot building height.

Linda Krothe
Linda.krothe@verizon.net
509 Dante Street
391 Airport Avenue #402, 405, 406, 407
571 733 8897

From: [Joyce Morin](#)
To: [City Council](#); [Joyce Morin](#)
Cc: [Board and Council Messages](#)
Subject: Residential density exception
Date: Wednesday, May 7, 2025 4:06:25 PM

You don't often get email from jmmorin@verizon.net. [Learn why this is important](#)

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As a Florida resident and condo owner directly across from the airport, Joyce and Paul Morin strongly object to the residential density exception in regard to the Wasserman property on Avanrida circle!!

[Sent from Yahoo Mail for iPhone](#)

From: [Carla Rozell](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Density Exception 2nd Vote at City Council on 5/13/25
Date: Wednesday, May 7, 2025 3:37:30 PM

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

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Good afternoon Council,

As an owner at Island Park Condo Association, I am opposed to allowing the Wasserman exception to the residential density for their proposed project.

I have a great concern with the impact if this exception is approved. I understand that in February, the owner/developer received approval from the City Council to increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre), and the **developer's representative said that they had not heard any concerns from the neighborhood**. I would like to register my concern as a neighbor.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. There are so many days that it takes a very long time to make a left turn from Field St. to Avenida Del Circo which many of us do almost every day. I can't image what it will be like if so many more units are built at that location.

Venice Island is an amazing location and spoiling it with high density residential housing takes away from the natural beauty and charm of the area. This is why we chose Venice.

Thank you for your consideration.

Don and Carla Rozell
203- 980 Cooper St.

Sent from my iPad

From: [Marilyn Stawecki](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Venice Development-Wasserman Density Exception
Date: Wednesday, May 7, 2025 4:54:06 PM

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

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Attention: City Council, Venice Florida

As owners of Island Park Condo Association, we are opposed to allowing the Wasserman exception to the residential density for their proposed project.

We have great concerns of the impact of this exception, if approved. We understand that in February, the owner/developer received approval from the City Council to increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre), and the **developer's representative said that they had not heard any concerns from the neighborhood**. We disagree with this representation and would like to formally register our concern as close neighbours.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. It is almost impossible at times to left turn from Field St. to Avenida Del Circo which many of us do almost every day. The edition of many more units will only add to the traffic and congestion as well as a probable (unfortunate) increase in accidents.

Please carefully consider the impact of your decision to this beautiful piece of Venice.

Thank you for your consideration.

Marilyn and Michael Stawecki
980 Cooper Street, Unit 204,
Venice, Florida, 34285

From: [Cheryl Thompson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential density exception
Date: Wednesday, May 7, 2025 9:36:53 PM

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We are owners in Island Park Condominiums. 960 Cooper Street Unit 302. We wish to express our opposition to the density exception being asked for on 5/13/25 by the developers on Avenida del Circo.
Sent from my iPhone

From: [Steve Bauer](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Thursday, May 8, 2025 1:09:25 PM

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

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Please do NOT approve residential density increases for the Wasserman property. We are very much opposed to these sorts of changes allowing too many people in too small of a space. Please vote to limit growth/developments and to honor commitments to the current Comprehensive Plan!

Steve & Trina Bauer
1244 Pinebrook Way
Venice, FL 34285

From: [Sharon](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to the residential density exception at the Wasserman property - S Baum
Date: Thursday, May 8, 2025 10:51:03 PM

You don't often get email from ssbaum4@yahoo.com. [Learn why this is important](#)

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Good evening Mayor and City Council members,

I wish to express my objections to the residential density exception request at the Wasserman property.

The Venice Comprehensive Plan, effective January 12, 2018, is a good road map to maintain Venice's unique character and I am concerned that the proposed exception would veer too far from that vision.

I'm particularly concerned that increasing density on the Wasserman property will increase traffic on Avenida Del Circo and ultimately traffic will spill over onto neighboring streets. Drivers will probably opt to use Field and Nokomis Avenues to get to the beach, the latter of which is a designated bike route that is barely wide enough for two cars to pass by each other.

Please keep in mind that traffic on these streets will increase due to the added density from the ongoing Village on the Isle expansion.

I recognize there are advantages of having this property redeveloped, but want to stress that the request to increase the residential units from 13 to 35 is wholly inappropriate to maintain the character and atmosphere of our neighborhood. Based on my long experience serving on my former home town's traffic safety, bicycle advisory, and planning commissions, I am certain that approving such a high density project will surely result in residents of the affected areas regularly petitioning the city for a wide range of traffic-calming measures. And as I learned the hard way as a planning commissioner, this a headache you don't want.

Thank you for your attention on this matter,
Sharon Baum
1111 Nokomis Ave S Venice FL 34285

From: [brenna P](#)
To: [City Council](#)
Cc: [brenna P](#); [Board and Council Messages](#)
Subject: objection to the residential density exception for the Wasserman property
Date: Thursday, May 8, 2025 2:28:20 PM

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

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Dear Council, I cannot attend the 5/13/25 meeting but wish to express my **objection to the residential density exception for the Wasserman property.**

With the huge amount of traffic that already exists on the island & especially driving to and from the beaches, increasing residential density will have a detrimental impact to our neighborhood. Please do not divert from the plan. Avenida Del Circo is the main road people use to get to the beaches & it already gets backed up with traffic several times throughout the day & much worse on the weekends.

Please think of the people who live in neighborhood communities & vote to oppose it

Thank you for your consideration!

Brenda Buttrick
413 Shore Rd, Venice

From: [judith davis](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density change
Date: Thursday, May 8, 2025 8:17:39 PM

[You don't often get email from judy707b@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Council.

Do NOT increase the density proposal on the Wasserman property. (ave de Circo). The comprehensive plan has been amended too much already. Keep..or lower the density. There is too much traffic on that road already.

Judy and Bob Davis

920 Tamiami Trail S. #554

Venice

941-486-5411

ALSO...the green street sign saying Ave. De Circo with an arrow pointing west is still missing from Business 41 southbound. It came off in a hurricane (Milton, I believe). It was on the traffic light at the corner...of 41 and Ave. De Circo.

I realize this is a Maintenance problem...please pass it along.

From: [John Dunn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: RE: Concerns on May 13 City Council Review of Ordinance No 2025-07 (Wasserman Property Request)
Date: Thursday, May 8, 2025 7:45:44 PM

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

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Reference: ORDINANCE NO. 2025-07 AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-31CP BY AMENDING STRATEGY LU-IS 1.1.3 MIXED USE CORRIDOR (MUC), AND RELATED FUTURE LAND USE TABLES, TO ALLOW ADDITIONAL RESIDENTIAL CAPACITY IN THE MUC AND TO ALLOW THE CONVERSION OF NONRESIDENTIAL TO RESIDENTIAL FOR PROPERTIES LOCATED EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

I was pleased that as a result of the March 11th City Meeting, the Council voted against allowing the Wasserman Property to have an exception to the building height limit set by Venice. I strongly urge the Council to vote against this density increase. I am certainly in favor of a developer re-purposing this property that has been vacant for so long, but it should be done so within the Comprehensive Plan limits and guidelines. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last three years. It's time to work within the Venice guidelines for development. The Plan was written for a reason, to control over-development within the City.

I strongly oppose your approval of this 2nd & final request for an exception to the Venice Comprehensive Plan guidelines on density. I plan on attending the meeting to voice my concern & objections in person. Please ensure my concerns are raised to the council. I am not alone – most of the Glenwood Manor residents (55 units), and Sea Breeze Condominium residents (8 units) share the same concerns and would request a no vote on this item.

My thanks to the Council for their service & consideration of our concerns on this issue.

John Dunn

jmortmac@gmail.com

seabreezevenice@gmail.com

461 Airport Avenue E. #101

1423 Avenida Del Circo #1C

Venice, Florida 34285

From: [howard eliason](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: objection to the residential density exception
Date: Thursday, May 8, 2025 12:09:58 PM

You don't often get email from howardeliason12@gmail.com. [Learn why this is important](#)

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I am writing to express concern and objection to the residential density exception at the Wasserman property. increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. Enough is enough!
Thank you Howard Eliason

From: [Giuseppina Esposito](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: ORD NO. 2025-07
Date: Thursday, May 8, 2025 4:22:16 PM

You don't often get email from gcme438@gmail.com. [Learn why this is important](#)

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To Our Esteemed City Council Members

Re: ORD NO. 2025-07

I am unable to attend the 5/13 meeting however I respectfully express my opposition to the proposed residential density exception at the Wasserman property.

While development of this property has many benefits for the residents of Venice, increasing density by 2.5 times the allowance in the Comprehensive Plan will substantially exacerbate traffic congestion and pose serious public safety concerns.

Avenida Del Circo serves as a key artery for residents and visitors accessing our beaches, parks, golf course, fairgrounds, renowned coastal dining, and dog park. Currently, during major events, traffic backups extend as far as the Circus Bridge. Adding the additional traffic from this development will overwhelm this main artery, forcing drivers to seek alternative routes through residential neighborhoods. These detours will endanger pedestrians, including children at play, elderly residents walking their dogs, and students using school activity paths. This presents an undeniable safety issue.

Furthermore, excessive congestion fuels frustration and discourages participation in community events. For instance, attendees already struggle with traffic delays for the Italian Festival and Sharkey events. If traffic conditions worsen, more people may choose to avoid these experiences altogether. Losing accessibility to these events could impact Venice's appeal, diminish revenue, and drive visitors elsewhere for recreation.

If traffic diverts downtown, the same concerns arise—alternative routes through Downtown and Harbor Drive will further slow seasonal traffic to a standstill.

For these reasons, I urge the City Council to reconsider and vote **against the** proposed density increase.

Thank you for your time and thoughtful consideration.

Giuseppina Esposito
1114 Nokomis Ave S - Venice

From: [Katie Flynn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: NO, simply NO to the Residential Density Exception for Wasserman Property
Date: Thursday, May 8, 2025 4:45:16 PM

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

Esteemed council members,

Again I write to you regarding: Ordinance No. 2025-07 Island Neighborhood Comprehensive Plan Amendment 24-31CP

NO, period. Simply NO.

Of course Mr. Wasserman and the proposed developer would like to maximize their profit. This should not be done at the expense of the residents of Venice with yet another LDC amendment, increased traffic, and increased density.

The current LDC and Comprehensive Plan was thoughtfully adopted, after much work by both the city and the residents of Venice. Please do not bow to the desires of individuals and developers at the expense of residents of Venice.

Sincerely,
Katie Flynn

Katie Flynn
444 Darling Dr.
Venice, FL 34285
650-619-6217

From: [Jason Gallourakis](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposed to Density Exception at Wasserman Property [ORD. NO. 2025-07]
Date: Thursday, May 8, 2025 4:21:55 PM

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

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Dear Honorable Mayor Pachota and Venice City Council Members-

My name is Jason Gallourakis, I am a fulltime resident of Venice. My family owns a condo at 431 Airport Ave E, Unit 202, Venice, FL 34285, which we rent seasonally. I personally reside at 960 Cooper St, Unit 304, Venice, FL 34285. Both our family condo and my personal residence are located in the neighborhood near the Wasserman property.

We have longed for that property to be improved as it is dilapidated and an eye-sore to everyone who passes by it -- not the least of which are our own residents and many visitors to the beach, airport, parks and festivals. That said, the traffic issues we already face are becoming increasingly problematic -- especially along Avenida Del Circo (where the Wasserman property is located) and Airport Ave. More specifically, **I am opposed to the exceptions to the Comprehensive Plan for the Wasserman project that would increase residential density by 2.5 times than what is allowed by the Comprehensive Plan.**

I have reviewed the traffic study attached to this agenda item. It is simply inconceivable that adding 189 residential units in this location will have no impact on the traffic in this area. I would encourage those who conducted this study, and the City Council, to travel along Avenida Del Circo in the late afternoons and evenings to understand what is already a traffic nightmare for our residents and visitors. Making this neighborhood traffic situation worse is simply unconscionable, and will make living in and visiting the southern part of our beautiful island extremely stressful.

I, along with other concerned residents, applauded your decision to deny the height exception sought for the same property. Most of us raised the issue of traffic and safety as our primary concerns. You listened to your constituents and made the decision that was in the best interests of the city's residents and visitors. **I ask that you do so again and deny the density exception on this second reading at your 5/13/25 City Council Meeting.**

I also ask that you carefully consider any further exceptions to density and/or height exceptions to the Comprehensive Plan within city limits. Exceptions should be rare and for the benefit of the community. Let's hold ourselves to the restrictions of the Comprehensive Plan and protect what makes Venice special.

Thank you very much for your consideration, and thank you for your service to our beloved city.

Jason Gallourakis
960 Cooper St Unit 304

Venice, FL 34285

From: [Krisanne Goumas](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Thursday, May 8, 2025 10:28:42 AM

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

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Hello,

My name is Krisanne Goumas. I live in Island Park condominiums on Cooper St. This is to make you aware that I OPPOSE the increase in residential density which has been proposed for the Wasserman property on Avienda del Circo!

While I understand that development is a good thing, this proposal would create a traffic nightmare and not be in keeping with Venice's claim to be "paradise" and also create a traffic nightmare.

Please do not allow this to happen!

Sincerely,
Krisanne Goumas

From: [Barbara Hudspeth](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: I oppose ORD. NO. 2025-07
Date: Thursday, May 8, 2025 5:15:30 PM

You don't often get email from bhudspeth1@verizon.net. [Learn why this is important](#)

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To the Council Members:

I oppose the residential density exception at the Wasserman property. It is my opinion that this will create a more traffic congestion on the island. Additionally, this will likely strain existing infrastructure (roads/bridges), stress our potable water resources and stress the sewer system and water treatment plant.

Please vote NO to this proposal.

Barbara Hudspeth
101 Torcello Court
North Venice 34275

From: [Lucille Janatka](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential Density Exception at Wasserman Property/ OPPOSE!!
Date: Thursday, May 8, 2025 5:12:44 PM

[You don't often get email from lujanatka@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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City Council Members,

My husband and I oppose the plan to allow for an increase in residential density.
Please do not allow our beautiful city to become over built.

Karel and Lucille Janatka

Sent from my iPad

From: [J B Johnson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential Density exception for the Wasserman property.
Date: Thursday, May 8, 2025 3:17:06 PM

You don't often get email from jbj557@gmail.com. [Learn why this is important](#)

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I strongly object to the residential density exception at the Wasserman property. I believe the density should remain at 13 residential units/acre as the Comprehensive Plan originally contained.

Jerry B Johnson
200 The Esplanade, N. Apt C6
Venice, FL 34285
813.598.1311

From: [Karen Kalka](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property density exception vote...Opposed
Date: Thursday, May 8, 2025 3:55:52 PM

You don't often get email from kkalka2016@gmail.com. [Learn why this is important](#)

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I am a resident of Venice, FL, and I OBJECT to the residential density exception to increase the Wasserman property development from 18 to 35 per acre.

Regards,
Karen Kalka
910 Guadeloupe W, Venice, FL 34285

From: [Jane Loerch](#)
To: [City Council](#)
Cc: janemarie310@gmail.com; [Board and Council Messages](#)
Subject: Wasserman Property Residential Density Proposal
Date: Thursday, May 8, 2025 9:38:23 AM

You don't often get email from janemarie310@gmail.com. [Learn why this is important](#)

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Council -- I strongly OPPOSE yet another exception to the Comprehensive Plan - Please not not ALLOW exceptions to be made to the Residential Exception on the Wasserman Property.
ORD NO 2025-07

Regards,

--

Jane Loerch
521 Gardens Edge Drive
Venice, FL 34285
508.878.919.

From: [Tina Marrelli](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Vehemently opposed to the increase in density at the Wasserman property!
Date: Thursday, May 8, 2025 11:11:09 PM
Importance: High

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

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Dear Venice City Council Members,

Hello- My Husband and I live at 922 the Rialto. We are adamantly opposed to any increase in density at the Wasserman property. Increasing the density of the development over 2.5 times what the Comprehensive Plan allows is unconscionable. Why do we have a Comprehensive Plan if it is not respected and adhered to? We paid for it and reviewed and etc. across years. The Mayor and City Council members come and go –but the people are left with these decisions. This Comprehensive Plan should be the benchmark document and respected and adhered to.

The current traffic and speeds are not effectively managed or (even) patrolled- How can you even consider adding more density and thus more traffic? We have children and older adults who live on our street. The current traffic and speeding is already an accident waiting to happen. In addition, the speeding on these streets, leading to the airport and Sharkey's are already out of control.

Dragging/moving around the speed display is a waste of time and money.

Please represent the people—us - and say/vote no to this exception.

Sincerely,

Tina Marrelli
922 The Rialto
Venice, FL 34285

From: [Steve Oglethorpe](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to DENSITY exception for the Wasserman property
Date: Thursday, May 8, 2025 4:59:48 PM

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

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Esteemed Councilors,

The owners and developers of the property bordered by Avenida del Circo, Ringling Dr., and Base Ave. E. have requested both height and density exceptions.

Thank you for rejecting their request for a height exception.

Please also reject their request for a residential density exception.

Increasing density by 2.5 times that allowed in the Comprehensive Plan will not benefit Venice, and would have substantial negative impacts on the area.

I ask that you vote to reject the density exception.

The owners and developers must operate within the guidelines of the Comprehensive Plan.

Best,

Steve Oglethorpe

From: [Denny Schreier](#)
To: [City Council](#)
Cc: [Lauren Wilson](#); [Board and Council Messages](#)
Subject: Upcoming city council mtg
Date: Thursday, May 8, 2025 2:40:13 PM

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

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My name is Dennis Schreier. I am the trustee for The Schreier Family Cask Maker Trust which recently purchased condo unit 302 at 920 Cooper Street in Venice. We purchased the unit because it is located in a relatively safe and quiet area of Venice. We plan to use the condo for family use, mostly during the winter months. That said, we are opposed to the variation request to more than double the resident density for proposed new developments in the area. In particular, the agenda item noted below:

ORD. NO. 2025-07: An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan and Associated Pages Pursuant to Petition No. 24-31CP by Amending Strategy LU-IS 1.1.3 Mixed Use Corridor (MUC), and Related Future Land Use Tables, to Allow Additional Residential Capacity in the MUC and to Allow the Conversion of Nonresidential to Residential for Properties Located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for City of Venice Page 4 of 8 Printed on 5/6/2025 City Council Meeting Agenda May 13, 2025 Severability; and Providing an Effective Date.

I hope the council will reconsider the actions in this regard and vote no to this proposed ordinance change and keep Venice the desirable location that its many residents appreciate.

Thank You,
Dennis Schreier

From: [Thomas Tasca](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposition to Wasserman Project Dnsity Variance
Date: Thursday, May 8, 2025 8:19:51 AM

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Once again I am writing to vehemently oppose the exemptions for the Wasserman Project on Avenida Del Circo. Had I know about the density hearing the 1st time I would have opposed it then.

- When the developer purchased the property they knew what the zoning was. If they couldn't make money with that zoning they shouldn't have purchased it.
- The 2.5 times density increase on a small condensed parcel of land would disrupt the neighborhood and tax the infrastructure.
- Beach traffic is very heavy at certain times of the day on Tamiami & Avenida Del Circo. Traffic backs up all the way to Airport Road. Adding this many units will exacerbate it even more. A left coming out from Field Avenue is difficult during certain hours of the day.
- There is a preschool right across the street from the proposed project potentially making it dangerous for children
- Why have restrictions and a comprehensive plan if you are going to change them with no apparent benefit to the community but only to make a project more profitable for a developer?
- The City Council has made 20 exemptions in the last three years which is already too many.
- A person at the height increase meeting reminded members of the City Council they had campaigned on adhering to the comprehensive plan. I would like to remind the City Council as well.

Again I am vehemently opposed to removing any density restrictions on the Wasserman Project.

Respectfully, I believe it is the City Councils responsibility to hold projects to the Comprehensive Plan to protect the community from increased density as well as from taxing infrastructure.

Regards,
Tom Tasca
Phone: (401) 286-3927
email: tpt042@gmail.com

From: [Valerie Waters](#)
To: [City Council](#); [Valerie Waters](#)
Cc: [Board and Council Messages](#)
Subject: Re: Avenida del Circo Proposed Development-Density Amendment
Date: Friday, May 9, 2025 11:17:36 AM

You don't often get email from cvcwaters@verizon.net. [Learn why this is important](#)

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Dear Venice Council Members,

I am unable to attend the upcoming council meeting so I am writing this email to again express my concern over the Wasserman project, but first would like to thank you for listening to the people and not allowing the height exception that the developer was proposing.

Prior to that meeting where so many people attended and expressed their concerns, there was a previous meeting where the density exception was approved. The developers representative said that they had not heard any concerns from the neighborhood. Well, I think you will hear them now. Please listen to the people and neighbors again. We are concerned about overgrowth and the resulting traffic, noise etc. Enough is enough!

Please don't make "exceptions" to the previously approved Comprehensive Plan the norm. The Plan is there for a reason and those reasons have not changed.

Please reverse your previous approval for the residential density exception. Venice will continue to thrive without it.

Thanks in advance.
Valerie and Chris Waters
320 Gulf Dr

On Sunday, March 9, 2025 at 08:27:59 AM EDT, Valerie Waters <cvcwaters@verizon.net> wrote:

Council Members,

Although the builder's plan for the development of the parcels on Avenida Del Circo appears to be a done deal since Council already approved these parcels for increased density, I am reaching out again to implore you not amend the Land Development Code be amended to allow an exception to the usual 35 foot height limits for buildings. Bad enough that they are looking for an exception, but to expect a height of almost 2 1/2 times the height limit is not acceptable. Not only that, it would be taller than similar buildings in that district.

Get up to date on social media and homeowner's distress and complaints over the growth in Venice and the impact it has on our lives. Those of us on the south end of the island not only have to deal with this but also the growth of the airport.

These rules and regulations were put into place for a reason. Please revisit those reasons and not amend them.

Thanks in advance.
Valerie and Chris Waters
320 Gulf Dr

On Monday, February 10, 2025 at 07:09:50 PM EST, Valerie Waters <cvcwaters@verizon.net> wrote:

Council Members,

Please do NOT make exceptions for the proposed residential units to be built on Avenida del Circo. The proposed exception will affect our quality of life in terms of traffic and noise and air pollution. There is enough traffic at this end of the Island, especially traffic that races down Harbor.

Neighbors should be able to reasonably rely on existing zoning for neighboring properties, and not see those standards ignored. There is enough growth in our town. Why have zoning plans and standards if exceptions are continually made?

Thanks in advance
Valerie and Chris Waters
320 Gulf Drive

From: [City Clerk \(public email\)](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: FW: City Council Meeting - May 13, 2025
Date: Friday, May 9, 2025 11:13:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

City Clerk (public email)

Email: cityclerk@venicefl.gov
Web: www.venicegov.com



Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <https://venice.seeclickfix.com/venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Judy G <chelhook@msn.com>
Sent: Friday, May 9, 2025 10:34 AM
To: City Clerk (public email) <cityclerk@venicefl.gov>
Subject: City Council Meeting - May 13, 2025

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

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TO: Elected City Council Members

It is concerning when running for city council, you talked about controlling growth. Yet, developers come before you to amend the all-important Comprehensive Plan, and one by one you approve - nonresident to resident, low density to moderate density, County rural to City multi-family. You have two Ordinances before you, both affecting density. If you haven't seen the development on East Venice Ave. west of Jacaranda, I would suggest that you take a look and ask yourself if that is what you want Venice to become - two-story structures with no green

space to speak of.

The Ordinance amending the Venice Comprehensive Plan for the Wasserman property increasing the residential density by 2.5 times represents greed by the owner and developer and causing more traffic issues for residents and visitors in Venice.

The Ordinance amending the Venice Comprehensive Plan for the property at the northeast corner of Auburn and Border Road of 10 acres to include 70 homes will most likely include 2-story structures similar to those on East Venice Ave. This type of development will certainly impact the environment, traffic, water flow from Curry Creek and does not align with communities surrounding it. You have already approved Cassata Oaks at Auburn and Edmondson/Border. There is another development on Auburn, Chalets of Venice, on 10 acres to include 46 homes. These developments will all add to water flow into Curry Creek and cause flooding. These three developments need to be considered in total, not individually, when looking at density, flooding, traffic, and maintaining similar communities in one small area.

PLEASE remember that you were elected to represent the Venice residents and not the developers. That's what you professed when running for office.

Judy Gerty

From: captbillglass@aol.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Vehemently opposed to the increase in density at the Wasserman property!
Date: Thursday, May 8, 2025 11:36:51 PM

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

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

Dear Venice City Council Members,

Hello- My wife and I live at 922 the Rialto. We are adamantly opposed to any increase in density at the Wasserman property. Increasing the density of the development over 2.5 times what the Comprehensive Plan allows is unconscionable. Why do we have a Comprehensive Plan if it is not respected and adhered to? We paid for it and reviewed and etc. across years. The Mayor and City Council members come and go –but the people are left with these decisions. This Comprehensive Plan should be the benchmark document and respected and adhered to.

The current traffic and speeds are not effectively managed or (even) patrolled- How can you even consider adding more density and thus more traffic? We have children and older adults who live on our street. The current traffic and speeding is already an accident waiting to happen. In addition, the speeding on these streets, leading to the airport and Sharkey's are already out of control.

Dragging/moving around the speed display is a waste of time and money.

Please represent the people—us - and say/vote no to this exception.

Sincerely,

Bill Glass

922 The Rialto

Venice, FL 34285

From: [Peggy Gorman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property density exception
Date: Friday, May 9, 2025 9:18:24 AM

You don't often get email from peggyg198@gmail.com. [Learn why this is important](#)

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I would like to express my objections to the residential density exception of the Wasserman property on the island. I live on Airport Ave and the traffic on this road has gotten horrendous. There is no regard for the speed limit. Increased number of bicycles and pedestrian traffic. Increased housing would mean this would only get worse.

Thank you
Peggy Gorman

From: [Barbara Gundy](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: ORD. NO. 2025-07 - Objection to proposed residential density exception (Wasserman Property)
Date: Friday, May 9, 2025 10:33:33 AM

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Members of Venice City Council:

I am writing to express my **objection to the proposed residential density exception** at the Wasserman property (located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue) which is to be considered at the 5/13/25 council meeting. As a full-time resident of this neighborhood, many problems including increased traffic and pressure on aging infrastructure will be created by increasing the residential density. The Comprehensive Plan was enacted to provide for controlled-planned growth. The City Council needs to adhere to the Plan without continued exceptions

Regards,
Barbara Gundy
821 Guild Drive
Venice FL 34285
412-443-6175.

From: [Gene Jongsma](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density Exemption on Wasserman Property
Date: Friday, May 9, 2025 12:11:24 PM

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

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I urge the Venice City Council to oppose the resident density exception of the Wasserman property on the island of Venice. I live in Village on the Isle and experience first-hand the traffic and noise, especially when the snowbirds are in town. The density exception would seriously increase the traffic and make our lives more unpleasant. Please vote against it.

Thank you,

Eugene Jongsma
900 Tamiami Trail S. #614
Venice, FL 34285

From: [Robert Kane](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential High Density Proposal at Wasserman Property
Date: Friday, May 9, 2025 9:26:28 AM

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

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I live at 410 Valencia road and definitely OPPOSE this proposal and all future density increases. One high density project leads to another which will destroy our beautiful Island.

Robert Kane

From: [NH](#)
To: [City Council](#)
Cc: [Jason Kobe](#); [Board and Council Messages](#)
Subject: Objection to the residential density exception at the Wasserman property
Date: Friday, May 9, 2025 11:39:33 AM

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

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Dear City Council,

I am writing to object to the residential density exception at the Wasserman property for the upcoming meeting. Please make note of this.

In addition, you should consider holding meetings outside of normal working hours for inclusivity, diversity and optimal attendance.

Thank you,

Naomi Harker & Jason Kobe
339 Shore Rd.

From: [Sue Lang](#)
To: [Nicholas Pachota](#); [City Council](#); [Edward Lavalley](#); [James Clinch](#); [Roger Clark](#)
Cc: [Board and Council Messages](#)
Subject: Vote Should Not Be Taken On Ord. No. 2025-07 Add'l Res. Capacity in the MUC Island Neighborhood
Date: Friday, May 9, 2025 12:01:39 PM
Importance: High

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Mayor Pachota and Council Members,

Until the height is resolved for the proposed development on the parcel for which this land use change has obviously been drawn up, **no vote should be taken on Residential Capacity in this MUC because height dictates density, i.e., height constrains density/capacity so it would not only be moot, but an imprudent consideration by Council until Council decides on the height.** This agenda item also gives the appearance of a back door method to achieve the height (75 ft) recently requested by the developer that was rejected by City Council in March. (The current allowed height is 35 ft with an exception to go to 57 ft).

The Comp Plan states: "New buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height, and design."

The proposed land use does not relate to the context: "height" of the neighborhood and community... With the exception of the VOTI height which never should have been approved, nothing in the area is more than 4 stories and most are less. It should be noted that VOTI was treated as an exception because of it is considered a **hospital type of facility.**

Council should also reject this proposed land use capacity and conversion from Nonresidential to Residential change because it is tantamount to spot zoning to accommodate one particular proposed development in the area. This Mixed Use Corridor is already largely residential and this proposal would further contradict the goal of promoting a mix of uses in this area. **This development does not deserve an exception such as the one afforded VOTI because it is merely another residential condominium development that is not going to create jobs, industry, business, public service, etc.**

Council also needs to consider drainage in this area. Lot coverage in the MUC is extraordinarily high and does not appear to be sustainable in light of the City's drainage infrastructure. The proposed capacity increase needs more review to determine impact on City drainage infrastructure and prevention of flooding of public streets and neighboring properties.

From: [Claire MacFayden](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density
Date: Friday, May 9, 2025 11:02:42 AM

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Please say no to increasing the density of the existing property Avenida Del Circo.

This will negatively impact all involved properties, east and west of the development. Golf Drive is already used as a cut through to Rt 41 and on any given day it is like a nascar speedway.

More development, more traffic, more pollution , more disruption to the environment, more cases of accidents and congestion on our roads.

I'm not adverse to development. The original density plan was fine. The new one is excessive.

Please remember and take care of your constituents that are already here in Venice and voted for you to take care of our city.

Claire MacFayden
708 Golf Drive
Venice, FL 34285
704-574-1770

Sent from my iPhone

From: [james magero](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Property density exception
Date: Friday, May 9, 2025 10:56:54 AM

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

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Please do not allow a property density exemption for this property or any other property for that matter .we've had enough of this

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From: [Marcia Smith](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Please reject increase of residential density
Date: Friday, May 9, 2025 12:58:02 PM

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

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I am writing to object **to the proposed residential density exception** at the Wasserman property (located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue) which is to be considered at the 5/13/25 council meeting. As a **full-time** resident of this neighborhood, I fear for the many problems including increased traffic and pressure on aging infrastructure that will be created by increasing the residential density. The Comprehensive Plan was enacted to provide for controlled-planned growth. The City Council needs to adhere to the Plan without continued exceptions.

We are already adding condos right around the corner on Tamiami Trail.

thank you

Marcia Smith

821 Guild Dr

From: [Dianne Waters](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wassermn Property
Date: Friday, May 9, 2025 11:01:35 AM

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Council Members,

I am expressing my deepest opposition to increasing the density requirements to allow 2.5 times the current density limits at the Wasserman property. These limits exist for a very good reason.

I do not oppose development of the property, in fact I see it as a good thing, as long as it is developed within existing city regulations.

Dianne Waters
1020 Cockrill Street
Venice FL 34285

From: [Tania Willard](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman density vote
Date: Friday, May 9, 2025 9:47:09 AM

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

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Please please remember what has made Venice so popular. It is the quaint feel of the island that attracts people to the area and allows such high tax bills. Do not kill the goose that lays the golden eggs. Vote no on Wasserman's request to allow 2.3 times the population density. This must stop or values will continue to drop as we are seeking them currently...

Warm regards,
Tania Willard
332 Shore road

From: [rosemary wright](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to Wasserman property residential density exception
Date: Friday, May 9, 2025 10:38:54 AM

[You don't often get email from wright.rosemary1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Rosemary Wright and William Furse, 1109 Harbor Drive S wish to express our complete objection to the residential density exception at the Wasserman property.

Regards,

Rosemary Wright
William Furse

From: [Ilene Churilla](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Friday, May 9, 2025 1:31:31 PM

You don't often get email from ilenecohen3@gmail.com. [Learn why this is important](#)

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Dear City Council members,

I am writing to plead that you do not approve a density exception for the Wasserman property on Avenida del Circo. The current comprehensive plan allows for 71 units. An increase to 189 units would create traffic problems in this quiet residential area. Please remember that a middle school is located on Field Ave. and Village on the Isle is currently in the process of an expansion that will also generate more traffic. The Rialto has become a highway during the winter months and we have not received a satisfactory response for traffic abatement, such as a 4-way stop at Field Ave. More residential units will likely make this situation worse.

While I am glad that this derelict property is finally being developed, a change to the density will only serve the owner/developer, not the property owners in the area or the future residents of that property. We pay high property taxes to live on our sleepy 'island' and would like Venice to keep its charm and small town atmosphere.

Sincerely,

Ilene Churilla
1010 The Rialto
Venice, FL

From: [Thomas Tasca](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposition to Wasserman Project Dnsity Variance
Date: Thursday, May 8, 2025 8:19:51 AM

You don't often get email from tpt042@gmail.com. [Learn why this is important](#)

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Once again I am writing to vehemently oppose the exemptions for the Wasserman Project on Avenida Del Circo. Had I know about the density hearing the 1st time I would have opposed it then.

- When the developer purchased the property they knew what the zoning was. If they couldn't make money with that zoning they shouldn't have purchased it.
- The 2.5 times density increase on a small condensed parcel of land would disrupt the neighborhood and tax the infrastructure.
- Beach traffic is very heavy at certain times of the day on Tamiami & Avenida Del Circo. Traffic backs up all the way to Airport Road. Adding this many units will exacerbate it even more. A left coming out from Field Avenue is difficult during certain hours of the day.
- There is a preschool right across the street from the proposed project potentially making it dangerous for children
- Why have restrictions and a comprehensive plan if you are going to change them with no apparent benefit to the community but only to make a project more profitable for a developer?
- The City Council has made 20 exemptions in the last three years which is already too many.
- A person at the height increase meeting reminded members of the City Council they had campaigned on adhering to the comprehensive plan. I would like to remind the City Council as well.

Again I am vehemently opposed to removing any density restrictions on the Wasserman Project.

Respectfully, I believe it is the City Councils responsibility to hold projects to the Comprehensive Plan to protect the community from increased density as well as from taxing infrastructure.

Regards,
Tom Tasca
Phone: (401) 286-3927
email: tpt042@gmail.com

From: [Sherry Kane](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: High Density Residential proposal Wasserman Property
Date: Friday, May 9, 2025 9:24:25 AM

You don't often get email from sherrykane1@gmail.com. [Learn why this is important](#)

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I live at 410 Valencia road and definitely OPPOSE this proposal and all future density increases. One high density project leads to another which will destroy our beautiful Island.

From: [Jane Loerch](#)
To: [City Council](#)
Cc: janemarie310@gmail.com; [Board and Council Messages](#)
Subject: Wasserman Property Residential Density Proposal
Date: Thursday, May 8, 2025 9:38:23 AM

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Council -- I strongly OPPOSE yet another exception to the Comprehensive Plan - Please not not ALLOW exceptions to be made to the Residential Exception on the Wasserman Property.
ORD NO 2025-07

Regards,

--

Jane Loerch
521 Gardens Edge Drive
Venice, FL 34285
508.878.919.