

From: [Dianne Pedersen](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: airport avenue zoning district ORD.NO.2025-08
Date: Monday, March 10, 2025 6:10:49 PM

You don't often get email from dhpeters1@gmail.com. [Learn why this is important](#)

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I live on Venice Island and have already voted on the issue of height requirements. I oppose any exceptions to the comprehensive plan that raises building limits to 85 feet. Although I can not attend the meeting, I object vociferously.

Dianne Pedersen
404 Mahon Dr.
Venice, FL 34285

From: [Janice Riordan](#)
To: [Nicholas Pachota](#); [City Council](#); [Edward Lavalley](#); [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

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

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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: [brian austin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: ORD.NO.2025-08
Date: Monday, March 10, 2025 6:21:40 PM

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I live on Venice Island and have already voted on building height requirements. I strongly object to the amending of the code of ordinances chapter 87 land development code. Heights of all building requirements should remain 35 feet and under.

Very Sincerely Your,
Brian Austin
404 Mahon Dr.
Venice, FL 34285

From: [Julie Frazier](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed building
Date: Monday, March 10, 2025 12:47:08 PM

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

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In reference to the proposed 85 foot building off of Avenida Del Circo, please listen to the residents that live nearby. I am vehemently against it. Again, it would change our skyline and create unwanted traffic, not to mention, the wildlife that it will destroy. Please, leave some parts of our quaint Island alone.

Thank you

Sent from my iPhone

From: [Julie Frazier](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed building
Date: Monday, March 10, 2025 11:12:20 AM

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

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Good morning. I would like to add my name to the list of residents that oppose the building of 85' structures near me. Can we please leave some land for the various wildlife in our community?
Thank you!

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: [Susan](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed height increase airport zoning area
Date: Monday, March 10, 2025 3:22:40 PM

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Dear Council Members,

I am writing begging you to not approve the proposed height increase. I would be able to see this monstrosity from my home. It simply will not fit into the neighborhood or the character of Venice.

Would Bayshore residents approve of this in their neighborhood?!?!

And just seeing the name WASSERMAN attached to it...need I remind you he is a criminal.

Please, please keep Venice...Venice...especially those of you that ran on controlling development.

Thank you,

Susan Horton

[Sent from the all new AOL app for iOS](#)

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

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

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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: [will.dolan](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: The plan.
Date: Monday, March 10, 2025 2:10:36 PM

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

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With the proximity to the airport the 35 foot height limit is plenty . Lights at a higher level could constitute a hazard in marginal flying conditions.

William J Dolan
980 Cooper St.

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: [Karen Hoffschmidt](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: VOTE AGAINST increasing Height Limits
Date: Monday, March 10, 2025 10:22:33 PM

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To Members of the Venice City Council:

We **strongly oppose** increasing 35 foot height limits for new buildings located in the Airport Avenue Zoning District East of Avenida Del Circo.

The major reason we settled in Venice is that it did not have high rise buildings in residential areas. Please vote NO on March 11 to making an exception.

Sincerely,
Karen and Gerald Hoffschmidt
931 Circle Drive

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

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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: [jack Humrichouser](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property Development
Date: Monday, March 10, 2025 4:05:03 PM

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I would like to see the city stand up to our current standard and limit the development to the 35' limit. Certainly the old hotel is an eyesore but the impact of this development on traffic is going to be huge. It seems to me that the developer is asking for 85' just to make the 60-65' more palatable.

Regards,

Jack Humrichouser

Sent from my iPad

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

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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: [Carol Newnam](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Proposal
Date: Monday, March 10, 2025 10:53:15 AM

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An 85 food building in this area should not be allowed. Out of proportion for the area and could be dangerous in airport approaches.

carol newnam
906 Golden Beach Blvd.
Venice 34285

From: [howard eliason](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman proposal
Date: Monday, March 10, 2025 12:06:51 PM

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Please be advised that I am not in favor of you approving the proposal to allow an exception to the usual height limits for buildings that Wasserman is requesting. The zoning states the regulations and I would appreciate you upholding them. The regulations are in place for a reason and they should be followed.

Howard

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

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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: [Commercial](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Don't waive building height rules
Date: Tuesday, March 11, 2025 11:14:31 AM

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Once we start down this path it leads to the destruction of the charm of Venice.

Marcia Smith
821 Guild Dr
Venice

From: [Susan Marinho](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Height on new condo
Date: Tuesday, March 11, 2025 11:38:16 PM

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

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Please adhere to the 35ft rule for any development on the island. Let's keep our small town feel and not go the Sarasota route with those massive buildings. Traffic is not great now so there's that to consider also.

Thank you

Susan Marinho
South Venice Fl

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

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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: [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

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

Diane Kearney

From: [George Ruta](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Tuesday, March 11, 2025 9:38:38 AM

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I have another commitment so cannot attend today's council meeting.

I am writing to express my complete objection to allowing an exception to the Comprehensive Plan's height limit of 35 feet. I have been a member of the Venice community for over a decade, and at that time have seen profound changes. Part of what makes Venice a wonderful place is its human scale. Allowing yet another height exception is unwise and unwelcome.

Please use common sense and insist the developers adhere to our community's Comprehensive Plan.

Sincerely,
George Ruta MD