



# Variance Request Meeting

Development of 240 Base Avenue

09/09/25

# Development by: Jean & Walt Kitonis Family Charitable Foundation 501(c)(3)

The Jean and Walt Kitonis Charitable Foundation, a private foundation located in Venice, Florida, established in March 2022 that is a tax-exempt 501(c)(3) organization. The foundation primarily funds art and theater programs and has made significant donations, including to [George Mullen Elementary School](#) for school supplies, Vetrans Initiatives, Manassas Art Factory, and [Love of Little Horses](#) for miniature horse therapy programs.

<https://projects.propublica.org/nonprofits/organizations/823774139/202423179349102462/full>

# Purpose of This Presentation

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

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

“Investments Have Already Been Lost Through Halted Contracting Engagements”

# Background & History

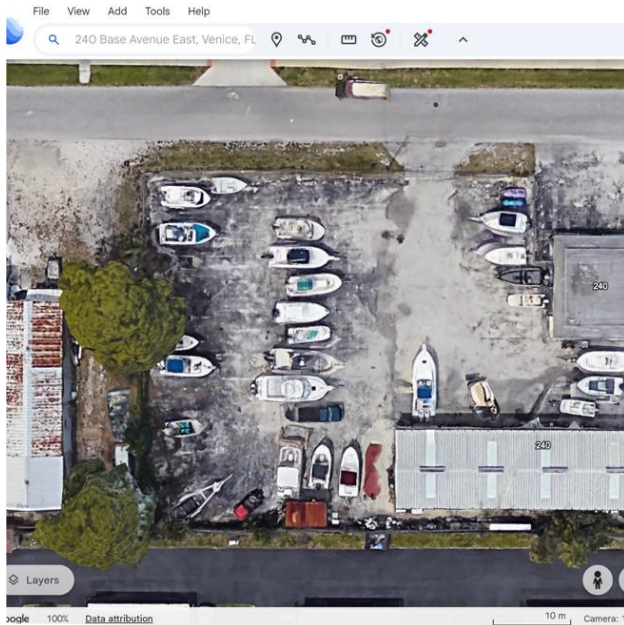
- My Name is Walter (Wally) Kitonis From Pittsburgh, PA / Manassas, VA
  - My Wife Jean and I Purchased our home on Venice Island in February of 2017
  - 2 Daughters, Their Spouses and 5 Grand Children Moved here and Purchased Houses on Venice Island in 2019
  - Currently, Semi Retired (Sold My DoD Contracting Firm in 2022 to General Dynamics)
- We Purchased The Base Avenue Property in 2020 as a Base location For The Purpose of “Giving Back to The Community”
- Plans Were to Immediately Begin Construction of a New Building (2020) But Were Delayed Due to Multiple (3) Hurricanes and Insurance Claim Denials
- Unilateral Zoning Changes (Without Notice) and a Newly Adopted Approval Processes have Caused Additional Delays.

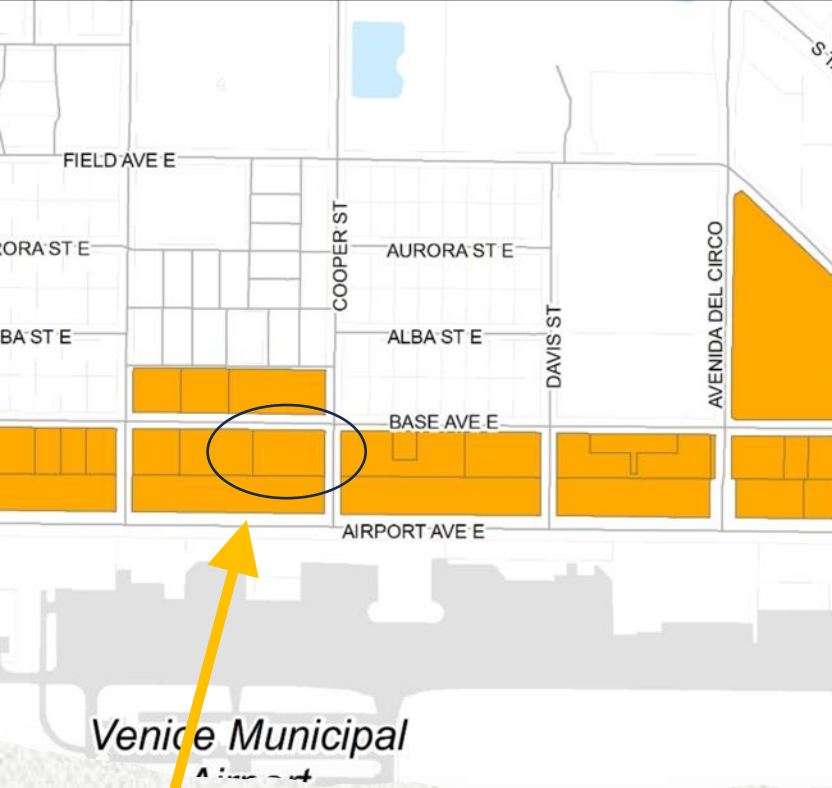
I’m Simply a Retiree Trying to Do Good Things or The Community!



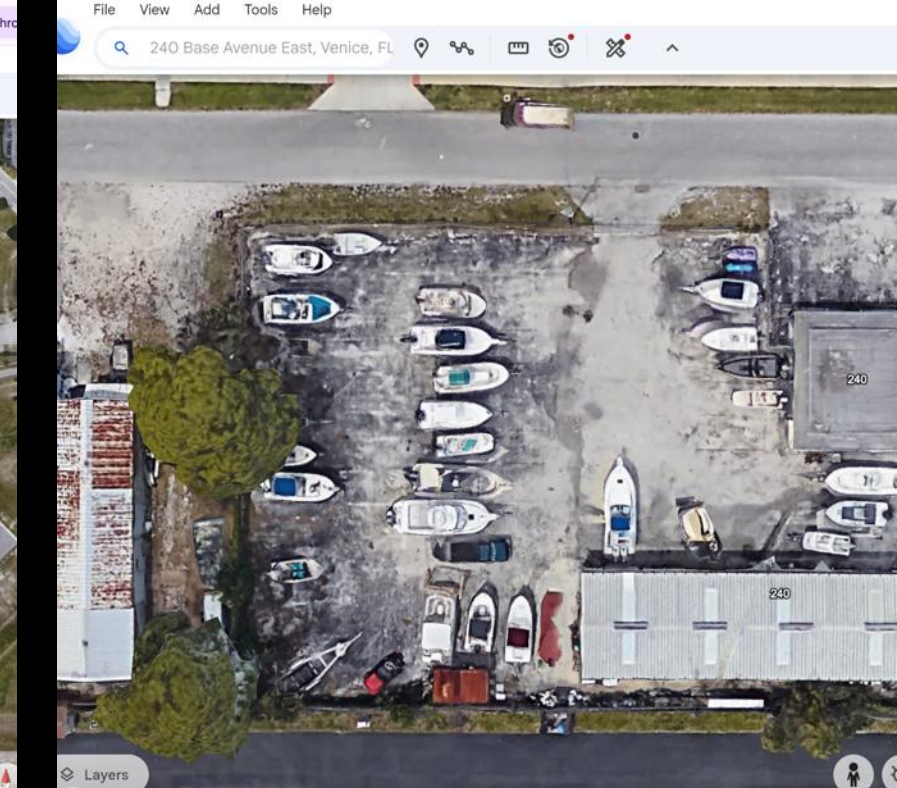
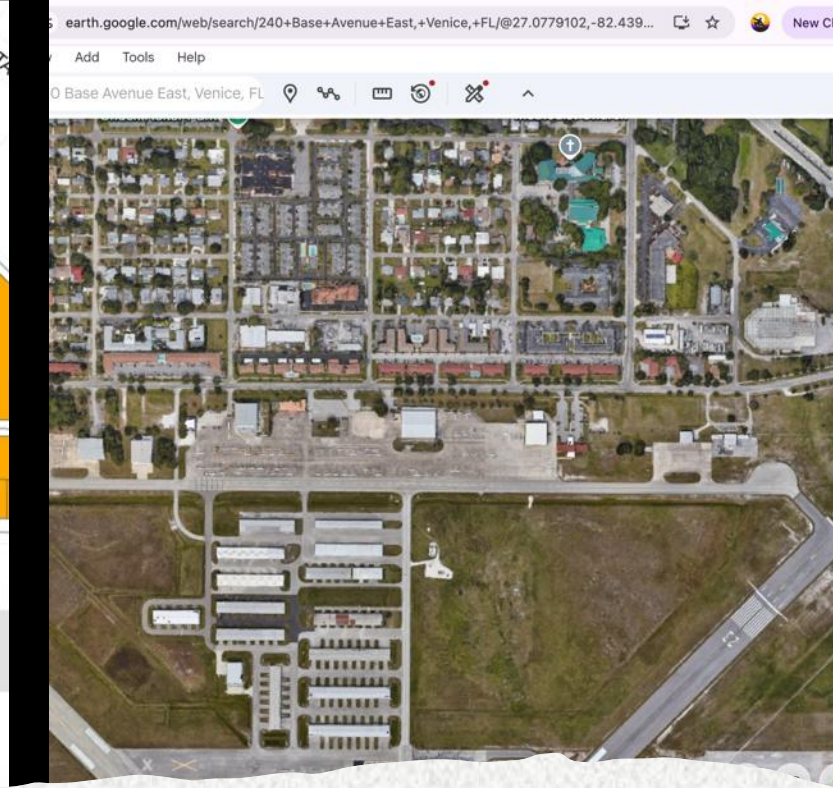
# From “Eye Sore” – to – “Community Resource”

- The concept of adaptive reuse stands at the forefront of [sustainable development](#). By repurposing old, often abandoned buildings into useful, vibrant spaces, these projects breath new life and opportunities into communities.





240 Base Ave East



- 24 Metal Buildings Within 1500' of Current Structure

- 240 Base Ave East
- 4 separate buildings
- Clean up Ongoing

# Current Status of 240 Base Ave. East Status

- Property History
  - Boat/Auto Repair and Sales Pre-2020
  - Purchased Property February 1st, 2020
  - Transferred Property (Related Party) to an Irrevocable Trust Feb 2022
  - Initially Planned For a New Building , Clean up Required 2 years+
  - Hurricane Damage/Insurance Caused Multiple Additional Delay
  - Venice Zoning and Building Code Changed/Update October 2023 (Without Notice)
  - Existing Zoning Grandfathered (2.4.5.G) Boat/Auto Sales/Repair/Engine Repair
- Suncoast Reef Rovers Have Been Tenants
  - <https://www.suncoastreefrovers.org/>
  - Business Zoning Utilized (Auto/Boat/Sales/Repair) Since February 1<sup>st</sup>, 2020
  - Registered Business with FL Sunbiz
- Would like to Broaden The Utilization With A Building to Support Various Community Interest Voluntary Activities

Existing Zoning Grandfathered (2.4.5.G) For Boat/Auto  
Sales/Repair/Engine Repair



# Proposed Potential Usage For Proposed Multi-Purpose Building

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



# Free Scooter Repair



My Brother Tommy and his dog Buddy!








# Benefits of a “Potential” Community Vegetable Garden Space

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

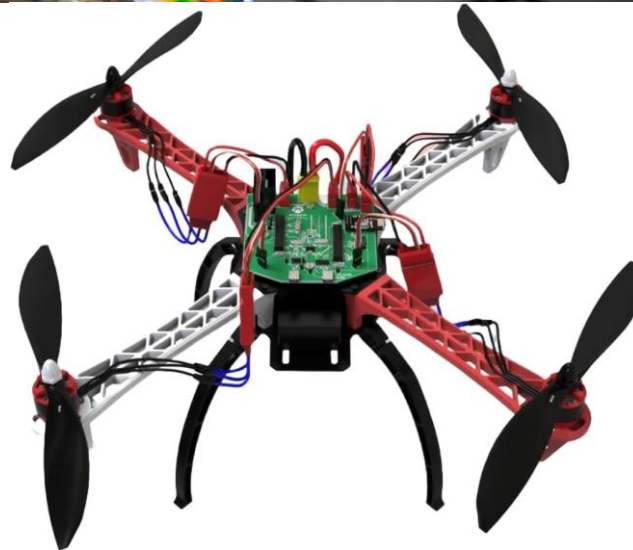
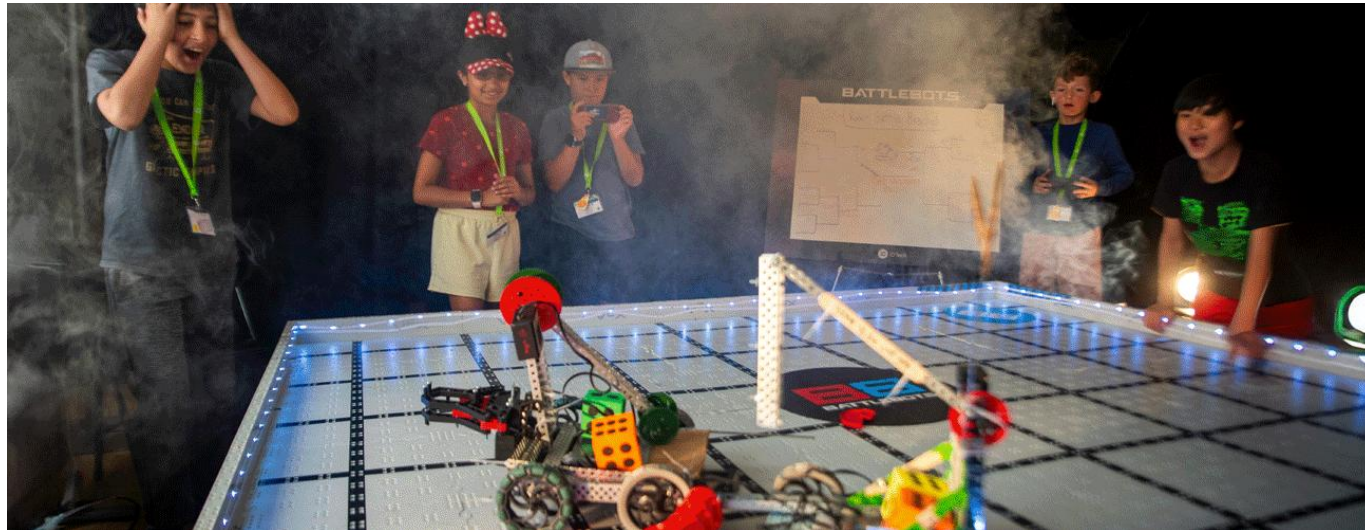


# Future Collaboration With:

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





# *Inventor's Cub – Provide Guidance, Support, and Encouragement.*



# Building Transition Options

Currently Approximately 5000 SqFt Total Under Roof With 4 structures

- Option 1:
  - Repair Existing Metal/Wood Frame Buildings (Not Ideal and Not Suitable for Planned Usage)
- Option 2:
  - “Clean Up” and Combine All Buildings
  - Transition to Approximately 7500 SqFt Under a Single Non-Conforming (Variance) “New Metal Building”

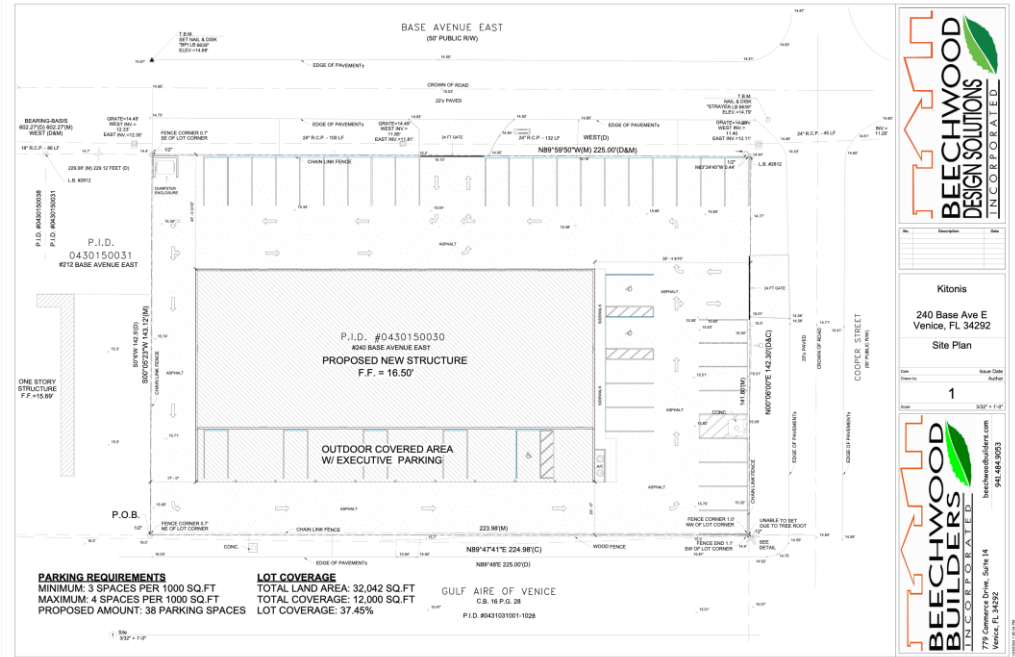
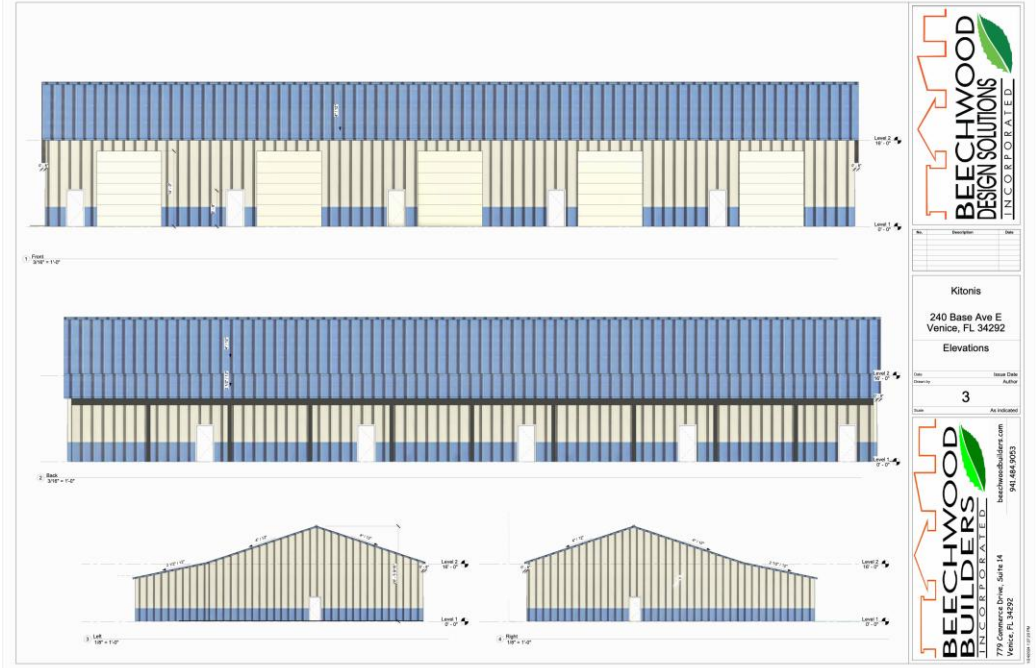
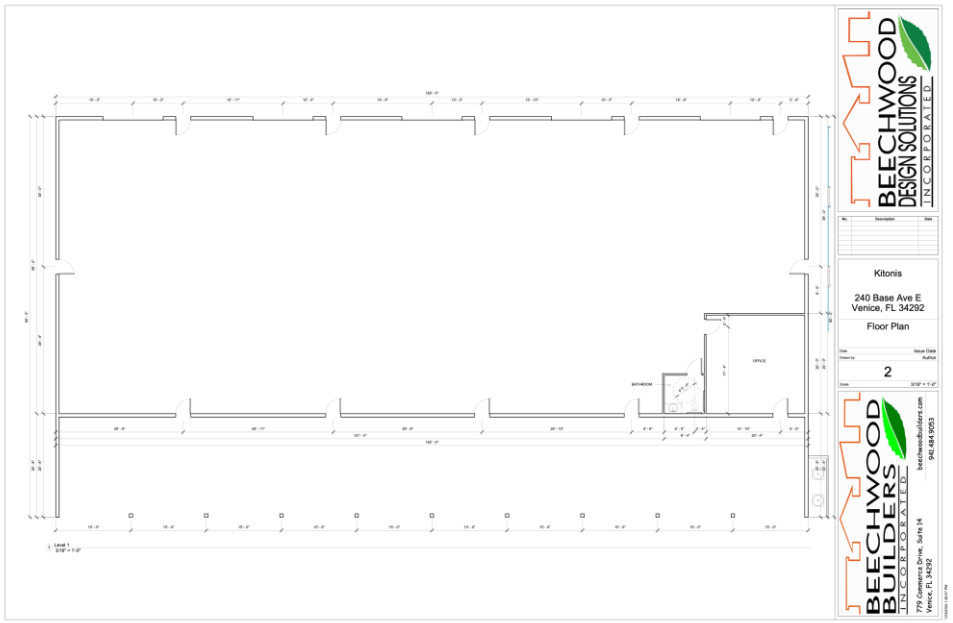
# Proposed/Requested Approach for Revitalization

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









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



# Backup

# Why a Metal Building?

- Rapid Construction Schedule (I've Been Working On This for 4 Years)
- Readily Adaptable for Multiple Use Cases
  - Meeting Rooms
  - Repair Shop For Scooters/Medical Equipment
  - Club Resource (Robotics, Drone, AI Experiments, Brewing, Shop Area, Etc.)
- Provides Radio Frequency Containment Inside the Building That is Needed to Co-exist and Avoid Interference With Airport/Airplane Signals When Inside The Building and Controlling Robotics and Drones.
- Open High-bay/Wide Roof Truss Area (Open Area Inside) To Fly Drones Indoors Without the Need for Support Structures.
- Matches Many Surrounding Buildings



# Key Advantages of Metal Buildings in Hurricanes

- **Exceptional Strength and Durability:**
  - Steel's high strength-to-weight ratio provides structural integrity against intense wind loads, maintaining its shape and safety during severe storms.
- **Resilience Against Flying Debris:**
  - Metal's robustness makes it far more resistant to punctures from airborne objects, protecting the building's interior and occupants from a major hurricane threat.
- **Moisture and Water Resistance:**
  - Steel is inherently resistant to water, which means that even if a building floods, the structural damage will be significantly less severe and long-lasting compared to materials that can rot or degrade from moisture.
- **Low Maintenance Requirements**
  - Long Lasting and Durable
- **Anchoring and Stability:**
  - The weight of steel acts as a natural anchor, making the structure more stable and less susceptible to being lifted or dislodged by high winds.
- **Engineered for Extreme Weather:**
  - Buildings can be custom-engineered with specific features like reinforced panels, strong fasteners, and specific roof designs to meet high wind-speed ratings required for hurricane zones.
- **Engineered metal buildings offer superior hurricane protection due to steel's exceptional strength, ductility, and water-resistant properties, making them highly resistant to high winds and flying debris, as well as minimizing long-term structural damage from moisture and flooding. Proper design, including enhanced anchoring, reinforced panels, wind-rated doors and windows, and certified engineering, ensures metal structures can withstand severe weather conditions and meet coastal building codes.**