

From: [Karen Hillyard](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: All or Nothing Variance for 280 Base Avenue Parcel
Date: Friday, September 5, 2025 3:30:04 PM

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The owner's request for the ALL OR NOTHING variance is an immediate RED FLAG.

My community supports the City's Design Strategies moving our Airport Avenue neighborhoods forward to a more attractive and aesthetic vision, not reversing that vision.

The proposed plan is an abhorrent eyesore and does not comply with this Island's Community vision.

Also, nothing in the owners request addresses the issue of it being a potential distribution center--i.e, AMAZON, DRUGS, MECHANICAL REPAIR as well as the truck traffic that it will present.

It's laughable that he even mentioned civic and child related activities on this disgusting piece of property.

As an individual who served as a commissioner on Planning and Zoning for several years, this is a NO BRAINER.

I am respectfully requesting that the Venice City Council repeal this architectural variance.

KAREN HILLYARD
BEACH MANOR VILLAS SOUTH
1014 BEACH MANOR CIRCLE
VENICE , FL 34285

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From: [Ken Dando](#)
To: [City Council](#)
Cc: [Peter Zeh](#); [Board and Council Messages](#)
Subject: Re: 430 Base Avenue Variance Appeal
Date: Friday, September 5, 2025 7:12:53 PM

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We're so sorry...the correct address for the subject property is 240 Base Avenue East.

Kenneth and Patricia Dando

Sent from my iPhone

> On Sep 5, 2025, at 4:56 PM, Ken Dando <kdando1@ptd.net> wrote:
> Good afternoon and thank you for giving residents the opportunity to offer comments to aid in your decision making.
>
> Succinctly, we urge City Council to overturn the Variance granted to the owner/developer of the subject property.
>
> The proposed structure is out of compliance with a number of codes that the city has painstakingly put in place to ensure the harmonious nature of Venice and in particular the Island of Venice. The proposed structure is nothing more than a huge garage/warehouse. It is horribly out of character with the surrounding residential neighborhood.
>
> In addition, the owner/developer's stated uses for the structure are nebulous at best. None of the stated proposed uses appear to be financially viable to enable a reasonable return on investment. This would cause us to believe the owner/developer's unstated objective is to complete construction, bring in some benign tenants and subsequently sell the structure to another investor. That investor would most certainly insist on market rate paying tenants. We believe that would lead to uses such as repair shops, etc. that would lead to increased traffic and noise in our peaceful neighborhood.
>
> Once again, thank you for the opportunity to participate in your deliberations, and for working on our behalf to keep Venice the paradise it truly is!
>
> Kenneth and Patricia Dando
> 1024 Beach Manor Center
> Venice, FL 34285
>
> Sent from my iPhone

From: [michael mihalic](#)
To: [City Council](#)
Cc: [Charlie Cretors](#); [Bruce Pfister](#); [Ken Dando](#); [Dan Shugars](#); [Peter Zeh](#); [Board and Council Messages](#)
Subject: Do NOT allow variance for 240 Base Ave Parcel
Date: Saturday, September 6, 2025 8:55:47 PM

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Please do not allow this eye sore!

This proposal represents the (lack of) architectural design that the Comprehensive Land Use and Development Plan was seeking to prevent in our City's neighborhoods. It is a detriment to the City. I support the City's design Strategies and moving our Airport Avenue neighborhoods forward, to a more "charming, beautiful aesthetic", not sending us backward.

This type of building belongs in a "Industrial Park", not a residential neighborhood.

I feel strongly that the owner should work on a revised proposal that enhances "the beauty and charm of the City, enhancing the attractiveness of the area...and improving property values and generally improving the overall quality of life" (LUC Chapter 87, Sect.7.1)

Thank you for your consideration,
City of Venice (Island) resident
Michael Mihalic
1005 Cooper St
Venice Fl, 34285

Sent from my iPad

From: [Cheryl Andrews](#)
To: [City Council](#); [Ken Dando](#); [ccretors](#); [Bruce Pfister](#); [Dan Shugars](#); [Peter Zeh](#)
Cc: [Board and Council Messages](#)
Subject: Proposed Building on Base Avenue
Date: Saturday, September 6, 2025 4:51:50 PM

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City Council members:

My name is Cheryl Andrews and I, along with my husband, Harley, are snowbirds from Michigan who, since 2014, have owned a condo and spent our winters in the Beach Manor Villas South condo association. We love that it is a small community in the midst of a residential area. Aside from single family homes, there is a school and a ballfield park right next door.

We walk our dog on Base Avenue at least once daily. In my opinion, the existing warehouse type buildings on the south side of Base Avenue between Cockrill Street and Cooper Street are a blight on the neighborhood. I had hoped that the property would be purchased and the dilapidated structure would be replaced with something that would fit in with the residential aspect of its surroundings. I have now learned that a variance has been granted to replace the existing structure with another large metal industrial-like building--in other words, another warehouse! I understand that it will be surrounded by a chain link fence with security gates and have no pleasing landscaping. Even the airport buildings that face our neighborhood have beautiful trees and green space that is well-maintained.

Please reconsider and deny the variance for 240 Base Avenue. It does not fit in with a residential neighborhood.

Thank you for your consideration.

Cheryl Andrews

From: [Cynthia Goodman](#)
To: [City Council](#)
Cc: [Ken & Pat Dando](#); [Board and Council Messages](#)
Subject: 240 Base Ave E Variance Appeal
Date: Sunday, September 7, 2025 3:43:20 PM

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I'm writing today to respectfully ask the members of City Council to overturn the Variance recently granted to the subject property.

My parents and grandparents have both lived in this community. I have lived here for the past eleven years and enjoy the peaceful and quiet nature of this community. The prospect of having an industrial building of that nature in close proximity to our community is not in keeping with the ambiance of the island.

The proposed uses cause me concern due to the uncertain nature of what was stated in the application. I'm left with the opinion that if the Variance is upheld it would lead to garage type businesses, especially given the oversized bays depicted in the applicant's drawings.

Any structure of this nature and size will also lead to increased traffic and noise that will detract from the peaceful surroundings we enjoy.

Again, I respectfully request that City Council overturn the Variance that has been prematurely approved.

Cynthia Goodman
212 Beach Manor Lane
Venice, FL 34285

From: [Brenda Spencer](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: 240 Base Avenue
Date: Sunday, September 7, 2025 5:22:35 PM

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To: Venice City Council

Re: 240 Base Avenue parcel variance

Council Members:

I call on you to repeal the architectural variance for this project. The owner of the parcel has not shown a single compelling reason why he cannot comply with the VHP architectural requirement. He has not demonstrated any legitimate hardship for qualifying for the variance. Saying it is not economically feasible without providing data is not legal grounds for granting a variance. He has not attempted to address any of the City's compatibility criteria standards.

The Council needs to repeal the architectural variance and require the owner to work with our City Planners to come up with a design is in character with and enhances our Venice Island community.

Thank you,

Brenda Spencer

214 E. Field Ave. #1

Venice

From: [Dan Shugars](#)
To: [Kelly Michaels](#); [City Council](#)
Cc: [Cretors Charlie](#); [Pfister, Bruce](#); kdando1@ptd.com; [Dan Shugars](#); [Peter Zeh](#); [Board and Council Messages](#)
Subject: Appeal petition 25-22VZ0
Date: Sunday, September 7, 2025 7:02:16 PM

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City Council, City of Venice,

I am writing in regard to the Appeal Hearing (petition 25-22VZ0) being held on September 9, 2025.

I preface my comments by acknowledging that I have no experience in city governance or background in zoning regulations. I apologize in advance if my observations sound naïve, but I have attempted to research this issue from the perspective of a citizen committed to the preservation of the community that has been my winter home for the past several decades. For the record, I own a villa at 1017 Beach Manor Circle, one block away from the subject property.

I started by reviewing the video of the Planning Commission's meeting at which the variance requested for 240 East Base Avenue was approved. I was impressed with the structured conduct of the meeting and the level of familiarity shared among those present. My impression of the meeting was that it was cordial and with lots of opinions, intentions and feelings exchanged but little discussion of the facts. I expected instead to hear more about the City's current planning documents and zoning requirements to determine how the proposed changes comply or do not comply with the regulations, and the extent to which the applicant met the standards necessary for obtaining a variance.

As one of the principals in the appeal, I have reviewed the work done by Mr. Zeh, which he will present to you at your meeting. I believe that he will show that the proposed structure does not comply with an array of City regulations, that the variance request does not comport with existing case law and that the request does not meet the standards for granting a variance.

In situations like this, it is often helpful for us to remember that the existing regulations are the result of years of hard work by City staff and volunteers, such as yourselves, as well as a substantial expenditure of money. Planning documents and zoning requirements are promulgated to ensure that the wonderful character of our community will be preserved in the years to come. It follows that the bar for waiving extant requirements should be high.

Based on these observations, I do not believe the variance was at all warranted and I respectfully request that you reverse the Planning Commission's decision to grant a variance for this property.

A final comment if I may. Sometimes we need to take a step back from all the details and apply common sensibilities. Simply put, would you like to wake up every morning to look at a compound that has a stark steel structure featuring large bay garage doors, with no character or landscaping, surrounded by a chain link fence?

I appreciate the opportunity to share my position on this matter. Also, I thank

you for your service, which I know is time consuming and often thankless.

Kind regards,
Dan Shugars
1017 Beach Manor Circle
Venice, FL 34285

From: [Brenda Zeh](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: 240 Base Avenue East Parcel
Date: Monday, September 8, 2025 11:41:49 AM

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Dear Council Members:

As a full -time resident of Venice Island, I greatly appreciate the time and effort the City invested in developing the new Comprehensive Plan. I applaud the vision and intent to maintain the charm and beauty of our city.

The proposed metal building at 240 Base Avenue East does not exemplify the goal of maintaining the historic beauty of Venice and the variance should not have been granted. Specifically, an architectural variance should be granted for minimal changes necessitated by the particular parcel while meeting the spirit of the Comprehensive Land Use Plan. In this case, it was not a slight variance from the Plan that was granted. Rather, the proposed structure is being exempted from the Architectural Code in its entirety. (LUC Section 7.10)

I understand that there are older buildings in the Airport Avenue Mixed Use Corridor that do not reflect the new zoning codes. However, new construction should adhere to the new code. The point of adopting the Comprehensive Plan is to improve the architectural appearance of the City. To continue building structures that do not further the charm and beauty of the City completely misses the point of the new Plan.

I fully support the City's plan to move the Airport Avenue neighborhood forward and to require that new structures represent the charm and beauty of the City of Venice. I strongly urge that the City Council repeal the architectural variance for 240 Base Avenue East and require compliance with the zoning codes.

Thank you for your time and dedication.

Respectfully,

Brenda Zeh

Resident of Beach Manor Villas South Condo Association

From: [Thomas Flaccavento](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: 240 Base Ave Parcel
Date: Monday, September 8, 2025 9:22:04 AM

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Sent from my iPhone

We strongly oppose the construction of a large metal building or warehouse with 14-foot garage doors in our beachside residential community. Our concern is that, should the property be sold in the future, it could attract trucking and industrial companies, fundamentally altering the character of our neighborhood.

Approving a variance for this parcel without a clear and confirmed use sets a dangerous precedent. It opens the door to commercial encroachment in an area that has long been valued for its peaceful, residential atmosphere and natural beauty.

Such development risks diminishing property values and undermining the integrity of our community. Once industrial activity begins, it becomes increasingly difficult to contain. Where does it end?

We urge decision-makers to consider the long-term consequences and protect the unique charm and residential nature of our beach area.

Thomas Flaccavento

Beach Manor Villa South

From: [Syd McClard](#)
To: [City Council](#)
Cc: ccretors@crotors.com; pfisterbj@yahoo.com; kdando1@ptd.com; dashugars@gmail.com; pezdesign246@gmail.com; [Board and Council Messages](#)
Subject: 240 Base Ave Parcel
Date: Monday, September 8, 2025 8:05:52 AM

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To whom it may concern:

I am greatly disturbed by the proposed metal storage building on the 240 Base Ave parcel. In my informed opinion, granting a variance for this parcel sets a negative tone and precedent for future development.

The owner, in his variance application, has not attempted to address, nor has he met 1) ANY of the City's compatibility criteria standards, nor 2) ANY of the City's hardship criteria to qualify for the variance.

I support the City's design Strategies in moving our Airport Avenue neighborhoods forward to a more pleasing, beautifully aesthetic neighborhood architecture and not sending us backward.

In keeping with set Strategies, I strongly and respectfully request the City Council repeal the architectural variance for the 240 Base Ave Parcel.

Gratefully,

Sydney McClard
1018 Beach Manor Cir.
Venice, FL

From: [Rosemarie Flaccavento](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: 240 Base Ave Parcel
Date: Monday, September 8, 2025 9:42:45 AM

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Sent from my iPhone

The proposed construction of a warehouse or metal building within our residential neighborhood raises serious safety concerns, particularly for children. One of the most pressing issues involves students from the Student Leadership Academy who walk home through the area. The introduction of large trucks and industrial activity significantly increases the risk of traffic-related accidents, putting these students in harm's way.

Warehouses typically attract frequent heavy vehicle traffic, which is incompatible with a residential setting—especially one populated by school-aged children. The presence of industrial operations near pedestrian routes used by students creates an unsafe environment that could lead to preventable tragedies.

We urge decision-makers to consider the long-term safety implications and reject any proposal that compromises the well-being of our community's children.

Rosemarie Flaccavento

Beach Manor Villa South