

**From:** [Katie Flynn](#)  
**To:** [City Council](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** 1111 Avenida de Circo development  
**Date:** Monday, August 26, 2024 5:05:10 PM

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Esteemed Council Members and Mayor,

I agree in part with Commissioner Jerry Jasper: "If there is a piece of property that needs redevelopment, it's that one." Venice Gondolier, August 21, 2024, page 1

However, that 5.45 acre property needs redevelopment *within the Land Development Regulations (LDR) adopted in 2022*.

The proposed variances changing 13 units per acre to 35 units per acre and a 2-story building to 85' tall building are extremely out of line with the LDRs.

City council and the residents worked diligently to formulate the new LDRs. These proposed changes make a mockery of the work done by the city and Venice residents.

Please do not agree to these proposed variances for 1111 Avenida de Circo development.

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

**From:** [Nicholas Pachota](#)  
**To:** [Tracey Kehoe](#); [Edward Lavallee](#); [James Clinch](#); [Ronald Smith](#); [Jim Boldt](#); [Joan Farrell](#); [Rick Howard](#); [Ronald Smith](#); [Helen Moore](#); [vnc-rezoning](#)  
**Subject:** Re: Objecting to allowing the variance requested by Surf Road LLC - Please vote NO! - sunshine law  
**Date:** Wednesday, September 4, 2024 8:38:39 AM

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Thank you for your comments. Due to Florida's Sunshine Law and a City Council policy, neither I nor any other Council Member copied on this e-mail can reply substantively to your e-mail in writing. The Sunshine Law prohibits two or more members of City Council from discussing any matter which will foreseeably come before Council outside of a publicly noticed meeting. Any Council Member may address the topic of this e-mail at a future meeting.

If you wish to contact council members individually, you may email or call them. Contact information can be found at <https://www.venicegov.com/government/mayor-city-council>.

Nick Pachota  
Mayor, City of Venice

Nick Pachota  
Mayor  
City of Venice  
401 W Venice Avenue  
Venice FL 34285  
Office: (941) 882-7407  
Cell: (941) 303-3485  
E-mail: [npachota@venicefl.gov](mailto:npachota@venicefl.gov)  
*2020 Census Population: 25,463*

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**From:** Tracey Kehoe <[traceylkehoe@gmail.com](mailto:traceylkehoe@gmail.com)>  
**Sent:** Wednesday, September 4, 2024 7:14:30 AM  
**To:** Edward Lavallee <[elavallee@venicefl.gov](mailto:elavallee@venicefl.gov)>; James Clinch <[JClinch@venicefl.gov](mailto:JClinch@venicefl.gov)>; Nicholas Pachota <[NPachota@Venicefl.gov](mailto:NPachota@Venicefl.gov)>; Ronald Smith <[ronaldcsmith@gmail.com](mailto:ronaldcsmith@gmail.com)>; Jim Boldt <[jboldt@venicefl.gov](mailto:jboldt@venicefl.gov)>; Joan Farrell <[jfarrell@venicefl.gov](mailto:jfarrell@venicefl.gov)>; Rick Howard <[rhoward@venicefl.gov](mailto:rhoward@venicefl.gov)>; Ronald Smith <[rsmith@venicefl.gov](mailto:rsmith@venicefl.gov)>; Helen Moore <[HMoore@Venicefl.gov](mailto:HMoore@Venicefl.gov)>; [vnc-rezoning@googlegroups.com](mailto:vnc-rezoning@googlegroups.com)>  
**Subject:** Objecting to allowing the variance requested by Surf Road LLC - Please vote NO!

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Dear City Council Members and town leaders:

I am reaching out over the Surf Road LLC's request for an exception to more than double the density of housing at 1111 Avenida del Circo and also has requested a height variance of 35 feet. The planning board made an exception to their own rules they developed for the area as

all 6 members voted and approved the developers request on 8/20. It is unscrupulous that an issue such as this would be voted on while most people are away in August. That may not be the intent but that is the perception.

While most residents would agree the property needs to be redeveloped, many of your constituents wholeheartedly disagree with more than doubling the allowed density from 71 units to 171 and increasing the height for these reasons:

1. This will exacerbate the storm drainage flooding problem on the island
2. This height request is in direct conflict with the FAA regulations which are part of the City's Land Development Regulations
3. This will increase traffic trying to get on and off the island that is already congested
4. **This will be out of scale with the existing structures and also set a negative precedent for other developers**
5. There is the appearance that the City council and planning board favor developers who MAKE Millions off the property development over the requests of the citizens of Venice who ELECT the city council members to represent the people who LIVE in Venice and PAY taxes.

Please vote no to allowing this variance! Please try to work with the developer to build within the established land development regulations. Otherwise why have land development regulations, if you are not going to adhere to and enforce them?

Please remember when casting your vote the citizens who voted you into office and trust you to represent our concerns.

Sincerely,

Tracey Kehoe

**From:** [Rachel Frank](#)  
**To:** [Tracey Kehoe](#)  
**Subject:** Re: Position on the Surf Road LLC project  
**Date:** Monday, September 9, 2024 8:29:13 AM  
**Attachments:** [Outlook-VeniceFL-1.png](#)

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Thank you, Tracey, for your email. I review all documents submitted to us in advance and listen carefully and ask questions when a proposal is presented. I do not make decisions before all the information is before me.

Thank you,

Rachel

**Rachel Frank**  
Venice City Council  
Seat 6



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**From:** Tracey Kehoe <traceylkehoe@gmail.com>  
**Sent:** Sunday, September 8, 2024 1:35 PM  
**To:** Rachel Frank <rfrank@venicefl.gov>  
**Subject:** Fwd: Position on the Surf Road LLC project

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Dear City Council Representative Frank,

I am reaching out to see where you stand on the surf road LLC project?

While clearly the property at 1111 Avenida de Circo needs to be redeveloped. It would be a terrible precedent to approve such a huge height variance and more than double the density of the allowed 71 units to 171.

I outlined in my previous letter why this should not be allowed, storm drainage issues, height issues in direct violation of FAA requirements, traffic congestion issues and also setting precedents that go against the Land Development Regulations..

The land development regulations were well researched and designed and should be enforced and adhered to.

I hope you will not approve the Surf Road LLC's request.

Please let me know your thoughts on this issue.

Thank you!

Tracey

**From:** [Helen Moore](#)  
**To:** [Kristin Hoffschmidt](#)  
**Subject:** Re: Vote No on Double Density – Avenida De Circo  
**Date:** Sunday, September 8, 2024 4:36:09 PM

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Hello,  
Thank you for your input.

My intention is the same as it usually is, which is to hear the material being presented and decide on its merits.

I study all meeting agenda items multiple times before going into a Council meeting but still don't presume to know everything and go in with my mind made up.

I find it worthwhile to consider the presentations, the perspectives of other Council members, and hear public comments before voting.

Hope that familiarizes you with my process.

Sincerely  
Helen

Helen Kirchner Moore  
Venice City Council  
Seat 3

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**From:** Kristin Hoffschmidt <kristinhoffschmidt@gmail.com>  
**Sent:** Sunday, September 8, 2024 12:08:36 PM  
**To:** Helen Moore <HMoore@Venicefl.gov>  
**Subject:** Vote No on Double Density – Avenida De Circo

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Dear Council Member Helen Moore,

I am glad that the vacant property at 1111 Avenida de Circo will be re-developed. However, I encourage you to vote no on the request by Surf Road LLC to more than double the housing density and increase the height of the building.

Simply put, the impact of that many people is too great for that site. In the face of increasing climate threats, efficient emergency evacuation of the island is needed, and there already is a great deal of congestion at the Circus Bridge. A towering high-rise is out of place with the historical character of Venice, and increasing the footprint will only exacerbate the already significant flooding issues in that area. Nearby, an entire section

of the Venetian Waterway Park Trail was washed out in Hurricane Ian, and standing water has been present in that area for weeks this summer.

Increased housing density is a better option than the current sprawl model that is destroying our natural areas and creating grave ecological consequences. However, instead of one enormous project, why doesn't the City Council consider encouraging other re-development and re-zoning projects, including in the many vacant and blighted strip malls in our City?

Please respect the guidelines within the Land Development Regulations and do not pass the variances and exceptions requested by Surf Road LLC. The negative impacts on safety, the community, and the environment are too great.

Kristin Hoffschmidt  
232 Gulf Drive, Venice

**From:** [Helen Moore](#)  
**To:** [Kelly Michaels](#)  
**Subject:** Surf Road LLC project  
**Date:** Monday, September 9, 2024 8:58:42 AM

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Hi Kelly,  
For your records.  
H  
Helen Kirchner Moore  
Venice City Council  
Seat 3

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**From:** Tracey Kehoe <traceylkehoe@gmail.com>  
**Sent:** Sunday, September 8, 2024 1:35 PM  
**To:** Helen Moore <HMoore@Venicefl.gov>  
**Subject:** Fwd: Position on the Surf Road LLC project

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The land development regulations were well researched and designed and should be enforced and adhered too.

I hope you will not approve the Surf Road LLC's request.

Please let me know your thoughts on this issue.

Thank you!

Tracey

