

From: [Janice Riordan](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Avenida del Circo density adjacent to the airport
Date: Monday, February 10, 2025 10:00:49 PM

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Dear City Council,

Re: The Development of the Wassermann property on Avenida del Circo

Increasing the density, and allowing for an increase in height is of great concern for many reasons. We also feel it is not in the best interest of the Community.

The property is in close proximity to the path of Runway 5/23 at the Airport. If this later becomes an issue with a building height it will place a greater burden on the other runway (13/31) which has exceeded usage in recent years over homes, and has already put a worrisome burden on homeowners. With the ongoing increase in Air traffic, and increase in crashes that have occurred this would be irresponsible, and place homes in greater danger, and put others in harms way.

In addition, the traffic and density in this area is already very heavy on a daily basis. With the Airport and it's numerous businesses, all the nearby beach accesses, Caspersons, the Legacy Trail, numerous parks, The Golf course, The Coast Guard and it's unknown growth with the 3 Towers under construction, numerous Businesses, Neighborhood Churches, and Schools, Assisted Living Facilities, Condo and Apartment complexes, The Venice Pier, and 2+ Major Tourist Restaurants, Catering...and more. We are full!

In addition, the unknown Long Term plan at The Airport is still underway.

The traffic on Harbor Road is horrendous, and Avenida del Circo where it merges onto 41 is not sustainable, and adding to that funnel is dangerous. In addition, when the Circus Bridge goes up, everything backs up.

Not to mention our often forgotten delicate ecosystem and Wildlife that are constantly under attack from all of the above pollutants. Our Animals are also under added stress and danger with the increase in traffic leading to a decline in their population.

This area should be treated like a precious jewel to The Island of Venice, and all who protect her.

How would allowing this developer such an increase be a betterment to Venice?

Please Vote No.

Thanks,

Janice Riordan

From: [Pamela Fiume](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: 85 FEET ALLOWANCE / 171 UNITS
Date: Monday, February 10, 2025 4:07:41 PM

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Dear Mayor and City Council Members,

I'm writing to let you know that we live on the island, and as it is, there's too much traffic and too many people during season. Adding another 300+ people if the 171 unit building is approved on Avenida del Circo, will just make it worse for everyone who either lives or works on the island ☹️

So I hope you will not approve such a tall and unit heavy building.

Thank you,



Pamela Fiume
pamela@pamelafiume.com
216-870-7273

"Live simply, love generously, care deeply, speak kindly, and leave the rest to God."

From: [Valerie Waters](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Avenida del Circo Proposed Development
Date: Monday, February 10, 2025 7:10:05 PM

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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: [Karen Hoffschmidt](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: First Readings of Ordinance No. 2025-07 and Ordinance No. 2025-08
Date: Monday, February 10, 2025 4:53:20 PM

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To Mayor Pachota and City Council Members Boldt, Farrell, Frank, Howard, Engelke and Smith,

We are writing to state that we strongly oppose the goals of both Ordinance No. 2025-07 and 2025-08, which will greatly increase population density and allow height exceptions on Avenida del Circo respectively. The current Comprehensive Plan and Code of Ordinances are reasonable and must be adhered to, not amended to line the pockets of developers.

Sincerely,

Karen and Gerald Hoffschmidt
931 Circle Drive, Venice

From: [Edwin Martin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Height, density exceptions, Avenida Del Circo
Date: Monday, February 10, 2025 12:24:10 PM

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Please uphold the laws/ordinances of the City, they have consistently had taxpayer/citizen support, as Council knows.

Development on that site is reasonable but can be in conformity with the City's values and laws.

Exceptions "open the door" to future requests asking the same privilege. So far exceptions on height have been for Venice Theater and Epiphany Cathedral. This request is for. Private profit, real estate.

I know the many citizens who support our growth and development policies will appreciate your upholding them..

Peggy and Ed Martin
409 Everglades Dr, Venice, FL 34285

From: [Richard Harkins](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Major development Around Avenida del Circo
Date: Monday, February 10, 2025 10:49:06 AM

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Dear city council members and mayor

development directly adjacent to the airport, on Avenida del Circo,

Please do not approve any exceptions to the zoning requirements to the development directly adjacent to the airport, on Avenida del Circo, the developer is ask the city Councilto increase the **density** (from 13 residential units/acre to 35 residential units/acre, or 191 units instead of 71) and increase the **height** (two 85 foot towers - an exception to the 35 foot rule that was supported by a majority of Venice residents).

We know that the traffic around Avenida del Circo is congested and dangerous already, especially in emergencies like evacuations. High traffic congestion also adds to the noise and air pollution in our neighborhood. I live in the area and traffic is already terrible now. I am not opposed to development of the area just within the guidelines have already-been established for our community. There is no reason to increase the density for this project other than pure profit for the developer

Please, I'm asking you as the voice of the members of this community do not approve the variances for this project

Rich Harkins
100 Field Ave. W.
Venice

From: [Kristin Hoffschmidt](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Ord 2025-08 - Deny density increase and height exception
Date: Monday, February 10, 2025 9:15:48 AM

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Dear Members of the Venice City Council,

I am writing to urge you to deny the density increase and height exception proposed under Ordinance 2025-08. I live in the neighborhood and will be directly affected by this proposed development, and it will have a negative impact on our safety and quality of life.

Traffic on Avenida del Circo is already congested and dangerous. Allowing a dramatic increase in density from 13 to 35 residential units does not follow current land development regulations or zoning and comprehensive plan guidelines and will increase the volume of traffic and risks to public safety. In addition to increasing daily traffic, it will impact our ability to safely evacuate the island in an emergency such as during increasingly frequent hurricanes.

An exception should not be granted for an increase in the 35-foot height limit. Two 85-foot residential towers are out of scale and clash with the character of the neighborhood. Residents have strongly voiced their support for the height limit to preserve the aesthetic appeal and small-town feel of a lower skyline. An exception that more than doubles the height limit not only is contrary to current guidelines, but it also goes against the wishes of the residents who you are elected to represent.

Please vote to protect the safety and quality of life for the residents of Venice and deny this proposal.

Sincerely,

Kristin Hoffschmidt

232 Gulf Drive, Venice FL

From: [Brenda Meden](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Ordinance Number 2025-08
Date: Monday, February 10, 2025 3:04:53 PM

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I am writing in concern of Ordinance Number 2025-08 allowing a proposal to more than double the density allowed on five-acre parcel on Avenue de Cirque. The current zoning and comprehensive plan allows 13 residential units per acre, but the request is to increase that to 35 units. There is an accompanying request to allow the planned complex to include two 85-foot residential towers in an area where buildings currently are limited to 35 feet in height without a special exception from the council.

This ordinance is outside the land development regulations and is not acceptable. I ask the council to deny both the density increase and the height exception.

As an employed Venice resident, I am unable to attend the meeting on Tuesday February 11th. Please note my objection on this topic.

Regards,

Brenda Meden
Venice, FL 34293

From: [Richard Cushing](#)
To: [Kristin Hoffschmidt](#); [City Council](#)
Cc: [vnc-rezoning](#); [Board and Council Messages](#)
Subject: Re: [vnc-rezoning] Development directly adjacent to the airport
Date: Monday, February 10, 2025 11:23:18 AM

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Johanna and Richard Cushing, 876 Golden Beach Blvd, support the sentiments expressed in the email below. Reasonable development on the site in accordance with the current zoning standards makes sense. A radical increase makes a mockery of the zoning plan. Neighbors should be able to reasonably rely on existing zoning for neighboring properties, and not see those standards ignored at the whim of a developer who no doubt when he purchased the property evaluated its value based on the existing standards. Changing the zoning to meet his desire for extravagant additional profit provides him an undeserved withfall, but hurts the neighbors and City residents

More important, the traffic in Venice, and Sarasota County is already a blight. Encouraging over development will end up hurting Venice and the County by making it unattractive. Florida, and our area is already getting black marks for hurricanes, inordinate insurance rates, and red tide and its terrible traffic. It's time to stop the one area that the City can have an impact on. So please don't kill the goose that lays the golden eggs.

----- Forwarded message -----

From: **Kristin Hoffschmidt** <kristinhoffschmidt@gmail.com>
Date: Mon, Feb 10, 2025 at 9:48 AM
Subject: [vnc-rezoning] Development directly adjacent to the airport
To: vnc-rezoning <vnc-rezoning@googlegroups.com>

Hello VNC neighbors,

I hope that this email is ok in terms of the guidelines for this email list. I am contacting you because I believe it is relevant to the interests of this group and concerns a development directly adjacent to the airport, on Avenida del Circo, that will affect our quality of life in terms of traffic and noise and air pollution.

While the development of the blighted property is welcome, the developer is asking for a dramatic increase in the number of units and height of the towers.

At tomorrow's City Council meeting, there will be a vote on whether or not to approve an exception to increase the **density** (from 13 residential units/acre to 35 residential units/acre, or 191 units instead of 71) and increase the **height** (two 85 foot towers - an exception to the 35 foot rule that was supported by a majority of Venice residents).

We know that the traffic around Avenida del Circo is congested and dangerous already, especially in emergencies like evacuations. High traffic congestion also adds to the noise and air pollution in our neighborhood.

You can let the City Council know of your concerns by emailing them at and/or speaking at the meeting.

Sincerely,
Kristin Hoffschmidt - Gulf Drive

<https://www.venicegov.com/government/mayor-city-council>

The group Council email address citycouncil@venicefl.gov is best suited for sharing input, a position, or information with the entire City Council, but will not allow for response due to Sunshine Law restrictions.

Council Members' emails are:

- Mayor Nick Pachota - npachota@venicefl.gov
- Vice Mayor Jim Boldt - jbaldt@venicefl.gov
- Council Member Joan Farrell - jfarrell@venicefl.gov
- Council Member Rachel Frank - rfrank@venicefl.gov
- Council Member Rick Howard - rhoward@venicefl.gov
- Council Member Kevin Engelke - kengelke@venicefl.gov
- Council Member Ron Smith - rsmith@venicefl.gov

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You received this message because you are subscribed to the Google Groups "vnc-airport" group.

To unsubscribe from this group and stop receiving emails from it, send an email to vnc-rezoning+unsubscribe@googlegroups.com.

To view this discussion visit <https://groups.google.com/d/msgid/vnc-rezoning/CAM1D17kV51031xXNDkeSyaxteGWOOVqyNy3c2iwQm4d5Nf33%2Bw%40mail.gmail.com>.

From: [Andrea Lee](#)
To: [Richard Cushing](#); [Kristin Hoffschmidt](#); [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Re: [vnc-rezoning] Development directly adjacent to the airport
Date: Monday, February 10, 2025 9:03:19 PM

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Andrea and John Lee, property owners/residents of 323 Shore Road, agree with the comments below. We feel the current building standards are appropriate and the density and height rules should not be change. Let's keep Venice the beautiful, quaint town that everyone's loves it for!

On Monday, February 10, 2025, 11:22 AM, Richard Cushing <dickcushing@gmail.com> wrote:

Johanna and Richard Cushing, 876 Golden Beach Blvd, support the sentiments expressed in the email below. Reasonable development on the site in accordance with the current zoning standards makes sense. A radical increase makes a mockery of the zoning plan. Neighbors should be able to reasonably rely on existing zoning for neighboring properties, and not see those standards ignored at the whim of a developer who no doubt when he purchased the property evaluated its value based on the existing standards. Changing the zoning to meet his desire for extravagant additional profit provides him an undeserved withfall, but hurts the neighbors and City residents

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From: **Kristin Hoffschmidt** <kristinhoffschmidt@gmail.com>
Date: Mon, Feb 10, 2025 at 9:48 AM
Subject: [vnc-rezoning] Development directly adjacent to the airport
To: vnc-rezoning <vnc-rezoning@googlegroups.com>

Hello VNC neighbors,

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- Council Member Rick Howard - rhoward@venicefl.gov
- Council Member Kevin Engelke - kengelke@venicefl.gov
- Council Member Ron Smith - rsmith@venicefl.gov

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From: [Carol Clements](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Date: Sunday, February 9, 2025 4:07:06 PM

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Avenue del Circo development should Not be approved! Too close to the airport. We do not need a disaster there, nor do we need more building to increase traffic. The monstrosities on Jacaranda Blvd are way more than enough. Venice is being ruined by over building. Enough is enough!