

From: [Sue Baldwin](#)
To: [City Council](#)
Subject: 225 Esplanade property
Date: Friday, September 4, 2020 11:46:26 AM

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Dear Venice City Council,

I am writing in regards to the property at 225 The Esplanade N. I recently read that the Venice Planning Commission approved to change the land designation from commercial to medium density and recommended the development plan of a 3 unit condominium.

The previous Beach Side Food Mart serviced not only residents and seasonal renters, but also the many people that visited Venice Beach. It was a convenience and amenity to the general public and beachgoers. I struggle with understanding why we would want to reassign a property that has benefited thousands and thousands to one that will benefit only a few (3) families. Is this really the way to build a vibrant, enticing beach community? Wouldn't something that benefits the general public be a better use of the space next to the public beach? Just because someone is willing to build doesn't mean we should allow them.

Sincerely,

Sue Baldwin, resident

From: [Lori Stelzer](#)
To: [City Council](#)
Cc: [Kelly Fernandez](#); [Jeffery A. Boone](#)
Subject: FW: Email contact from Venice, FL
Date: Thursday, October 8, 2020 4:16:04 PM

See email received below re: the Cassata Shores agenda items. It was received after agenda publication, so it will be added to the record and will be included in the agenda packet for final reading. Thank you.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: venicegov@venicegov.com <venicegov@venicegov.com>
Sent: Thursday, October 8, 2020 3:37 PM
To: Roger Clark <RClark@Venicegov.com>
Subject: Email contact from Venice, FL

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Message submitted from the <Venice, FL> website.

Site Visitor Name: Jean Golden
Site Visitor Email: jean.golden@yahoo.com

Condo development approval on The Esplanade...

This is a copy of an email sent to Ron Feinsod...

Hello, Ron. Quick question regarding the new condo development seeking approval to go in where the convenience store was on The Esplanade.

Will the approving board place restrictions on rentals in the units? We have seen many of our units in Gulf Point purchased by investors seeking to maximize profits by renting the units short term. Fortunately, we have a "minimum two month rental clause" in our documents, which stops the units from being turned into Airbnbs or weekend rentals.

During my time as COO of the City East Lansing, which is a university town, we realized that the best time to insure that such a clause is inserted is during the approval process. I hope the City of Venice has considered requiring that clause as part of the process for approval of this development!

Thanks, and Best, Jean Golden

200 The Esplanade N. C18
Venice, Florida
517-449-2476

From: [John Burton](#)
To: [City Council](#)
Subject: 225 The Esplanade - Mike Miller Project
Date: Friday, October 9, 2020 10:12:59 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Jon Preiksats, a friend of Mike Miller, and a member of the Venice Code Enforcement Board advised me that Mr. Miller stated he has a deposit for each of the condominiums he seeks to build at the subject property.

Mr. Miller did not state that in his application to have this property zoned residential.

I live in the Gulf Shores Condominium building adjoining the subject property on the north side. I support the condominium project.

I do, however, have concern about the abandoned convenience store on that property. It has become an eyesore, and we have no warranty on the time frame for its removal.

It seems to me that all citizens of this beautiful city would share this concern.

I am asking you, all of you, as our representatives, to support the rezoning, but condition it on the removal of the convenience store within a stated and guaranteed period of time, e.g. six months.

Respectfully,

John Burton

From: [Lori Stelzer](#)
To: [City Council](#)
Cc: [Kelly Fernandez](#); [Jeff Shrum](#)
Subject: FW: PUBLIC COMMENT: October 13 Public Hearing re Ordinance Nos. 2020-31 and 2020-32
Date: Friday, October 9, 2020 2:57:20 PM
Attachments: [Gulf Shores to Venice City Council re Rezoning 225 The Esplanade North 20201008.pdf](#)

See email received below. I have advised Ms. Swan of the process for public participation. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: carolswan07@gmail.com <carolswan07@gmail.com>
Sent: Friday, October 9, 2020 2:06 PM
To: eComment <ecomment@venicegov.com>
Cc: Danielle Lewis <DLewis@Venicegov.com>; Lori Stelzer <LStelzer@Venicegov.com>
Subject: PUBLIC COMMENT: October 13 Public Hearing re Ordinance Nos. 2020-31 and 2020-32

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Please see the attached Public Comment relating to the City Council's public hearing October 13 on the subject ordinances.

I am the president of the Gulf Shores Condominium Association at 255 The Esplanade North, located next door to the 225 The Esplanade property that will be under discussion.

I am not certain what the process is for presenting written communications that you receive at the meeting; does someone from the City supporting the meeting read the comments? Or are submitters given the chance to orally present their written comments? If so, is it possible that another member of our Board of Directors read our comments? I am currently in Oregon and the time change makes my participation at the hearing difficult (it would be 6 a.m. my time).

Please let me know what any next steps are to be sure our comments are included in the record and heard at the hearing.

Carol Swan, President
Gulf Shores Condominium Association
703-992-5213

GULF SHORES CONDOMINIUM ASSOCIATION, INC.

255 The Esplanade North, Venice, FL 34285 www.255gulfshores.com
Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: kcweb@keys-caldwell.com

Transmitted by Electronic Mail to ecomment@venice.com

October 5, 2020

Mayor Ron Feinsod and
Venice City Council Members
401 West Venice Avenue
Venice, FL 34285

SUBJECT: Public Comment for Rezoning Hearing October 13, 225 The Esplanade, N.

Dear Mayor Feinsod and Council Members,

The Board of Directors of the Gulf Shores Condominium Association provides this public comment for inclusion at the subject City Council public hearing. We represent the high-rise condominium immediately to the north of 225 The Esplanade North. While in general we support the proposed rezoning petition, we have serious concerns about the lack of a specific timetable for action on the property should the petition be approved.

As noted, we support rezoning the vacant convenience store property from Commercial to Residential (Condominium) and we believe this change in land use from retail commercial to a high end three-unit residential condominium will improve the appearance of the property and neighborhood while increasing the City's tax base.

However, we are genuinely concerned about the lack of a firm timetable for the new project. The convenience store has been vacant since the spring. While great convenience to beach-goers and neighbors, the building has never been a particularly attractive structure. And, during the half-year that it has been empty, it has become more of an eyesore. And it is an eyesore that sits next to one of the City's jewels and main tourist attractions – Venice Beach. Allowing the eyesore to remain vacant without a firm commitment for demolition or reconstruction would be very unfortunate, not only impacting tourism but also depressing real estate values.

Thus we believe it is in your interests as well as ours to delay approving the rezoning petition in order to obtain two commitments: First from the developer and current owner to keep the property in good repair while the ordinance amendment process proceeds; and second from the developer that, once approved, work will start within 30 days of final amendment to demolish the existing building and begin construction on the condominium building being proposed.

Please read this comment into the public record as I will be on the West Coast during the hearing and may not be able to attend the hearing virtually because of the time zone differences.

Sincerely,



Carol L. Swan, President
Gulf Shores Condominium Association

From: [eComment](#)
To: [City Council](#)
Subject: FW: To: Venice Mayor Ron Feinsod and Venice City Counsel Members
Date: Monday, October 12, 2020 1:21:29 PM

Email received below. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: Tena Schick <tenac.schick@gmail.com>
Sent: Monday, October 12, 2020 11:16 AM
To: eComment <ecomment@venicegov.com>
Subject: Fwd: To: Venice Mayor Ron Feinsod and Venice City Counsel Members

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Sent from my iPad

Begin forwarded message:

From: Tena Schick <tenac.schick@gmail.com>
Date: October 12, 2020 at 10:29:52 AM EDT
To: ecomment@venice.com
Subject: **To: Venice Mayor Ron Feinsod and Venice City Counsel Members**

As an owner of property at Gulf Shores, the condominium next door to the Beach Mart, I have no objection to the proposed rezoning of 225 The Esplanade N. I do however, respectfully request the council to take proactive steps to avoid the vacant building from becoming the permanent eyesore and on October 13th Council vote to delay rezoning until the Owner and Developer provide Council with a binding commitment to demolish the Beach Mart within 30 days of rezoning vote.

Please use Council's leverage to insist upon immediate demolition in exchange for rezoning.

Thank you

Arturo Guerra

255 The Esplanade N unit 807
Venice Florida

Sent from my iPad

From: [eComment](#)
To: [City Council](#)
Subject: FW: Rezoning of Convenience Mart at the foot of Barcelona Street & Esplanade N.
Date: Monday, October 12, 2020 1:24:25 PM

See email below. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: anne <aajscs@comcast.net>
Sent: Saturday, October 10, 2020 11:39 AM
To: eComment <ecomment@venicegov.com>
Cc: Allan Jinks <jallan45@comcast.net>
Subject: Rezoning of Convenience Mart at the foot of Barcelona Street & Esplanade N.

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Dear Mayor Ron Feinsod & Venice City Council Members:

We are owners of property at Gulf Shores, the condominium next door to the Beach Mart. We have no objection to the Proposed rezoning of 225 The Esplanade N. Although we have not personally seen the proposed site plan, we expect the 3-unit, \$6 million condominium would represent a major improvement over the now abandoned Convenience Mart at the foot of Barcelona. **HOWEVER**, we do object to plans to leave the abandoned Convenience Mart in place on the site until construction begins. In the current economic environment construction could be many years away, especially if the Developer decides he must presell one or more of his \$2M units before demolishing the now abandoned building.

In addition, not only on our behalf but also on behalf of thousands of Venice Residents who will be driving past this abandoned building for years, **we ask that on October 13th Council vote to DELAY rezoning until the Owner and Developer provide Council with a binding commitment to *demolish* the Beach Mart within 30 days of a rezoning vote.**

We know that the Rezoning Council action will confer significant economic value on the Developer and the Owner. But every day the abandoned Convenience Mart remains in place the developer's gain will be at the expense of everyone who drives down Barcelona on the way to enjoy a sunset at the Jetty. In addition, it could be a negative factor in consideration of purchasing a unit in our building

Please use Council's leverage to insist upon immediate demolition in exchange for rezoning.

Thank you,
Anne & Allan Jinks
255 The Esplanade N Apt 907
Venice, Florida 48235

ajscs@comcast.net
jallan45@comcast.net

From: [eComment](#)
To: [City Council](#)
Subject: FW: Venice City Council Rezoning 225 The Esplanade
Date: Monday, October 12, 2020 1:22:49 PM
Attachments: [image001.png](#)

See email below. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: Carol <ccummings@alligatortape.com>
Sent: Monday, October 12, 2020 11:57 AM
To: eComment <ecomment@venicegov.com>
Subject: Venice City Council Rezoning 225 The Esplanade

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Good Morning:

I am an owner of unit 401 at Gulf Shores property located at 255 The Esplanade.

Please be aware I have no objection to the proposed rezoning of 225 The Esplanade North.

However, I do object to plans to leave the abandoned Convenience Mart in place on the site until construction begins as this could be many years away. Delays could be caused if the developer decides he must presell one or more of his \$2M units before demolishes the abandoned building.

Therefore I ask that on October 13 Council vote to Delay rezoning until the Owner and Developer provide Council with a binding commitment to demolish the Beach Mart within 30 days of rezoning vote.

Please use Council's leverage to insist upon immediate demolition in exchange for rezoning.

Thank you.

Carol Cummings
255 The Esplanade N. Art. 401
Venice Florida

Thank you,

Carol Cummings

Owner

Alligator Tape, Inc.

ccummings@alligatortape.com

630-307-1755

630-307-9733- Fax

[Check out our product solutions @alligatortape.com](http://alligatortape.com)



From: [eComment](#)
To: [City Council](#)
Subject: FW: Proposed rezoning of 225 Esplanade North
Date: Monday, October 12, 2020 1:23:51 PM

See email below. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: claudia santadonato <claud4414@gmail.com>
Sent: Monday, October 12, 2020 10:54 AM
To: eComment <ecomment@venicegov.com>
Subject: Proposed rezoning of 225 Esplanade North

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To: Venice Mayor Ron Feinsod and Venice City Council Members

As an Owner of a property at Gulf Shores, the condominium next door to the Beach Mart, I have no objection to the Proposed rezoning of 225 The Esplanade N.

Although I have not personally seen the proposed site plan, I expect the 3-unit, \$6 million condominium would represent a major improvement over the now abandoned Convenience Mart at the foot of Barcelona.

HOWEVER, I do object to plans to leave the abandoned Convenience Mart in place on the site until construction begins. In the current economic environment construction could be many years away. Especially if the Developer decides he must presell one or more of his \$2M units before demolishing the now abandoned building.

Accordingly, not only on my behalf but also on behalf of thousands of Venice Residents who will be driving past this abandoned building for years, **I ask that on October 13th Council vote to DELAY rezoning until the Owner and Developer provide Council with a binding commitment to *demolish* the Beach Mart within 30 days of a rezoning vote.**

I note the act of Rezoning Council will confer significant economic value on the Developer and

the Owner. But every day the abandoned Convenience Mart remains in place their gain will be at the expense of everyone who drives down Barcelona on the way to enjoy a sunset at the Jetty.

Please use Council's leverage to insist upon immediate demolition in exchange for rezoning.

Thank you

Claudia Santa-Donato
255 The Esplanade N Apt. 405
Venice Florida

From: [Lori Stelzer](#)
To: [City Council](#)
Subject: FW: Rezoning of 225 The Esplanade N.
Date: Monday, October 12, 2020 10:47:05 AM
Attachments: [letter on Venice rezone.pdf](#)

See email below and letter attached. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: DAVID MATTHEWS <cdavidm711@aol.com>
Sent: Saturday, October 10, 2020 12:58 PM
To: Lori Stelzer <LStelzer@Venicegov.com>
Subject: Fwd: Rezoning of 225 The Esplanade N.

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Please see attached PDF letter which supports the rezoning, but request action on demolishing the unsightly existing building ASAP.

David Matthews

From: DAVID MATTHEWS <cdavidm711@aol.com>
Date: Saturday, October 10, 2020
Subject: No Subject
To: cdavidm711 <cdavidm711@aol.com>

Shared via the [AOL App](#)

Mayor Ron Feinsod and Venice City Council Members

I own a condominium next door to the abandoned Beach Mart at 225 The Esplanade N. which is proposed for a rezone to allow a 3 unit residential condominium project. I think this is a beneficial change to the neighborhood and I support the rezoning.

However, I am very concerned about the current appearance of that property and that it could remain in this dilapidated condition for years before the new project is started. Do city ordinances allow an abandoned property to remain an eyesore and public hazard? After the property is rezoned that building has no use since commercial or storage uses are not allowed. It will be razed. The question is when and the sooner the better.

If possible please require the owner/developer to demolish the building and clear and maintain the site soon after the rezoning is given.

Thank you.

David Matthews
255 The Esplanade N.
Venice, FL

From: [eComment](#)
To: [City Council](#)
Subject: FW: Zoning Change for 225 The Esplanade North, Venice, Florida
Date: Monday, October 12, 2020 1:22:07 PM

See email below. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: ragsrmd@aol.com <ragsrmd@aol.com>
Sent: Monday, October 12, 2020 12:35 PM
To: eComment <ecomment@venicegov.com>
Subject: Zoning Change for 225 The Esplanade North, Venice, Florida

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Dear Mayor Ron Reinsod and Venice Council Members;

My wife and I are owners of a condominium next to the vacant commercial building in question.

We support the rezoning of this property from commercial to multifamily residential.

We request that this zoning change be contingent however upon the demolition of the present building immediately thereafter. It is an eyesore in the area and could become a site for congregation and vandalism.

Please consider our request in the matter.

Sincerely yours; Raymond A. Gaito Sr. M.D.

From: [eComment](#)
To: [City Council](#)
Subject: FW: Beach Mart Development
Date: Monday, October 12, 2020 1:23:29 PM

See email below. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: vptpc@aol.com <vptpc@aol.com>
Sent: Monday, October 12, 2020 11:02 AM
To: eComment <ecomment@venicegov.com>
Subject: Beach Mart Development

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

To: Venice Mayor Ron Feinsod and Venice City Council Members

As an Owner of a property at Gulf Shores, the condominium next door to the Beach Mart, I have no objection to the Proposed rezoning of 225 The Esplanade N.

Although I have not personally seen the proposed site plan, I expect the 3-unit, \$6 million condominium would represent a major improvement over the now abandoned Convenience Mart at the foot of Barcelona.

HOWEVER, I do object to plans to leave the abandoned Convenience Mart in place on the site until construction begins. In the current economic environment construction could be many years away. Especially if the Developer decides he must presell one or more of his \$2M units before demolishing the now abandoned building.

Accordingly, not only on my behalf but also on behalf of thousands of Venice Residents who will be driving past this abandoned building for years, **I ask that on October 13th Council vote to DELAY rezoning until the Owner and Developer provide Council with a binding commitment to *demolish* the Beach Mart within 30 days of a rezoning vote.**

I note the act of Rezoning Council will confer significant economic value on the Developer and the Owner. But every day the abandoned Convenience Mart remains in place their gain will be at the expense of everyone who drives down Barcelona on the way to enjoy a sunset at the Jetty.

Please use **the** Council's leverage to insist upon immediate demolition in exchange for rezoning.

Thank you

Vincent and Susan Taranto
255 The Esplanade N Apt 305
Venice Florida

Mercedes Barcia

From: Johanna Quinn <jquinnjrfoods@aol.com>
Sent: Monday, October 12, 2020 6:43 PM
To: eComment
Subject: 225 The Esplanade N

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I own condo 601 next door to the property being discussed to be a 3 unit condo. From what I read and saw in the paper it will be a huge improvement for the beach.

I am asking you to please make it a condition of the approval that the new owners have the convenience store demolished within 30 days so the beach doesn't have an eyesore for all the residents and snow birds coming in so they can enjoy our beautiful island.

It would be a good idea for there to be a barrier to control beach access until the condo is built.

Thanking you in advance for considering this at your hearing.

Sincerely,
Johanna Quinn

Sent from my iPhone

From: [Beth](#)
To: [eComment](#)
Subject: Venice City Council Hearing RE: 225 The Esplanade N Tuesday, October 13
Date: Monday, October 12, 2020 9:42:47 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

To: Venice Mayor Ron Feinsod and Venice City Council Members

As an Owner of a property at Gulf Shores, the condominium next door to the Beach Mart, I have no objection to the Proposed rezoning of 225 The Esplanade N --- **IF, THERE IS A BINDING AGREEMENT BETWEEN THE DEVELOPER/OWNER TO DEMOLISH THE BEACH MART WITHIN 30 DAYS OF THE REZONING VOTE.**

I Object to plans to leave the abandoned Convenience Mart in place on the site until construction begins.

- **Doing so would be an OBVIOUS VISUAL BLIGHT ON VENICE BEACH AS WELL AS THE CITY OF VENICE- which has always prided itself in being concerned with the safety of its citizens as well as a beautiful inviting city to visit.**
- **In the current economic environment construction could be many years away. Especially if the Developer decides he must presell one or more of his \$2M units before demolishing the now abandoned building**

I ask that on October 13 th Council vote **to DELAY rezoning until the Owner and Developer provide Council with a binding commitment to demolish the Beach Mart within 30 days of a rezoning vote.**

For the benefit of the residents and visitors of Venice --- PLEASE use Council's leverage to insist upon immediate demolition in exchange for rezoning.

Thank you

Beth Duigou

255 The Esplanade N Apt 204

Venice Florida