

From: [JOHN RUSH](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposition to Wasserman Residential Density Exception
Date: Sunday, May 11, 2025 8:10:33 PM

You don't often get email from johnrush600@comcast.net. [Learn why this is important](#)

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City Council Members,

I wish to express my objection to the proposed residential density exception at the Wasserman property. Increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches.

It seems in Venice exceptions are rather common place when it comes to accommodating developers. The Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. Increasing the density is in the best interests of the developer not the City of Venice or the citizens who reside in the area. Please stick to the Comprehensive Plan guidelines. Venice is special but it will look just like the rest of the gulf coast if the Council continues to make exceptions for these developers.

Please vote against the Wasserman Density Exemption

Regards,

John & Karen Rush

Venice Island Residents

From: [Terri Rouhan](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Sunday, May 11, 2025 11:41:27 AM

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Venice City Council,
As a 28 year resident of Venice, these exceptions to the comp plans have got to stop.
I STRONGLY object the residential density exception at the Wasserman property,
Thank you,
Terri Riuhan
924 Myrtle Ave, Venice, FL 34285

From: [Joann Grimes](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Fwd: Fw: Call to Action: Wasserman Property Density Exception 2nd Vote at City Council on 5/13/25
Date: Sunday, May 11, 2025 11:24:49 AM
Attachments: [Untitled.msg](#)

You don't often get email from joanngrimes1234@gmail.com. [Learn why this is important](#)

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I am a long time resident of Glenwood Manor and live at 391 Airport Ave in Venice. I strongly object to increasing the density on the Avenida del Circo property. I have attached my neighbor's note to you opposing this action. Please vote NO! We do not need further congestion impacting our community.

Joann Grimes
703 509 2246

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

From: Linda Krothe <linda.krothe@verizon.net>
Date: Sun, May 11, 2025, 11:12 AM
Subject: Fw: Call to Action: Wasserman Property Density Exception 2nd Vote at City Council on 5/13/25
To: GLM 404 Joanne Grimes, 223 40 9722. Med 9E62J23FK02 <joanngrimes1234@gmail.com>

[Sent from AOL on Android](#)

----- Forwarded Message -----

From: "linda.krothe@verizon.net" <linda.krothe@verizon.net>
To: "Jason Gallourakis" <jwgallourakis@gmail.com>, "GLM 102 Nick Forese" <njforese@gmail.com>, "GLM 101 John Dunn" <jmortmac@gmail.com>, "GLM 108 Andy Atwater" <andyatwater@hotmail.com>, "GLM 706 Lita & Andrew Ferdinand" <aferdfam@aol.com>, "GLM 107 Tony & Stella Auzenne" <antauz@aol.com>, "GLM 608 Beth Davies" <bethie333@netzero.com>, "GLM 401 Louise Bengivengo" <hbengivengo@gmail.com>, "GLM 103 Tony & Myleda Long" <jalong@wk.net>, "GLM 501 Paul & Joyce Morin" <jmmorin@verizon.net>, "GLM 507 Mary Ann Griswold" <maryanngriswold@yahoo.com>, "Maira S" <MsMaira23@gmail.com>, "GLM 304 Sophia Peters" <sophiapeters524@gmail.com>, "GLM 206 Susan English & Joey Nino" <joeynino@verizon.net>, "Jim Managlia" <jim_managlia@hotmail.com>, "GLM 201 Debra Sullivan (Robert Hargrove)" <willsull@bellsouth.net>, "GLM 201 Debra Sullivan 2 (Robert Hargrove)" <bbarron1203@gmail.com>, "GLM 207 Mike & Paula

Enkemann 2" <penkemann@gmail.com>, "GLM 703 Ron Muetzel"
<muetzelj@yahoo.com>, "GLM 702 Wendy Jensen" <wjensen7@yahoo.com>
Sent: Wed, May 7, 2025 at 8:22 PM
Subject: RE: Call to Action: Wasserman Property Density Exception 2nd Vote at
City Council on 5/13/25

I won't be able to attend, but sent the attached email to the City Council. Thanks,
Jason!

From: Jason Gallourakis <jwgallourakis@gmail.com>
Sent: Wednesday, May 7, 2025 3:08 PM
To: GLM 102 Nick Forese <njforese@gmail.com>; GLM 101 John Dunn
<jmortmac@gmail.com>; GLM 108 Andy Atwater <andyatwater@hotmail.com>; GLM
706 Lita & Andrew Ferdinand <aferdfam@aol.com>; GLM 107 Tony & Stella Auzenne
<antauz@aol.com>; GLM 608 Beth Davies <bethie333@netzero.com>; GLM 401
Louise Bengivengo <lbengivengo@gmail.com>; GLM 103 Tony & Myleda Long
<jalong@wk.net>; GLM 501 Paul & Joyce Morin <jmmorin@verizon.net>; Linda Krothe
<linda.krothe@verizon.net>; GLM 507 Mary Ann Griswold
<maryanngriswold@yahoo.com>; Maira S <MsMaira23@gmail.com>; GLM 304 Sophia
Peters <sophiapeters524@gmail.com>; GLM 206 Susan English & Joey Nino
<joeynino@verizon.net>; Jim Managlia <jim_managlia@hotmail.com>; GLM 201 Debra
Sullivan (Robert Hargrove) <wllsull@bellsouth.net>; GLM 201 Debra Sullivan 2 (Robert
Hargrove) <bbarron1203@gmail.com>; GLM 207 Mike & Paula Enkemann 2
<penkemann@gmail.com>; GLM 703 Ron Muetzel <muetzelj@yahoo.com>; GLM 702
Wendy Jensen <wjensen7@yahoo.com>
Subject: Call to Action: Wasserman Property Density Exception 2nd Vote at City
Council on 5/13/25

Hi, Glenwood Manor Neighbors! [Please forward as you see appropriate.]

Because so many of you made your voices heard, we were successful in getting the **HEIGHT** exception for the Wasserman property (bordered by Avenida del Circo, Ringling Dr., and Base Ave. E., please see image below) unanimously rejected by the City Council on 3/11/25. The height exception, however, was only half of the issue for this property. The other half was the residential density exception. **Fortunately, the residential DENSITY exception for the Wasserman property that was approved by the City Council in February requires a SECOND VOTE before being finalized. That vote will take place on 5/13/25.**

Recall that, in February, the owner/developer received approval from the City Council to increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre), and

the **developer's representative said that they had not heard any concerns from the neighborhood**. Exceptions such as this require TWO votes by the Council. The second vote will take place on 5/13/25 and, if approved a second time, would finalize the residential density exception.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. Enough is enough!

Call to action -- please make your voice heard and OPPOSE this residential density exception at the Wasserman property! There are two ways to be heard:

1. **EMAIL CITY COUNCIL BEFORE MONDAY 5/12/25:** If you cannot attend the 5/13/25 meeting but wish to express your objection to the residential density exception at the Wasserman property, you can contact the City Council at: citycouncil@venicefl.gov
2. **SPEAK AT THE 5/13/25 CITY COUNCIL MEETING:** Residents can appear at the 5/13/25 City Council meeting and express their objections. The meetings are held at City Hall and start at 9am. Arriving at 8:30am is recommended. Anyone can register to speak when they arrive and each person is limited to 5 minutes of speaking time. First come first served. Public comments are the second item on the agenda (see attached), so you don't need to stay all day. The City Council pays particular attention to those who speak in person at the meetings so this is a preferred way to make your voice heard if you are in town and available.

Thank you for your help in urging the City Council to reverse its initial approval of the residential density exception.

Jason Gallourakis

For more information, click the following link for the calendar, scroll down to 5/13/25, then click on the agenda where there are links to the related documents:

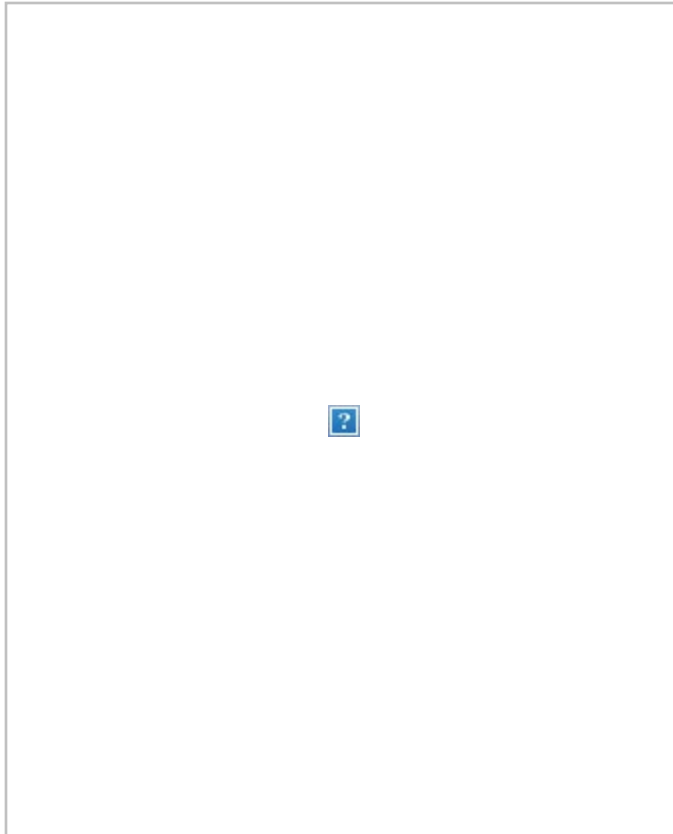
<https://venice.legistar.com/DepartmentDetail.aspx?ID=20620&GUID=E395B09C-529B-48D0-937E-51340B3EEB58&Mode=MainBody>

This is the agenda item:

ORD. NO. 2025-07: An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan and Associated Pages Pursuant to

Petition No. 24-31CP by Amending Strategy LU-IS 1.1.3 Mixed Use Corridor (MUC), and Related Future Land Use Tables, to Allow Additional Residential Capacity in the MUC and to Allow the Conversion of Nonresidential to Residential for Properties Located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for City of Venice Page 4 of 8 Printed on 5/6/2025 City Council Meeting Agenda May 13, 2025 Severability; and Providing an Effective Date

Image of the site from the Sarasota County Property Appraiser's website:



Reference: ORDINANCE NO. 2025-07 AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-31CP BY AMENDING STRATEGY LU-IS 1.1.3 MIXED USE CORRIDOR (MUC), AND RELATED FUTURE LAND USE TABLES, TO ALLOW ADDITIONAL RESIDENTIAL CAPACITY IN THE MUC AND TO ALLOW THE CONVERSION OF NONRESIDENTIAL TO RESIDENTIAL FOR PROPERTIES LOCATED EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

I am writing to express concerns about the above referenced agenda item on the May 13 City Council meeting. This will be the second & final vote on the Wasserman Property located on Avenida del Circo requesting a residential density exception. The City Council approved this exception in February. This exception would increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre). At the time this was approved, the developer's representative stated that there had been no concerns raised from the neighborhood. I am writing to express a strong objection to this final approval. I am a long time resident on Venice Island. I live in the Golden Beach community, and own four units at Glenwood Manor, which face Airport Avenue & border Avenida del Circo. Approving this request would significantly impact on the traffic in the area, and have an adverse impact on the residents of the Glenwood Manor community. We have many locals and tourists who travel Avenida del Circo and Airport Avenue daily to reach the beaches, the golf course, and Sharkey's. More congestion is not needed.

I was pleased that the 11 Mar City Council voted against allowing the Wasserman Property to an exception to the building height limit set by Venice. I strongly urge the Council to vote against this density increase. I am certainly in favor of a developer re-purposing this property that has been vacant for so long, but it should be done so within the Comprehensive Plan limits and guidelines. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last three years. It's time to work within the Venice guidelines for development.

I strongly oppose approval of this 2nd & final request for an exception to the Venice Comprehensive Plan guidelines on density. If not out of town, I would plan on attending the meeting to voice my concern & objections in person. Please ensure my concerns are raised to the council. I am not alone – most of the Glenwood Manor residents (55 units) share the same concerns and would request a no vote on this item.

My thanks to the Council for their service & consideration of our concerns on this issue.

Linda S. Krothe

Linda.krothe@verizon.net

[509 Dante Street, Venice, FL](#)

[391 Airport Avenue #402](#), 405, 406, 407, Venice, FL

571 733 8897

From: linda.krothe@verizon.net <linda.krothe@verizon.net>

Sent: Saturday, March 8, 2025 11:24 PM

To: citycouncil@venicefl.gov

Subject: Concerns on Mar 11 City Council Review of Wasserman Property Request

Reference: ORD. NO. 2025-08 An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by **Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo**, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

I am writing to express concerns about the above referenced agenda item at the Tuesday, Mar 11 City Council meeting. Today the Wasserman Property located on Avenida del Circo requests an exception to the Comprehensive Plan city ordinances that sets a 35 foot height limit for buildings. They are seeking approval to be allowed to build to a height of 85 feet. This request is over 2 ½ times the height limit, and would allow a 6 to 8 story building to be built on this property. This would be even taller than Village on the Isle, and significantly increase traffic and congestion in the area. I strongly recommend that their request for a height exception to 85 feet be disapproved. I plan on attending the meeting to speak on this but wanted to also document my concerns to the council.

I understand that in a previous City Council meeting, the Wasserman Property requested to exceed the normal housing density per acre from 13 residential units per acre to 35, and the Council approved this request. I also strongly disagree with this approval to increase density on the island.

I have been a homeowner on Venice Island since 2012. I own four condominiums in the Glenwood Manor Association at 391 Airport Ave just across from the airport. I also own a single family home on the island west of Harbor Drive. After crossing the Circus Bridge, you turn left on Avenida del Circo to reach my condominium

units.

Increased traffic throughout Venice, but especially on the island, has become worse in the last few years. Venice hosts many festivals, many held on the airport grounds. There is only one way to get there – Avenida del Circo, and then left on Airport Avenue. Venice Island also is a major attraction for tourists & residents . Avenidal Circo and Airport Avenue are the main thoroughfares to Service Beach, Sharky's, Lake Venice Golf Course, Casperson Beach. The traffic does not let up all day, but especially on weekends, holidays, beach days, and sunsets. There is a steady stream of . Increased density and building height will make the problems for residents & guests even worse.

The Comprehensive Plan was created to keep our city uniform and within accepted limits. I understand the City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. If the Council continues to waive these requirements, Venice will change in ways that the residents do not want.

I urge the Council to hold the developers of this property to the 35 foot building height.

Linda Krothe

Linda.krothe@verizon.net

509 Dante Street

391 Airport Avenue #402, 405, 406, 407

571 733 8897

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

From: <linda.krothe@verizon.net>

To: <citycouncil@venicefl.gov>

Cc:

Bcc:

Date: Wed, 7 May 2025 20:19:54 -0400

Subject: RE: Concerns on May 13 City Council Review of Ordinance No 2025-07
(Wasserman Property Request)

Reference: ORDINANCE NO. 2025-07 AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-31CP BY AMENDING STRATEGY LU-IS 1.1.3 MIXED USE CORRIDOR (MUC), AND RELATED FUTURE LAND USE TABLES, TO ALLOW ADDITIONAL RESIDENTIAL CAPACITY IN THE MUC AND TO ALLOW THE CONVERSION OF NONRESIDENTIAL TO RESIDENTIAL FOR PROPERTIES LOCATED EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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At the time this was approved, the developer's representative stated that there had been no concerns raised from the neighborhood. I am writing to express a strong objection to this final approval. I am a long time resident on Venice Island. I live in the Golden Beach community, and own four units at Glenwood Manor, which face Airport Avenue & border Avenida del Circo. Approving this request would significantly impact on the traffic in the area, and have an adverse impact on the residents of the Glenwood Manor community. We have many locals and tourists who travel Avenida del Circo and Airport Avenue daily to reach the beaches, the golf course, and Sharkey's. More congestion is not needed.

I was pleased that the 11 Mar City Council voted against allowing the Wasserman Property to an exception to the building height limit set by Venice. I strongly urge the Council to vote against this density increase. I am certainly in favor of a developer re-purposing this property that has been vacant for so long, but it should be done so within the Comprehensive Plan limits and guidelines. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last three years. It's time to work within the Venice guidelines for development.

I strongly oppose approval of this 2nd & final request for an exception to the Venice Comprehensive Plan guidelines on density. If not out of town, I would plan on attending the meeting to voice my concern & objections in person. Please ensure my concerns are raised to the council. I am not alone – most of the Glenwood Manor residents (55 units) share the same concerns and would request a no vote on this item.

My thanks to the Council for their service & consideration of our concerns on this issue.

Linda S. Krothe

Linda.krothe@verizon.net

509 Dante Street, Venice, FL

391 Airport Avenue #402, 405, 406, 407, Venice, FL

571 733 8897

From: Linda.krothe@verizon.net <Linda.krothe@verizon.net>

Sent: Saturday, March 8, 2025 11:24 PM

To: citycouncil@venicefl.gov

Subject: Concerns on Mar 11 City Council Review of Wasserman Property Request

Reference: ORD. NO. 2025-08 An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by **Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo**, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

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I understand that in a previous City Council meeting, the Wasserman Property requested to exceed the normal housing density per acre from 13 residential units per acre to 35, and the Council approved this request. I also strongly disagree with this approval to increase density on the island.

I have been a homeowner on Venice Island since 2012. I own four condominiums in the Glenwood Manor Association at 391 Airport Ave just across from the airport. I also own a single family home on the island west of Harbor Drive. After crossing the Circus Bridge, you turn left on Avenida del Circo to reach my condominium units.

Increased traffic throughout Venice, but especially on the island, has become worse in the last few years. Venice hosts many festivals, many held on the airport grounds. There is only one way to get there – Avenida del Circo, and then left on Airport Avenue. Venice Island also is a major attraction for tourists & residents. Avenidal Circo and Airport Avenue are the main thoroughfares to Service Beach, Sharky's, Lake Venice Golf Course, Casperson Beach. The traffic does not let up all day, but especially on weekends, holidays, beach days, and sunsets. There is a steady stream of . Increased density and building height will make the problems for residents & guests even worse.

The Comprehensive Plan was created to keep our city uniform and within accepted limits. I understand the City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. If the Council continues to waive these requirements, Venice will change in ways that the residents do not want.

I urge the Council to hold the developers of this property to the 35 foot building height.

Linda Krothe

Linda.krothe@verizon.net

509 Dante Street

391 Airport Avenue #402, 405, 406, 407

571 733 8897

From: linda.krothe@verizon.net
To: [City Council](#)
Subject: RE: Concerns on May 13 City Council Review of Ordinance No 2025-07 (Wasserman Property Request)

Reference: ORDINANCE NO. 2025-07 AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-31CP BY AMENDING STRATEGY LU-IS 1.1.3 MIXED USE CORRIDOR (MUC), AND RELATED FUTURE LAND USE TABLES, TO ALLOW ADDITIONAL RESIDENTIAL CAPACITY IN THE MUC AND TO ALLOW THE CONVERSION OF NONRESIDENTIAL TO RESIDENTIAL FOR PROPERTIES LOCATED EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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I was pleased that the 11 Mar City Council voted against allowing the Wasserman Property to an exception to the building height limit set by Venice. I strongly urge the Council to vote against this density increase. I am certainly in favor of a developer repurposing this property that has been vacant for so long, but it should be done so within the Comprehensive Plan limits and guidelines. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last three years. It's time to work within the Venice guidelines for development.

I strongly oppose approval of this 2nd & final request for an exception to the Venice Comprehensive Plan guidelines on density. If not out of town, I would plan on attending the meeting to voice my concern & objections in person. Please ensure my concerns

are raised to the council. I am not alone – most of the Glenwood Manor residents (55 units) share the same concerns and would request a no vote on this item.

My thanks to the Council for their service & consideration of our concerns on this issue.

Linda S. Krothe

Linda.krothe@verizon.net

509 Dante Street, Venice, FL

391 Airport Avenue #402, 405, 406, 407, Venice, FL

571 733 8897

From: linda.krothe@verizon.net <linda.krothe@verizon.net>

Sent: Saturday, March 8, 2025 11:24 PM

To: citycouncil@venicefl.gov

Subject: Concerns on Mar 11 City Council Review of Wasserman Property Request

Reference: ORD. NO. 2025-08 An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by **Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo**, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

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I understand that in a previous City Council meeting, the Wasserman Property requested to exceed the normal housing density per acre from 13 residential units per acre to 35, and the Council approved this request. I also strongly disagree with this approval to increase density on the island.

I have been a homeowner on Venice Island since 2012. I own four condominiums in the Glenwood Manor Association at 391 Airport Ave just across from the airport. I

also own a single family home on the island west of Harbor Drive. After crossing the Circus Bridge, you turn left on Avenida del Circo to reach my condominium units. Increased traffic throughout Venice, but especially on the island, has become worse in the last few years. Venice hosts many festivals, many held on the airport grounds. There is only one way to get there – Avenida del Circo, and then left on Airport Avenue. Venice Island also is a major attraction for tourists & residents . Avenidal Circo and Airport Avenue are the main thoroughfares to Service Beach, Sharky's, Lake Venice Golf Course, Casperson Beach. The traffic does not let up all day, but especially on weekends, holidays, beach days, and sunsets. There is a steady stream of . Increased density and building height will make the problems for residents & guests even worse.

The Comprehensive Plan was created to keep our city uniform and within accepted limits. I understand the City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. If the Council continues to waive these requirements, Venice will change in ways that the residents do not want.

I urge the Council to hold the developers of this property to the 35 foot building height.

Linda Krothe

Linda.krothe@verizon.net

509 Dante Street

391 Airport Avenue #402, 405, 406, 407

571 733 8897

From: [Elizabeth Grenham](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density of property on Avenida del Circo
Date: Sunday, May 11, 2025 12:03:29 PM

[You don't often get email from bettygren927@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Do not add 2 1/2times density to the above property even now the traffic is too heavy going to the Airport, beach, Sharky's, & Maxine Barrett Park. Thank you —Elizabeth Grenham of 940 Tamiami Trl S. Venice, Fl
Sent from my iPad

From: [Karen Hoffschmidt](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: FINAL READING Ord. No. 2025-07 on May 13, 2025
Date: Sunday, May 11, 2025 12:41:26 PM

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

To Mayor Pachota and members of the Venice City Council:

We strongly oppose any increase in density, and especially as high as 2.5 times what is allowed in the Venice Comprehensive Plan, in the Wasserman property development at Avenida Del Circo and Ringling. Additional vehicles and people in that area will create even more congestion and even greater safety issues.

Please listen to your constituents, the residents of the City of Venice. Please do not acquiesce to the wishes of developers and attorneys.

We urge you to vote NO to increasing the residential density of this project.

Thank you,
Karen and Gerald Hoffschmidt
931 Circle Drive, Venice, FL

From: [Barbara Russo](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: No to Wasserman exception
Date: Sunday, May 11, 2025 8:18:18 AM

[You don't often get email from barbararusso65@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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The traffic in the area is becoming increasingly congested. I oppose an exception for the Wasserman project.

Thank you,

Barbara Russo

From: [J.P.](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to - ORD. NO. 2025-07
Date: Sunday, May 11, 2025 8:12:15 PM

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Letter of Objection to ORD. NO. 2025-07

David & Judy Polley
960 Cooper Street Unit 202
Venice, FL 34285
jmpdrp@gmail.com
216-272-8295

May 10, 2025

City Council

Objection to ORD. NO. 2025-07 – Proposed Amendments to the Comprehensive Plan

Dear Members of the Venice City Council,

I am writing to formally object to the proposed ordinance, ORD. NO. 2025-07, which seeks to amend the 2017-2027 City of Venice Comprehensive Plan to allow additional residential capacity in the Mixed Use Corridor (MUC) and the conversion of nonresidential to residential uses for properties located east of Avenida Del Circo, south and west of Ringling Drive, and north of Base Avenue.

My primary concern lies with the proposed increase in residential density from 13 units per acre to 35 units per acre—an increase of over 2.5 times the current density allowed by the Comprehensive Plan. This significant escalation in residential density is not in alignment with the original vision of the Comprehensive Plan, which was carefully crafted to balance growth, infrastructure capacity, and the quality of life for Venice residents.

The proposed density increase raises the following critical concerns:

1. ****Precedent for Future Developments****: Approving this amendment sets a concerning precedent for future developments to seek similar exceptions to the Comprehensive Plan. This could ultimately undermine the integrity and purpose of the plan itself.

2. ****Community Character****: The charm and character of Venice are rooted in its well-planned neighborhoods and balanced growth. Allowing such a sharp increase in density risks altering the city's character, impacting the community's cultural and environmental identity.

3. ****Infrastructure Strain****: The dramatic rise in residential density will place considerable strain on existing infrastructure, including roads, utilities, and public services such as schools and emergency response systems. Such a change could lead to congestion and reduced service levels.

While growth and development are essential for the evolution of a city, they must be undertaken thoughtfully and in a manner consistent with the principles of sustainability and community well-being. The proposed increase in density does not appear to meet these standards, and its long-term impact on Venice could be detrimental.

I urge the City Council to reject ORD. NO. 2025-07 in its current form and encourage any proposed amendments to be more aligned with the existing Comprehensive Plan's goals and vision for managed, sustainable growth.

Thank you for your attention to this matter and for considering the concerns of Venice residents. I would be happy to discuss this issue further or provide additional input during the upcoming City Council meeting scheduled for May 13, 2025.

Sincerely,

David & Judy Polley

From: [Edwin Beltran](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposed to Density Exception at Wasserman Property
Date: Sunday, May 11, 2025 4:17:59 PM

You don't often get email from edwinbeltran6775@gmail.com. [Learn why this is important](#)

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Dear Venice City Council -

My name is Edwin Beltran, and I reside full-time at 960 Cooper St, Unit 304, Venice, FL 34285.

Regarding your upcoming vote on 5/13/25, ORD. NO. 2025-07, I am **opposed** to the residential density exception for the Wasserman property that would permit up to 189 units. I cannot even begin to imagine how that would worsen the traffic in our neighborhood, which is already extremely problematic! I was pleased to see that you denied the height exception for the same property. Please do the same regarding the density! I would really like to see the property developed but within the current density and height restrictions.

The voters in our city expect the city council to protect us from overdevelopment. We do NOT want to become Naples or Sarasota! And, yet, we seem to move closer to their fates one decision at a time. Please stop providing exceptions to our comprehensive plan and LDRs that will continue to overburden our infrastructure, create more traffic and destroy the charm, tranquility and quality of life that makes Venice so special. Enough is enough!

Please vote NO on the density exception at the Wasserman property!

Thank you very much.

Edwin Beltran
960 Cooper St Unit 304
Venice, FL 34285

From: [Judith Kaye](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposition to Residential Density Exception - ORD No 2025-07
Date: Sunday, May 11, 2025 11:24:07 PM

You don't often get email from kaye.judith@gmail.com. [Learn why this is important](#)

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Dear Members of Venice City Council,

I am writing to respectfully urge you not to approve the proposed residential density exception. While I understand the need for thoughtful development, I am deeply concerned about the impact of increased density on our community.

A higher residential density would exacerbate existing traffic congestion. Additionally, parking shortages - both for residents and visitors - are likely to worsen, making daily life more challenging for those who live, work, and visit our city.

Beyond these concerns, increased density could alter the character of our community and place a burden on public services. Thoughtful urban planning should prioritize sustainable growth while maintaining the quality of life Venice residents cherish.

I appreciate your time and consideration in this matter and trust that you will make decisions that uphold the best interests of the community.

Sincerely,
Judith Kaye
940 Cooper St, Venice, FL 34285

From: [Debbie Gericke](#)
To: [jack sullivan](#)
Cc: [City Council](#); [Board and Council Messages](#)
Subject: Re: Wasserman property
Date: Sunday, May 11, 2025 5:36:43 PM

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The city council has received 98 letters in opposition to this. We certainly hope they listen on Tuesday.

Thank you for sending this in.

Best
Debbie

On May 11, 2025, at 5:16 PM, jack sullivan <jackatvenice@gmail.com> wrote:

Dear City Council,

We certainly think it is good to finally have this property developed and we support the development at long last.

We do, however, strongly object to the density exception which would bring the density to over two and one half (2 2/1) times what you and we voted for in the Comprehensive Plan. Please respect the many hours and meetings that we participated in to create the Comprehensive Plan. We want to be able to respect and support the actions of our City Council. When exception after exception is made to the Compressive Plan are made, it is difficult to understand why we even have a Comprehensive Plan if the work devoted to creating it is not honored.

Respectfully,

John M. Sullivan

Genice H. Sullivan

233 Pensacola Road

Venice, FL 23285

From: [Jim Crall](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Request to NOT approve Wasserman property density exception
Date: Sunday, May 11, 2025 9:35:56 PM

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Dear Venice City Council,

I am writing to express concern regarding the proposed residential density exception for the Wasserman properties located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue.

While development of said property consistent with the 2017-2027 City of Venice Comprehensive Plan is desirable, the proposed density exception -- increasing the residential density by 2.5 times -- will create a number of problems for the neighborhood, including excessive traffic for neighborhood residents and those who use Avenida Del Circo to access the airport and area beaches.

Additional development presently underway in the area related to expansion of Village on the Isle and construction of additional residential units being built across Business 41/Tamiami Trail will already contribute to increased density in the neighborhood. Therefore, it is imperative that the original provisions of the Comprehensive Plan be adhered in further development of the area.

Therefore I urge you NOT APPROVE the density exception for the Wasserman property referenced above, and reverse the Council's initial approval of the residential density exception.

Thank you for your efforts on behalf of the interests of all Venice residents to ensure that future development be done in a thoughtful and sensible manner, consistent with the original provisions of the 2017-2027 Comprehensive Plan.

Sincerely,

James J. Crall
940 Cooper St. Unit 401
Venice, FL 34285

reverse its initial approval of the residential density exception.

From: [Rosa Dinis](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential Density exception at Wasserman Property
Date: Sunday, May 11, 2025 9:34:35 PM

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Council members,

I live at Island Park Condominiums on Cooper Street. I have heard that there will be a vote on Tuesday May13th regarding increasing the residential density by 2.5 times what is normally allowed. I am extremely opposed to this and request that you not allow this request to go through. There has been so many exceptions made to the Comprehensive Plan in the last 3 years and I feel that our quaint little town is being destroyed.

Please think about the residents that already live here and how this will affect our lives. Please vote NO on the DENSITY increase.

Rosa Sidley

From: [Joy Satterlee](#)
To: [City Council](#)
Cc: [Fred](#); [Board and Council Messages](#)
Subject: Venice City Council Members - Please vote NO for
Date: Sunday, May 11, 2025 3:25:02 PM

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Dear Venice City Council members -- We are requesting that each of you to vote AGAINST the proposed residential density for the Wasserman property by the airport.

Back in February, when the developer's representatives appeared before you all, they said they were unaware of any concerns from the neighborhood....NOT ACCURATE INFO!

While development of this property is certainly a good thing, increasing the residential density by 2.5 times what the Comprehensive Plan allows will create a number of problems for the entire neighborhoods surrounding this property -- including a huge increase of traffic and noise for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches.

We trust you to represent as well as listen to the residents of Venice and ask you to VOTE AGAINST making an exception to the Comprehensive Plan (please don't make this vote the 21st exception to the Comprehensive Plan in the last three years).

Thank you in advance. -- Joy Satterlee and Fred Harris

--

Joy A. Satterlee, APR and Fred Harris
331 Shore Road
Venice, FL 34285
Cell - 954/232-4221
JoySatterlee1@gmail.com

From: [Susan](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Vote NO on Wasserman Residential Density exemption
Date: Sunday, May 11, 2025 1:47:24 PM

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Dear Council,

I was born in Venice and have lived in this neighborhood my whole life. I implore you to please

DO NOT APPROVE THE EXCEPTION TO THE COMPREHENSIVE PLAN to increase residential density at the Wasserman Property.

That area is already overburdened with traffic as the folks who live off the island use that route to go to the beach.

Please remember a very common reason - perhaps yours - that folks move to Venice...small town feel and charm!

Thank you for keeping Venice....Venice!

Susan Reiter Horton

[Sent from the all new AOL app for iOS](#)

From: [Comcast](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Washerman high density housing
Date: Sunday, May 11, 2025 7:59:53 PM

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When are you going to listen to your constituents. Vote no to high density housing.
We have made it clear-this is not what the people want.
The traffic on Avenida del Circa is already heavy. The housing market is flooded and extremely depressed due to over building.
The only people that win with this decision is the developers, not the citizens.
Vote no!
Tina Bryan-Stephan
Sent from my iPhone

From: [Mike Pasternak](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman acreage proposal
Date: Sunday, May 11, 2025 1:13:23 PM

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Dear city council members.

As a nearby resident I agree with the need to improve the Wasserman property, however I disagree to increasing the density from its current previously approved standard of 13 units per acre. Even with that standard of 13 units per acre and the number of acres, there is potential for much more congestion and stress on the infrastructure. I cannot even imagine what it would be like if density was increased by two and a half times! Please vote against this proposal for the good of our neighborhood and the future of Venice Island.

Respectfully
Mike Pasternak
960 cooper st.

From: [Jeanne Kay Pasternak](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman density issue
Date: Sunday, May 11, 2025 12:23:55 PM

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Dear Venice City Council Members,

I would like to encourage you to all vote AGAINST the increase in density for the Wasserman project. While I agree that something must be done to improve this section of land I am deeply opposed to allowing the density rate to be raised above what has already been set by the Council. As a resident of this area I am keenly aware of the daily problems with heavy traffic already and know that it will become much worse if the increase in density from 13 to 35 units per acre is allowed. This standard was set for a reason, to protect our island, infrastructure and way of life and I see no reason to increase it

Please vote NO on the request for the density to be increased on the Wasserman project.

Thank you,

Jeanne Pasternak
960 Cooper Unit 204

Sent from my iPad

From: [Donald Matthews](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property density exception.
Date: Sunday, May 11, 2025 2:31:04 PM

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Dear Venice City Council Members,

I live at 909 The Rialto, Venice, FL 34285, and strongly oppose the Wasserman density exception. Follow the comprehensive plan benchmark. We do not need more traffic congestion. Please reject the exception.

Donald Matthews
909 The Rialto
Venice, Fl. 34285

From: [Cynthia Schein](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property Density
Date: Sunday, May 11, 2025 5:24:24 PM

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Dear Council Members,

I am a resident of Bellagio on the Island and have lived here 12 and a half years. I am a year round resident and own my home.

I strongly object to the increased density proposed for the Wasserman property. The traffic has increased so much over the years and it is unpleasant living here during the season due to this. There are times when traffic is lined up to the bridge waiting to turn to go to the beach. It is increasingly difficult to enter Rte 41 from any of the side streets off of Golf or Gulf. I urge you to refuse the increase in density which will not only increase traffic, but lower the standard of living. It is not a development which will increase the joy of living on our very special town

Thank you for considering this

Yours truly,
Cynthia S. Schein

Cynthia S Schein
109 Corte Del Asolo
Venice FL 34285
941-484-1943 (h)
814-571-1492 (c)
cinnyschein@gmail.com

From: [Stephen Ulrey](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property variance
Date: Sunday, May 11, 2025 6:10:43 PM

You don't often get email from stephen.ulrey@sbcglobal.net. [Learn why this is important](#)

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Dear Mayor and City Council Members,

I wish to register my objection to the proposed non-standard development of the Wasserman property. The height variance was rejected by City Council recently. Although Council initially approved the density variance, I hope updated comments from island residents will move you to reverse that initial decision.

Overdeveloping the property would be a regrettable mistake. High density would create numerous problems, including traffic on Avenida del Circo. Assuming 189 units (planned with the 35/acre density) and 2 cars per unit, leads immediately to 378 additional cars. These vehicles would flow onto Avenida del Circo, which is already congested at times. I have personally observed many times this year that traffic on Avenida del Circo backs up between Rt 41 and Airport Ave.

Approving high density housing would violate the comprehensive plan and damage the wonderful atmosphere of our neighborhood on Venice Island. The Island is a highly desirable location, as shown by real estate valuations.

The city has a comprehensive plan that you designed to maintain the quality of life in Venice and on the Island. It's well thought out, limiting future growth to 13 units per acre. Although we want to develop the Wasserman parcel, please do so within the established rules. Stay with the good plan.

My wife and I own a condo in Island Park.

Best regards,
Steve Ulrey
960 Cooper St
Venice, FL 34285
312 215-6204

From: [Mike Tracy](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Sunday, May 11, 2025 3:02:44 PM

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Dear Council Members,

I am sending this email to express my alarm at the proposal to change the zoning on the above referenced property. Why do we even need to consider increasing the residential density when our infrastructure is already distressed? There is no possibility to increase the capacity to bring traffic on and off the island and the roads around this property are already heavily travelled during season with traffic traveling to and from the beach as well as locals who, like me, live in this neighborhood.

I strongly urge you not to grant this financially driven request to amend the density at this property.
Thank you.

Regards, Mike Tracy

313 Circle Drive
Venice, FL 34285

From: [Shirley Tracy](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Sunday, May 11, 2025 2:58:18 PM

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I have been here 17 years and my grandparents were here before that. I understand that some change is a good thing. The rate that we are now allowing multi family dwellings to be built is not reasonable or necessary. We do not have the infrastructure in place to handle all of this. Why the Wasserman property needs to be upgraded 2.5 times from what is was approved is a mistake and should not happen. That particular road is so busy with people trying to get access to our beaches and to Sharkys that to add to it at this point is a bad decision.

Please take a minute to rethink this. Those of us who call this beautiful island home are being squeezed out. It is time to think about us for a change.

Thank you.

Shirley Tracy
313 Circle Dr
Sent from my iPhone

From: [Caroline Kilbane](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential Density Exception at Wasserman Property
Date: Sunday, May 11, 2025 7:17:11 PM

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Council Members,

I am writing you to NOT vote for the increase of residential density of the Wasserman Property over 2.5 times what the Comprehensive Plan allows, from 13 units to 35 units per acre. That's 71 originally allowed to 189 units!

As the City Council has made nearly 20 exceptions to the Comprehensive Plan the optics of what you are doing don't look good! As the saying goes, "Something is rotten in Denmark!"

In the 10 years since we bought our home in Venice, the change to the area has not been for the better. We are over built, the orange grove is gone, the cattle ranch is gone, the sleepy town feel is gone. We look & feel like the east coast, we are becoming more and more like Fort Lauderdale & Miami! The increase of traffic and over building is not what we want in Venice.

If you love Venice the way I do and so many others do, PLEASE DO NOT PASS the Density exception. This is not good for the people of Venice, you were elected to represent the people of Venice and not the builders!

Regards,

Caroline Kilbane
857 Chalmers Dr.
Venice

Sent from my iPad

From: [Linda Peake](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property Development Proposal
Date: Saturday, May 10, 2025 2:48:15 PM

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To All Concerned,

I am strongly opposed to the residential density exception for the Wasserman property. The Comprehensive Plan allows for reasonable development of this part of the City, but the proposed increase of over 2 1/2 times what **is** allowed will make the island of Venice substantially more congested. Restraint is a much needed approach in this time of seemingly unlimited development. Bigger is not always better.

Please consider the negative consequences of additional traffic to existing neighborhoods, auto and bike routes to the beach, and general access to and from the island. Do NOT approve the residential density exception for the Wasserman property. Thank you.

Linda Peake (permanent resident)
440 Baycrest Drive
Venice, FL 34285

Sent from my iPad

From: [Jane Davidson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Date: Saturday, May 10, 2025 1:07:36 PM

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I am writing to urge you to reverse the initial approval of the residential density exception. We moved to Venice in 2019 after visiting for a number of years. Since that time the traffic has grown problematic and the ability to use the beach by Venice residents has grown increasingly difficult due to both traffic and lack of public access with adequate parking. Biking has become more dangerous. Over time the infrastructure is showing signs of decay from pot holes at the art center to sewer problems in the street to upkeep and improvement of public parks. Venice is a special place and getting away from an established residential density to one that is much higher will not benefit Venice as a whole and without a specific plan put forward for a development including traffic management, inclusion of public green spaces and design planning for access to public places like downtown or shopping and addition of biking lanes and beach parking it does not make sense. Venice should not change its existing codes without a larger scale plan including water resources and road management including enforcement of speed limits is already a problem on the roads in that area. Please protect and enhance what makes Venice special by maintaining green spaces and long term planning for safety and the environment.

Jane davidson
532 serata st
Venice 34285

--

Jane H. Davidson
Professor Emerita Department of Mechanical Engineering
University of Minnesota
[email:jhd@umn.edu](mailto:jhd@umn.edu)

From: [Chase Paisley](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Oppose Density Increase at Wasserman Property – Full-Time Resident Concern
Date: Saturday, May 10, 2025 10:56:14 AM

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Dear Members of the Venice City Council,

Please vote NO on the second reading of the density exception on May 13th.

I am writing as a full-time resident of Venice Island who lives close to the Wasserman property to express my strong opposition to the proposed residential density exception that would increase allowable units per acre.

While I understand the value of development and thoughtful growth, this proposal goes far beyond what the Comprehensive Plan allows and risks undermining the very character and livability of our community. Increasing the density by more than 2.5 times will:

- Significantly worsen traffic congestion, especially along Avenida Del Circo and the South bridge, which is already heavily used by residents and beachgoers alike
- Increased traffic poses risks to joggers, walkers, and bikers using the street(s) to the Venice Waterway trail entrance near the airport and South bridge.
- Put additional strain on infrastructure and public services
- Set a concerning precedent, particularly as nearly 20 such exceptions have already been made in just the last three years

I am not alone in this thinking. Many of my neighborhoods think think this level of density does not fit the area, and we urge you to reconsider.

Please vote NO on the second reading of this exception on May 13th. Our Comprehensive Plan exists for a reason—let's uphold it to protect the long-term quality of life in on the island of Venice.

Sincerely,

Mary Ann Manescu

1112 Riviera Street Venice, FL

Full-Time Venice, FL Resident

Sent from my iPhone

From: [Richard Herrema](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property density exception
Date: Saturday, May 10, 2025 11:46:40 AM

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To the City Council Members,

I want to register my opposition to the proposal to increase the density on the Wasserman property - bounded by Avenida del Circo, Ringling Dr, and Base Ave. - to 2.5 times the allowed density.

I am glad to see that the property will be developed. However, during the busy season Avenida del Circo carries a LOT of traffic going to/from the beaches on the South end of Venice. Also, when there are festivals/activities on the airport grounds there is a lot of extra traffic.

Normal density will already add traffic, but let's not shoot ourselves in the foot by going overboard.

Thank you,
Richard Herrema
940 Tamiami Trl S UNIT 505
Venice, FL 34285

From: [Larry Linton](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property - 5/13/25 Meeting
Date: Saturday, May 10, 2025 10:45:44 AM

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Dear City Council Members,

My husband and I have been residents of Village on the Isle for nearly six years and are extremely concerned about the noise and traffic on Avenida del Circo which has evolved during this time.

Please know that I am writing to PROTEST an increase of 2-1/2 times the normal density for the Wasserman property across the street from our condo which will add considerably more noise and traffic.

YOUR VOTE AGAINST development so large-scale is sincerely appreciated.

Please vote responsibly at the May 13 meeting.

Sincerely,

Patricia A. Linton
940 Tamiami Trail South
Apt. 305
Venice, FL 34285

From: [Jim Moore](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Saturday, May 10, 2025 10:33:26 AM

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Council members,

Please do not allow an increase in density for this property. The island is already over crowded to the point that it is a safety issue. As a nearby resident I have serious concerns about the potential increase in traffic in the area. The frequent events at the airport property and people making short cuts to the beach already create true congestion. Increasing density for the subject property would only exacerbate traffic and noise issues in the neighborhood. Please do not contribute to these neighborhood problems. Thank you, James Moore, 209 Rio Terra.

Sent from my iPad

Email me at: email4jem@yahoo.com

From: [Larry Linton](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: WASSERMAN PROPERTY DENSITY
Date: Saturday, May 10, 2025 10:09:22 AM

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Dear City Council Members,

As a resident of Village on the Isle, I am a constant user of Avenida del Circo., as are most of the members (300+) of our community.

The traffic on this road is very heavy at certain times of the day, most particularly during tourist season.

I am writing to PROTEST an increase of 2 1/2 times the normal density for this property.

To allow this would be an unwise and irresponsible decision for the City Council to make.

I am confident that you will make the right decision on this issue.

Respectfully,

Larry Linton
940 Tamiami Trail S
Venice, FL 34285

From: [Kathleen Baer](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property exception
Date: Saturday, May 10, 2025 10:03:04 AM

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Please do not increase the property density for the Wasserman plan. I live on Nokomis Ave at Base Ave and the traffic increase to Airport Road has been unbearable lately. It used to be a quiet neighborhood, but density is becoming an issue. I know other vacant lots that will soon be developed and that should be enough.

-Kathy Baer

From: [Kathy Granata](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman exemption
Date: Saturday, May 10, 2025 9:32:09 AM

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Please, please, please do NOT increase the density! The height requested was turned down. Next the density request needs to be turned down!

I am a member of Grace Church nearby. Traffic is a problem now with exiting on Avenue De Cirque.

With a higher density allowed nearby, it would only be worse.

I am a year round resident of Venice and have lived on the Island since 1985.

Kathy

Sent from my iPhone

From: [Mary Mathena](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Saturday, May 10, 2025 9:17:19 AM

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As property owners on the island of Venice we are strongly opposed to increasing the density of the Wasserman property. It is becoming increasingly difficult to get off the island, especially trying to make a left from Field Ave onto Avenido del Circo. Why do you have an assumingly well thought out Comprehensive Plan and zoning regulations and then want to make exceptions? For the safety and well being of the community, the density should remain the same.

Charles and Mary Jo Mathena
1100 Pine Rd

From: [Kristin Hoffschmidt](#)
To: [City Council](#); [City Clerk \(public email\)](#)
Cc: [Board and Council Messages](#)
Subject: Vote No on Double Density – Wasserman Property
Date: Saturday, May 10, 2025 9:14:32 AM

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Dear Mayor and Members of the City Council,

I support the re-development of the vacant property at 1111 Avenida de Circo and thank you for your vote against the height exception for the proposed development on the Wasserman property. However, I encourage you to vote against the exception to more than double the housing density in the second vote on 5/13/25.

The increased level of density is inappropriate for that site. I and other residents from this neighborhood are concerned about **both** density and height. Many people were not able to voice our concerns in time for the first vote on density because they did not know it was taking place, and now that they do, the neighborhood has shown that it is strongly against this level of density.

Adding 35 units per acre in an area that cannot safely absorb the corresponding increase in traffic will create safety, noise, and congestion problems. Traffic problems already exist and this will make them worse: Avenida Del Circo has regular long backups, and an enormous expansion to Villages on the Isle is currently under construction.

Flooding is also a concern - where will stormwater go? The developer's height exception was denied, so would the buildings and parking be spread out over the entire parcel? Changing the site from mostly pervious surfaces to mostly impervious surfaces will likely cause flooding for the neighboring properties.

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 on the island, why doesn't the City Council consider encouraging other re-development and re-zoning projects, including in the many vacant and already impervious strip malls in our City?

Please respect the guidelines within the Land Development Regulations and do not approve the density exception on the second vote. The negative impacts on safety, the community, and the environment are too great.

Kristin Hoffschmidt
232 Gulf Drive, Venice

From: [bjhower812](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Date: Saturday, May 10, 2025 3:06:15 PM

You don't often get email from bjhower812@comcast.net. [Learn why this is important](#)

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Dear City Council members,

I am writing in regard to the proposed residential density exception to the Wasserman property bordered by Avenida del Circo, Base Ave and Ringling Dr.

As I understand the exception, this change would allow 2.5 times the density allowed by the Comprehensive Plan. This would allow unnecessary added traffic to the neighborhood and other problems.

We have a Comprehensive Plan in place. What, then, is the purpose, if exceptions are often made to it?

This exception requires a second vote for approval. I respectfully ask that you reject this change at Tuesday's meeting.
Thank you.

Sincerely,

Barbara Hower
812 Nokomis Avenue.

From: Gomartin3@gmail.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: No on increasing residential density
Date: Saturday, May 10, 2025 11:15:52 AM

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We are opposed to increasing the residential density for the Wasserman property.

Respectfully,
George Martinez & Valerie Senew Martinez
312 Beach Rd

George O. Martinez, Esq.
Mobile 617 947 0722

Sent from my iPhone

From: [ANNE STEVENS](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: objection to the residential density exception at the Wasserman property
Date: Saturday, May 10, 2025 11:05:35 AM

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To Who It May Concern:

As a resident of Village On The Isle, I am opposed to the Council granting a residential density exception at the Wasserman property.

During this past "season" I personally experienced unacceptable wait times of two minutes or more in order to turn "north" onto Avenida Del Circo secondary to the very heavy traffic on ADE. Adding additional units will produce actual gridlock on that road.

Also, considering that Village on the Isle is adding an additional 50 plus residential units essentially adjacent to the Wasserman property, I kindly request that you DO NOT ALLOW THE DENSITY EXCEPTION.

With Kind Regards,

Anne Leslie Stevens
940 Tamiami Trl S, Unit 501
Venice, FL 34285
Sent from my iPad

From: [Lisa Olivieri](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Oppose Density Increase at Wasserman Property – Full-Time Resident Concern
Date: Saturday, May 10, 2025 5:21:11 PM

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Dear Members of the Venice City Council,

Please vote NO on the second reading of the density exception on May 13th.

I am writing as a full-time resident of Venice Island who lives close to the Wasserman property to express my strong opposition to the proposed residential density exception that would increase allowable units per acre.

While I understand the value of development and thoughtful growth, this proposal goes far beyond what the Comprehensive Plan allows and risks undermining the very character and livability of our community. Increasing the density by more than 2.5 times will:

- Significantly worsen traffic congestion, especially along Avenida Del Circo and the South bridge, which is already heavily used by residents and beachgoers alike
- Increased traffic poses risks to joggers, walkers, and bikers using the street(s) to the Venice Waterway trail entrance near the airport and South bridge.
- Put additional strain on infrastructure and public services
- Set a concerning precedent, particularly as nearly 20 such exceptions have already been made in just the last three years

I am not alone in this thinking. Many of my neighborhoods think this level of density does not fit the area, and we urge you to reconsider.

Please vote NO on the second reading of this exception on May 13th. Our Comprehensive Plan exists for a reason—let's uphold it to

protect the long-term quality of life in on the island of Venice.

Sincerely,

Lisa M Olivieri

120 Alba Street East,

Full-Time Venice, FL Resident

From: [Diane Colozzi](#)
To: [City Council](#)
Cc: [Tony Colozzi](#); [Board and Council Messages](#)
Subject: Opposition to Density Exception for Wasserman Property on Avenida del Circo
Date: Saturday, May 10, 2025 6:45:57 PM

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Dear Sir/Madame:

We live on 316 Circle Drive, Venice. We wish to voice our opposition to the density exception for the above referenced property, increasing the present comprehensive plan to over 2-1/2 times from the current rules. We believe this is excessive.

Thank you,

Anthony and Diane Colozzi
316 Circle Drive, Venice, FL

Sent from my iPad

From: [Kathleen Schwartz](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: residential density exception
Date: Saturday, May 10, 2025 8:39:53 AM

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As a neighbor of the Wasserman property, I am completely against increasing the density in the new development. Avenida del Circo is already a heavily trafficked road.

Thank you for your attention.
Kathleen Schwartz, 304 Field Ave E

From: [Kathleen Waton](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: STRONGLY OPPOSE Increasing the Residential Density for Wasserman Property
Date: Saturday, May 10, 2025 9:15:12 AM

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Dear Council Members,

As a year-round resident of Beach Manor Villas South, I use Avenue Del Circo all the time to access 41. I heartily OPPOSE increasing the density 2.5 times by making an exception to the Comprehensive Plan to further develop this property.

NO, NO, NO. UNACCEPTABLE.

Sincerely,

Kathleen Waton
1122 Cockrill St. #58
Venice, FL 34285
(478) 992-6917
Kathleenwaton@yahoo.com

[Sent from Yahoo Mail for iPad](#)

From: [k short](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Too many demands on our infrastructure
Date: Saturday, May 10, 2025 9:02:43 AM

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City Council,

I am writing to express my concern about proposed development of the Wasserman property here in Venice. My concern is overdevelopment that results in too much demand on our fragile infrastructure.

I can only trust that you have been most cautious in your assessment of this property so as not to destroy what we all cherish. The responsibility is yours. Do not act carelessly.

Kathleen Short
708 Serata St
Venice, Fl. 34285

From: [Brett Spengler](#)
To: [City Council](#); [Nicholas Pachota](#); [Jim Boldt](#); [Rachel Frank](#); [Rick Howard](#); [Kevin Engelke](#); [Ronald Smith](#)
Cc: info@venicethrives.com; [Maira Spengler](#); [Board and Council Messages](#)
Subject: Vote No on Wasserman Property Exceptions
Date: Saturday, May 10, 2025 12:35:23 PM

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Mayor Pachota and City Council -

My wife, two kids, and I are neighbors to the Wasserman property located at 1111 Avenida Del Circo. We urge you to vote NO on ANY exception, and NO on ANY conversion of non-residential units to residential at the Wasserman property for these reasons:

1. It should have never received a Yes on the first vote.
2. 35 DUs allowing up to 189 residential units is non conforming to the area and well beyond what the Comprehensive Plan and MUC allows. By comparison, Gulf Aire (17 DUs) consists of 28 units and Glenwood Manor (17 DUs) consists of 55 units.
3. The MUC was changed in prior years to REDUCE from 17 DUs to 13 DUs per acre. Your predecessors had the forethought to protect Venice from overcrowding and overdevelopment. You were elected to uphold the same.
4. The traffic study done by the developer states that the Wasserman property will generate 13.18 trips per 25.84 residential units per hour. Apply the requested density exception to those numbers and you have 96.34 trips per hour. Their report then goes on to state there will be NO TRAFFIC IMPACT. It will absolutely have an adverse traffic impact.
5. TRAFFIC! The traffic issues on Avenida Del Circo, Airport Ave and Beach Rd have gone ignored for far too long. Approving a density exception will only contribute to these issues. Drivers blow through stop signs, they don't yield to pedestrians in crosswalks, and they use Airport Ave like a racetrack. Cyclists and pedestrians have been hit and injured. Beach traffic backs up from down Airport Ave to the light at 41 or the light over the Circus Bridge at Center Rd and vice versa. As traffic backs up, drivers resort to using nearby private parking lots as alternate roads at excessive speeds. Pray the drawbridge doesn't go up. We walk our son to school across from Wasserman and we've almost been hit on several occasions. When we, like countless others, walk to the beach and cross over Harbor Dr it's like playing the game Frogger as drivers speed and there are no marked crosswalks. During the Italian Festival and Blues Festival earlier this year temporary stop signs were placed at the intersection of Avenida and Airport to form a 3way stop. Within minutes the stop signs were ran over and it continued several times a day with multiple calls made to 911. We personally called 3 times. Nearby residents helped drivers remove the mangled stop signs from under their cars. Residents resorted to standing on the corner pretending to film reckless drivers in order to get them to obey traffic laws. Where was Venice PD? Their electronic billboards and vehicles were parked on the Wasserman property to discourage trespassers.

Do better. Vote No.

Brett Spengler
Maira Spengler
Lorenzo Spengler
Lyra Spengler

Sent from my iPhone

From: [Charles Peake](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman density exception
Date: Saturday, May 10, 2025 11:03:36 AM

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Please uphold the comprehensive plan by rejecting the Wasserman density exception application. Too many exceptions makes for a sham document and unruly development.

Charles Peake
440 Baycrest Drive
Venice
802-377-7750
Sent from my iPad

From: [John Michaelsen](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: wasserman property
Date: Saturday, May 10, 2025 11:20:21 AM

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Vote NO NO on increasing the number to many dwellings being built! John Michaelsen
Sent from my iPhone

From: email4jem@yahoo.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property and mroad safety
Date: Saturday, May 10, 2025 8:20:12 AM

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increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. Enough is enough! Our roads have reached the maximum and the lack of safety is now at a critical level.

From: [Joyce Blackney](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property occupation exception
Date: Saturday, May 10, 2025 5:26:51 PM

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One more Venice island resident urging you to REJECT the occupation density exception.
Thomas E. Blackney 5-10-2025

From: [Maida Atkins](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Saturday, May 10, 2025 9:35:26 PM

You don't often get email from maidaatkins2103@gmail.com. [Learn why this is important](#)

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Dear Councilmen,

Making an exception to the Comprehensive Plan for no reason except the landowner wants to make more money, does not seem like you are keeping the needs of the neighboring community in mind. This is already a busy street as it's the main access to the beaches and airport. Adding a big residential community with children and pets to a busy street will increase the risk of accidents. It will also put the bikers who use this street to get to the beach or waterway at risk.

A residential development to replace a derelict building is a step in the right direction, but not 2.5X's the density approved in the Comprehensive Plan. You have an opportunity to do the right thing in protecting Venice residents by keeping the population density to a reasonable level and moderating the traffic.

I am a resident of Village on the Isle and witness the daily traffic, the traffic to and from the airport after a hurricane or to an event held at the airport, to and from the beach, and to the Italian-American Club's dinners. It is a very busy road that already makes getting onto Avenida Del Circo from our parking lot or Field Avenue, difficult. Please don't make it more dangerous by adding more people and cars than zoned.

Sincerely,
Maida Atkins

From: [Elise Elliott](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman prosed property density exception
Date: Saturday, May 10, 2025 1:49:56 PM

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Dear Council, I am a resident of Village on the Isle with objection to the proposed increase in density as relates to the Wasserman property. The present amount of traffic from beach goers is already causing terrific traffic jams at the Tamiami Tr. traffic light making it extremely difficult to exit our property. Adding to the density will only increase the danger of accidents along Avenida Del Circo. Also, rescue vehicles & ambulances are frequently needs at our facility. Increasing traffic will only delay their timely response efforts. Thank you for your attention to this matter. Elise Elliott
Sent from my iPhone

From: [James L. Blackburn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman
Date: Saturday, May 10, 2025 8:57:15 AM

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I wish to make my voice heard, that I oppose the residential density exception at the Wasserman property. The Island is already too crowded.

Sincerely,

James L. Blackburn
410.206.2738 cell

From: [Ineke Gallup](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Friday, May 9, 2025 6:27:31 PM

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Please reverse the density exception. Great that this eyesore property is getting developed.....but let's be classy about this and be consistent with the vibe of our lovely island!

Thank you

Ineke Gallup

Ilgallup@charter.net

From: [M. Keyes](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: 2nd vote on Wasserman Property
Date: Friday, May 9, 2025 4:50:59 PM

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Good afternoon,

I want to just take a minute of your time to express my thoughts on the expanded density vote coming up on the 13th since the developers representative say they had not heard any concerns from the neighborhood.

Please do not again approve the increase in density for the Wasserman property from 13 (71) residential units to 35 (189)units per acre . That will in my opinion create over crowding in that area and will only add to the already existing over crowded roads. We already can't find parking spaces at the beaches or around the Venice Ave shops. I also use the Venetian Waterway Trail every other day and getting across Avenida del Circo will become impossible. It is already way to dangerous to ride a bicycle in the bike lane on Airport Ave E or 41 so I take the side streets.

I am not against developing that property but increasing the density by 2.5 times seems excessive and dangerous. Venice Island used to be known, and not that long ago as a sleepy little place . Not any more especially with the increase of private jets landing and taking off. Not to mention the smell of jet exhaust is a frequent reminder to all of us in the neighborhood.

Please let's not ruin what is left. Please just stick to the Comprehensive Plan.

Thank you for your time.

Marianne Keyes

From: [Sherry Kane](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: High Density Residential proposal Wasserman Property
Date: Friday, May 9, 2025 9:24:25 AM

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I live at 410 Valencia road and definitely OPPOSE this proposal and all future density increases. One high density project leads to another which will destroy our beautiful Island.

From: [rosemary wright](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to Wasserman property residential density exception
Date: Friday, May 9, 2025 10:38:54 AM

[You don't often get email from wright.rosemary1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Rosemary Wright and William Furse, 1109 Harbor Drive S wish to express our complete objection to the residential density exception at the Wasserman property.

Regards,

Rosemary Wright
William Furse

From: [james magero](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Property density exception
Date: Friday, May 9, 2025 10:56:54 AM

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Please do not allow a property density exemption for this property or any other property for that matter .we've had enough of this

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From: [Robert Kane](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential High Density Proposal at Wasserman Property
Date: Friday, May 9, 2025 9:26:28 AM

You don't often get email from robertgeorgekane@gmail.com. [Learn why this is important](#)

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I live at 410 Valencia road and definitely OPPOSE this proposal and all future density increases. One high density project leads to another which will destroy our beautiful Island.

Robert Kane

From: [Sue Baldwin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman density exceptions
Date: Friday, May 9, 2025 9:23:56 AM

You don't often get email from sbaldwin721@gmail.com. [Learn why this is important](#)

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It is my understanding that there is a second vote to increase the allowed density of the Wasserman property on Venice Island. I am opposed to this. We have a Comprehensive plan for a reason and every time Council allows for exceptions it invalidates the plan. Growth in Venice is already excessive , ruining the appeal of the town, clogging our roads, and taxing our infrastructure. Please stop giving exceptions.

Sue Baldwin
Venice resident

From: [Tania Willard](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman density vote
Date: Friday, May 9, 2025 9:47:09 AM

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Please please remember what has made Venice so popular. It is the quaint feel of the island that attracts people to the area and allows such high tax bills. Do not kill the goose that lays the golden eggs. Vote no on Wasserman's request to allow 2.3 times the population density. This must stop or values will continue to drop as we are seeking them currently...

Warm regards,
Tania Willard
332 Shore road

From: [Peggy Gorman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property density exception
Date: Friday, May 9, 2025 9:18:24 AM

You don't often get email from peggyg198@gmail.com. [Learn why this is important](#)

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I would like to express my objections to the residential density exception of the Wasserman property on the island. I live on Airport Ave and the traffic on this road has gotten horrendous. There is no regard for the speed limit. Increased number of bicycles and pedestrian traffic. Increased housing would mean this would only get worse.

Thank you
Peggy Gorman

From: [Gene Jongsma](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density Exemption on Wasserman Property
Date: Friday, May 9, 2025 12:11:24 PM

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I urge the Venice City Council to oppose the resident density exception of the Wasserman property on the island of Venice. I live in Village on the Isle and experience first-hand the traffic and noise, especially when the snowbirds are in town. The density exception would seriously increase the traffic and make our lives more unpleasant. Please vote against it.

Thank you,

Eugene Jongsma
900 Tamiami Trail S. #614
Venice, FL 34285

From: [Claire MacFayden](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density
Date: Friday, May 9, 2025 11:02:42 AM

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Please say no to increasing the density of the existing property Avenida Del Circo.

This will negatively impact all involved properties, east and west of the development. Golf Drive is already used as a cut through to Rt 41 and on any given day it is like a nascar speedway.

More development, more traffic, more pollution , more disruption to the environment, more cases of accidents and congestion on our roads.

I'm not adverse to development. The original density plan was fine. The new one is excessive.

Please remember and take care of your constituents that are already here in Venice and voted for you to take care of our city.

Claire MacFayden
708 Golf Drive
Venice, FL 34285
704-574-1770

Sent from my iPhone

From: [City Clerk \(public email\)](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: FW: City Council Meeting - May 13, 2025
Date: Friday, May 9, 2025 11:13:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

City Clerk (public email)

Email: cityclerk@venicefl.gov

Web: www.venicegov.com



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From: Judy G <chelhook@msn.com>
Sent: Friday, May 9, 2025 10:34 AM
To: City Clerk (public email) <cityclerk@venicefl.gov>
Subject: City Council Meeting - May 13, 2025

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TO: Elected City Council Members

It is concerning when running for city council, you talked about controlling growth. Yet, developers come before you to amend the all-important Comprehensive Plan, and one by one you approve - nonresident to resident, low density to moderate density, County rural to City multi-family. You have two Ordinances before you, both affecting density. If you haven't seen the development on East Venice Ave. west of Jacaranda, I would suggest that you take a look and ask yourself if that is what you want Venice to become - two-story structures with no green

space to speak of.

The Ordinance amending the Venice Comprehensive Plan for the Wasserman property increasing the residential density by 2.5 times represents greed by the owner and developer and causing more traffic issues for residents and visitors in Venice.

The Ordinance amending the Venice Comprehensive Plan for the property at the northeast corner of Auburn and Border Road of 10 acres to include 70 homes will most likely include 2-story structures similar to those on East Venice Ave. This type of development will certainly impact the environment, traffic, water flow from Curry Creek and does not align with communities surrounding it. You have already approved Cassata Oaks at Auburn and Edmondson/Border. There is another development on Auburn, Chalets of Venice, on 10 acres to include 46 homes. These developments will all add to water flow into Curry Creek and cause flooding. These three developments need to be considered in total, not individually, when looking at density, flooding, traffic, and maintaining similar communities in one small area.

PLEASE remember that you were elected to represent the Venice residents and not the developers. That's what you professed when running for office.

Judy Gerty

From: [Susan Gonzalez](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: I wish to express my objection to the residential density exception at the Wasserman property
Date: Friday, May 9, 2025 3:50:49 PM

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Dear City Council Team,

I wish to express my objection to the residential density exception at the Wasserman property.

Let me know if you need additional information to process my objection- thanks

Regards

Sue Gonzalez
627 Alhambra road unit 104
Venice Florida

Sent from my iPad

From: [Andrea Lee](#)
To: [City Council](#)
Cc: [Andrea Lee](#); [Board and Council Messages](#)
Subject: May 13, 2025 Hearing re: Density "Wasserman" Property
Date: Friday, May 9, 2025 8:38:18 PM

You don't often get email from andrea.lee57@yahoo.com. [Learn why this is important](#)

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Hello City Council,

I own and reside at 323 Shore Road, Venice. I want to voice my objection to increasing the residential density of the Wasserman property (bordered by Avenida del Circo, Ringling Dr. and Base Ave. E.) by 2.5 times the current Comprehensive Plan. The increased density in this area will increase the traffic volume on the already busy and congested roads. Extra burden will be placed on the Circus Bridge and it will be more difficult to turn off and on route 41 to Avenue del Circo.

The increase in density is no small change. Taking into account potential development at the airport ground, this overdevelopment will have a huge impact and decrease the quality of life for those who bought and live on the Island.

I would ask you to please vote against increasing the density of this property.

Kind regards,

Andrea Lee

From: [NH](#)
To: [City Council](#)
Cc: [Jason Kobe](#); [Board and Council Messages](#)
Subject: Objection to the residential density exception at the Wasserman property
Date: Friday, May 9, 2025 11:39:33 AM

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Dear City Council,

I am writing to object to the residential density exception at the Wasserman property for the upcoming meeting. Please make note of this.

In addition, you should consider holding meetings outside of normal working hours for inclusivity, diversity and optimal attendance.

Thank you,

Naomi Harker & Jason Kobe
339 Shore Rd.

From: [Catalina King](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposing residential density
Date: Friday, May 9, 2025 10:30:22 PM

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I am voicing my opposition to the high density of the Wasserman project. We don't need more traffic on the island.
Sent from my iPhone

From: [Kevin B Burgess](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: ORD. NO. 2025-07 Wasserman Property Item on the May 13, 2025 City Council Meeting Agenda
Date: Friday, May 9, 2025 8:35:00 PM

You don't often get email from kevinbburgess@gmail.com. [Learn why this is important](#)

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Valued City Council Members,

With respect to the Wasserman Property Item (ORD. NO. 2025-07) on the Agenda of the May 13, 2025 City Council Meeting:

As a citizen of the City of Venice and resident of the Gulf Shores neighborhood, I am asking the City Council to not grant the residential density exemption which is being voted on for the second time at the May 13, 2025 meeting. Please reverse your initial approval of the residential density exemption. I oppose the residential density exemption (ORD. NO. 2025-07), I only ask that the owner(s) and/or developers develop the property within current height and residential density limits.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches.

Best Regards,

Kevin B. Burgess

From: [Barbara Gundy](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: ORD. NO. 2025-07 - Objection to proposed residential density exception (Wasserman Property)
Date: Friday, May 9, 2025 10:33:33 AM

You don't often get email from barb.gundy@yahoo.com. [Learn why this is important](#)

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Members of Venice City Council:

I am writing to express my **objection to the proposed residential density exception** at the Wasserman property (located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue) which is to be considered at the 5/13/25 council meeting. As a full-time resident of this neighborhood, many problems including increased traffic and pressure on aging infrastructure will be created by increasing the residential density. The Comprehensive Plan was enacted to provide for controlled-planned growth. The City Council needs to adhere to the Plan without continued exceptions

Regards,
Barbara Gundy
821 Guild Drive
Venice FL 34285
412-443-6175.

From: [Marcia Smith](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Please reject increase of residential density
Date: Friday, May 9, 2025 12:58:02 PM

You don't often get email from gundysmithbiz@gmail.com. [Learn why this is important](#)

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I am writing to object **to the proposed residential density exception** at the Wasserman property (located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue) which is to be considered at the 5/13/25 council meeting. As a **full-time** resident of this neighborhood, I fear for the many problems including increased traffic and pressure on aging infrastructure that will be created by increasing the residential density. The Comprehensive Plan was enacted to provide for controlled-planned growth. The City Council needs to adhere to the Plan without continued exceptions.

We are already adding condos right around the corner on Tamiami Trail.

thank you

Marcia Smith

821 Guild Dr

From: [Valerie Waters](#)
To: [City Council](#); [Valerie Waters](#)
Cc: [Board and Council Messages](#)
Subject: Re: Avenida del Circo Proposed Development-Density Amendment
Date: Friday, May 9, 2025 11:17:36 AM

You don't often get email from cvcwaters@verizon.net. [Learn why this is important](#)

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Dear Venice Council Members,

I am unable to attend the upcoming council meeting so I am writing this email to again express my concern over the Wasserman project, but first would like to thank you for listening to the people and not allowing the height exception that the developer was proposing.

Prior to that meeting where so many people attended and expressed their concerns, there was a previous meeting where the density exception was approved. The developers representative said that they had not heard any concerns from the neighborhood. Well, I think you will hear them now. Please listen to the people and neighbors again. We are concerned about overgrowth and the resulting traffic, noise etc. Enough is enough!

Please don't make "exceptions" to the previously approved Comprehensive Plan the norm. The Plan is there for a reason and those reasons have not changed.

Please reverse your previous approval for the residential density exception. Venice will continue to thrive without it.

Thanks in advance.
Valerie and Chris Waters
320 Gulf Dr

On Sunday, March 9, 2025 at 08:27:59 AM EDT, Valerie Waters <cvcwaters@verizon.net> wrote:

Council Members,

Although the builder's plan for the development of the parcels on Avenida Del Circo appears to be a done deal since Council already approved these parcels for increased density, I am reaching out again to implore you not amend the Land Development Code be amended to allow an exception to the usual 35 foot height limits for buildings. Bad enough that they are looking for an exception, but to expect a height of almost 2 1/2 times the height limit is not acceptable. Not only that, it would be taller than similar buildings in that district.

Get up to date on social media and homeowner's distress and complaints over the growth in Venice and the impact it has on our lives. Those of us on the south end of the island not only have to deal with this but also the growth of the airport.

These rules and regulations were put into place for a reason. Please revisit those reasons and not amend them.

Thanks in advance.
Valerie and Chris Waters
320 Gulf Dr

On Monday, February 10, 2025 at 07:09:50 PM EST, Valerie Waters <cvcwaters@verizon.net> wrote:

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: [Sue Lang](#)
To: [Nicholas Pachota](#); [City Council](#); [Edward Lavalley](#); [James Clinch](#); [Roger Clark](#)
Cc: [Board and Council Messages](#)
Subject: Vote Should Not Be Taken On Ord. No. 2025-07 Add'l Res. Capacity in the MUC Island Neighborhood
Date: Friday, May 9, 2025 12:01:39 PM
Importance: High

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Mayor Pachota and Council Members,

Until the height is resolved for the proposed development on the parcel for which this land use change has obviously been drawn up, **no vote should be taken on Residential Capacity in this MUC because height dictates density, i.e., height constrains density/capacity so it would not only be moot, but an imprudent consideration by Council until Council decides on the height.** This agenda item also gives the appearance of a back door method to achieve the height (75 ft) recently requested by the developer that was rejected by City Council in March. (The current allowed height is 35 ft with an exception to go to 57 ft).

The Comp Plan states: "New buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height, and design."

The proposed land use does not relate to the context: "height" of the neighborhood and community... With the exception of the VOTI height which never should have been approved, nothing in the area is more than 4 stories and most are less. It should be noted that VOTI was treated as an exception because of it is considered a **hospital type of facility.**

Council should also reject this proposed land use capacity and conversion from Nonresidential to Residential change because it is tantamount to spot zoning to accommodate one particular proposed development in the area. This Mixed Use Corridor is already largely residential and this proposal would further contradict the goal of promoting a mix of uses in this area. **This development does not deserve an exception such as the one afforded VOTI because it is merely another residential condominium development that is not going to create jobs, industry, business, public service, etc.**

Council also needs to consider drainage in this area. Lot coverage in the MUC is extraordinarily high and does not appear to be sustainable in light of the City's drainage infrastructure. The proposed capacity increase needs more review to determine impact on City drainage infrastructure and prevention of flooding of public streets and neighboring properties.

From: [Ilene Churilla](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Friday, May 9, 2025 1:31:31 PM

You don't often get email from ilenecohen3@gmail.com. [Learn why this is important](#)

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Dear City Council members,

I am writing to plead that you do not approve a density exception for the Wasserman property on Avenida del Circo. The current comprehensive plan allows for 71 units. An increase to 189 units would create traffic problems in this quiet residential area. Please remember that a middle school is located on Field Ave. and Village on the Isle is currently in the process of an expansion that will also generate more traffic. The Rialto has become a highway during the winter months and we have not received a satisfactory response for traffic abatement, such as a 4-way stop at Field Ave. More residential units will likely make this situation worse.

While I am glad that this derelict property is finally being developed, a change to the density will only serve the owner/developer, not the property owners in the area or the future residents of that property. We pay high property taxes to live on our sleepy 'island' and would like Venice to keep its charm and small town atmosphere.

Sincerely,

Ilene Churilla
1010 The Rialto
Venice, FL

From: [Carol Gray](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property density exemption
Date: Friday, May 9, 2025 4:50:14 PM

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Dear Venice Council members.

We are writing to express our serious concern about allowing the Wasserman property on Avenida Del Circo to have a density exemption that would allow 2 1/2 times the residential units as are now in existence. The increase in residential units would create a huge traffic problem on a road which is already incredibly busy before and after sunset, on events at the Italian club, and in the afternoon when school lets out at the academy on Field avenue. We are residents of Gulf Shores and use Avenida Del Circo to Field avenue quite frequently. It's often difficult to make the left from Field avenue as it is.

We're not familiar with the existing parking availability for the building, but such an increase in residents will most certainly make for a difficult situation.
Please consider voting no on the second vote on May 13.

Sincerely,
Peter and Carol Gray
1116 Riviera St.

From: [Dianne Waters](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wassermn Property
Date: Friday, May 9, 2025 11:01:35 AM

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Council Members,

I am expressing my deepest opposition to increasing the density requirements to allow 2.5 times the current density limits at the Wasserman property. These limits exist for a very good reason.

I do not oppose development of the property, in fact I see it as a good thing, as long as it is developed within existing city regulations.

Dianne Waters
1020 Cockrill Street
Venice FL 34285

From: [judith davis](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density change
Date: Thursday, May 8, 2025 8:17:39 PM

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Dear Council.

Do NOT increase the density proposal on the Wasserman property. (ave de Circo). The comprehensive plan has been amended too much already. Keep..or lower the density. There is too much traffic on that road already.

Judy and Bob Davis

920 Tamiami Trail S. #554

Venice

941-486-5411

ALSO....the green street sign saying Ave. De Circo with an arrow pointing west is still missing from Business 41 southbound. It came off in a hurricane (Milton, I believe). It was on the traffic light at the corner...of 41 and Ave. De Circo.

I realize this is a Maintenance problem...please pass it along.

From: [Dennis Fisher](#)
To: [City Council](#)
Cc: [Mike Stawecki](#); [Marilyn & Carla Rozell](#); [Troy Gager](#); [Fisher Printer](#); [Board and Council Messages](#)
Subject: DENY increased density request for the Wassermann property
Date: Thursday, May 8, 2025 3:23:54 PM

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Dear council members;

My wife and I are very appreciative of the work you do for us, the residents of Venice, FL. We love our city and very much appreciate when our friends and others can enjoy it as well. That being said we are very disappointed in what seems to be unrestrained development. You are not alone. The same is true for Sarasota County decisions. We just don't understand these actions at all. Are you not aware of the incredible change in traffic over just the last few years. While it is not our job to examine your individual motivation for these untamed and some times acceptance of plans that violate density restrictions, it is our job to let you know of our discontent and hope you choose to do the right thing.

Our present concern is with the upcoming density considered for the Wassermann property on Avenida del Circo, Ringling and Base Ave on the island. YES, this property has been an eyesore for years with the only appealing structure being Dr Wassermann's old office. We don't think too many people would mind a change for the property, we just don't want so many residents on the site. Avenida del Circo is already a very busy thoroughfare for travelers to our beach, Sharkey's and the airport. This road will already be exposed to much more traffic after the Hotel gets built on the open acres near Rt 41.

PLEASE listen to us who care, stay with a reduced density that will keep our beautiful Island as we have known it. PLEASE deny the higher density request that will come before you a second time on May 13th.

Thank you for your consideration

Dr. Dennis F Fisher
Helen A. Pannes
920 Cooper St E104
Venice, FL 34285

May, 5, 2025

From: [Barbara Hudspeth](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: I oppose ORD. NO. 2025-07
Date: Thursday, May 8, 2025 5:15:30 PM

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To the Council Members:

I oppose the residential density exception at the Wasserman property. It is my opinion that this will create a more traffic congestion on the island. Additionally, this will likely strain existing infrastructure (roads/bridges), stress our potable water resources and stress the sewer system and water treatment plant.

Please vote NO to this proposal.

Barbara Hudspeth
101 Torcello Court
North Venice 34275

From: [Katie Flynn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: NO, simply NO to the Residential Density Exception for Wasserman Property
Date: Thursday, May 8, 2025 4:45:16 PM

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Esteemed council members,

Again I write to you regarding: Ordinance No. 2025-07 Island
Neighborhood Comprehensive Plan Amendment 24-31CP

NO, period. Simply NO.

Of course Mr. Wasserman and the proposed developer would like to maximize their profit. This should not be done at the expense of the residents of Venice with yet another LDC amendment, increased traffic, and increased density.

The current LDC and Comprehensive Plan was thoughtfully adopted, after much work by both the city and the residents of Venice. Please do not bow to the desires of individuals and developers at the expense of residents of Venice.

Sincerely,
Katie Flynn

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

From: [Steve Oglethorpe](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to DENSITY exception for the Wasserman property
Date: Thursday, May 8, 2025 4:59:48 PM

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Esteemed Councilors,

The owners and developers of the property bordered by Avenida del Circo, Ringling Dr., and Base Ave. E. have requested both height and density exceptions.

Thank you for rejecting their request for a height exception.

Please also reject their request for a residential density exception.

Increasing density by 2.5 times that allowed in the Comprehensive Plan will not benefit Venice, and would have substantial negative impacts on the area.

I ask that you vote to reject the density exception.

The owners and developers must operate within the guidelines of the Comprehensive Plan.

Best,

Steve Oglethorpe

From: [Sharon](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Objection to the residential density exception at the Wasserman property - S Baum
Date: Thursday, May 8, 2025 10:51:03 PM

You don't often get email from ssbaum4@yahoo.com. [Learn why this is important](#)

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Good evening Mayor and City Council members,

I wish to express my objections to the residential density exception request at the Wasserman property.

The Venice Comprehensive Plan, effective January 12, 2018, is a good road map to maintain Venice's unique character and I am concerned that the proposed exception would veer too far from that vision.

I'm particularly concerned that increasing density on the Wasserman property will increase traffic on Avenida Del Circo and ultimately traffic will spill over onto neighboring streets. Drivers will probably opt to use Field and Nokomis Avenues to get to the beach, the latter of which is a designated bike route that is barely wide enough for two cars to pass by each other.

Please keep in mind that traffic on these streets will increase due to the added density from the ongoing Village on the Isle expansion.

I recognize there are advantages of having this property redeveloped, but want to stress that the request to increase the residential units from 13 to 35 is wholly inappropriate to maintain the character and atmosphere of our neighborhood. Based on my long experience serving on my former home town's traffic safety, bicycle advisory, and planning commissions, I am certain that approving such a high density project will surely result in residents of the affected areas regularly petitioning the city for a wide range of traffic-calming measures. And as I learned the hard way as a planning commissioner, this a headache you don't want.

Thank you for your attention on this matter,
Sharon Baum
1111 Nokomis Ave S Venice FL 34285

From: [brenna P](#)
To: [City Council](#)
Cc: [brenna P](#); [Board and Council Messages](#)
Subject: objection to the residential density exception for the Wasserman property
Date: Thursday, May 8, 2025 2:28:20 PM

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Dear Council, I cannot attend the 5/13/25 meeting but wish to express my **objection to the residential density exception for the Wasserman property.**

With the huge amount of traffic that already exists on the island & especially driving to and from the beaches, increasing residential density will have a detrimental impact to our neighborhood. Please do not divert from the plan. Avenida Del Circo is the main road people use to get to the beaches & it already gets backed up with traffic several times throughout the day & much worse on the weekends.

Please think of the people who live in neighborhood communities & vote to oppose it

Thank you for your consideration!

Brenda Buttrick
413 Shore Rd, Venice

From: [howard eliason](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: objection to the residential density exception
Date: Thursday, May 8, 2025 12:09:58 PM

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I am writing to express concern and objection to the residential density exception at the Wasserman property.

increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. Enough is enough!

Thank you Howard Eliason

From: [Jason Gallourakis](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposed to Density Exception at Wasserman Property [ORD. NO. 2025-07]
Date: Thursday, May 8, 2025 4:21:55 PM

You don't often get email from jwgallourakis@gmail.com. [Learn why this is important](#)

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Dear Honorable Mayor Pachota and Venice City Council Members-

My name is Jason Gallourakis, I am a fulltime resident of Venice. My family owns a condo at 431 Airport Ave E, Unit 202, Venice, FL 34285, which we rent seasonally. I personally reside at 960 Cooper St, Unit 304, Venice, FL 34285. Both our family condo and my personal residence are located in the neighborhood near the Wasserman property.

We have longed for that property to be improved as it is dilapidated and an eye-sore to everyone who passes by it -- not the least of which are our own residents and many visitors to the beach, airport, parks and festivals. That said, the traffic issues we already face are becoming increasingly problematic -- especially along Avenida Del Circo (where the Wasserman property is located) and Airport Ave. More specifically, **I am opposed to the exceptions to the Comprehensive Plan for the Wasserman project that would increase residential density by 2.5 times than what is allowed by the Comprehensive Plan.**

I have reviewed the traffic study attached to this agenda item. It is simply inconceivable that adding 189 residential units in this location will have no impact on the traffic in this area. I would encourage those who conducted this study, and the City Council, to travel along Avenida Del Circo in the late afternoons and evenings to understand what is already a traffic nightmare for our residents and visitors. Making this neighborhood traffic situation worse is simply unconscionable, and will make living in and visiting the southern part of our beautiful island extremely stressful.

I, along with other concerned residents, applauded your decision to deny the height exception sought for the same property. Most of us raised the issue of traffic and safety as our primary concerns. You listened to your constituents and made the decision that was in the best interests of the city's residents and visitors. **I ask that you do so again and deny the density exception on this second reading at your 5/13/25 City Council Meeting.**

I also ask that you carefully consider any further exceptions to density and/or height exceptions to the Comprehensive Plan within city limits. Exceptions should be rare and for the benefit of the community. Let's hold ourselves to the restrictions of the Comprehensive Plan and protect what makes Venice special.

Thank you very much for your consideration, and thank you for your service to our beloved city.

Jason Gallourakis
960 Cooper St Unit 304

Venice, FL 34285

From: [Thomas Tasca](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Opposition to Wasserman Project Dnsity Variance
Date: Thursday, May 8, 2025 8:19:51 AM

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Once again I am writing to vehemently oppose the exemptions for the Wasserman Project on Avenida Del Circo. Had I know about the density hearing the 1st time I would have opposed it then.

- When the developer purchased the property they knew what the zoning was. If they couldn't make money with that zoning they shouldn't have purchased it.
- The 2.5 times density increase on a small condensed parcel of land would disrupt the neighborhood and tax the infrastructure.
- Beach traffic is very heavy at certain times of the day on Tamiami & Avenida Del Circo. Traffic backs up all the way to Airport Road. Adding this many units will exacerbate it even more. A left coming out from Field Avenue is difficult during certain hours of the day.
- There is a preschool right across the street from the proposed project potentially making it dangerous for children
- Why have restrictions and a comprehensive plan if you are going to change them with no apparent benefit to the community but only to make a project more profitable for a developer?
- The City Council has made 20 exemptions in the last three years which is already too many.
- A person at the height increase meeting reminded members of the City Council they had campaigned on adhering to the comprehensive plan. I would like to remind the City Council as well.

Again I am vehemently opposed to removing any density restrictions on the Wasserman Project.

Respectfully, I believe it is the City Councils responsibility to hold projects to the Comprehensive Plan to protect the community from increased density as well as from taxing infrastructure.

Regards,
Tom Tasca
Phone: (401) 286-3927
email: tpt042@gmail.com

From: [Giuseppina Esposito](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: ORD NO. 2025-07
Date: Thursday, May 8, 2025 4:22:16 PM

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To Our Esteemed City Council Members

Re: ORD NO. 2025-07

I am unable to attend the 5/13 meeting however I respectfully express my opposition to the proposed residential density exception at the Wasserman property.

While development of this property has many benefits for the residents of Venice, increasing density by 2.5 times the allowance in the Comprehensive Plan will substantially exacerbate traffic congestion and pose serious public safety concerns.

Avenida Del Circo serves as a key artery for residents and visitors accessing our beaches, parks, golf course, fairgrounds, renowned coastal dining, and dog park. Currently, during major events, traffic backups extend as far as the Circus Bridge. Adding the additional traffic from this development will overwhelm this main artery, forcing drivers to seek alternative routes through residential neighborhoods. These detours will endanger pedestrians, including children at play, elderly residents walking their dogs, and students using school activity paths. This presents an undeniable safety issue.

Furthermore, excessive congestion fuels frustration and discourages participation in community events. For instance, attendees already struggle with traffic delays for the Italian Festival and Sharkey events. If traffic conditions worsen, more people may choose to avoid these experiences altogether. Losing accessibility to these events could impact Venice's appeal, diminish revenue, and drive visitors elsewhere for recreation.

If traffic diverts downtown, the same concerns arise—alternative routes through Downtown and Harbor Drive will further slow seasonal traffic to a standstill.

For these reasons, I urge the City Council to reconsider and vote **against** the proposed density increase.

Thank you for your time and thoughtful consideration.

Giuseppina Esposito
1114 Nokomis Ave S - Venice

From: [John Dunn](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: RE: Concerns on May 13 City Council Review of Ordinance No 2025-07 (Wasserman Property Request)
Date: Thursday, May 8, 2025 7:45:44 PM

You don't often get email from jmortmac@gmail.com. [Learn why this is important](#)

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Reference: ORDINANCE NO. 2025-07 AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-31CP BY AMENDING STRATEGY LU-IS 1.1.3 MIXED USE CORRIDOR (MUC), AND RELATED FUTURE LAND USE TABLES, TO ALLOW ADDITIONAL RESIDENTIAL CAPACITY IN THE MUC AND TO ALLOW THE CONVERSION OF NONRESIDENTIAL TO RESIDENTIAL FOR PROPERTIES LOCATED EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

I was pleased that as a result of the March 11th City Meeting, the Council voted against allowing the Wasserman Property to have an exception to the building height limit set by Venice. I strongly urge the Council to vote against this density increase. I am certainly in favor of a developer re-purposing this property that has been vacant for so long, but it should be done so within the Comprehensive Plan limits and guidelines. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last three years. It's time to work within the Venice guidelines for development. The Plan was written for a reason, to control over-development within the City.

I strongly oppose your approval of this 2nd & final request for an exception to the Venice Comprehensive Plan guidelines on density. I plan on attending the meeting to voice my concern & objections in person. Please ensure my concerns are raised to the council. I am not alone – most of the Glenwood Manor residents (55 units), and Sea Breeze Condominium residents (8 units) share the same concerns and would request a no vote on this item.

My thanks to the Council for their service & consideration of our concerns on this issue.

John Dunn

jmortmac@gmail.com

seabreezevenice@gmail.com

461 Airport Avenue E. #101

1423 Avenida Del Circo #1C

Venice, Florida 34285

From: [Lucille Janatka](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential Density Exception at Wasserman Property/ OPPOSE!!
Date: Thursday, May 8, 2025 5:12:44 PM

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City Council Members,

My husband and I oppose the plan to allow for an increase in residential density.
Please do not allow our beautiful city to become over built.

Karel and Lucille Janatka

Sent from my iPad

From: [J B Johnson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential Density exception for the Wasserman property.
Date: Thursday, May 8, 2025 3:17:06 PM

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I strongly object to the residential density exception at the Wasserman property. I believe the density should remain at 13 residential units/acre as the Comprehensive Plan originally contained.

Jerry B Johnson
200 The Esplanade, N. Apt C6
Venice, FL 34285
813.598.1311

From: [Denny Schreier](#)
To: [City Council](#)
Cc: [Lauren Wilson](#); [Board and Council Messages](#)
Subject: Upcoming city council mtg
Date: Thursday, May 8, 2025 2:40:13 PM

You don't often get email from dennyschreier@gmail.com. [Learn why this is important](#)

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My name is Dennis Schreier. I am the trustee for The Schreier Family Cask Maker Trust which recently purchased condo unit 302 at 920 Cooper Street in Venice. We purchased the unit because it is located in a relatively safe and quiet area of Venice. We plan to use the condo for family use, mostly during the winter months. That said, we are opposed to the variation request to more than double the resident density for proposed new developments in the area. In particular, the agenda item noted below:

ORD. NO. 2025-07: An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan and Associated Pages Pursuant to Petition No. 24-31CP by Amending Strategy LU-IS 1.1.3 Mixed Use Corridor (MUC), and Related Future Land Use Tables, to Allow Additional Residential Capacity in the MUC and to Allow the Conversion of Nonresidential to Residential for Properties Located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for City of Venice Page 4 of 8 Printed on 5/6/2025 City Council Meeting Agenda May 13, 2025 Severability; and Providing an Effective Date.

I hope the council will reconsider the actions in this regard and vote no to this proposed ordinance change and keep Venice the desirable location that its many residents appreciate.

Thank You,
Dennis Schreier

From: [Tina Marrelli](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Vehemently opposed to the increase in density at the Wasserman property!
Date: Thursday, May 8, 2025 11:11:09 PM
Importance: High

You don't often get email from news@marrelli.com. [Learn why this is important](#)

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Dear Venice City Council Members,

Hello- My Husband and I live at 922 the Rialto. We are adamantly opposed to any increase in density at the Wasserman property. Increasing the density of the development over 2.5 times what the Comprehensive Plan allows is unconscionable. Why do we have a Comprehensive Plan if it is not respected and adhered to? We paid for it and reviewed and etc. across years. The Mayor and City Council members come and go –but the people are left with these decisions. This Comprehensive Plan should be the benchmark document and respected and adhered to.

The current traffic and speeds are not effectively managed or (even) patrolled- How can you even consider adding more density and thus more traffic? We have children and older adults who live on our street. The current traffic and speeding is already an accident waiting to happen. In addition, the speeding on these streets, leading to the airport and Sharkey's are already out of control.

Dragging/moving around the speed display is a waste of time and money.

Please represent the people—us - and say/vote no to this exception.

Sincerely,

Tina Marrelli
922 The Rialto
Venice, FL 34285

From: captbillglass@aol.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Vehemently opposed to the increase in density at the Wasserman property!
Date: Thursday, May 8, 2025 11:36:51 PM

You don't often get email from captbillglass@aol.com. [Learn why this is important](#)

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Dear Venice City Council Members,

Hello- My wife and I live at 922 the Rialto. We are adamantly opposed to any increase in density at the Wasserman property. Increasing the density of the development over 2.5 times what the Comprehensive Plan allows is unconscionable. Why do we have a Comprehensive Plan if it is not respected and adhered to? We paid for it and reviewed and etc. across years. The Mayor and City Council members come and go –but the people are left with these decisions. This Comprehensive Plan should be the benchmark document and respected and adhered to.

The current traffic and speeds are not effectively managed or (even) patrolled- How can you even consider adding more density and thus more traffic? We have children and older adults who live on our street. The current traffic and speeding is already an accident waiting to happen. In addition, the speeding on these streets, leading to the airport and Sharkey's are already out of control.

Dragging/moving around the speed display is a waste of time and money.

Please represent the people—us - and say/vote no to this exception.

Sincerely,

Bill Glass

922 The Rialto

Venice, FL 34285

From: [Krisanne Goumas](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property
Date: Thursday, May 8, 2025 10:28:42 AM

You don't often get email from krisannegoumas@gmail.com. [Learn why this is important](#)

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Hello,

My name is Krisanne Goumas. I live in Island Park condominiums on Cooper St. This is to make you aware that I OPPOSE the increase in residential density which has been proposed for the Wasserman property on Avienda del Circo!

While I understand that development is a good thing, this proposal would create a traffic nightmare and not be in keeping with Venice's claim to be "paradise" and also create a traffic nightmare.

Please do not allow this to happen!

Sincerely,
Krisanne Goumas

From: [Karen Kalka](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman property density exception vote...Opposed
Date: Thursday, May 8, 2025 3:55:52 PM

You don't often get email from kkalka2016@gmail.com. [Learn why this is important](#)

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I am a resident of Venice, FL, and I OBJECT to the residential density exception to increase the Wasserman property development from 18 to 35 per acre.

Regards,
Karen Kalka
910 Guadeloupe W, Venice, FL 34285

From: [Jane Loerch](#)
To: [City Council](#)
Cc: janemarie310@gmail.com; [Board and Council Messages](#)
Subject: Wasserman Property Residential Density Proposal
Date: Thursday, May 8, 2025 9:38:23 AM

You don't often get email from janemarie310@gmail.com. [Learn why this is important](#)

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Council -- I strongly OPPOSE yet another exception to the Comprehensive Plan - Please not not ALLOW exceptions to be made to the Residential Exception on the Wasserman Property.
ORD NO 2025-07

Regards,

--

Jane Loerch
521 Gardens Edge Drive
Venice, FL 34285
508.878.919.

From: [Steve Bauer](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Property
Date: Thursday, May 8, 2025 1:09:25 PM

You don't often get email from stephenmichaelbauer@gmail.com. [Learn why this is important](#)

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Please do NOT approve residential density increases for the Wasserman property. We are very much opposed to these sorts of changes allowing too many people in too small of a space. Please vote to limit growth/developments and to honor commitments to the current Comprehensive Plan!

Steve & Trina Bauer
1244 Pinebrook Way
Venice, FL 34285

From: [Dave Best](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Washerman Property
Date: Wednesday, May 7, 2025 8:16:36 PM

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I am in opposition to any exceptions to the residential
Density for the Wasserman property. Please vote against this . We are losing paradise .
David Best
Gulf Drive
Sent from my iPhone

From: [LORRAINE BEST](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Oppose the residential density exception for the wasserman property
Date: Wednesday, May 7, 2025 8:12:13 PM

You don't often get email from lbest@msn.com. [Learn why this is important](#)

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I STRONGLY OPPOSE ANY EXCEPTION TO THE RESIDENTIAL DENSITY OF THE WASSERMAN PROPERTY .

Lorraine Best
420 Gulf Drive
732-547-9447 cell

Sent from my iPhone

From: linda.krothe@verizon.net
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: RE: Concerns on May 13 City Council Review of Ordinance No 2025-07 (Wasserman Property Request)
Date: Wednesday, May 7, 2025 8:20:09 PM

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Reference: ORDINANCE NO. 2025-07 AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 24-31CP BY AMENDING STRATEGY LU-IS 1.1.3 MIXED USE CORRIDOR (MUC), AND RELATED FUTURE LAND USE TABLES, TO ALLOW ADDITIONAL RESIDENTIAL CAPACITY IN THE MUC AND TO ALLOW THE CONVERSION OF NONRESIDENTIAL TO RESIDENTIAL FOR PROPERTIES LOCATED EAST OF AVENIDA DEL CIRCO, SOUTH AND WEST OF RINGLING DRIVE, AND NORTH OF BASE AVENUE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

I am writing to express concerns about the above referenced agenda item on the May 13 City Council meeting. This will be the second & final vote on the Wasserman Property located on Avenida del Circo requesting a residential density exception. The City Council approved this exception in February. This exception would increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre). At the time this was approved, the developer's representative stated that there had been no concerns raised from the neighborhood. I am writing to express a strong objection to this final approval. I am a long time resident on Venice Island. I live in the Golden Beach community, and own four units at Glenwood Manor, which face Airport Avenue & border Avenida del Circo. Approving this request would significantly impact on the traffic in the area, and have an adverse impact on the residents of the Glenwood Manor community. We have many locals and tourists who travel Avenida del Circo and Airport Avenue daily to reach the beaches, the golf course, and Sharkey's. More congestion is not needed.

I was pleased that the 11 Mar City Council voted against allowing the Wasserman Property to an exception to the building height limit set by Venice. I strongly urge the Council to vote against this density increase. I am certainly in favor of a developer re-purposing this property that has been vacant for so long, but it should be done so within the Comprehensive Plan limits and guidelines. The City Council has made nearly 20 exceptions to the Comprehensive Plan in the last three years. It's time to work within the

Venice guidelines for development.

I strongly oppose approval of this 2nd & final request for an exception to the Venice Comprehensive Plan guidelines on density. If not out of town, I would plan on attending the meeting to voice my concern & objections in person. Please ensure my concerns are raised to the council. I am not alone – most of the Glenwood Manor residents (55 units) share the same concerns and would request a no vote on this item.

My thanks to the Council for their service & consideration of our concerns on this issue.

Linda S. Krothe

Linda.krothe@verizon.net

509 Dante Street, Venice, FL

391 Airport Avenue #402, 405, 406, 407, Venice, FL

571 733 8897

From: linda.krothe@verizon.net <linda.krothe@verizon.net>

Sent: Saturday, March 8, 2025 11:24 PM

To: citycouncil@venicefl.gov

Subject: Concerns on Mar 11 City Council Review of Wasserman Property Request

Reference: ORD. NO. 2025-08 An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by **Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo**, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

I am writing to express concerns about the above referenced agenda item at the Tuesday, Mar 11 City Council meeting. Today the Wasserman Property located on Avenida del Circo requests an exception to the Comprehensive Plan city ordinances that sets a 35 foot height limit for buildings. They are seeking approval to be allowed to build to a height of 85 feet. This request is over 2 ½ times the height limit, and would allow a 6 to 8 story building to be built on this property. This would be even taller than Village on the Isle, and significantly increase traffic and congestion in the area. I strongly recommend that their request for a height exception to 85 feet be disapproved. I plan on attending the meeting to speak on this but wanted to also document my concerns to the council.

I understand that in a previous City Council meeting, the Wasserman Property

requested to exceed the normal housing density per acre from 13 residential units per acre to 35, and the Council approved this request. I also strongly disagree with this approval to increase density on the island.

I have been a homeowner on Venice Island since 2012. I own four condominiums in the Glenwood Manor Association at 391 Airport Ave just across from the airport. I also own a single family home on the island west of Harbor Drive. After crossing the Circus Bridge, you turn left on Avenida del Circo to reach my condominium units. Increased traffic throughout Venice, but especially on the island, has become worse in the last few years. Venice hosts many festivals, many held on the airport grounds. There is only one way to get there – Avenida del Circo, and then left on Airport Avenue. Venice Island also is a major attraction for tourists & residents . Avenidal Circo and Airport Avenue are the main thoroughfares to Service Beach, Sharky's, Lake Venice Golf Course, Casperson Beach. The traffic does not let up all day, but especially on weekends, holidays, beach days, and sunsets. There is a steady stream of . Increased density and building height will make the problems for residents & guests even worse.

The Comprehensive Plan was created to keep our city uniform and within accepted limits. I understand the City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. If the Council continues to waive these requirements, Venice will change in ways that the residents do not want.

I urge the Council to hold the developers of this property to the 35 foot building height.

Linda Krothe
Linda.krothe@verizon.net
509 Dante Street
391 Airport Avenue #402, 405, 406, 407
571 733 8897

From: linda.krothe@verizon.net
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: RE: Concerns on May 13 City Council Review of Wasserman Property Request
Date: Wednesday, May 7, 2025 7:51:33 PM

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Reference

From: linda.krothe@verizon.net <linda.krothe@verizon.net>
Sent: Saturday, March 8, 2025 11:24 PM
To: citycouncil@venicefl.gov
Subject: Concerns on Mar 11 City Council Review of Wasserman Property Request

Reference: ORD. NO. 2025-08 An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by **Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo**, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

I am writing to express concerns about the above referenced agenda item at the Tuesday, Mar 11 City Council meeting. Today the Wasserman Property located on Avenida del Circo requests an exception to the Comprehensive Plan city ordinances that sets a 35 foot height limit for buildings. They are seeking approval to be allowed to build to a height of 85 feet. This request is over 2 ½ times the height limit, and would allow a 6 to 8 story building to be built on this property. This would be even taller than Village on the Isle, and significantly increase traffic and congestion in the area. I strongly recommend that their request for a height exception to 85 feet be disapproved. I plan on attending the meeting to speak on this but wanted to also document my concerns to the council.

I understand that in a previous City Council meeting, the Wasserman Property requested to exceed the normal housing density per acre from 13 residential units per acre to 35, and the Council approved this request. I also strongly disagree with this approval to increase density on the island.

I have been a homeowner on Venice Island since 2012. I own four condominiums in the Glenwood Manor Association at 391 Airport Ave just across from the airport. I also own a single family home on the island west of Harbor Drive. After crossing the

Circus Bridge, you turn left on Avenida del Circo to reach my condominium units. Increased traffic throughout Venice, but especially on the island, has become worse in the last few years. Venice hosts many festivals, many held on the airport grounds. There is only one way to get there – Avenida del Circo, and then left on Airport Avenue. Venice Island also is a major attraction for tourists & residents. Avenidal Circo and Airport Avenue are the main thoroughfares to Service Beach, Sharky's, Lake Venice Golf Course, Casperson Beach. The traffic does not let up all day, but especially on weekends, holidays, beach days, and sunsets. There is a steady stream of . Increased density and building height will make the problems for residents & guests even worse.

The Comprehensive Plan was created to keep our city uniform and within accepted limits. I understand the City Council has made nearly 20 exceptions to the Comprehensive Plan in the last 3 years. If the Council continues to waive these requirements, Venice will change in ways that the residents do not want.

I urge the Council to hold the developers of this property to the 35 foot building height.

Linda Krothe
Linda.krothe@verizon.net
509 Dante Street
391 Airport Avenue #402, 405, 406, 407
571 733 8897

From: [Joyce Morin](#)
To: [City Council](#); [Joyce Morin](#)
Cc: [Board and Council Messages](#)
Subject: Residential density exception
Date: Wednesday, May 7, 2025 4:06:25 PM

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As a Florida resident and condo owner directly across from the airport, Joyce and Paul Morin strongly object to the residential density exception in regard to the Wasserman property on Avonrida circle!!

[Sent from Yahoo Mail for iPhone](#)

From: [Paul Ganzenmuller](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential density - request denial
Date: Wednesday, May 7, 2025 3:19:16 PM

You don't often get email from paulganzenmuller@sbcglobal.net. [Learn why this is important](#)

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Please consider rejecting the request regarding the Wasserman property on Avenida Del Circo near the airport.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches.

Thank you,

Paul Ganzenmuller
980 Cooper St Unit 401
Venice FL 34285

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Carla Rozell](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Wasserman Density Exception 2nd Vote at City Council on 5/13/25
Date: Wednesday, May 7, 2025 3:37:30 PM

You don't often get email from carlarozell@gmail.com. [Learn why this is important](#)

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Good afternoon Council,

As an owner at Island Park Condo Association, I am opposed to allowing the Wasserman exception to the residential density for their proposed project.

I have a great concern with the impact if this exception is approved. I understand that in February, the owner/developer received approval from the City Council to increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre), and the **developer's representative said that they had not heard any concerns from the neighborhood**. I would like to register my concern as a neighbor.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. There are so many days that it takes a very long time to make a left turn from Field St. to Avenida Del Circo which many of us do almost every day. I can't image what it will be like if so many more units are built at that location.

Venice Island is an amazing location and spoiling it with high density residential housing takes away from the natural beauty and charm of the area. This is why we chose Venice.

Thank you for your consideration.

Don and Carla Rozell
203- 980 Cooper St.

Sent from my iPad

From: [Marilyn Stawecki](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Venice Development-Wasserman Density Exception
Date: Wednesday, May 7, 2025 4:54:06 PM

You don't often get email from marilynstawecki@gmail.com. [Learn why this is important](#)

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Attention: City Council, Venice Florida

As owners of Island Park Condo Association, we are opposed to allowing the Wasserman exception to the residential density for their proposed project.

We have great concerns of the impact of this exception, if approved. We understand that in February, the owner/developer received approval from the City Council to increase the residential density over 2.5 times what the Comprehensive Plan allows (from 13 residential units per acre to 35 units per acre), and the **developer's representative said that they had not heard any concerns from the neighborhood**. We disagree with this representation and would like to formally register our concern as close neighbours.

While development of this property is certainly a good thing, increasing the residential density by 2.5 times will create a number of problems for the neighborhood -- including traffic for the neighborhood residents as well as those who use Avenida Del Circo to access the beaches. It is almost impossible at times to left turn from Field St. to Avenida Del Circo which many of us do almost every day. The edition of many more units will only add to the traffic and congestion as well as a probable (unfortunate) increase in accidents.

Please carefully consider the impact of your decision to this beautiful piece of Venice.

Thank you for your consideration.

Marilyn and Michael Stawecki
980 Cooper Street, Unit 204,
Venice, Florida, 34285

From: [Cheryl Thompson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Residential density exception
Date: Wednesday, May 7, 2025 9:36:53 PM

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We are owners in Island Park Condominiums. 960 Cooper Street Unit 302. We wish to express our opposition to the density exception being asked for on 5/13/25 by the developers on Avenida del Circo.
Sent from my iPhone