

Date: June 16, 2026

To: City of Venice Planning Commission / City Council

401 West Venice Avenue

Venice, FL 34285

Subject: Formal Objection to Proposed Multi-Family/ 6 Townhouses Development on 816 Ormond Street – Request for Permit Denial Due to Severe Neighborhood Incompatibility and Infrastructure Hardship and Safety Concerns.

To the Members of the Planning Commission and City Council.

I am writing to register my strongest formal objection to the proposed construction of a large, 6-unit townhouse complex on Ormond Street. As a property owner of 812 Ormond Street, Venice Fl. directly adjacent to this proposed project I am deeply concerned about the severe, irreversible hardships this massive development will impose on our immediate neighborhood, our infrastructure, and our daily quality of life.

Ormond Street is a highly unique, exceptionally short, and narrow residential road. Introducing a high-density complex into this fragile space creates critical issues:

1. Complete Lack of Architectural and Architectural Scale Compatibility

The primary hardship of this proposal is its total incompatibility with the existing character of Ormond Street. Our street is comprised exclusively of modest, quiet, single-family homes. Introducing a massive, multi-unit, multi-story townhouse complex directly next door entirely destroys the visual continuity, privacy, and established scale of the neighborhood. The sheer height and massing of a 6-unit structure will tower over the surrounding single-family yards, creating an oppressive footprint that is entirely out of step with the City of Venice's commitment to preserving residential character.

2. Severe Storm water Management and Flooding Risks

In Southwest Florida, and specifically on a short, tightly packed street like Ormond, storm water management is a matter of basic property protection. Replacing a natural lot with the massive impervious surface area required for six townhouses—including foundations, roofs, walkways, and intensive parking spaces—leaves nowhere for heavy rainwater to go. I am deeply concerned that this project will result in severe drainage issues, altering the natural water table and forcing storm water runoff directly onto my property and neighboring single-family lots that simply do not have the drainage capacity to handle it.

Presented plan relies on a potentially undersized underground storage system and lacks of a proper swale, which will funnel rainwater and runoff directly into neighbors land.

3. Dangerous Increase in Density and Traffic on a Constrained Street

Adding six separate residential, large units onto an exceptionally small and short roadway like Ormond Street represents a massive, unsustainable spike in density. Six additional homes mean a possible of 12 or more additional vehicles navigating, parking, and reversing onto a very limited right-of-way daily. This small street was never designed or planned to support multi-family transit levels. The increase in traffic creates a direct safety hazard for existing residents, pedestrians, leaves zero margins for visitor parking, and severely restricts access for essential city services, automated waste collection, and emergency vehicles (Fire/EMS).

4. Insufficient landscaping and massive tree removal from developed property

Furthermore, insufficient landscaping plan fails to provide any meaningful buffer to protect privacy for neighbors as well plan of massive, existing trees removal from 816 Ormond lot.

Conclusion

The introduction of a commercial-scale 6-unit townhouse complex onto a small single-family residential street constitutes a severe and unnecessary hardship for the existing tax-paying homeowners who invested here precisely because of its low-density, single-family area.

I respectfully urge the Planning Commission and City Council to deny permits for this project, and to protect the integrity of Ormond Street as well Venice. Thank you for your time, consideration, and dedication to keeping Venice a livable, well-planned community.

Sincerely,



Eric Wrobel

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