

January 24, 2025

From: Gregory and Patricia Rokoskie  
To: Venice City Council  
Subject: Ordinances 2025-04 and 2025-05, Barsuk Hotel and multifamily housing

Dear City Council,

We are vehemently opposed to this proposed project.

We live on Guild Drive, in the block specifically impacted by a proposed “boutique” hotel and multifamily housing. Our block currently consists of one story, well-kept single family homes. It is a quiet, safe neighborhood, where the neighbors know each other and look out for each other. This proposed project would negatively impact our quality of life and the neighborhood dynamics.

The increase in traffic and our safety is a genuine concern. We already have a traffic and safety issue with the overflow parking on Fairway Drive during peak hours of the Gold Rush BBQ on Tamiami Tr and Fairway Drive. I can only imagine the increase in traffic and safety issues created by this proposed project when this area is already stressed.

In addition, our home values will be affected by this proposed project. We purchased our single family home in 2022 and have invested an additional significant amount of money on improvements and enhancements. Having multi-family housing on our quiet block and the back of a hotel will destroy our idyllic neighborhood.

We trust that the Council members represent us and have our interests at heart. We urge you to please vote NO on this proposed project.

Gregory and Patricia Rokoskie

753 Guild Drive

**From:** [Elizabeth Gifford](#)  
**To:** [City Council](#)  
**Cc:** [David Gress](#); [Board and Council Messages](#)  
**Subject:** Letter on behalf of David Gress Guild Dr.  
**Date:** Monday, January 27, 2025 1:42:53 PM  
**Attachments:** [Letter to Venice Public Hearing nextdoor survey1272025.pdf](#)

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Hi All,  
Submitting the attached letter on behalf of David Gress pertaining to the zoning change up for discussion at tomorrow's city council meeting.

We believe his .edu email address might be causing issues/acceptance through the system as it keeps getting kicked back to him.

Thank you,  
Liz

# Dr. David Lee Gress, Ph.D., P.E.

Consulting Engineer

825 Guild Drive

Venice, Florida 34285

[david.gress@unh.edu](mailto:david.gress@unh.edu)

January 27, 2025

To: Venice City Council

Re: 1.FUTURE LAND USE MAP AMENDMENT (24-04CP)

2. ZONING MAP AMENDMENT (24-05RZ)

Dear esteemed Venice City Council Members,

Please be advised that I conducted a survey on the Venice Nextdoor neighborhood website to determine how Venice resident members (6,524) would respond to the rezoning to build a hotel. The post results are copied below. A simple question was asked, **do you support the City Council approving the rezoning or not** (see below). Approximately 2000 hits out of 6524 members were received over a 48-hour period. Those responding voted 71% against and 29% for the rezoning to allow a hotel to be built. This is **2.3 to 1 against the rezoning!** The survey was sent to all Venice Nextdoor residents (about 6524) and not just the Island resident members. I am sure that if I had been able to send it only to the Island residents there would have been a very significant increase of the percentage opposing the rezoning. Extrapolating these results for comparing to the total Venice population (29,000 2024 data) and assuming a similar result which statistically has merit, results in **20,590 Venice residents against the rezoning.**

Please consider these data and vote **NO** to **preserve the high quality-of-life for all Venice residents** as required by LU 1 of the Venice Comprehension Plan and shown by community response to the Venice Nextdoor neighborhood post results.

nextdoor

Search for House Cleaning

- Home
- For Sale & Free
- Chats
- Notifications 2
- Discover
- Groups
- Invite neighbors

Post

## Posts



david gress

Venetian Waterway Park · 1 day ago · 🌐

...

Are you in favor of allowing the City Council to approve a hotel next to the Goldrush Barbeque along Tamiami through to Guild Drive on the Island? Should we support a major Change in Future Land Use Designation of Property at 705 South Tamiami Trail to Build A HOTEL IN THE GUILD DRIVE NEIGHBORHOOD

Yes

29% (29)

No

71% (71)

Add a comment...

❤️ 1 💬 3 ➦



Post insights

View



Jan 25: Are you in favor of allowing the City Council to approve a hotel next to the Goldrush Barbeque along Tamiami through to Guild Drive on the Island?

## Views

2K total Graph shows first 48 hours



Thanks for your consideration,

Respectfully submitted

Dr. David Gress, Ph.D., P.E.

**From:** [Kara Ferretti](#)  
**To:** [City Council](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Ordinances 2025-04 and 2025-05, Barsuk Hotel and Multifamily Housing  
**Date:** Monday, January 27, 2025 2:35:13 PM

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City Council,

My name is Kara Pecora, my husband and I live on Guild Drive, we are both incredibly opposed to this potential rezoning in general, not just for the purpose of a hotel.

I would like to start by reminding you that every person in the CCE and surrounding neighborhoods that is opposing this re-zone will be voting in the next election remembering the outcome of this hearing. We will share all of this information on social media and throughout this community, so please vote in the best interest of the people you represent rather than a developer that only has his best interest in mind.

I was born and raised in Venice, and even more specifically on the Island of Venice. Venice is a close-knit community that touts itself on "Smart Growth" that is supposed to protect and benefit its residents, one of the main reasons I, as well as many others, have remained here all these years.

There is already a congestion problem directly surrounding this Lot with parking for Gold rush, it is incredibly dangerous to drive in that area. Gold Rush is a small restaurant. Imagine how much more dangerous it would be with 4 times as many cars in that small area...

That part of Guild Dr. does not have sidewalks, so when we walk our dogs or with our family down the road it is already dangerous with Gold Rush and High School traffic, adding another element would be nonsensical.

What if the hotel runs out of parking? We all know where they will park...on Guild or Fairway...

These are only a few of the reasons that we oppose this change and there are many more but time does not permit.

We are asking you to please have a backbone and vote against destroying loyal, community members property values, the same people that pay the property taxes of this community.

**Kara and Nick Pecora**

**From:** [Elizabeth Gifford](#)  
**To:** [City Council](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Guild Drive Zoning Change  
**Date:** Monday, January 27, 2025 4:47:21 PM  
**Attachments:** [Petition signatures 01-27-2025.pdf](#)

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To Venice City Council:

I am reaching out to ask that you all Deny the zoning request that would directly impact the Guild Drive community.

As I have mentioned at all previous meetings, this is a lovely community almost all of which are full time residents. With the exception of me. I purchased this home a year ago to be near to my mother who lives about a 10 minute walk away, with the plan of being here full time eventually sometime in the future. My plan of course would change with a hotel parking lot and pool across the street so this matter is a little overwhelming for me personally (working FT, helping her and advocating for this).

I have heard from quite a few people in the community who have all been lovely and expressed concerns about a hotel, traffic congestion and public storm water infrastructure. Where would all the water go?

I have been coming to Venice since I was a child so while I knew something would be developed, I would have never predicted a hotel, due to past advocacy against it. And due to the fact this is a living and breathing neighborhood, not a commercial area.

Please see attached 74 signatures against, and 1 for.

Thank you,  
Liz

Liz Gifford  
709 Guild Drive  
Venice, FL 34285

## **Petition to Oppose the Change in Future Land Use Designation of Property at 705 South Tamiami Trail**

We, the undersigned residents of Venice, Florida, stand united in opposition to the proposed change in the future land use designation of a portion of the property located at 705 South Tamiami Trail from High-Density Residential (HDR) to Mixed Use Corridor (MUC). The planned use for this property includes the development of a hotel, purportedly with a capacity of 65 to 150 beds. We firmly believe that this proposed change and the subsequent development will negatively impact the character, infrastructure, and quality of life for the Residents on Guild Drive and Venice Island.

### **Our Concerns:**

#### **1. Preservation of Venice Island's Character:**

- Venice Island is celebrated for its unique charm, small-town atmosphere, and historical significance. Introducing a chain hotel at this location is inconsistent with the character and vision that residents and visitors cherish. The establishment of such a development risks undermining the island's identity as a tranquil, community-oriented destination.

#### **2. Traffic and Congestion:**

- A hotel of this scale will generate significant traffic along Tamiami Trail, which is already a busy corridor. Increased vehicle activity, including guest arrivals, deliveries, and service vehicles, will exacerbate congestion and pose safety concerns for pedestrians, cyclists, and residents.

#### **3. Environmental Impact:**

- The proposed hotel development may result in increased noise, light pollution, and other environmental disruptions that are incompatible with the surrounding residential areas. Protecting Venice's natural beauty and peaceful ambiance should remain a priority.

#### **4. Economic and Community Impact:**

- The introduction of a chain hotel risks diverting business from locally owned accommodations and businesses, undermining the economic foundation of our community. Venice thrives on supporting independent establishments that contribute to the island's charm and distinctiveness.

#### **5. Inconsistency with Current Land Use:**

- The current designation of High-Density Residential is more in line with the community's needs and vision. Mixed Use Corridor, which allows for large-scale commercial developments such as chain hotels, would create a precedent for further commercial encroachment on Venice Island.

We respectfully urge the City of Venice to deny the proposed change in the future land use designation a portion of the property located at 705 South Tamiami Trail.

**Signatures:**

By signing this petition, we affirm our commitment to preserving the unique character of Venice Island and our opposition to the proposed land use change and potential hotel or other commercial development.

Thank you for your attention to this important matter and for considering the voices of the residents who are proud to call Venice home.

Name	Address	Signature
David Gress	825 Guild Drive, Venice	David Gress
Peter McKenney	639 Guild Dr.	Peter C. McKenney
Susan McKenney	1001	Susan McKenney
Melvin Chenet	636 2nd Ave	Melvin Chenet
Cynthia Holman	228 Fairway Dr.	Cynthia Holman
CREAND BRYANT	224 FAIRWAY RD	Bryant
SANDRA HOWE	657 Guild Dr.	Sandra Howe
John M. Howe	657 GUILD DR	JOHN M HOWE
Sheila Lyons	641 Guild Dr	Sheila Lyons



We respectfully urge the City of Venice to deny the proposed change in the future land use designation on a portion of the property located at 705 South Tamiami Trail.

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Name	Address	Signature
Trine Saporta	817 Bogie Venice	Trine Saporta
EILEEN PLACHA	823 S. Green Circle	Eileen Placha
Carla Magi	824 S. Green Cir	Carla Magi
Lynn Stull	867 S Green Cr	Lynn Stull
Billy Jo Stein	640 N. Green	Billy Jo Stein
Richard L. Johnson	623 Liesure	Richard L. Johnson
Elise Cragg	684 N Green	Elise Cragg
We at the Lur club is all for it		
Al Byda	606 S. GREEN CIR	Al Byda
PAUL MAGUIRE	614 CAREFREE	Paul Maguire
Damaris Frank	804 S Green	Damaris Frank

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Name	Address	Signature
Judith Minor	725 S. Green Ct	Judith A Minor
ROBERT O'CONNOR	739 CANAL	Robert O'Connor
Peggy McC	809 Canfield	Peggy McC
Vera Nichols	611 Leisure	Vera A. Nichols
Jane Juzzolino	7218 Green Birch	Jane Juzzolino
ALLANA SCHULTZ	717 S Green Cir	A Schultz
Alice Kielly	731 S. Green	Alice Kielly
RONALD C GIFFORD	746 N WATERWAY	Ronald C Gifford
Joe Mackey	713 S. WATERWAY	Joe Mackey
Robyn Blain	815 Turf	Robyn Blain
DEAN TSIRAKI	602 S WATERWAY	Dean Tsiraki

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Name	Address	Signature
Dorothy Wald	720 S. Green Cir	Dorothy Wald
Mark Moore	720 S. Green Cir	Mark Moore
Ronald Blum	701 carefree	Ronald Blum
<del>SAMUEL STEVENS</del>	624 Leisure	<del>[Signature]</del>
RICHARD DOOLEY	617 So GRN Cir. CC ESTATES	Richard Dooley
Helen Nyhan	702 S. Green CCE	
April Blouin	815 Turf CCE	April Blouin
Sheila Symon	718 Carefree CCE	Sheila Symon
Rita Kilgallon	718 Carefree CCE	Rita Kilgallon
Kathryn Stewart	624 Leisure	KKS
Barbara Alt-Dodley	617 So. Green.	Barbara Dooley

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Name Address Signature

Kara + Nick Pecora  
 and   
744 Guild Dr.  
Venice, FL 34285

[illegible]

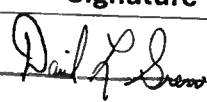
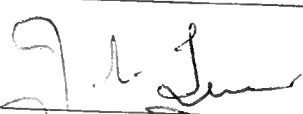
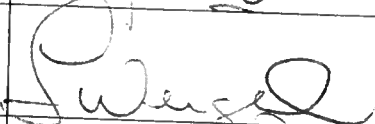
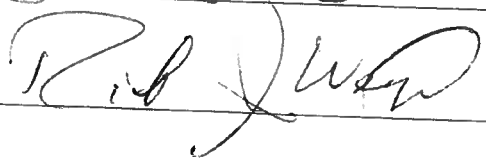
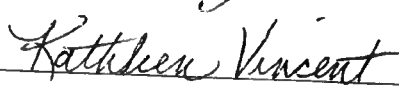
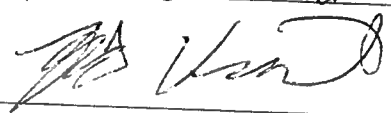

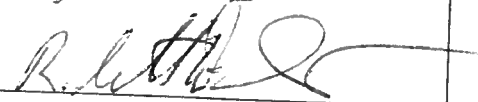
[illegible]

We respectfully urge the City of Venice to deny the proposed change in the future land use designation a portion of the property located at 705 South Tamiami Trail.

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Name	Address	Signature
David Gress	825 Guild Drive, Venice	
Jim Tuskis	413 RIO TERRA VENICE	
Lori Weigel	322 Rio Terra	
Rick Weigel	322 Rio Terra	
Kathleen Vincent	412 Rio Terra	
Fred Vincent	412 Rio terra	
Gregg Lee	141 Rio Terra	
Robert DeAngelis	409 Rio Terra	

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Name	Address	Signature
<del>David Gress</del>	<del>825 Guild Drive, Venice</del>	<del>David Gress</del> <span style="float: right;">27</span>
Deborah Roth	103 Corte del Asolo Venice FL 34285	Deborah Roth
MARTIN WISE II	1009 MYRTLE AVE VENICE FL 34285	Martin Wise II
JOHN LAXTON	406 RD TERRA VENICE, FL 34285	John Laxton
George Manuelli	334 Rio Terra Venice, FL	George Manuelli
Rosemary Nero	336 Rio Terra Venice FL	Rosemary Nero
Nick Nero	336 Rio Terra Venice FL	Nick Nero
JAN KATISER	334 RIO TERRA VENICE FL	Jan Katiser
Mike Phelan	833 Rio Terra Venice FL	Mike Phelan
Charla Moscioni	107 Corte Del Asolo Venice FL 34285	Charla Moscioni



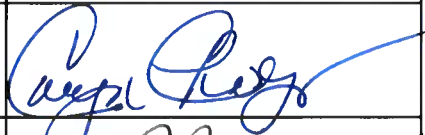
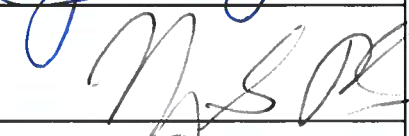

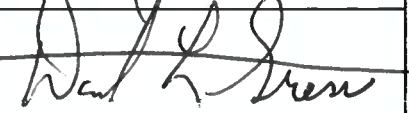

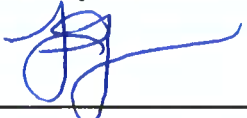


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Thank you for your attention to this important matter and for considering the voices of the residents who are proud to call Venice home.

Name	Address	Contact #	Signature
Brandon Kuhl	854 Guild Dr. Venice, FL 34285	513-623-0428	
Angela Kuhl	854 Guild Dr. Venice, FL 34285	513-508-4549	Angela Kuhl
CHARLES CHALUPA	858 GUILD DR VENICE FL 34285	816 990 6767	
CARYN CHALUPA	858 GUILD DR VENICE 34285	216-990 3367	
Michael FUCHS	742 Golf Dr. Venice, FL 34285	301-741- 6732	
Barbara Farrar	704 Golf Dr.	941.223.4674	
<del>DAVID GREEN</del>	<del>825 GUILD DR VENICE, FL 34285</del>	<del>603-661-0121</del>	<del></del>
BOB RUSSO	705 GUILD DR VEN 34285	941 223-7032	
KYLE RUSSO	705 GUILD DR VEN 34285	941 408-5342	Kyle Russo
Elizabeth Gifford	709 Guild Dr.	603-458- 4596	

(74  
against  
2 in favor)

**From:** [Kyle Russo](#)  
**To:** [City Council](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Rezoning 705 Tamiami Tr.  
**Date:** Monday, January 27, 2025 9:59:51 PM

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**This letter is to request that you deny the rezoning of the parcels at 705 Tamiami Trail to build a hotel.**

**We have lived on the Island for 22 years. Five years ago we custom built our only full-time residence at 705 Guild Drive. We hoped to garner equity in our property to ensure that we will be able to pay for our future assisted living since we do not have family to assist in our care.**

**We moved to Venice after researching & traveling the State of Florida, and found our town to be the most unique, charming, quaint and historical city on an Island ever experienced. To be in Florida without an overwhelming spring break destination was appealing and seemingly doesn't exist in other Florida locations. What value is added to the residents of this Island by adding a hotel ?**

**To build a hotel in front of our property would not only affect our home value, but increase traffic, safety concerns and noise for all residents on the Island & provides no benefit for residents. There are currently 4 hotels from Venice Avenue to the 41 Bypass that will usually have vacancies.**

**If the City of Venice feels there is a need for a hotel, it seems it would be better served at the Airport grounds or Avenida Del Circo where the abandoned building is located that has been there for 15-20 years.**

**Sincerely,**

**Kyle/Robert Russo  
705 Guild Drive**