

From: [david gress](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Resubmittal letter for City Council
Date: Monday, February 10, 2025 4:33:16 PM
Attachments: [Letter to Venice Public Hearing Feburary 11 2025.docx](#)

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I dropped off a letter to the City Council this am and just found a major typo. Would you please remove my hand delivered letter with this attached version. It is relative to :
ORDINANCES – FINAL READING ORD. NO. 2025-04

I would appreciate if you could respond to receiving the attached file so I know the first version has been removed

Thanks so much and have a great day.

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February 10, 2025

To: Venice City Council

Re: ORDINANCES – FINAL READING ORD. NO. 2025-04

Dear Esteemed Venice Council Members,

I have reviewed the Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Future Land Use Map and Associated Pages Pursuant to Petition No. 24-04CP by Changing the Future Land Use Designation on a Portion of the Property Located at 705 South Tamiami Trail from High Density Residential (HDR) to Mixed Use Corridor (MUC); Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

I am appalled that this is even being re-submitted for approval. How is it even possible to get the Council to approve a zone change (3R to HDR) then come right back on the final reading and ask for it to be changed to MUC? Something is not right here both ethically and possibly legally.

I am not going to reproduce my comments in my past letters to the Council even though they are all pertinent and directly associated with not allowing a rezoning of an already rezoned Guild Drive parcels to MUC from HDR from 3R.

If we had the time to do so I can guarantee that all our hotel survey signatures would be the against the rezoning of the three lots Guild Drive to MUC if it was directly addressed vs only the hotel being addressed. Everyone is against this, especially the deceptive statement that it satisfies the Venice Compressive Plan, it does not. Likewise, I am sure my survey to Next door would also show the people of Venice are against such rezoning.

From an engineering viewpoint it is obvious why this request is being done because there is not enough land in the current rezoned Tamiami Trail lots to optimize land value to build anything big without ample room for simple yet essential things like drainage. Just look at the current condo construction just south of this site where they had to purchase additional land just to satisfy drainage code across Pinegrove Street which is esthetically displeasing as well as an effective mosquito breeding stagnant water source.

One of my statements regarding who benefits from the rezoning is adequately explained by this request. It's not the tax paying residents, especially those along Guild Drive, it's the developers.

It's my opinion that Mr. Black is exceptional within his profession, perhaps even exemplary, however, to accomplish such an esteemed reputation one must cross the line on many social issues. He appears to be acting deceptive, as well as an advocate of bait and switch and definitely passive aggressive. Not only did some of the more vocal opponents of the rezoning fall for this but unfortunately it appears the City Council also did. One observation of this was in his statement that he talked to two Guild Drive concerned resident's when he "dropped the idea of building a hotel", however I can assure you he did not talk to those more involved individuals. One of the individuals he did talk to even went as far as complementing him during the last Council Meeting. What an example of taking the hook, line and sinker to get approval of his deceptive request, unfortunately I feel the City Council did the same.

Summary

This is simply wrong and can't be allowed to pass. The rights of Venice residents are being asymptotically eroded by over development of property instigated by rezoning. As per the Comprehensive Plan, all are to benefit from development decisions. This request doesn't benefit anyone in general and specifically the residents of Guild Drive. Abutting MUC to HDR zones is like mixing oil and water, it simply doesn't work.

Re-Rezoning the already rezoned Guild Drive lots as proposed is not consistent with the intent of our forefathers who designed and made Venice such a desirable place to live. It is essential the City Council members consider the needs of the residents and not support the developers in this request.

It's time for the concerns and needs of the people to be considered as a viable criterion component in the rezoning of the rezoned project as opposed. This project should unquestionably align with the common good of all, especially "we the people", not only to developers.

Please consider these issues and make a stand and deny this rezoning of the rezoned Guild properties proposal on behalf of the people, it's the right thing to do.

Thanks for your consideration.

Respectfully submitted.

A handwritten signature in black ink, appearing to read "David Gress". The signature is fluid and cursive, with the first name "David" and last name "Gress" clearly distinguishable.

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

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