

October 30, 2024

MCE # 08866-0002

### Hyatt Studios Venice – Project Narrative

This project is proposed to be constructed on a portion of parent parcel 0385080001 located in the City of Venice whose address is 0 East Pinebrook Road, Nokomis, FL. The parent parcel is  $\pm 4.83$  acres and the proposed project is intended to be constructed on a  $\pm 2.34$ -acre western portion of the parent parcel. The parent parcel was formerly included in the Plaza Venezia Master Development as Outlot 7. Access to the site will be made via an existing private road located in the center of the parent parcel which currently provides access to the Publix parking lot from Pinebrook Road.

Construction activities include installation of a 4-story Hyatt brand hotel whose base area is  $\pm 61,248$  GFA (gross floor area) and consists of 130 rooms. Per City of Venice Land Development Code, a minimum of 98 parking spaces and a maximum of 163 spaces are required for this site. This project currently proposes 130 asphalt parking spaces (119 standard spaces, 5 standard ADA spaces, 5 electrical vehicle spaces, and 1 electrical vehicle ADA space) to accommodate the 130 hotel rooms. Additional site improvements include 7-foot concrete sidewalks adjacent to the electrical vehicle spaces and 6-foot sidewalks in all other locations for pedestrian access throughout the site and a dumpster enclosure with an associated heavy-duty concrete pad.

Previously known as Outlot 7 in the Plaza Venezia Master Development Plans, the parent parcel is permitted to construct 85-percent impervious coverage on the site and discharge its runoff to the existing stormwater treatment system. A proposed stormwater collection and conveyance system is intended to route stormwater to the existing stormwater treatment system located west of the proposed site. Domestic water, fire protection, and sanitary sewer services are also proposed for this site.