



June 1, 2017

Mr. Edward F. Lavalley
City Manager
401 West Venice Avenue
Venice, Florida 34285

Re: Venice Airport Property

Dear Ed:

This letter is being written on behalf of Venice Realty Group, LLC, Principal owner Frank J. Dupuis, and Managing Director Alexander C. Landry, to express their interest in entering into a long term lease with the City of Venice for the 11.98 +/- acres of undeveloped land adjacent to the airport. Mr. Dupuis and Mr. Landry are the Principal and Managing Director of Suncoast Air Center and are currently under long term land lease with the Venice Municipal Airport and City of Venice. We have been in discussions with the City's consultant, Wayne Ruben, and based on those discussions have prepared the attached information packet for your consideration.

Venice Realty Group's vision for the property is to develop a hotel with complimentary retail uses in separate buildings. The preliminary plans can be reviewed in Attachment A. As you will see the four story hotel will include 116 rooms and approximately 5,000 sf. +/- of meeting space. The hotel will also include guest amenities such as a pool and fitness center. The retail uses are to include a restaurant and other sales and service types uses that will not only be of interest to the hotel guests but also the residents and visitors coming to the Island of Venice. These plans are preliminary and will be refined as the process moves forward. We have provided the renderings to help show the scale and general character of the hotel that Venice Realty Group, LLC sees being developed on the site.

Venice Realty Group, LLC has retained my firm, Freedman Consulting & Development (FCD), to assist them with the many aspects of developing the proposed project. FCD has extensive land development consulting experience in Sarasota County and the City of Venice. A summary of FCD's experience can be reviewed in Attachment B to this letter.

In addition, Venice Realty Group, LLC has hired Hoyt Architects to prepare the preliminary plans being presented to you with this letter of interest. Hoyt Architects are very experienced with hospitality and retail projects. A brochure has been provided (Attachment C) which includes examples of their work.

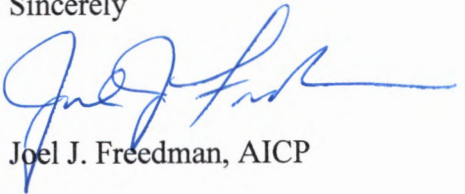
We would be pleased to present our project to you and the Commission. We believe the property, if properly developed, can be a landmark entrance to the Island of Venice and provide a much needed hotel for visitors. The proposed retail would be developed to not only compliment the hotel but also add additional retail and service businesses for the City.

Re: Venice Airport Property – Letter of Interest

Following this presentation we see entering into lease negotiations. Venice Realty Group, LLC is fully aware of the complexities involved with successfully negotiating a long term lease since Mr. Dupuis and Mr. Landry are currently leasing property at the airport.

Thank you for the opportunity to express Venice Realty Group's interest in working with the City of Venice on this very exciting project. Their goal is to develop a project that all of us can be proud of especially the residents of the City of Venice.

Sincerely



Joel J. Freedman, AICP

Attachments

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ATTACHMENT A

PRELIMINARY SITE PLAN AND RENDERINGS



Venice Realty Group LLC - Airport Development

Date: June 1, 2017



Venice Realty Group LLC - Airport Development

Scale: 1"=120'-0"

Date: June 1 2017



Gated
Service
Entrance

Service

Valet

Event
Space
5,000 s.f.

Hotel

Hotel
Expansion

Dropoff

Retail
Service

Maintenance
Facility
± 4,000 sf

Pool



Venice Realty Group LLC - Airport Development

Scale: 1"=60'-0"

Date: June 1 2017



Venice Realty Group LLC - Airport Development

Date: June 1, 2017



Venice Realty Group LLC - Airport Development

Date: June 1, 2017



Venice Realty Group LLC - Airport Development

Date: June 1, 2017



Venice Realty Group LLC - Airport Development

Scale: 1"=600'.0"

Date: June 1, 2017

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ATTACHMENT B

FREEDMAN CONSULTING & DEVELOPMENT, LLC



Freedman Consulting & Development provides land planning and land development consulting services to the private and public sectors. The firm specializes in providing strategic advice on how to approach a project from conception through construction.

Freedman Consulting & Development has experience with a variety of projects including Comprehensive Plan Amendments, rezoning and other land planning and development activities. Freedman Consulting & Development will assemble and coordinate all consultants necessary to be brought together as the design team in order to accomplish the project in the client's timeframe.

Government review and oversight of projects has continued to become more and more complex, time consuming and costly. Freedman Consulting & Development provides the expertise necessary to streamline the government approval process while at the same time ensuring the project meets all the goals of the client and the various requirements of the review agencies.

Innovative strategies are required for land development projects to succeed. Some of these strategies involve public/private partnerships including extensive public involvement. Freedman Consulting & Development has experience with these types of cooperative projects and this experience has shown to be valuable when working through the various issues that arise on a joint venture project.



JOEL J. FREEDMAN, AICP
President, Freedman Consulting & Development, LLC

Mr. Freedman is the founder and President of Freedman Consulting & Development, LLC. He is responsible for the management of the Firm's planning projects including Comprehensive Plan Amendments, rezoning, site and development review and permitting processes and other land planning activities. The following is a representative listing of his project experience during his 39 year professional planning career.

- One Palm, a mixed-use project in downtown Sarasota, Florida. The project, currently under construction, includes a 144 room aLoft Hotel and 141 apartments. Ground floor retail space, the hotel and apartment entrances will be on the ground floor. The project utilizes the existing 625 space parking garage on the site that also serves a 125,000 s.f. office building.
- CitySide, a 450 unit market rate apartment complex located in the Rosemary Design District just north of Sarasota's downtown core. The project involved a comprehensive plan amendment and zoning code text amendment that created an overlay district allowing for 75 units per acre density, the highest in the City. Construction is anticipated to begin in the spring of 2015.
- The Jewel, an 18 story mixed use project in downtown Sarasota, Florida. The project includes 19 luxury condominiums, ground and second floor retail and offices uses and an internal parking garage. Development air rights from the abutting property were acquired to increase the allowed number of units. The project is under construction.
- Second Street Apartments, a 180 unit apartment complex in the downtown core. This project utilized the former Downtown Residential Overlay District bonus density program. Changes were proposed that required City Commission approval. The project is anticipated to begin construction in 2015.
- State Street Parking Garage, a mixed use project including, retail and residential uses and a 350 space public parking garage. This project was a design build project with the City of Sarasota and A.D. Morgan, general contractors. The retail and residential portions of the building will be finished and owned by private entities.
- Shoppes of Bay Isles, Longboat Key, Florida. The project involved the redevelopment of the existing shopping center. The center, now completed, has a new 95,000 s.f. Publix, a free-standing CVS drug store and various retail shops.
- Publix Grocery Store, Sarasota, Florida. A new 45,000 s.f. Publix grocery store was constructed on the former Herald Tribune offices and production facility. The store is located on the second level above a level of parking. Surface parking is also provided.
- P.F. Chang's restaurant, Sarasota, Florida. A 7,000 s.f. 280 seat P.F. Chang's restaurant is being developed on a former office building site that shares parking with an assisted living facility and 30,000 s.f. office building.
- Ed Smith Sports Complex Renovation Sarasota, Florida. The project proposes the renovation of the Ed Smith Sports Complex to accommodate the Baltimore Orioles for the next 30 years. Additional seating, clubhouse expansion and other on-site amenities are included in the renovation of this Sarasota County owned facility.
- Longboat Key Club and Resort Longboat Key, Florida. The project involves planning services to the client proposing to construct a new 196 room hotel, 17,000 s.f. meeting facility, golf clubhouse, spa and 266 residential condominiums. The complete redesign and reconstruction of the Islandside Golf course is also part of the project.

(Resume – continued)

- The Proscenium, a mixed-use project in downtown Sarasota, Florida. The project proposed the construction of a 225 room Waldorf Astoria Hotel, 211 luxury condominiums, 310,000 s.f. of offices including a bank with drive-through facilities, 140,000 s.f. of retail space, 800 seat performing arts theater and a 500 seat movie theater. Designation of the site as a Regional Activity Center in the City of Sarasota and development of a proportionate fair share agreement for transportation improvements per Florida Statutes.
- Sarasota County Correctional Facilities Site Selection Process. The project involves being a sub-consultant on the engineering team providing the analysis and site selection recommendation to the Board of County Commissioners for Sarasota County's future jail facility. In addition a new Community Corrections facility is to be located and constructed.
- Pineapple Square, a mixed-use project in downtown Sarasota, Florida. The project includes the construction and renovation of several buildings in the central core area of downtown. The project will include approximately 50,000 s.f. of retail space and 157 residential units with an internal parking garage.
- Community Housing Trust/Child Protection Center, Sarasota, Florida. This public private partnership involved a Future Land Use Plan Amendment, rezoning and site plan approval for the subject property in downtown Sarasota. The Community Housing Trust was developing 14 units of affordable housing on the same site that the Child Protection Center was going to develop their new headquarters. Sarasota County was the property owner and applicant.
- Hotel Indigo, a 95 room boutique hotel located in downtown Sarasota. The project includes underground and off-site parking for 122 spaces as well as a dining area, bar and meeting rooms.
- Ringling Square, Sarasota, Florida. The project includes the development of 4,200 s.f. of retail space and 38,000 s.f. of office space including a financial institution with a drive through facility. A parking garage with 144 parking spaces will also be developed on the site with this project.
- Whole Foods Market Centre, a mixed-use project requiring rezoning, street vacations and site plan approval in downtown Sarasota, Florida. This public/private project includes the development of a 36,000 s.f. Whole Foods Market, 26,300 s.f. of retail space and 94 condominiums. A parking garage with 744 parking spaces has been integrated into this project providing public and private parking.
- The Broadway Promenade, a 6 acre mixed-use project requiring a comprehensive plan amendment, revisions to the zoning code, rezoning and site plan approval in downtown Sarasota, Florida. This project includes the development of a 35,000 s.f. grocery store, 22,000 s.f. of accessory retail space and 186 residential units.
- Courthouse Centre, site plan approval for a 10 story mixed use building in downtown Sarasota including residential, retail, and office uses and a 430 spaces parking garage.
- Florida West Coast Symphony Education Wing and 800 seat Concert Hall expansion in the City of Sarasota's Cultural Center in downtown Sarasota
- Hyatt Hotel, conversion of the 5,800 s.f. ballroom in to a 10,000 s.f. conference center in downtown Sarasota, Florida
- Sarasota Pavilion, renovation of a 396,000 s.f. shopping center (formerly known as Gulf Gate Mall) including establishing non-DRI status, Sarasota, Florida.
- Hollywood 20 Movie Complex, a 20-screen movie theater in downtown Sarasota, Florida
- Sarasota County Interstate Business Center, 250 acre industrial and business complex
Development of Regional Impact
- River Road area Comprehensive Plan Amendment, a 1,100 acre amendment to Sarasota County's comprehensive plan designating the area as urban from its future-urban status

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ATTACHMENT C
HOYT ARCHITECTS



HOYT ARCHITECTS





ARCHITECTURE

HOYT ARCHITECTS designs commercial, institutional, and residential architecture. Our retail, institutional, theaters, housing, and mixed-use buildings often become the new benchmarks of the communities in which they are located. Our buildings fit within their settings and simultaneously frame their individual users.

Engaging the most current technologies, including a LEED building approach and proficiency in systems ecology, we provide distinctive solutions that are responsive to clients' needs. We evaluate various design alternatives and construction systems in order to propose solutions that will most thoroughly address client program needs, and maximize the buildings various engineering systems.



URBAN DESIGN

For larger scale design projects, we take on the challenge of bringing together often divergent public and private entrepreneurial interests in order to form a common vision through urban design. We have extensive experience working with cities of all sizes and we continue to study diverse urban models. Working to meet the demands of emerging growth patterns we develop form-based solutions within the existing infrastructure. This expertise that has been gained through our experience establishes a distinct identity for each project. The results are innovative solutions based on sound planning principles combined with our ability to create architectural forms that respond to the character of the community and the site.



INTERIOR DESIGN

The philosophy of HOYT ARCHITECTS Interior Design department is to unite the client's vision, needs, and budget parameters with our expertise, creativity and dedication.

Our strong commitment to the client, attention to detail, and expression of individuality, is evident in all phases from Visualization, through Construction Documentation and Installation.

Our backgrounds span a wide spectrum of project types, including residential, hospitality, office, retail and mixed-use properties. Our close working relationship with Architecture staff provides a synergy of efforts throughout the design process and results in an efficient and unified finished product.



3D VISUALIZATION

At HOYT ARCHITECTS, you are able to see your future project during the early design phases. Whether it is 3D Modeling, Virtual Reality, 3D Printing, or Sun & Crowd simulation, we implement technology as an intergral communication tool throughout the design process. This allows us to communicate visually and helps us deliver a more finished and refined design solution.

Sister company HOYT ARCHITECTURE LAB steadily pushes the envelope of visualization. Utilizing proprietary software and algorithms HAL's award winning artists have made the dream of photorealism in a real-time 3D environment a reality. Allowing you to accurately see your development before you build it.



ENERGY+TECHNOLOGY

HOYT ARCHITECTS has LEED accredited staff ready to incorporate sustainable design principles in your next project. Design, construction and maintenance of buildings all have a tremendous impact on energy use. At HOYT ARCHITECTS, we incorporate green building principles into the design of all building types.

LEED promotes a whole building approach to sustainability by measuring performance in five key areas:

- Human and environmental health
- Sustainable site development
- Water savings
- Energy and efficiency
- Materials selections & indoor air quality



PROJECT MANAGEMENT

HOYT ARCHITECTS is experienced in managing multi-disciplinary teams using our Project Team approach. The office utilizes state-of-the-art project management and reporting systems to ensure delivery of a quality, well organized and completed-on-time project. Key personnel are knowledgeable of relevant issues, county and state agency review, permitting and approval processes, and appropriate construction materials and methods. Project team members are selected for their expertise in order to meet the unique needs of each project. Organization sessions are undertaken with the client and project team members to formulate a clear understanding of the project goals and objectives. At the outset of the project a "Work Plan" is prepared, outlining scope, schedule and budget for all participants and is monitored throughout the design and construction process.



ALOFT HOTEL

SARASOTA, FL

300,000 SQUARE FEET
HOTEL + APARTMENTS
277 UNITS

Located on Palm Avenue in downtown Sarasota, this 10 story, 138-unit apartment complex along with 139-room Aloft hotel serves as an anchor for the existing art district area. This mixed-use project is detailed with graceful curves, and strong geometry and urban massing.

Designed around an existing parking garage, One Palm features 5,300 SF of restaurant space, 13,575 SF of retail & lobby space and parking for approximately 628 cars.

Construction Completion 2015





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Construction Completion 2015



HYATT SIESTA KEY BEACH

SIESTA KEY, FL

44 UNITS
6 STORIES

COASTAL DUNE INTEGRATION



Voted 18th best Hotel in the United States by users on Trip Advisor's Travelers' Choice 2012 poll.



Hyatt Siesta Key Beach is a 44-unit private residence club on Siesta Key Beach. The building maximizes density with 4 stories of units over two levels of parking. The corners are curved to open up balconies and soften the massing. The horizontality of the building is accentuated by a series of awnings wrap around to the beach-side to shade the other exterior public spaces and to denote the entry lobby. The Owners' Club Lounge and Spa is on the third floor and exterior amenities include a waterfall spa, a swimming pool, a tiki-bar, and poolside cabanas.

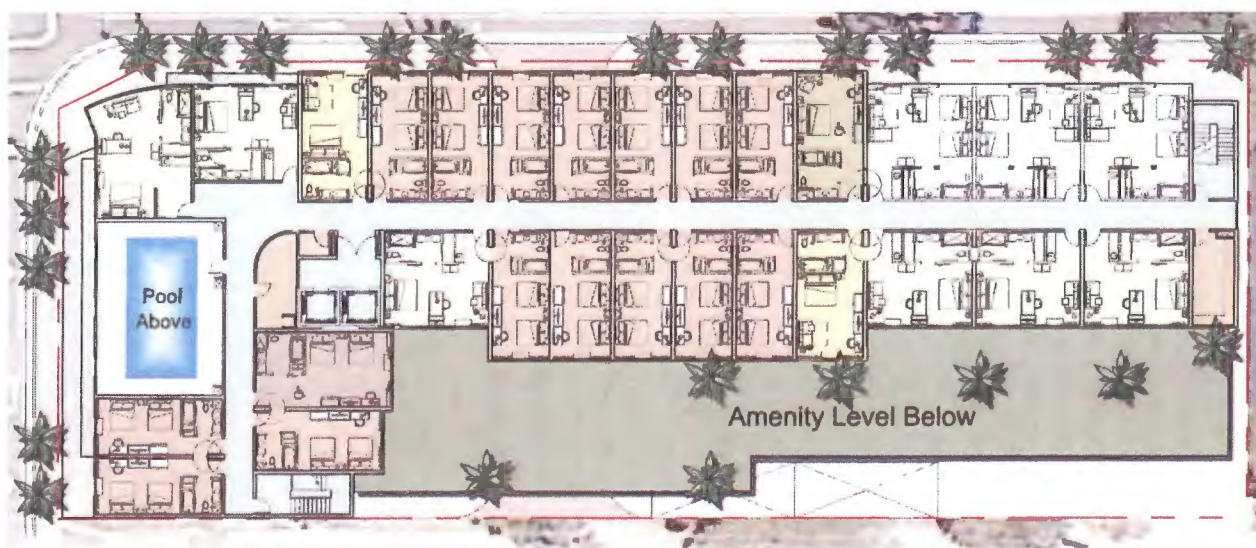


HAMPTON INN & SUITES

SARASOTA, FL

160,000 SQUARE FEET
ROOFTOP POOL
EPICORE STRUCTURE

Located on Coconut Avenue in downtown Sarasota, this 10 story, 150 key hotel is a unique hotel under the Hampton flag. Outstanding features include a rooftop pool & bar, 3,000 SQ FT meeting space, and water views of Sarasota Bay.



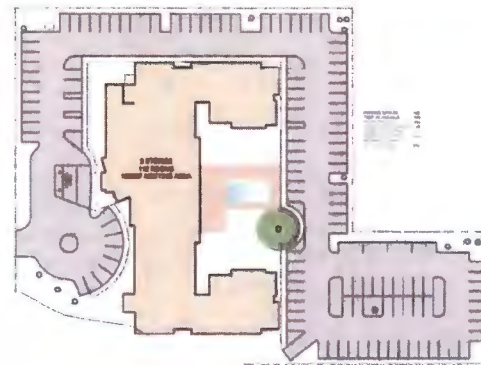


SARASOTA MODERN

SARASOTA, FL

78 KEY
70,000 SQ FT
MID-RISE

This urban boutique hotel is located adjacent to the downtown core in Sarasota's emerging Rosemary district. Truly an oasis near downtown, the Sarasota Modern hotel boasts amenities such as a luxury spa, upscale bar and fitness studio.



HYATT PLACE

SARASOTA, FL

124 HOTEL UNITS
73,000 SQ FT
DESIGN ARCHITECT

HOYT Architects was the master planner/designer for this Hyatt Place hotel located near the Sarasota/Bradenton International Airport. The site design achieves the maximum number of hotel rooms and parking spaces while maintaining many of the existing large trees and landscaping. The u-shape of the building creates a semi-secluded pool deck just off of a major Sarasota avenue.





HYATT REGENCY

SARASOTA, FL

294 KEY HOTEL
10,000 SQ FT BALLROOM
PUBLIC SPACE EXPANSION

This project was part of a redesign & reconcepting of the Bayfront Sarasota Hyatt into a Hyatt Regency. This included guestroom redesign and public space expansion included the creation of a 10,000 square foot ballroom including associated breakout spaces, lobby, pool, and reorganization of public circulation spaces.

PROJECTS

MIXED USE



SANSARA

SARASOTA, FL

10 STORIES
CONDOS + RETAIL
RAISED POOL + ZEN GARDEN



Eighteen exclusive residences within a mixed-use, urban environment unlike anything Sarasota has to offer. A serene fusion of clean contemporary lines, open and smart floor plans, rich woods and expansive glass. The Sansara Residences embody an awakened sense of comfort, intelligence and functionality in thriving downtown Sarasota. Situated perfectly to provide heart-stirring views of both Sarasota Bay and the downtown skyline.

PROJECTS

MIXED USE



THE MARK

SARASOTA, FL

800,000 SQ FT
157 UNITS
13 STORIES

City Place at Pineapple Square is a mixed-use building of over 800,000 sf in downtown Sarasota. This project encompasses two city blocks of commercial, retail, and residential space.

City Place is part of a major downtown development called Pineapple Square. Hoyt is the architect for the entire project of six buildings. The 13-story building brings well-known national retailers and restaurants to the downtown area. In addition, 157 condominium units and over 800 parking spaces are included in this project; State Street will become a vibrant two-story pedestrian breezeway. City Place will be one of the few Florida projects utilizing underground parking.

PROJECTS
MIXED USE

MAIN STREET LAKEWOOD RANCH

LAKEWOOD RANCH, FL

20 ACRES
300,000 SQ FT
RETAIL + RESIDENTIAL



Main Street at Lakewood Ranch provides a vibrant focal point for this large, up-scale residential community. Located adjacent to Lake Uihlien, the 20-acre site offers 300,000 sf of pedestrian-friendly, mixed-use space, featuring specialty shops and restaurants with second floor office space and residential units above. The Main Street terminates in a major pedestrian plaza and a theater at the eastern point. Classical and modern architectural elements mix within a modern context to give Main Street a timeless, "town village" feeling.

HOYT
ARCHITECTS

PROJECTS
MIXED USE



PUBLIX SHOPPING CENTER

LONGBOAT KEY, FL

49,000 SQ FT OF RETAIL
LUSH LANDSCAPING
1ST PHASE OF TOWN CENTER

HOYT ARCHITECTS worked closely with the project landscape architect and the The Town of Longboat Key to replace the existing Publix complex with a modern Publix shopping center. The new 49,000sf Publix is designed to blend seamlessly into the existing beach community. The elegantly simple architecture, materials, and color palette will be surrounded by lush landscaping. The goal being to provide the necessary amenities without intruding on the surrounding serenity.

PROJECTS

MIXED USE



CITRUS SQUARE, PHASE II

SARASOTA, FL

10 UNITS
5,000 SQFT RETAIL
CLASSICAL DESIGN

This 10 unit, 3 and 4 story mixed-use building will help frame the north side of Citrus Square (Hoyt Partner, Chris Gallagher was the design architect and project manager of Phase I of Citrus Square while with another architectural firm.) Called "Sarasota's most important building" by Planning Edges, Citrus Square graces the home page of the City of Sarasota website. In 2011 Citrus Square was awarded "the best low-rise building" by Multi-Housing Magazine.

Citrus Square's traditionally scaled facades were modeled after apartments buildings found along the coast of southern France — with first floor shops, canvas awnings, balconies, decorative metal railings, French doors, multi-paned windows, abundant moldings, and climbing bougainvillea. 505 ORANGE AVENUE will capture the design spirit of Citrus Square, adding a new collection of facade designs, new unit plans, a Parisian style entry court, and a roof top pool.



EVIE'S TAVERN MAIN STREET

SARASOTA, FL

**150 SEAT RESTAURANT, BAR
2 BOWLING LANES
PRIVATE MEETING ROOM**



In the heart of Main Street in Downtown Sarasota, HOYT ARCHITECTS replaced an obsolete 1950's building with a new structure designed to meet the rigorous zoning frontage requirements of a Primary Retail Street in an historic district. The new Evie's Tavern occupies two thirds of the building and a Cask and Ale is under construction for the remaining space. Packed on Sunday afternoons throughout the football season, Evie's Tavern is a comfortable new sports and entertainment venue for patrons of all ages.



1500 STATE STREET

SARASOTA, FL

20 UNITS
4,500 SQ FT OFFICE
3,500 SQ FT RETAIL



Located at the foot of the weekly farmer's market, and just a block from Main Street in downtown Sarasota, 1500 State Street is a "liner building" for the City's new State Street garage. On a small lot, just 48 feet wide, this six story building will include 20 residential units with high ceilings, large bay windows, and balconies. The first floor includes wrap around glass storefronts overlooking awning-shaded sidewalks. Second story offices enjoy an easy internal connection to the adjacent 395-space parking garage.

PROJECTS
MULTI FAMILY



LAKESHORE CONDOS

LAKWOOD RANCH, FL

44 UNITS
WATERFRONT
CLASSICAL DESIGN

This 44 unit development consists of two 4-story over parking buildings; flanking a central pool & amenity area. Overlooking Lake Uhlein, this residential community is adjacent to Main Street Lakewood Ranch.

KINGSLAND

ORLANDO, FL

250,000 SQ FT RETAIL
100,000 SQ FT CONFERENCE CENTER
600 HOTEL UNITS

Kingsland is designed to be a new mixed use destination located at the new I-4 interchange in Orlando Florida between Disney World and Sea World. A waterfront development on Lake Willis, Hoyt created a canal visually linked to the lake allowing a waterfront experience throughout the project.

This master-planned mixed-use development in Orlando, Florida has over 600 hotel rooms, 302 timeshare units, a 100,000 square foot conference center, and 250,000 square feet of retail space.

