

Request for Letters of Interest in a Parcel of Land Located on Tamiami Trail South at Venice Municipal Airport, Venice, Florida For Commercial Development

The City of Venice (City) is hereby soliciting Letters of Interest to seek interested parties (proposer) in the development of an 11-acre parcel of land at the Venice Municipal Airport (Airport) commonly known as the Circus Arena Property. The parcel is located on Tamiami Trail South, near the southern gateway (Circus Bridge) to the Island of Venice.

The purpose of this invitation to submit Letters of Interest is to assist the City in identifying the highest and best future use of the property. The City desires to establish an attractive gateway that exhibits the charm of Venice, provides amenities for the public, draws visitors and supports the local economy.

About Venice Municipal Airport

The Airport serves general aviation (all civilian aviation other than scheduled airline service) in Sarasota County, Florida with two 5,000-foot all-weather runways. The Airport has over 220 based aircraft and handled more than 60,000 takeoffs and landings in 2013. Aviation fuels, aircraft maintenance, avionics and storage are among the services provided by businesses on the airfield. The Airport is owned and operated by the City of Venice.

General Property Description

The Circus Arena Property was formerly part of the Venice Army Air Base. The federal government transferred ownership of the facility to the City in 1947 following World War II and it became the Venice Municipal Airport. The Circus Arena Property was leased to the Ringling Brothers Barnum and Bailey Circus from 1960 until about 1993 and has been leased to other businesses thereafter. The Circus Arena Property is part of the Airport, shown in Exhibit A, but is located outside the air operations area.

The property address is listed at 1401 Ringling Dr., Venice, FL 34285 on the Sarasota County Property Appraisers web site at www.sc-pa.com. A month to month land lease is currently in place for an 8,400 sq. ft. portion of the parcel with the Tito Gaona Trapeze Academy, Inc.

The parcel is conceptually designated on the 2011 Airport Layout Plan as a Future Airport Commerce Park. Any future use must be compatible with Airport operations. The Airport Layout Plan is available at http://www.venicegov.com/Municipal_links/Airport/layout_plan.asp ..

In 2013 the City removed the roof, walls, all hazardous materials and an underground storage tank from the 65,000 sq. ft. circus arena and the adjacent octagon building. A 5,000 sq. ft. metal storage building was completely demolished. The City must decide whether or not to exercise an option to remove the remaining two structures, at the expense of the City, by September 20, 2014.

Zoning and the Southern Gateway Corridor

The Circus Arena Property is currently zoned Commercial Intensive (CI) and is located within the 2010 City of Venice Comprehensive Plan planning area called the Southern Gateway Corridor. The intent of the Southern Gateway Corridor is to:

Establish a welcoming “front door” to Venice by creating a pedestrian-oriented streetscape and mixed use corridor. The corridor shall support existing residential uses, promote redevelopment of underutilized office and commercial properties, and establish new infill developments that support the corridor’s purpose. The intent of this corridor is to develop a mixed use area with medical facilities, professional and medical office space, multi-family residences, mixed-use commercial areas, retail shops, entertainment, marine services, hotels, and restaurants. Auto-centric uses would be discouraged in order to improve the corridor’s pedestrian access, bikeability, and transit opportunities.

More information is available in Exhibit B – CI District Standards and Exhibit C – Southern Gateway Corridor Standards. A complete copy of the Comprehensive Plan is available at http://www.venicegov.com/Municipal_links/Plann_zoning/Envision_venice/envision.asp

Conditions

Interested parties should note that, in addition to any other applicable laws, development of the property will be subject to Federal Aviation Administration (FAA) requirements, the City’s comprehensive plan, land development regulations, local ordinances and building codes. The City’s code of ordinances is available at <http://library.municode.com/index.aspx?clientId=11650>.

Additionally, interested parties should take note of the following:

Development Site(s): +/- 11-acres are available for development and the parcel is bordered by Tamiami Trail South, Ringling Drive and Airport Avenue. The City may consider dividing the parcel into smaller development sites.

Access Road: The City has tentatively planned to develop an access road between Tamiami Trail South (US 41) and Airport Avenue in 2015. Three preliminary concepts for the alignment of this road are shown in Exhibit A. Additional alternatives may be considered.

Compatible Use: Any future improvements and/or development must be compatible with airport operations and may be subject to the FAA notification requirements as required by [14 CFR Part 77 – Safe Efficient Use and Preservation of the Navigable Airspace](#).

Traffic Count: The Florida Department of Transportation “Average Annual Daily Traffic” for Tamiami Trail South near the subject parcel in 2012 was 28,000 vehicles daily.

Historic Significance – The circus is significant to the history of the City, though it is not certain whether it is feasible to maintain the existing structures. The City encourages interested parties to propose innovative solutions which honors the history of the circus in Venice, in particular the Octagon Building and its appearance as one crosses the Circus Bridge onto the Island of Venice.

Land Lease: The City intends to lease the property or a portion thereof. Any land lease would be triple net, with the City providing only the land, in “as is” condition, during the term of the lease, with the lessee responsible for design, permitting, construction, financing, and operation. **Proposers are cautioned that the City cannot subordinate the fee interest in the land to a tenant’s leasehold**

mortgage or other financing. The City reserves the right, at its sole discretion, to finance development of the property.

Rental Rate: The rental rate shall be negotiated. The estimated annualized market rent (for the land only) was appraised to be \$0.80 per square foot in October 2010. An updated appraisal is anticipated to be completed as part of the negotiation process. The FAA requires fair market value rent for non-aeronautical use of Airport property.

Property Rights Reserved: The lease of all or a portion of the parcel is subject and subordinate to the terms and conditions of the agreements under which the City acquired the property from the United States of America. FAA consent shall be required prior to any lease of the parcel.

Letter of Interest Format

To facilitate review, Letters of Interest should be organized in the following format and include responses to the following items:

- 1) Identify the entity submitting the letter of interest and, if different, the entity which would ultimately be expected to be the occupant/operator;
- 2) Describe Proposer's current operations and locations. Include branding affiliation(s) as may be applicable and any other pertinent qualifications to achieve the intended use of the parcel;
- 3) Explain in as much detail as possible the type of development, franchise, and branding affiliation(s), if any, Proposer intends to operate. Aviation and non-aeronautical uses will be considered;
- 4) State whether Proposer is interested in leasing all or a portion of the parcel, and include the minimum term necessary for a land lease from the City (Include any options to extend);
- 5) Identify how the anticipated use of the property would be consistent with the intent of the Southern Gateway Corridor, the 2010 City of Venice Comprehensive Plan and/or the Airport Layout Plan;
- 6) Include what benefits the City, Airport and general public would derive from the intended use of the parcel;
- 7) Specify whether or not Proposer intends on utilizing the Circus Arena and/or Octagon Building as part of the desired use. Outline any proposed innovative concepts to honor the history of the circus in Venice;
- 8) Describe Proposer's financial capability to develop and operate the intended use;
- 9) Provide a general time frame for the improvement, development and/or occupancy of the property.

Add any additional information that may be beneficial for the City to indicate Proposer's interest in the use, improvement and/or development of the parcel, and any items Proposer would suggest the City consider in (potential) preparation of a Request for Proposals to lease and/or develop the property, or a portion thereof.

Disclaimers

This Request for Letters of Interest does not waive the City's rights to subsequently issue a Request for Proposals, or commit the City to lease the subject parcel, or otherwise bind the City in any way. This Request for Letters of Interest constitutes only an invitation to present Letters of Interest and confers no rights of any kind on responding parties. The City reserves the right to take no action on received Letters of Interest, and reserves the right to lease or not to lease the subject parcel with or without a Request for Proposals or other invitation for a specific use. The City reserves the right, at its sole discretion, to finance development of the property.

The City does not guarantee that the information contained herein is current or accurate; all information provided should be independently verified.

The City will not be responsible for any costs incurred by interested parties in the preparation of Letters of Interest.

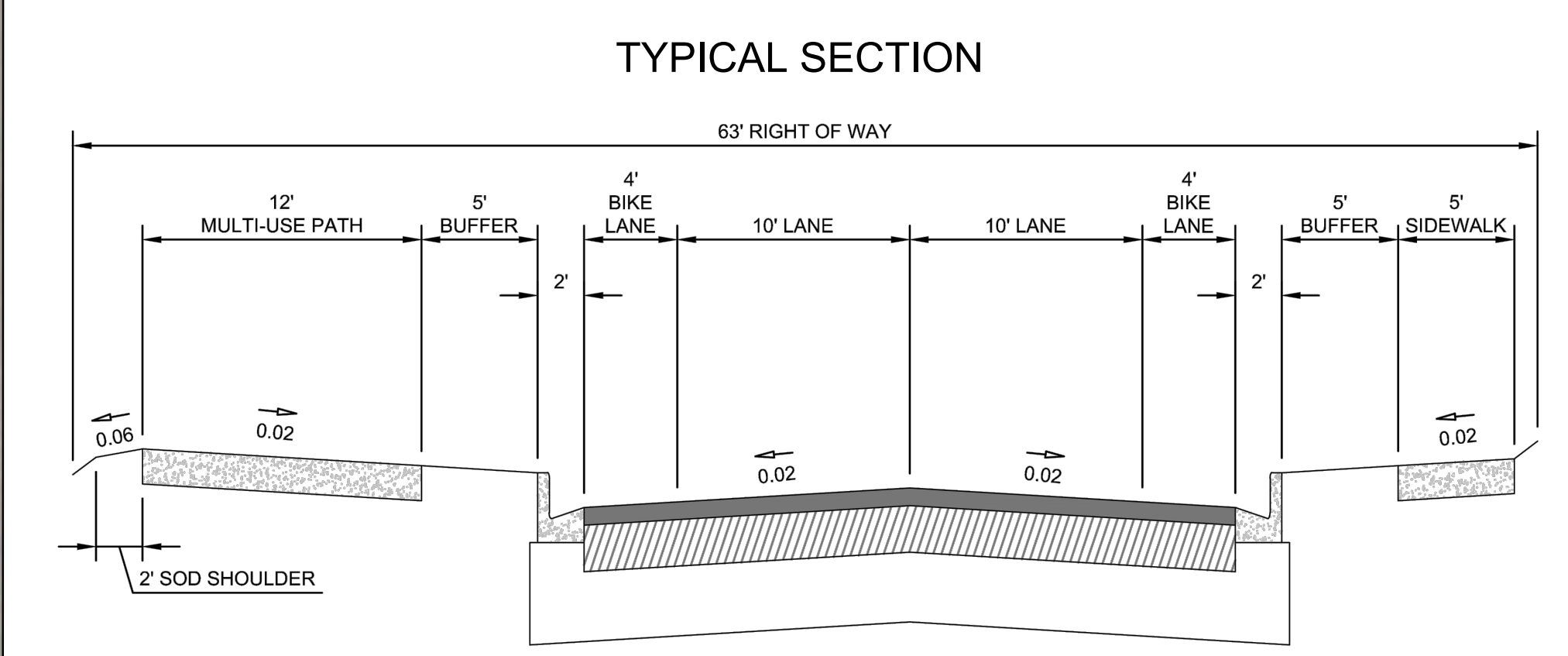
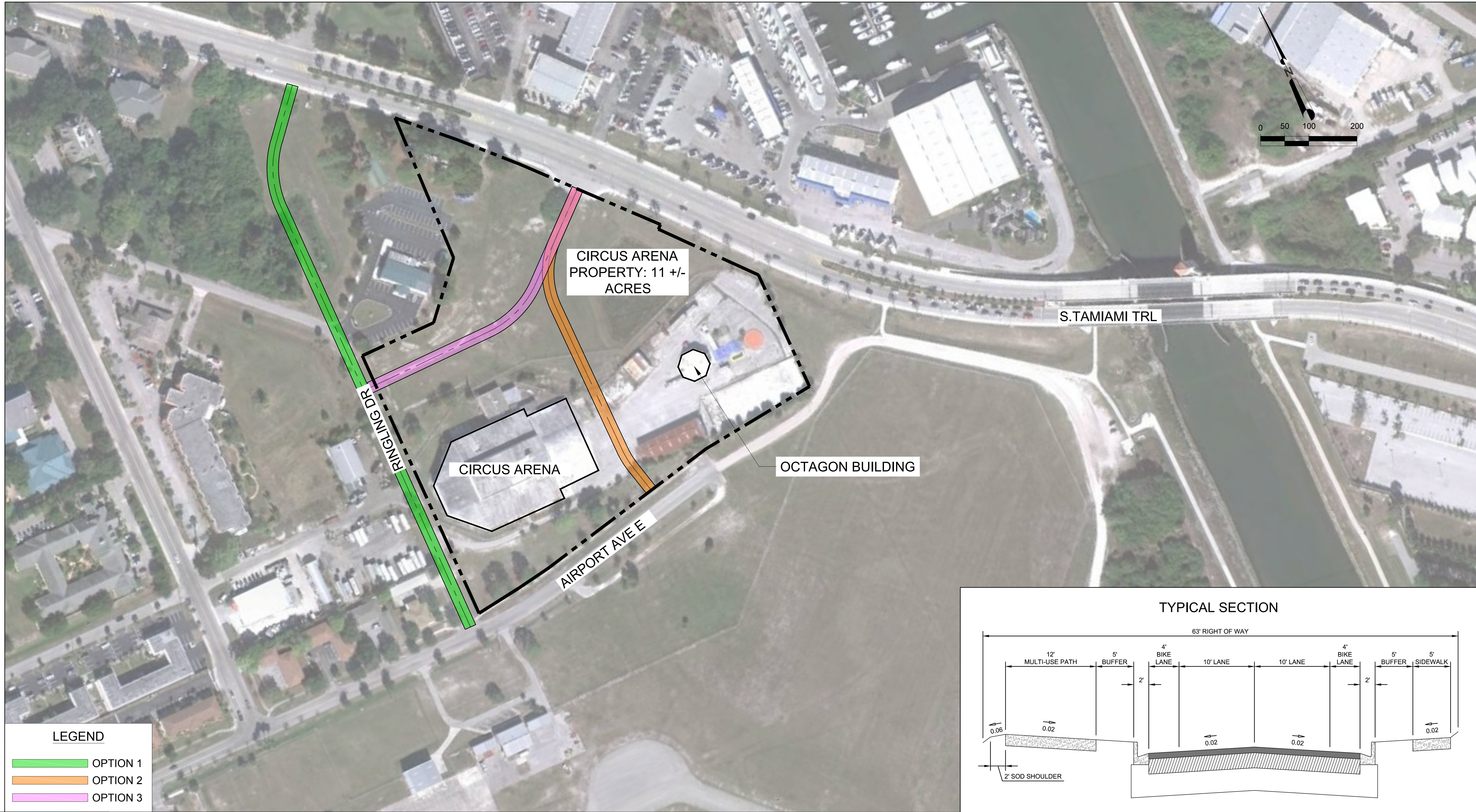
Information submitted to the City in response to this request for Letters of Interest is subject to Florida public records law and may be disclosed to the public and/or media upon request.

Schedule and Deadline

A site visit will occur at 1401 Ringling Dr., Venice, FL 34285 on April 18, 2014 at 10 AM. Execution of a waiver will be required. The site visit escort will not answer any questions at that time.

All questions must be submitted in writing to Peter Boers, Procurement Manager, at pboers@venicegov.com by May 2, 2014 at 12:00 PM.

Letters of Interest shall be submitted by 2:00 PM, May 15, 2014 to: Peter Boers, Procurement Manager, City of Venice, 401 W. Venice Ave., Venice, Florida 34285; Phone # (941) 486 – 2626, x26017.



CIRCUS ARENA PROPERTY AND CONCEPTUAL US 41 ACCESS ROAD

EXHIBIT A

MARCH 2014

Sec. 86-93. CI commercial, intensive district.

- (a) *Generally; intent.* The CI district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. These districts permit uses not of a neighborhood or general commercial type and serve large sections of the city. This district is suitable for areas where commercial development has displaced or will displace residential uses, but it is not the intent that this district be used to encourage extension of strip commercial areas, since the pattern of existing development provides more than ample frontage for this purpose.
- (b) *Permitted principal uses and structures.* Permitted principal uses and structures in the CI district:
 - (1) Retail outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards), secondhand merchandise in completely enclosed buildings, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments and package liquors.
 - (2) Service establishments such as automobile service stations, repair and service garages, motor vehicle body shops, rental of automotive vehicles, trailers and trucks, auto laundries, drive-in restaurants, fast-food restaurants, restaurants with drive-through or pick-up facilities, bars or taverns for on-premises consumption of alcoholic beverages, auction houses or pawnshops, commercial laundries or dry cleaning establishments, animal boarding in soundproof buildings, pest control, plant nurseries or landscape contractors, carpenter or cabinet shops, home equipment rental, job printing or newspaper establishments, upholstery shops, marinas, boat sales, boat liveries and commercial water softening.
 - (3) Commercial recreation facilities such as open air motion picture theaters, golf driving ranges, par 3 golf courses, nightclubs and similar uses.
 - (4) Palmists, astrologists, psychics, clairvoyants and phrenologists.
 - (5) Auditoriums and convention centers.
 - (6) Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
 - (7) Revival and gospel establishments under temporary use permits.
 - (8) Motorbus terminals.
- (c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the CI district are warehousing as accessory to retail use on the same property.
- (d) *Prohibited uses and structures.* Prohibited uses and structures in the CI district are as follows:
 - (1) New residential construction.
 - (2) Pain management clinic.
- (e) *Special exceptions.* The following special exceptions are permissible in the CI district after public notice and hearing by the planning commission:
 - (1) Wholesale, warehouse or storage uses, but not bulk storage of flammable liquids.
 - (2)

Building trades contractors with storage yard for materials and equipment on-premises.

- (3) Television or radio transmitter towers.
- (4) Agricultural fairs and fairground activities, sports fields and sports arenas, and similar uses offering events open to the public and with temporary or permanent structures; provided that this provision shall not be construed to prohibit playing fields, stadiums and gymnasiums as accessory uses to public or private elementary, junior high, secondary or university academic institutions in the districts where such institutions are permitted or permissible uses as special exceptions; and provided further that grant of special exception for the purposes set out in this category shall not authorize the CI zoning classification to be used for any other purpose permitted or permissible in CI districts but that covered by this category. Site and development plan approval is required.
- (5) Carnivals or circuses, archery ranges, miniature golf courses, pony rides and skating rinks, and indoor pistol or rifle ranges.
- (6) Truck stops.
- (7) Commercial tourist attractions.
- (8) Machine shops.
- (9) Adult entertainment establishments, provided no such use shall be located on property which lies within:
 - a. One thousand feet, as directly measured, of any two other properties on which other such establishments are located;
 - b. One thousand feet, as directly measured, of any property used as a school or house of worship; or
 - c. Five hundred feet, as directly measured, of any residentially zoned property; and further provided that all doors, windows and other building openings shall be so located, covered or screened as to effectively prevent visual access into the interior of the building from any public or semipublic area.
- (f) *Maximum residential density.* Maximum number of dwelling units per acre in the CI district is: None; such use is prohibited.
- (g) *Minimum lot requirements (area and width).* Minimum lot requirements in the CI district are: None, except as needed to meet other requirements set out in this section.
- (h) *Maximum lot coverage by all buildings.* Maximum lot coverage in the CI district is: Unrestricted, except as necessary to meet other requirements set out in this section.
- (i) *Minimum yard requirements.* Minimum yard requirements in the CI district are:
 - (1) Commercial, service, office, hotel, motel or similar activities:
 - a. Front yard: 20 feet; provided that, where a CI zoned lot is located in a block a portion of which is zoned residential, requirements of the residential district apply to the CI zoned lot.
 - b. Side yard:
 - 1. Fire-resistive construction: Buildings may be:
 - i. Set to the side property line; or
 - ii. Set not less than eight feet back from the side property line.
 - 2. Non-fire-resistive construction: Buildings must be set back not less than eight feet from the side property line.
 - c. Rear yard: Ten feet.

(2) Automotive service stations and automotive convenience centers:

- a. Front yard:
 - 1. Structures: 20 feet.
 - 2. Gas pumps: 15 feet.
- b. Side yard:
 - 1. Structures: Eight feet.
 - 2. Gas pumps: 25 feet from residentially zoned property, 15 feet from all other properties.
- c. Rear yard:
 - 1. Structures: Ten feet.
 - 2. Gas pumps: 25 feet from residentially zoned property, 15 feet from all other properties.

(3) Special provisions:

- a. Where a CI zoned lot abuts property zoned residential, with or without an intervening alley, then, at the time of development of the CI zoned lot, a landscaped buffer is required for rear yards and for side yards as the case may be. Such rear or side yards shall not be less than 20 feet in width or depth. No yards are required adjacent to the mean high-water line or adjacent to railroad rights-of-way.
- b. Reserved.

(4) Multiple-family dwellings:

- a. Front yard: 20 feet.
- b. Side yard: 15 feet.
- c. Rear yard: 15 feet.
- d. Waterfront yards: 20 feet.

Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot of yard for each three feet of building height and a front yard of 25 feet or one-half of the building height, whichever is greater.

(5) Other permitted or permissible uses:

- a. Front yard: 20 feet.
- b. Side yard: Ten feet.
- c. Rear yard: 15 feet.
- d. Waterfront yards: 20 feet.

(j) *Maximum height of structures.* No portion of a structure shall exceed 35 feet in the CI district.

(k) *Limitations on signs.*

(1) No signs are permitted in the CI district except:

- a. For multiple-family dwellings: One wall or monument-style ground sign, not to exceed 32 square feet in area, on each street frontage.
- b. Wall, monument-style ground, canopy, marquee or projecting signs to advertise services or sale of products on the premises.
- c. Temporary construction project ground signs: One temporary construction project ground sign, not exceeding 32 square feet in area, such sign not to be erected more than 60 days prior to the time actual construction begins, and to be removed upon completion of actual construction. If construction is not begun

within 60 days or if construction is not continuously and actively prosecuted to completion, the sign shall be removed.

- d. For houses of worship: One identification wall sign not exceeding 12 square feet in area and one bulletin, monument-style ground or wall sign not over 20 square feet in area for each street side.

- e. Exempt signs.

(2) General provisions:

- a. For the signs listed in subsection (1)b of this subsection, the aggregate area of all signs shall not exceed three square feet in area for each foot of frontage occupied by the building displaying the signs, or 1.5 square feet in area for each foot of frontage on property occupied by the building, whichever may be greatest, provided no single business shall display more than two signs for each street frontage, and provided no aggregate area of signs shall exceed 180 square feet on a street frontage regardless of building or property frontage.
- b. No signs shall be erected in a manner that materially impedes visibility of moving vehicles or pedestrians on or off the premises. No sign (except projecting signs) shall be erected upon or overhang any street right-of-way, walk or alley except as specifically authorized.
- c. No ground sign shall be erected within 50 feet of any property zoned residential nor exceed 12 feet in height.
- d. Not more than one sign structure may be erected in any required yard adjacent to a street, provided the area and number of signs on such structures shall be counted in the formula allocation of subsection (2)a of this subsection.

(Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2013-03, § 4, 2-12-13)



City of Venice

Comprehensive Plan

Policy 16.5 Southern Gateway Corridor.

Planning Intent: Establish a welcoming “front door” to Venice by creating a pedestrian-oriented streetscape and mixed use corridor. The corridor shall support existing residential uses, promote redevelopment of underutilized office and commercial properties, and establish new infill developments that support the corridor’s purpose. The intent of this corridor is to develop a mixed use area with medical facilities, professional and medical office space, multi-family residences, mixed-use commercial areas, retail shops, entertainment, marine services, hotels, and restaurants. Auto-centric uses would be discouraged in order to improve the corridor’s pedestrian access, bikeability, and transit opportunities. *For the detailed map sheet that depicts this planning area, see Map FLUM-4.*

Policy 16.6 Southern Gateway Corridor Standards. Development in the Southern Gateway Corridor shall be according to the following development scenario:

- A. The density range for the corridor shall be up to 13 dwelling units per acre.
- B. The maximum residential density average in this corridor will not exceed 13 units per acre, calculated on a gross acreage basis.
 1. Southern Gateway Corridor public lands shall not be developed for residential, commercial, office, or industrial purposes.
- C. Up to 75% of the acreage in this corridor will be allowable for commercial (retail, marine, hotel, entertainment, and office space) uses. The total square footage of commercial uses allowed in this corridor shall not exceed a floor area ratio (FAR) of 1.0.
 1. The residential and commercial uses are intended to provide convenient access and bike/walkability for the area’s residents, businesses, and visitors.
 2. Residential, office, and retail use may be adjusted according to the needs of the community.
 3. Conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage.
- D. Integrated transportation network:
 1. Provide transportation alternatives including transit, pedestrian access, and bikeways.
 2. Expand established pedestrian linkages between the surrounding Island neighborhoods.
 3. Connect the area to the Venetian Waterway Trail.
 4. Ensure appropriate access to the Venice Municipal Airport.
 5. Limit traffic speeds to encourage pedestrian movement along the



City of Venice

Comprehensive Plan

corridor.

E. Building envelope:

1. Maximum height shall be limited to 3 stories, up to 42' including parking.
2. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.
3. Building heights, where applicable, shall consider air safety zones for the Venice Municipal Airport.

F. Parking standards:

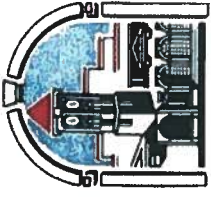
1. Permitted as part of a mixed-use building either above active first level uses or on the first floor.
2. Not allowed in front of buildings along Tamiami Trail and mixed use areas.
3. Rear parking lots permitted in mixed use and commercial areas.
4. Front driveways and garages are allowed in single-family areas.
5. On-street parking allowed as designated by site and development plan except along Tamiami Trail where on-street parking is not permitted.
6. Alternative parking standards that allow for reduced parking lot size and shared parking spaces shall be allowed throughout.

G. Parks and public space shall address the following considerations:

1. Include a variety of community places and public spaces including but not limited to pocket parks, courtyards, plazas, open air sitting areas, urban trails, and playgrounds.
2. Urban trails and sidewalks shall be utilized as connectors between commercial and residential areas.

H. Architectural design style:

1. Northern Italian Renaissance architectural design standards are to be applied to new and redevelopment projects.



City of Venice

Map FLUM-4
Southern Gateway Corridor
(Planning Area C)

- Planning Area
- Venice City Limits, 2010
- Parcels

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 16.5 AND
POLICY 16.6 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 06/08/10 | ORD No. 2010-08
AMD No. City of Venice 10-1EX
Source: City of Venice GIS, 2010; City of Venice
Planning & Zoning Department, 2010.



0 0.035 0.07 0.14 0.21 Miles

