

PZ 17-122



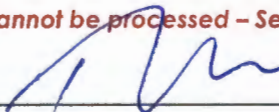
City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 17-07 RZ

Project Name: Four Points by Sheraton - Parking
Parcel Identification No.: 0430020014
Address: 805 S. Tamiami Trail, Venice, FL
Parcel Size: 0.78 Acres
FLUM designation: Southern Gateway Planning Area
Current Zoning: OPI/vub^{DS} **Proposed Zoning:** CG/vub^{DS}
Property Owner's Name: DAUS Capital LLC - Mr. Jag Pathirana
Telephone: (818) 465-9085
Fax:
E-mail: JPathirana@Landdeveloper.net
Mailing Address: 5950 Canoga Ave.#500, Woodland Hills, CA 91367
Project Manager: RMEC, LLC - Daniel V. Scippo
Telephone: (239) 898-2717
Mobile / Fax: (239) 898-2717
E-mail: Dan@RMEC-LLC.com
Mailing Address: 7381 Monarch Lane, Fort Myers, FL 33912
Project Engineer : RMEC, LLC - Ronald M. Edenfield, P.E.
Telephone: (239) 433-0614
Mobile / Fax: (239) 980-5588 - Mobile
E-mail: Ron@RMEC-LLC.com
Mailing Address: 7381 Monarch Lane, Fort Myers, FL 33912
Project Architect: Leese & Associates - Mark Leese
Telephone: (720) 443-9672
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E-mail: Mark@LeeseAssoc.net
Mailing Address: 21 Galapago St., Denver, CO 80223

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:


Date: 3/31/17
PZ 2017

Drawn: 1
OC 52852
Date: 3/31/17
PZ 2017
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1.00 \$2908.00
21.85 \$2908.00
OK CHECK
Total tendered
Total payment \$2908.00
Trans date: 3/31/17
Time: 10:10:45
MAR 31 2017
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APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition**
- ☒ **Public Workshop Requirements.** Date held March 2, 2017
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.



February 26, 2018

**Development Services
Planning & Zoning
City of Venice, FL
401 West Venice Ave.
Venice, FL 34285**

**Re: Revised Application for Zoning Map Amendment
Original Submittal - March 28, 2017
Re-Zone Property from OPI to CG
805 S. Tamiami Trail (Parcel ID # 0430020014) (Subject Property)
Property Size: 0.78 acres (+/-)
Venice, FL 34285**

Dear Sir or Madam:

On behalf of DAUS Capital LLC, owner of the property located at **805 S. Tamiami Trail, Venice, Florida 34285 (Subject Property)**, this letter and associated attachments are meant to serve as an Application for Zoning Map Amendment.

Narrative

The owner/applicant (applicant) also owns the adjacent property to the west, 775 S. Tamiami Trail (775 property). The applicant intends to develop the properties (775 and 805) together as a hotel, specifically to be branded as a Four Points by Sheraton. As currently proposed, the hotel, associated guest parking, and all other related facilities will be located on the 775 property, while the **Subject Property** is proposed to be a stand-alone parking lot primarily intended to serve the hotel's employees.

The **Subject Property** is currently zoned as Office, Professional, and Institutional (OPI), and the 775 property is currently zoned as Commercial, General (CG). The applicant is seeking a Zoning Map Amendment to change the zoning of the Subject Property from OPI to CG, such that it will match the zoning of the 775 property.

Following the re-zoning of the **Subject Property** to CG, the applicant intends to seek approvals for the 775 property and the Subject Property for a Site & Development Plan application, a Concurrency Determination application, a Special Exception for hotel use in the CG and the Venetian Urban Design District (VUD) district, and potentially, a Waiver application from the VUD for limited parking in front of the hotel structure on the 775 property.

Below, we have provided responses to the checklist items provided on the City's Zoning Map Amendment Application. These items, labeled (a) through (p), are copied below, followed by the response in **bold**.

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- (a) Whether the proposed change is in conformity to the comprehensive plan.

The Subject Property is located within the Southern Gateway Planning Corridor – Planning Area C. Per the Comprehensive Plan, Policy 16.5 the planning intent of the Southern Gateway 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.”

- (b) The existing land use pattern.

The existing land use pattern is generally in conformance with the stated Planning Intent (see Policy 16.5) for the Southern Gateway Corridor in the Comprehensive Plan.

- (c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

The application seeks to rezone 805 S. Tamiami Trail from OPI to CG. The property immediately to the northwest at 775 S. Tamiami Trail, which is also owned by the Owner/Applicant, is also currently zoned as CG.

- (d) The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The hotel will serve guests on a temporary basis and provide employment to City residents. While it is anticipated that the adjoining streets and City utilities will not be overtaxed by the hotel, the Site and Development Plan, and the Concurrency Determination applications will specifically address potential impacts to streets and utilities.

- (e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The subject property is immediately adjacent to both OPI and CG districts. Therefore, the property is properly positioned for either OPI or CG uses, and the existing boundaries do not appear to be illogically drawn.

- (f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

The applicant is not aware of any changed, or changing conditions that would make the Amendment from OPI to CG for the Subject Property be unnecessary.



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- (g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Changing the zoning for the Subject Property from OPI to CG will not adversely influence the living conditions in the neighborhood.

- (h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

As currently zoned in OPI, the Subject Property could be developed as a hospital, nursing home, museum, place of worship, etc. These uses would generally result in more traffic-trips than an employee parking lot at a hotel, as is the intended use of the property.

- (i) Whether the proposed change will create a drainage problem.

The site will ultimately be designed to properly manage all storm water on-site, and, if necessary, properly discharge the storm water to properly permitted facilities either with the City of Venice, or FDOT. All storm water management systems would be designed to meet or exceed the criteria of the City of Venice and the Southwest Florida Water Management District (SWFWMD).

- (j) Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed change for the Subject Property from OPI to CG would not result in a serious reduction in light and air to adjacent areas.

- (k) Whether the proposed change will adversely affect property values in the adjacent area.

The proposed change from OPI to CG is sought such that the Subject Property can be utilized as an employee parking lot for a proposed hotel. The proposed parking area would be heavily landscaped, properly lit, and will ultimately meet or exceed many of the criteria in the City's code. As stated in item "(h)" above, as currently zoned, the Subject Property, as currently zoned, could be developed as a hospital, nursing home, museum, place of worship, amongst other permitted uses.

- (l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

As proposed, the Subject Property will be an employee parking area for a hotel. The hotel will be an amenity for the community, and the hotel will be designed and constructed to the high standards of the Four Points by Sheraton brand. The hotel will be a job creator for the community, and we feel, would encourage



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additional development in the area, that is consistent with the intent of the VUD and the Southern Gateway Planning Corridor.

- (m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Changing the Subject Property's zoning designation from OPI to CG would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

- (n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Ultimately, the applicant seeks to develop the property as a parking lot for the hotel at 775 S. Tamiami Trail (adjacent property). The proposed change would ensure that both properties share the same zoning designations going forward.

- (o) Whether the change suggested is out of scale with the needs of the neighborhood or the city.

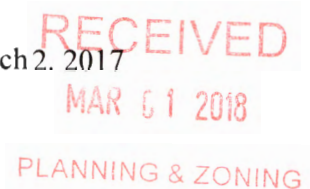
The Subject Property will be part of an up-scale hotel. We believe that the hotel is appropriate and will be useful to the City and its guests, and as we understand, the City generally believes that there is a need for a hotel in this portion of the City.

- (p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The applicant owns the Subject Property and the adjacent property at 775 S. Tamiami Trail. Very few properties remain available in the City that would be suitable for a hotel development such as is planned for these sites. The Subject Property is proposed to serve as a hotel parking lot and the proposed change would ensure that both properties (805 and 775 S. Tamiami Trail) share the same zoning designations going forward.

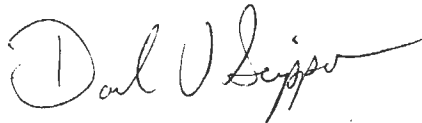
In further support of this application, the following items have been attached:

- **Appendix A** – Zoning Map Amendment Application;
- **Appendix B** - Statement of Ownership & Control – Property Deed and Business Entity Information from State of Florida Division of Corporations;
- **Appendix C** – Survey of Property – Signed & Sealed;
- **Appendix D** – Agent Authorization Letter;
- **Appendix E** – Application Filing Fee; and
- **Appendix F** – Summary of Neighborhood Public Workshop – March 2, 2017



Should there be any questions, or should the City require additional materials related to this Zoning Map Amendment Application, please contact us at (239) 898-2717 or email Dan@RMEC-LLC.com.

Yours truly,
RMEC, LLC



Daniel V. Scippo, LEP
Principal / Senior Project Manager

Enclosures: Attachment A through Attachment F as presented within the letter

cc: File (electronic copy)
Mr. Daniel Singh – DAUS Investments, LLC (electronic copy)
Mr. Mark Leese – Leese & Associates (electronic copy)



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