

JoAnne Brewer

From: kamalaphughes@yahoo.com
Sent: Monday, March 06, 2017 8:55 PM
To: Planning Commission; City Council
Subject: Hotel request / Rezoning proposal for 775 / 805 S. Tamiami Trail

March 6, 2017

To Venice City Council members, Venice Planning Commission members,

As an impacted resident, on Thursday, March 2nd, I attended the neighborhood public workshop regarding the referenced project in the subject line above. The workshop was provided by Daniel Scippo of RMEC LLC on behalf of Daniel Singh of DAUS Investments, LLC. While I understand that the owner, Mr. Singh, is required to provide information to the City of Venice regarding the attendance and feedback from surrounding neighbors, I felt that I would be remiss if I did not follow through with comments in my own words.

Both prior to and after the meeting, I looked through the municode sight for both Sarasota and Venice, and I have been left with some questions and a number of concerns.

Per the Sarasota County municode site, a neighborhood public workshop that includes a Special Exception (Hotel use of CG district) as part of the proposal must be attended by a county planner to explain the process. To my knowledge, no one from the county attended the meeting, or at least they did not announce themselves nor address the zoning questions which were posed by the residents to the project representatives. Does Venice also follow this requirement? How can I ensure that I am kept informed of the next steps?

As I noted in the code, considerations that are in the hands of the zoning commission include Appendix A section 3.12.3 a, 5) which is *to determine whether the proposed change will adversely influence living conditions in the neighborhood*. The proposal of a 103 room, 4 story hotel complex with restaurant and bar will certainly have a negative impact to Guild ,Golf and Pinegrove Drives and Country Club Estates. The conceptual design of the hotel calls for removing all trees from the site and building a six foot wall directly adjacent to the backyards of several homes, robbing them of their privacy. Employee parking proposed across Pinegrove Drive and patron parking in front of the hotel are opposed to VUD, which I imagine exists for good reason. I am also concerned that increased traffic at this location, including crossing Pinegrove for hotel employees, will result in hotel patrons using residential streets to cut corners and certainly increase safety concerns for everyone.

There are a number of large pine trees located at 775 S. Tamiami Trail. I reviewed the Sarasota County tree ordinance prior to the meeting and noted that it is possible that some of those trees may qualify as Grand Trees, but the project representatives have not conducted a tree study and their current proposal doesn't seem to include one. I am concerned that this property could be leveled before such a study is done.

In April of 2014, an article in the Sarasota paper sited Visit Sarasota as advising Venice city council members that more hotels are needed *close to the beach*. Mayor John Holic is quoted as saying that there are 'sites pre-approved for buildings up to 65 feet tall, two of which are on the Island of Venice. One of those sites was recently redeveloped from an apartment complex to a hotel, opened and then closed' which calls into

question if there is a true need. And this as well from the mayor as quoted 'Venice's appeal for many is the small town feel, free of what many cities deal with'. I certainly echo that. This plan to build a Four Seasons by Sheraton hotel at this location will be the first big step in eroding the Old Florida charm of Venice. Per Appendix A 3.12.3 a, 8) the zoning commission should also consider *whether it is possible to find other adequate sites in the county [city] for proposed use already permitting use*. While any site would require approval of a hotel structure as Special Exception, there must be other locations that would be more successful for a hotel, as the 775 Tamiami Trail location offers no amenities within walking distance. If an additional modern hotel on the Island is deemed necessary, the site of the Circus Arena would provide access to biking on Legacy Trail and a marina across the street. The site of the former Pineapples restaurant is right next to Venice Avenue with walking distance to shops and restaurants and could be built higher than the 4 story proposal to accommodate the room count required by the developer.

I know that in the past, the City of Venice has worked hard to protect the aesthetic of the city and the Island in particular as I recall Wells Fargo was required to incorporate certain designs and colors for their branch. I am hopeful that the city commission will provide similar protections for residents of Guild, Golf, Pinegrove Drives and Country Club Estates. I understand that the owner of the property is in the business of development and I believe that the right project can be found, but I do not think this plan is right for the local residents nor the Island of Venice as a whole.

Thank you for your thoughtful review.

Sincerely,

Kamala Hughes
737 Guild Drive
Venice, Florida

Sent from Windows Mail

**WE THE UNDERSIGNED ARE OPPOSED TO THE
PROPOSED HOTEL DEVELOPMENT AT 775 S.
TAMIAMI TRAIL and 805 S. TAMIAMI TRAIL IN
VENICE, FLORIDA due to future problems with loss of
privacy and drop in real estate values for those homes
closest to the sites, and due to increased traffic for all,
especially those living on the south side of the island.**

Micki Wauzer } 724 N Waterway Dr 34285
Gale Alexander }
Billy Jo Stein

~~RT Schult~~ 819 CAREFREE
Bobbie Hoffman 819 CAREFREE

Lawrence R Miller 859 S. Green Circle Venice
Cynthia Bergum 606 N Waterway 34285

Kandie Dinger 849 S Green Cir 34285

Jeh Dinger 849 S Green Cir 34285

Ralph L. Anagnost 607 LEASURK 34285

EILEEN BLACH 823 S. Green circle 34285

Terri Crawford 793 N. Green Circle Venice 34285

Jen TRIPP 824 S. WATERWAY 34285

TOM TANGARI 826 S. WATERWAY 34285

ED GORCHINSKI 751 N. GREEN CIRCLE 34285

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Ed & Lois EFFERTZ 801 BOGIE VENICE FL 34285
 Ann Lawrence 837 S. Green Circle FL 34285
 Kevin O Toole: 108 Pinegrove Dr. Venice FL 34285
 Ricki ERNEST 804 GUILD Dr. Venice 34285
 Heather Schwartz 805 Guild Drive Venice 34285
 Lewis Schwartz 805 Guild Dr. Venice 34285
 Tracey Aitken 744 Guild Dr Venice 34285
 Randy Aitken 744 Guild Dr Venice 34285
 Ellen Craig 744 Guild Dr Venice 34285
 Thurman Day 742 Guild Drive Venice 34285
 Tara Day 736 Guild Drive Venice 34285
 William Day 736 Guild Drive Venice 34285
 FRANK ALBRECHT 732 GUILD DRIVE VENICE 34285
 KAREN ALBRECHT 732 GUILD DRIVE VENICE 34285
 Mark L. perman 721 GUILD Drive Venice 34285
 FRANK GIORDANO 711 GUILD DR Venice 34285
 Rita Giordano " " " " " "
 LORA GIORDANO 711 Guild Dr. Venice 34285
 FRANK GIORDANO II " " " "
 Chris Vom 708 Guild Dr Venice 34285
 Lindsay Dobrowolski 708 Guild Dr Venice 34285
 Jo Ann / Jerry 709 Guild Dr Venice 34285
 Heidi Padigay 209 Fairway Venice FL 34285

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OVER →

Clare MacFayden	708 Golf Dr. Venice
Richard CERVI	712 Golf Dr. Venice, FL.
Anita CERVI	712 " " "
RICHARD G. BRAUNFELS	728 GOLFDR. VENICE, FL
Elaine Braunfels	728 Golf Drive Venice Fl.
James Kaiser	730 Golf Dr. Venice FL 34285
ROBERT BOSTIC	742 GOLF DR VENICE, FL
MARIA MILIS	34285
Carol Johnston	201 Pine Grove Dr. Venice
Trevor O'Toole	108 Pinegrove Dr. Venice FL 34285
Suzanne M ^c Kay-Mahoffey	809 Guild Drive, Venice, FLA 34285
Ward Mahoffey	809 GUILD, DR
Tommy Nicholls	823 Guild Dr.
Bennet Don	804 Guild Dr.
Keith BURGOLDT	830 Guild Drive
Austin Tarala	
Tammy Kurecki	833 Guild Dr.
Jay Loeffler	833 Guild Dr.
Judy Loeffler	842 Guild Dr.
Forst Sik	838 Guild Dr.
21. <u>Dan Wenger</u>	

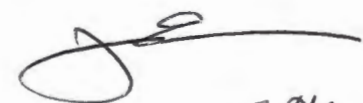
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VENICE, FLORIDA due to future problems with loss of
privacy and drop in real estate values for those homes
closest to the sites, and due to increased traffic for all,
especially those living on the south side of the island.**

Maureen E. Mullen 818 S. Green Circle Venice 34285

Joe Roberts 607 Carefree

Peggy Brown 810 S Green

JAMES TREKICE 606 CARE FREE Venice 34285



Lurene L. Weinberg 603 Carefree Venice, Fl. 34285

Marion Hales 817 TURF VENICE FL 34285

Paullette Bates 817 Surf Venice FL. 34285

Swick 862 S Green Cir 34285

Deanne Paparuto 817 Bogie Venice FL 34285

Bea O'Neill 869 S. green Cr. Venice 34285

Jack O'Hall 869 S. Green Cr. Venice 34285

Urtu Adus 801 Styria Venice 34285

801 STYMIE VENICE 34285

Ann Anders

Betty Watson

721 S. Watersday Venice FL 34285

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(ADMIN.)

Bill Hatten
Russel Larson
Joan Larson
Jessie P. Fuller
Mardon C. Fuller
Loetta Nussle
Jim Nussle
Jim Libertoski
Jane Libertoski

822 Carefree Venice Fl.
675 N. Green Cir.
Venice Fl.
695 N. Green Cir.
Venice Fl.
666 N. Green, Venice
666 N. Green, Venice
662 N. Green ^{Circle}, Venice
662 N. Green Circle
Venice
117 Bay St. Venice, FL
117 Bay St Venice, FL

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especially those living on the south side of the island.**

Christina Zander	706 Carefree Venice, FL.	
Guly Stiner	707 S. Waterway, Venice, FL.	
Don Trudeau	802 South Green Cr. Venice FL.	
Eddie Roberts	807 Carefree	Venice
Verny Bayez	729 Carefree	Venice
Susan Case	809 Stymie Pl	Venice.
Joan Hinrichs	717 Carefree	Venice
Dorothy Wald	120 S. Green	Venice
Don Schultz	638 N GREEN CIR.	VENICE
Jane Mosher	622 N Green Circle	Venice
Phyllis Southwick	822 Carefree	Venice
Dean Billbrough	734 CAREFREE	VENICE
Jeannie Richards	811 S WATERWAY	Venice
Larry Cusumano	823 Tule	VENICE
Carol Reagan	820 Surf	Venice
Paula Meserve	859 So Green C.	Venice
Levin Bowman	820 S. Waterway	Venice
Mary Ann Jangari	826 S. Waterway	Venice
Milt Spieker	822 Bogie	Venice

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Shirley M Clure 818 Surf
Kathy Forrest 854 S Green
Joe Forrest 854 S. GREEN

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Pat Koehler 826 S. GREEN CIRCE

Jim Stein 440 N. Green Circle

Ray Lake 609 LEISURE

Frank Romanello 810 S GREEN

Janet Waite 132 S. Green

Edith Murray 613 S. Green Cir.

Joseph Knobl 724 S. Green Circle

Harold Newlin 623 LEISURE

Rabbi Weissman 601 S. Waterway

Sue Bryda 406 S. Green

Joanna Oederkamp 824 Surf

Bill Oederkamp 776 N. Green

Ruth Liner 736 Carefree

Yang Tahr 701 S Green

5. Joyce Skirwood 734 Waterway

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(over)

Mary Jane White	770 N. Green Circle	34285
Acron. Byrne	606 S Green Cr	34285
Jean Frederick	641 N Green Cr	
Kim Trudeau	802 S. green Cir	34285
Herri Crawford	793 N. Green Circle	34285
Elizabeth Smith	730 N. Waterway	34285
Kenneth E Smith	730 N. Waterway	34285
Pete DeLano	807 S Green Cr	34285
Elise Carey	684 N Green Cr	34285

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Petition to STOP hotel

Ray Marlyce Halbach
Ray Halbach

~~Henry Smith~~

ARTHUR CURRIER
Anne Currier

Chrystyra Czajkowski

Roman J. Czajkowski

Jun Gen
Kip McCord

Susan Curtin

James Salandri
Bill Salandri

Deborah Miller

DAVID PENYON (Deut. Prof.)

Patty Smith

ALFRED FLEY

Ricard Lomas

Susan Lomas

Alan Estler / Ilona Podewig

814 Guild Dr.

814 Guild Dr.

825 Guild Dr.

827 GUILD DR

827 GUILD DR

837 Guild Dr

837 Guild Dr.

854 GUILD DR

841 Guild DR

841 Guild Dr

888 Guild Drive

888 Guild Dr, Venice

840 Golf Dr.

898 Guild Dr

838 Guild Dr.

836 GOLF DR.

830 GOLF DR.

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826 Golf Dr

Petition to STOP hotel

John [unclear]

820 Golf Dr

Michael D. Smith 818 Golf Dr 708-334-7494

Lisa Smith 818 Golf Dr 312-915-1111

ANA NOWLAN

808 GOLF DR 941-2327

ROBERT NOWLAN

808 GOLF DR.

MATT KOWALK

800 GOLF DR.

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Christina Rimes

From: kamalaphughes@yahoo.com
Sent: Tuesday, March 21, 2017 6:07 AM
To: Planning Commission
Subject: Fw: 775 and 805 Tamiami Trail, Venice

As follow up to my earlier email on this subject, please see the note below. Could I presume that since Venice City Council previously heard from Mr. Singh on this plan last year in situations that might possibly violate the Florida Sunshine Law, all conversation and review of the plan is acceptable as it is now a matter of public record?

Sincerely,

Kamala Hughes

From: kamalaphughes@yahoo.com
Sent: Tuesday, March 21, 2017 6:05 AM
To: jholic@venicegov.com, kmckeeon@venicegov.com, ecarlesimo@venicegov.com,
rdaniels@venicegov.com, jgates@venicegov.com, danderson@venicegov.com, jbennett@venicegov.com

I recently wrote to Venice City Council and the Zoning board regarding the hotel proposed at the location in the subject line. Additionally, I wrote to the developer to ask for other considered use of this property.

Apparently the developer's hotel plan has already been approved in some circles in Venice and the neighborhood meeting and other public announcements are just a formality (see highlighted text below).

While I am not surprised, I must say that I am disappointed that the process is not what it should be to protect *all* residents of Venice.

I have responded to Daniel Singh's email to me. I believe that his assertion that the community will embrace this establishment doesn't include the Guild Drive and Pine Grove Drive properties adjacent to this land. Use of facilities such as the pool and workout room wouldn't make up for the 24/7 loss of privacy, including during the use of our own pools. His representative at the neighborhood meeting made this statement too, that the community might welcome this development. The precedence that was provided was their Sarasota project that was built in a 'neighborhood that had a drug problem'. I do not think that is the case here.

Sincerely,

Kamala Hughes

Sent from Windows Mail

From: dsingh@landdeveloper.net
Sent: Monday, March 20, 2017 6:46 PM
To: kamalaphughes@yahoo.com, [Jag Pathirana](#), [David Turner](#), SLaDue@ftmyersbestwestern.com
Cc: Dan@RMEC-LLC.com, mleese@comcast.net

Dear Ms. Hughes:

Appreciate your email and comments.

We have just appointed 2 staff members to evaluate the community comments received, that includes yours. They shall be reaching out to neighboring residents to elicit & understand all community concerns. Once we have gathered such information we shall look at ways to mitigate community concerns.

With respect to looking at alternative locations...pls understand a significant investment has been made in acquiring the land, creating plans & studying the demand generators of Venice hospitality market. There is a signed agreement between Starwood (now Marriott since these 2 companies have merged) and the developer. Prior to doing so... **several meetings were held with City staff**. The proposed quality hotel development, is an allowable use in the land use designation for the property acquired. It has been... as you acknowledge in your email for quite some time. A developer does not create land use designations.... it is the municipality that does so. As a developer we look to work within the rules & regulations a municipality adopts.

As a developer of both residential & hospitality projects, generally impacts are less for quality hotels.. as proposed. For example traffic is not concentrated during peak rush hour periods. There is a gentle stream of traffic throughout the day. As a quality branded hotel... the hotel shall be required to meet Marriott / Starwood's brand standards. This includes items such as maintaining the landscaping and aesthetic appeal of the hotel.

Sheraton Four Points hotel caters more towards business community. Our experience is after a quality hotel is developed as proposed.... the community embraces it. The community considers it... much like a community center would be. The hotel includes a place to hold functions, there is a restaurant & bar. We have had neighboring residents work out a plan to utilize the pool & fitness facilities. Residents can have an alternate place to accommodate their guests. It creates jobs for the community & on a per square foot basis generates the most amount of income for the County or local municipality.

We shall take into consideration your specific comments as we move forward to develop the property. One of our staff persons shall reach out to you in the near future. We look forward to working with you.

Thank you & kind Regards, Daniel

From: kamalaphughes@yahoo.com
Sent: Sunday, March 19, 2017 5:50 AM
To: [Daniel Singh](#)
Cc: Dan@RMEC-LLC.com; mleese@comcast.net
Subject: 775 and 805 Tamiami Trail, Venice

Dear Mr. Singh,

As a home owner of property (I've inherited my parent's home of 33 years) impacted by your development plan, I am writing to you directly to provide you my opinions of the proposal presented on March 2nd.

I completely understand that for you, this is business. I am not stating that with malice, it is a simple fact. The undeveloped land which is now a rarity on the island has been zoned as Commercial General for quite some time and it was only a matter of time before it would be developed.

However, what I do ask of you is to consider the impact of your proposal to the surrounding area. An area designated and currently developed for small business, office and residential use that also includes a church hardly seems a likely location for a vacationer's choice hotel. And as I noted in the meeting on March 2nd, which hopefully your proxies in attendance conveyed, there are other locations that are better suited for this sort of development on the island which include better walkable attractions.

I am not naïve, I certainly know that it is unlikely that you would sell this property to pursue another location. But please note that those locations are being reviewed for other hotel proposals which would compete with Sheraton. Therefore, I am asking that you consider pursuing another avenue of development. As I understand it, you also have experience with condominiums. We do have precedence for that in this area and most are older condos. In my opinion, a more modern construction, fitting in with the Venice 'vibe' would be more cohesive to the neighborhood. Less people per square footage means less traffic and a better flow of pedestrian traffic rather than the planned employee parking crossing a residential street. Less wasteful water usage, more options for parking and dumpster configuration. While there is still the problem of privacy, particular for those homes immediately adjacent, I am hopeful that the design could be less than four stories and the privacy wall could suffice.

And while I still consider this particular tract a poor choice for a hotel, my final plea, *if* the hotel is the only option you are willing to consider is to configure the footprint in such a way that only opaque windows which do not open (as in a bathroom) face Guild Drive. I realize this means a complete redo of design, but while the residents directly behind the property certainly should have expected development during their ownership, no one would have expected this.

Sincerely,

Kamala Hughes
Home owner, 737 Guild Drive.

cc: Dan Scrippo, Mark Leese

Sent from Windows Mail

JoAnne Brewer

From: Lori Stelzer
Sent: Monday, March 27, 2017 8:44 AM
To: JoAnne Brewer
Subject: FW: Hotel by Gold Rush

From: pkn04@aol.com [<mailto:pkn04@aol.com>]
Sent: Saturday, March 25, 2017 12:54 PM
To: John Holic <JHolic@Venicegov.com>; City Council <CityCouncil@Venicegov.com>
Subject: Hotel by Gold Rush

Mayor Holic and City Council Members:

I, and countless others, are outraged at the proposed hotel on Tamiami Trail next to Gold Rush. Not only will this construction be an eyesore, it will impact traffic and access to the island coming from the Circus Bridge.

More importantly, the decision to build this is impacting residents behind the property. These are long time residents, who pay taxes. You are all taking away their privacy and negatively impacting their property values. This for what? More tourists? A recent article claimed this hotel would focus on "business travelers" LOL! What "businesses" in Venice are people traveling to?

How about you care about those who live here year round who vote and pay your salaries? How about engaging in economic development that provides more than minimum wage jobs? One economic driver (tourism) is bound to fail in the long run

Shame on all of you. Clearly none of you care one whit about the people who live here. What kickbacks or campaign support are you all getting from the developer?

I'm sure I'll get the robo response.

Patricia Nicolais

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

JoAnne Brewer

From: Lori Stelzer
Sent: Thursday, March 30, 2017 8:47 AM
To: JoAnne Brewer
Subject: FW: Hotel rezone

-----Original Message-----

*From: Ed Martin [mailto:edwilsonmartin@hotmail.com]
Sent: Wednesday, March 29, 2017 11:40 AM
To: City Council <CityCouncil@Venicegov.com>; Barry Snyder <BSnyder@Venicegov.com>; Jeff Shrum <JShrum@Venicegov.com>
Subject: Hotel rezone*

I understand no plan is yet considered, but I find this project is a subject of considerable interest.

It has attracted more than 1000 readers in the first hours. Would the Circus Arena area be a better site, with less need for zoning changes and exceptions?

Sincerely,

Ed Martin

Sent from my iPad

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

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Date: Tuesday March 7, 2017
To: Venice City Council Members and Planning Commission
From: Bea O'Neill, Venice Island Resident
Subject: Petition to Stop Proposed Marriott Hotel Development

Enclosed you will find a petition signed by 155 Venice Is homeowners which is the direct result of the "Neighborhood Public Workshop" held last Thursday March 2, 2017, by Daniel V. Scippo, Senior Project Manger and his associates. This proposed hotel would be located at 775 and 805 S. Tamiami Trail and would cause future problems including loss of privacy and drop in real estate values for those homes closest to the sites, and increased traffic for all, especially those living on the south side of the island.

Please call me with any questions regarding this.

Thank you,

Bea O'Neill

Bea O'Neill

941-485-8524

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