



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Planning Commission

Tuesday, April 17, 2018

1:30 PM

Council Chambers

17-07RZ

Zoning Map Amendment - Four Points by Sheraton Parking

Staff: Scott Pickett, AICP, Senior Planner

Agent: Ronald Edenfield, P.E., RMEC, LLC

Owner: DAUS Capital, LLC, Daniel Singh, Registered Agent

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Ms. Fernandez queried board members regarding ex-parte communications and conflicts of interest. Mr. McKeon disclosed phone calls received during time served on city council. Mr. Towery disclosed questions asked of him with no response given. All board members disclosed site visits.

Mr. Pickett, being duly sworn, reviewed the petition to include surrounding properties, current zoning, requested zoning change, petition summary, property history, aerial photo of existing conditions, property photographs, future land use and existing zoning maps, and Venetian Urban District (VUD) use regulations, and responded to board questions regarding allowance for hotels with the underlying zoning, benefits of changing zoning to Commercial General (CG), and required hotel parking and enclave definition.

Mr. Pickett continued his presentation on comparison of existing and proposed zoning, district development standards, comprehensive plan consistency, compliance with land development code (LDC), summary of findings, concurrency, summary findings, and recommendation to city council, and responded to board questions regarding VUD boundaries on the existing zoning map.

Ronald Edenfield, RMEC, being duly sworn, reviewed the petition to include goal for employee and peak hotel parking, and approval of hotel locations near hospitals and assisted living facilities in Sarasota and Fort Myers.

Daniel Singh, DAUS Capital, LLC, being duly sworn, spoke to conversations with hospital representatives.

Mr. Edenfield spoke to location, landscaping buffers, and displayed photo of hotel vision.

Mr. Singh spoke to northern Italian style.

Mr. Edenfield and Mr. Singh responded to board questions regarding building height, communication with Village on the Isle, and pending site and development plan for parking lot.

Marlyce Holbach, 814 Guild Drive, being duly sworn, spoke to office, professional, and institutional (OPI) provisions, building height, and expressed opposition of the petition.

Mr. Edenfield spoke to maximum intent.

Jag Grewal, Ian Black Real Estate, being duly sworn, spoke to impact of Mr. Singh's project in Sarasota and expressed his support of the petition.

Cynthia Lorry, 729 Guild Dr., being duly sworn, spoke to neighborhood meeting, notices mailed, concern with traffic, and expressed her opposition of the petition.

Mr. Pickett spoke to notices mailed and posted in accordance with city regulations.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Mr. McKeon, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds the petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and recommends approval to City Council zoning map amendment Petition No. 17-07RZ.

Discussion took place regarding concern should hotel not be built, current zoning, future special exception hearing for hotel approval, and VUD designation allowance for a hotel.

The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon