

From: [rich.giangregorio](#)
To: [Lori Stelzer](#); [City Council](#)
Subject: Proposed Sheraton Hotel
Date: Monday, December 30, 2019 6:33:24 AM

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I am writing to voice my concern (and opposition) over the proposed Sheraton hotel project on Venice Island (at Richard's Food Emporium).

Quite frankly, now that the "go ahead" has been granted on the airport complex, I fail to see the need for and yet another hotel, nor do I agree with its height and setbacks...not to mention the additional strain fir our wastewater.

Part of what makes Venice Island so beautiful is it's small town feel. Granting approval will exasperate the tearing of the very fabric that makes Venice unique.

Thank you for your time.

Richard Giangregorio
500 The Esplanade N
Venice, FL. 34285

Sent from my iPhone

From: [James McNab](#)
To: [City Council](#)
Cc: [Lori Stelzer](#)
Subject: US 41 Sheraton Complex Approval
Date: Monday, December 30, 2019 7:14:50 AM

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As a resident of Country Club Estates, a mere two blocks from the proposed Sheraton Hotel Complex, I would like to express my concern. This hotel seems superfluous when a large hotel has already been approved three blocks away. To allow such a business in the back yards of the adjacent residential homes, which it will tower over, would be a travesty. The additional traffic will strangle the intersection of Pinegrove and US 41, a main artery for local residents.

As it's obvious this is not the right place for this hotel, please do not allow it to go forward.

Regards,

Jim McNab

From: [Caitlyn](#)
To: [City Council](#)
Cc: lsteizer@venicegov.com
Subject: Sheraton hotel
Date: Monday, December 30, 2019 1:30:34 PM

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Good afternoon,

I have recently heard about a new Sheraton hotel that may go up next to the Richards on the island of Venice. In my opinion, who is someone who has lived in Venice my entire upbringing and lived on the island, this will be a tragedy. I recently moved off the island this summer because of how insanely hectic it has become. It is no longer a small beach town that I once fell in love with. Getting on and off the island is already a nightmare and only gets worse with season, and if the bridges are up, forget about it. I understand it's all about money but I would hope you would take the consideration of locals when making this decision. I believe it has been approved for another hotel to go where the old circus bridge was. I do not think we need 2 hotels basically across the way from one another. Venice in its entirety is becoming nothing but a concrete jungle and new construction is popping up every other week and ruining this town. I would really hope the city thinks long and hard on this decision, of again what makes the locals who live here happy but also this will continue to end our small beach town.

Sincerely,
Caitlyn Camarata

From: [Jean Hooker](#)
To: [City Council](#); Istelzer@venice.com
Subject: Proposed Sheraton Hotel parking lot
Date: Monday, December 30, 2019 3:29:55 PM

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Greetings all,

Writing from the perspective of someone who has been coming to Venice since 1959 and finally was lucky enough to become a full time resident,
I am continually dismayed with all the building that has been allowed to occur on the island.

Already the city has committed to allow a resort hotel to be built on the former circus grounds and one would think that would be sufficient.

If not, why not rehab the old Wasserman building on Avenida del Circo?

The traffic is already a problem on the Circus Bridge during season, does it need to get any worse?

Please consider this before you approve yet another hotel, and a chain hotel at that.

Sincerely,

Jean C. Hooker
416 Maggiore Road
Venice

From: [Jim Sroka](#)
To: [City Council](#); [Lori Stelzer](#)
Subject: New hotel by Richards
Date: Tuesday, December 31, 2019 6:51:57 AM

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I hope the City of Venice will limit the scope of this project. First it was 3 stories, now it's 4 or 5. Now the developer wants to encroach on the backyards of local residents? Why don't we just take away the sidewalk and let them come closer to the street? Just ridiculous, isn't it? Ridiculous that every piece of available green space is being developed. Even more ridiculous that Venice is allowing a huge project like this right next to residential neighborhoods. Don't we have enough gridlock already? Do you want the bridges to be like Ft. Myers bridge where crossing takes forever?

Our lovely city is being ruined by the people we elect to oversee it.

I oppose this project and am very concerned about the expansion of this project.

Thank you,
Jim Sroka
CCE resident

From: [Kara Pecora](#)
To: [City Council](#); [Ron Feinsod](#)
Cc: [Lori Stelzer](#)
Subject: City Council Meeting January 14th Regarding Sheraton Hotel
Date: Tuesday, December 31, 2019 12:32:08 PM

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Good Afternoon Council and Mayor Feinsod,

Thank you for taking the time to listen to our concerns regarding the Sheraton hotel and its vast amount of re-zoning and exception requests. My name is Kara, my husband and I live on Guild Drive, one of the houses that is right behind this proposed hotel.

I would first like to say to the council that these “community outreach” people that work for this company and have been speaking in past meetings have never reached out directly to us or to any of the neighbors that back up to this property. They have only preyed upon businesses with far fetched promises so that they would sign pre-written statements.

I was born and raised in Venice, and even more specifically on the Island of Venice. Venice is a close-knit community that touts itself on “Smart Growth” that is supposed to protect and benefit its residents. One of the main reasons I, as well as many others, have remained here all these years.

A Sheraton branded over-sized, 103 room hotel, in an area that dominates the resident housing behind it, does not show smart growth. Time and time again, the zoning that was put in place to align with the smart growth agenda, has been compromised by these granted exceptions. If the Council starts granting exceptions, disregarding actual community need, they will become the norm when they should be reserved for buildings like hospitals, police departments and fire stations, not commercial hotels.

But I believe the real liability for this Council is the height exception. This property backs up to a residential area where homeowners should have a right to privacy for themselves and their families. There is no way for Sheraton to protect these families, many of which have small children, from potential leering pedophiles and criminals looking down from the windows above. Hotels do not have security or protocol to bar someone with bad intent from staying or even just entering this building and casing the houses behind it. They say they are going to have a shrub barrier, but did they even take into account the FPL lines that run the back-property line? Which means that FPL will be cutting their barrier back anyway again giving these un-vetted people a direct line of site.

Contrarily, what if this hotel does not generate the business that it is promising? The Sheraton brand would not have any problem abandoning this project or selling it to another hotel that has a shady reputation with even shadier clientele.

There is already a hotel in the approval process that has signed a lease with the city and has gotten clearance with FAA to accommodate the same people that this hotel promises to serve. The difference? The proposed hotel by the by the airport won't put a whole neighborhoods safety and privacy at risk. This other potential hotel is in a more equipped space and will provide all the things that the community says it needs without any of the drawbacks of being pressed up against residential housing of people that have been nothing but loyal to this great city of Venice.

Now I would please like for you to put yourself in myself and my husband shoes. Imagine purchasing a house in the community you love and grew up in, you used to live in South Venice and you are so excited to finally get the opportunity to move on the island. Closer to the beach, closer to downtown where you spend your hard-earned money every weekend, year-round. Then you invest hundreds of thousands of dollars to make it your dream home, and by doing so, you have helped beautify the neighborhood and increased the property value of not only your house but the houses around you. During this process you, as a person that has been here all your life, follow all the rules, regulations

and zoning ordinances with no exceptions.

Then one day you are told that the property that you back up to, that is zoned for commercial use and was so when you purchased it, that is owned by someone that is not even part of this community, may get the opportunity to disregard several rules and build an over-sized, overbearing hotel with inadequate parking.

Imagine walking out your backdoor in the morning coffee in hand, in your pajamas and making eye contact with someone in their hotel room.

Having people, possible criminals, being able to see all your homes entry points and your kids playing in your backyard. Making your backyard not yours anymore, and in some neighbors cases making their pools rendered useless.

Envision coming home from work to people parked along your street, right in front of your house, because the hotel ran out of parking for an event they were having.

Imagine your dog or baby waking up in the middle of the night because a group of people arrived at the hotel at 1 am, parked in a spot basically up against your back fence, slammed their car door and carried on with loud conversation and noise.

Do any of these things sound like home to you?

So, I beg of you, put yourself in our position, can you honestly tell yourself and me that you would want this in your backyard?

If this council keeps approving re-zones and exceptions for things that are in place for a reason, what kind of precedence does that set for other outside investors to come here and ruin our quaint town. We are asking you to please have a backbone and vote against destroying loyal community members property values, privacy and comfort.

Thank you for taking the time to listen,

Kara Pecora

From: [patofi](#)
To: [City Council](#)
Cc: [Lori Stelzer](#)
Subject: Sheraton hotel
Date: Wednesday, January 1, 2020 9:43:22 AM

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Please do not pollute the island with a big box hotel.

W. Wolf
Darling Dr

Sent from my Verizon, Samsung Galaxy smartphone

From: kamalaphughes@yahoo.com
To: [City Council](#); [Ron Feinsod](#); [Lori Stelzer](#)
Cc: karapecora@gmail.com
Subject: City Council Meeting, January 14th, regarding proposed Sheraton Hotel
Date: Saturday, January 4, 2020 6:51:49 PM
Attachments: [article.pdf](#)
[March 2017 Letter.pdf](#)
[Sept 2019 Letter.pdf](#)

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Dear Council members, Mayor Feinsod,

While I am currently a resident of North Carolina, I have a connection to the Island of Venice spanning thirty seven years. I first moved to my home on 737 Guild Drive with my parents after graduating high school. My folks had scouted out several communities in Florida for our move from the Northeast and settled on Venice as a perfect mix of small town and forward growth. After I left the home and eventually Florida, I returned several times a year to visit, always looking forward to crossing the bridge. My parents passed on a few years ago and I didn't hesitate to arrange to keep their house, hoping to retire there myself one day.

As I sat down to write once again to plead with you regarding this proposal, I found myself thinking much like Kara and Nick Pecora...wondering if you could put yourselves in our shoes. I've been restoring my home, albeit more slowly than the Pecoras, but with just as much pride and anticipation. It isn't lost on me that this particular section of the Island (the east side of Tamiami Trail) has never been the place of old Florida wealth and styling. We boast a modestly small number of single family homes and a mobile home park that has been around for quite some time. I ask you, if this plan were put before you with the locale slated to be Harbor Drive, would this realistically see the light of day? Just because our community is not the wealthiest, doesn't mean we are not proud of our homes or that we don't enjoy the amenities of living on the Island. Much of that will be in jeopardy if the hotel is built in the proposed location. I certainly echo every bit of Kara's letter to you dated December 31, 2019. I would like to make a few additional points:

- As Kara mentioned, it is naïve to think that hotel guests and employees won't utilize Pinegrove and Guild for overflow parking. But in addition to that, the traffic that will back up when those same folks DO use their assigned parking will be dreadful. As they try to exit on to Tamiami Trail, along with all of the residents in Country Club Estates, I am certain our street will become congested with traffic as they 'discover' another route via Fairview or beyond.
 - Keeping with the potential street parking issue. what happens when our brand new rollout trash and recycling containers are blocked from pick up? Again, the resident pays the price.
- I noted that Kara mentioned the 'community outreach' hired by the developer. I can say

that I *was* contacted at one point and I was asked would I 'rather see a gas station on the corner' in a very clear attempt to make me agree that a hotel would be preferable. I wasn't left feeling like this developer would do any more than make thinly veiled promises that will be broken once construction commences. As is often the case, fines that might be levied are anticipated and built into the cost of construction. In my experience, the plan that is approved is almost never what is built.

- Privacy for those folks on the west side of Guild concern me too! If those homes are less desirable, so is mine.
- Noise. Patrons, service trucks, large scale refuse. I was told this property would an excellent place for wedding receptions. That would include bands/ music, folks that might have imbibed a bit too much, etc. Need I say more?
- As I have previously noted, as well as the Pecoras, there are other locations much more suited to a large hotel. The site near the airport is also near the Legacy trail, a marina and a restaurant. It would be an attractive welcome to the Island and watching the bridge raise and lower as well as watching the small planes take off and land would be fun for kids of all ages.

***The site is not on the beach. Bottom-line, that is the only thing that would make a location on the Island any different from the current locations of hotels in the area.**

As a vacationer, if I have to get in my car to drive to the beach, to Venice Ave., I might as well stay off the Island and cross over. This is what fuels my concern that should this hotel be built, it will be sold off in short order. Best Western used to be right on the beach, just as you turned towards the jetty. It became more lucrative to convert the building to condos...

Lastly, should these variances be approved, this hobbles any expansion of Tamiami Trail and sets up a dangerous precedent. Is it really worth it?

I truly wish I could be there in person to voice my concerns, however, I was fearful that the date would change and any flight arrangements to come in person would be wasted. I am hopeful that you carefully consider these concerns and those of residents like Kevin O'Toole, Kara and Nick Pecora and many others.

Sincerely,

Kamala Hughes, owner of 737 Guild Drive
1460 Medford Drive
Charlotte, NC 28205

Sent from Windows Mail

Tourism leaders say Venice needs more hotels

• Apr 9, 2014

VENICE, Fla. - Sarasota County tourism officials say Venice needs more hotels close or near the beach. The news comes on the heels of a record visitor season, and the city's mayor says there are some options. It's been a busy few months on area beaches, as we're told occupancy rates for hotels breaking all-time records. But while area tourism is doing well, the high occupancy also means the area is losing business. "If you want to come down for a few days, there is really no place to stay." North Port resident Steve Surchik and visiting daughter Rose hope there will soon be more options. "You would have more tourism, you would be able to come down and spend more time instead having to stay with family," says Rose Surchick. That sentiment was backed up by tourism leaders with Visit Sarasota on Tuesday, as they told Venice city council members that more hotels are needed close to the beach. They tout a 6% increase in visitors, who are spending 10% more, with the highest local occupancy rates of all time. "We've known that for a long time. We do need more hotels in the Venice area." Venice Mayor John Holic says there is one very big problem, which is evident as you look down the coastline. "We really have no waterfront available to build a hotel." That means visitors have to stay a little farther away from the beach. A remodeled Ramada Inn has opened in the past year on the Venice Bypass. Holic says there are a few other sites pre-approved for buildings up to 65 feet tall: one is near I-75 and Laurel Road and the other two are on the island of Venice. One of those sites was recently redeveloped from an apartment complex to hotel, opened, and then closed. "We don't build hotels. We need developers to come in and see what is available," says Holic. The city is also now asking developers to come forward with ideas for the old Circus Arena. Holic thinks the shell of what's left could actually be used to create a new unique lodging establishment. "It would be an excellent way to save what the arena looked like. It could take the form of the old arena. A creative developer could do that very easily." Of course all of this comes down to whether you even want more people coming. Venice's appeal for many is the small town feel, free of what many cities deal with. "It is a balancing act to satisfy the growth component and those who wish it to remain the same." At one point not too long ago there was a Best Western Hotel here on the beach that was bought in 2003 for more than \$24 million, and turned into condos. There really is no place else to build along the coast unless a condo building was sold and transformed.



kamalaphughes@yahoo.com

Mon, Mar 6 9:14 PM

to PlanningCommission@venicegov.com; citycouncil@venicegov.com

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

September 22, 2019

Planning Commission

c/o Planning & Zoning Department

401 West Venice Avenue

Venice, Florida 34285

RE: Zoning variances / waivers for PID #0430-02-0014 & PID#0430-02-0001

Four Points by Sheraton / Daus Capital, LLC

Enclosed communications dated March 2017 and August 2018

To Who this may concern:

I have included previous communications to provide additional context to this letter. As the meetings concerning these proposals are often held during non-peak season, I imagine I am not alone in being unable to appear in person.

The concerns of the few homes directly impacted by this hotel proposal are likely inconsequential to City Planning, however, as a home owner of one of these homes, I feel I must continue to speak against this planned usage.

While the city likely stands to make some sort of monetary benefit in giving up the right of way to allow the structure to be built, as well as taxation income, this is short sighted. Other than removing the median, there will be no ability to expand the roadway in the future. During peak season, traffic back-ups already occur and a 130 room hotel will only add to those issues. Directly increasing the traffic on Business 41 will only serve to alienate seasonal visitors, exactly those folks the City seems to want to attract.

The City has previously pointed to a statement made by Visit Sarasota in April of 2014, advising that more hotels are needed close to the beach. At the time, Mayor John Holic was 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 call into question if there is truly a need. I remember a Best Western directly on the beach that was revamped into condos a number of years ago. What will happen to this location when Sheraton determines it is not seeing their expected return on investment? The first meeting held by the developer's hired company, provided as argument that this would benefit local residents, it was mentioned how thrilled Sarasota residents were at a site that was developed into a hotel by Daus Capital, LLC. However, in that case, I would like to point out that the site had issues with vagrancy, and other problems, which do not plague this area in Venice.

Upon purchase of this property, the developer had an opportunity to use this land to build condos, which would be in keeping with the usage of the area. I believe that would be a better plan, and a hotel would be more suited elsewhere. No one directly behind this structure is going to see any advantage to a hotel looking down on them in their back or front yards. Noise from hotel patrons, and late night parties derived from weddings or otherwise, is certainly not going to be welcomed. Increased traffic exiting our residential streets will be a problem, including foot traffic from employees crossing Pinegrove.

In previous communications with individuals working for this developer, it seemed unfortunately clear that the city planners have already made up their mind as to the fate of the residents of Country Club Estates. At one point, I was asked if I would rather see a gas station on the site, which I felt was a blatant attempt to scare me into just falling in line with the plan.

While my letter today clearly shows my frustration with this proposal, I do still have some hope that perhaps after two years consideration, the City of Venice may feel able to spare their residents the issues that will arise. Please consider to deny the variances and waivers to the coding, setbacks, etc. that were put in place to avoid just such a misuse of land that is adjacent to single family homes.

Sincerely,

Kamala Hughes

737 Guild Drive

Venice, Florida 34285

From: [Alice Haber](#)
To: [City Council](#)
Subject: Sheraton
Date: Sunday, January 5, 2020 3:28:03 PM

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As a resident of CCE on the island, I think the proposed hotel would be a great use of the proposed site.

The much BBC respected chain would supply modern , reasonably priced guest rooms for visitors to our island; employment; stable low-noise business,; reliable tax base ; well-kept business

Alice Haber

From: [Lori Stelzer](#)
To: [City Council](#)
Subject: FW: Four Points Sheraton/DAUS CAPITAL LLC.
Date: Monday, January 6, 2020 10:18:52 AM

See email received below.

Mayor, if you respond, please respond to Wayne Robillard at wkazo233@hotmail.com.

Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)
941-480-3031 (FAX)

From: venicegov@venicegov.com <venicegov@venicegov.com>
Sent: Saturday, January 04, 2020 1:12 PM
To: Lori Stelzer <LStelzer@Venicegov.com>
Subject: Four Points Sheraton/DAUS CAPITAL LLC.

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Message submitted from the <Venice, FL> website.

Site Visitor Name: Wayne Robillard
Site Visitor Email: wakazo233@hotmail.com

My name is Wayne Robillard and my wife is Karen Warren. We purchased property in Country Club Estates in May of 2014. Our home is on North Green Circle. We are totally against the petition VUD petition No. 18-01WV; which was put forward for the city council to consider. The traffic and congestion which would be increased by this development would be detrimental to the entire community and especially those of us who are fortunate enough to live on this beautiful Island. Our vote would be "NO" for the proposed changes @ 775 & 805 S. Tamiami Trail. We can be contacted by phone at 774-353-6220
Thank You
Sincerely, Wayne Robillard and Karen Warren

From: [JoAnne Crawn-Brewer](#)
To: [Mercedes Barcia](#)
Cc: [Danielle Lewis](#)
Subject: FW: Sheraton Project - Reasons For Rejection
Date: Monday, January 6, 2020 7:44:59 AM

For your written correspondence for the hearing. Thanks

- JoAnne

From: Gene Crossland <crosslandgene88@gmail.com>
Sent: Friday, January 3, 2020 6:23 PM
To: Planning Commission <PlanningCommission@venicegov.com>; Gene Crossland <crosslandgene88@gmail.com>
Subject: Re: Sheraton Project - Reasons For Rejection

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Hello To The New City Council and New Mayor and Planning Commission

Subject: Reasons To Deny 18-01 WV (Sheraton Hotel) + Sure, Ok the rezone 18-06RZ

As you know at the October 15, 2019 Planning Commission, the Commission rejected 3 of 5 petitions for the Sheraton Hotel Project. The "house keeping" rezone petition was approved as it just converts to City rather than County OPI.

At your January 14, 2020 meeting you will address the waiver petition (18-01WV) which was approved by Planning. The October 15 meeting was a bit confusing for we the people, since it seemed the Sheraton project was largely rejected, but somehow this waiver was approved. For your reference I have attached my previous message to Planning and City Council outlining reasons supporting rejection. I respectfully submit that these reasons and others brought forth by other citizens still stand and thus Council should reject this waiver.

My personal recollection was that this approval was made by Planning more to keep the door open for a hotel project in general and not a real support of the Sheraton Project. I understand that the Sheraton group has filed appeals for the 3 aforementioned rejections by Planning. I believe that the history and facts of this project have resulted in the Venice Citizens and Council and Planning all to understand that this project can best be described as a round peg in a square hole and continued rejection is the proper order. So, again, I urge council to reject 18-01WV to send the strong and consistent message that this Sheraton project should be rejected.

Thank You

Gene Crossland, 810 S. Green Circle, Venice, Fl.

On Tue, Sep 17, 2019 at 7:35 PM Gene Crossland <crosslandgene88@gmail.com> wrote:

----- Forwarded message -----

From: **Gene Crossland** <crosslandgene88@gmail.com>

Date: Tue, Sep 17, 2019 at 7:29 PM

Subject: Sheraton Project - Reasons For Rejection

To: Gene Crossland <crosslandgene88@gmail.com>

Dear Venice Planning Commission and City Council Members

This message provides reasons for rejection of approvals needed for the proposed Sheraton Hotel Project located at the corners of Pinegrove and Tamiami. The essence of this rejection proposal does not focus on each individual time, but rather suggests a "higher helicopter view".

First, having visited the Planning Commission Office many times over the last two years to review the files on this project, I want to highly commend the Planning Staff and the many other involved City Departments for their dedication, skill and capabilities to insure a thorough review of the voluminous submissions regarding this project. All of the staff members are also polite, courteous and helpful to visitors such as myself. I am confident that all aspects of this project have been carefully and thoroughly examined.

After nearly going blind reading the stacks of files on this project, I decided to step back and consider this project in its entirety. I trust that this is what the Commission Members and City Council members will do in rendering their judgments on these requests for variance, waivers and special exemptions. So, having read through the files over the last several days, please allow me to summarize my conclusions and recommendation on these matters.

THE HELICOPTER VIEW

The Developer bought two relatively small parcels of vacant land on S. Tamiami separated by Pinegrove Avenue, which deadends on S. Tamiami. The Developer is proposing a Sheraton Branded Hotel on these sites. This hotel is essentially the same as the many "cookie cutter" hotels that populate nearly every interstate exit across the United States.

The Developer requires a fairly long list of requirements waived, varied or exempted in order to build the Hotel. One of the reasons often provided by the Developer for these waivers, etc. is that these special permissions are needed to enable the Developer to maintain the "cookie cutter" Branding Requirements dictated by Sheraton.

Yes, the Developer has diligently requested and documented its reasons for these "special favors" and the City Staff has diligently required many details. However, in the end it is a judgment call regarding just how far the Venice requirements should be bent or broken.

I believe it is only needed to consider the top several issues in order to render votes of

rejection because this Hotel project is just too far removed from the intent of the Venetian Urban Design, CG District and of course the City Council's own mission statement of "maintaining Venice as a vibrant, charming and historic community".

In summary, the Developer wants Venice to bend.....allow their hotel to be higher than base code, be closer to Tamiami Trail than code allows, have visible parking that is not allowed and not even adhere to the important Venice Northern Italian architectural codes. As others will no doubt identify, the hotel may detract from Venice safety and is not wanted by a large group of our population (1000+ petitioners). If Venice gives in on these requests, the question is what Venice gets in return. This seems to be a sub-optimum hotel that is far from charming. If this Hotel is allowed to move forward, those entering our wonderful Island from the Circus Bridge may no longer have thoughts of the beauty and history of Venice Island, but may in fact think they have accidentally exited off Interstate 75 as they see the "beautiful" Four Points By Sheraton"

Thank You

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