

Four Points by Sheraton VUD Waiver

Project Owner and Agent:

Owner: DAUS Capital, LLC

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



We serve with PRIDE

VUD Waiver

PETITION NOS.:	18-01WV	
REQUEST: Waiver of requirements of the Venetian Urban Design (VUD) overlay district regarding parking, required yards, and architectural design for the development of a 4-story, 103 room hotel and a 30 seat restaurant.		
GENERAL DATA		
Owner:	DAUS Capital, LLC RMEC, LLC	Agent: Ronald Edenfield, P.E.,
Address:	775 & 805 S. Tamiami Trail	Property IDs: 0430020001 & 0430020014
Property Size:	2.79+ acres	
Future Land Use:	Mixed Use Corridor (MUC)	
Comp Plan Neighborhood:	Island Neighborhood	
Existing Zoning:	Commercial, General (CG) and County Office, Professional and Institutional (OPI) with the Venetian Urban Design (VUD) Overlay District	
Proposed Zoning:	Commercial, General (CG) and City Office, Professional and Institutional (OPI) with the Venetian Urban Design (VUD) Overlay District	

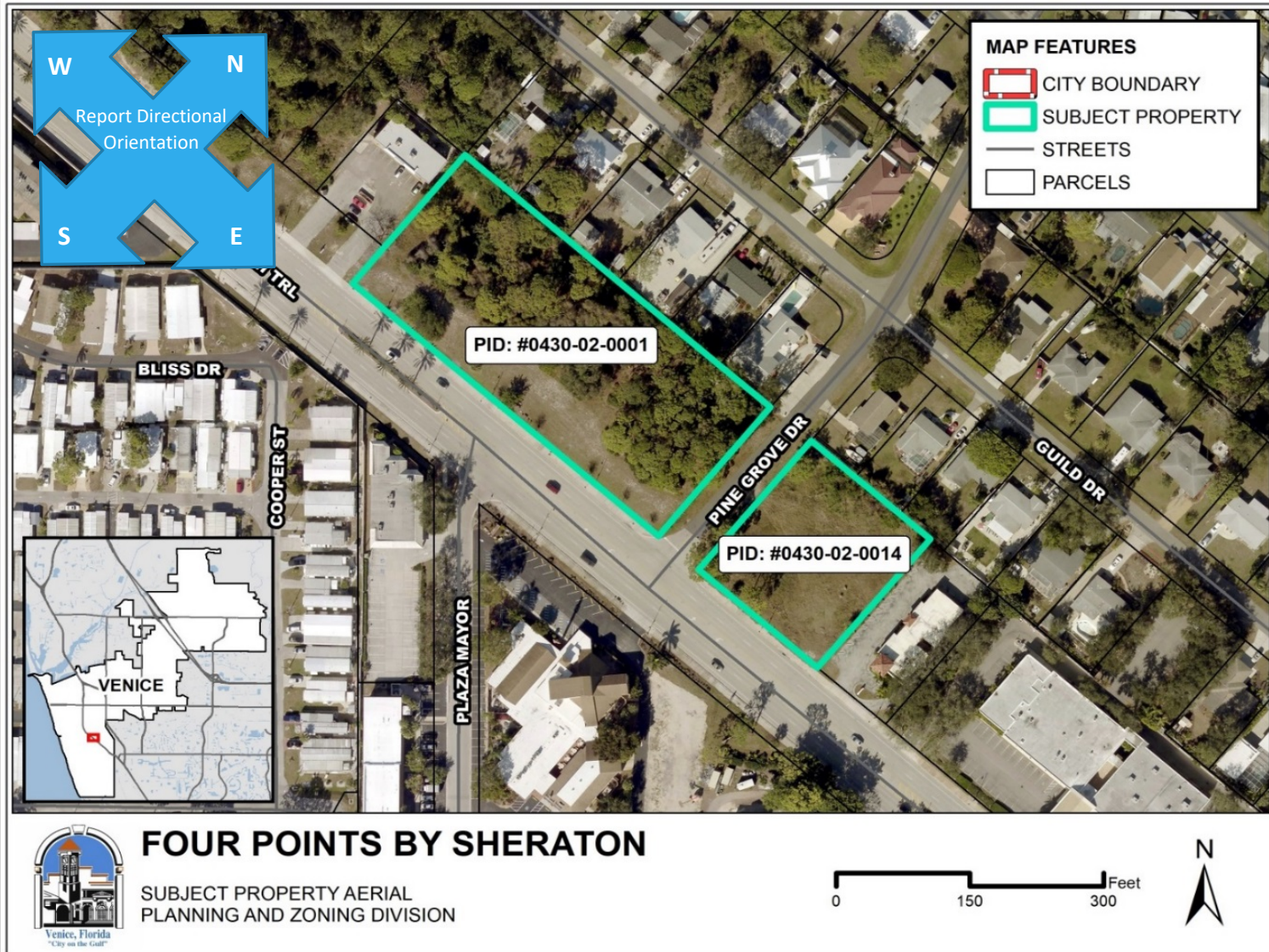
Background

- Prior to 2002, non-residential uses were developed on the subject property, an unincorporated enclave.
- On October 9, 2002, through the adoption of Resolution No. 2002-26, the subject property was annexed into the city.
- In 2009, through the issuance of a city demolition permit, all buildings and other improvements were removed from the site.
- On March 31, 2017, Zoning Map Amendment Petition No. 17-07RZ was submitted to the Planning and Zoning Division, proposing to rezone the subject property to the Commercial, General (CG) zoning district. This petition was denied by City Council on June 12, 2018 based on Comprehensive Plan Strategy LU 4.1.1 regarding Policy 8.2 and compatibility.
- On March 13, 2018, through the adoption of Resolution No. 2018-03, City Council approved the vacation of right-of-way fronting 775 S. Tamiami Trail, a property adjacent to the subject property and under the same ownership as the subject property. The vacated right-of-way has a land area of 24,884 square feet.
- On March 15, 2018, Site and Development Plan Petition No. 18-02SP, Special Exception Petition No. 18-02SE, and VUD Waiver Petition No. 18-01WV were submitted, and on July 13, 2018, Variance Petition No. 18-02VZ was submitted to the Planning and Zoning Division. These petitions are for a 4-story hotel with 103 guest rooms and a 30-seat restaurant. A hotel parking facility is proposed on the property across Pine Grove Drive.
- On October 3, 2018, Zoning Map Amendment Petition No. 18-06RZ was submitted to the City for the parking lot property.

Summary of Petitions Considered by Planning Commission:

- Special Exception Petition No. 18-02SE (DENIED)
 - Hotel use
- Zoning Map Amendment 18-06RZ (RECOMMENDED APPROVAL)
- VUD Waiver Petition No. 18-01WV RECOMMENDED APPROVAL)
 - Parking visible at street level
 - Parking in front of a building
 - Front setback in excess of the maximum
 - Architectural design
- Variance Petition No. 18-02VZ (DENIED)
 - Additional building height
- Site and Development Plan Petition No. 18-02SP (DENIED)
 - Design alternative
 - Driveway width in excess of code requirement
 - Offsite parking agreement

Aerial Photograph



Photographs of the Site



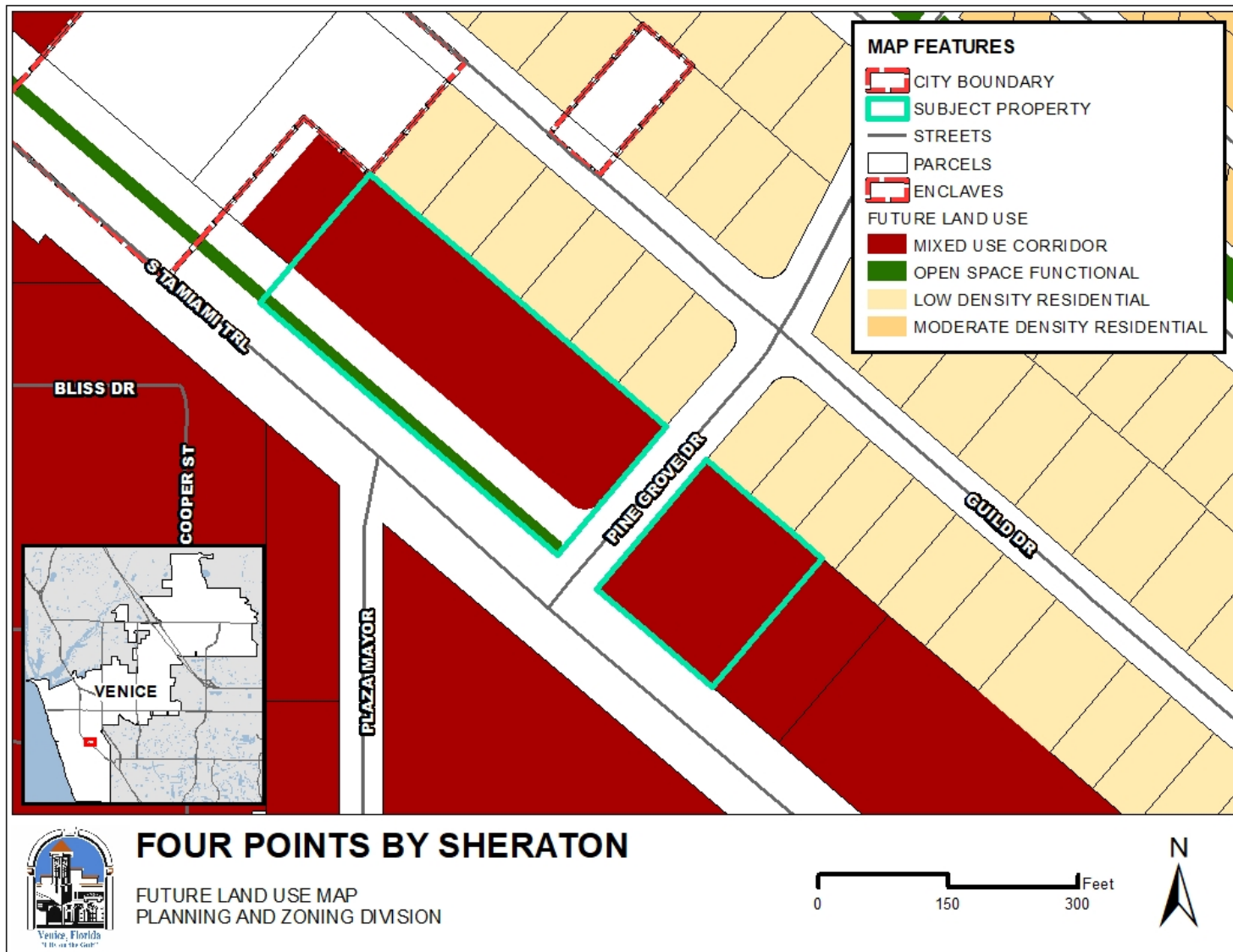
Photographs of the Site



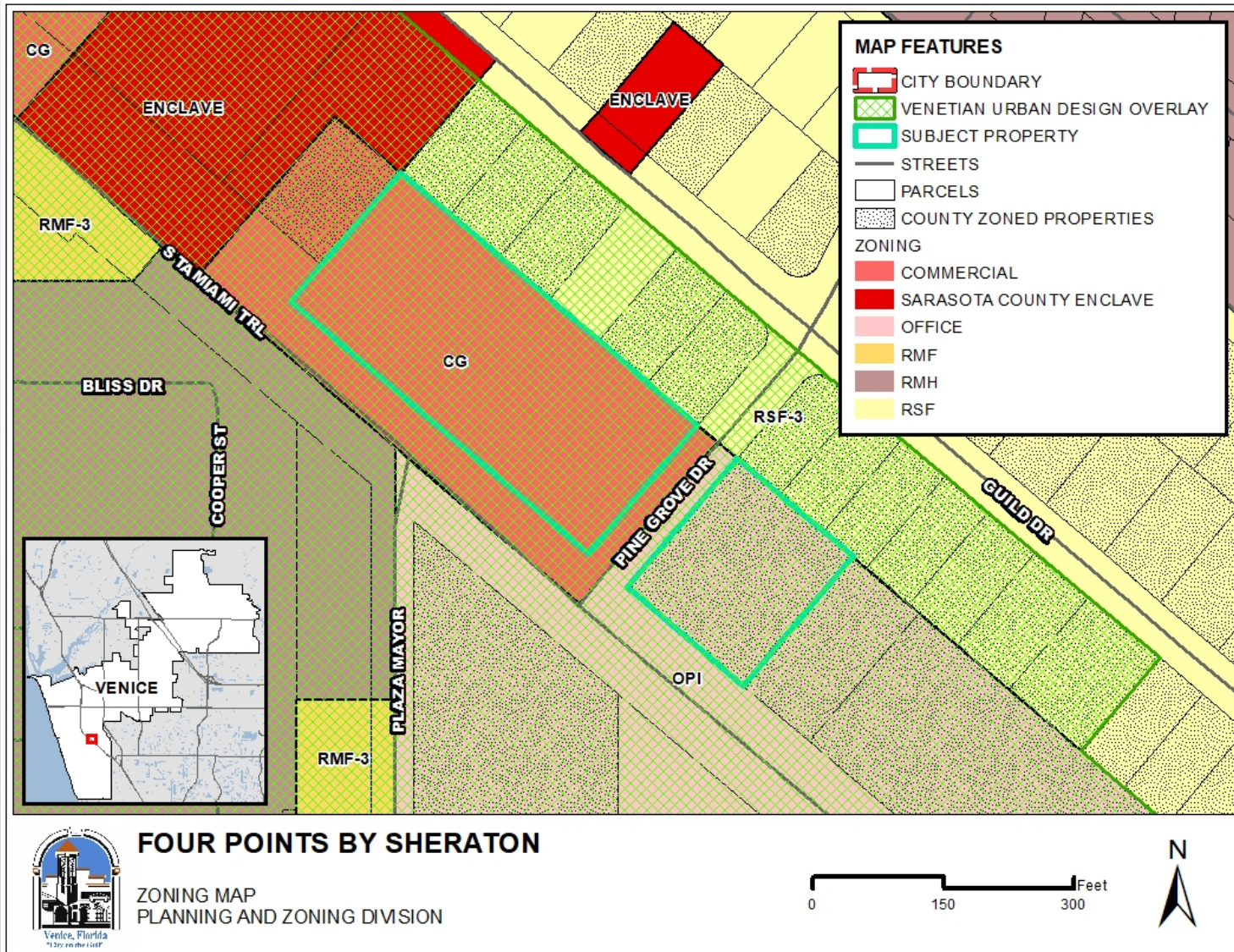
Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	County RSF-3 and City VUD	Low Density Residential
West	Vacant	County CG/VUD* and City CG/VUD	MUC
South	House of Worship and Residential (Emanuel Lutheran Church and Venice Municipal Mobile Home Park)	County OPI/VUD* and City OPI/VUD and City RMH/VUD	MUC
East	Professional Office (Beebe Design Studio)	County OPI/VUD*	MUC

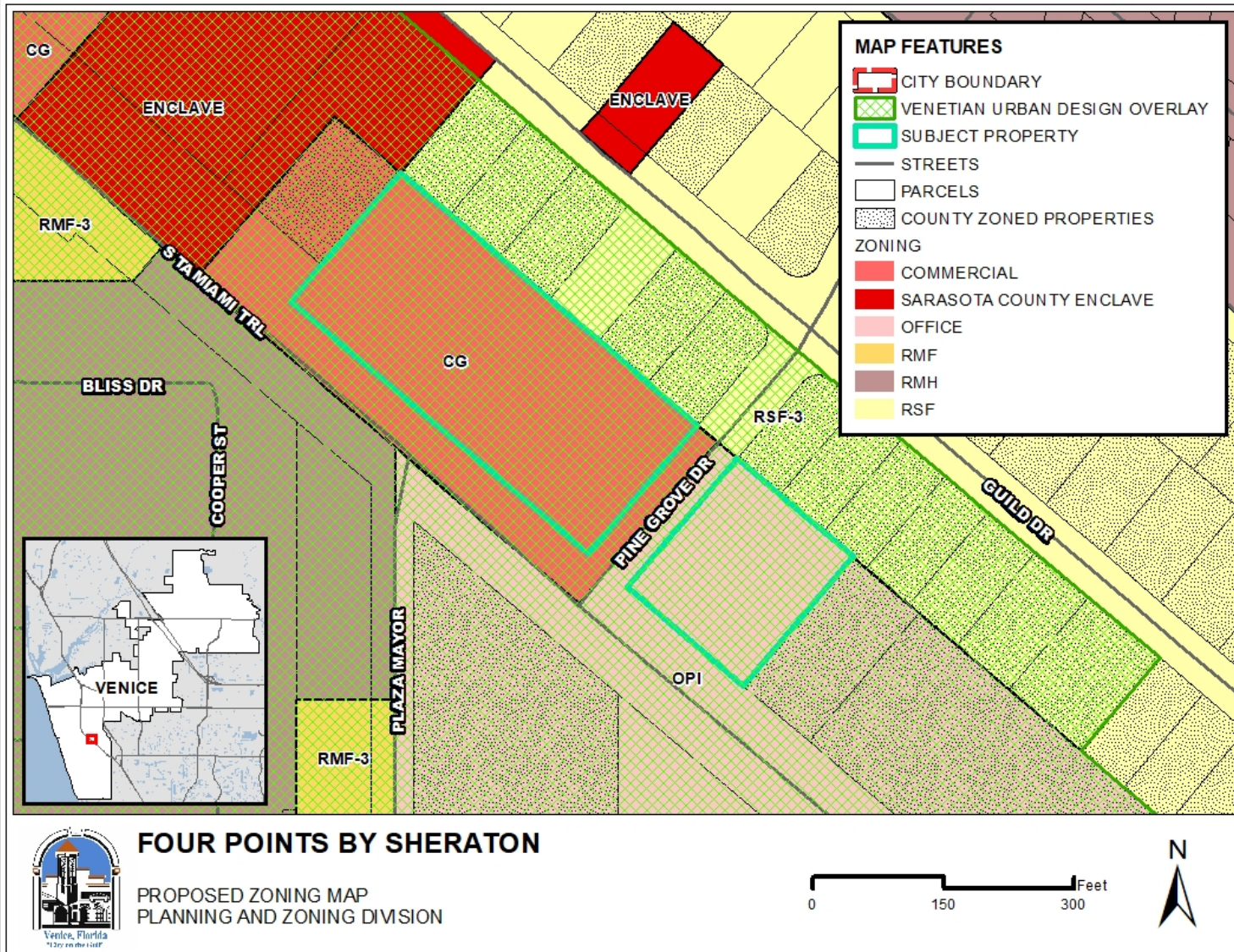
Future Land Use Map



Existing Zoning Map



Proposed Zoning Map



VUD Waiver

Code Section 86-122(f)(2), provides opportunity for a Waiver from the VUD standards.

1. Waiver from Section 86-122(l)(4)(b) that indicates on-site parking shall not be visible at the street level.
2. Waiver from Section 86-122(o)(1) that indicates parking is prohibited in front of buildings and structures.
3. Waiver from Section 86-122(l)(4)(a) that provides for a front setback of no greater than 15 feet.

Code Section 86-122(l) provides a second Waiver from the VUD standards specific to the required Northern Italian Renaissance style of architecture.

4. Waiver from Section 86-122(l)(1) that requires the Northern Italian Renaissance style of architecture.

Comprehensive Plan and LDC Consistency

No specific Comprehensive Plan Strategies regarding a waiver.

Transitional Strategy LU 4.1.1

- Requires compliance with former Southern Gateway Corridor Planning Area architectural design of Northern Italian Renaissance.

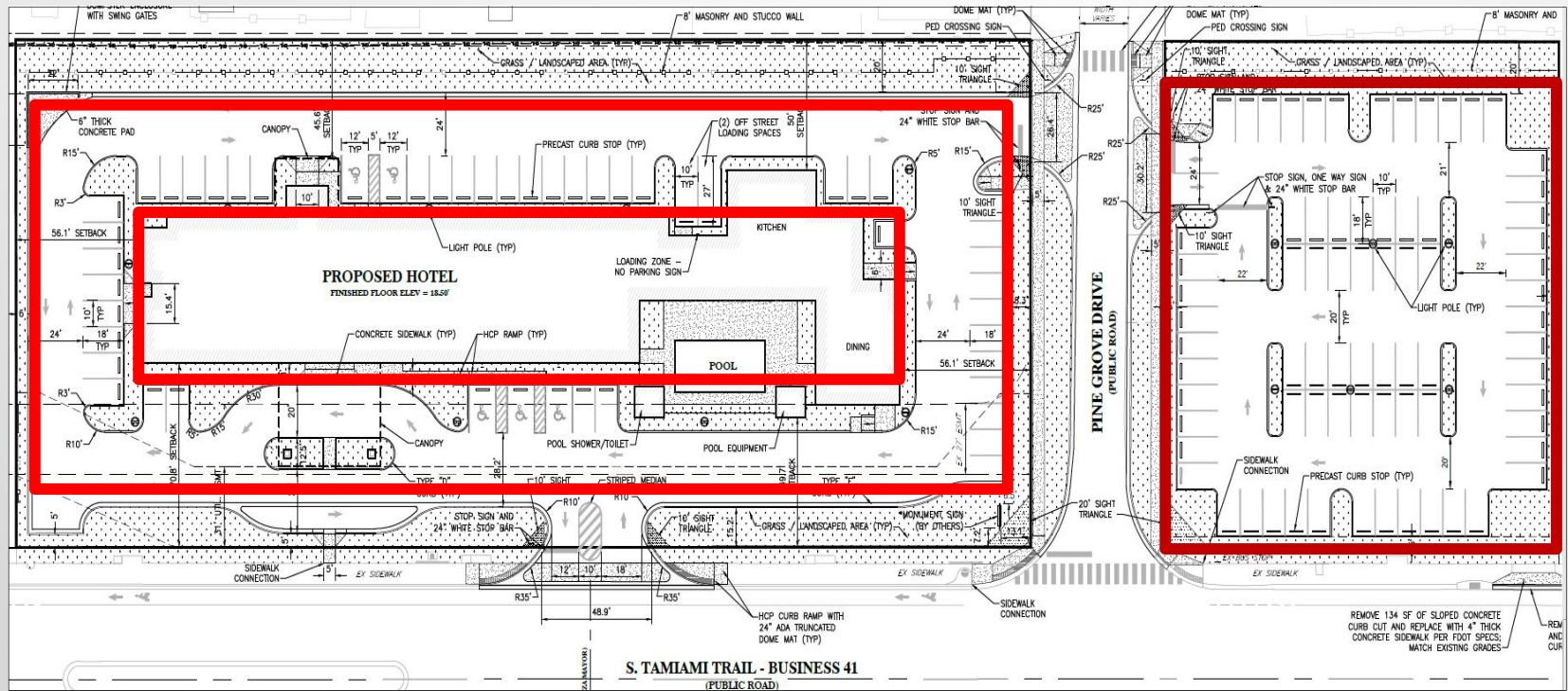
LDC

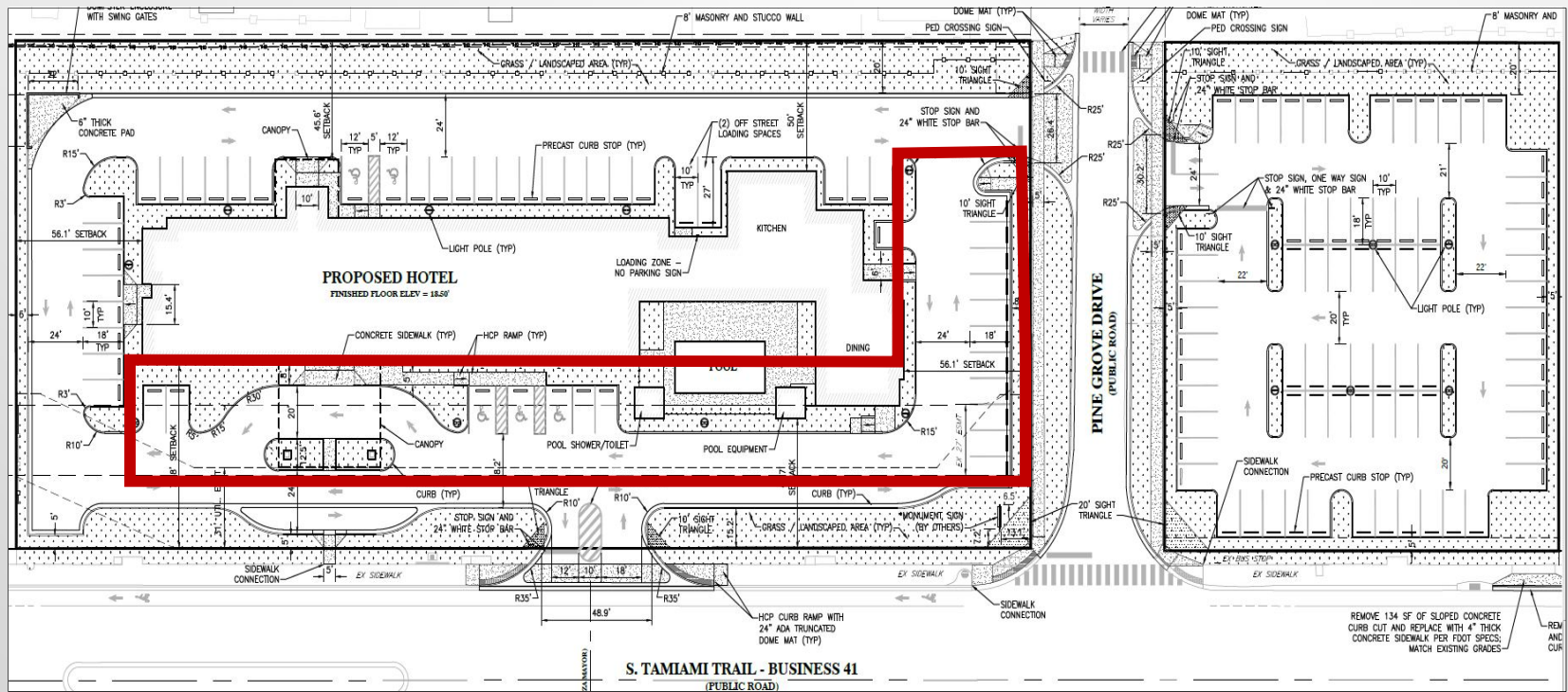
- The proposed VUD waiver petition has been processed consistent with code requirements.

- Total of 2.79± acres across two parcels.
- Unified development plan.
- Construction of a 4-story, 103 room hotel with a pool.
- Associated parking, landscaping and signage.

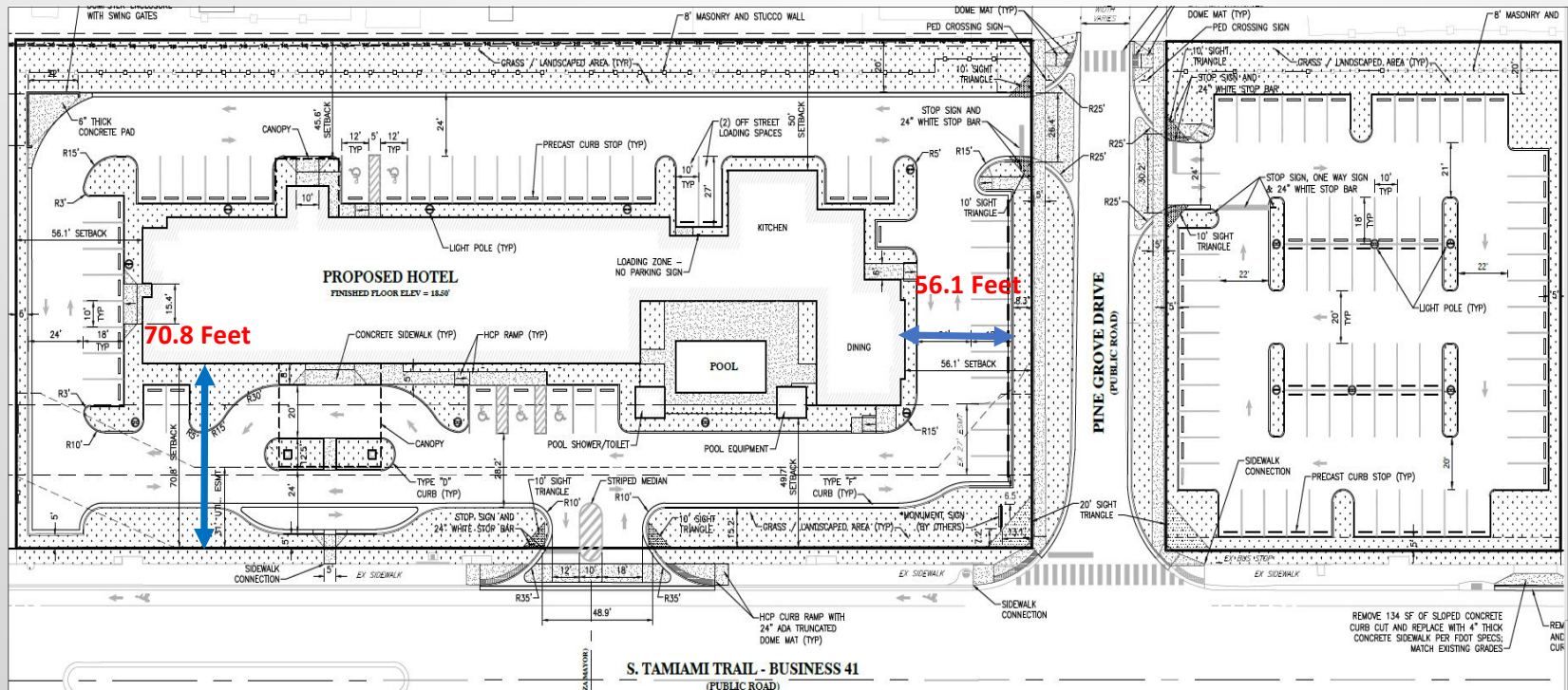


1. Waiver from Section 86-122(1)(4)(b) that indicates on-site parking shall not be visible at the street level.





3. Waiver from Section 86-122(l)(4)(a) that provides for a front setback of no greater than 15 feet.



VUD Waiver Findings

Section 86-122(f)(2) has the following provision which addresses the review of waiver requests:

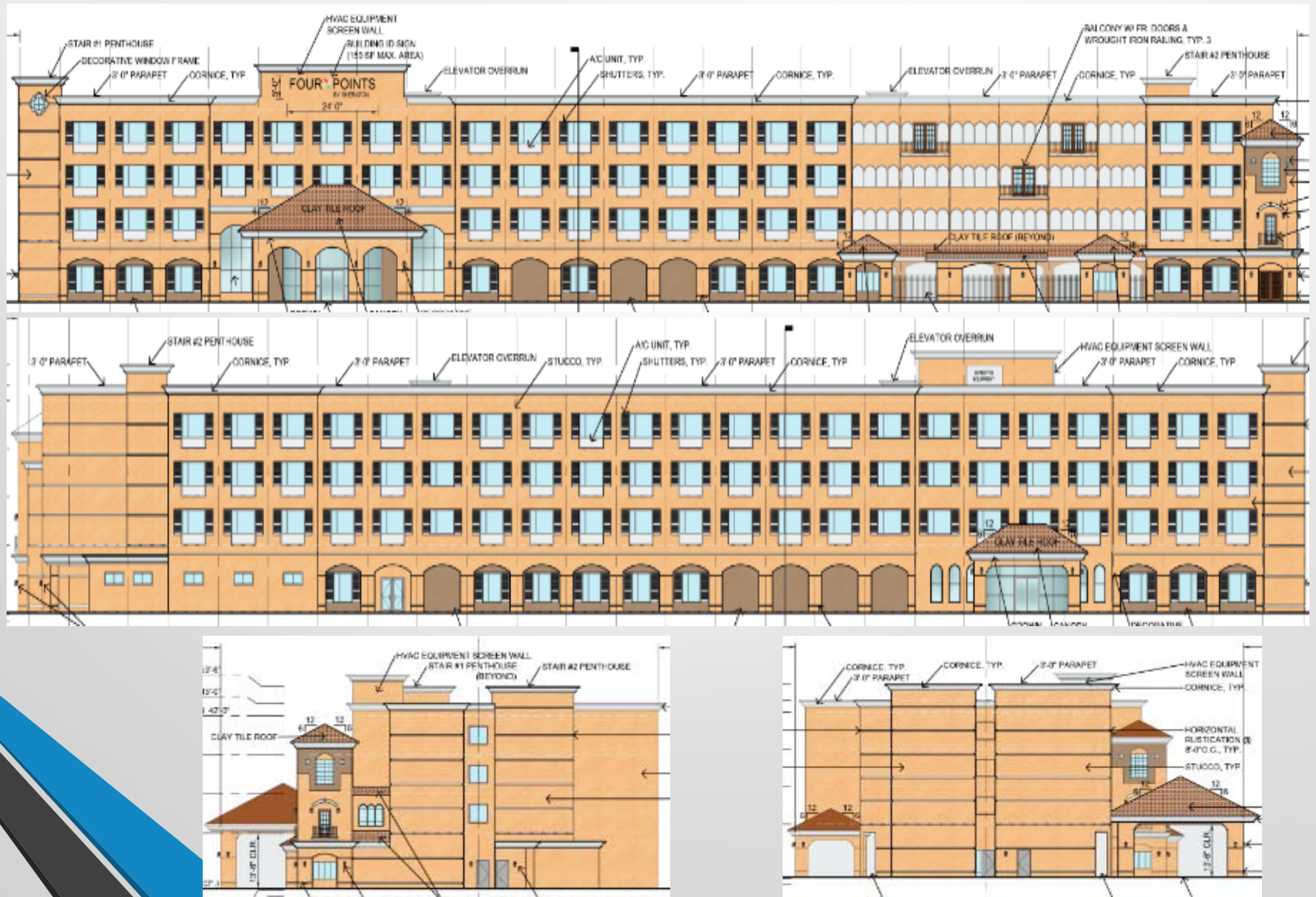
City Council may grant a waiver from the VUD standards based upon a recommendation from the planning commission. If specific application of the site or design requirements makes strict compliance an unreasonable burden upon the property and presents a difficulty unique to the development of that property, the property owner shall provide the city a waiver request which includes the following required information.

The above provision contains two findings which need to be evaluated and reached in taking action on a requested waiver. The two findings are as follows:

Specific application of the site or design requirement makes strict compliance:

- 1. An unreasonable burden upon the property, and*
- 2. Presents a difficulty unique to the development of the property.*

4. Waiver from Section 86-122(l)(1) that requires the Northern Italian Renaissance style of architecture.



VUD Waiver Findings

Section 86-122(1)(2) has the following provision which addresses the review of a waiver request regarding architectural style:

(1) Architectural design standards . The following architectural design standards for buildings and structures are applicable in the VUD district:

- b. The planning commission shall make a written finding to city council that the granting of the waiver will or will not adversely affect the public interest. The report and recommendations of the planning commission shall be advisory only and shall not be binding upon city council.*
- c. City council, after receiving the recommendation from the planning commission, may grant or deny such waiver application and may make the granting conditional upon such restrictions, stipulations and safeguards as it may deem necessary to ensure compliance with the intent and purpose of the comprehensive plan.*

The above provision contains two findings which need to be evaluated and reached in taking action on a requested waiver. The two findings are as follows:

1. Planning Commission: Granting of the waiver will not adversely affect the public interest.
2. City Council: Upon recommendation by Planning Commission, ensure compliance with the intent and purpose of the Comprehensive Plan.

City Council Action

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, testimony provided during the public hearing, and Planning Commissions recommendation of approval, there is sufficient information on the record for the City Council to take action on Waiver Petition No. 18-01WV.