

From: Robert Daniels

Sent: Tuesday, December 01, 2015 1:32 PM

To: Edward Lavallee <ELavallee@Venicegov.com>; City Council <CityCouncil@Venicegov.com>

Cc: John Veneziano <JVeneziano@Venicegov.com>; Kathleen Weeden <KWeeden@Venicegov.com>; Chuck Speake <CSpeake@Venicegov.com>; Jeff Shrum <JShrum@Venicegov.com>; Pam Johnson <PJohnson@Venicegov.com>; Timothy Hochuli <THochuli@Venicegov.com>; Lenox E. Bramble <LBramble@Venicegov.com>; Nancy Hurley <NHurley@Venicegov.com>; James Clinch <JClinch@Venicegov.com>; Jeffrey Bolen <JBolen@Venicegov.com>; Shawn Carvey <SCarvey@Venicegov.com>; Lori Stelzer <LStelzer@Venicegov.com>

Subject: Re: Hamilton Condo Complex Prospective Use and Related Parking

Ed, this project needs to be discussed by council as to what is our vision. Look forward to see this topic place on a council agenda for our discussion and direction. I believe this was the Mayors request also?

Sent from [Outlook](#)

On Tue, Dec 1, 2015 at 4:43 AM -0800, "Edward Lavallee" <ELavallee@Venicegov.com> wrote:

Mayor & Council

Since the purchase of the Hamilton Condominium complex our staff has been examining the facility for a determination of the best potential uses of the site. Following is a summary of recent activity and related relevant information:

- The building was inspected by Public Works to determine the security level and access. As a measure of caution, exterior doors have been re-keyed to eliminate the risk of unlawful entry. City staff has exclusive control of building access
- The Building Official has examined the condo units to assess potential uses from a Building code standpoint. Based on initial inspection, there may be a need for doorway access and bathroom modifications to meet ADA standards. Specific requirements will depend on planned use
- The Fire Department is currently examining the facility for Fire Code compliance. Necessary improvements would depend on planned use
- Staff is contacting commercial real estate agents to determine market value, demand and potential uses for rent and lease arrangements
- Public Works staff is examining the building shell, roof, and mechanical components. Preliminary assessments indicate a possible need for roof improvements. A more complete building condition will be determined to identify any capital costs and related strategic planning implications
- The Planning Department will provide information on any necessary zoning changes depending on planned use (such as government office space)
- Sarasota County staff has been alerted to the potential availability of leased space and is currently reviewing their need for office space in Venice

- The adjacent City-owned facility currently used by VABI is being examined to determine the best potential future use of that property; and the options for relocating VABI staff and the City records currently stored in that building
- City staff previously received preliminary approval from FDOT to convert state-owned land under the KMI Bridge to public parking. FDOT is being contacted to renew discussions for the grooming and use of that property. City staff has previously examined the site, identified the property boundary of the state-owned parcel, and projected the capacity for 45-50 parking spaces on FDOT land. The cost of converting the land to a public parking lot will be determined
- The building and property have been added to the City's liability insurance policy, and has also been insured for flood protection
- Relocation of some City Hall office functions is among suggestions for possible use of some of the condo units. To consider that option, City Hall is undertaking a complete review of the use of space in the City Hall to assess the efficiency and effectiveness of the current layout.
- City staff is determining the methodology, capital and operating cost of communications, computer, phone, and related connections implicated in a relocation of City Office space; to include bringing fiber optics to the site.
- VABI depends on use of the condo facility parking lot for its annual boat parade fundraiser. Subsequent to that event public parking signs will be installed to alert the public to the available space. Ultimately, the determined use of the condo units may influence the amount of parking space available for general public use

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