



City of Venice
Planning & Zoning Department

MEMORANDUM

To: Lori Stelzer, City Clerk

From: Scott Pickett, AICP, Senior Planner

Date: October 2, 2013

Re: Transmittal of Petition for Council Action
Miscellaneous Petition No. 13-3MI – Fisherman's Wharf

Background:

The applicant is requesting a major structure over water permit to seek approval of the existing floating dock structure located adjacent to the Intracoastal Waterway. Upland improvements required to support the dock are also subject to the permit request.

On October 1, 2013, based on the staff report and the presentation and public testimony provided at the public hearing, the Planning Commission, sitting as the local planning agency, finds this request consistent with the Comprehensive Plan and in compliance with applicable Land Development Code regulations and, therefore, voted to recommend to City Council APPROVAL of Major Structure Over Water Permit Petition No. 13-3MI subject to the conditions recommended in the staff report, as amended below:

30. No expansion of the major structure over water shall be permitted by the City of Venice. For the purpose of this condition, expansion shall mean either the creation of new mooring slips or the enlargement of existing mooring slips.

37. No moored vessels shall extend beyond any outer-most mooring piling as shown on the approved as-built survey. ~~exceed the maximum length for individual mooring slips as shown on the approved plans.~~

42. In order to minimize any navigation impacts associated with the dock facility and to aid navigation, a minimum of 36 square inches of highly reflective orange tape, aluminum signage, or reflectors shall be permanently installed on all waterward mooring pilings. To further minimize any navigation impacts associated with the dock facility, adequate safety lighting shall be installed at the western end of the dock facility. Two lights, designed by Bellingham Marine in accordance with best management practices, shall be installed at the west end of the dock. The lights shall be of a sufficient height to be viewed over a moored vessel and the light

source shall be shielded from adjacent upland properties. It shall be the responsibility of the property owner to maintain safety lighting on the dock facility. The lighting shall be operated from dusk to dawn, 365 days of the year. If applicable, U.S. Coast Guard review and approval of lighting shall be required.

44. If documented navigational problems occur associated with the subject dock, the city may require the relocation or removal of mooring piles to correct the navigational problems. Planning & Zoning Department staff will coordinate with the U.S. Coast Guard in the establishment of corrective measures to address navigational problems.

The order and action of processing the petition will first be a recommendation by the Planning Commission to the City Council. The Planning Commission shall base its recommendation upon analysis contained within the staff report and public input presented during the public hearing. The analysis and recommendation are forwarded to City Council for final action. Approval of the Major Structure Over Water Permit will require one public hearing by the City Council.

The Staff report and applicant's submittal is attached for your review.

cc: File No. 13-3MI