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Sent: Monday, December 3, 2018 11:09 AM

To: Christina Rimes <CRimes@Venicegov.com>; Planning Commission
<PlanningCommission@venicegov.com>

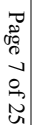
Cc: John Holic <JHolic@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Lori Stelzer
<LStelzer@Venicegov.com>

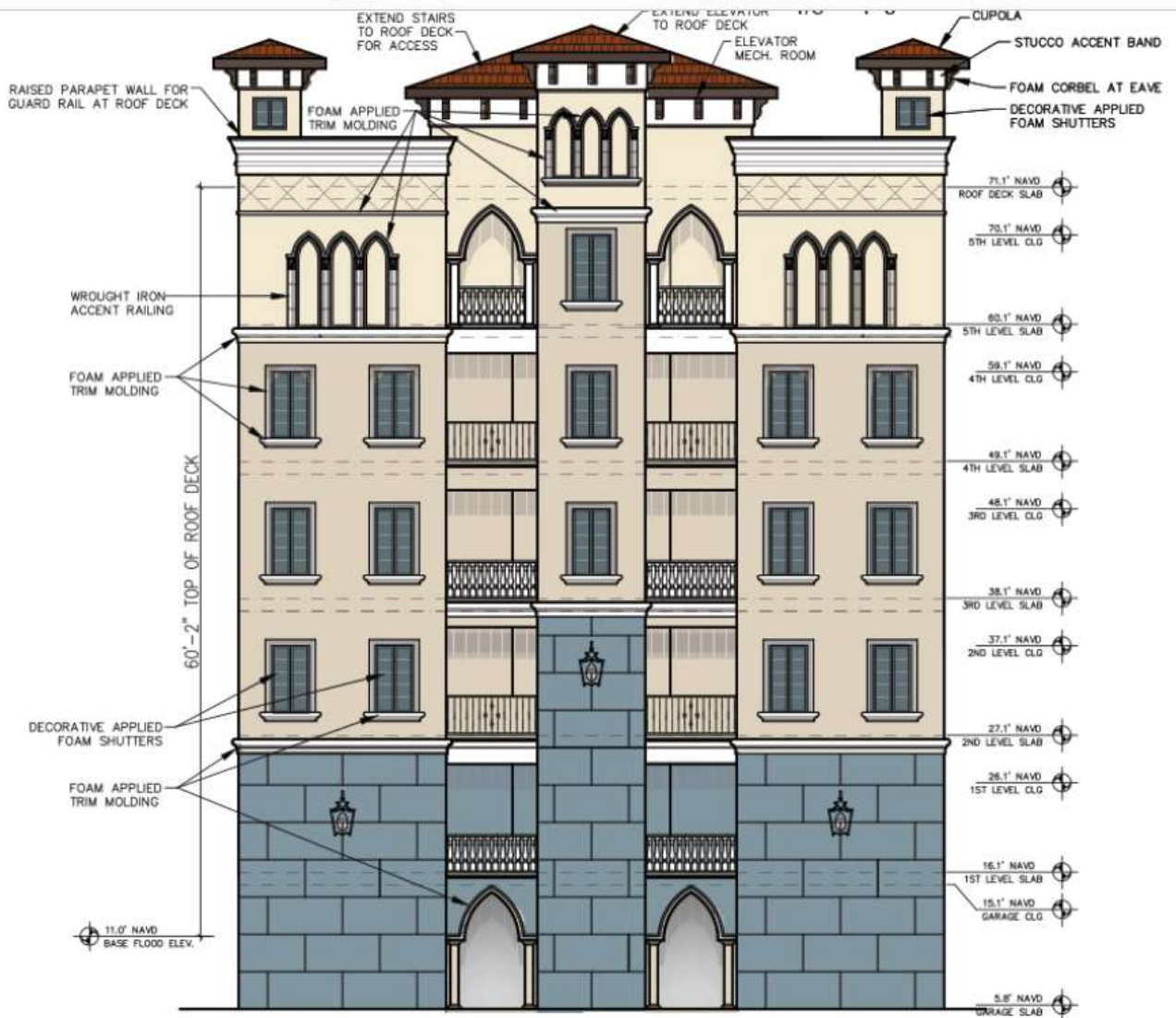
Subject: Submittal for Record

Please enter the attached material in the Record for Public Hearings on 17-11RZ, 17-03SE, 17-02CU, and 14-03SP.2.

Thank you,

Mike Rafferty
Venice Tax Watch





Front Elevation (South East)

1/8" = 1'-0"

Tomini
at Fisherman's Wharf
r Parking

Building B Elevations

FISHERMANS WHARF

SITE AND DEVELOPMENT PLANS



The proposed development of the subject property includes four new residential multi-family buildings with 40 dwelling units, expansion of the existing restaurant, removal of all other existing commercial buildings on the property, a new marina use building, and associated off-street parking, landscaping and utility improvements (see Site Plan, Attach A).

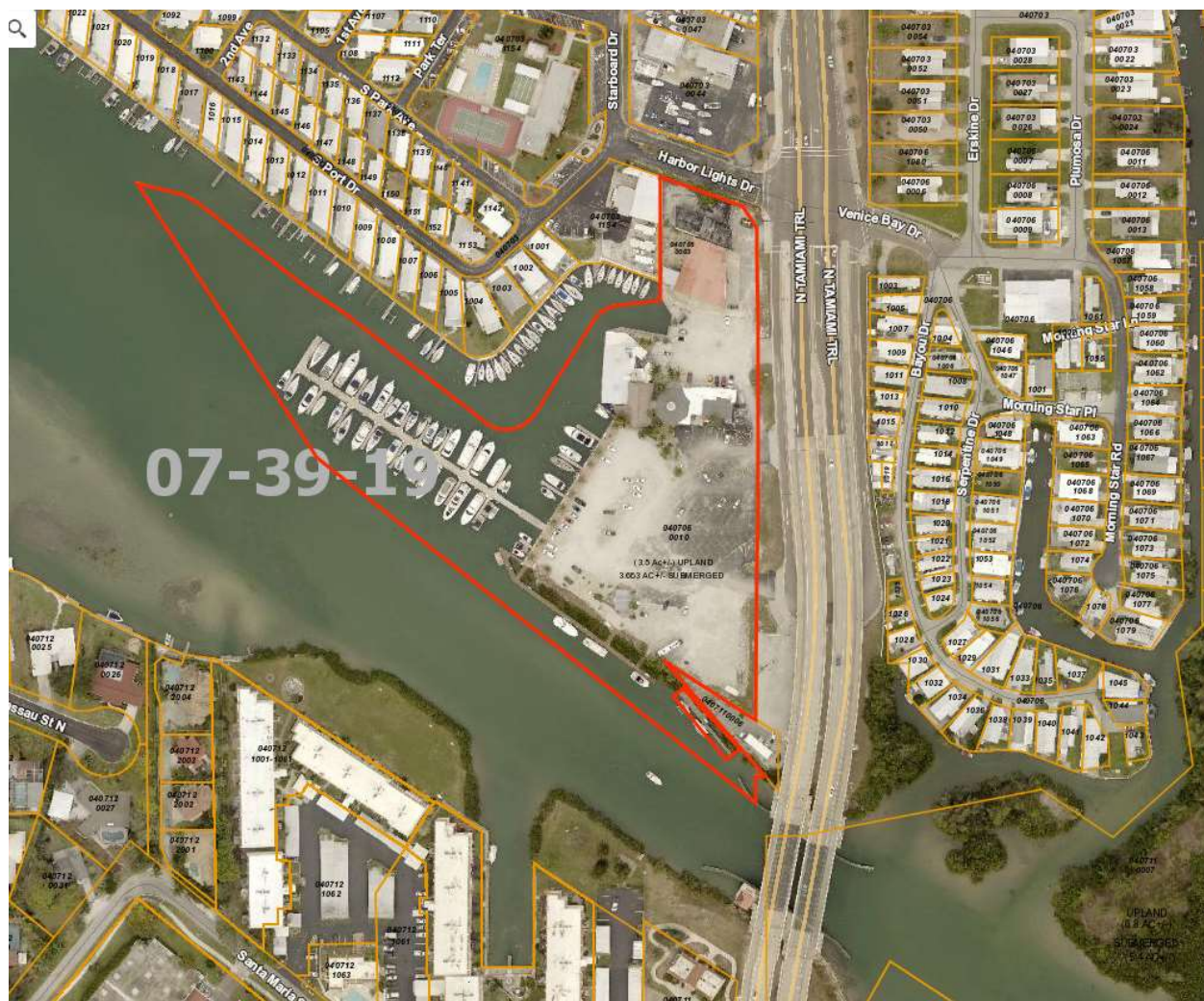
Proposal requires:

- Rezone submerged land not suitable for condos to land suitable for condos
- Rezone land from tax revenue producing commercial property to condos placing a demand on municipal services
- Special exception to allow condos in a Commercial Zone
- Conditional use petition to allow building height not to exceed 85-feet
- Site development of residential use within a Coastal High Hazard Area (CHHA) and Special Flood Hazard Area

Observations and Question(s):

- Observation....Convert 3.683 ac of submerged lands zoned Marine Park (MP), which prohibits condos, to a zoning classification of Commercial General (see Attach B, Property Appraiser Map)
- Question.....How can submerged land be zoned as Commercial and be used to build condos?
- Observation.....Convert 3.5 ac+/- of upland commercial property for use as condos
- Question....How is it considered by staff that this....."*will not adversely affect the public interest*".....when it is well established by Council that General Fund tax revenues are insufficient to meet current obligations and utility rates are consistently being increased? Conversion of commercially property to residential use *will adversely affect the public interest* ?
- Question.....why utilize commercial property for residential use when there is an abundant supply of land zoned for residential purposes?
- Observation....Conditional Use Permit to allow 2 additional stories of condo units and exempt the roof top extension for an elevator shaft from height calculations (see attach C and D, Building Elevation View(s))
- Question.....What is the total dimension from garage slab to top of roof over elevator shaft (garage floor slab EL 5.8 to roof deck slab El 71.1 to top of roof over elevator shaft El 82.1+/-) and how does this serve as a height transition from single family modular homes to the North and residences directly South across the Intracoastal?

Brief Sheet by Venice Tax Watch, December 1, 2018, for the Record of Planning Commission Meeting on December 4, 2018 regarding Public Hearings on 17-11RZ, 17-03SE, 17-02CU, and 14-03SP.2



Prop Appraiser Map....3.5 ac+/- Upland.....3.683 ac Submerged

