



U.S. Department
of Transportation
**Federal Aviation
Administration**

Orlando Airports District Office
5950 Hazeltine National Dr., Suite 400
Orlando, FL 32822-5024
Phone: 407-812-6331

October 7, 2009

Mr. Isaac Turner
Manager, City of Venice
401 W. Venice Avenue
Venice, Florida 34285

Dear Mr. Turner:

RE: Venice Municipal Airport
Land Use Inspection—Corrective Action Plan
Federal Aviation Administration (FAA) Comments

This letter responds to your Land Use Inspection Corrective Action Plan, submitted under cover of your September 4, 2009 letter. We appreciate the prompt response of the City of Venice (the City) and we remain optimistic the issues addressed in our Land Use Inspection Report can be resolved.

In general, the City offered proper responses to our concerns. However, some of the responses did not indicate a timely resolution of the concerns we cited. Those of greatest importance are safety matters, including:

- Submitting a revised Airport Master Record, FAA Form 5010 to indicate standing water after periods of rain on Runway 4/22—the red-lined 5010 may be sent to this office immediately.
- Addressing airfield marking and signage deficiencies—these projects should be completed as soon as possible with airport funds; such projects may be reimbursable under a future FAA grant.

The golf course driving range located in the safety area of Runway 4 needs to be addressed within a shorter timeframe. FAA recognizes that the master planning process takes time. However, we expect airport sponsors to be diligent in resolving matters that enhances safety. Therefore, the City should revise their Corrective Action Plan to indicate suitable timeframes to resolve this issue.

In addition to the safety concerns, we offer the following comments on separate issues:

Festival Grounds: The City should have these lands appraised to determine Fair Market Value. Once the land has been appraised and a reasonable fee has been established, the City should forward this information, along with a request for an interim non-aeronautical use, to the FAA. Further, it is not appropriate to revise the Comprehensive Plan to indicate fairgrounds on airport property even if the note uses the term “temporary”. This property was conveyed to the City of Venice for aeronautical use and should be labeled and zoned as airport/light industrial. Any additional notations may encumber the property, making it difficult for the City to comply with federal grant assurances and surplus property restrictions.

Tito Gaona Trapeze: We did not find any supporting documentation attached to the Corrective Action Plan regarding this matter. Please forward information regarding this non-aeronautical lease, along with your request for FAA concurrence of the property use.

Chefs Rule Honoluana Restaurant: The City stated this is a 25-year lease which commenced on January 1, 1989, with a five year option. The original lease term will expire on January 1, 2014. The FAA expects the City will not allow the five year option to be exercised for this property. In 2014, this leasehold will revert to the Airport and the City should pursue an aeronautical tenant. If no aeronautical tenant is found, the FAA may concur to a short-term non-aeronautical use of this property.

Senior Friendship Center and Sharky's: These parcels cause recurring airport compliance concerns regarding their benefit to the Airport. Both of these parcels were mentioned in previous audits and inspections of the Airport, and the properties, which are not contiguous to the airfield, are not expected to be needed for future aeronautical use. Therefore, it appears it would benefit the airport to release these properties at Fair Market Value. The resources required to keep these properties on the books seem to outweigh the benefits.

Based on our comments above, please amend the corrective action plan to address FAA concerns. Your response should be forwarded to this office no later than November 6, 2009.

Sincerely,

Bart Vernace, P.E.
Assistant Manager

cc:
Terry Beacham, FDOT/1
Jeff Leopold, FDOT/1
Fred Watts, Airport Manager, Venice Municipal Airport