



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes City Council

Thursday, April 4, 2024

9:00 AM

Council Chambers

Workshop - Unified Control

[24-0131](#)

Instructions on How to Watch and/or Participate in the Meeting

CALL TO ORDER

Mayor Pachota called the meeting to order at 9:00 a.m.

ROLL CALL

Present: 7 - Mayor Nick Pachota, Ms. Joan Farrell, Vice Mayor Jim Boldt, Ms. Helen Moore, Mrs. Rachel Frank, Mr. Ron Smith and Mr. Rick Howard

ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager Ed Lavallee, Deputy City Clerk Toni Cone, and for certain items on the agenda: Planning and Zoning Director Roger Clark.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ms. Farrell.

I. PRESENTATION AND COUNCIL DISCUSSION

[24-0132](#)

Planning and Zoning Director Roger Clark: Discussion on Unified Control and Planned Unit Development Amendments

Planning and Zoning Director Clark introduced the topic and provided a presentation to include history, options, modified options, combination option, staff research, cities looked at in and out of Florida, specific examples, conclusion with staff's goal to balance the rights of both the developer and the residents of a Planned Unit Development (PUD), and consultant estimates of \$10,000 to \$12,000.

Discussion took place regarding predictability for buyers/homeowners, percentages to show unified control, current applications, appreciation for research, Bird Bay PUD, commercial development, planned developments other than residential, the process going forward, and the scope of consultant work.

City Attorney Fernandez commented that Council could consider consulting a land use attorney to address legal issues surrounding the topic.

Discussion continued regarding Modified Option 2, number of lots, unsold lots, non-developer property owners, concerns about state legislation, clarifying the process, need for a consultant, not delaying the next step, buyer protections, and open space.

Recess was taken from 9:45 a.m. until 9:53 a.m.

II. AUDIENCE PARTICIPATION

Jeffery A. Boone, P.O. Box 1596, spoke in favor of a PUD process, the ordinance, clear, easy to understand, brought forward issues with ownership, multifamily, how many votes per unit with multiple owners, renters, and concerns about lawsuits.

Olen Thomas, 248 Acerno Drive, spoke on the Milano PUD, homeowners associations (HOAs), and Modified Option 2 concerns.

Dan McBride, 678 Bird Bay Drive West, spoke on behalf of Bird Bay, protection of open space in master plans, and offered recommendations for Council to consider for the process.

Kenneth Barron, 209 Corelli Drive, spoke on application requirements for zoning map amendment application recommendation, against Option 3, recommended Option 2, addressed additional application requirements, and binding master plans.

Shari Thornton, commented strong legal opinions are important but it was important to move forward, importance of binding master plans, rights of residents, and community input.

Ruth Cordner, 246 Montelluna Drive, spoke regarding language in the LDRs, the Cielo PUD, citizen trust, and developers working on projects in phases.

Ron Walters, 273 Bocelli Drive, spoke on PUDs, builder protections, market conditions, developer-controlled HOAs, and Florida Light and Power (FPL) easements.

Discussion took place regarding what to have the attorney give their opinion on, hourly rate, 30-day timeframe, what should happen if a valid response is not received, deciding what the must haves are, percentages, and the importance of having an attorney look at the different options.

Discussion took place about this being a broader issue, not being able to predict all situations that may happen, expediting the topic in a reasonable way, percentages to approve an amendment, default options of voting process and manipulation, and whether or not a legal opinion is needed.

There was consensus to direct staff to hire an attorney to 1. Provide an opinion on whether the City would be in violation of the state moratorium on development restrictions, and 2. Draft language based on Modified Option 2, with options and definitions on specific details, and to do so as expeditiously as possible.

[24-0150](#)

Speaker Cards and Exhibits

III. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 10:44 a.m.

ATTEST:

Mayor - City of Venice

City Clerk