



City of Venice

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

Meeting Minutes City Council

Friday, March 10, 2023

10:00 AM

Council Chambers

Workshop for Potential Topics to Include in the Land Development Regulations (Item Continued from the February 28, 2023 Council Meeting)

CALL TO ORDER

Mayor Pachota called the meeting to order at 10:00 a.m.

ROLL CALL

Present: 7 - Mayor Nick Pachota, Dr. Mitzie Fiedler, Vice Mayor Jim Boldt, Ms. Helen Moore, Mrs. Rachel Frank, Mr. Dick Longo 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, Planning Manager Amy Nelson, Senior Planner Nicole Tremblay, Planner Brittany Smith, and Planner Josh Law.

PLEDGE OF ALLEGIANCE

Mayor Pachota led the Pledge of Allegiance.

I. PRESENTATION - COUNCIL ACTION/DISCUSSION

[23-5995](#)

Planning Staff Presentation on Potential Topics to Include in the Land Development Regulations (60 min.)

Senior Planner Tremblay asked for Council questions on the topic of affordable housing, and requested direction from Council on staff suggestions.

Discussion took place about funding partnerships, availability of land, accessory dwelling units (ADUS), 1/2 dwelling units, affordable housing trust fund, density bonuses, Comprehensive Plan allowances, zoning change requests, unit counts, zoning districts not eligible for density bonus.

Senior Planner Tremblay replied to a Council question that the density bonus is the only requested incentive staff has received from developers.

Planning and Zoning Director Clark commented on 500 unit maximum density bonus allowed per the Comprehensive Plan in certain zoning areas, and commented on compliance with concurrency levels of service.

Discussion continued regarding height exceptions, inclusionary districts, John Nolen being in favor of density, RMF1 and RMF 2 not eligible for density bonus, can be changed in the code, linked to affordability, available versus platted planned unity development (PUD) properties zoned RMF 1 and 2, and the Seaboard Area.

Senior Planner Tremblay commented on the state surplus land program, answered a Council question on House bill 166.0451 disposition of municipal property for affordable housing, concerns there is not much surplus land available, accessory dwelling units, 1/2 dwelling units, inclusionary zoning, surplus land, and public education.

There was consensus for staff to bring back a model ordinance for accessory dwelling units, code language for 1/2 dwelling units with a suggestion for affordability, code language for inclusionary zoning, research on affordable housing trust funds, a plan for public education, and a potential density bonus revision to include RMF-1 and 2, and including partnerships whenever possible.

Kimberly Pier, 317 Pedro Street, spoke regarding the John Nolen plan, apartment housing, parks, multi-family zoning areas that are now large single-family homes, opportunities for people to live in Venice, possible apartment sites, not necessarily subsidy, preserving mobile home communities, the old hospital, and diversity of housing.

Michael Pachota, 213 The Esplanade South, spoke on workforce housing, the current project by Venice Pier Group, the permit process, employer-sponsored projects, issues, labor shortage, mobile home projects, and others doing workforce housing.

Ben Abramson, 321 Pedro Street, spoke on housing in Venice, support for Planning staff recommendations, affordable market rate developments. Menendez street single family homes in sites originally zoned for multi-family housing, opportunities on Tamiami, and Strong Towns not-for-profit.

Michael Miller, 926 Gibbs Road, spoke on solutions to affordable housing, history of projects, demand exceeding supply, reasons for the housing issue, costs, addressing supply, perception, costs, and appreciation for suggestions by staff.

Richard Bienapfl, 105 Savona Way, spoke on his affordable housing experience, offered assistance and knowledge, financing options, and funding in Sarasota County.

Kathy Lehner, 597 S Tamiami Trail, spoke on behalf of the Venice Area Chamber of Commerce regarding workforce housing, the growth of Florida, housing needs, and offered assistance.

Planning Manager Nelson presented green building standards and sustainability, Florida Green Building Coalition (FGBC) and LEED Standards, green elements, becoming FGBC local government, United States Green Building Council (USGBC) standards, certification levels, current status of the city, what other local communities are doing, and possible actions.

Discussion took place on local community standards, compare list of what we are currently doing to Sarasota County, leading by example, education program, new fire station building, not needing to be part of a formal program to be sustainable, putting it in ordinance format, the cost of designation, concerns, needing a full analysis, staff time concerns, grant funding, dedicated staff person or department, and the city website.

There was consensus to draft a resolution or ordinance in regards to sustainability, compile a list of what the City is currently doing in regards to sustainability, compare City of Venice to Sarasota County's sustainability efforts, analysis of U.S. Green Building Council (USBC), and bring back research on how to obtain grants.

There was consensus for staff to bring back concept of how sustainability is defined for Venice, incorporating resiliency and redundancy.

Recess was taken from 11:36 a.m. until 11:45 a.m.

Planner Brittany Smith presented on environmental protections, for threatened species, gopher tortoise, Florida burrowing Owls, scrub jay and bald eagles, current code, chapters 87 and 89, ideas from other communities, environmental permitting, environmental affidavits, community educational materials, creation of environmentally sensitive zones, public acquisition of land, developers paying into restoration fund, and protecting trees, removal of exotic/invasive species, opportunities and challenges, possible actions: requiring development to be pushed away from listed threatened and endangered species habitat, developing educational materials, public acquisition of land, and creating a restoration fund.

Discussion took place about educational materials, modifying language from "may" to "shall" for invasive species

Planning and Zoning Director Clark answered a Council question about open space versus environmental space, explaining PUD requirements, tree mitigation, and requirements.

Planner Smith provided information about a project at another Florida community starting a fund for private property owners to have holes marked in yard for burrowing owls.

There was consensus to develop educational materials and include information on the website regarding environmental assessments and impacts.

Planner Smith presented on grassed lawn standards, reviewed action of other municipalities in drought prone areas of the United States, xeriscaping definition and principles, examples of Florida-friendly landscaping, incentives, reviewed current code, opportunities and challenges, and possible actions.

Staff is currently working on possible amendments to limit the amount of inorganic mulch to encourage single-family homes, but not require it.

Discussion took place on grass, inorganic mulch issues, educational materials, and incentives.

There was consensus to prepare educational programs and work on amendments discouraging inorganic mulch.

Planner Law presented on dust abatement, an engineering issue under Chapter 74, best management practices, what other local municipalities are doing. The City Engineer working on an update to the land development Regulations (LDRs).

There was consensus to have the City Engineer to bring back the proposed revision to update the LDRs with dust abatement information.

Planner Law presented information on medical marijuana dispensaries. There are eight in unincorporated Sarasota County and requirements, not currently allowed in the City of Venice, per Florida Statute medical marijuana dispensaries must be treated as pharmacies, how nearby communities are operating, opportunities and challenges. It was noted that the city can keep current code, but if we open the code must comply with state statute and treat as pharmacies.

Discussion took place regarding treating them as pharmacies, medical only, concerns about the building conditions, wait and keep the code the same for now.

There was not consensus on this issue.

City Attorney Fernandez noted this topic could be added to a future agenda and voted on.

Planning and Zoning Director Clark commented on uses and codes for changing buildings.

II. AUDIENCE PARTICIPATION

There was none.

III. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 12:31 p.m.

ATTEST:

Mayor - City of Venice

City Clerk