



City of Venice

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

Meeting Minutes City Council

Tuesday, February 8, 2022

1:30 PM

Venice Community Center, Room F
Please Park in the North Parking Lot

Joint Meeting with Planning Commission

CALL TO ORDER

Mayor Feinsod called the meeting to order at 1:32 p.m.

ROLL CALL

A motion was made by Vice Mayor Pachota, seconded by Ms. Moore to excuse Dr. Neunder's absence. The motion carried by voice vote unanimously.

Present: 6 - Mayor Ron Feinsod, Vice Mayor Nick Pachota, Dr. Mitzie Fiedler, Mr. Jim Boldt, Ms. Helen Moore and Mrs. Rachel Frank

Excused: 1 - Dr. Joseph Neunder

ROLL CALL

Planning Commission:

Present: Chair Snyder, Bill Willson, Jerry Jasper, Pam Schierberg, Richard Hale, Kit McKeon

Absent: Shaun Graser

ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, Assistant City Manager James Clinch, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Planner Nicole Tremblay, Administrative Coordinator Toni Cone, and Recording Secretary Mary Seville.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Pachota.

I. NEW BUSINESS

[22-5439](#)

Downtown Building Height

Planning Commission Chair: Barry Snyder

Staff: Roger Clark, AICP, Planning and Zoning Director

Consultant: Kelley Klepper, AICP, Kimley-Horn & Associates

Mr. Snyder provided a presentation including mixed use districts, Venice Avenue, new urbanism, walkability, zoning, horizontal, vertical growth, and

current zoning districts.

Discussion took place regarding building height and the number of stories.

Mayor Feinsod stated each Council member could ask one question, until everyone had their question answered.

Discussion continued regarding number of stories, number of feet, architectural style, Council approval for exceptions, demolition, compatibility, and design alternatives.

Mr. Snyder stated they are recommending the Planning Commission provide approval with appeals to City Council. No exceptions in this district.

Mr. Snyder indicated the proposed change to building height was driven by the Comprehensive Plan, if this is not done, the comprehensive plan must change.

Mr. Willson, Planning Commission member, spoke on building heights and tightening the parameters.

City Attorney Fernandez clarified while there is not a vote, the Planning Commission is looking for direction today.

Chair Snyder requested direction from City Council on the following issues:

Does Council want Vertical Mixed Use? How many stories make that viable?

Does Council want a different treatment of current Commercial Business District (CBD) from other zoning districts in the Venice Ave Mixed-Use Zoning District?

Does Council want three-story buildings?

Mayor Feinsod stated he is against three-story buildings.

Dr. Fiedler stated she more concerned about building height.

Some Council Members would like more input from experts, such as architects.

There was not consensus on this issue.

[22-5440](#)

Combination of the Architectural Review and Historic Preservation Boards
Planning Commission Chair: Barry Snyder
Staff: Roger Clark, AICP, Planning and Zoning Director
Consultant: Kelley Klepper, AICP, Kimley-Horn & Associates

Mr. Snyder provided a presentation regarding the Historic Preservation Board (HPB), the proposed historic preservation ordinance, the Architectural Review Board (ARB), the Venice Historic Precedent, the local register, design elements, historic districts and locations, the Comprehensive Plan, comparison of authority, Certificate of Appropriateness (HPB), Certificate of Compliance (ARB), demolition criteria for each board and the proposed Certificate of Demolition (COD). He also commented on Secretary of Interior standards, Bert Harris issues, property owners' rights, and Certified Local Government (CLG).

Discussion took place regarding combining ARB and HPB.

Chair Snyder stated the ARB and HPB are against combining and noted there are concerns about property rights and the Bert Harris Act. The Planning Commission recommends a merged board.

Discussion continued regarding contributing properties, CLG, historic districts, and merging the ARB and HPB.

Mr. Beebe, Chair of the ARB, commented on the differences in the two boards and stated the ARB is against combining the boards.

Ms. Trammell, Chair of the HPB, commented on historic ambience and districting. She stated the HPB is against combining the boards.

Discussion continued regarding property rights, merging of the boards, and consistency.

II. AUDIENCE PARTICIPATION

Betty Intagliata, 1675 Valley Dr., spoke regarding Venice MainStreet, is in favor of historic preservation, and CLG.

Patti Shreeve, 412 Nassau St. S, spoke against new proposed height restrictions and recommended keeping regulations as is.

Ann Keohn, 120 Venice Palms Blvd, deferred, spoke at the 9 a.m. Council meeting.

Bob Kurtz, 1322 Cypress Ave, spoke in favor of saving the treasure of Venice and concerns about increased traffic.

Judy Cross, 1585 Tarpon Center Dr. #2, spoke about saving Venice, building height and appeals.

Carol Orenstein, 153 Montelluna Drive, spoke about keeping the ARB and HPB separate, praised the Council on interacting with the advisory boards, and praised Mr. Klinkhamer, Historical Resources Manager.

Frank Wright, 521 Harbor Dr. S, spoke in favor of keeping the ARB and HPB separate and against proposed building heights.

Curt Whittaker, 613 West Venice Ave, spoke on historic properties and the choice of owners putting their property on the local register. He noted another option of keeping the ARB and HPB separate but have them work together on certain issues. Spoke against proposed building heights, recommended keeping the current height regulations, with exceptions going to the ARB and then City Council.

Nancy Deforge, 332 Laurel Hollow Dr, Nokomis, did not speak.

Ben Abramson, 321 Pedro St, spoke in favor of current building height regulations, make exceptions go to Council as elected officials not appointed advisory boards, keeping boards separate, in favor of CLG.

Deborah Schyvinck, 1701 Auburn Lakes Dr. #23, did not speak.

Dick Longo, 295 Marsh Creek Rd, spoke about exceptions going to Planning Commission and Council, and recommended recognizing the potential for variances.

Jon Barrick, 409 Nassau St, spoke regarding local historic districts and stated 66% majority for new districts does not restrict developments. He commented on the benefits of historic districts.

Tom Cookingham, 512 Beatrice Ave, did not speak.

Jeffrey Boone, 1001 Avenida Del Circo, spoke regarding downtown building heights, Venice history, exceptions to height restrictions, and previous zoning regulations.

III. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 5:21 p.m.

ATTEST:

Mayor - City of Venice

City Clerk