
Subject: Venice Unites CC Dec. 13 agenda packet info

From: Jan Vertefeuille <janvert@gmail.com>
Sent: Wednesday, December 7, 2022 9:41 AM
To: Kelly Michaels <kmichaels@venicefl.gov>
Cc: Ronald Smith <ronaldsmith@gmail.com>
Subject: Venice Unites CC Dec. 13 agenda packet info

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An Update from Venice Unites about the LDR Petition Status

Dear Ms. Michaels,

I look forward to providing an update to City Council next week regarding Venice Unites' efforts to have the new Land Development Regulations repealed and reconsidered.

Attached for the Council's edification are documents of relevance on the topics I will address.

Preserving Historic Venice

I have attached documents that show the value of historic preservation to our city, as well as an example of what Venice has already lost.

The visionary design of the John Nolen Plan provides what is known in planning circles as a "preservation premium," which benefits every Venice homeowner through enhanced property values, regardless of where they live. There is a public benefit as well, and Venice enjoys significant tourism revenue because it is a charming, walkable city with a lovely, small-scale downtown.

The 1926-1927 homes and buildings are dwindling and irreplaceable assets to our city. Previous City Councils have not always seen the value of taking steps to preserve even what is under their control to save, which has contributed to Venice losing so many historic hotels and downtown buildings to date.

Wildlife and Habitat Assessments

There has been concern expressed by Venice officials that wildlife assessments are unnecessary at the local level and could lead to excessive costs to homebuilders.

I include here a link to St. Lucie County's vegetation assessment requirement, which is a model in Florida for identifying protected flora and fauna before land is cleared, with little burden to landowners: <https://www.stlucieco.gov/departments-and-services/environmental-resources/environmental-regulations-permits>

Lynn Swartzel, environmental resources officer for St. Lucie County, reports that when a landowner is asked to get a gopher tortoise assessment, the average cost is \$250 an acre. St. Lucie County considers it part of the county's due diligence process to complement Florida state protected species regulations.

Closer to home, Sarasota County requires a native tree and wildlife habitat assessment on every building lot, which doesn't appear to have hurt home construction rates around us.

I look forward to discussing Venice Unites' concerns around these areas of the LDRs during the Dec. 13 City Council meeting.

Ron Smith