



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes City Council

Friday, June 24, 2022

8:30 AM

Council Chambers

Conclude Budget Workshop (if Necessary) and Land Development Regulations Special Meeting

[22-5681](#)

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

CALL TO ORDER

Mayor Fiensod called meeting to order at 8:30 a.m.

ROLL CALL

In person: Mayor Ron Fiensod, Dr. Mitzie Fiedler, Mr. Jim Boldt, Ms. Helen Moore and Mrs. Rachel Frank

Via Video Conference: Vice Mayor Nick Pachota

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

Also Present

City Attorney Kelly Fernandez, Assistant City Manager James Clinch, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planning Commission Vice Chair Kit McKeon, City Clerk Kelly Michaels, Deputy City Clerk Mercedes Barcia, and Recording Secretary Amanda Hawkins-Brown.

PLEDGE OF ALLEGIANCE

Assistant City Manager Clinch lead the Pledge of Allegiance.

I. CONCLUDE BUDGET WORKSHOP (IF NECESSARY)

There were no further budget items to discuss.

II. CONTINUATION OF THE COUNCIL'S DISCUSSION AND FEEDBACK ON THE LAND DEVELOPMENT REGULATIONS FROM THE JUNE 14, 2022 CITY COUNCIL MEETING

[22-5628](#)

Council Feedback and Discussion of Planning Commission's Recommended Land Development Regulations (LDRs)

Planning and Zoning Director Clark spoke on the abilities to rescind registration on the historic register, and recent changes to Planned Unit

Development (PUD) sources.

Assistant City Manager Clinch thanked Council for efficiently handling the Budget Workshop and reminded Council members of their ability to assign staff additional time to research items reviewed today.

Discussion took place regarding Heavy Industrial within City limits, definition of Heavy Industrial, and existing annexed crush houses.

Discussion took place regarding tree replacement, requirement for native and Florida friendly materials for trees, and clarification of responsible party for monitoring.

Discussion took place on eliminating or reducing the requirement for 50% grass yards, nonconformity in numerous existing neighborhoods, and grandfathering existing properties.

Planning and Zoning Director Clark spoke on the requirement for more trees increasing to three per hundred, and the current code on interior parking.

Discussion took place regarding prohibiting marijuana dispensaries, Sarasota County currently permits them, and dispensaries are being regulated by the State. Council recommended staff research regulation from neighboring municipalities and report back to Council.

Discussion took place regarding protecting properties built up to 1960, property rights in historic neighborhoods, the Council's authority to approve a property for the local register, Historic Preservation Board's ability to make recommendations only, and the option and process to rescind from the local register.

Planning and Zoning Director Clark spoke on updating language in Section Seven to "shall" from "may" regarding the Director seeking advice from the Historical Preservation Board (HPB).

Discussion took place regarding the minimum number of estimates required for feasibility of rehabilitation or reuse of a existing structure on a property.

Discussion took place in regards to requiring the credentials of architects, real estate consultant, or contractor providing estimates for review of rehabilitation or reuse of a structure, the availability of estimate professionals, and costs involved.

Discussion took place on the five acre requirement for environmental assessment, requirement of a Resource Management Plan for smaller lots, and the current Florida laws that apply.

Discussion took place regarding Green Building Standards, vertical construction, possible incentives for contractors/owners, cost relating to affordable housing, and the effects on historical properties. Staff will continue looking at Green Building Standards and come back to Council with more details for individual home builds.

Discussion took place regarding wildlife corridors, perimeter buffers, and cut away curbs.

Recess was taken from 9:58 a.m. to 10:08 a.m.

Discussion took place regarding solar or other energy apparatus, effects on adjacent residential properties, compatibility, and buffering.

Discussion took place regarding building heights in downtown, measurement to midline or roofline, design alternatives, inhabitable spaces, view of mechanical equipment, and ten foot height exception.

Discussion took place regarding the Downtown Edge District, current allowances, height by right, exception versus conditional use, lot sizes, and parking requirements.

Planning and Zoning Director Clark answered Council's questions on inactive districts, conditional use in Commercial Highway Interchange (CHI) districts, style requirements for additions to existing buildings, architecture may be subject to review depending on district, mining characteristics, creating historic preservation districts, combination of ARB and HPB, and potential areas for cold/hot weather emergency shelter.

Assistant City Manager Clinch spoke on current coordination with Fire and Emergency Medical Services (EMS) for temporary shelters.

Planning and Zoning Director Clark responded to Council's questions on apartment and commercial parking ratios of electric car parking requirements, financial impact of new LDRs, PUD zoning ratios, PUD amendments procedure, and complete street types.

City Attorney Fernandez recommended preparing a transitional procedure for the combining of Architectural Review Board and Historic Preservation Board.

Discussion took place regarding improvements on Pinebrook Road.

Planning and Zoning Director Clark answered Council's questions on parking lot standards, solar lighting, tree requirements, and commercial use within a PUD.

Recess was taken from 11:56 a.m. to 1:15 p.m.

Discussion took place on reuse of indigenous soil, low impact development, slope erosion, and working with Engineering for practical application.

Discussion took place regarding Policy 8.2 in the current comprehensive plan as it relates to the new LDRs and a method to provide compatibility definitions in a quantifiable standard, and where these are located in the new code including the compatibility chapter.

Discussion took place regarding Section 6, dog friendly dining.

Discussion took place regarding the hours of operation for construction and demolition, abatement of particle debris, state statues, cross referencing within the LDRs, and Assistant City Manager Clinch reviewing best management process with Engineering.

City Attorney Fernandez reviewed the revision to removal of board members, Chapter 88, and the streamlining of the nomination process for the historic registry.

Staff reviewed language added by the building official that will be deferred until the City Attorney reviews.

Discussion took place regarding inspections and repair of private buildings with structural failure, new state legislation for inspections, and the city's involvement at this time.

Planning and Zoning Director Clark spoke on adjustments to the timeline for temporary use permits, adding acronyms, captions, and graphics, clarification on hardscape and landscape, compatibility with multifamily and single family one story restrictions, design alternatives for setback multipliers, updates to table of contents, and PUD changes.

There was consensus to prohibit new heavy industrial in all districts.

There was consensus for additional language regarding dead tree replacement at no later than 6 months from notification.

A motion was made by Dr. Fiedler, seconded by Ms. Moore, that staff look into

the item for more than fifty percent grass with the assistance from the Environmental Advisory Board (EAB) to bring back suggestion to City Council on how to incorporate into the Land Development Regulations (LDRs) in the future. The motion carried by the following vote:

Yes: 5 - Vice Mayor Pachota, Dr. Fiedler, Mr. Boldt, Ms. Moore and Mrs. Frank

No: 1 - Mayor Feinsod

There was a consensus to reduce the number of required estimates for feasibility of rehabilitation or reuse of a structure on a property from three to two.

There was consensus to require the credentials of the professional who estimated the feasibility of rehabilitation or reuse of a structure on a property.

There was consensus to require wildlife corridors on new developments.

There was consensus to have solar and other energy apparatus as conditional use in Planned Industrial Development (PID).

A motion was made by Mrs. Frank, seconded by Ms. Moore, to proceed with the proposed code with changes as indicated. The motion passed with the following vote:

Yes: 6 - Mayor Feinsod, Vice Mayor Pachota, Dr. Fiedler, Mr. Boldt, Ms. Moore and Mrs. Frank

There was a consensus to add "Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other." to chapter 87, 4.1 introduction.

III. AUDIENCE PARTICIPATION

Jeffrey Boone representing Shackett Creek Trust (Hurt Trust), spoke on changes to allowing six story buildings in the Knight's Trail area.

Jeffrey Boone representing Gulf View Marina Holdings LLC, spoke on owner vested rights for building of condominiums, and setback multiplier conflicts.

Jeffrey Boone representing FNG Land Holding LLC, East Venice Avenue, spoke against the setback multiplier.

Annie Boone, 621 Granada Ave, spoke on the recent negativity in audience participation.

Caroline Malloy, 417 Valencia Road, spoke on civility in audience participation.

Nancy Deforge, 332 Laurel Hollow Drive, spoke on preserving the Venice Downtown Edge District.

Planning and Zoning Director Clark thanked the efforts of staff, council, and

public for their input, and stated the changes would be reposted online on Monday.

IV. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 2:33 p.m.

ATTEST:

Mayor - City of Venice

City Clerk