



City of Venice

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

Meeting Minutes City Council Workshop

Thursday, May 22, 2014

1:30 PM

Council Chambers

Parking

CALL TO ORDER

Mayor Holic called the meeting to order at 1:30 p.m.

ROLL CALL

Present: 6 - Council Member Bob Daniels, Council Member Jim Bennett, Council Member Emilio Carlesimo, Council Member Kit McKeon, Council Member David Sherman and Mayor John Holic

Absent: 1 - Council Member Jeanette Gates

Also Present

City Attorney Dave Persson, City Clerk Lori Stelzer, City Manager Ed Lavallee, Recording Secretary Heather Taylor, and for certain items on the agenda: City Engineer Kathleen Weeden, and Stormwater Engineer James Clinch.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Heather Taylor.

I. PARKING

a. 14-0619 Parking Lots

Mayor Holic provided an overview of the mobility study on short and long term solutions for parking.

Ms. Weeden and Mr. Clinch discussed proposed parking lots, Florida Department of Transportation (FDOT) approval requirements, access issues, and existing utility structures.

Ms. Gates arrived at 1:38 p.m.

Mr. Clinch discussed the need for South West Florida Water Management District (SWFWMD) permits for the proposed lots.

Ms. Weeden discussed sites 1 and 2 for beach parking, including limitations for upgrades on lot 2.

Discussion ensued regarding the site 2 stormwater system's effect on nearby wildlife, and the criteria requested for the proposed sites.

Ms. Weeden commented on the Beach Nourishment Project and the delay it will cause if site 2 is chosen.

Discussion ensued regarding the need for an organized parking plan due to the issues during season, and the current spots at site 2 that are inaccessible during the rainy season.

Ms. Weeden provided an overview on site 1 grass parking, and SWFWMD permit requirements.

Mr. Clinch provided clarification on permit exemption criteria for vehicle use and stormwater treatment requirements.

Discussion ensued regarding the Venice Golf Association's (VGA) concerns about site 1, the location of the required stormwater management retention pond, runway protection area requirements, wildlife and air traffic concerns, recovery times for dry ponds, lease funds for airport owned land, and dry ponds versus wet ponds that comply with SWFWMD and Federal Aviation Administration (FAA) regulations.

Ms. Weeden discussed impervious versus pervious locations, the Parking Site Assessment Matrix provided by the engineering department, and site 2 beach-goers versus Sharky's parking allotment.

Discussion ensued regarding space and costs associated with reconfiguring the Centennial parking lot, modifying the downtown configuration, angled parking on Venice Avenue, one way streets, emergency vehicle access, and negative feedback from the community.

Further discussion ensued regarding the possibility of using spaces under the KMI Bridge, next to the Gondolier building, under the Venice Avenue Bridge, or Our Mother's House.

Mr. Persson clarified there were no issues with Mayor Holic participating in today's discussion with regards to his relationship with Sharky's.

Mr. Carlesimo objected to site 1 because of abuse of the airport lot by Sharky's, and provided documents from the VGA and the Department of Transportation (DOT).

Discussion followed regarding parking on private property versus actual parking violations, tenants' responsibility versus city's responsibility, concern for violating FAA regulations, prioritizing areas, calculating percentage of business use versus public use, the South Jetty parking issue, opposition to purchasing new land, using under-utilized federal funding sources, and issues with accessing the lot under the bridge.

Ms. Gates left the dais at 2:37 p.m. and returned at 2:47 p.m.

AUDIENCE PARTICIPATION

Don O'Connell, 500 Hauser Lane, commented on property rezoning for the lot on Granada Avenue, previous parking site plans, and the lots currently available for a short term parking solution.

Mr. McKeon left the dais at 2:40 p.m. and returned at 2:42 p.m.

Discussion ensued regarding the Lord Higel House site plan for parking.

Greg Silvia, owner of Althea's, discussed the need for additional downtown parking for business use only.

Discussion followed on the recent survey regarding tourists' reasons for visiting downtown, using Common Area Maintenance (CAM) leases with the downtown businesses, and prioritizing long term solutions.

Michael Wheeler, President of the VGA, commented on parking at VGA, liability issues, and possible subleasing of VGA property.

Recess was taken from 3:06 p.m. until 3:15 p.m.

Mr. Daniels provided clarification on the survey stating it referenced reasons for moving to Venice, not reasons for visiting the city.

Rod Parry, VGA employee, discussed his concern about customers blaming businesses for the parking issue, and daily patterns in parking usage.

E.G. Dan Boone, Boone Law Firm, pointed out that the aerial photo presented does not display the current layout of the golf course and how that affects liability issues, FAA guidelines regarding standing water and approval for subleasing, grass parking versus paved parking with lines, and standard eight or ten foot parking lanes.

Mayor Holic clarified that the presented parking lot quotes included concrete bumper blocks and discussion ensued regarding Sharky's

increase of customers, parking during special events, and a possible fence for the VGA parking area.

Jack Sullivan, 256 Pensacola Road, discussed alternative parking for business owners and employees.

Discussion followed on the locations that business owners and their employees are parking, and parking space time restrictions.

Kay Kropac, Cafe Venice owner, commented on the loss of customers due to limited parking, safety concerns of off-site parking, and would support paying a portion of the costs for additional parking.

Carol Shrode, Shrode Jewelry, commented on concerts in the park, location of the golf cart charging stations, and concerns about a parking garage.

Discussion ensued regarding Blalock Park restrictions for concerts, appreciation of public input that has provided valuable information, and prioritizing the sites.

There was consensus to change No. 3 on the Parking Site Assessment Matrix to the Lord-Higel parking area and to add Our Mother's House parking area as No. 6.

Mr. McKeon left the meeting at 3:59 p.m. and returned at 4:01 p.m.

There was consensus to prioritize the sites in the following order: No. 2, No. 4, No. 3 (Lord-Higel House), No. 1, No. 6, and No. 5.

b. Downtown Parking Expansion

This topic was discussed during audience participation.

c. Parking Garage

Mr. Lavallee summarized his discussions with First Baptist Church regarding a proposed three-story parking garage.

Discussion ensued regarding the city leasing versus owning a garage, requirements for the bidding process, researching the long term cost of a garage versus a shuttle service from various parking areas, relocating Fire Station No. 1, and purchasing the Burgundy Square property.

Mr. Bennett left the meeting at 4:33 p.m. and did not return.

Bud LeFebvre, a Venice resident, offered a suggestion to offer retail space to any business wanting to build a parking garage on the Centennial Park property with architecture compatible with downtown buildings to disguise the garage.

Jill Corey, 309 Pedro Street, expressed concerns regarding the rezoning of the First Baptist Church parking lot and construction of a parking garage near her historic neighborhood.

Mayor Holic expressed concerns regarding continuing the workshop with two council members absent.

Discussion ensued regarding the Burgundy Square building, shuttle and valet service, scheduling another workshop, and the use of the Catholic Church parking lot.

II. AUDIENCE PARTICIPATION (5 minutes each speaker)

There was no audience participation.

III. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 5:00 p.m.

ATTEST:

Mayor - City of Venice

City Clerk
