



City of Venice

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

Meeting Minutes City Council

Tuesday, January 31, 2023

8:30 AM

Village on the Isles
920 Tamiami Trail South, Venice, FL
Renaissance Room 1

Strategic Planning

CALL TO ORDER

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

ROLL CALL

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

Absent: 1 - Mr. Dick Longo

Also Present

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager Ed Lavallee, Assistant City Manager James Clinch, Human Resources Director Alan Bullock, Information Technology Director Roger Navaro, Police Chief Charlie Thorpe, Police Captain Andy Leisenring, Superintendent of Solid Waste Bob Moroni, Fleet Manager Travis Hout, Airport Director Mark Cervasio, City Engineer Kathleen Weeden, Finance Director Linda Senne, Fire Chief Frank Giddens, Planning and Zoning Director Roger Clark, Public Works Director Ricky Simpson, Public Works Assistant Director Ashlee Castle, Utilities Director Javier Vargas, and Utilities Assistant Director Patience Anastasio, Public Information Officer Lorraine Anderson, Executive Assistant Cordy Crane, and Recording Secretary Amanda Hawkins-Brown.

PLEDGE OF ALLEGIANCE

Mayor Pachota led the Pledge of Allegiance.

I. INTRODUCTION

[23-5949](#)

Strategic Planning Information

Ms. Betsy Steiner, Facilitator, spoke on the purpose of meeting, agenda, meeting format, objectives, and meeting decorum.

Mayor Pachota noted Dick Longo's absence and email provided.

City Manager Lavallee spoke on strategic and department goals, policy level direction needed, effects from environmental and economic changes, master planning, discussion format, ministerial items, current financial situation, updates on the 2022 Strategic Plan goals, and city owned properties.

II. PRESENTATIONS

[23-5950](#)

Fire Station No. 52 Relocation

Assistant City Manager Clinch and Fire Chief Giddens spoke on project background, property purchased, current facility conditions, flood zones, operations during Hurricane Ian, standard of coverage, call response heat map, project status, design elements, advantages of new location, site map, shared resources for neighboring properties, workshop on January 25, 2023, learning experiences from Hurricane Ian, construction timeline, and budget.

Finance Director Senne spoke on financial strategies, design and land purchase in Fiscal Year 23, and funding options for construction.

Discussion took place regarding budget restrictions, importance of the Emergency Operations Center (EOC), grants availability, future plans for northeast area, recognition for City workshop, mitigation options before building additional stations, researching similar EOCs in other communities, coverage between stations, call volumes, and elements of financial stability.

Ms. Steiner summarized discussion including incorporating all essential items, leveraging all levels of funding, and researching for similar projects.

Recess was taken from 9:24 a.m. to 9:30 a.m.

There was consensus to proceed with the plans as stated.

[23-5951](#)

Fleet, Solid Waste & Recycling / Seaboard Area Reclamation

Assistant City Manager Clinch and Planning and Zoning Director Clark spoke regarding the Seaboard mixed use area, history of area, Seaboard Improvement District advantages, possible future public improvements, redevelopment concept plan, future public acquisitions, Stakeholders meeting on November 14, 2022, property owners input, future airport commercial and industrial business park, mixed use map of airport, concerns for types of business in business park, needed infrastructure

improvements, next steps, finding site for relocations, and development of master plan.

Finance Director Senne presented funding options, noted waste land acquisition is budgeted for Fiscal Year 2023, and reviewed type of funding options for relocation and redevelopment.

Discussion took place regarding waterfront property label, environmental assessment concerns, access for historic church property, adding to the historical nature of area, possibility of a Venetian Walk II expansion, Council support for solid waste facility land acquisition, keeping it walking friendly, budget for solid waste facility land purchase, proposed use for warehouse and concrete plant land, multi-mobile transportation, possibility for a marina, location for the planned hotel and restaurant, lease capabilities, surrounding properties, festival grounds location, access to property, status of lease for hotel, transportation concerns, and Federal Aviation Administration (FAA) approvals.

City Manager Lavallee spoke on past development delays, advantages of location, no displacement of current owners, master planning, honoring historic church legacy, restoring land after water plant relocation, Venice Avenue corridor, enhancing entrances, potential revenue, and answered questions on traffic concerns and ownerships of Seaboard area.

Ms. Steiner summarized discussion to include providing a letter from City Council to Sarasota County for aid in property search, support for Master Plan, consideration of historic properties, transportation, acquiring key properties, potential uses, and affordable housing.

Recess was taken from 10:44 a.m. to 10:50 a.m.

There was consensus for City Council to provide a letter to Sarasota County for aid in property search for relocation of the solid waste facility, support for Master Plan, consideration of historic properties, investigating transportation concerns, acquiring key properties, and consideration for affordable housing and other proposed uses.

[23-5952](#)

Affordable Housing

City Manager Lavallee and Planning and Zoning Director Clark spoke on upcoming presentation on February 28, 2023, practices in other municipalities, density and zoning, incorporating opportunities for developers, City owned property, tiny home housing, accessory dwelling, funding, and fee discounts coming out of the general fund or enterprise fund.

Discussion took place regarding funding options, providing land to housing authority, including affordable housing in Land Development Regulations (LDRs), bonus to developers, and tiny housing.

Recess taken from 11:03 a.m. to 11:10 a.m. due to fire alarm.

Discussion continued regarding affordable manufacture housing limited to 55 and older communities, definition of affordable or obtainable housing, upcoming legislation on rent control, focus on zoning, providing incentives, county ordinance on half dwelling units, and fee structure.

There was consensus to look at policy on zoning in LDRs, fee structure, and budget implications.

[23-5953](#)

Utilities - Assets, CIP Program, and Water Treatment Plant Relocation

Utilities Director Vargas and Assistant Utilities Director Anastasio spoke on asset management, utilizing Geographic Information System (GIS) and Cityworks Maintenance Management Software, Capital Improvement Program (CIP) major project update, relocation of the water treatment plant, map of current water treatment location, and challenge of moving infrastructure.

Finance Director Senne presented financial strategies.

Discussion took place regarding recognition for Director Vargas operations, support for master plan, history of plant location, removal of water tower, and funds being separate from the general fund.

There was consensus to include the relocation of water treatment plant in the strategic plan and proceed with locating property for acquisition.

III. AUDIENCE PARTICIPATION

Robert Stewart, 4176 Summertree Road, spoke on benefits of trees and becoming more green and carbon neutral.

Lunch was taken from 11:45 a.m. to 12:45 p.m.

John Holic, 636 Apalachicola Road, spoke on the stakeholder meeting, and seaboard area redevelopment. He noted businesses need to have places near current location, being against park proposal, and in favor of affordable housing.

City Manager Lavallee recognized Village on the Isle team and presented City Challenge Coins.

PRESENTATIONS[23-5954](#)**Parks & Recreation**

Assistant City Manager Clinch, Public Works Director Simpson, and City Engineer Weeden spoke on the Parks Inter-local Agreement, history, Sarasota County providing operation and maintenance to 17 City parks, City managing all capital related expenses, City is best to manage local parks, regional parks versus local park, meeting with Sarasota County on new agreement, Wellfield Park being turned into a regional facility, Northeast Venice Park update, property purchased in 2022, possible amenities, increased construction cost, Laurel Road expansion, next steps, and parks master plan.

Finance Director Senne presented funding strategies.

Discussion took place regarding the need for a recreation department, staffing, requirements for use of park impact fees, community center operations, timing of the Master Parks Plan, preparing for end of inter-local agreements, and ownership of Wellfield Park.

Ms Steiner summarized discussion to include continuing to work with the county for a new agreement, managing expenses, Master Parks Plan after new inter-local agreements, transferring ownership of Wellfield Park to Sarasota County and taking over the community center.

Recess was taken from 1:30 p.m. to 1:40 p.m.

There was consensus to continue working with Sarasota County for a new inter-local agreement, manage expenses, work on Master Parks Plan after new inter-local agreement, transfer ownership of Wellfield Park to Sarasota County, and transfer ownership of Chuck Reiter Park and the Venice Community Center to the City.

[23-5955](#)**Road and Transportation Planning**

City Engineer Weeden and Planning and Zoning Director Clark spoke on upcoming workshop on February 15, 2023, delayed road assessment, Capital Improvement Schedule (CIS), Capital Improvement Plan (CIP), funding, and versatility of mobility fees applications.

Discussion took place regarding neighborhood transportation plan, resident complaints, coordination with Sarasota County and Florida Department of Transportation (FDOT), working on a Master Plan, and gaps in local trails.

There was consensus to proceed as planned and to discuss at workshop.

IV. MASTER PLANNING INITIATIVES

City Manager Lavallee, Assistant City Manager Clinch, and Planning and Zoning Director Clark presented possible Master plan topics, Parks Master Plan timeline, updating asset inventory, asset sustainability, Land Development Regulations (LDRs), suggestion of mooring field practicality, managing structures over water, interest in utilizing Master Planning, use of consultants, benefits of master planning, suggestion of a Master Plan for Airport, Seaboard area, transportation and mobility, Wellfield Park and parks, methodology and process, and planning being best managed by in house staff.

Discussion took place regarding an Assets Management Plan, the need for a Wellfield Park Master Plan, shoreline protections, timeline of Seaboard Master Plan, Certified Local Government (CLG), merging of boards, prioritizing for budgeting, impact of transportation in numerous areas, purchase of property without a Master Plan, Venice Aviation Society Incorporated (VASI) Tower plan, acquiring property, Seaboard Park plan similar to Centennial Park, LDRs text amendments, Airport Layout Plan, facility condition assessments and financial stability allowing for recovery and beneficial purchases.

Recess was taken from 2:35 p.m. to 2:45 p.m.

There was consensus to take on master planning and staff providing City Council with specifics.

V. OPEN SESSION - PROCEDURES, BOARDS, AND MEETINGS

Discussion took place regarding ministerial concerns, process for Council members to add items to an agenda, presentation qualifications, suggestion for a template to add agenda items, utilizing Council members report sections, having more description on agenda items, actions item versus discussion items, following up on directives and motions, advisory board operations, orientation for new members, training for all members, application process, qualifications of board members, and reevaluating need for some boards.

There was consensus to work with staff to improve board operations, reevaluate need of boards, and orientation for new members.

VI. REVIEW AND UPDATE OF STRATEGIC PLAN

Ms. Steiner reviewed the process to update the Strategic Plan and the six strategic goals.

VII. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 3:47 p.m.

ATTEST:

Mayor - City of Venice

City Clerk