



City of Venice

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

Tuesday, January 23, 2018

9:00 AM

Council Chambers

18-3092

Consider Proposed Second Amendment to Pre-Annexation Agreement between the City of Venice and Pamlico Point Management, LLC, a Florida Limited Partnership, Successor in Title and Interest to SJMR Limited Partnership, a Florida Limited Partnership, and Sandra S. Hurt, as Trustee of the Carlton J. Hurt Trust

Mr. Persson spoke to the request, developer contributions, amending pre-annexation agreement, and city staff's and Mr. Boone's proposal.

Mr. Shrum spoke on the pre-annexation agreement language, roadway meeting city standards, subdivision standards and zoning code, sidewalks, connector roadway, adopted comprehensive plan, and staff's recommendation.

Ms. Weeden spoke to complete street design, sidewalks and bike lanes on both sides of the roadway, and pedestrian safety.

Mr. Shrum spoke regarding a connector roadway and pedestrian access.

Discussion followed on gated roadway, amending pre-annexation agreement, zoning approval, public versus private roadway, community access, comprehensive plan language, dedication of Havana Road right-of-way, staff comments, roadway design meeting city standards, sidewalk widths on Jacaranda Boulevard, and the distance from Border Road to Laurel Road.

Mr. Persson spoke regarding Laurel Road dedication, agreement with property owner, and council making a decision based upon what is the best for the city.

Jeffery Boone, representing the property owner, spoke to the rezoning application, request to modify road standards, planned unit development (PUD) commitment, pre-hearing conference with the planning commission, pre-annexation agreement, proposed road standards, complying with city standards, Havana Road right-of-way, developer impact fee credits, sidewalks on one side of the street, roadway usage, safety, bike lanes, Villages of Milano, and environmental savings.

Pat Neal, Neal Communities, commented on the pre-annexation agreement and, when asked by Mr. Persson, confirmed he will be donating the well sites and conservation easement to the city.

Mr. Boone spoke regarding the pre-annexation agreement to include language, amendment, modifications, and excluding paragraph four of the agreement.

Recess was taken from 3:29 p.m. until 3:41 p.m.

Mr. Boone noted this item should have been discussed in a public hearing that was advertised and noticed.

Mr. Persson provided clarification on items in the current agreement and Mr. Boone's proposal.

Discussion followed on the planning commission's perception of council's action.

Mr. Neal commented on the request, extraordinary mitigation fees (EMF), street construction, time constraint, road design cost, and complying with the pre-annexation agreement.

Mr. Boone spoke to complying with the city's road standards and paragraph four of the pre-annexation agreement, modification request, and pre-annexation clause dealing with zoning.

Discussion took place regarding compliance with the comprehensive plan, planning commission's review, contractual agreement, current pre-annexation agreement, PUD rezoning, Havana Road, staff recommendations, building a north/south road, modifying language in paragraph four, and sidewalk waiver.

A motion was made by Council Member Gates, seconded by Council Member Cautero, to extend the meeting beyond 5:00 p.m. The motion carried unanimously by voice vote.

Discussion continued on sidewalks and bike lanes.

Mr. Shrum spoke to the comprehensive plan language and policies, land development codes (LDC), and modifying pre-annexation agreement.

Discussion continued on conforming to city standards, amending pre-annexation agreement, and the city's zoning code.

Mr. Persson explained council's options.

Discussion continued regarding mandating sidewalks and bike lanes, complying with city standards and code requirements, amending pre-annexation agreement and modifying language, EMF, proposed amendment on Havana Road, planning commission's review, removing paragraph four, contractual agreement, the planning commission making a recommendation to council, waiver, having stipulations on the rezone, and staff's recommendation.

A motion was made by Vice Mayor Daniels, seconded by Council Member Gates, to consider an amendment to the pre-annexation agreement.

Discussion followed on amending the original pre-annexation agreement and Havana Road.

The motion carried by voice vote 4-3 with Mr. Fraize, Mr. Daniels, and Ms. Gates opposed.

A motion was made by Council Member Newsom, seconded by Council Member Gates, to accept Exhibit "D" in Mr. Boone's Letter dated January 16, 2018.

Mr. Persson provided clarification on the motion.

Discussion followed regarding the planning commission's review and staff's recommendation, eliminating Havana Road, comprehensive plan requirements, impact fees, and Havana Road dedication.

A request to call the question by Vice Mayor Daniels failed by voice vote 1-6 with Mr. Daniels in favor.

Discussion continued regarding the original pre-annexation agreement.

The motion carried by voice vote 6-1 with Mr. Cautero opposed.

Recess was taken from 4:54 p.m. until 5:00 p.m.