



---

**PERSSON & COHEN, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson  
Andrew H. Cohen  
Kelly M. Fernandez\*  
Maggie D. Mooney-Portale\*  
R. David Jackson  
Regina A. Kardash

\* Board Certified City, County and Local Government Law

Telephone (941) 306-4730  
Facsimile (941) 306-4832  
Email: kfernandez@swflgovlaw.com

Reply to: Lakewood Ranch

**M E M O R A N D U M**

**DATE:** October 10, 2016  
**TO:** Mayor John W. Holic and Members of the City Council  
**CC:** David P. Persson, City Attorney  
**FROM:** Kelly M. Fernandez, Assistant City Attorney  
Jeff Shrum, Development Services Director  
**SUBJECT:** Ordinance 2016-21

---

The Standard Housing Code is currently incorporated in its entirety into the City of Venice Code of Ordinances. It is the sole source of the City's minimum standards for the use or occupancy of a structure. However, the Standard Housing Code also provides for a Housing Official, Housing Board of Adjustments and Appeals, and its own procedures for the enforcement of the Standard Housing Code. These provisions are not utilized by the City as violations of the Standard Housing Code are pursued through the City's typical code enforcement process. Continuing to incorporate by reference portions of the Standard Housing Code that are not used and are potentially in conflict with other parts of the City Code can lead to confusion by the public and greater difficulty in prosecuting violations.

Ordinance 2016-21 addresses this problem by restricting the adoption by reference of the Standard Housing Code to only those portions that provide minimum standards for use or occupancy. A clarification is also made to how violations of the Standard Housing Code are enforced by the City.

---

**Lakewood Ranch**  
6853 Energy Court  
Lakewood Ranch, Florida 34240

**St. Petersburg**  
111 Second Avenue NE, Suite 536  
St. Petersburg, Florida 33701

**Venice**  
217 Nassau Street S.  
Venice, Florida 34285