



City of Venice

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

Meeting Agenda City Council

Tuesday, August 26, 2025

9:00 AM

Council Chambers

There is an Executive Session at Noon

[25-0299](#) Instructions on How to Watch and/or Participate in the Meeting

Attachments: [Meeting Instructions](#)

CALL TO ORDER

ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

I. RECOGNITION

[25-0300](#) Swearing in City Manager James Clinch

[25-0301](#) 5-Year Service Award: Jason Esquijarosa, Firefighter/Paramedic

[25-0302](#) 10-Year Service Award: Will Smith, GIS Analyst, Utilities Department

[25-0303](#) 15-Year Service Award: Tyler Eaton, Fire Battalion Chief

II. AUDIENCE PARTICIPATION will be limited to one hour.

Excluding Public Hearings (Five Minutes Each Speaker for City Residents, City Property Owners, and Owners of Businesses within the City Limits and Two Minutes for all Other Speakers unless Other Time Limits are Established).

III. CONSENT SECTION:

All matters listed under the Consent Section are considered to be routine and will be enacted by one motion unless an item is removed by a council member. There will be no separate discussion of these items. If discussion is desired by a council member, the item(s) will be considered and voted upon at the end of the Consent Section.

A. CITY CLERK

[25-0304](#) Minutes of the June 30, 2025 Flamingo Ditch Workshop and July 8, 2025 Regular Meeting

Attachments: [Flamingo Ditch Workshop 6.30.25](#)
 [Regular Meeting 7.8.25](#)

B. CITY ATTORNEY

[25-0305](#) Request Private Attorney-Client Session on September 23, 2025 at Noon
 for Patrick Lynch and Dominique Lynch v. City of Venice

Attachments: [Request for Shade Meeting](#)

C. CITY MANAGER

Airport

[25-0306](#) Approve Third Amendment to the Zachrich Hangar Lease Agreement

Attachments: [Memorandum and Agreement](#)

Building

[25-0307](#) Approve Interlocal Agreement Between the Cities of Venice, North Port,
 Sarasota, and Punta Gorda; the Counties of Charlotte County, and
 Sarasota; and the Town of Longboat Key for Mutual Aid with Building
 Inspections

Attachments: [Memorandum](#)
 [Interlocal Agreement](#)

Engineering

[25-0308](#) Authorize the Mayor to Accept the Temporary Construction Easement from
 MAH Venice Investments, LLC for the Utilities New Water Booster Pump
 Station

Attachments: [Memorandum](#)
 [Temporary Construction Easement](#)

[25-01FP](#) Approve Final Plat for Hawthorn Hollows and Accept the Developers
 Completion and Payment Bond in the Amount of \$1,707,173.01 for Project
 Infrastructure Completion from P3 LAF Hawthorn Hollows LP, and
 Authorize the Mayor, City Attorney and City Engineer to Sign the Final Plat

Attachments: [Memorandum](#)
 [Final Plat](#)
 [Developers Completion and Payment Bond](#)
 [Declaration of Covenants and Restrictions](#)
 [Plat Property Information Report](#)

Human Resources

[25-0309](#) Approve Workers' Compensation Claim Settlement for Former Employee Ottone Guraly in the Amount of \$17,600

Attachments: [Memorandum](#)
[Workers' Compensation Settlement Agreement](#)
[Attorney Recommendation](#)

Planning and Zoning

[25-0310](#) Authorize the Mayor to Execute the State of Florida Division of Historical Resources Small Matching Grant Agreement (Grant #26.h.sm.200.011) for \$40,600 to Complete a Historic Resources Survey of the Edgewood and Seaboard Areas

Attachments: [Memorandum](#)
[Grant Award Agreement](#)

Utilities

[25-0311](#) Approve Agreement Regarding Fence Replacement and Subsurface Utilities Installation with MAH Venice Investments, LLC for the Utilities Water Booster Pump Station

Attachments: [Memorandum](#)
[Agreement](#)

IV. ITEMS REMOVED FROM CONSENT

V. PUBLIC HEARINGS

ORDINANCES – FINAL READING

[ORD. NO.](#)
[2025-19](#) An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Adding Section 6.10 Affordable Housing and Amending Section 9.1, Defined Terms, Pursuant to Text Amendment Petition No. 23-66AM, to Provide Standards for Affordable Housing Development Projects and to Implement Section 166.04151(7), Florida Statutes (the “Live Local Act”); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attachments:

[Updated Ordinance for Second Reading](#)
[Updated Staff Memo for Second Reading](#)
[Live Local Draft 8.26.25 Clean](#)
[Live Local Draft 8.26.25 Strikethrough Underline](#)
[Updated Ordinance](#)
[Live Local Draft Clean Copy 6.27.25](#)
[Live Local Draft Strikethrough Underline 6.27.25](#)
[Ordinance](#)
[Business Impact Estimate](#)
[Transmittal Memo to City Clerk](#)
[Staff Memo](#)
[Application](#)
[Narrative](#)
[Live Local Draft Clean Copy](#)
[Live Local Draft Strikethrough Underline](#)
[Live Local Draft Track Changes](#)
[Planning Commission Minutes 4.15.25](#)

ORD. NO.
2025-26

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Creating Section 2.2.4.5.D., Planned Public Hospital District (PPH), Pursuant to Text Amendment Petition No. 25-11AM, to Establish a New Planned Zoning District to Provide Zoning Standards Appropriate for the Unique Nature of a Public Hospital Campus and Related Facilities; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attachments:

[Ordinance](#)
[Business Impact Estimate](#)
[Transmittal Memo to City Clerk](#)
[25-11AM Staff Report](#)
[25-11AM Staff Presentation](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Comprehensive Plan Consistency](#)
[Applicant - Planned Public Hospital District \(PPH\)- Clean Version](#)
[Applicant - Planned Public Hospital \(PPH\)- Strikethrough-Underline](#)
[Planning Commission Minutes 6.17.25](#)
[Speaker Cards 7.08.25](#)

[ORD. NO.
2025-27](#)

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Pursuant to Petition No. 25-27CP, by Amending Strategies LU 1.2.9 Mixed Use Category, LU 1.2.9.C, Corridor (MUC) and LU-LR 1.1.1, Mixed Used Corridor (MUC), to Recognize the Planned Public Hospital (PPH) Zoning District and Modify the Intensity Standards of the MUC for the New Zoning District; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attachments:

[Ordinance - Dates Updated for Second Reading](#)

[Ordinance](#)

[Business Impact Estimate](#)

[Transmittal Memo to City Clerk](#)

[25-27CP Staff Report](#)

[25-27CP Staff Presentation](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Boundary Survey](#)

[Applicant - Land Use Element - clean](#)

[Applicant - Land Use Element- strikethrough-underline 1.2.9 only](#)

[Applicant - Laurel Road Neighborhood - proposed clean](#)

[Applicant - Laurel Road Neighborhood - strikethrough-underline](#)

[Applicant LU 1.2.9 Implementing Zoning District Table - proposed clean](#)

[Applicant - LU 1.2.9 Implementing Zoning District Table - strikethrough](#)

[Applicant - Analysis of F.S. 163.3177\(6\)\(a\)\(2\)\(8\) and \(9\)](#)

[Planning Commission Minutes 6.17.25](#)

[Speaker Cards 7.08.25](#)

[Florida Commerce Correspondence](#)

[SFWMD Comments](#)

[FDOT comments](#)

[ORD. NO.
2025-28](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-28RZ, to Change the Zoning Designation for the Property Generally Located at 2600 East Laurel Road from Laurel West to Planned Public Hospital District (PPH) with Modification of the Binding Master Plan; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

Attachments: [Ordinance](#)
 [Business Impact Estimate](#)
 [Transmittal Memo to City Clerk](#)
 [25-28RZ Staff Report](#)
 [25-28RZ Staff Presentation](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - SMH \(PPH\) Binding Master Plan - clean](#)
 [Applicant - SMH \(PPH\) Binding Master Plan- ord removed](#)
 [Applicant - SMH \(PPH\) Binding Master Plan- strikethrough-underline](#)
 [Applicant - Survey](#)
 [Applicant - Compatibility Analysis](#)
 [Applicant - Decision Criteria 1.7.4](#)
 [Planning Commission Minutes 6.17.25](#)
 [Speaker Cards 7.08.25](#)
 [Applicant's Presentation](#)

VI. NEW BUSINESS

A. ORDINANCES

[ORD. NO.
2025-29](#) An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 46, Parks and Recreation, Article I, In General, Section 46-1, Descriptions of City Parks System; Authorized Uses, and Section 46-5, Naming or Renaming a City-Owned Facility or Park; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attachments: [Ordinance](#)
 [Business Impact Estimate](#)

[ORD. NO.
2025-30](#) An Ordinance of the City of Venice, Florida, Amending Chapter 2, Administration, Article II, Mayor and Council, Division 2, Meetings, Subdivision I, In General, Section 2-53, Addressing Council, to Provide Time Limits for Presentations and Restrict the Number of Presentations Placed on an Agenda; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attachments: [Ordinance](#)
 [Business Impact Estimate](#)

B. RESOLUTIONS**RES. NO.**
2025-16

A Resolution of the City of Venice, Florida, Rescinding Resolution No. 2009-18 Which Established a Procedure for City Council Endorsement of Site Nominations for Consideration by the Sarasota County Environmentally Sensitive Lands Protection Program and Neighborhood Parkland Acquisition Program; and Providing an Effective Date

Attachments:

[Memorandum.pdf](#)

[Resolution](#)

[Resolution No. 2009-18](#)

RES. NO.
2025-17

A Resolution of the City of Venice, Florida Authorizing the Issuance of not to Exceed \$17,500,000 in Aggregate Principal Amount City of Venice, Florida Capital Improvement Revenue Bonds, Series 2025 for the Purpose of Financing and/or Reimbursing Costs of Acquiring, Constructing and Equipping the New Fire Station #52, an EOC Storage Facility and a New Solid Waste/Recycling and Fleet Maintenance Facility within the City; Covenanting to Budget and Appropriate Legally Available Non-Ad Valorem Revenues to Provide for the Payment Thereof; Making Certain Covenants and Agreements for the Benefit of the Holders of Such Bonds; Authorizing Certain Officials and Employees of the City to Take All Actions Required in Connection with the Sale, Issuance and Delivery of Such Bonds; Taking Certain Other Actions with Respect to Such Bonds; Authorizing and Approving the Negotiated Sale of Such Bonds to the Underwriter Named Herein Subject to the Terms and Conditions Contained Herein; Approving the Form and Authorizing the Distribution of a Preliminary Official Statement and Execution and Delivery of a Final Official Statement; Authorizing Certain Officials to Deem Final the Preliminary Official Statement for Purposes of Securities and Exchange Commission Rule 15C2 12; Approving the Form and Authorizing the Execution and Delivery of a Bond Purchase Agreement; Appointing the Paying Agent and Registrar; Approving the Form and Authorizing the Execution and Delivery of a Continuing Disclosure Certificate; Providing Certain Other Matters Relating to the Series 2025 Bonds; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Attachments:

[Memorandum](#)

[Bond Resolution](#)

[Exhibit A - Form of Bond Purchase Agreement](#)

[Exhibit B - Form of Continuing Disclosure Certificate](#)

[Exhibit C - Form of Preliminary Official Statement](#)

RES. NO.
2025-18

A Resolution of the City of Venice, Florida, Approving an Amendment to the Public Transportation Grant Agreement for Project Number 456529-1-94-01 by and Between the State of Florida Department of Transportation and the City of Venice, Florida, for the Venice Municipal Airport Runway 5-23 Precision Approach Path Indicators (PAPIs) Replacement; Authorizing Appropriate City Officials to Execute it; and Providing an Effective Date

Attachments:[Memorandum](#)[Resolution](#)[Amendment to the PTGA](#)**RES. NO.**
2025-19

A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements from Rustic Oaks Community Development District and Accepting a One Year Developers Maintenance Bond and Bill of Sale, and Providing an Effective Date (Magnolia Bay South Phase 2)

Attachments:[Resolution](#)[Certification of No Advance Contributions](#)[DOH Clearance](#)[Record Drawings](#)**RES. NO.**
2025-20

A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements from Rustic Oaks Community Development District and Accepting a One Year Developers Maintenance Bond and Bill of Sale, and Providing an Effective Date (Magnolia Bay South Phase 2)

Attachments:[Resolution](#)[Certification of No Advance Contributions](#)[FDEP Clearance](#)[Record Drawings](#)**RES. NO.**
2025-21

A Resolution of the City of Venice, Florida, Approving and Adopting an Updated Prospectus for the Venice Municipal Mobile Home Park; Approving and Adopting Updated Rules and Regulations for the Venice Municipal Mobile Home Park; Authorizing Appropriate City Staff to File the Updated Prospectus for the Venice Municipal Mobile Home Park with the State of Florida; Providing for Repeal of Resolution No. 904-87 and All Resolutions in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attachments:[Resolution](#)[Memorandum](#)

C. PRESENTATION WITH ACTION

[25-0312](#) Finance Director Linda Senne: Approve Changes to FY2026 Budget Since Budget Workshop (10 min.)

Attachments: [Memorandum - Changes from June Budget Workshop - FY26](#)

D. PRESENTATION

[25-0313](#) Finance Director Linda Senne: Quarterly Financial Update (10 min.)

Attachments: [Quarterly Financial Management Report Memorandum](#)

E. PUBLIC HEARINGS - Continued**MEDIATED SETTLEMENT AGREEMENT**

[25-0314](#) Consider Mediated Settlement Agreement and Recommendation of the Special Magistrate in Response to a Request for Relief Filed by Border Road Investments, LLC and Vistera Associates, LLC Relating to Zoning Map Amendment Petition No. 23-63RZ for the GCCF Planned Unit Development (PUD) Located South of Laurel Road East, North of Border Road and East of I-75

Attachments: [FLUEDRA Settlement Agreement and Exhibits](#)
[Written Correspondence 8.21.25 to 8.22.25](#)

F. COUNCIL ACTION/DISCUSSION

[25-0315](#) Consider Request of Applicant Walt Kitonis to Attend and Participate Virtually in the September 9, 2025 Appeal Hearing for Petition No. 25-22VZ, 240 Base Avenue East

Attachments: [Request by Applicant for Virtual Attendance and Participation](#)

[25-0316](#) Appoint Member to the Fire Pension Board of Trustees to Complete the Unexpired Term of Barbara Fraser from August 26, 2025 to September 30, 2026

Attachments: [Memorandum](#)
[Application](#)

[25-0317](#) Appoint two Members to the Historic and Architectural Preservation Board to Serve a Term from September 1, 2025 to August 31, 2028

Attachments: [Memorandum](#)
[Applications](#)

[25-0318](#)

Authorize the Appropriate Charter Officer to Review Charter Section 4.04(a) for Possible Referendum to Include the Assistant City Manager Selection Needing Council's Advice and Approval (Mayor Pachota)

Attachments:

[Sec. 4.04 Powers and Duties of the City Manager](#)

VII. CHARTER OFFICER REPORTS

City Attorney

City Clerk

[25-0319](#)

Legislative Referral Tracking Report

Attachments:

[Memorandum](#)

[Legislative Referral Tracking Report](#)

City Manager

VIII. COUNCIL REPORTS

Council Member Engelke

Council Member Weed

Council Member Howard

Council Member Smith

Council Member Frank

Vice Mayor Boldt

Mayor Pachota

IX. AUDIENCE PARTICIPATION

Five Minutes Each Speaker for City Residents, City Property Owners, and Owners of Businesses within the City Limits and Two Minutes for all Other Speakers unless Other Time Limits are Established.

X. ADJOURNMENT

The meeting will not go beyond 5:00 p.m. unless City Council grants an extension.

If you are disabled and need assistance, please contact the City Clerk's office at least 24 hours prior to the meeting.

NOTE: No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.