



City of Venice

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

Meeting Minutes City Council

Tuesday, June 23, 2026

9:00 AM

Council Chambers

[26-0657](#)

How to Watch and/or Participate in the Meeting

CALL TO ORDER

Mayor Pachota called the meeting to order at 9:00 a.m.

ROLL CALL

Present: 6 - Mayor Nick Pachota, Vice Mayor Jim Boldt, Mrs. Rachel Frank, Mr. Ron Smith, Mr. Rick Howard and Mr. Lloyd Weed

Absent: 1 - Mr. Kevin Engelke

ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager James Clinch, Assistant City Manager Roger Omenhiser, Deputy City Clerk Mercedes Barcia, Deputy City Clerk Toni Gregory, Recording Secretary Amanda Hawkins-Brown and for certain items on the agenda: Building Official Derek Applegate, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, and Assistant Director of Public Works and Asset Management Ashlee Castle.

INVOCATION AND PLEDGE OF ALLEGIANCE

I. RECOGNITION

[26-0658](#)

35-Year Service Award, Paul Joyce, Master Police Officer

Mayor Pachota presented this recognition.

Recess was taken from 9:21 a.m. to 9:40 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

There was no public comment.

III. CONSENT SECTION:

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to approve items in the Consent Section. The motion carried unanimously by voice vote.

A. CITY CLERK

[26-0659](#)

Minutes of the May 26, 2026 Regular Meeting

These minutes were approved in the Consent Section.

B. CITY MANAGERUtilities[26-0660](#)

Authorize the Mayor to Accept Utility Easement from Sarasota County, Identified as Venice Train Depot and Legacy Park

This item was approved in the Consent Section.

[26-0661](#)

Authorize the Mayor to Accept Purchase of Venice Train Depot Lift Station from Sarasota County in the Amount of \$10.00

This item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. PRESENTATION WITH ACTION[26-0662](#)

Dr. Marshall Jones, Jones Solution Group (JSG), and Dr. Brandon May, Assistant Professor of Forensic Psychology, Florida Institute of Technology: Venice Police Department Staffing Study (30 min.)

Dr. Jones and Dr. May presented on the study approach, Key Finding One: a strong culture, Key Finding Two: where the strain concentrates, Quantitative Analysis, Type of Service provided by Venice Police Department (VPD), Historical Sworn Capacity, Peer Comparison, Residents per On Duty Officer, Calls for Service Response Times, Zone 7 activity, Wilson & Weiss Model, VPD's Shift Relief Factor, Patrol Slots required/Minimum Staffing Recommendation, Projections of Sworn Capacity, Data-driven Reality, Key Recommendations, Organization Chart, and answered Council questions regarding strategic plans, allotted spaces, vacancy analysis, take home vehicle mileage limitations, call for service, North Venice response time, time off factors, overtime, population growth versus police staffing, types of calls for service, officer initiated contacts, recommendations besides more staff, use of volunteers, restructuring recommendation, and internal affairs procedure.

A motion was made by Mayor Pachota, seconded by Mr. Smith, to hold a public safety workshop within 60 days (if not on July 8th) with the consultant present to discuss short-term and long-term goals, and financial impacts. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 1 - Mr. Engelke

Mayor Pachota passed the gavel to Vice Mayor Boldt.

Recess was taken from 10:53 a.m. to 11:05 a.m.

VI. PUBLIC HEARINGS

A. ORDINANCES - FIRST READING

[ORD. NO.](#)
[2026-07](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 88, Building Regulations, Section 6, Floodplain Management, by Amending Section 6.2 Applicability, Section 6.3 Duties and Powers of the Floodplain Administrator, Section 6.6 Inspections, Section 6.9.2 Definitions, Section 6.10 Flood Resistant Development, Replacing in its Entirety Section 6.11 Administrative Amendments to the Florida Building Code, Building, and Deleting Section 6.12 Technical Amendments to the Florida Building Code, Building, Existing Building and Residential, to Ensure Consistency with State and Federal Law; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Vice Mayor Boldt opened the public hearing.

Clerk Michaels the ordinance by title only.

There were no written communications or public comment.

Vice Mayor Boldt closed the public hearing.

A motion was made by Mr. Weed, seconded by Mr. Howard, that Ordinance No. 2026-07 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:

Yes: 4 - Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 3 - Mayor Pachota, Mrs. Frank and Mr. Engelke

[ORD. NO.](#)
[2026-20](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 88, Building Regulations, Amending Section 3.4, Unsafe Structures, in its Entirety; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Vice Mayor Boldt opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no written communications.

City Manager Clinch introduced the history and intent of the ordinance.

There was no public comment.

Vice Mayor Boldt closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Smith, that Ordinance No. 2026-20 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:

Yes: 4 - Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 3 - Mayor Pachota, Mrs. Frank and Mr. Engelke

B. ORDINANCES – FINAL READING

[ORD. NO. 2026-16](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Sections 1.7.4., 1.8.3., 1.9.4., and 1.12.3., Decision Criteria, and Section 1.10.1., Preliminary Plat (Quasi-Judicial Application), Pursuant to Text Amendment Petition No. 26-08AM, by Amending the Decision Criteria for Several Quasi-Judicial Application Types; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Vice Mayor Boldt opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no written communications or public comment.

Vice Mayor Boldt closed the public hearing.

A motion was made by Mr. Weed, seconded by Mrs. Frank, that Ordinance No. 2026-16 be approved and adopted. The motion carried by the following electronic vote:

Yes: 5 - Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 2 - Mayor Pachota and Mr. Engelke

VII. NEW BUSINESS

A. ORDINANCES

[ORD. NO. 2026-21](#)

An Ordinance Amending City of Venice Ordinance No. 2025-32, as Previously Amended, Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; by Increasing the Total Revenue by \$255,000 and Total Expenditures by \$255,000; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

There was no public comment.

A motion was made by Mr. Howard, seconded by Mrs. Frank, that Ordinance No. 2026-21 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:

Yes: 5 - Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 2 - Mayor Pachota and Mr. Engelke

B. RESOLUTIONS

[RES. NO. 2026-07](#)

A Resolution of the City Council of the City of Venice, Sarasota County, Florida, Adopting a Revised State of Emergency Pay Policy, Superseding Resolution No. 2023-06; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Howard, seconded by Mr. Weed, that Resolution No. 2026-07 be approved and adopted. The motion carried by the following electronic vote:

Yes: 5 - Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 2 - Mayor Pachota and Mr. Engelke

[RES. NO. 2026-12](#)

A Resolution of the City Council of the City of Venice, Florida, Recognizing and Endorsing the Venice Area Beautification, Inc. Public Art Fund as an Important Component of Providing Enhanced Public Art Within the City; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

There was no public comment.

Bill Willson and Bob Vedder spoke on behalf of VABI and the new VABI Public art fund, community involvement, donors, projects, and board development.

City Manager Clinch thanked VABI, and provided the history of the fund.

A motion was made by Mr. Smith, seconded by Mrs. Frank, that Resolution No. 2026-12 be approved and adopted. The motion carried by the following electronic vote:

Yes: 5 - Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 2 - Mayor Pachota and Mr. Engelke

[RES. NO. 2026-13](#)

A Resolution of the City of Venice, Florida Adopting a Revised Land Development Schedule of Fees and Charges; Superseding Resolution

No. 2022-14 in its Entirety; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

Planning and Zoning Director Clark presented on the resolution for Planning and Zoning Land Development Schedule of Fees and Charges, the history of planning fees, the study, methodology, legislation, the types of petition and fees, and answered Council questions regarding increasing and CPI, discount, new fee, basis of increase, and the effective date.

There was no public comment.

A motion was made by Mr. Smith, seconded by Mr. Howard, that Resolution No. 2026-13 be approved and adopted. The motion carried by the following electronic vote.

Yes: 5 - Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 2 - Mayor Pachota and Mr. Engelke

Recess was taken from 11:52 a.m. to 1 p.m.

Vice Mayor Boldt passed the gavel to Mayor Pachota.

VIII. PUBLIC HEARING - Continued

APPEAL HEARING IS SCHEDULED FOR 1:00 P.M.

26-04AP

Consider and Act on Appeal of Planning Commission's Approval of Site and Development Plan Petition No. 25-45SP for the Construction of Six Multifamily Residential Units and Associated Improvements on the Property Located at 816 Ormond Street, Owned by Martin Pouliot (Quasi-Judicial)

Mayor Pachota opened the public hearing.

City Attorney Fernandez questioned Council members concerning ex-parte communications and conflicts of interest.

Mr. Smith and Mrs. Frank disclosed site visits.

Communications were provided in advance.

City Attorney Fernandez provided an overview of the hearing quasi-judicial procedures, noting the hearing is de novo, meaning it is a new hearing and review, and the affected party status consideration.

Agent for Applicant, Attorney Mariah Miller, being duly sworn, stated the

applicant did not have any objections to any affected party status.

A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to grant affected party status to David Topian. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 1 - Mr. Engelke

A motion was made by Mr. Smith, seconded by Mr. Howard, to grant affected party status to Eric Wrobel, represented by David Topian. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 1 - Mr. Engelke

Ana Danton, an affected party applicant, was not present.

Senior Planner Nicole Tremblay, being duly sworn, presented the appeal process, general information, background and project description, proposed plan, elevations, aerial map, site photographs, future land use and zoning maps, surrounding land uses, planning analysis, consistency with the comprehensive plan, conclusions/findings of fact, compliance with the Land Development Code, decision criteria, concurrency and mobility, and answered Council questions regarding non-conforming use, the property being zoned multi-family since the 1970s, setbacks, landscape buffer, and decision criteria.

Affected Party Topian questioned Planner Tremblay on setback parking, landscaping, and stormwater retention.

Attorney Miller asked Planner Tremblay about the landscape buffer provided, parking responsibility, non-conforming use, multi-family, and code compliance.

Attorney Miller presented the request, property location, current zoning, future land use, compatibility, future land use compatibility, compatibility surrounding area, buffers, and stormwater.

Engineer Kreg Maheu, being duly sworn, presented on stormwater, compatibility, site design, parking, building height, irrigation, and implementing site design mitigation.

Attorney Miller answered Council questions regarding lighting mitigation, pavers, and landscape buffer.

Engineer Maheu responded to Council questions on stormwater, underground storage retention, and flooding in area.

Engineer Maheu responded to Affected Party's questions regarding storm detention, the spreader swale, Che Vista, rain events, and flow rates.

Engineer Maheu responded to Attorney Miller's questions regarding underground storage facility, submissions to City staff, and historical issues.

Recess was taken from 2:00 to 2:15 p.m.

Affected Party David Topian, being duly sworn, presented his request including, disagreement with compatibility, demolition concerns, drainage, stormwater design, history of storm events in the area, zoning not being the issue, design being the concern, height compatibility, building size, buffer, setbacks, mass of the building structure, building footprint, off the roof water flow, traffic, parking, landscaping, lighting pollution, and responded to Council questions regarding runoff square footage amount, and footprint of the building.

Affected Party Topian responded to Attorney Miller's questions regarding concessions at meetings and neighborhood workshops, and engineer review.

Steve Rost, 817 Madrid Avenue, being duly sworn, spoke on properties surrounding the site.

Glen Spinelli, 830 The Esplanade, being duly sworn, Che Vista, President of, expressed concerns on stormwater and flooding.

Bert Mathews, 809 Ormond Street, being duly sworn, expressed concerns about parking, emergency vehicles, compatibility, and mitigation.

Darryl Bobey, 813 Ormond Street, being duly sworn, spoke on loss mitigation, and stormwater.

Affected Party Topian made closing comments regarding stormwater.

Attorney Miller spoke on landscape and lighting in the design, demo survey will be done at the appropriate time, traffic, parking, landscaping, stormwater, and code compliance.

Engineer Maheu spoke on stormwater, and elevations.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Weed, that based on the evidence in the record, Site and Development Plan Petition No. 25-45SP be approved and adopted.

Discussion took place on stormwater, concessions, neighborhood change, compatibility, transition, flooding in the area, and landscaping.

The motion carried by the following electronic vote:

Yes: 5 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Howard and Mr. Weed

No: 1 - Mr. Smith

Absent: 1 - Mr. Engelke

Recess was taken from 3:27 p.m. to 3:40 p.m.

IX. PRESENTATIONS WITH ACTION - Continued

[26-0663](#)

Greg Heaton, Vice President, Dr. Robert Gross, Senior Air Quality Specialist, and David Long, Senior Consultant, Crawford, Murphy & Tilly, Inc. (CMT); James Clinch, City Manager, David Jackson, Assistant City Attorney, and Brad Morrison, Airport Property and Grants Manager: Airport Update in Response to Council Directives from the May 12, 2026 Meeting and Request Council Approval to Proceed with Environmental Review (45 min.)

City Manager Clinch introduced the presentation based on Council direction given on May 12, general updates, airport public outreach, Airport Community Outreach Manager, airport community outreach, and the rebrand and relaunch the "Fly Friendly Program", the Runway 05/23 PAPI Lights, Remote Air Traffic Control Tower Services, Landing Fees, Airport Noise and Operations Management System (ANOMS), Current Projects, and Projects that are not being worked on.

Assistant City Attorney David Jackson presented on Legal Review of Fixed Base Operator (FBO) Lease, Skyport Aviation Lease Amendment, update of Airport Commercial Minimum Standards and Airport Rules and Regulations, and Environmental Review.

Greg Heaton, Dr. Robert Gross, and David Long, of Crawford, Murphy, & Tilly, Inc. (CMT), presented on the purpose of a Master Plan, environmental overview in the master plan, airport regulatory compliance requirements, updated the stormwater pollution prevention plan (SWPPP), 2026 Stormwater operation and maintenance certification, stormwater inspection and documentation update, stormwater runoff sampling plan, services they can provide, overall review of airport regulatory compliance requirements, implement the stormwater runoff sampling plan, air quality analysis at VNC, airport emissions inventory, emissions dispersion modeling, overall review of what they can do task 1, 2, 3 and associated costs, and answered Council questions regarding

possible accumulation on the ground and personal property, and soil contamination.

Discussion took place on including soil sampling, location of soil samples, seasonality, testing outfalls, cost estimate, and where funds will come from.

City Manager Clinch clarified the amount of \$200,000 for all aspects of the study including soil, and staff bringing Council a budget amendment.

City Manager Clinch responded to Council regarding a letter for the jet traffic over Golden Beach and Gulf Shores, Service Beach, new heading, radar domes (federal project), runways for touch and go and jets, progress, consultants, and the ground procedure changes financial with addition of soil sample.

Madeleine Zubyk, spoke on pollution in Deertown Gully, transfer of ownership to the City, testing, the proposal, activity in recent years, native species protections, airborne pollutants, and noise pollution.

Chris Davis, 340 Shore Road, spoke on community participation in Master Plan, fees, noise monitoring, CMT concerns, water assessments, Deertown Gully, and communications from the public.

Peter Fazio, 519 S Casey Key Road, Nokomis, spoke on being a lease holder, and operations at the airport going well.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to direct the appropriate charter officer to move forward with the presented proposal including the addition of the soil sampling, not to exceed \$200,000. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 1 - Mr. Engelke

[26-0664](#)

Michael Hartley, Board President, and Derek Blankenship, Executive Director, Venice Institute for Performing Arts Center Management, Inc.; Roger Omenhiser, Assistant City Manager, Ricky Simpson, Director of Public Works, and Ashlee Castle, Assistant Director of Public Works: Managing the Venice Community Center and Request Council Approval of Management Agreement (40 min.)

A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to extend the meeting to 6 p.m. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 1 - Mr. Engelke

Recess was taken from 5:15 p.m. to 5:22 p.m.

Ashlee Castle, Assistant Director of Public Works and Assistant City Manager Omenhiser spoke on taking over management of the Venice Community Center, management contract with Venice Performance, a five-year contract, transition services needed, pending reservations, cost, daily staffing, rules and restrictions, security, compliance, City business use, declared emergencies, maintenance responsibilities, financial terms, estimated fund revenue allocations, and VIPACM experience and benefits.

Michael Hartley, President of VIPACM, presented their mission, management of a public venue, operations, productions, fundraising, workforce, volunteer program, stewardship, vision, challenges, pop-up events, transition, modernizing technology, pricing and discounts, reservation system, marketing, conferences, community involvement, five-year occupancy and revenue trajectory, variable pricing strategy, investment into the building, and answered Council questions on the approval process for rentals past 10 p.m., routine City requests, parking lot maintenance, interior maintenance financial reporting, food and beverage vendors, and introduced his team.

A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to approve the agreement with the Venice Institute for Performing Arts Center Management for management of the Venice Community Center and authorize the Mayor to execute the agreement. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Weed

Absent: 1 - Mr. Engelke

VII. CHARTER OFFICER REPORTSCity Attorney

City Attorney Fernandez had no report.

City Clerk

Deputy Clerk Gregory had no report.

City Manager

A possible VPD Staffing workshop date of 7/14 or 7/17 will be brought to Council.

VIII. COUNCIL REPORTS***Council Member Smith***

Mr. Smith offered condolences for the loss of former Council Member Ernie Zavodnyik.

Council Member Weed

Mr. Weed had no report.

Council Member Frank

Mrs. Frank had no report.

Council Member Howard

Mr. Howard had no report.

Council Member Engelke

Mr. Engelke was absent.

Vice Mayor Boldt

Vice Mayor Boldt had no report.

Mayor Pachota

Mayor Pachota had no report.

Discussion took place regarding an additional workshop on the VPD Staffing Study, and a preference for July 14th.

IX. AUDIENCE PARTICIPATION

There was no public comment.

X. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 6:13 p.m.

ATTEST:

Mayor - City of Venice

City Clerk