



City of Venice

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

Meeting Minutes City Council

Tuesday, April 28, 2026

9:00 AM

Council Chambers

[26-0581](#)

Instructions on 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: 7 - Mayor Nick Pachota, Vice Mayor Jim Boldt, Mrs. Rachel Frank, Mr. Ron Smith, Mr. Rick Howard, Mr. Kevin Engelke and Mr. Lloyd Weed

ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager James Clinch, Assistant City Manager Roger Omenheiser, Deputy City Clerk Toni Gregory, Recording Secretary Amanda Hawkins-Brown and for certain items on the agenda: Police Chief Andy Leisenring, Senior Planner Nicole Tremblay, Planner Brittany Smith, and Finance Director Linda Senne.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Vice Mayor Boldt.

I. RECOGNITION

[26-0582](#)

Ceremonial Swearing ins: Police Officers Charlie Brown, Robert Escobedo, Gary Lipscomb, Zachary Beaudreault, Michael O'Brien

Police Chief Leisenring performed these swearing ins.

Recess was taken from 9:10 a.m. to 9:20 a.m.

[26-0583](#)

Proclaim the Week of May 10-16, 2026 as "Nurses and Hospital Week", Presented to Cynthia Carr and Tiffany Arnold, Nursing Leaders, SMH Venice

Mayor Pachota presented this proclamation.

[26-0584](#)

Proclaim the Week of May 17-23, 2026 as "Emergency Medical Services (EMS) Week", Presented to Assistant Fire Chief, EMS Steven Lambright

Mayor Pachota presented this proclamation.

[26-0585](#) Proclaim the Week of May 3-9, 2026 as "Municipal Clerk's Week", Presented to City Clerk Michaels and Staff

Mayor Pachota presented this proclamation.

[26-0586](#) Proclaim the Month of May 2026 as "Building Safety Month", Presented to Building Official Derek Applegate and Staff

Vice Mayor Boldt presented this proclamation.

[26-0587](#) Proclaim the Month of May 2026 as "Historic Preservation Month", Presented to Historic and Architectural Preservation Board Chair Mark Beebe

Vice Mayor Boldt presented this proclamation to Historic and Architectural Preservation Board Vice Chair Jean Trammell.

[26-0588](#) Proclaim the Week of May 3-9, 2026 as "National Travel and Tourism Week", Presented to Erin Duggan, President and CEO and Hunter Carpenter, Director of Community Relations and Partnership at Visit Sarasota County

Vice Mayor Boldt presented this proclamation.

Recess was taken from 9:42 a.m. to 10:00 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

Brett Spengler, 461 Airport Avenue East, spoke on the airport, responsibility, and expressed concerns about noise.

Dennis King, 1121 Riviera Street, spoke in favor of Budget Amendment Ordinance No. 2026-18, aviation services, and the strategic plan.

Paul Hollowell, 628 Armada Road South, spoke in favor of the replacement of the airport administration building, the strategic plan, activity in Venice, and communicating accurate facts about the airport.

Christine Davis, 340 Shore Road, spoke on the airport, funding, responsibility, city planning, airport management, and expressed concerns about the community, and the environment.

Madeleine Zubyck, 1112 Pine Road, spoke on the airport master plan, the citizen advisory panel, expansion, protest, and environmental concerns.

Tracey Kehoe, 428 Shore Road, spoke on airport noise abatement staff, educating on fly friendly procedures, nearby airports, APUs, the flight school relationship, and communication regarding airport land. She

expressed concerns on fumes, and recommended family-friendly activities.

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.

CITY CLERK

[26-0589](#)

Minutes of the April 8, 2026 Capital Improvement Plan (CIP) Workshop and April 14, 2026 Regular Meeting

These minutes were approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. PUBLIC HEARINGS

ORDINANCES – FINAL READING

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

An Ordinance of the City of Venice, Florida, Establishing the Venice Grand Oaks Community Development District Pursuant to Chapter 190, Florida Statutes; Providing for the District's External Boundaries; Providing for Functions and Powers of the District; Providing for the Initial Board of Supervisors for the District; Addressing Correction of Scrivener's Errors; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability and Providing for an Effective Date
Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no written communications.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2026-12 be approved and adopted. The motion carried by the following electronic vote:

Yes: 7 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

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

An Ordinance of the City of Venice, Florida, Amending the City of Venice Comprehensive Plan Future Land Use Map and Associated Pages Pursuant to Petition No. 25-63CP to Change the Future Land Use Designation for Specific Real Properties Generally Located at 490 Substation Road from High Density Residential (HDR) to Industrial (IND); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no written communications.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mayor Pachota, seconded by Mr. Engelke, that Ordinance No. 2026-13 be approved and adopted. The motion carried by the following electronic vote:

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

No: 2 - Mr. Smith and Mr. Weed

[ORD. NO.
2026-14](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-64RZ, to Change the Zoning Designation for the Property Generally Located at 490 Substation Road (2.0 ± Acres), from Residential Multifamily 1 (RMF-1) to Industrial (IND); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez inquired as to exparte communications since last hearing. There were none.

There were no written communications.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2026-14 be approved and adopted. The motion carried by the following electronic vote:

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

No: 1 - Mr. Smith

[ORD. NO.
2026-17](#)

An Ordinance of the City of Venice, Florida, Amending Chapter 50, Personnel, Article III, Pensions and Retirement, Division 2, Municipal Firefighters' Pension Trust Fund; Adding New Section 50-110, Deferred Retirement Option Plan; Providing for Codification; Providing for Severability of Provisions; Repealing All Ordinances in Conflict Herewith and Providing an Effective Date

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

There was no written communication or public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Ordinance No. 2026-17 be approved and adopted. The motion carried by the following electronic vote:

Yes: 7 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

VI. UNFINISHED BUSINESS

COUNCIL ACTION/DISCUSSION

[26-0572](#)

Approve Venice Strategic Plan for Fiscal Year Ending September 30, 2027

City Manager Clinch reviewed the revisions recommended by Council and commented on one additional change recommended by staff on page 19 related to the Joint Planning Agreement and keeping the strategic planning document high level.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mr. Weed, to approve the Venice strategic Plan for Fiscal year Ending September 30, 2027, as presented. The motion carried by the following electronic vote:

Yes: 7 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

VII. NEW BUSINESS

A. ORDINANCES**[ORD. NO.
2026-18](#)**

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 \$4,916,229 and Total Expenditures by \$4,916,229; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2026-18 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:

Yes: 7 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

Recess was taken from 10:35 a.m. to 10:40 a.m.

B. PRESENTATION**[26-0590](#)**

Finance Director Linda Senne: Quarterly Financial Update (10 min.)

Finance Director Senne presented the quarterly financial update on general fund revenues, general fund expenditures, ending fund balance carryover, and reserve funds.

C. COUNCIL ACTION/DISCUSSION - Continued**[26-0591](#)**

Consider the Citizen Advisory Board's Recommendation for City Council to Approve Placement of a Mural of Old Betsy on the Rear of the Old Betsy Museum

Mayor Pachota read the item.

There was no public comment.

Written communication was provided in advance.

Mayor Pachota suggested changing the dog in the picture from a Dalmatian to a Golden Retriever, as the Fire Department dog is a Golden Retriever.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to approve the placement of a mural of Old Betsy on the rear of the Old Betsy Museum, changing the picture of the dog from a Dalmatian to a Golden Retriever. The motion carried by the following electronic vote:

Yes: 7 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

[26-0592](#)

Approve Priority Access to Housing Agreement Between the City of Venice and Venice Avenue Apartments, LLC

Mayor Pachota recused himself due to being a co-owner of the business and property, and passed the gavel to Vice Mayor Boldt.

Vice Mayor Boldt asked City Manager Clinch to introduce the topic.

City Manager Clinch stated the concept was presented to the City from the developer as an affordable housing initiative, has no cost to the City, and would allow an allotment of reservations for City staff members.

Discussion took place regarding the potential agreement and how it came about.

Assistant City Manager Omenheiser spoke on the project being part of a HUD grant for Sarasota County to provide housing for hometown heroes, such as first responders, medical staff, and educators. There is no financial incentive for the applicant; it is strictly for philanthropic reasons.

Discussion continued on this being a good opportunity for the City.

There was no public comment.

A motion was made by Mr. Smith, seconded by Mr. Engelke, to approve the Priority Access to Housing Agreement between the City of Venice and Venice Avenue Apartments, LLC.

Discussion continued on appreciation for the philanthropic effort.

The motion carried by the following electronic vote:

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

Abstain: 1 - Mayor Pachota

Vice Mayor Boldt returned the gavel to Mayor Pachota.

[26-0593](#)

Planning and Preparation for the Sunset of Florida Senate Bill (SB) 180 (Mr. Engelke)

Mr. Engelke introduced the issue of SB 180's planned sunset date of October 1, 2027, and being prepared to address code changes as soon as allowed by law after the sunset.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to direct the

appropriate charter officer(s) to research and provide advice to the City Council, including a list of SB 180 items and steps the city can take over the next 17 months to ensure we are prepared to implement new codes that will support resiliency and other strategic goals as soon as possible after SB 180's October 1, 2027 sunset date.

Discussion took place regarding the bill, and potential items Council would like to change.

City Manager Clinch commented on a list being kept, updating it and bringing it to Council, prioritizing it as allowed by law, and not being able to move forward under the law at this time.

The motion carried by the following electronic vote:

Yes: 7 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

VIII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

Clerk Michaels reminded Council about an upcoming ethics training.

City Manager

City Manager Clinch thanked Council for participation in the police staffing study, and noted upcoming route changes for solid waste pick up.

IX. COUNCIL REPORTS

Council Member Engelke

Mr. Engelke had no report.

Council Member Weed

Mr. Weed expressed appreciation for the police staffing study, and commented on the remarkable volunteer efforts of the United Way Long-Term Recovery Group.

Council Member Howard

Mr. Howard commented on the police staffing survey, safety day, and trash pick up schedule changes.

Council Member Smith

Mr. Smith commented on the police staffing survey, and asked City

Manager Clinch to comment on the process.

City Manager Clinch responded on information about the staffing survey.

Mr. Smith commented on the video shown during audience participation and inquired as to Council input on the Airport Master Plan.

City Manager Clinch spoke on the airport master planning process, community involvement, and future meetings.

Council Member Frank

Mrs. Frank reported the Venice Housing Authority received federal funding to make capital improvements to Venetian Walk, and spoke on the success of the Habitat for Humanity home dedication.

Vice Mayor Boldt

Vice Mayor Boldt commented on upcoming meetings and events.

Mayor Pachota

Mayor Pachota spoke on advisory board presentations by charter officers, and upcoming events.

X. AUDIENCE PARTICIPATION

There was none.

XI. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 11:20 a.m.

ATTEST:

Mayor - City of Venice

City Clerk