



City of Venice

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

Meeting Minutes City Council

Tuesday, June 10, 2025

9:00 AM

Council Chambers

*** There is an Executive Session Scheduled at Noon***

[25-0226](#)

Instructions on How to Watch and/or Participate in the Meeting

CALL TO ORDER

Vice Mayor Boldt 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

Mayor Pachota attended remotely via Zoom.

ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, Assistant City Manager James Clinch, Deputy City Clerk Toni Cone, and for certain items on the agenda: Police Chief Andy Leisenring, Police Captain Louis White, Finance Director Linda Senne, Planning and Zoning Director Roger Clark, Assistant Director of Public Works and Asset Management Ashlee Castle, and Senior Planner Nicole Tremblay.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Mr. Smith.

I. AUDIENCE PARTICIPATION will be limited to one hour.

There was none.

II. CONSENT SECTION:

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

CITY CLERK

[25-0227](#)

Minutes of the May 27, 2025 Regular Meeting

These minutes were approved in the Consent Section.

III. ITEMS REMOVED FROM CONSENT

There were none.

IV. PUBLIC HEARINGS

A. COMMERCIAL CONTRACT

[CON. NO.](#)
[001-2025](#)

Consider the Purchase of a 4.7-Acre Parcel of Land Located at 1280 US Highway 41 Bypass South (Parcel ID No. 0428-11-0001) from Douglas Jeep, Inc. for a Purchase Price of \$11,800,000

Vice Mayor opened the public hearing.

There were no written communications.

Assistant City Manager Clinch provided a presentation on the purchase of the need to relocate the solid waste operations, zoning, the property proposed for purchase, and the age of the current facility.

Finance Director Senne provided further information on the history of the facility move, financing, the budget, the current facility, fleet maintenance, solid waste, the budget breakdown, bond resolution, and answered Council questions regarding savings, and annexation.

City Attorney Fernandez answered a Council question regarding the pending contract and financial obligation on that contract, and potential environmental issues.

Assistant Public Works Director Ashlee Castle answered Council questions regarding environmental issues, reports received, and previous issues being cleared by the Florida Department of Environmental Protection (FDEP).

Discussion took place regarding the breakdown for the 1 million, securing property, fuel tank installation, adding of walls and restrooms, cleanup costs, contamination lines, in compliance with monitoring of current site, and remediation of current site.

Vice Mayor closed the public hearing.

A motion was made by Mrs. Frank, seconded by Mr. Engelke, to approve the commercial contract for the purchase of a 4.7-acre parcel of land located at 1280 US Highway 41 Bypass South (Parcel ID No. 0428-11-0001) from Douglas Jeep, Inc. for a purchase price of \$11,800,000, plus closing costs. 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

B. UNFINISHED BUSINESS - ORDINANCE FIRST READING**ORD. NO.**
2025-19

Ordinance Continued from the May 13, 2025 Council Meeting. Staff Requests Another Continuance to the July 8, 2025 Council Meeting

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

Vice Mayor Boldt opened the public hearing.

Clerk Michaels read the ordinance by title only.

A motion was made by Mrs. Frank, seconded by Mr. Howard, that Ordinance No. 2025-19 be continued to the July 8, 2025 Council meeting at 9 a.m. or as soon thereafter as this matter can be heard. 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

C. ORDINANCES - FIRST READING**ORD. NO.**
2025-20

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-05RZ, to Change the Zoning Designation for the Properties Located at 225 Park Boulevard South and 528 Menendez Street (0.6 ± Acres), from Residential, Multi-Family 4 (RMF-4) to Residential, Single-Family 4 (RSF-4); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

Vice Mayor Boldt opened the public hearing.

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez questioned Council Members concerning ex-parte communications and conflicts of interest. Mr. Engelke, Mr. Smith, and Vice Mayor Boldt disclosed attendance at the Planning Commission meeting, and Mr. Weed disclosed a site visit.

Written communications were provided in advance.

Senior Planner Nicole Tremblay, being duly sworn, provided a presentation including petition information, location and aerial maps, John Nolen plan, project description, existing conditions, future land use, zoning and proposed zoning maps, site photos, surrounding land uses, planning analysis, comparison of existing and proposed zoning, consistency with the comprehensive plan, conclusion and findings of fact, compliance with the land development code, decision criteria, and conclusion with Planning Commission recommendation, and answered Council questions regarding prior zoning, current owners and length of ownership, the historic marker in Nolen Park, zoning restrictions in the current and old code, and the possibility of having the historical society and/or Historical and Architectural Preservation Board (HAPB) being involved.

Attorneys Annie and Jeffery Boone, agents for applicant, being duly sworn, provided a presentation, introduced the applicant, including an overview of the properties, existing conditions, comprehensive plan strategy, aerial from SC property appraiser, ability to make multi-family work due to cost of land and height restriction, future of Venice land values and height restrictions, consistent with comp land, land development code, requested approval and answered Council questions regarding, size of the lot, and density.

Kristen Hoffschmidt, 232 Gulf Drive, being duly sworn, spoke on behalf of Venice Thrives, stating the district was in conflict with the land development code, regarding density and affordability, and increase rather than reduce zoning for affordable housing.

Planning and Zoning Director Clark, being duly sworn, stated this is consistent with the John Nolen plan.

Jeffery Boone, commented on the height allowance, feasibility of multi-family in the location, applicant being consistent with the John Nolen Plan, and providing a legacy to his family.

Vice Mayor Boldt closed the public hearing.

A motion was made by Mr. Engelke, seconded by Mayor Pachota, that Ordinance No. 2025-20 be approved on first reading and scheduled for final reading.

Discussion took place regarding the owners rights, protecting density and multifamily, support for affordable housing, the John Nolen map.

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

Recess was taken from 10:22 a.m. to 10:32 a.m.

[ORD. NO.
2025-24](#)

An Ordinance of the City of Venice, Florida Amending the Code of Ordinances, Chapter 70, Traffic and Vehicles, by Adding Section 70-10, School Zone Speed Infractions; Adopting Findings; Authorizing the Placement, Installation, and Operation of Speed Detection Systems on Specified Roadways Maintained as School Zones that Constitute a Heightened Risk; Establishing Traffic Enforcement Procedures when Speed Zone Detection Systems are Utilized for School Zone Speed Limit Violations; Creating Hearing Procedures Before the Local Special Magistrate; 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.

Police Chief Andy Leisenring and Police Captain Louis White provided a presentation on school zone speed enforcement, current statistics, speed study, distribution of funds from the civil penalty, City responsibilities, benefits, support, roadway signage, and answered Council questions regarding how long the equipment remains if there is not a return on investment for the vendors, support, signage, communication, financial threshold for the vendor and penalty to City if the threshold is not met.

There was no public comment.

Vice Mayor Boldt closed the public hearing.

A motion was made by Mr. Smith, seconded by Mr. Howard, that Ordinance No. 2025-24 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

D. ORDINANCES – FINAL READING

[ORD. NO.
2025-11](#)

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Pursuant to Petition No. 24-51CP by Amending Strategy LU 1.2.9.C, Corridor (MUC), to Clarify Permitted Ownership Forms in the Mixed Use Corridor Future Land Use Designation; 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.

There was no public comment.

Vice Mayor closed the public hearing.

A motion was made by Mr. Howard, seconded by Mrs. Frank, that Ordinance No. 2025-11 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.
2025-21](#)

An Ordinance Amending City of Venice Ordinance No. 2024-25, Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; by Increasing the Total Revenue by \$319,000 and Total Expenditures by \$319,000; and Providing an Effective Date

Vice Mayor Boldt opened the public hearing.

Clerk Michaels read the ordinance by title only.

There was no public comment.

Vice Mayor Boldt closed the public hearing.

A motion was made by Mr. Smith, seconded by Mr. Engelke, that Ordinance No. 2025-21 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.
2025-22](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 22, Elections, by Amending Section 22-1, Procedure for Qualifying for Office, Renaming Section 22-2, Preparation of Ballots, Repealing Section 22-3, Designation of Polling Places and Publication of Notice, Section 22-4, Voting Machines or Devices, and Section 22-5, Canvassing Board, Amending and Renumbering Section 22-6, Certification of Election Results, Repealing Section 22-7, Reserved, Renumbering Section 22-8, Discharge of Duties, and Amending by Renumbering and Adding Section 22-5, Special Elections; 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.

There was no public comment.

Vice Mayor Boldt closed the public hearing.

A motion was made by Mrs. Frank, seconded by Mr. Howard, that Ordinance No. 2025-22 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

V. NEW BUSINESS

A. ORDINANCES

[ORD. NO.
2025-23](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 34, Environment, Article II, Noise Control, by Amending Section 34-32, Maximum Permissible Sound Levels by Land Use, and Section 34-34, Exemptions; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

There were no written communications.

There was no public comment.

A motion was made by Mr. Engelke, seconded by Mr. Howard, that Ordinance No. 2025-23 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

Discussion took place regarding asked what was dringing the amendment,

City Attorney Fernandez stated the ordinance is clarifying the ord. Listen

B. COUNCIL ACTION/DISCUSSION

[25-0228](#)

Consider the Citizen Advisory Board's Recommendation of Approving the Nomination of 1220 Pinebrook Road for the County Parkland Acquisition Program (Assistant City Manager Clinch)

Vice Mayor Boldt read and introduced the topic.

Assistant City Manager Clinch provided a summary of the item and answered a Council question regarding cost.

City Attorney Fernandez commented on current uses, and county-owned but city land.

Jim Martin, 1278 Lakeside Woods Drive, spoke in favor of the nomination.

Lorretta Berardinelli, 1350 Lucaya Avenue, spoke as the nominator of the property for the County Parkland Acquisition Program, in favor of the nomination, neighborhood parks.

Jim Monkowski, 1233 Schooner Lane, spoke as the Homeowners Association president for Pinebrook South, and in favor of the nomination.

A motion was made by Mr. Engelke, seconded by Mr. Smith, to accept the Citizen Advisory Board's recommendation for approval of the 1220 Pinebrook Road nomination for the County Parkland Acquisition Program, and for a letter to be sent to Sarasota County expressing Council's support. 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

Discussion took place regarding support for the project noting we are showing support for the county to proceed with their process, and who at the county makes the decision which would go to park board and then commission.

[25-0229](#)

Appoint Member to the Fire Pension Board of Trustees to Complete the Unexpired Term of Barbara Fraser from June 10, 2025 to September 30, 2026

Vice Mayor Boldt read the item.

There was no public comment.

A motion was made by Mr. Howard, seconded by Mr. Smith, to appoint Shirley Pyles to the Fire Pension Board of Trustees to complete the unexpired term of Barbara Fraser from June 10, 2025 to September 30, 2026. 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

[25-0230](#)

Request Presentation by Jon Thaxton from the Gulf Coast Community Foundation on the Sarasota Housing Action Plan (Mrs. Frank)

Mrs. Frank requested a presentation by Jon Thaxton from the Gulf Coast Community Foundation on the Sarasota Housing Action Plan.

There was no public comment.

A motion was made by Mr. Howard, seconded by Mayor Pachota, to direct staff to work with Jon Thaxton from the Gulf Coast Community Foundation to schedule a

presentation on the Sarasota Housing Action Plan. 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

Discussion took place regarding support for the future presentation and the recommendation for an affordable housing workshop.

VI. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

Clerk Michaels reminded Council about their upcoming executive session and training.

City Manager

Assistant City Manager Clinch commented on recent events, the Hurricane Expo, the Old Betsy museum ribbon cutting, upcoming Miami Avenue craft festival, pre-storm sandbag operations, and limited anchorage area being clear of derelict vessels.

VII. COUNCIL REPORTS

Council Member Engelke

Mr. Engelke had no report.

Council Member Weed

Mr. Weed commented on the Pinebrook Parkland recommendation, and the Sarasota County Park Advisory Council.

Council Member Howard

Mr. Howard commented on the Old Betsy Museum ribbon cutting.

Council Member Smith

Mr. Smith recommended Mr. Don O'Connell's for consideration of a Pillar of the Community Award.

Council Member Frank

Mrs. Frank commented on the success of the Hurricane Expo.

Vice Mayor Boldt

Vice Mayor Boldt reported on the Hurricane Expo, the upcoming Tourist Development Council (TDC) meeting, and the Venice Theatre progress.

Mayor Pachota

Mayor Pachota had no report.

VIII. AUDIENCE PARTICIPATION

There was none.

IX. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 11:37 a.m.

ATTEST:



Nick Pachota (Jun 25, 2025 01:59 EDT)

Mayor - City of Venice



City Clerk









Meeting Minutes

Final Audit Report

2025-06-25

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