



# City of Venice

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

## Meeting Minutes City Council

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Tuesday, October 28, 2025

9:00 AM

Council Chambers

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[25-0394](#)

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

### CALL TO ORDER

Mayor Pachota called the meeting to order at 9 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, Deputy City Clerk Mercedes Barcia, Deputy City Clerk Toni Gregory, Recording Secretary Amanda Hawkins-Brown and for certain items on the agenda: Fire Chief Frank Giddens, Police Chief Andy Leisenring, Airport Manager Nick Dumas, and City Engineer Jon Kramer.

### INVOCATION AND PLEDGE OF ALLEGIANCE

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

### I. RECOGNITION

[25-0395](#)

Swearing in: Master Police Officer Benjamin Neff Promoted to Sergeant

**Deputy Clerk Barcia performed this swearing in.**

[25-0396](#)

Swearing in: Firefighter/Paramedic Barry Spinweber Promoted to Lieutenant

**Deputy Clerk Barcia performed this swearing in.**

Recess was taken from 9:09 a.m. to 9:15 a.m.

[25-0397](#)

Proclaim October 2025 as the "50th Anniversary of the American Association of University Women, Venice Branch", Presented to Joyce Mikulski and AAUW Members

**Vice Mayor Boldt presented this proclamation.**

[25-0399](#)

Proclaim November 14-21, 2025 as "Geography Awareness Week" and November 19, 2025 as "GIS Day", Presented to GIS Administrator Don Hubbard, GIS Analyst IV Will Smith, Planning GIS Analyst Kelsey Shope, CRS Coordinator Christina Rimes, and Stormwater Engineering Manager Steve Berens

**Mayor Pachota presented this proclamation.**

Recess was taken from 9:25 a.m.to 9:30 a.m.

## **II. AUDIENCE PARTICIPATION will be limited to one hour.**

Chris Johnson, United Way of South Sarasota County, provided an update on the Long Term Recovery Group efforts to those impacted by hurricanes.

Stephen Meinsen, 625 Gardenia Drive, spoke on the online agenda materials regarding Flamingo Ditch, expressed concerns about the option of raising of roadways in his neighborhood, and showed photos of his home and neighborhood.

Israel Salinas, 591 Flamingo Drive, spoke on the online agenda materials regarding Flamingo Ditch, and requested further information regarding the city's Standard Operating Procedures (SOP) for Flamingo Ditch, diversion of water to Deertown Gully, raising the roadway, use of the easement on Lot 2, the Flamingo Drive piping system expansion, status update on grants, and the Army Corp of Engineers in relation to Outfall #5. He showed previous report summary and photos of Flamingo Ditch.

Peggy Parys, 589 Flamingo Drive, thanked Council for paying attention to storm drainage issues, expressed concern about the overall health and maintenance of Outfall #5, and showed photos of Flamingo Ditch.

## **III. CONSENT SECTION:**

**A motion was made by Vice Mayor Boldt, seconded by Mr. Smith, to approve items in the Consent Section, except Item No. 25-0404. The motion carried unanimously by voice vote.**

### **A. CITY CLERK**

[25-0400](#)

Minutes of the October 14, 2025 Regular Meeting and Revised Minutes of the September 9, 2025 Regular Meeting

**These minutes were approved in the Consent Section.**

### **B. CITY MANAGER**

[25-0401](#)

Approve Respect First Responders (R1R) 5K Special Event at Legacy Park on January 31, 2026

This item was approved in the Consent Section.

[25-0402](#)

Approve Better Together Block Party Centennial Special Event at West Blalock Park on March 14, 2026

This item was approved in the Consent Section.

#### Utilities

[25-0406](#)

Authorize the Mayor to Execute the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) Loan Application WW580470 for the Utilities Water Reclamation Flow Equalization (EQ) Tank Project

This item was approved in the Consent Section.

#### **IV. ITEMS REMOVED FROM CONSENT**

##### Airport

[25-0404](#)

Approve Engagement Agreement with C.J. Wilson Law, P.A. to Assist With Matters Relating to the Venice Municipal Airport on an As-Needed Basis

City Manager Clinch commented bringing in a specialist would be beneficial.

**A motion was made by Mr. Howard, seconded by Mrs. Frank, to approve Item No. 25-0404. The motion carried unanimously by voice vote.**

#### **V. PRESENTATION**

[25-0407](#)

Thomas Pierro, PE, D.CE, Senior Project Manager and Principal Engineer, Michelle R. Pfeiffer, PE, Project Manager and Senior Coastal Engineer, and Capt. Joseph Morrow, PE, Senior Coastal Engineer, Coastal Protection Engineering (CPE): Flamingo Ditch Feasibility Study Final Presentation (25 min.)

City Engineer Jon Kramer commented on the project and goal, feasibility study to reduce flooding in Flamingo Ditch, and Coastal Protection Engineering's (CPE) final presentation.

Recess taken from 9:53 a.m. to 10 a.m.

City Manager Clinch commented on participation in the project, the history of the project, the final presentation not being the final discussion, and actionable items after the presentation.

Thomas Pierro, PE, BC.CE, Senior Project Manager and Project

Manager, CPE, spoke on study objectives, appreciative of public comments received, historical aerial image of Flamingo Ditch, models, preliminary study findings, workshop follow-up, and additional retention ponds by the airport.

Joseph Morrow, PE, Senior Coastal Engineer, CPE, spoke regarding airport retention pond option, Harbor Drive stormwater pipe, removing existing connection to Flamingo Ditch, adding new on-way pipe under Harbor Drive to Deertown gully, overland flow weirs retained in model to allow excess street flow from Harbor Drive and San Marco Blvd to flow towards Flamingo Ditch, and final alternatives 8A through 8D rainfall scenarios, and results summary.

Mr. Pierro reviewed recommended actions, grant applications, real-time water level monitoring, storage in Lot 2, pipe improvements, elevate, diverting, surge barrier, conceptual construction cost estimates, study completion, and final deliverables.

City Engineer Kramer indicated city engineering staff will prepare a Capital Improvement Program (CIP) project to implement recommendations within budget without increasing stormwater rates, and without compromising the level of service for rest of the city residents. He highlighted grant opportunities the City has pursued, have not received funding at this time, but do have stormwater funding, and the ability to purchase the easement on Lot 2, excavate it, and install a real time water monitoring system. To implement additional recommendations would require additional funding.

Discussion followed regarding rationale for proposed pipe size, standardization of culvert size at private properties, available stormwater funding, pipe improvements at multiple locations, changes in elevation of road heights, road elevations and storage, swales, Lot 2 storage, high frequency rain events, pumping, pressurized pipe, pipe size, water location and maintenance, request for funding, alternatives provided, and liability on the City.

City Attorney Fernandez commented on improvements as it relates to the City's liability and responsibility on maintaining the stormwater infrastructure.

Discussion continued regarding project funding, stormwater master planning, Council and resident participation and involvement as process continues, models, surge barrier issues, diverting water to Deertown Gully, funding sources, and ongoing maintenance of stormwater drainage systems.

City Engineer Kramer spoke on stormwater maintenance and current activities, and real time water monitoring level system.

Luanne Wood, 550 West Flamingo Drive, spoke on impact to neighborhood, happy with recent action, preference for ditch clean out and being proactive, and in favor of easement purchase of Lot 2.

Jimmy Clifford, 908 Villas Drive, expressed concerns about erosion.

Rick Magee, 628 Gardenia Drive, spoke on City's obligation to maintain ditch, desire for the City to be more proactive, past flooding issues, and real time sensors.

## VI. COUNCIL ACTION/DISCUSSION

### 25-0403

Authorize the Mayor to Execute the Purchase and Sale Agreement Between the City of Venice and Edmund and Debbie Campbell for a Drainage Easement

City Manager Clinch introduced the topic and spoke on negotiations with the property owner, and being a perpetual easement with option for purchase later.

Israel Salinas, 591 Flamingo Drive, spoke in favor of purchase.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Smith, to authorize the mayor to execute the purchase and sale agreement between the City of Venice and Edmund and Debbie Campbell for a drainage easement.**

Discussion took place regarding not being the full solution but an important part, the need for continued work, next steps and timeframes, the Capital Improvement Program (CIP) Workshop, options presented, and recognition of the Campbell'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

Recess was taken from 11:15 a.m. to 11:25 a.m.

## VII. PUBLIC HEARINGS

### **ORDINANCES – FINAL READING**

#### ORD. NO. 2025-34

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-42RZ, to Change the Zoning Designation for the Properties Generally Located at 2100 and 2413 Knights Trail Road from Commercial General (CG) and

Commercial Intensive (CI) to Knights Trail Mixed Use (KT); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

Mayor Pachota announced this is a Quasi-judicial proceeding and opened the public hearing.

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez inquired as to ex parte communications since the last hearing. There were none.

There were no written communications since last hearing.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2025-34 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.](#)  
[2025-35](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 1.1., Summary of Decision Authority by Application Types, Table 1.2., Summary of Application Types with Administrative Approvals, Section 1.2., Common Review Procedures, Section 1.10., Subdivisions, Deleting Section 1.10.2., Final Plat, and Adding Section 1.15.5., Final Plat and Replats, Pursuant to Text Amendment Petition No. 25-50AM, Revising the Plat Process to Comply with the Requirements of Section 177.071, Florida Statutes, as Amended in the 2025 Legislative Session by Senate Bill 784; 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 since last hearing.

There was no staff update.

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Mr. Engelke, seconded by Mr. Howard, that Ordinance No. 2025-35 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

## **VIII. NEW BUSINESS**

### **A. ORDINANCES**

[ORD. NO.  
2025-41](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 88, Building Regulations, by Adding Section 7, Milestone Inspections, for Condominiums and Cooperative Buildings Three Stories or More in Height, to Comply With the Requirements of Section 553.899, Florida Statutes, as Amended in the 2025 Legislative Session by House Bill 913; 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.

Building Official Derek Applegate explained the ordinance complies with state mandates for the city code regarding condominiums and cooperatives requiring structural inspections.

City Attorney Fernandez added that the code matches requirements of Florida statute.

Building Official Applegate responded to a question from Council regarding the number of condominiums and cooperatives that require inspections.

There was no public comment.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Ordinance No. 2025-41 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

### **B. RESOLUTIONS**

[RES. NO.  
2025-25](#)

A Resolution of the City of Venice, Florida, Reducing the Fee Surcharge of Fifteen Percent for the Collection of Program Recyclables to Ten Percent; Superseding Resolution No. 2023-23; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

**A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Resolution No. 2025-25 be approved and adopted.**

Discussion took place regarding the positive impact of reducing fees to citizens.

**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

**RES. NO.**  
**2025-26**

A Resolution of the City of Venice, Florida, Approving Amendment No. 3 to the Public Transportation Grant Agreement for Project Number 452977-1-94-01 by and Between the State of Florida Department of Transportation and the City of Venice, Florida for the Venice Municipal Airport Master Plan Update; Authorizing Appropriate City Officials to Execute it; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Resolution No. 2025-26 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

**RES. NO.**  
**2025-27**

A Resolution of the City of Venice, Florida, Relating to the State Revolving Fund Loan Program; Making Findings; Authorizing the Loan Application; Authorizing the Loan Agreement; Establishing Pledged Revenues; Designating Authorized Representatives; Providing Assurances; 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 Vice Mayor Boldt, that Resolution No. 2025-27 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

## **IX. CHARTER OFFICER REPORTS**

### **City Attorney**

City Attorney Fernandez had no report.

### **City Clerk**



Clerk Michaels reported the 2026 "Save the Date" calendar would be available for review and adoption on the next agenda.

### City Manager

City Manager Clinch reported on a successful Student Government Day, and Make a Difference Day, and the closing with Sarasota County on Wellfield Park on Thursday.

## **X. COUNCIL REPORTS**

### ***Council Member Frank***

Mrs. Frank had no report.

### ***Council Member Engelke***

Mr. Engelke reported on the Citizen Advisory Board (CAB) projects, and commended them for their work on the Hurricane After Action Report.

### ***Council Member Weed***

Mr. Weed reported on Student Government Day, attendance at Institute for Elected Municipal Officials (IEMO) II, and noted the high regard for the City of Venice throughout the State.

### ***Council Member Howard***

Mr. Howard commented on Student Government Day, and the Venice Theatre topping ceremony.

### ***Council Member Smith***

Mr. Smith had no report.

### ***Vice Mayor Boldt***

Vice Mayor Boldt expressed his appreciation for all the work of Venice Area Beautification, Inc. (VABI), and on the success of Student Government Day.

### ***Mayor Pachota***

Mayor Pachota reported on the State of the City address at Tiger Bay, Student Government Day, Make a Difference Day, the topping ceremony at Venice Theatre, providing CAB more feedback in the future, Venice MainStreet Halloween Strut, upcoming art festival, Centennial Community Update, the Vettes for Vets event, the American Legion Veterans' Day ceremony, the kickoff of the Centennial celebration at the annual holiday parade, and the Christmas boat parade.

## **XI. AUDIENCE PARTICIPATION**

There was none.

## **XII. ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 11:50 a.m.

ATTEST:

  
Nick Pachoda (Dec 3, 2025 12:50:36 EST)

Mayor - City of Venice



City Clerk










# Meeting Minutes

Final Audit Report

2025-12-04

Created:	2025-11-18
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