



# City of Venice

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

## Meeting Minutes City Council

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Tuesday, February 11, 2025

9:00 AM

Community Hall Room 165 (Limited Seating)

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[25-0065](#)

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

### CALL TO ORDER

### ROLL CALL

**Present:** 7 - Mayor Nick Pachota, Ms. Joan Farrell, Vice Mayor Jim Boldt, Mrs. Rachel Frank, Mr. Ron Smith, Mr. Rick Howard and Mr. Kevin Engelke

### ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager Ed Lavalley, Assistant City Manager James Clinch, Deputy City Clerk Toni Cone, Recording Secretary Amanda Hawkins-Brown, 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, Senior Planner Nicole Tremblay, Planner Brittany Smith, Assistant City Engineer Jon Kramer and Historical Resources Manager Harry Klinkhamer.

### INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by City Manager Lavalley.

### I. RECOGNITION

[25-0066](#)

Proclaim February 25, 2025 as "World Spay Day" and February 2025 as "Spay/Neuter Awareness Month," Presented to Madelyn Canty, Girl Scout

**Mayor Pachota and City Manager Lavalley presented this recognition.**

[25-0067](#)

Proclaim the Week of February 16-22, 2025 as "Engineers Week," Presented to Assistant City Manager James Clinch, PE, Assistant City Engineer Jon Kramer, PE, Stormwater Engineer Steve Berens PE, Assistant Utilities Director Patience Anastasio, PE and Utilities Project Manager Jeff Sweater, PE

**Mayor Pachota and City Manager Lavalley presented this recognition.**

[25-0069](#)

Swearing in: Lieutenant Louis White Promoted to Captain

Clerk Michaels performed this swearing in.

[25-0068](#)

Swearing in: Sergeant Diana Kaouris Promoted to Lieutenant

Clerk Michaels performed this swearing in.

Recess was taken from 9:24 a.m. to 9:45 a.m.

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

Linda McCullum, 305 Bayshore Drive, spoke on decision-making, against sidewalks on Bayshore Drive, and concerns on insurance, property values, taxes, speeding issues, angled parking, bike routes.

Kevin Collins, 313 Bayshore Drive, spoke against a sidewalk, cost estimates, and speeding issues.

Sharon Bellendir, 309 Bayshore Drive, spoke on the neighborhood, against a sidewalk, cost, costs to residents, and recommended considering all residents' needs.

Valerie Carnevale, 317 Bayshore Drive, against a sidewalk, no safety issues, speeding issues, infrastructure, and recommended considering alternatives.

Patricia O'Brien, 325 Bayshore Drive, spoke against a sidewalk, alternative solutions, and traffic issues.

Beat Lehman, 608 Gardenia Drive, spoke on Flamingo Ditch, addressing existing clogs, maintenance responsibility, flooding concerns, resident impacts, resiliency recovery funds, and mitigation.

Don O'Connell, 433 Menedez, spoke on Seaboard redevelopment, the post office, safety issues, and recommended land swap.

Joan Iocono, 1132 Bird Bay Way, spoke on behalf of Venice Thrives, in regards to John Nolen statue, land use, against Guild Drive rezoning, protecting constituents, against height exception and increased density for development in Ordinance No. 2025-08.

Dean Ricci, 428 Bayshore Drive, spoke in favor of a potential sidewalk, unsafe road conditions, safety concerns for pedestrians, the history of proposed sidewalks, the City's right-of-way, budgeting, and engineering.

Shirley Ricci, 428 Bayshore Drive, spoke in favor of a sidewalk, and pedestrian safety.

Steven Meinsen, 625 Gardenia Drive, spoke on Flamingo Ditch concerns, showed photos of debris, maintenance responsibility, the culvert, requested the City clean the ditch, and requested a plan for future storms.

Larry Wilson, 601 Armada Road South, spoke on utility rates and charges.

Carol Humes, 324 Bayshore Drive, spoke in favor of a sidewalk, and safety issues.

Pamela Mossolino, 524 Bayshore Drive, spoke in favor of a potential sidewalk.

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

Recess was taken from 10:44 a.m. to 10:55 a.m.

**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**

[25-0070](#)

Minutes of the January 28, 2025 Regular Meeting

These minutes were approved In the Consent Section.

**B. CITY MANAGER**

Utilities

[25-0071](#)

Authorize the Mayor to Execute the State Revolving Fund Loan Agreement WW580490 Between the City of Venice and Florida Department of Environmental Protection Agency for Utilities Intracoastal Force Main Project

This item was approved In the Consent Section.

[25-0072](#)

Approve First Amendment of Interlocal Agreement with the Rustic Oaks Community Development District Regarding Construction of Knights Trail Sewer Force Main

This item was approved In the Consent Section.

**IV. ITEMS REMOVED FROM CONSENT**

There were none.

## V. PUBLIC HEARINGS

### A. EASEMENT

[25-0073](#)

Consider Dedication of Easement to Florida Power & Light (FPL) Concerning Property at 580 Gene Green Road to Provide Access for the Installation of Electrical Services for the City's New Water Booster Station Project

Mayor Pachota opened the public hearing.

There were no written communications.

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Mr. Engelke, seconded by Mrs. Frank, to approve Item No. 25-0073. The motion carried by the following electronic vote:**

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

Recess was taken from 10:57 a.m. to 11:00 a.m.

### B. ORDINANCES - FIRST READING

[ORD. NO.](#)  
[2025-07](#)

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan and Associated Pages Pursuant to Petition No. 24-31CP by Amending Strategy LU-IS 1.1.3 Mixed Use Corridor (MUC), and Related Future Land Use Tables, to Allow Additional Residential Capacity in the MUC and to Allow the Conversion of Nonresidential to Residential for Properties Located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue; 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.

Senior Planner Nicole Tremblay presented the project description, the applicant's request, Venetian Urban Design, Overlay District, MUC Island DU/AS, Land Use Maps, Comprehensive Plan Consistency, Conclusion, Strikethrough Underline Proposal, and answered Council questions regarding the unit breakdowns, and unit counts.

Jeffery Boone, Agent for Applicant, presented the petition, the need for

redevelopment, current surrounding properties, and reviewed the mixed use corridor, proposal of percentages in Comprehensive Plan, the comprehensive plan amendment, and the conversion factor.

Jim Collins, Agent for Applicant, provided an explanation of the conversion factor.

Attorney Boone continued addressing traffic analysis, entitlements, increased density, showed list of addresses, units, John Nolen, future site and development plan, requested approval, and answered Council questions regarding the development units, building height, and conversion factor.

Carrie Luber, 405 Rio Terra, spoke on improvement of the property, against increased capacity, and traffic concerns.

Mayor Pachota closed the public hearing.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2025-07 be approved on first reading and transmitted to the Department of Commerce for review.**

Discussion took place regarding the Comprehensive Plan, redevelopment, density, current state of the property, growth, and character of the neighborhood.

**The motion carried by the following electronic vote:**

**Yes:** 4 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank and Mr. Engelke

**No:** 3 - Ms. Farrell, Mr. Smith and Mr. Howard

Recess was taken from 12:00 p.m to 1:30 p.m.

[ORD. NO.](#)  
[2025-08](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.6., Airport Avenue Development Standards, Pursuant to Text Amendment Petition No. 24-32AM, by Allowing a Height Exception up to 85 Feet for Parcels Located in the Airport Avenue Zoning District East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attorney Boone requested a continuance to the March 11th meeting.

**A motion was made by Mr. Howard, seconded by Mr. Smith, that Ordinance No. 2025-08 be continued to the March 11, 2025 meeting. The motion carried by the following electronic vote:**

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

### **C. ORDINANCES – FINAL READING**

ORD. NO.  
2025-04

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Future Land Use Map and Associated Pages Pursuant to Petition No. 24-04CP by Changing the Future Land Use Designation on a Portion of the Property Located at 705 South Tamiami Trail from High Density Residential (HDR) to Mixed Use Corridor (MUC); 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.

Planner Brittany Smith answered Council questions regarding differences between the High Density Residential (HDR) and the Mixed Use Corridor (MUC) designations, and other uses allowed in MUC.

Mayor Pachota closed the public hearing.

**A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, that Ordinance No. 2025-04 be approved and adopted.**

Discussion took place regarding correspondence received, and concerns for continued changes to the Comprehensive Plan.

**The motion carried by the following electronic vote:**

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

**No:** 2 - Ms. Farrell and Mr. Smith

ORD. NO.  
2025-05

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 24-05RZ, to Change the Zoning Designation on a Portion of the Property Located at 705 South Tamiami Trail (1.44 ± Acres), from Residential, Multi-Family 3 (RMF-3) to South Trail Area 2 (ST-2); 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 questioned Council Members regarding exparte communications. There were none.

Written communications were provided in advance.

Mayor Pachota closed the public hearing.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Ordinance No. 2025-05 be approved and adopted.**

Discussion took place regarding allowed uses in the South Trail Area 2 (ST-2) zoning designation.

**The motion carried by the following electronic vote:**

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

**No:** 2 - Ms. Farrell and Mr. Smith

## **VI. NEW BUSINESS**

### **A. ORDINANCES**

[ORD. NO.  
2025-10](#)

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 \$500,000 and Total Expenditures by \$500,000; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

**A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2025-10 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:**

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

### **B. PRESENTATION WITH ACTION**

[25-0074](#)

Police Chief Andy Leisenring and Captain Louis White: Speed Enforcement in School Zones

Police Chief Andy Leisenring and Captain Louis White provided a presentation regarding automated speed enforcement in school zones, current statistics, facts of the program, notice to public, being officer verified, potential penalty, fund distribution, City's responsibilities, vendor's responsibilities, benefits of program, support from other organizations, study conducted of violations in Venice school zones, and answered Council questions regarding officer verification, fine assignment, hours of operation, statistics of driver types, and reason for making request now.

Discussion took place regarding being in favor of the program, concerns for current number of violations, using as a deterrent compared to an income source, license plate readers in the City, crosswalks in Epiphany School zone, providing clear signage, plan after it is no longer needed, concerns for privacy and public opinion, vendor selection, and hours of operations.

There was no public comment.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to direct staff to pursue the installing of speed enforcement cameras in school zones. The motion carried by the following electronic vote:**

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

**No:** 1 - Ms. Farrell

### **C. PRESENTATION**

#### 25-0075

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

Finance Director Senne presented the quarterly financial update, including revenue projection, tax revenue received, local gas tax, fire and police premiums, communication tax, utilities services taxes, franchise fees for natural gas, licenses and permits collections, intergovernmental revenue, charges for services, EMS transport fees, interest on investments, miscellaneous, General Fund expenses, departments over budget, ending fund balance, projections, estimates, and answered Council questions on the lease of South Jetty adjustments, and percentages being on track from previous years.

### **D. COUNCIL ACTION/DISCUSSION**

#### 25-0076

Historical Resources Manager Harry Klinkhamer: Consider the Citizen Advisory Board's Recommendation for City Council to Approve Placement of a John Nolen Statue at the Southeast Corner of Centennial Park

Historical Resources Manager Harry Klinkhamer and Robert Vedder presented a proposal for a John Nolen statue, recommended location in Centennial park, coordination with Public Works, Citizen's Advisory Board recommendation, sample of statue, including copy of John Nolen Venice Plan, and images of John Nolen.

**A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to accept the Citizen Advisory Board's recommendation and approve placement of a John Nolen Statue at the Southeast Corner of Centennial Park.**

Support for the project was expressed.

**The motion carried by the following electronic vote:**

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

#### 25-0077

Appoint Two Members to the Citizens Advisory Board to Serve a Term from March 1, 2025 to February 28, 2028

There was no public comment.

**A motion was made by Mayor Pachota, seconded by Ms. Farrell, to reappoint Alex Dafoulas and Mary Davis to the Citizens Advisory Board to serve terms**



from March 1, 2025 to February 28, 2028.

Encouragement was expressed to the other applicant to apply in the future and the desire to reappoint these candidates due to their short initial term, due to a new board requiring staggered terms.

**The motion carried by the following electronic vote:**

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

Recess was taken from 2:20 p.m. to 2:30 p.m.

[25-0078](#)

Discuss Bayshore Road Project (Mayor Pachota)

Mayor Pachota introduced the topic.

Ms. Farrell stated she requested the item be placed on the agenda due to concerns about coordination with the sidewalk and force main projects, and the needs of the residents.

Jim Leftwich, 329 Bayshore Drive, stated safety was not an issue and there have not been accidents.

Norbert Bellendir, 309 Bayshore Drive, spoke against a sidewalk on Bayshore Drive.

Sam Humphreys, 344 Bayshore Drive, spoke on safety and support for a sidewalk, increased cost due to project delays, and the value of human life.

Danny Piper, 336 Bayshore Drive, spoke in support of a sidewalk, spoke on individuals being injured while avoiding traffic, reasons for choosing the west side for a sidewalk, speed, and congestion.

Joan Piper, 336 Bayshore Drive, spoke in support of a sidewalk on Bayshore Drive, safety, people sustaining injuries, and accessibility.

Cynthia Eliopoulos, 212 Bayshore Circle, spoke on safety concerns, support for sidewalks on Bayshore Drive, infrastructure not changing with population, street narrowing, no shoulders, open swales, and the history of a proposed sidewalk.

City Attorney Fernandez answered a Council question regarding safety concerns, expert recommendations, and risk of litigation.

**A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to direct staff to hold community workshops and engage a consultant to evaluate best options for the entire stretch of Bayshore Drive through Laguna and determine a project that suits the majority of residents, all while pausing the current design that's in place.**

Discussion took place regarding residents concerns, involvement, tax payers throughout the City, division of the neighborhood, safety, the project not being stopped, encouraging residents, staff and consultant to look at all types of options, road being too narrow, property values, insurance rates, speed limit, and compromise.

Assistant City Manager James Clinch and Assistant City Engineer Jon Kramer answered Council questions regarding the water main project being a couple of years out, sidewalk being done this summer, the water main for that section of block will be handled before the sidewalk, project timeframe, cost, and criteria for choosing the west side.

Discussion continued regarding concerns about the west side intrusion, need for deadline, and stakes placed in yards.

Assistant City Engineer Kramer answered a question regarding the stake placement.

Discussion continued regarding sticking to the facts, staff studies, liability issue, protecting human life, and time being of the essence.

Assistant City Manager Clinch answered a Council question on when staff can bring back a proposal and a conceptual design, scheduling a workshop, and pausing design work while pursuing all options.

Discussion continued regarding the revenue stream, phasing of the project, and staff bringing an update to Council on March 11th.

**The motion carried by the following electronic vote:**

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

[25-0079](#)

Request Approval of Funds for Venice Theatre Matching Grant (Mayor Pachota)

Mayor Pachota introduced the topic, and proposed a \$125,000 matching grant toward hurricane recovery.

Mr. Wilson, 601 Armada Road South, spoke against using taxpayer money to fund a private organization, concerns about ethical ties to the theatre, and encouraged private donations.

**A motion was made by Mayor Pachota, seconded by Mr. Engelke, to approve a \$125,000 matching grant to the Venice Theatre for capital improvements related to hurricane recovery.**

Discussion took place regarding economic impact to downtown Venice, decrease in ticket sales, not-for-profit status, history in community, Venice Performing Art Center (VPAC), library, Venice Area Beautification Inc. (VABI), Venice MainStreet, stimulating other grants

and funding, marketing, safety funds toward hurricane recovery, support for the theatre, role of municipal government, staffing, police staffing, firefighter pay, other non-profits, and affordable housing being in the strategic plan.

City Attorney Fernandez, answered a Council question regarding conflicts of interest, and addressed voting conflicts that apply to those that are financial in nature.

Recess was taken from 3:43 p.m. to 3:50 p.m.

City Attorney Fernandez reiterated Council Members must vote unless there is a financial conflict and noted Vice Mayor Boldt does not have a statutory conflict of interest.

**The motion carried by the following electronic vote:**

**Yes:** 6 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Engelke

**No:** 1 - Mrs. Frank

## **VII. CHARTER OFFICER REPORTS**

### City Attorney

City Attorney Fernandez stated the GCCF appeal hearing needs to be rescheduled.

Clerk Michaels offered possible dates for the hearing with Council deciding on 4/9/25 at 10 a.m., which was previously approved by the applicant and confirmed with the appellant.

### City Clerk

Clerk Michaels had no report.

### City Manager

City Manager Lavallee reported on the Florida Greenways and Trails summit, and Make a Difference Day.

## **VIII. COUNCIL REPORTS**

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

Mr. Howard had no report.

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

Mr. Engelke had no report.

**Council Member Smith**

Mr. Smith requested staff follow up with citizen regarding Flamingo Ditch comments during audience participation.

**Council Member Frank**

Mrs. Frank had no report.

**Council Member Farrell**

Ms. Farrell commented on disaster recovery, Federal Emergency Management Agency (FEMA), summit in Punta Gorda hosted by Southwest Florida Regional Planning Council.

**Vice Mayor Boldt**

Vice Mayor Boldt reported on attendance at Planning Commission, Trail Town presentation, Historic and Architectural Preservation Board (HAPB), and the Tourist Development Council.

**Mayor Pachota**

Mayor Pachota reported on the Citizens Police Academy, the community score card event, Make a Difference, Venice High parade, Presidents Day, Italian Festival, classic car show, Megladon weekend race event, and City centennial partnerships.


**IX. AUDIENCE PARTICIPATION**

There was none.

**X. ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 4:01 p.m.

ATTEST:

  
Nick Pachota (Feb 28, 2025 11:19 EST)

Mayor - City of Venice

  
City Clerk









# 2/11/25 Meeting Minutes

Final Audit Report

2025-02-28

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