



MEMORANDUM TO CITY COUNCIL

THROUGH CHARTER OFFICER: James R. Clinch, City Manager

E-SIGN:

FROM: James R. Clinch, City Manager

DEPARTMENT: City Manager

DATE: November 9, 2025

MEETING DATE: November 18, 2025

SUBJECT / TOPIC: Real Estate Donation Agreement – 231 Warfield Avenue

BACKGROUND INFORMATION:

The proposed agreement pertains to the donation of the real property situated at 231 Warfield Avenue and its acceptance by the City. The property is a 9,000 square foot parcel located in the Seaboard district, and the parcel aligns with a potential new roadway as proposed in the Seaboard master plan. The property is also directly across Warfield Avenue from an existing City owned property, currently being used for Solid Waste and Fleet Maintenance operations (see location map).

The agreement includes a 60-day closing period to complete due diligence, surveys, and title work. The property is being donated at no cost to the City, except for necessary closing costs, which the City will cover. These closing costs are estimated to be under ten thousand dollars.

SUPPORTS STRATEGIC PLAN: Goal Six: Preserve the Venice Quality of Life through Proper Planning

COUNCIL ACTION REQUESTED: Authorize the Mayor to execute the Real Estate Donation Agreement between the City of Venice and Warfield Grove, LLC.

Yes N/A

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| ☒ | ☐ | Document(s) Reviewed for ADA compliance (required if for agenda posting) |
| ☒ | ☐ | City Attorney Reviewed/Approval |
| ☒ | ☐ | Risk Management Review |
| ☒ | ☐ | Finance Department Review/Approval |
| | | Funds Availability (account number): |