



City of Venice

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

Meeting Minutes City Council

Tuesday, April 14, 2026

9:00 AM

Council Chambers

[26-0563](#)

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, 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, Assistant Utilities Director Patience Anastasio, and Senior Planner Nicole Tremblay.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Mrs. Frank.

I. RECOGNITION

[26-0564](#)

Ceremonial Swearing ins: Firefighter/Paramedic Seth Todd, Tyler Bailey, Jovani Santiago and David Cunningham

Fire Chief Giddens performed the swearing in for Tyler Bailey, Jovani Santiago, and David Cunningham.

[26-0565](#)

Ceremonial Swearing ins: Firefighter/EMT Gavin Hornberger and Adam Kosianowski

Fire Chief Giddens performed this swearing in.

[26-0566](#)

Pastor Tom Hodge Retirement Recognition

Police Chief Leisenring presented this recognition.

Fire Chief Giddens presented the lifesaving award to Marty Dietz, Jorge Lopez, Alex Peterson, and Jeff Petrosky.

Recess was taken from 9:23 a.m. to 9:30 a.m.

[26-0567](#) Proclaim the Week of April 19-25, 2026 as "Crime Victims' Rights Week", Presented to Autumn Roppolo, Victim Advocate Supervisor, Sarasota County Sheriff's Office, and Officer Courtney Chaco and Detective Seth Kenny, Venice Police Department

Mayor Pachota presented this proclamation.

[26-0568](#) Proclaim the Month of May 2026 as "Sexual Assault Awareness Month", Presented to Mirna Marcia of Safe Place and Rape Crisis Center (SPARCC) and Officer Courtney Chaco and Lt. Jason Adams, Venice Police Department

Mayor Pachota presented this proclamation.

Recess was taken from 9:38 a.m. to 9:45 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

There was none.

III. CONSENT SECTION:

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to approve items in the Consent Section. The motion carried unanimously by voice vote.

A. CITY CLERK

[26-0569](#) Minutes of the March 24, 2026 Regular Meeting

These minutes were approved in the Consent Section.

B. CITY MANAGER

[26-0570](#) Approve Barstool Open Special Event at Centennial Park on August 22, 2026

This item was approved in the Consent Section.

[26-0571](#) Approve Resolution Run 5K Special Event at Legacy Park on January 1, 2027

This item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. PUBLIC HEARINGS

A. ORDINANCES - FIRST READING

[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.

City Attorney Fernandez inquired as to conflicts of interest for Ord. No. 2026-13 and Ord. No. 2026-14.

Mr. Weed disclosed he is employed by and an officer of Southern Spring and Stamping located across the street from the subject property and served as the president of the Substation Road Maintenance Association for several years, he has no financial interest and does not believe there is a conflict. He has had a significant number of drive bys of the property, and can remain fair and impartial.

Senior Planner Tremblay presented the petition information and description, aerial map, existing conditions, site photographs, existing future land use and proposed maps, existing zoning map, surrounding land uses, planning analysis, consistency with the Comprehensive Plan and Land Development Code, conclusions and findings of fact, decision criteria, consistency with the Florida Statutes, and answered Council questions regarding site photographs, and septic tanks.

Assistant Utilities Director Patience Anastasio spoke on coordination with the applicant and neighboring property owners, cooperation on utility agreement, and noting it will eliminate seven, and possibly up to 12 septic tanks.

City Attorney Fernandez spoke regarding a possible stipulation to have sewer agreement before development.

Senior Planner Tremblay responded to Council questions regarding the condition of the road, being a private road, private roads not addressed in Comprehensive Plan, and which zoning would generate higher traffic multifamily or industrial.

Annie Boone, Agent for Applicant, presented on Triton Holdings Industrial,

the Comprehensive Plan Amendment and Rezone petitions, map of the property, the private road, current land use and zoning, surrounding properties, utilities cooperation, site photographs, future land use designation, consistency and compliance, transportation analysis, and compliance with the Florida statutes, and request approval, and answered Council questions regarding possible zoning violations, change in ownership and uses, bringing property into compliance, improving property conditions, and zoning.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2026-13 be approved on first reading and scheduled for final reading.

Discussion took place regarding amending the Comprehensive Plan, options for property zoning, the need for industrial zoning in the City, correcting violations, the private road, compatibility, the Comprehensive Plan being a guide, and the importance of 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 - 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.

Mr. Engelke, Mr. Smith, and Mr. Weed disclosed viewing the Planning Commission meeting and site visits.

Vice Mayor Boldt and Mr. Howard disclosed viewing the Planning Commission meeting.

Mayor Pachota disclosed a site visit.

Mrs. Frank disclosed a site visit and discussions with Family Promise on potential development in her role as a board member of that organization.

There were no written communications.

Senior Planner Nicole Tremblay presented the rezone petition, maps, existing conditions, site photographs, and proposed future land use, existing and proposed zoning maps, surrounding land uses, comparison of districts, decision criteria, conclusions/findings of fact, and Land Development Code. She responded to Council questions regarding the definitions of light industrial and advanced manufacturing from the City Code.

Recess was taken from 10:39 a.m. to 10:49 a.m.

Senior Planner Tremblay continued with the definitions of light industrial and advanced manufacturing definition in the City Code.

Attorney Annie Boone, Agent for Applicant, presented the rezone petition, the zoning designation from RMF-1 to Industrial, consistency with the Land Development Code, the Comprehensive Plan, the need for light industrial zoning, and addressed code enforcement concerns, and answered Council questions regarding zoning uses and possible limitations or restrictions.

Tom Brockley, 634 Leslie Lane, spoke on growth, the condition of Substation Road, and assembling stakeholders.

Staff had no further comment.

Attorney Annie Boone addressed concerns about the condition of Substation Road, the zoning designation change would reduce number of trips and have less impact, applicant willing to work with other property owners and road maintenance contributions.

City Attorney Fernandez answered a Council question regarding the private road and stated the site and development plan can address fire truck access standards, but ongoing maintenance cannot be addressed or enforced by the City.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that based on the evidence in the record, Ordinance No. 2026-14 be approved on first reading and scheduled for final reading. 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

B. ORDINANCES – FINAL READING**[ORD. NO.
2026-08](#)**

An Ordinance of the City Of Venice, Florida, Annexing Certain Lands Lying Contiguous to the City Limits, Pursuant to Petition No. 25-19AN by iHeartMedia + Entertainment, Inc., Into the Corporate Limits of the City of Venice, Florida, and Redefining the Boundary Lines of the City to Include Said Addition; 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 update or applicant update.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, that Ordinance No. 2026-08 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.
2026-09](#)**

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. 25-20CP to Change the Future Land Use Designation for a Portion of Specific Real Property Generally Located at 282 North Auburn Road from Sarasota County Moderate Density Residential to City of Venice Mixed Use Residential (MUR); 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 Mr. Engelke, seconded by Mr. Howard, that Ordinance No. 2026-09 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.
2026-10](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-21RZ, to Change the Zoning Designation for a Portion of the Property Generally Located at 282 North Auburn Road (10.12 ± Acres), from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Planned Unit Development (PUD); 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 and stated this is a quasi-judicial proceeding.

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez inquired as to exparte communications since first hearing.

Mr. Weed confirmed viewing the first hearing.

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 Vice Mayor Boldt, seconded by Mr. Engelke, that based on the evidence in the record, Ordinance No. 2026-10 be approved and adopted. The motion carried by the following electronic vote:

Comments were made regarding commercial development.

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.
2026-12](#)

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.

Written communications were provided in advance.

There was no staff or applicant update.

David Kemerer, 384 Sorrento Raches Drive, spoke against the naming of the district with their family business name, and provided a history of the property, business, and the business name.

There was consensus to allow the audience member a three-minute extension on his public comment time.

Mr. Kemerer requested Council have the petitioner change the name to something other than Nokomis Grove.

Applicant was asked by Council if they would consider changing the name. The agent indicated the applicant is open to a name change.

City Attorney Fernandez stated it would be preferable to continue the hearing while a name change is addressed.

It was agreed the ordinance and documents could be addressed at the end of today's meeting.

A motion was made by Mayor Pachota, seconded by Mr. Howard, that the hearing of Ordinance No. 2026-12 be continued to the end of the meeting. The motion carried unanimously by voice vote.

[ORD. NO.
2026-15](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 2, Administration, Article IV, Finance, Division 3, Travel; by Amending Section 2-240, In General, Section 2-241, Prepaid Travel Expenses, Section 2-242 Expenses Approved for Reimbursement, and Section 2-243, Submission Requirements; 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 public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that

Ordinance No. 2026-15 be approved and adopted.

Comments were made regarding the Vice Mayor approving the Mayor's report and the complexity of the task.

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. NEW BUSINESS

A. ORDINANCES

[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

Clerk Michaels read the ordinance by title only.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Ordinance No. 2026-17 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.
2026-08](#)

A Resolution of the City of Venice, Florida, Modifying Irrigation Restrictions; Superseding Resolution No. 2007-21; 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. 2026-08 be approved and adopted.

Comments were made regarding the communication plan for these restrictions.

Utilities Director Javier Vargas stated the communication plan will include letters, online notices, and a newspaper advertisement.

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.
2026-09](#)

A Resolution of the City of Venice, Florida, Adopting a Revised Schedule of Violations and Penalties Consistent with Section 2-333 of the City Code of Ordinances; Superseding Resolution No. 2024-07; 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 Mr. Howard, that Resolution No. 2026-09 be approved and adopted.

The revised schedule attachment was displayed as requested by a Council Member.

City Manager Clinch noted the code enforcement officers enforce the citations.

City Attorney Fernandez clarified the chart had not changed; the violation of water use restrictions was assigned to a class one.

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.
2026-10](#)

A Resolution of the City of Venice, Florida, Rededicating Centennial Park in Honor of the City of Venice Centennial; and Providing an Effective Date

Mayor Pachota commented on the rededication of Centennial Park.

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. 2026-10 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

Recess was taken from 11:29 a.m. to 11:45 a.m.

C. COUNCIL ACTION/DISCUSSION

[26-0572](#)

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

Mayor Pachota read the topic.

City Manager Clinch spoke on the Strategic Planning process and document, the new format, and reviewed changes.

Discussion took place regarding proposed changes including; fees, fiscal sustainability, pensions, gateways, the Joint Planning Agreement (JPA), verbiage regarding community involvement and staffing, and bringing the revised Strategic Plan back to the next meeting.

A motion was made by Mayor Pachota, seconded by Mr. Howard, that the Venice Strategic Plan for fiscal year ending September 30, 2027 be brought back to Council for further review prior to adoption. 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

[26-0573](#)

Letter of Support Designating the Myakka River as a Component of the National Wild and Scenic Rivers System (Mayor Pachota)

Mayor Pachota introduced the topic. Congressman Stuebe requested letters of support, and this opens up funding opportunities.

A motion was made by Mayor Pachota, seconded by Mr. Smith, to allow the Mayor to write a letter of support to Congressman Stuebe as it relates to the Mayakka River National Wild and Scenic River System bill that he is filing. 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.
2026-12](#)

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

It was decided the hearing would need to be continued.

A motion was made by Mayor Pachota, seconded by Mr. Howard, that Ordinance No. 2026-12 be continued to the April 28, 2026 meeting at 9 a.m. The motion carried unanimously by voice vote.

VII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

Clerk Michaels had no report.

City Manager

City Manager Clinch reported the beach renourishment project being approved by the Army Corps of Engineers, and hurricane season planning.

VIII. COUNCIL REPORTS***Council Member Engelke***

Mr. Engelke reported on the Citizen Police Academy graduation.

Council Member Weed

Mr. Weed reminded everyone of the Giving Challenge on April 15th.

Council Member Howard

Mr. Howard had no report.

Council Member Smith

Mr. Smith requested more information on beach renourishment.

City Manager Clinch commented on the location of the beach renourishment: South Jetty to Maxine Barrett park, seaward of the erosion control line, not on private property.

Council Member Frank

Mrs. Frank reported on the Community Action Agency board meeting. This group oversees federal funds for Sarasota County low income citizens and subcontracts with the Salvation Army to provide services.

Vice Mayor Boldt

Vice Mayor Boldt provided a reminder on the Giving Challenge.

Mayor Pachota

Mayor Pachota reported on his Washington DC trip, South Jetty tour, the Citizen Police Academy graduation, Myakka River tour, upcoming events, and provided a hurricane season reminder.


IX. AUDIENCE PARTICIPATION

Jeff Boone, P.O. Box 1596, Venice, spoke on Comprehensive Plans, the amendment process in the state statute, the intention for their to be amendments in between plan rewrites, reflecting a city's current status and growth, and noted improvements due to Comprehensive Plan amendments.

X. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 12:32 p.m.

ATTEST:


Nick Pacheco (Apr 28, 2026 14:26:23 EDT)

Mayor - City of Venice



City Clerk









Meeting Minutes

Final Audit Report

2026-04-28

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