



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes City Council

Tuesday, May 12, 2026

9:00 AM

Council Chambers

There is an Executive Session at 1:00 p.m.

[26-0596](#)

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: Police Chief Andy Leisenring, Planning Manager Amy Nelson, and Lieutenant Mathew Sauchinitz.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Master Police Officer Paul Joyce.

I. RECOGNITION

[26-0597](#)

Proclaim the Week of May 16-22, 2026 as "National Safe Boating Week", Presented to Master Police Officer Paul Joyce, and Representatives from: Sarasota County Sheriff's Office, Florida Fish & Wildlife Conservation Commission, West Coast Inland Navigation District (WCIND), United States Coast Guard Auxiliary Venice Flotilla 86, Sea Tow Venice, and Venice Sail and Power Squadron

Mayor Pachota presented this proclamation.

[26-0598](#)

Proclaim the Week of May 10-16, 2026 as "National Police Week", Presented to Police Chief Andy Leisenring

Mayor Pachota presented this proclamation.

[26-0599](#) Proclaim the Week of May 17-23, 2026 as "Public Works Week", Presented to Public Works Director Ricky Simpson, Assistant Public Works Director Ashlee Castle, Utilities Director Javier Vargas, Assistant Utilities Director Patience Anastasio, and Their Staff

Vice Mayor Boldt presented this proclamation.

[26-0600](#) Proclaim the Month of May 2026 as "Foster Care Month", Presented to Nicole Britton, Executive Director of The Twig

Mayor Pachota presented this proclamation.

[26-0601](#) Proclaim the Month of June 2026 as "Faith and Family Month", Presented to Jim Foubister, President of One Christ Won City, Together We Can, and Venice Christian School

Mayor Pachota presented this proclamation.

Recess was taken from 9:29 a.m. to 9:40 a.m.

Mayor Pachota requested the addition of an item on council action regarding cancelling the June 9th meeting.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt to add an item under Council Action/Discussion regarding cancelling the June 9th meeting.

There was discussion on there not being a need for the meeting, only one presentation is scheduled, and it would better for Council to focus on the Budget Workshop scheduled for the following week.

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

II. AUDIENCE PARTICIPATION will be limited to one hour.

Valerie Waters, 320 Gulf Drive, requested the Citizen Advisory Panel (CAP) and the Technical Advisory Panel (TAP) be recorded, a full environmental impact study be done, and consider the impacts of expansion.

Chris Waters 320 Gulf Drive, spoke on John Nolen's vision, measured growth, environmental impact studies, communication, jet traffic, and expressed concerns about airport expansion.

Christine Davis, 340 Shore Road, spoke on CAP and TAP meetings, draft airport master plan, the Federal Department of Transportation (FDOT), planning, funding, airport management, certification, concerns about larger and commercial aircraft and recommended environmental impact study and pausing the Airport Master Plan.

Emily Santana, 400 Airport Avenue East, General Manager of Skyport Aviation, spoke on resident and environmental concerns, Skyport's role, no commercial airline service, focus on general, business aviation, and related support services. She addressed measures they have taken to lessen operational impact, reducing ground emissions and noise by utilizing ground power units (GPUs), electric golf carts, temporary construction adjustments, and compliance with all environmental requirements.

Tania Willard, 332 Shore Road, spoke on the airport numbers going down, and concerns with the master plan process looking at previous years, part 139 airfields allows scheduled passenger flights, a fire station, John Nolen, Deertown Gully, and the tower in Arcadia.

Janice Riordian, 1127 Sunset Drive, spoke on support for the airport, recommended noise study, environmental assessment, losing green space, and John Nolen.

Alex Almazan, 19976 Visibility Court, spoke on Homeless for Hope, and relationships with the Venice Police Department (VPD) Community Outreach Team (COT) and the Sarasota County Sheriff Homeless Outreach Team (HOT), and stated the VPD COT is working.

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.

CITY CLERK

[26-0602](#)

Minutes of the April 28, 2026 Regular Meeting

These minutes were approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

V. PUBLIC HEARINGS

A. APPEAL

[26-03AP](#)

Consider and Act on Appeal of Planning Commission's Approval of Site and Development Plan Amendment Petition 25-40SP to Amend the Existing Site Plan for Proposed Improvements to a Certain Portion of the Property at 500 and 504 Gene Green Road, owned by MAH Venice Investments, LLC, in Order to Accommodate Ajax's Need to Expand, Update, and/or Replace Buildings (Quasi-Judicial)

Mayor Pachota announced the appeal hearing.

Attorney Jeffery A. Boone, Agent for the Applicant, spoke on the site and development plan, the current access easement, and requested a continuance to a date certain. He stated a continuance would allow time for the parties to try to come to an agreement; the only harm would be to Ajax for delaying their project.

Attorney Derin Parks, Agent for the Appellant, stated the Appellant is not opposed to a continuance of the hearing, as long as everything is stayed until the future hearing.

Recess was taken from 10:20 a.m. to 10:25 a.m.

Attorney Boone stated the parties agreed to continue to the Aug 25th, 2026 Council meeting, and confirmed Ajax will not take any action on the current site and development plan until after the appeal hearing. The Agent for the Appellant agreed.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to continue the public hearing for Appeal 26-03AP to the August 25th, 2026 City 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

B. ORDINANCES - FIRST READING

[ORD. NO. 2026-19](#)

An Ordinance of the City of Venice, Florida Amending the Code of Ordinances, Chapter 70, Traffic and Vehicles, by Amending 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 for Venice Elementary that Constitute a Heightened Risk; 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.

Police Chief Leisenring and Lieutenant Mat Sauchnitz commented on the need to expand the school zone speed enforcement to include Venice Elementary due to heightened risk.

Lieutenant Sacuhnitz, reported on a two-day traffic study from 2024, the violations recorded, and the importance of monitoring the elementary

school, answered Council questions regarding operational hours, details of violations recorded, the inclusion of Epiphany, increased signage, additional flashing light, and providing notice of the upcoming change.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Mr. Howard, that Ordinance No. 2026-19 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

C. ORDINANCES – FINAL READING

[ORD. NO.
2026-06](#)

An Ordinance of the City of Venice, Florida, Amending the City Comprehensive Plan and Associated Pages Pursuant to Petition No. 25-73CP Specifically to Update Data for Each Mixed-Use Land Use Designation Within Each Neighborhood Area of the City as a Result of New Development through November 1, 2025; 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 or public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2026-06 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.
2026-18](#)

An Ordinance Amending City of Venice Ordinance No. 2025-32, as Previously Amended, Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; by Increasing the Total Revenue by \$4,916,229 and Total Expenditures by \$4,916,229; and Providing an Effective Date

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no written communications or public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2026-18 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 10:40 a.m. to 10:50 a.m.

VI. NEW BUSINESS

COUNCIL ACTION/DISCUSSION

[26-0603](#)

Appoint a Student Member to the Citizen Advisory Board to Serve a Term from June 1, 2026 to May 31, 2027

Mayor Pachota read the item.

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mr. Engelke, to appoint Lily Smith to serve a term from June 1, 2026 to May 31, 2027.

Comments were made on the impressive qualifications of all the student applicants.

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

[26-0604](#)

Airport Management and Policies (Mr. Howard)

Mayor invited Mr. Howard to introduce the topic.

Mr. Howard stated he wanted to discuss airport management in terms of ground operations, ramp use, tenant responsibilities, and City responsibilities.

Christopher Derbak, spoke on his background and experience, with airport issues, including environmental issues. He expressed appreciation for the public meetings, and recommended looking at all impacts before decisions are made.

Tracey Kehoe, 428 Shore Road, spoke on the airport, working together on solutions, concerns about the airport becoming a regularly scheduled carrier airport or a Part 139 airport, communication with the public, jet usage, towers, terminal building, fire trucks, grants, meetings, environmental impacts, John Nolen's vision, and recommended environmental testing.

Marty Dover, 512 West Venice Avenue, spoke on misinformation

regarding the airport, communication, her experience living near the airport, resident concerns about it becoming a commercial airport, the terminal being an office building, towers actually being a post with cameras being remotely monitored, and recommended sharing results of any environmental studies done with the public.

A motion was made by Mr. Howard to direct staff (the appropriate charter officer) to perform a legal review of the current lease and initiate discussions with the FBO on ground operations and provide a review of the airport operating standards and report back to Council as soon as possible, but no longer than 60 days.

Discussion took place regarding a Gondolier article, a shift in activity at airport, supporting the airport concerns from the public regarding noise, exhaust, air quality resulting from prolonged Auxiliary Power Units (APUs) use.

It was noted the City has control on the ground, but not in the sky.

Discussion continued on environmental studies, Federal Aviation Administration (FAA) requirements.

City Manager Clinch spoke on the City's experience with environmentally sensitive operations. The City is fully compliant with all regulations, and the master plan will include an environmental analysis, if further studies are needed the City will complete them. He stated the master plan is a long term plan for the future; it does not authorize any projects or expansion. The administration terminal building and t-hangar expansion are the only projects in progress right now, which require their own environmental reviews. The Master plan will help lay the framework for the future, and the consultant's environmental team will be at the meetings in November.

Discussion took place on the current plan being outdated, a lot of information at once, not building a commercial airport, public input being helpful, feasibility of a conservation grant to preserve the open space (golf course), noise studies, Fly Friendly program, resident concerns, history of airport and City, and not supporting a commercial airport.

Mr. Weed offered a possible amendment which was then rescinded and handled as a separate motion.

Discussion continued on the master plan being long-term, not supporting the airport being a commercial scheduled airport, operational changes that can be made soon, and federal and state guidelines.

City Manager Clinch spoke on providing specific concerns to staff.

Discussion took place on whether the FAA will allow prohibiting commercial activity in the Airport Master Plan, the terminal administration

building, funding, environmental studies public, putting documents on the website to answer questions, defining terminology, providing access to information to make it easier for the public.

City Manager Clinch commented on the fact sheet which will be updated after today's meeting.

The intent of the motion was clarified through Council discussion.

City Manager Clinch stated staff has a strong list of operational improvements they are currently working on and can report on it at the same time as the 60-day report.

Support was expressed for the City Manager and the Airport Director, City plans, the FBO, and the volunteer Fly Friendly program, and remote towers being a controller.

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

A motion was made by Mr. Weed, seconded by Mr. Smith, to direct staff (the appropriate charter officer), as soon as administratively possible, to develop parameters to perform an environmental review of the airport property and neighboring areas to include, but not be limited to air quality, soil contamination, and water quality, and to pursue vendor quotes to perform such study.

City Manager Clinch offered to bring back study options for Council to choose from.

Mr. Weed clarified he intended surrounding areas including, but not limited to Flamingo Ditch, Deertown Gully, and surrounding residential areas.

Discussion took place on options to choose from, highlighting immediate concerns, and wording regarding conducting an environmental review versus a comprehensive environmental assessment.

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

[26-0605](#)

In-Person Option for Land Use Neighborhood Workshops (Mrs. Frank)

Mayor invited Mrs. Frank to introduce the topic.

Mrs. Frank commented on neighborhood workshops, Sarasota County, the possibility of requiring in-person workshops, and increasing the mileage range of public notice.

A motion was made by Mrs. Frank to direct staff (the appropriate charter officer)

to present the history of City neighborhood workshop policies for Council's consideration to make procedural changes moving forward. 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

[26-0612](#)

Consideration of Cancelling the 6/9/26 Council Meeting

Mayor Pachota commented on the added agenda item to consider cancelling the June 9th, 2026 meeting.

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mr. Engelke, to cancel the June 9th, 2026 City Council meeting.

Discussion took place regarding there only being one presentation and focusing on the upcoming budget workshops.

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

VII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

Clerk Michaels had no report.

City Manager

City Manager Clinch had no report.

VIII. COUNCIL REPORTS

Council Member Engelke

Mr. Engelke had no report.

Council Member Weed

Mr. Weed had no report.

Council Member Howard

Mr. Howard had no report.

Council Member Smith

Mr. Smith had no report.

Council Member Frank

Mrs. Frank had no report.

Vice Mayor Boldt

Vice Mayor Boldt had no report.

Mayor Pachota

Mayor Pachota had no report.


IX. AUDIENCE PARTICIPATION

There was none.


X. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 12:02 p.m.

ATTEST:


Nick Pachota (May 27, 2026 08:46:11 EDT)

Mayor - City of Venice



City Clerk









Meeting Minutes

Final Audit Report

2026-05-27

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