



City of Venice

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

Meeting Agenda City Council

Tuesday, March 26, 2024

9:00 AM

Council Chambers

THERE IS AN ATTORNEY-CLIENT SESSION SCHEDULED AT NOON

[24-0102](#) Instructions on How to Watch and/or Participate in the Meeting

Attachments: [Instructions](#)

Broadcast

This meeting will re-broadcast the week after the meeting on Access Sarasota (Comcast Channel 19)(Verizon Channel 32). To view the meeting live please log onto www.venicegov.com, click on meetings, find today's meeting and click "in progress".

CALL TO ORDER

ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

I. RECOGNITION

[24-0103](#) Proclaim April 2024 Child Abuse Prevention Month, presented to Missy Booher and Roslyn Mendoza, Prevention Educators, and Detective Sergeant Bill Kuchar

Attachments: [Proclamation](#)

[24-0104](#) 5-Year Service Award, Steven Berens, Stormwater Engineer I

[24-0105](#) Swearing in: Fire Department K9 Misty

[24-0106](#) Swearing in: Firefighter/Paramedic Ashley Henry

[24-0107](#) Swearing in: Firefighter/EMT Scott Dubrule, Kord Webb, and Elizaveta Zinkov

[24-0108](#) Swearing in: Paramedic Timothy Dankel

II. AUDIENCE PARTICIPATION will be limited to one hour.

Excluding Public Hearings (Five Minutes Each Speaker for City Residents, City Property Owners, and Owners of Businesses within the City Limits and Two Minutes for all Other Speakers unless Other Time Limits are Established).

III. CONSENT SECTION:

All matters listed under the Consent Section are considered to be routine and will be enacted by one motion unless an item is removed by a council member. There will be no separate discussion of these items. If discussion is desired by a council member, the item(s) will be considered and voted upon at the end of the Consent Section.

A. CITY CLERK

[24-0109](#) Minutes of the March 12, 2024 Regular Meeting

Attachments: [Minutes](#)

B. CITY MANAGEREngineering

[24-0110](#) Authorize the Mayor to Execute the First Amendment to Locally Funded Agreement for Use of Park Impact Fees Between Sarasota County and the City of Venice for the Pickleball Courts at Hecksher Park in the Amount of \$200,000

Attachments: [Memorandum](#)
[First Amendment to Locally Funded Agreement - Hecksher Park](#)
[Locally Funded Agreement - Hecksher Park](#)

[24-0111](#) Authorize the Mayor to Execute Amendment No. 2 to Agreement No. 22SRP76 Between the State of Florida Department of Environmental Protection and the City of Venice for the Tarpon Center Drive Nature Based Flood Mitigation Pilot Project

Attachments: [Memorandum](#)
[22SRP76 Amendment No. 2](#)
[22SRP76 Amendment No. 1](#)
[22SRP76 Agreement](#)

[24-0112](#) Authorize Transfer of \$700,000 in Park Impact Fees from the Northeast Linear Park to the Northeast Park

Attachments: [Memorandum](#)

[24-0113](#) Authorize the Mayor to Accept Utility Easement from SCP Venice Florida Owner, LLC, identified as Ranch Road Multifamily

Attachments: [Memorandum](#)
[Easement](#)

[24-01FP](#) Approve Final Plat for Magnolia Bay North Phase 2 and Accept the Developers Completion and Payment Bonds in the Amounts of \$2,053,735.65 for Project Infrastructure Completion and \$358,800.00 for Street Light Completion from Meritage Homes of Florida, Inc., and Authorize the Mayor, City Attorney and City Engineer to Sign the Final Plat

Attachments: [Memorandum](#)
[Final Plat](#)
[Developers Completion & Payment Bond - Infrastructure](#)
[Developers Completion & Payment Bond - Street Lights](#)
[First Amendment to Declaration of Covenants and Restrictions](#)
[Title Certification](#)

[24-02FP](#) Approve Final Plat for Magnolia Bay South Phase 2 and Accept the Developers Completion and Payment Bonds in the Amounts of \$2,457,602.84 for Project Infrastructure Completion and \$675,383.50 for Landscaping and Street Light Completion from Meritage Homes of Florida, Inc., and Authorize the Mayor, City Attorney and City Engineer to Sign the Final Plat

Attachments: [Memorandum](#)
[Final Plat](#)
[Developers Completion & Payment Bond - Infrastructure](#)
[Developers Completion & Payment Bond - Landscape & Street Lights](#)
[First Amendment to Declaration of Covenants and Restrictions](#)
[Title Certification](#)

Public Works

[24-0114](#) Approve Lease Agreement Between Sarasota County and the City of Venice for the Property Located at 440 East Venice Avenue, Venice, FL

Attachments: [Memorandum](#)
[Lease Agreement](#)

IV. ITEMS REMOVED FROM CONSENT

V. COUNCIL ACTION/DISCUSSION

[24-0115](#) Historic and Architectural Preservation Board Chair Mark Beebe: Board's Annual Report and Council Feedback

Attachments: [Annual Report](#)

[24-0116](#) Kevin McGrath, Chair of the Police Pension Board of Trustees: Board's Annual Report and Council Feedback

Attachments: [Annual Report](#)

VI. PUBLIC HEARINGS

A. CONTRACT

[24-0117](#) Consider the Purchase of a 7.95-Acre Parcel of Land Located at 2191 Knights Trail Road (Parcel ID No. 0377020001) from TEG 2191 Knights Trail LLC, for a Purchase Price of 2,342,500

Attachments: [Memorandum](#)
[Exhibit A - Agreement](#)
[Exhibit B - Appraisal Report #1](#)
[Exhibit C - Appraisal Report #2](#)
[Exhibit D - Proposed Location Map](#)

B. ORDINANCES - FIRST READING

[ORD. NO.](#)
[2024-04](#) An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.2.2.B., RMF Multifamily Structures Development Standards Table and Section 2.4.3., Residential Uses, Pursuant to Text Amendment Petition No. 23-53AM, by Establishing Development Standards for Single-Family Townhomes in the Residential Multi-Family (RMF) Zoning Districts; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Attachments: [Ordinance](#)
[Business Impact Estimate](#)
[Transmittal Memo](#)
[23-53AM Staff Report CC](#)
[23-53AM Staff Report PC](#)
[Staff Presentation](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Original Text](#)
[Applicant - Strikethrough-Underline CC](#)
[Applicant - Strikethrough-Underline PC](#)
[Speaker Card 2.20.24](#)
[Planning Commission Minutes 2.20.24](#)

C. RESOLUTION

[RES. NO.](#)
[2024-06](#) A Resolution of the City of Venice, Florida, Vacating a Portion of an Existing Right-of-Way Located on Precision Drive, as Recorded in Plat Book 37, Pages 16-16B, Public Records of Sarasota County, Florida, and Providing an Effective Date

Attachments: [Resolution](#)
[Memorandum](#)
[Petition](#)

VII. NEW BUSINESS**A. ORDINANCE**

[ORD. NO.](#)
[2024-05](#) An Ordinance Amending City of Venice Ordinance No. 2023-34, as Previously Amended, Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; by Increasing the Total Revenue by \$664,911 and Total Expenditures by \$664,911; and Providing an Effective Date

Attachments: [Ordinance](#)
[Memorandum](#)
[Business Impact Estimate](#)

B. RESOLUTIONS

[RES. NO.](#)
[2024-07](#) 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. 2023-21; and Providing an Effective Date

Attachments: [Resolution](#)

[RES. NO.](#)
[2024-08](#) A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements Installed by SCP Venice Florida Owner, LLC, and Accepting a One Year Developers Cash Maintenance Bond and Bill of Sale, and Providing an Effective Date (Ranch Road Multi-Family)

Attachments: [Resolution](#)
[Certification of No Advance Contributions](#)
[DOH Clearance](#)
[Record Drawings](#)
[Statement of Authority](#)

[RES. NO.](#)
[2024-09](#) A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements Installed by Rustic Oaks Community Development District

and Accepting a One Year Developers Maintenance Bond and Bill of Sale, and Providing an Effective Date (Magnolia Bay North Phase 1)

Attachments: [Resolution](#)
[Certification of No Advance Contributions](#)
[DOH Clearance](#)
[Record Drawings](#)

VIII. PRIVATE ATTORNEY-CLIENT SESSION

[24-0118](#) PRIVATE ATTORNEY-CLIENT SESSION, PURSUANT TO FLORIDA STATUTE 286.011(8), TO DISCUSS NEAL COMMUNITIES OF SWF, LLC ET AL V. CITY OF VENICE

In attendance will be City Attorney Kelly Fernandez, Special Counsel Derek Schroth, Mayor Nick Pachota, Vice Mayor Jim Boldt, Council Members Joan Farrell, Helen Moore, Rachel Frank, Rick Howard and Ron Smith, City Manager Ed Lavalley, and Roberts Court Reporting. (Expected Duration One Hour)

IX. PRESENTATION

[24-0119](#) City Engineer Kathleen Weeden and Stormwater Engineer Steven Berens: Flamingo Ditch Summary (30 min.)

Attachments: [Presentation](#)

X. PRESENTATION WITH ACTION

[24-0120](#) Assistant City Manager Clinch and Historical Resources Manager Harry Klinkhamer: Presentation on Lord-Higel House Mission and Vision

Attachments: [Memorandum](#)
[Presentation](#)

[24-0121](#) Planning and Zoning Director Roger Clark: Rezoning of Annexed County Zoned Property Report

Attachments: [Memorandum](#)
[Rezoning Letter Example](#)
[County Zoned Properties Map](#)
[Property Owner Responses](#)

XI. COUNCIL ACTION/DISCUSSION - Continued

[24-0122](#) Approve Pre-Annexation Agreement Between the City of Venice and Abderlrahman Ayyad and Sara Ayyad for Flagship Medical Office Building (MOB)

Attachments: [Pre-Annexation Agreement](#)
[Staff Memo](#)
[Petition for Annexation](#)
[Location Map](#)

[24-0123](#) Accept and Authorize Execution of a Utility Easement with PGT Industries, Inc.

Attachments: [Utility Easement](#)

[24-0124](#) Request for Cash Deposit in Lieu of Sidewalk Construction for Storsafe Self Storage Site and Development Plan Petition No. 23-71SP

Attachments: [Memorandum](#)
[Site Plan](#)
[Elevations](#)
[Cash Deposit Estimate](#)
[Aerial Map](#)

XII. CHARTER OFFICER REPORTS

City Attorney

City Clerk

City Manager

XIII. COUNCIL REPORTS

Council Member Smith

Council Member Frank

Council Member Farrell

Council Member Howard

Council Member Moore

Vice Mayor Boldt

Mayor Pachota

XIV. AUDIENCE PARTICIPATION

Five Minutes Each Speaker for City Residents, City Property Owners, and Owners of Businesses within the City Limits and Two Minutes for all Other Speakers unless Other Time Limits are Established.

XV. ADJOURNMENT

The meeting will not go beyond 5:00 p.m. unless City Council grants an extension.

If you are disabled and need assistance, please contact the City Clerk's office at least 24 hours prior to the meeting.

NOTE: No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.