



City of Venice

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

Meeting Minutes City Council

Tuesday, July 8, 2025

9:00 AM

Council Chambers

8:30 A.M.

The Public is Invited to the Honor Guard Flag Ceremony Dedicated to the Lavallee Municipal Campus. The Ceremony Will be Held Outside the Main Entrance of City Hall at 8:30 a.m.

This ceremony was held prior to the meeting.

25-0275

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

There is an Executive Session at Noon

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 Ed Lavallee, James Clinch, Deputy City Clerk Toni Cone, and for certain items on the agenda: Planning and Zoning Director Roger Clark, Planner Brittany Smith, Acting City Engineer Jon Kramer, and Stormwater Engineer Steve Berens.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

I. RECOGNITION

25-0276

City Manager Ed Lavallee Retirement Tribute

Mayor Pachota and Executive Assistant Cordy Crane presented this recognition.

Recess was taken from 9:35 a.m. to 10:00 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

Kristin Hoffschmidt, 232 Gulf Drive, expressed concerns about the impact

of fireworks on threatened and endangered species, nesting times, and wildlife breeding seasons. She requested Council and staff consider fireworks alternatives, and restrictions.

III. CONSENT SECTION:

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to approve items in the Consent Section, with the exception of Item No. 25-0277. The motion carried unanimously by voice vote.

A. CITY CLERK

[25-0278](#) Minutes of the May 16, 2025 Joint Meeting with the Sarasota County Board of County Commissioners

These minutes were approved in the Consent Section.

[25-0279](#) Minutes of the June 19, 2025 Budget Workshop, June 24, 2025 Regular Meeting, and June 25, 2025 Special Meeting for Final Candidate Interviews and Selection of City Manager

These minutes were approved in the Consent Section.

[25-0280](#) Affirm the Reappointment of Oscar Guinart to the Police Pension Board of Trustees to Serve a Term from October 1, 2025 to September 30, 2029

This reappointment was approved in the Consent Section.

B. CITY MANAGER

[25-0281](#) Approve Employment Agreement with James Clinch as City Manager

This item was approved in the Consent Section.

[25-0282](#) Approve Venice Antique Car Club Association Swap Meet Special Event on December 6, 2025 at the Airport Festival Grounds

This item was approved in the Consent Section.

[25-0283](#) Approve Location Change for the Glow Ride Special Event in 2025 to the Airport Festival Grounds

This item was approved in the Consent Section.

[25-0284](#) Approve the 100 Block Holiday Block Party Special Event on November 29, 2025 in Downtown Venice

This item was approved in the Consent Section.

Finance

[25-0285](#) Authorize the Mayor to Execute the Sarasota County and City of Venice

Second Interlocal Community Development Block Grant (CDBG) Program Agreement

This item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

[25-0277](#)

Set the Dates for the Public Hearings on Millage and Budget for 5:01 p.m. on Tuesday, September 9 and Tuesday, September 23, 2025, and Set the Preliminary Operating Millage Rate at 3.9041 Mills and the Debt Service Millage Rate at 0.3405 for Fiscal Year Ending 2026

Discussion took place regarding the millage rate, required public notice, discussions in the June budget workshop, and identifying specific reductions.

City Attorney Fernandez noted this item is to set hearings and the maximum rate, which can be reduced at the budget hearings in September, if the Council desires.

Discussion continued on expense reduction, the maximum rate, and the roll back rate.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to approve Item No. 25-0277. The motion carried by voice vote, 6 -1, with Mr. Smith dissenting.

V. PUBLIC HEARINGS

A. ORDINANCES - FIRST READING

[ORD. NO.](#)
[2025-19](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Adding Section 6.10 Affordable Housing and Amending Section 9.1, Defined Terms, Pursuant to Text Amendment Petition No. 23-66AM, to Provide Standards for Affordable Housing Development Projects and to Implement Section 166.04151(7), Florida Statutes (the "Live Local Act"); 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.

Council declined a staff presentation.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2025-19 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

ORD. NO.
2025-26

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Creating Section 2.2.4.5.D., Planned Public Hospital District (PPH), Pursuant to Text Amendment Petition No. 25-11AM, to Establish a New Planned Zoning District to Provide Zoning Standards Appropriate for the Unique Nature of a Public Hospital Campus and Related Facilities; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Mayor Pachota opened the public hearings.

Clerk Michaels read Ordinance Nos. 2025-26 and 2025-27 by title only.

There were no written communications.

Brittany Smith provided a presentation on the text amendment and the Comprehensive Plan amendment to include general information, the request, proposed new zoning district, planning analysis, Comprehensive Plan consistency, conclusions and findings of fact, land development code compliance, Land Development Regulations, project description, decision criteria, and answered a Council question regarding the timing of the application with the Comprehensive Plan update.

Planning and Zoning Director Clark responded to the Council question stating the Comprehensive Plan update to 2037 had not been adopted yet, there were preliminary discussions regarding the hospital's plans, and clarified the process of private entities submitting applications, and the Planning and Zoning staff bringing them forward to Planning Commission and then City Council as being the appropriate process.

Council declined an applicant presentation.

There was no public comment.

Mayor Pachota closed the public hearings.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2025-26 be approved on first reading and scheduled for final reading.

Discussion took place regarding the quality of Sarasota Memorial Hospital, the proposal, the Comprehensive Plan, height, size of the hospital, appreciation for the hospitals investment in the City, the need for the hospital and ancillary services in the City.

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.
2025-27

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Pursuant to Petition No. 25-27CP, by Amending Strategies LU 1.2.9 Mixed Use Category, LU 1.2.9.C, Corridor (MUC) and LU-LR 1.1.1, Mixed Used Corridor (MUC), to Recognize the Planned Public Hospital (PPH) Zoning District and Modify the Intensity Standards of the MUC for the New Zoning District; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Ordinance No. 2025-27 be approved on first reading and transmitted to the Department of Commerce for review. 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

Recess was taken from 10:42 a.m. to 10:50 a.m.

ORD. NO.
2025-28

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-28RZ, to Change the Zoning Designation for the Property Generally Located at 2600 East Laurel Road from Laurel West to Planned Public Hospital District (PPH) with Modification of the Binding Master Plan; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

Mayor Pachota announced this is a quasi-judicial hearing, and opened the public hearing.

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez questioned Council Members concerning ex-parte communications and conflicts of interest.

Mr. Engelke and Vice Mayor Boldt disclosed attendance at the Planning Commission meeting.

Mr. Smith disclosed attendance at the Planning Commission meeting and meeting with hospital staff regarding future growth of the hospital.

Mayor Pachota disclosed site visits based on his work in the medical field, but he is not employed by the hospital.

Mr. Weed disclosed meeting with the applicant on city issues prior to being on Council.

There were no written communications.

Planner Brittany Smith, being duly sworn, provided a presentation to include, general information, project description, aerial map, site photos, existing and proposed conditions future land use map, existing and proposed zoning maps, surrounding land uses, planning analysis, conclusions and findings of fact, consistency with the Comprehensive Plan, and Land Development Code compliance.

Attorney Jackson Boone, being duly sworn, provided a presentation on the rezoning application, building height, floor area ratio (FAR), and transportation analysis.

There was no staff or applicant rebuttal.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2025-28 be approved on first reading and scheduled for final reading.

Discussion took place on the FAR, height, future healthcare needs in the City, tax paying businesses being drawn to the hospital, and the reason vertical expansion is preferable to horizontal expansion in the hospital setting.

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. 2025-25](#)

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 \$9,236,600 and Total Expenditures by \$9,236,600; 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.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Ordinance No. 2025-25 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

VI. NEW BUSINESS

A. PRESENTATION

[25-0286](#)

Acting City Engineer Jonathan Kramer and Stormwater Engineer Steven Berens: Curry Creek Maintenance Update (15 min.)

Acting City Engineer Jon Kramer and Stormwater Engineer Steve Berens provided an update on Curry Creek Maintenance, ownership and maintenance responsibilities, the City-maintained portion of Curry Creek, the Natural Resources Conservation Service (NRCS) grant debris removal areas, possible maintenance responsibility exchange discussions with Sarasota County staff, current Deertown Gully maintenance responsibilities, next steps, and answered Council questions regarding funding and timeline, contractor availability, subcontractors, the number of times maintenance is performed on Deertown Gully, and the ability to quantify the expense for an equitable exchange.

Steve Carr, 149 Avens Drive, spoke on behalf of the Central Venice Coalition, expressing support for the exchange agreement, the private section in Sawgrass not subject to the agreement, benefits to the public outweighing the cost, the need for drainage, and a strategy for ensuring the flow of water by including the .45 mile section of Curry Creek owned by Sawgrass Community Association in the City's quarterly storm management program for keeping the water flowing.

B. COUNCIL ACTION/DISCUSSION

[25-0287](#)

Approve Pre-Annexation Agreement Between the City of Venice and Abdelrahman Ayyad and Sara Ayyad for the Flagship Medical Office

Building (MOB) 2 Project

Council declined staff and applicant presentations.

A motion was made by Mrs. Frank, seconded by Mr. Howard, to approve Item No. 25-0287.

There was no public comment.

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

25-0288

Approve Pre-Annexation Agreement Between the City of Venice and Mary L. Clark, Trustee of the Clark Family Trust Dated December 9, 2004, for the Baker Trust Ewing Project

Council declined staff and applicant presentations.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to approve Item No. 25-0288.

There was no public comment.

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

25-0289

Appoint Member to the Historical and Architectural Preservation Board to Fill the Unexpired Term of Bruce Weaver from July 8, 2025 to August 31, 2027

A motion was made by Mr. Howard, seconded by Vice Mayor Boldt, to appoint Steven Green to the Historical and Architectural Preservation Board to fill the unexpired term of Bruce Weaver from July 8, 2025 to August 31, 2027. 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 stated a legislative and litigation update would be coming to Council. She commented on the pleasure of working with City Manager Lavalley and his contribution as a servant leader.

City Clerk

City Clerk Michaels expressed appreciation for City Manager Lavalley and reminded Council of the executive session today at noon.

City Manager

City Manager Lavallee thanked everyone for the tribute, and commented on the upcoming Council of Governments meeting, and the upcoming trip to New York for the City's bond rating.

VIII. COUNCIL REPORTS***Council Member Smith***

Mr. Smith expressed appreciation for City Manager Lavallee and commented on the Citizen Advisory Board's Hurricane After Action report.

Council Member Engelke

Mr. Engelke expressed appreciation for City Manger Lavallee.

Council Member Frank

Mrs. Frank expressed appreciation for City Manger Lavallee.

Council Member Weed

Mr. Weed expressed appreciation for City Manger Lavallee.

Council Member Howard

Mr. Howard expressed appreciation for City Manger Lavallee.

Vice Mayor Boldt

Vice Mayor Boldt expressed appreciation for City Manager Lavallee.

Mayor Pachota

Mayor Pachota commented on the non-partisan nature of the Council, and noted that any Council Member can put items on the agenda.

Mayor Pachota expressed gratitude for City Manager Lavallee and Mrs. Sharon Lavallee, and thanked the honor guard, City staff, and constituents for the success of today's tribute. He also announced tonight's open house, and upcoming City events.

IX. AUDIENCE PARTICIPATION

Jackson Boone, 1001 Avenida Del Circo, stated the City staff's role in the land development application process is appropriate, and thanked City Manager Lavallee for his service to the City.

X. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 11:57 a.m.

ATTEST:


Nick Pachota (Sep 4, 2025 22:08:59 EDT)

Mayor - City of Venice



City Clerk

Meeting Minutes

Final Audit Report

2025-09-05

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By:	Toni Gregory (toni.gregory@venicefl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIp9QMxXO-WeiqOHkgIcAGhb1GGkF0lgi

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