



# City of Venice

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

## Meeting Agenda City Council

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Tuesday, September 12, 2023

9:00 AM

Council Chambers

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Zoom Meeting Link: <https://us02web.zoom.us/j/85982345115>

### **THERE IS AN ATTORNEY-CLIENT SESSION SCHEDULED TODAY**

[23-6212](#) Instructions on How to Watch and/or Participate in the Meeting

**Attachments:** [Meeting Instructions](#)  
[Request to Speak Form](#)

### **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](http://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**

[23-6213](#) Swearing in: Detective Bill Kuchar Promoted to Sergeant

[23-6185](#) Recognition of Certified Municipal Clerk (CMC) Designation: Mercedes Barcia, Records Manager/Deputy City Clerk

[23-6214](#) 10- Year Service Award, Audrey Symowicz, Administrative Coordinator

[23-6215](#) Proclaim September 19, 2023 as "IT Professionals Day", Presented to Roger Navarro, IT Director, and IT Staff

**Attachments:** [Proclamation](#)

### **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**

[23-6216](#) Minutes of the Regular City Council Meeting August 22, 2023

**Attachments:** [Minutes](#)

**B. CITY MANAGER**Airport

[23-6217](#) Authorize the Mayor to Execute the Second Amendment to the Lease Between the City of Venice and Tristate Aviation Group of Florida, LLC, and the Assignment of the Lease to Skyport Aviation, Inc. for the Properties Located at 400, 220, and 200 Airport Avenue East

**Attachments:** [Updated Staff Memorandum](#)  
[Memorandum](#)  
[Second Amendment to Restated Lease Agreement](#)  
[Assignment of Restated Lease](#)  
[Exhibit A to Assignment of Restated Lease](#)

[23-6218](#) Authorize the Mayor to Execute the Third Amendment to the Lease Between the City of Venice and BVK, Inc.

**Attachments:** [Memorandum](#)  
[Lease Agreement](#)  
[Exhibit A](#)

Engineering

[23-6219](#) Execute a Utility Easement Agreement Between PGT Industries, Inc., and the City of Venice for the Temporary Booster Station on Knights Trail Road

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

Police

[23-6220](#) Approve Donation of Forfeiture Funds to Family Promise of South Sarasota County, Child Protection Center, Inc. and Sarasota K9 Search and Rescue

**Attachments:**      [Memorandum](#)

## Utilities

[23-6221](#)      Authorize Staff to Participate in the Bidding Process to Acquire the 0.5 Acre Property Located at 200 Grove Street

**Attachments:**      [Memorandum](#)  
                                 [Exhibit "A"](#)

## **IV. ITEMS REMOVED FROM CONSENT**

## **V. PRESENTATION WITH ACTION**

[23-6222](#)      Human Resources Director Alan Bullock and Ray Carter, The Gehring Group: Renewal of Property and Liability Insurance for Fiscal Year 2024 (10 min.)

**Attachments:**      [Memorandum](#)  
                                 [FY24 Premium History](#)  
                                 [2023-2024 Renewal Evaluation](#)

## **VI. PRESENTATION**

[23-6223](#)      Pat Neal, Neal Communities: Laurel Road Widening Update (10 min.) (Dr. Fiedler)

**Attachments:**      [Presentation](#)  
                                 [Dr. Fiedler's Request](#)

## **VII. PUBLIC HEARINGS**

### **A. ORDINANCES - FIRST READING**

[ORD. NO.](#)      \*REQUEST WAS MADE TO CONTINUE THIS ITEM TO A COUNCIL  
[2023-14](#)      MEETING IN OCTOBER\*

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 23-13RZ, to Change the Zoning Designation for the Sawgrass Community Generally Located at the West Side of North Auburn Road Between East Venice Avenue and Edmondson/Border Road (316+ Acres) from Sarasota County Residential Single Family 2 (RSF-2) with a Planned Unit Development (PUD) Overlay to City of Venice PUD; Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

**Attachments:** [Jeffery Boone's Continuance Request 9.7.23](#)  
[Ordinance](#)  
[Revised Transmittal Memo to City Clerk](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Presentation CC](#)  
[Staff Presentation](#)  
[Staff Report CC](#)  
[Staff Report](#)  
[Application](#)  
[Narrative](#)  
[Sawgrass Binding Master Plan Map UPDATE](#)  
[Sawgrass Binding Master Plan Map](#)  
[Location Map](#)  
[Proposed Zoning Map](#)  
[Zoning Standards CC](#)  
[Zoning Standards](#)  
[Decision Criteria](#)  
[Statement of Land Use Density](#)  
[Planning Commission Minutes 4.18.23](#)

**ORD. NO.**  
**2023-35**

\*THIS ITEM WILL NEED TO BE CONTINUED TO THE OCTOBER 10, 2023 COUNCIL MEETING\*

An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying Contiguous to the City Limits, Pursuant to Petition No. 23-18AN by Stephen T. Deans and Cherie L. Deans, into the Corporate Limits of the City of Venice, Florida, and Redefining the Boundary Lines of the City to Include Said Additions; Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:** [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Pre-Annexation Agreement](#)  
[Applicant - Financial Feasibility](#)  
[Applicant - Survey](#)  
[Applicant - 1.4.3 Decision Criteria](#)  
[Planning Commission Minutes 8.15.23](#)

[ORD. NO.  
2023-36](#)

\*THIS ITEM WILL NEED TO BE CONTINUED TO THE OCTOBER 10, 2023 COUNCIL MEETING\*

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Future Land Use Map and Associated Pages Pursuant to Petition No. 23-19CP to Change the Future Land Use Designation of Specific Real Properties Located at 3590 and 3600 Laurel Road East from Sarasota County Major Employment Center (MEC) and City of Venice Mixed Use Residential (MUR) to City of Venice Medium Density Residential (MEDR); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:**

[Ordinance](#)

[Transmittal Memo to City Clerk](#)

[Staff Report CC](#)

[Staff Report](#)

[Staff Presentation](#)

[Applicant - Application and Narrative](#)

[Applicant - Survey - 3590 Laurel Rd E](#)

[Applicant - Survey - 3600 Laurel Rd E](#)

[Applicant - Strikethrough Underline Revisions](#)

[Applicant - Sec. 1.5.3 Decision Criteria](#)

[Applicant - Location Map](#)

[Planning Commission Minutes 8.15.23](#)

[ORD. NO.  
2023-37](#)

\*THIS ITEM WILL NEED TO BE CONTINUED TO THE OCTOBER 10, 2023 COUNCIL MEETING\*

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 23-20RZ, to Change the Zoning Designation for the Properties Located at 3590 and 3600 Laurel Road East (21.34 ± Acres Combined), from City of Venice Residential Multi-Family 2 (RMF-2) and Sarasota County Open Use Estate (OUE) to City of Venice Residential Multi-Family 3 (RMF-3); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

**Attachments:**      [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation 23-20RZ Stiles Multi Family](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Location Map](#)  
[Applicant - Survey - 3590 Laurel Rd E](#)  
[Applicant - Survey - 3600 Laurel Rd E](#)  
[Applicant - Sec. 1.7.4 Decision Criteria](#)  
[Planning Commission Minutes 8.15.23](#)

## **B. ORDINANCES – FINAL READING**

**ORD. NO.**      An Ordinance of the City of Venice, Florida, Amending the 2017-2027  
**2023-24**      Comprehensive Plan Pursuant to Petition No. 23-31CP by Amending  
Strategy HG 1.5.2 Targeted Attainable Housing Locations, and Table  
HG-2 Attainable Housing - Maximum Density (Dwelling Units Per Gross  
Acre) with Density Bonus, to Allow an Attainable Housing Density Bonus  
for the Moderate Density Future Land Use Designation (Residential  
Multi-Family Zoning Districts Only); Providing for Repeal of All Ordinances  
in Conflict Herewith; Providing for Severability; and Providing an Effective  
Date

**Attachments:**      [Ordinance with Updated Adoption Date](#)  
[Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Application](#)  
[Comp Plan Strikethrough Underline](#)  
[Clean Copy](#)  
[Speaker Card 6.6.23](#)  
[Planning Commission Minutes 6.6.23](#)  
[DEO Response Letter 23-02ESR](#)  
[DEP Response Email](#)

**ORD. NO.**      An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying  
**2023-25**      Contiguous to the City Limits, Pursuant to Petition No. 23-14AN, into the  
Corporate Limits of the City of Venice, Florida, and Redefining the  
Boundary Lines of the City to Include Said Additions; Providing for Repeal  
of All Ordinances in Conflict Herewith; Providing for Severability; and  
Providing an Effective Date

**Attachments:**      [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Application](#)  
[Narrative](#)  
[Survey](#)  
[Planning Commission Minutes 6.20.23](#)

**ORD. NO.**      An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City  
**2023-26**      of Venice Comprehensive Plan Future Land Use Map Pursuant to Petition  
No. 23-15CP to Change the Future Land Use Designation of Specific Real  
Property Located at 1545 East Venice Avenue (5.07± Acres), from  
Sarasota County Medium Density Residential to City of Venice  
Government (GOV); Providing for Repeal of All Ordinances in Conflict  
Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:**      [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Application](#)  
[Narrative](#)  
[Survey](#)  
[FLU Table](#)  
[Planning Commission Minutes 6.20.23](#)

**ORD. NO.**      An Ordinance Amending the Official Zoning Atlas of the City of Venice,  
**2023-27**      Florida, Pursuant to Zoning Map Amendment Petition No. 23-16RZ, to  
Change the Zoning Designation for the Property Located at 1545 East  
Venice Avenue (5.07± Acres), from Sarasota County Open Use Estate 1  
(OUE-1) to City of Venice Government (GOV); Providing for Repeal of All  
Ordinances in Conflict Herewith; Providing for Severability; and Providing  
an Effective Date (Quasi-judicial)

**Attachments:** [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Application](#)  
[Narrative](#)  
[Survey](#)  
[Decision Criteria](#)  
[Planning Commission Minutes 6.20.23](#)

**ORD. NO.**  
**2023-28** An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 30, Emergency Services, Article III, Emergency Medical Aid Fees, Section 30-40, Definitions, and Section 30-41, Emergency Medical Aid Fees; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:** [Ordinance](#)  
[Memorandum](#)

**ORD. NO.**  
**2023-29** An Ordinance of the City of Venice, Florida, Providing for Placement of the Structure Located at 721 Myrtle Avenue on the Local Register of Historical Resources Pursuant to Chapter 87, Historic and Architectural Preservation, Section 7.7, Local Register and Landmarks, of the City of Venice Code of Ordinances; and Providing an Effective Date

**Attachments:** [Ordinance](#)  
[Transmittal Letter to City Council](#)  
[Local Register Nomination Application](#)  
[Staff Report](#)  
[Florida Master Site File](#)  
[Contributing Structure](#)  
[Historic and Architectural Preservation Board Minutes 7.13.23](#)  
[Speaker Cards](#)

**ORD. NO.**  
**2023-30** An Ordinance of the City of Venice, Florida, Amending Chapter 74, Utilities, Article I, In General, Section 74-5, Potable Water, Irrigation Water, Reclaimed Water and Wastewater Tap Fees, Section 74-11, Water, Sewer, and Reclaimed Water Rates, and Article III, Sewers and Sewage Disposal, Section 74-162, Amount, by Modifying Utility Rates, Charges and Capacity Fees; Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability and Providing an Effective Date

**Attachments:** [Ordinance](#)  
[Memorandum](#)



[ORD. NO.  
2023-31](#) An Ordinance Amending City of Venice Ordinance No. 2022-26, as Previously Amended, Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; by Increasing the Total Revenue by \$670, 949 and Total Expenditures by \$670, 949; and Providing an Effective Date

**Attachments:** [Ordinance](#)  
[Memorandum](#)

[ORD. NO.  
2023-32](#) An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 22, Elections, by Deleting Section 22-7, Political Signs; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:** [Ordinance](#)  
[Memorandum](#)  
[Written Correspondence 9.3.23](#)

## VIII. UNFINISHED BUSINESS (Item Continued from the August 22, 2023 Council Meeting)

[23-6195](#) \*REQUEST WAS MADE TO CONTINUE THIS ITEM TO THE OCTOBER 10, 2023 COUNCIL MEETING\*

Approve Pre-Annexation Agreement Between the City of Venice and Douglas Girard Andrew for Oaks at Venice

**Attachments:** [Pre-Annexation Agreement](#)  
[Jeffery Boone's Continuance Request 9.7.23](#)  
[Petition for Annexation](#)  
[Location Map](#)  
[Speaker Cards 8.22.23](#)  
[Staff Presentation](#)

## IX. NEW BUSINESS

### A. RESOLUTIONS

[RES. NO.  
2023-31](#) A Resolution of the City of Venice, Florida, Adopting a Revised Schedule of Emergency Medical Aid Fees Consistent with Section 30-41 of the City Code of Ordinances; Superseding Resolution No. 2020-17; and Providing an Effective Date

**Attachments:** [Resolution](#)

[RES. NO. 2023-35](#) A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements Installed by Vistera Associates, LLC, Border Road Investments, LLC, and Laurel Road CDD and Accepting a One Year Developers Cash Maintenance Bond and Bill of Sale, and Providing an Effective Date (Vistera Phase 1, 3rd Segment)

**Attachments:** [Resolution](#)  
[Affidavit No Liens](#)  
[Certification of No Advance Contribution](#)  
[One Year Warranty](#)  
[DOH Clearance](#)  
[Record Drawings](#)

[RES. NO. 2023-36](#) A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements Installed by Vistera at Venice Owner 1, LLC, and Accepting a One Year Developers Maintenance Bond and Bill of Sale, and Providing an Effective Date (Vistera at Venice Multi-Family Project, Phase 1)

**Attachments:** [Resolution](#)  
[Affidavit No Liens](#)  
[Certification of No Advance Contribution](#)  
[One Year Warranty](#)  
[Record Drawings](#)  
[DOH Clearance](#)

[RES. NO. 2023-37](#) A Resolution of the City of Venice, Florida, Amending Resolution No. 2023-33 to Revise the Designated Polling Places for the General Municipal Election to be Held on Tuesday, November 7, 2023; and Providing an Effective Date

**Attachments:** [Resolution](#)  
[Email](#)

[RES. NO. 2023-38](#) A Resolution of the City Council of the City of Venice, Sarasota County, Florida, Authorizing Application to the Florida Department of Environmental Protection for Partial Funding of the Venice Beach Renourishment Project for Fiscal Year 2024/2025; Authorizing the City Manager to Execute Said Application and Other Required Documentation; Authorizing the City Manager to Initiate any Related Action Incidental Thereto; and Providing an Effective Date

**Attachments:** [Resolution](#)  
[Memorandum](#)  
[Venice Beach Project Application](#)  
[FDEP Draft Venice FY24/25 LGFR Beach Project Assessment](#)

**B. COUNCIL ACTION/DISCUSSION**

[23-6224](#) Quasi-Judicial Procedures (Attorney Fernandez)

Attachments: [Memorandum](#)

**X. CHARTER OFFICER REPORTS**

City Attorney

City Clerk

City Manager

**XI. COUNCIL REPORTS**

*Council Member Howard*

*Council Member Moore*

*Council Member Fiedler*

*Council Member Longo*

*Council Member Frank*

*Vice Mayor Boldt*

*Mayor Pachota*

**XII. PRIVATE ATTORNEY-CLIENT SESSION AT NOON**

[23-6225](#) 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 Mitzie Fiedler, Helen Moore, Rachel Frank, Rick Howard and Dick Longo, City Manager Ed Lavalley, and Roberts Court Reporting. (Expected Duration One Hour)

**XIII. 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.*

**XIV. 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.*