



# City of Venice

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

## Meeting Minutes City Council

---

Tuesday, July 9, 2024

9:00 AM

Council Chambers

---

[24-0267](#)

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

### Broadcast

#### CALL TO ORDER

Mayor Pachota called the meeting to order at 9:00 a.m.

#### ROLL CALL

**Present:** 7 - Mayor Nick Pachota, Ms. Joan Farrell, Vice Mayor Jim Boldt, Ms. Helen Moore, Mrs. Rachel Frank, Mr. Ron Smith and Mr. Rick Howard

#### ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager Ed Lavallee, Assistant City Manager James Clinch, Deputy City Clerk Toni Cone, and for certain items on the agenda: Planning and Zoning Director Roger Clark, and Historical Resources Manager Harry Klinkhamer.

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Mayor Boldt.

#### I. RECOGNITION

[24-0268](#)

Proclaim the Week of August 4-10, 2024 as "National Health Center Week," Presented to Chris Coviello, Chief Advancement and Engagement Officer, CenterPlace Health

**Mayor Pachota presented this proclamation.**

[24-0269](#)

10-Year Service Award, Christina Rimes, CRS Coordinator

**City Manager Lavallee presented this service recognition.**

Recess was taken from 9:12 a.m. to 9:30 a.m.

#### II. AUDIENCE PARTICIPATION *will be limited to one hour.*

Joan Iacono, 1132 Bird Bay Way, expressed concerns about Planned Unit Developments (PUDs), especially long-established PUDs, Bird Bay in

particular, against one new owner being able to override the interests of the other owners, balancing the rights of developers and residents of PUDs, and recommended an exception for long-established PUDs.

Ruth Cordner, 246 Montelluna Drive, spoke on property owner rights, PUD amendments, and unified control.

Paula Steinert, 119 Ventosa Place, expressed concerns about traffic on Knights Trail, and recommended using impact fees for the widening of Knights Trail, instead of Laurel Road.

[24-0284](#) Audience Participation

### III. CONSENT SECTION:

**A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, to approve items on the Consent Section, except for Item No. 24-0274. The motion carried unanimously by voice vote.**

#### A. CITY CLERK

[24-0270](#) Set the Dates for the Public Hearings on Millage and Budget for 5:01 p.m. on Tuesday, September 10 and September 24, 2024, and Set the Preliminary Operating Millage Rate at 3.9041 Mills and the Debt Service Millage Rate at 0.3632 Mills for Fiscal Year Ending 2025

**This item was approved on the Consent Section.**

[24-0271](#) Minutes of the June 20, 2024 Budget Workshop and June 25, 2024 Regular Meeting

**These minutes were approved on the Consent Section.**

#### B. CITY MANAGER

##### Airport

[24-0272](#) Request Approval to Apply and Receive Federal Grant Funding from the Bipartisan Infrastructure Law (BIL) for the Construction of the Airport Administration/Terminal Building in the Amount of \$950,000.00

**This item was approved on the Consent Section.**

[24-0273](#) Approve Lease Agreement Between the City of Venice and Blue Skies Unlimited, LLC for the Construction of an Aircraft Hangar

**This item was approved on the Consent Section.**

### IV. ITEMS REMOVED FROM CONSENT

Engineering24-0274

Authorize the Mayor to Execute the City of Venice Consent for Use of Impact Fees for Laurel Road Widening Project

Discussion took place regarding the needs of Knights Trail, Laurel Road, impact fees, and concerns about flooding, wetlands, and climate change.

City Manager Lavallee addressed concerns, noting this approval is a request from the County as a courtesy, they do not need City approval to use impact fees, and the City initiated the request to move Laurel Road up on the priorities. He noted impact fees can only be used to expand capacity and could not be used for a traffic light.

Discussion took place regarding the increased need for traffic mitigation on Laurel Road, Knights Trail, and Jacaranda, financial impacts and appropriations, positive infrastructure improvements, time to get projects done, and inability to move funding.

**A motion was made by Vice Mayor Boldt, seconded by Ms. Moore, to approve Item No. 24-0274. The motion carried by voice vote, 6-1, with Ms. Farrell dissenting.**

Recess was taken from 10:05 a.m. until 10:10 a.m.

**V. PUBLIC HEARINGS*****ORDINANCES – FINAL READING***ORD. NO.  
2024-13

An Ordinance of the City of Venice, Florida, Providing for Placement of the Structure Known as the Municipal Mobile Home Park Clubhouse Located at 780 Firenze Avenue East 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; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

Mayor Pachota opened the public hearing.

There were no written communications.

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Mr. Smith, seconded by Mr. Howard, that Ordinance No. 2024-13 be approved and adopted. The motion carried by the following electronic**

**vote:**

**Yes:** 7 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank, Mr. Smith and Mr. Howard

**[ORD. NO.  
2024-14](#)**

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 \$1,600,000 and Total Expenditures by \$1,600,000; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

Mayor Pachota opened the public hearing.

There were no written communications.

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Mr. Howard, seconded by Vice Mayor Boldt, that Ordinance No. 2024-14 be approved and adopted. The motion carried by the following electronic vote:**

**Yes:** 7 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank, Mr. Smith and Mr. Howard

**VI. NEW BUSINESS****A. ORDINANCES****[ORD. NO.  
2024-17](#)**

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 \$778,083 and Total Expenditures by \$778,083; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

There was no public comment.

**A motion was made by Ms. Moore, seconded by Mr. Howard, that Ordinance No. 2024-17 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:**

**Yes:** 7 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank, Mr. Smith and Mr. Howard

**B. PRESENTATIONS WITH ACTION****[24-0275](#)**

Planning and Zoning Director Roger Clark: Special Counsel Recommendations for PUD Amendments

Planning and Zoning Director Clark provided a history of the topic.

Alison Yurko, Special Counsel, provided a presentation to include an overview of the recommendations, the need for amendment options, reviewed options, other cities' ordinances, the City of Venice ordinance, unified control, and decision criteria.

Discussion continued regarding definitions of substantial, insubstantial, major, minor, and consent definitions, new PUDs, unified control, determining evidence, enforcing private covenants, HOAs individual level, acreage basis versus parcel basis, net developable acreage that has been granted land use entitlements through the PUD, ownership, certificate of occupancy, building permit, unified control at outset before any change, developers having a pathway to ask for an amendment, retaining property rights, time limits, and the HB1C special act (law) pertaining to this area, which prevents municipalities from legislating anything more restrictive or burdensome until October 1, 2026.

City Attorney Fernandez noted the discussion, refined options, the special act, and ordinance language to come back to Council.

Discussion continued regarding existing PUDs, golf courses, concerns about perception of bait and switch, protecting lot buyers, not just building permits, not addressing specific PUDs, not making the process too complicated, and individual homeowners versus a homeowners association when establishing unified control.

Recess was taken from 11:17 a.m. until 11:22 a.m.

Olen Thomas, 248 Acerno Drive, spoke on the presentation, and was optimistic that there will be something that defines unified control appropriately.

Jeffrey Boone, 1001 Avenida Del Circo, spoke on unified control, pleased with recommendations by the consultant, veto power not lawful, has to be a path, does not agree with current city code consent being 100%, and Neal Properties wants a fair PUD amendment process.

**A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to direct staff to work with special counsel to refine the document presented today with today's feedback and return with a more complete document.**

Discussion took place regarding the last buyer being protected as much as the first buyer, lot buyers being protected as much as those with building permits, recommendation that property identified in a master plan as to be developed not having to face the same guidelines as much as changing from one type to another, and clarifying minor and major changes, with

major changes going back through the process.

**The motion carried by the following electronic vote.**

**Yes:** 7 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank, Mr. Smith and Mr. Howard

### **C. COUNCIL ACTION/DISCUSSION**

#### [24-0276](#)

Historical Resources Manager Harry Klinkhamer: Consider the Citizen Advisory Board's Recommendation for City Council to Approve Placement of a Circus Mural on a City Wall Located at 780 S. Tamiami Trail

There was no public comment.

Historical Resources Manager Klinkhamer presented the application.

Lynn Field, Venice Area Beautification, Inc., (VABI) Art Committee, presented the proposed mural, noting the wall is 240 feet, and will be repaired prior to the artist producing the mural.

Council expressed positive feedback and appreciation to VABI.

**A motion was made by Ms. Moore, seconded by Vice Mayor Boldt, to accept the Citizen Advisory Board's recommendation and approve placement of a circus mural on a City wall located at 780 S. Tamiami Trail. The motion carried by the following electronic vote:**

**Yes:** 7 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank, Mr. Smith and Mr. Howard

#### [24-0277](#)

Historical Resources Manager Harry Klinkhamer: Consider the Citizen Advisory Board's Recommendation for City Council to Approve Placement of a Girl with Butterflies Statue and Other Interpretive Elements in Centennial Park

Council declined staff's presentation.

There was no public comment.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to accept the Citizen Advisory Board's recommendation and approve placement of a Girl with Butterflies Statue and other interpretive elements in Centennial Park. The motion carried by the following electronic vote:**

**Yes:** 7 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank, Mr. Smith and Mr. Howard

#### [24-0278](#)

Discuss Pillar of the Community Awards (Mr. Smith)

Mr. Smith introduced topic.

**A motion was made by Mayor Pachota, seconded by Ms. Moore, to maintain the standard that the Mayor reserve the privilege to maintain the Mayor's Pillar of the**

**Community Award.**

There was no public comment.

Discussion took place regarding annual presentation within a specific timeframe, the mayor's prerogative, and previous mayor's input.

**The motion carried by the following electronic vote:**

**Yes:** 7 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank, Mr. Smith and Mr. Howard

**VII. CHARTER OFFICER REPORTS**City Attorney

City Attorney Fernandez had no report.

City Clerk

Clerk Michaels had no report.

City Manager

City Manager Lavallee reported the City was hosting the Council of Governments this week.

**VIII. COUNCIL REPORTS*****Council Member Moore***

Ms. Moore had no report.

***Council Member Frank***

Mrs. Frank had no report.

***Council Member Howard***

Mr. Howard had no report.

***Council Member Smith***

Mr. Smith offered suggestions on recruiting advisory board members.

***Council Member Farrell***

Mrs. Farrell 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 11:58 a.m.

ATTEST:   
Nick Pachota (Sep 13, 2024 08:05 EDT)  
\_\_\_\_\_  
Mayor - City of Venice

  
\_\_\_\_\_  
City Clerk











# Meeting Minutes 07.09.24

Final Audit Report

2024-09-13

|                 |  |
|-----------------|--|
| Created:        | 2024-09-05                                   |
| By:             | Toni Cone (TCone@Venicefl.gov)               |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAqjWj3pzOg1ZoUJfh5j0AYJMBOG5Zfugw |

## "Meeting Minutes 07.09.24" History

-  Document created by Toni Cone (TCone@Venicefl.gov)  
2024-09-05 - 7:24:08 PM GMT
-  Document emailed to Nick Pachota (npachota@venicefl.gov) for signature  
2024-09-05 - 7:24:10 PM GMT
-  Email viewed by Nick Pachota (npachota@venicefl.gov)  
2024-09-13 - 4:47:11 AM GMT
-  Document e-signed by Nick Pachota (npachota@venicefl.gov)  
Signature Date: 2024-09-13 - 12:05:15 PM GMT - Time Source: server
-  Document emailed to Kelly Michaels (kmichaels@venicefl.gov) for signature  
2024-09-13 - 12:05:16 PM GMT
-  Email viewed by Kelly Michaels (kmichaels@venicefl.gov)  
2024-09-13 - 2:00:44 PM GMT
-  Document e-signed by Kelly Michaels (kmichaels@venicefl.gov)  
Signature Date: 2024-09-13 - 2:01:10 PM GMT - Time Source: server
-  Agreement completed.  
2024-09-13 - 2:01:10 PM GMT