



City of Venice

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

Meeting Minutes City Council

Tuesday, February 10, 2026

9:00 AM

Council Chambers

[26-0489](#)

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.

MOMENT OF SILENCE

A moment of silence was observed for the Agape family and the pilots who lost their lives in the Agape Flights plane crash.

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

Vice Mayor Boldt attended remotely.

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: Fire Chief Frank Giddens, Finance Director Linda Senne, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, City Engineer Jonathan Kramer, and Stormwater Engineering Manager Steven Berens.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Mr. Howard.

I. RECOGNITION

[26-0490](#)

35-Year Service Award, Kevin Barrett, Engineering/Stormwater Tech II

City Manager Clinch presented this recognition.

[26-0491](#)

2025 Employee of the Year: Matthew Tomer, Fire Rescue Logistics

Division Chief

City Manager Clinch presented this recognition.

Service Award: Planning Commission Chair Barry Snyder

Planning and Zoning Director Clark presented this recognition.

Recess was taken from 9:26 a.m. to 9:45 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

Louis Williams, 1108 Riviera Street spoke on the Casperson Loop, biking, the road to Casperson being wiped out, requesting a bike path instead of a road, rickshaws, electric dune buggies, rest area, and making the area unique.

III. CONSENT SECTION:

A motion was made by Mr. Engelke, seconded by Mrs. Frank, to approve items in the Consent Section. The motion carried unanimously by voice vote.

A. CITY CLERK

[26-0492](#)

Minutes of the January 9, 2026 Budget Process Workshop, January 13, 2026 Regular Meeting, and January 16, 2026 Convocation of Governments

These minutes were approved in the Consent Section.

B. CITY MANAGER

Airport

[26-0493](#)

Authorize the Mayor to Execute Fourth Amendment to Lease Agreement with Agape Flights, Inc. to Accommodate the Construction and Subsequent Operation of a New Aircraft Hangar

This item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. COUNCIL ACTION/DISCUSSION

[26-0494](#)

Barry Snyder, Planning Commission Chair: Planning Commission's Annual Report and Council Feedback

Chair Snyder presented the Planning Commission's 2025 annual report, including the past year's achievements by petition type, and commented on Planning Commission authority, the Comprehensive Plan update,

upcoming year's goals, the Parks Master Plan, challenges for upcoming years, recruitment, term staggering, duties, and the Joint Planning Agreement (JPA). He recommended linking the Strategic and Comprehensive Plans.

VI. PUBLIC HEARINGS

A. UNFINISHED BUSINESS - ORDINANCES FIRST READING

[ORD. NO.
2025-37](#)

An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying Contiguous to the City Limits, Pursuant to Petition No. 25-29AN by Abdelrahman Ayyad and Sara Ayyad, into the Corporate Limits of the City of Venice, Florida, and Redefining the Boundary Lines of the City to Include Said Addition; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

City Attorney Fernandez introduced the reason for holding the first hearing again, due to an advertising error.

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance only.

There were no written communications.

Senior Planner Nicole Tremblay presented the petition information and the previously discussed stipulation regarding the Southwest Florida Water Management District (SWFWMD) requirements and stated it now complies.

Marty Black, agent for applicant, requested the stipulation be removed from Ordinance 2025-39 as the SWFWMD issues along Curry Lane have been resolved and the permit had been modified to reflect that.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Weed, that Ordinance No. 2025-37 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.
2025-38](#)

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. 25-30CP to Change the Future Land Use Designation of Specific Real Property Located at 2805 Curry Lane from Sarasota County Moderate Density Residential to City of Venice Institutional Professional (IP); 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 further presentations.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that Ordinance No. 2025-38 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.
2025-39](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-31RZ, to Change the Zoning Designation for the Property Located at 2805 Curry Lane (5.0 ± Acres), from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Office, Professional and Institutional (OPI); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

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

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez inquired as to ex-parte communications. Mr. Engelke and Vice Mayor Boldt disclosed viewing/attendance at the Planning Commission meeting.

Recess was taken from 10:16 a.m. to 10:20 a.m.

There were no written communications.

Senior Planner Tremblay, being duly sworn, presented the project overview.

Marty Black, agent for applicant, being duly sworn, requested Council remove the previous stipulation.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Weed, that based on the evidence in the record, Ordinance No. 2025-39 be approved on first reading and scheduled for final reading, with the removal of the stipulation. 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.
2026-01](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-48RZ, to Change the Zoning Designation of the Property Generally Located at the Northeast Corner of Auburn and Border Road, South of I-75, from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Single Family 3 (RSF-3); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

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

Clerk Michaels read the ordinance by title only.

City Attorney inquired as to ex-parte communications and conflicts of interest. There were none.

There were no written communications.

Planner Brittany Smith presented the zoning map amendment information, and answered Council questions regarding the process, density, zoning requirements, dwelling units per acre, and the stipulation.

Agent Marty Black presented the property's current zoning, RSF-3, the stipulation, compatibility, requested stipulation, and requested Council approval.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Mr. Howard, that based on the evidence in the record Ordinance No. 2026-01 be approved on first reading and scheduled for final reading, with the proposed stipulation provided by the applicant. 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 – FINAL READING**[ORD. NO.
2026-02](#)**

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.11. Knights Trail Development Standards and Table 2.3.13. Mixed Use Districts Use Table, Pursuant to Text Amendment Petition No. 25-57AM, by Allowing Single Family Detached, Single Family Attached, and Two Family Dwelling/Paired Villas as a Permitted Use in the Knights Trail Mixed Use District and Adding Associated Standards to the Knights Trail Development Standards Table; 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.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that Ordinance No. 2026-02 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.
2026-03](#)**

An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying Contiguous to the City Limits, Pursuant to Petition No. 25-06AN by Mary L. Clark, Trustee of the Clark Family Trust, into the Corporate Limits of the City of Venice, Florida, and Redefining the Boundary Lines of the City to Include Said Addition; 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.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that Ordinance No. 2026-03 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.
2026-04](#)

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. 25-07CP to Change the Future Land Use Designation of Specific Real Property Located at 2327 Ewing Drive from Sarasota County Rural to City of Venice Medium Density Residential; 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.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that Ordinance No. 2026-04 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.
2026-05](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-08RZ, to Change the Zoning Designation for the Property Located at 2327 Ewing Drive (7.3 ± Acres), from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Residential, Multifamily 3 (RMF-3); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

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

Clerk Michaels read the ordinance by title only.

There were no written communications.

City Attorney Fernandez inquired as to ex-parte communications. There

were none.

There was no staff or applicant update.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that based on the evidence in the record, Ordinance No. 2026-05 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 11:00 a.m.

VII. NEW BUSINESS

A. RESOLUTIONS

[RES. NO.
2026-04](#)

A Resolution of the City of Venice, Florida Adopting a Capital/Fixed Asset Policy; Rescinding Resolution No. 2014-16; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Smith, seconded by Mr. Howard, that Resolution No. 2026-04 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

[RES. NO.
2026-05](#)

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. 2025-13; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that Resolution No. 2026-05 be approved and adopted.

Discussion took place as to the fees being adjusted automatically in alignment with the Consumer Price Index (CPI), but this time there was a new EMS lift assist fee to be included and approved.

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. PRESENTATION[26-0495](#)

Finance Director Linda Senne: Quarterly Financial Update (10 min.)

Finance Director Senne presented the quarterly financial report, general fund revenues, general fund expenses, estimated projections and answered Council questions regarding potential issues for the 2026 budget, responding there were no issues for this year, but the FY 2027 could be impacted by potential business tax license receipts and communication services tax elimination.

C. COUNCIL ACTION/DISCUSSION - Continued[26-0496](#)

Approve Pre-Annexation Agreement Between the City of Venice and iHeartmedia and Entertainment, Inc. for Chalets at Venice Project

Planner Brittany Smith provided an overview of the pre-annexation agreement.

There was no public comment.

A motion was made by Mr. Engelke, seconded by Mr. Howard, to approve Item No. 26-0496. 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

[26-0497](#)

Appoint Member to the Historic and Architectural Preservation Board (HAPB) to Serve a Term from February 10, 2026 to August 31, 2028

There was no public comment.

A motion was made by Mrs. Frank, seconded by Mr. Howard, to appoint Helen Moore to the Historic and Architectural Preservation Board to serve a term from February 10, 2026 to August 31, 2028. 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

[26-0498](#)

Appoint Two Members to the Planning Commission to Serve a Term from February 10, 2026 to January 31, 2029

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mr. Engelke, to direct staff to keep the application period open for both positions on the Planning Commission for one more cycle.

Appreciation was expressed for the applications received so far, and comments were made regarding best practices, the responsibility of making appointments, and giving all interested parties the opportunity to

apply.

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

[26-0499](#)

Letter of Support for Lorraine Road Extension Project (Mayor Pachota)

Mayor Pachota stated Sarasota County had submitted an appropriations request to the State for the Lorraine Road Extension Project and though it is not a City road a letter of support would be helpful in obtaining funds.

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mr. Engelke, to allow the Mayor to write a letter to the state legislature in support of Sarasota County for the Lorraine Road Extension project. 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

VIII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez reported on Planning Commission terms, and welcomed the new Assistant City Manager.

City Clerk

Clerk Michaels encouraged Council to assist in the recruitment for open board positions for several boards with open seats.

City Manager

City Manager Clinch welcomed new Assistant City Manager Roger Omenhiser.

IX. COUNCIL REPORTS

Council Member Frank

Mrs. Frank reported on the Venice High School Advisory Council, and projected graduation rates.

Council Member Weed

Mr. Weed reported on his attendance at the celebrity reading program.

Council Member Smith

Mr. Smith had no report.

Council Member Engelke

Mr. Engelke reported on Legislative Action Days, revenue sources, Utility Department project funding, high school celebrity reading program, and the Centennial logo mural.

Council Member Howard

Mr. Howard had no report.

Vice Mayor Boldt

Vice Mayor Boldt thanked the IT Department for their assistance.

Mayor Pachota

Mayor Pachota reported on Legislative Action Days, Manasota League of Cities, Holocaust Education Week event, Citizens Police Academy, John Nolen statue unveiling, monthly bicycle ride, President's Day, Italian Feast 1000 Miglia, movie in the park, annual bike ride with the Mayor, and Airport Days.

X. AUDIENCE PARTICIPATION

There was none.

XI. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 11:32 a.m.

ATTEST:


Nick Pachota (Feb 25, 2026 10:11:33 EST)

Mayor - City of Venice



City Clerk

Meeting Minutes

Final Audit Report

2026-02-25

Created:	2026-02-24
By:	Toni Gregory (toni.gregory@venicefl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-r4fYqoTy4zmsb2SrLPzNWC5snc4Vwgi

"Meeting Minutes" History

-  Document created by Toni Gregory (toni.gregory@venicefl.gov)
2026-02-24 - 6:35:47 PM GMT
-  Document emailed to Nick Pachota (npachota@venicefl.gov) for signature
2026-02-24 - 6:35:51 PM GMT
-  Email viewed by Nick Pachota (npachota@venicefl.gov)
2026-02-25 - 11:02:51 AM GMT
-  Document e-signed by Nick Pachota (npachota@venicefl.gov)
Signature Date: 2026-02-25 - 3:11:33 PM GMT - Time Source: server
-  Document emailed to Kelly Michaels (kmichaels@venicefl.gov) for signature
2026-02-25 - 3:11:34 PM GMT
-  Email viewed by Kelly Michaels (kmichaels@venicefl.gov)
2026-02-25 - 3:12:58 PM GMT
-  Document e-signed by Kelly Michaels (kmichaels@venicefl.gov)
Signature Date: 2026-02-25 - 3:13:07 PM GMT - Time Source: server
-  Agreement completed.
2026-02-25 - 3:13:07 PM GMT