



MEMORANDUM TO CITY COUNCIL

THROUGH CHARTER OFFICER: James R. Clinch, City Manager

E-SIGN:

FROM: James R. Clinch, City Manager

DEPARTMENT: City Manager

DATE: October 20, 2025

MEETING DATE: October 28, 2025

SUBJECT / TOPIC: Golden Beach Lot: Purchase and Sale Agreement – Drainage Easement

BACKGROUND INFORMATION:

The Flamingo Ditch Workshop was held on June 30th, 2025, and the city's consultant made several references to the potential benefits from ownership of the vacant lot located on Flamingo Drive. During discussion, City Council provided consensus to direct staff to pursue the procurement of this undeveloped lot on Flamingo Ditch. This lot, identified as Lot 2, Block 11, Golden Beach, Unit No. 2, is the only undeveloped lot remaining directly adjacent to the Flamingo Ditch waterway. Public ownership of this property would offer some unique opportunities including direct access to the Flamingo Ditch and the ability to implement some of the project recommendations that are forthcoming from the CPE feasibility study in the future.

The City Manager's office has worked with the lot owners directly to negotiate the attached Drainage Easement Purchase and Sale Agreement. The drainage easement will fully encumber the lot and remove all private development rights over the lot. The easement will allow for the installation of public drainage improvements as deemed appropriate by the city in the future. Additionally, the lot may be fully conveyed to the city at no additional cost in the future, after the owner's current interest in the Golden Beach HOA has ended. The negotiated purchase price of \$400,000 is below the appraised market value for the property.

SUPPORTS STRATEGIC PLAN: Goal Four: Upgrade and Maintain City Infrastructure and Facilities

COUNCIL ACTION REQUESTED: Authorize the Mayor to execute the Purchase and Sale Agreement between the City of Venice and Edmund and Debbie Campbell

Yes N/A

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| ☒ | ☐ | Document(s) Reviewed for ADA compliance (required if for agenda posting) |
| ☒ | ☐ | City Attorney Reviewed/Approval |
| ☒ | ☐ | Risk Management Review |
| ☒ | ☐ | Finance Department Review/Approval |
| | | Funds Availability (account number): Stormwater (Future Budget Amendment) |