



City of Venice

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

Meeting Minutes City Council

Tuesday, May 13, 2025

9:00 AM

Council Chambers

An Executive Session Will be Held at Noon or Immediately After the Council Meeting

[25-0184](#)

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

CALL TO ORDER

ROLL CALL

Present: 6 - Mayor Nick Pachota, Vice Mayor Jim Boldt, Mrs. Rachel Frank, Mr. Ron Smith, Mr. Rick Howard and Mr. Kevin Engelke

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: Finance Director Linda Senne, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, and Director of Human Resources Alan Bullock.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

I. RECOGNITION

[25-0185](#)

Proclaim the Week of May 11-17, 2025 as "National Police Week"
Presented to Acting Police Chief Eric Hill, Master Police Officer Paul Joyce, and Police Officer Brett Woodworth

Mayor Pachota and City Manager Lavallee presented this proclamation.

[25-0186](#)

Proclaim the Week of May 17-23, 2025 as "National Safe Boating Week"
Presented to Master Police Officer Paul Joyce, Police Officer Brett Woodworth, and Representatives from: Sarasota County Sheriff's Office, Florida Fish & Wildlife Conservation Commission, West Coast Inland Navigation District (WCIND), United States Coast Guard Auxiliary Venice Flotilla 86, Sea Tow Venice, and Venice Sail and Power Squadron

Mayor Pachota and City Manager Lavallee presented this proclamation.

[25-0187](#)

Proclaim the Week of May 18-24, 2025 as "Public Works Week"
Presented to Public Works Director Ricky Simpson, Assistant Public Works Director Ashlee Castle, Utilities Director Javier Vargas, Assistant Utilities Director Patience Anastasio, and Their Staff

Vice Mayor Boldt and City Manager Lavallee presented this proclamation.

Recess was taken from 9:30 am to 9:40 am.

[25-0188](#)

Proclaim May 2025 as "Historic Preservation Month," Presented to the Historic and Architectural Preservation Board

Vice Mayor Boldt and City Manager Lavallee presented this proclamation.

II. AUDIENCE PARTICIPATION will be limited to one hour.

Ruth Cordner, 246 Montelluna Drive, expressed disappointment regarding the April appeal hearing, leadership, and outside influence.

Frank Wright, 521 Harbor Drive South, spoke in support of the Lord-Higel House, its proposed future use, and the newly renovated Council Chambers.

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 25-0191 and 25-0192. The motion carried unanimously by voice vote.

A. CITY CLERK

[25-0189](#)

Minutes of the April 22, 2025 Regular Meeting

These minutes were approved in the Consent Section.

[25-0190](#)

Affirm the Reappointment of Police Officer Brett Woodworth to the Police Pension Board of Trustees to Serve a Term Until October 31, 2028

This item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

B. CITY MANAGER

[25-0191](#)

Approve Lease Agreement with Black Gold Coffee Roasters, LLC, for Management of the Lord-Higel's Coffee House

Mayor Pachota spoke in support of the lease and requested the business provide Council with an overview of their plans.

Black and Gold Owner Gary R. Lauters II and General Manager Alyssa Williams spoke on the plans for the business at the Lord-Higel house as a cafe, event venue, and museum, and answered Council questions regarding the second floor and parking.

Comments were made regarding the use of the building and contributors.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to approve the lease agreement with Black Gold Coffee Roasters, LLC, for Management of the Lord-Higel's Coffee House.

Discussion took place regarding the rental agreement revenue and the general fund.

The motion carried unanimously by voice vote.

Human Resources

[25-0192](#)

Approve Grievance Settlement Agreement Between the City of Venice, Jessica Chappa, and the Florida State Lodge Fraternal Order of Police (FOP), Inc. in the Amount of \$14,500

Concerns were expressed regarding the terms of the agreement, and access to complaints.

City Attorney Fernandez addressed issues of confidentiality, and the process of approving settlement agreements.

Discussion took place regarding financial settlements and confidentiality.

Director of Human Resources Alan Bullock answered a Council question regarding compensatory time for retirees.

A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, to approve Item No. 25-0192. The motion carried unanimously by voice vote.

V. PUBLIC HEARINGS

A. ORDINANCES - FIRST READING

[ORD. NO.](#) [2025-16](#)

Ordinance Continued from the May 13, 2025 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. 24-60CP by Changing the Future Land Use Designation on the Property Generally Located at the Northeast Corner of Auburn and Border Road, South of I-75, from Low Density Residential (LDR) to Moderate Density Residential (MODR); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and

Providing an Effective Date

Mayor Pachota asked the Clerk to read the ordinance by title only.

Mayor Pachota opened the public hearing.

A motion was made by Mrs. Frank, seconded by Vice Mayor Boldt, to continue Ordinance No. 2025-16 to the May 27, 2025 City Council meeting at 9 am, or shortly thereafter. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

[ORD. NO.](#)
[2025-17](#)

Ordinance Continued from the May 13, 2025 Council Meeting

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 24-61RZ, to Change the Zoning Designation of the Property Generally Located at the Northeast Corner of Auburn and Border Road, South of I-75 (10.73 ± Acres), from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Multi-Family 2 (RMF-2); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

Clerk Michaels read the ordinance by title only.

Mayor Pachota opened the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Ordinance No. 2025-17 be continued to the May 27, 2025 City Council meeting at 9 am, or shortly thereafter. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

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

Staff Requests a Continuance to the June 10, 2025 City Council Meeting

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

Clerk Michaels read the ordinance by title only.

Mayor Pachota opened the public hearing.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2025-19 be continued to the June 10, 2025 City Council meeting at 9 am, or shortly thereafter. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

B. ORDINANCES – FINAL READING

ORD. NO. 2025-07

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan and Associated Pages Pursuant to Petition No. 24-31CP by Amending Strategy LU-IS 1.1.3 Mixed Use Corridor (MUC), and Related Future Land Use Tables, to Allow Additional Residential Capacity in the MUC and to Allow the Conversion of Nonresidential to Residential for Properties Located East of Avenida Del Circo, South and West of Ringling Drive, and North of Base Avenue; 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.

Written communications were provided in advance.

Senior Planner Nicole Tremblay provided a review of the proposed Comprehensive Plan Amendment, showing the strikethrough underline text.

Attorney Jeffery Boone, Agent for Applicant, commented on the second reading process and requested the opportunity to provide response after public comment.

Dennis Johnson, 177 Field Avenue East, spoke on traffic impacts on Field Avenue and Avenido del Circo.

Sharon Baum, 111 Nokomis Avenue South, spoke on historic preservation, density, traffic, and safety.

Joan Iacono, 1132 Bird Bay Way, spoke on behalf of Venice Thrives, regarding the Comprehensive Plan, and expressed concerns about increased density.

Richard Huttner, 960 Cooper Street, spoke on the Comprehensive Plan, and against increased density.

Steven Ulrey, 960 Cooper Street, spoke against the increased density, and expressed concerns regarding traffic.

David Polley, 960 Cooper Street, spoke against the increased density and in favor of following the Comprehensive Plan.

Mary De Armey, 4 Gulf Manor Drive, spoke against the increased density and expressed concerns regarding traffic, and potential strains on utilities.

Recess was taken from 10:50 a.m. to 11:00 a.m.

Planning and Zoning Director Clark noted this is an entitlement public hearing, does not approve any development, and a complete traffic study would be handled during site and development plan.

Attorney Boone provided the applicant response, stating there were no issues from the State after first reading, responded to an audience document regarding traffic, the site and development plan process, public comment, Venice Thrives, the current rights of the property, reduction in commercial development availability, density of developments on the island, John Nolen's plan, traffic engineer's letter, floor-to-area ratio, reduction in traffic in this proposal, and requested approval.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2025-07 be approved and adopted.

Discussion took place regarding the property needing redevelopment, the commercial development potential, and tradeoff between the increase in residential for the decrease in commercial.

A motion was made by Mr. Howard, seconded by Mr. Smith, to amend the motion to reduce the number of units to a maximum of 22 per acre.

Discussion took place on the amendment, site and development plan, density, local planning regulations being stopped, compatibility, density, traffic, concern about commercial development, and mixed-use zoning.

The motion failed by the following electronic vote:

Yes: 2 - Mr. Smith and Mr. Howard

No: 4 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank and Mr. Engelke

The original motion carried by the following electronic vote:

Yes: 4 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank and Mr. Engelke

No: 2 - Mr. Smith and Mr. Howard

Recess was taken from 11:53 a.m. to 1:00 p.m.

[ORD. NO.](#)
[2025-15](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 24-36RZ, to Change the Zoning Designation for the Properties Generally Located at 3520 Laurel Road East (15.58 ± Acres), from Sarasota County Open Use Estate-1 (OUE-1) to City of Venice Laurel East (LE); 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 questioned Council Members concerning ex-parte communications and conflicts of interest. There were none.

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. Engelke, that Ordinance No. 2025-15 be approved and adopted.

The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

ORD. NO.
2025-18

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 \$1,494,951 and Total Expenditures by \$1,494,951; 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 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. 2025-18 be approved and adopted.

Discussion took place regarding the additional position for a police training manager.

Recess was from 1:30 p.m. to 1:35 p.m.

Finance Director Senne responded to a Council question regarding the timing of the addition of the police training manager position.

City Manager Lavallee responded to Council comment regarding the importance of the police training manager position.

A motion was made by Mr. Smith to amend the motion to eliminate the funding of the police training manager position so it can be discussed at the budget workshop in five weeks. The motion failed due to lack of a second.

The original motion carried by the following electronic vote:

Yes: 5 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Howard and Mr. Engelke

No: 1 - Mr. Smith

VI. NEW BUSINESS

A. RESOLUTIONS

**[RES. NO.](#)
[2025-13](#)**

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. 2023-31; and Providing an Effective Date

This item was removed by staff.

B. COUNCIL ACTION/DISCUSSION

[25-0193](#)

Appoint a Student Member to the Citizens Advisory Board to Serve a Term from June 1, 2025 to May 31, 2026

Mayor Pachota introduced the topic.

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mrs. Frank, to appoint Hayden Heaney as the student member of the Citizens Advisory Board to serve a term from June 1, 2025 to May 31, 2026. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

[25-0194](#)

Direct the Appropriate Charter Officer to Schedule a Presentation on the Police Department's Efforts to Address Homelessness in the City (Mr. Smith)

Smith introduced the topic regarding a request for a presentation on homeless outreach.

A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to invite the police department to present an update on the department's outreach efforts on homelessness at a time that is convenient for them.

There was no public comment.

Discussion took place regarding hosting an independent presentation for the public.

A motion was made by Mayor Pachota, seconded by Mr. Smith, to amend the motion to have the police department provide a public presentation on the police department's efforts to address homelessness at a venue in the City. The amendment passed by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

The motion as amended passed by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

[25-0195](#)

Discuss Time Limits for Third-Party Presentations to City Council (Mayor Pachota)

Mayor Pachota introduced the topic concerning limits on the time allowed and number of presentations on their agendas.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to direct staff to develop a policy that addresses third-party presentations to Council.

There was no public comment.

Discussion took place regarding the code lacking any time limits for third-party presentations and suggestion of controlling the length of the agenda and ability to judge when an item will be heard.

The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

[25-0196](#)

Consider an Honorary Name for Venice City Hall Park, 401 W. Venice Avenue (Mayor Pachota)

Mayor Pachota recommended naming Venice City Hall Park after retiring City Manager Ed Lavallee.

A motion was made by Mayor Pachota, seconded by Mrs. Frank, to name Venice City Hall Park, 401 West Venice Avenue, the Lavallee Municipal Campus which would include the legal re-description of the Lord-Higel House into the campus. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Smith, Mr. Howard and Mr. Engelke

There was no public comment.

Discussion took place in support of the naming. If approved the topic will be placed on the Citizen Advisory Board (CAB) agenda for vetting and then the recommendation would be sent back to Council.

It was clarified once approved this would be assigned to the Citizen Advisory Board (CAB) for vetting and then make a recommendation to Council.

[25-0197](#)

Appointment and Swearing in of Seat 1 City Council Member

City Attorney Fernandez introduced the process of plurality voting, stating it would award the candidate with the most votes, not the majority.

Margaret Jean Cannon, 516 Harbor Drive, spoke on the City, growth, and the future.

Mayor Pachota nominated Lloyd Weed to City Council Seat 1.

There were no further nominations.

Lloyd Weed was appointed unanimously.

VIII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez noted the end of the Legislative session with bills still being in the process of being signed. She also stated the bill on a moratorium on land development regulations was extended to 2027.

City Clerk

Clerk Michaels reminded Council about the upcoming joint meeting with Sarasota County Commissioners on Friday, May 16, 2025 at the R.L. Anderson Building at 9 a.m.

City Manager

City Manager Lavallee thanked Council for the nomination of the park naming, and offered congratulations to Mr. Weed.

IX. COUNCIL REPORTS

Council Member Smith

Mr. Smith congratulated Mr. Weed, commented on hurricane season and asked about the time frame for presentation of a report on Coastal Protection Engineers (CPE) study and interest in when the standard operating procedures will be presented.

Council Member Engelke

Mr. Engelke reported on Institute for Elected Municipal Officials (IEMO) attendance, ethics training, and congratulated Mr. Weed.

Council Member Frank

Mrs. Frank offered congratulations to Mr. Weed.

Council Member Howard

Mr. Howard offered congratulations to Mr. Weed and commented on the success of Public Safety Day.

Vice Mayor Boldt

Vice Mayor Boldt welcomed Mr. Weed, reported on the Tourist Development Council (TDC), Venice Theater fundraising progress, and presentation of the Girl Scout bronze certificates.

Mayor Pachota

Mayor Pachota welcomed Mr. Weed, and reported on the Tallahassee moratorium on stricter land development regulations, the Council of Governments, the new high school at Wellen Park, Memorial Day celebration at Patriot's Park, and the Hurricane Expo.

X. AUDIENCE PARTICIPATION

There was none.

XI. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 2:30 p.m.

ATTEST:

Mayor - City of Venice

City Clerk