



City of Venice

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

Meeting Minutes City Council

Tuesday, March 10, 2026

9:00 AM

Council Chambers

[26-0529](#)

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

CALL TO ORDER

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

ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager James Clinch, Deputy City Clerk Toni Gregory, and for certain items on the agenda: Finance Director Linda Senne, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Senior Planner Nicole Tremblay, and Director of Public Works and Asset Management Ricky Simpson.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

I. RECOGNITION

[26-0530](#)

Proclaim March 20, 2026 as "The 100-Year Anniversary of Venice-Nokomis Woman's Club", Presented to Joan Brinton

Vice Mayor Boldt presented this proclamation.

Recess was taken from 9:06 a.m. to 9:20 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

There was none.

III. CONSENT SECTION:

A motion was made by Vice Mayor Boldt, seconded by Mr. Smith, to approve items in the Consent Section. The motion carried unanimously by voice vote.

CITY CLERK

[26-0531](#)

Minutes of the February 24, 2026 Regular Meeting

These minutes were approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. PUBLIC HEARINGS

[26-0532](#)

Consider Revised Mediated Settlement Agreement and Recommendation of the Special Magistrate in Response to a Request for Relief Filed by Border Road Investments, LLC and Vistera Associates, LLC Relating to Zoning Map Amendment Petition No. 23-63RZ for the GCCF Planned Unit Development (PUD) Located South of Laurel Road East, North of Border Road and East of I-75

Mayor Pachota opened the public hearing.

City Attorney Fernandez introduced the Florida Land Use and Environmental Dispute Resolution Act (FLUEDRA) process and history, previous denial and reasons, the special magistrate process, and today's procedures.

Special Magistrate Mark Bentley provided an overview of the FLUEDRA, his role as a mediator and hearing officer, and reviewed credentials, the law, options, and implications. Florida Statutes, compatibility, if there is not a settlement today, litigation, options available to Council, reasonable compromise, and encouraged the City to adopt the proposed settlement.

Senior Planner Nicole Tremblay presented the history of the proposed Planned Unit Development (PUD) amendment, density and unit limits proposed, optional interconnection, height, lot detail standards, signage standards, height and number of units have changed only, and answered Council questions regarding processes, height exception, change in uses, number of units, and height.

Planning and Zoning Director Roger Clark commented that lower heights near the street were proposed by the applicant, and answered Council questions regarding density, heights, acreage, and compatibility.

Discussion took place regarding surrounding neighborhoods, density, and nearby heights.

Jeffrey Boone, Agent for Applicant, spoke on the corporate entities who own the property, introduced the owners, and his team.

Pat Neal, Applicant, spoke on his experience building in the City of

Venice, and Florida, finishing the project without further conflict, would like to build an Assisted Living Facility (ALF), standards of law, disclosures.

John Neal, Applicant, spoke on the community, complexity of zoning, disclosures, ratio of one to five, showed the disclosures (handouts), mediation requested support of the compromise.

Jim Collins, Agent for Applicant, spoke on compatibility components.

Jeff Boone spoke on compatibility, the applicant's compromise, and noted the height request being lowered for the Assisted Living Facility (ALF), Independent Living Facility (ILF), and memory care facilities.

Pat Neal answered a Council question regarding correspondence received, density, and disclosures.

John Neal stated Phase II has not changed at all.

Jeff Boone spoke on the original application, the concession offered, and responded to Council questions, regarding previous density, affordable housing, and multi-family housing.

Recess was taken from 10:29 a.m. to 10:40 a.m.

Mary Sue Bunting, 1078 Ancora Boulevard, Willow Chase, spoke on appreciation for City Council, balance, compliance with City code, density, intensity, and compatibility.

Olen Thomas, 248 Acerno Drive, Milano, expressed concerns on the revised mediation process.

Joan Farrell, 617 Tamiami Trail North, read a guest column from the Herald Tribune regarding development and developers, and spoke on environmental stewardship.

George Davis, 121 Castile Street, Island resident, Venice Thrives, spoke on land use exceptions, height, density, land development code, and lack of compatibility.

Joan Iacono, 1132 Bird Bay Way, Venice Thrives, spoke against the mediated settlement agreement, incompatibility, and the best interest of the City.

Robin Brugess, 1033 Ancora Boulevard, Willow Chase, spoke against the increase, density, and height.

Diana Watters, 273 Mestre Place, VGRC, spoke on the City's vision

statement, traffic, and density.

Jane Kaveney, 1059 Ancora Boulevard, Willow Chase, expressed concerns on height and density, and against the agreement.

Sue Perry, 227 Tosca Villa Boulevard, spoke on aging in place, and support for the agreement.

Planning and Zoning Director Clark spoke on density in the Visterra PUD, and open space.

Jeff Boone commented on the statutory process, one-half the land never being developed, and this not being the same settlement proposal.

City Attorney Fernandez responded to a Council question regarding compatibility in regards to the law, density, additional information from the denial process.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to approve the Revised Mediated Settlement Agreement.

Discussion took place regarding compatibility and new information being availability, disclosures, location, height, previous actions, development, density, compromise, disclosures, council's role, traffic studies, consideration by both parties, independent expert's opinion, height and uses.

The motion carried by the following electronic vote:

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

No: 2 - Mr. Smith and Mr. Howard

Recess was taken from 11:45 a.m. to 1:00 p.m.

[26-0533](#)

Impasse Hearing Between the City of Venice and AFSCME Regarding Shift Schedule Changes

Mayor Pachota opened the public hearing.

City Attorney Fernandez provided an introduction to the procedures.

Lisa Burke, representative for American Federation of State, County and Municipal Employees (AFSCME), presented schedule variations, research statistics on studies showing preferences, revenue, production, employee satisfaction, and reasons, lower absenteeism, higher morale, improved task completions, and competitive work week.

Dan Tucci, AFSCME President, presented a weekly schedule planner,

side jobs, and the employee financial burden of a 5/8 schedule.

Ms. Burke stated there is a financial benefit to the City, and adequate staff coverage.

Mr. Tucci stated some employees were hired under the 4/10 schedule planning their life around it, and answered Council questions regarding whether the union was consulted before the change, employee satisfaction surveys, employee comments, employee loss, the weekly schedule planner shown, airport crew, number of employees impacted by the change, whether there are any other proposed solutions, and days of the week impacted.

Attorney Mark Leavitt encouraged Council to focus on the issue at hand, management's right to operate the department, the proposed schedule not being a new compromise, impact pay offering during bargaining being declined, studies provided are not City or Florida studies, 21 people affected today, 150 other people in the bargaining unit, only 4% of country is on a 4/10 schedule, and the City trying this schedule previously.

Public Works Director Ricky Simpson, stated the scheduling change was in preparation for the Interlocal Parks Agreement changes, began implementing the schedule in March 2025, realignment providing full staff five days per week, improved service to residents and visitors, support for volunteer groups, reduction in overtime cost, and answered Council questions regarding the proposed schedule, five day coverage, bargaining financial wages, any employee satisfaction surveys before and after this issue, and this being one year of evaluation.

Discussion took place on holiday pay, acknowledgement of reducing overtime cost of \$74,000, the best interest of the city, employee morale, differences in reporting, employee satisfaction surveys, and impasse being declared by the union.

City Manager Clinch noted this issue is constantly being re-evaluated, the change coming from the outside, and being based on operational needs.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to accept the City Administration's decision to change the work schedules of certain employees to the 5/8 schedule and that no further action be taken to address the impact of the City's exercise of its management right.

Discussion took place regarding management, employees, longevity, compromise, the City's right, transition, offer of additional pay being declined, employees doing a great job, fiscal management of the City,

and contract was already negotiated.

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

Recess was taken from 2:04 p.m. to 2:16 p.m.

A. ORDINANCES - FIRST READING

[ORD. NO. 2026-06](#)

An Ordinance of the City of Venice, Florida, Amending the City Comprehensive Plan and Associated Pages Pursuant to Petition No. 25-73CP Specifically to Update Data for Each Mixed-Use Land Use Designation Within Each Neighborhood Area of the City as a Result of New Development through November 1, 2025; 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.

Planning Manager Amy Nelson presented the updated data for each mixed-use land use designation within each neighborhood, reviewing the Island Neighborhood and any substantial changes that took place, provided an update on Knights Trail Neighborhood from the Planning Commission, and answered a Council question regarding maximum allowed use percentages.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to approve Ordinance No. 2026-06 on first reading and send it to the Florida State Department of Commerce for review. 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. 2026-11](#)

An Ordinance Amending City of Venice Ordinance No. 2025-32, as Previously Amended, Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; by Increasing the Total Revenue by

\$265,015 and Total Expenditures by \$67,500; 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 update or public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Mr. Howard, that Ordinance No. 2026-11 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

VI. NEW BUSINESS

A. PRESENTATION

[26-0534](#)

Finance Director Linda Senne and Jeff Wolfe, Shareholder, MSL PA: Presentation of the 2025 Annual Comprehensive Financial Report (ACFR) and External Audit (10 min.)

Finance Director Linda Senne and Jeff Wolfe presented the auditor's report, internal control over financial reporting and on compliance, single audit reports, independent accountant's report, and management letter, financial highlights, city-wide analysis, general fund budget, proprietary funds, stated it was a clean audit, and answered Council questions regarding airport funds, general fund, assigned versus unassigned funds, restricted funds, and received a recommendation that a cash flow statement be presented, part of the Annual Comprehensive Financial Report (ACFR) for all proprietary funds. He responded to a question regarding being conservative with investment income, stating it is common in municipalities, and reaffirmed their policy.

There was no public comment.

B. COUNCIL ACTION/DISCUSSION

[26-0535](#)

Appoint two Members to the Citizen Tax Oversight Committee to Complete the Unexpired Terms of Stacey Bolin and Walter Boloczko: One Member to Serve a term from March 10, 2026 to January 31, 2028 and One Member to Serve a Term from March 10, 2026 to May 31, 2028

There was no public comment.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to appoint Marty Dover to the Citizen Tax Oversight Committee to serve a term from March 10, 2026 to May 31, 2028 and Atticus Frank to the Citizen Tax Oversight Committee to serve a term from March 10, 2026 to January 31, 2028. 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

[26-0536](#)

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

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mr. Engelke, to appoint Nick Flerlage and Anna Freska to the Planning Commission to serve terms from March 10, 2026 to January 31, 2029. 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

VII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

Clerk Michaels had no report.

City Manager

City Manager Clinch reported Kelsey Shope will be acting as a business liaison in addition to her current responsibilities. He reported there would be staff emergency communication media training this week, and when he is out of office next week Assistant City Manager Roger Omenheiser will be Acting City Manager.

VIII. COUNCIL REPORTS

Council Member Frank

Mrs. Frank had no report.

Council Member Weed

Mr. Weed commented on a fast and professional emergency response experience.

Council Member Howard

Mr. Howard reported on the Coastal Advisory Committee, the Sarasota County Economic Development Council (EDC) certification, and Airport

Day.

Council Member Smith

Mr. Smith commented on the importance of the Planning Commission and expressed gratitude to Mr. Young for serving on the board.

Council Member Engelke

Mr. Engelke had no report.

Vice Mayor Boldt

Vice Mayor Boldt commented on Airport Day.

Mayor Pachota

Mayor Pachota reported on upcoming events in the City.

Mr. Howard acknowledged Vice Mayor and Mrs. Boldt, MRT, and the Citizens Police Academy for planting flowers at the Venice Police Department.

IX. AUDIENCE PARTICIPATION

There was none.

X. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 3:05 p.m.

ATTEST:


Nick Pachota (Mar 26, 2026 17:55:46 EDT)

Mayor - City of Venice


City Clerk

Meeting Minutes

Final Audit Report

2026-03-27

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