



# City of Venice

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

## Meeting Minutes City Council

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Tuesday, January 28, 2025

9:00 AM

Community Hall Room 165

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**\*There is an Executive Session at Noon\***

[25-0031](#)

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

### CALL TO ORDER

### ROLL CALL

**Present:** 7 - Mayor Nick Pachota, Ms. Joan Farrell, 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: Police Chief Andy Leisenring Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Planner Brittany Smith, Utilities Project Manager Jeff Sweater, and Assistant City Engineer Jon Kramer.

### INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Former Police Chief Charlie Thorpe.

### I. RECOGNITION

[25-0032](#)

2024 Holiday Card Winner: Felicity Miller, Grade 4, Venice Elementary School

**Mayor Pachota, City Manager Lavallee, City Manager's staff, City Clerk, and City Clerk's staff presented this recognition.**

[25-0033](#)

Proclaim January 17, 2025 as "Florida Arbor Day", Presented to Jim Yelverton, City Arborist and Scott Gorski, Tree Crew Leader

**Mayor Pachota and City Manager Lavallee presented this recognition.**

[25-0034](#)

City of Venice Trail Town Recognition, Presented to Darlene Culpepper, Bicycle/Pedestrian Coordinator

Mayor Pachota and City Manager Lavallee presented this recognition.

[25-0035](#)

Retirement Tribute, Charlie Thorpe, Police Chief

Mayor Pachota, City Manager Lavallee, and Police Chief Leisenring presented this recognition.

[25-0036](#)

2024 Employee of the Year: Executive Assistant Cordy Crane

Mayor Pachota and City Manager Lavallee presented this recognition.

Recess was taken from 9:33 a.m. to 9:45 a.m.

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

There was none.

## III. CONSENT SECTION:

Council Member Farrell pulled Item Nos. 25-0039 and 25-0040.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to approve items on the Consent Section with the exception of Item Nos. 25-0039 and 25-0040. The motion carried unanimously by voice vote.

### A. CITY CLERK

[25-0037](#)

Minutes of the January 14, 2025 Regular Meeting

These minutes were approved on the Consent Section.

### B. CITY MANAGER

#### Airport

[25-0038](#)

Approve the Non-Aeronautical Land Lease Agreement with Clancy & Theys Construction Company in Support of the Renovation Project at Village on the Isle (VOTI)

This agreement was approved on the Consent Section.

## IV. ITEMS REMOVED FROM CONSENT

#### Engineering

[25-0039](#)

Authorize the Mayor to Execute Grant Agreement Number 25ST1 between the State of Florida Department of Environmental Protection and the City of Venice for the Next Renourishment Event of the Venice Segment - Sarasota County Shore Protection Project for \$4,510,780

Assistant City Engineer Jon Kramer answered Council question regarding beach renourishment timelines and requirements. He stated renourishment

is still necessary, but the scope may be changed since the hurricanes.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to approve Item No. 25-0039. The motion carried unanimously by voice vote.**

## Utilities

### 25-0040

Authorize the Mayor to Execute the Florida Department of Environmental Protection (FDEP) General Appropriations Grant for \$750,000 for Utilities Intracoastal Waterway Second Force Main project.

Utilities Project Manager Jeff Sweater answered a Council question regarding which commercial buildings on Venice Avenue would be part of this project. He responded the buildings at 401, 405, and 415 would be part of the project.

**A motion was made by Mr. Howard, seconded by Mrs. Frank, to approve Item No. 25-0040. The motion carried unanimously by voice vote.**

## **V. COUNCIL ACTION/DISCUSSION**

### 25-0041

Lloyd Weed, Chair of the Citizen Advisory Board: Board's Annual Report and Council Approval of 2025 Proposed Agenda Priorities

Chair Lloyd Weed presented Council with the Citizen Advisory Board's report, and offered to answer Council questions. There were none.

**A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to accept the Citizen Advisory Board's Annual Report and approve the 2025 Proposed Agenda Priorities as presented. The motion carried by the following electronic vote:**

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

## **VI. PUBLIC HEARINGS**

### **A. UNFINISHED BUSINESS - ORDINANCES FIRST READING**

#### ORD. NO. 2025-04

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. 24-04CP by Changing the Future Land Use Designation on a Portion of the Property Located at 705 South Tamiami Trail from High Density Residential (HDR) to Mixed Use Corridor (MUC); Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Mayor Pachota reopened the public hearing.

Clerk Michaels read the ordinance by title only.

Written communications were provided in advance.

City Attorney Fernandez introduced the procedure in regards to continuance of the hearing.

Mrs. Frank confirmed she viewed the prior meeting video.

Planner Brittany Smith provided an update including the applicant's proposed binding stipulations for the rezone petition, considered under Ordinance No. 2025-05.

Agent for the applicant Marty Black, provided an update to include the binding stipulations, currently permitted future land use, zoning, and requested approval.

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, that Ordinance No. 2025-04 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:**

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

**No:** 2 - Ms. Farrell and Mr. Smith

[ORD. NO.  
2025-05](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 24-05RZ, to Change the Zoning Designation on a Portion of the Property Located at 705 South Tamiami Trail (1.44 ± Acres), from Residential, Multi-Family 3 (RMF-3) to South Trail Area 2 (ST-2); Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-judicial)

Mayor Pachota reopened the public hearing.

Clerk Michaels read the ordinance by title only.

Written communications were provided in advance.

City Attorney Fernandez inquired as to exparte communications since last hearing.

Mrs. Frank and Mr. Howard disclosed site visits.

Mrs. Frank confirmed she has viewed the previous meeting video.

Marty Black, being duly sworn, answered Council questions regarding the proposed stipulation, reaffirming no hotel in the front or back, prohibits a

hotel, heights, intensity, access to Guild Drive, and meeting residents' concerns.

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. 2025-05 be approved on first reading and scheduled for final reading, with the proposed stipulations:**

- 1. All development shall meet the architectural requirements of the Venetian Theme District.**
- 2. Hotel uses shall be prohibited on Lots 1, 2, 3, 26, 27, and 28 of Block D, Country Club Estates Unit 2.**
- 3. Only multifamily residential uses and associated development parking shall be permitted on Lots 26, 27, and 28 of Block D, Country Club Estates Unit 2.**
- 4. Vehicle access is prohibited from Guild Drive.**

Discussion took place regarding the stipulations, and concerns regarding enforcement and the types of businesses allowed.

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

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

**No:** 2 - Ms. Farrell and Mr. Smith

Recess was taken from 10:11 a.m. to 10:20 a.m.

## ***B. ORDINANCES – FINAL READING***

### [ORD. NO. 2025-01](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.5.2, South Trail Areas of Unique Consideration, Pursuant to Text Amendment Petition No. 24-29AM, by Allowing the Assisted Living Units to be Converted to Independent Living Units at a Specified Ratio; 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 staff update.

There was no applicant update.

There was no public comment.

Mayor closed the public hearing.

**A motion was made by Mr. Howard, seconded by Vice Mayor Boldt, that Ordinance No. 2025-01 be approved and adopted. The motion carried by the following electronic vote:**

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

**No:** 2 - Ms. Farrell and Mr. Smith

[ORD. NO.  
2025-02](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, Table 1.1., Summary of Decision Authority by Application Types, Table 1.2., Summary of Application Types with Administrative Approvals, Section 1.7.3, Planned District Zoning Amendments, and Section 1.7.4., Decision Criteria, Pursuant to Text Amendment Petition No. 24-54AM, to Revise and Clarify the Requirements for Planned Unit Development (PUD) Amendment Applications; 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 the read ordinance by title only.

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. 2025-02 be approved and adopted.**

Discussion took place regarding the process for amending Planned Unit Developments (PUD) and concerns that the first and last buyers are not protected equally.

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

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

**No:** 2 - Ms. Farrell and Mr. Smith

[ORD. NO.  
2025-03](#)

An Ordinance of the City of Venice, Florida, Providing an Annual Update of the Five-Year Capital Improvement Schedule for Fiscal Years 2025-2029 Including a Long-Range Schedule of Capital Improvements for Years 2030-2034 Contained in the Appendix of the City of Venice 2017-2027

Comprehensive Plan; 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 communication was received via email today.

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, that Ordinance No. 2025-03 be approved and adopted with amendments as provided in numbering.**

Mayor Pachota reopened the public hearing.

Planning and Zoning Director Roger Clark commented that the last three items on the list were new projects that were not numbered at the bottom of the transportation tables. The amended ordinance has numbers added to those three but they wanted to give Council the opportunity to move them and reorder or keep them as numbered.

Mayor Pachota closed the public hearing.

Discussion took place regarding having line items for Flamingo Ditch, Seaboard Improvements, and Chuck Reiter Field updates.

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

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

**No:** 2 - Ms. Farrell and Mr. Smith

[ORD. NO.  
2025-06](#)

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 \$398,928 and Total Expenditures by \$398,928; and Providing an Effective Date

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no communications.

There was no staff update

There was no public comment.

Mayor Pachota closed the public hearing.

**A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2025-06 be approved and adopted. The motion carried by the following electronic vote:**

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

## VII. NEW BUSINESS

### A. RESOLUTIONS

[RES. NO.  
2025-02](#)

A Resolution of the City of Venice, Florida, Amending Resolution No. 2024-25, Which Provides for the Temporary Waiver of Certain Building Permits and Fees for Properties Affected by Hurricanes Helene or Milton, to Extend the Expiration Date; and Providing an Effective Date  
Clerk Michaels read the ordinance by title only.

There was no public comment.

**A motion was made by Mr. Howard, seconded by Mr. Engelke, that Resolution No. 2025-02 be approved and adopted. The motion carried by the following electronic vote:**

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

[RES. NO.  
2025-03](#)

A Resolution of the City Council of the City of Venice, Sarasota County, Florida, Adopting an Amended Policy for Board Appointments; Superseding Resolution No. 2023-05; and Providing an Effective Date  
Clerk Michaels read the ordinance by title only.

There was no public comment.

**A motion was made by Ms. Farrell, seconded by Mr. Smith, that Resolution No. 2025-03 be denied. The motion failed by the following electronic vote:**

**Yes:** 2 - Ms. Farrell and Mr. Smith

**No:** 5 - Mayor Pachota, Vice Mayor Boldt, Mrs. Frank, Mr. Howard and Mr. Engelke

**A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Resolution No. 2025-03 be approved and adopted.**

Ms. Farrell commented on the recent appointment process for Planning Commission.

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

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



No: 2 - Ms. Farrell and Mr. Smith

Recess was taken from 10:37 a.m. to 10:45 a.m.

## **B. PRESENTATION**

[25-0042](#)

Assistant City Manager James Clinch and Assistant City Engineer Jon Kramer: Resiliency Presentation

Assistant City Manager Clinch and Assistant City Engineer Kramer provided a presentation to include the Florida Resilience Conference, resilience overview, importance of resiliency, coastal resilience plan, current resilience projects, future resilience projects, urban resilience, measuring resilience, resilience and coastal protection, statewide vulnerability assessment, a more resilient Venice, City of Venice Coastal Resiliency plan, Hazard Mitigation Grant Program Funding (HMGP), and Resilient Florida Program Grant Funding.

Discussion took place regarding resiliency being an essential part of our Capital Improvement Program (CIP), consideration of a Resiliency Manager position. public and private community wide responsibility, the water plant feasibility study, the National Flood Insurance Program, available funding, and improvement in the Community Rating System (CRS) rating.

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

[25-0043](#)

Proposed Fiscal Year 2025-2026 Federal Legislative Priorities

There was no public comment.

**A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, to approve the Fiscal Year 2025-2026 Federal Legislative Priorities as presented. The motion carried by the following electronic vote:**

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

[25-0044](#)

Appoint Walter Boloczko to the Citizens Tax Oversight Committee to Serve a Term from February 1, 2025 to January 31, 2029 (Mr. Engelke Requested to Keep the Application Pool Open)

Mr. Engelke indicated his reasons for requesting to keep the application pool open and indicated his support of the candidate.

**A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to appoint Walter Boloczko to the Citizens Tax Oversight Committee to serve a term from February 1, 2025 to January 31, 2029.**

Discussion took place regarding the difficulty recruiting for this appointment, the recruitment process, potential improvements in the

process, and Mayor's offer to assist in recruitment of individuals for vacancies.

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

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

[25-0045](#)

Request the Appropriate Charter Officer to Obtain the Necessary Support and Approval for a Marked Crosswalk at Service Club Beach (Mr. Howard)

Mr. Howard introduced the topic.

City Manager Lavalley shared the efforts they are pursuing with regard to parking expansion in that area.

There was no public comment.

**A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, to direct staff to obtain the necessary approvals and support to create a marked crosswalk with signage from overflow parking lot Service Club Beach parking area.**

Discussion took place regarding safety, parking issues, Service Club Beach, Casperson Beach, a crosswalk, County support and cooperation, formalizing a request to County, accessibility to the beach, restoration, and the road to Casperson.

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

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

[25-0046](#)

Approve Funds for the Mayor to Hire a Consultant for the City Manager Hiring Process (Mayor Pachota)

Mayor Pachota introduced the topic.

**A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to approve up to \$50,000 for the Mayor to hire a consulting firm for the City Manager hiring process.**

There was no public comment.

Discussion took place regarding the firm that is doing the City of Sarasota's search, following the City's request for proposal (RFP) process, the unique culture in Venice, succession planning, support in the community for our Assistant City Manager, City funds, transparency, and what the process will look like as it relates to the Council.

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

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

## VIII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

Clerk Michaels confirmed a joint meeting with Sarasota County Board of Commissioners on May 16, 2025 from 9 a.m. until 12 noon at the R.L. Anderson building.

Discussion took place regarding possible dates for an upcoming appeal hearing. Council suggested Wednesday, March 12th instead of February 26th.

Clerk Michaels stated she would confirm the dates and provide notice to Council as soon as possible.

City Manager

City Manager Lavalley commented on his retirement in July, and the upcoming joint meeting.

**IX. COUNCIL REPORTS*****Council Member Engelke***

Mr. Engelke reported on Institute for Elected Municipal Officials (IEMO) attendance, and the professionalism of Venice.

***Council Member Farrell***

Ms. Farrell expressed appreciation for the resiliency presentation and reported on meeting with Mara Skadden, of the Marine Resources Council, for a project at Harbor Lights.

***Council Member Howard***

Mr. Howard had no report.

***Council Member Smith***

Mr. Smith reported on attendance at the Criminal Justice Commission, and overcrowding in the jail.

***Council Member Frank***

Mrs. Frank had no report.

***Vice Mayor Boldt***

Vice Mayor Boldt reported on attendance at the Planning Commission and

the Metropolitan Planning Organization (MPO).

**Mayor Pachota**


Mayor Pachota reported on the MPO, Convocation of Governments, Washington DC Fast Fly In, Centennial partnerships, Make a Difference Day, Venice High School Parade of Champions on February 15th, City facilities closed on February 17th for Presidents' Day, the upcoming Italian Feast and Carnival, and the classic car show on February 23rd.


**X. AUDIENCE PARTICIPATION**

There was none.

**XI. ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 11:54 a.m.

ATTEST:   
Nick Pachota (Feb 12, 2025 23:17 EST)  
Mayor - City of Venice

  
City Clerk









# Meeting Minutes

Final Audit Report

2025-02-13

Created:	2025-02-12
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## "Meeting Minutes" History

-  Document created by Toni Cone (TCone@Venicefl.gov)  
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-  Document emailed to Nick Pachota (npachota@venicefl.gov) for signature  
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