



# City of Venice

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

## Meeting Agenda City Council

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Tuesday, October 24, 2023

9:00 AM

Council Chambers

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[23-6270](#)

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

**Attachments:**

[Meeting Instructions](#)

[Request to Speak Form](#)

### Broadcast

*This meeting will re-broadcast the week after the meeting on Access Sarasota (Comcast Channel 19)(Verizon Channel 32). To view the meeting live please log onto [www.venicegov.com](http://www.venicegov.com), click on meetings, find today's meeting and click "in progress".*

### CALL TO ORDER

### ROLL CALL

### INVOCATION AND PLEDGE OF ALLEGIANCE

### I. RECOGNITION

[23-6271](#)

Proclaim November 15, 2023 as "GIS Day" and the Week of November 13-17, 2023 as "Geography Awareness Week", Presented to City of Venice GIS Staff Don Hubbard, Kelsey Shope, Christina Rimes, Steven Berens and Will Smith

**Attachments:**

[Proclamation](#)

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

*Excluding Public Hearings (Five Minutes Each Speaker for City Residents, City Property Owners, and Owners of Businesses within the City Limits and Two Minutes for all Other Speakers unless Other Time Limits are Established).*

### III. CONSENT SECTION:

*All matters listed under the Consent Section are considered to be routine and will be enacted by one motion unless an item is removed by a council member. There will be no separate discussion of these items. If discussion is desired by a council member, the item(s) will be considered and voted upon at the end of the Consent Section.*

**A. CITY CLERK**

[23-6272](#) Minutes of the Regular City Council Meeting October 10, 2023

**Attachments:** [Minutes](#)

**B. CITY ATTORNEY**

[23-6273](#) Request Private Attorney-Client Session on November 28, 2023 at Noon for Neal Communities of SWF, LLC, et al v. City of Venice

**Attachments:** [Memorandum](#)

**C. CITY MANAGER**Engineering

[23-6274](#) Accept Utility Easement Adjacent to Curry Lane from 2705 Venice Properties, LLC, for Lift Station

**Attachments:** [Memorandum](#)  
[Utility Easement - Lift Station](#)

[23-6275](#) Accept Utility Easement Along the East Property Boundary of Lot 4, Woodland Acres from 2705 Venice Properties, LLC

**Attachments:** [Memorandum](#)  
[Utility Easement - Eastern Property Boundary](#)

**IV. ITEMS REMOVED FROM CONSENT****V. PRESENTATION WITH ACTION**

[23-6276](#) Kathleen Weeden, City Engineer, A.J. Ribas, VP/Project Manager, A2 Group, Inc., and Kelsie Shy, Landscape Architect, Kimley-Horn & Associates: Northeast Venice Park (20 min.)

**Attachments:** [Presentation](#)

**VI. UNFINISHED BUSINESS**

[23-6195](#) Approve Pre-Annexation Agreement Between the City of Venice and Douglas Girard Andrew for Oaks at Venice

**Attachments:**      [Updated Pre-Annexation Agreement](#)  
[Updated Staff Presentation](#)  
[Pre-Annexation Agreement](#)  
[Jeffery Boone's Continuance Request 9.7.23](#)  
[Petition for Annexation](#)  
[Location Map](#)  
[Speaker Cards 8.22.23](#)  
[Staff Presentation](#)  
[Speaker Card 9.12.23](#)  
[Speaker Card 10.10.23](#)

## VII. PUBLIC HEARINGS

### A. ORDINANCES - FIRST READING

[ORD. NO.](#)      An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying  
[2023-43](#)            Contiguous to the City Limits, Pursuant to Petition No. 23-27AN by  
Douglas Andrews, Into the Corporate Limits of the City of Venice, Florida,  
and Redefining the Boundary Lines of the City to Include Said Additions;  
Providing for Repeal of All Ordinances in Conflict Herewith; Providing for  
Severability; and Providing an Effective Date

**Attachments:**      [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Business Impact Estimate](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant - Application](#)  
[Applicant - Project Narrative](#)  
[Applicant - Survey](#)  
[Applicant - Level of Service Analysis -Revenue Estimates](#)  
[Applicant's Continuance Request Letter](#)  
[Draft Pre-Annexation Agreement](#)  
[Planning Commission Minutes 9.19.23](#)

[ORD. NO.](#)      An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City  
[2023-44](#)            of Venice Comprehensive Plan Future Land Use Map and Associated  
Pages Pursuant to Petition No. 23-28CP to Change the Future Land Use  
Designation of Specific Real Property Generally Located East of Albee  
Farm Road from Sarasota County Low Density Residential to City of  
Venice Medium Density Residential (MEDR); Providing for Repeal of All  
Ordinances in Conflict Herewith; Providing for Severability; and Providing  
an Effective Date

**Attachments:**      [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Business Impact Estimate](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant - Application](#)  
[Applicant - Project Narrative](#)  
[Applicant - Survey](#)  
[Applicant - Strikethrough Underline](#)  
[Planning Commission Minutes 9.19.23](#)

**ORD. NO.**      An Ordinance Amending the Official Zoning Atlas of the City of Venice,  
**2023-45**      Florida, Pursuant to Zoning Map Amendment Petition No. 23-29RZ, to  
Change the Zoning Designation for the Properties Generally Located East  
of Albee Farm Road (2.81 ± Acres), from Sarasota County Open Use  
Estate 2 (OUE-2) to City of Venice Residential Multi-Family 3 (RMF-3);  
Providing for Repeal of All Ordinances in Conflict Herewith; Providing for  
Severability; and Providing an Effective Date (Quasi-Judicial)

**Attachments:**      [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Business Impact Estimate](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant - Application](#)  
[Applicant - Narrative](#)  
[Applicant - Decision Criteria](#)  
[Applicant - Property Information](#)  
[Applicant - Survey](#)  
[Planning Commission Minutes 9.19.23](#)

**ORD. NO.**      An Ordinance Amending the Official Zoning Atlas of the City of Venice,  
**2023-14**      Florida, Pursuant to Zoning Map Amendment Petition No. 23-13RZ, to  
Change the Zoning Designation for the Sawgrass Community Generally  
Located at the West Side of North Auburn Road Between East Venice  
Avenue and Edmondson/Border Road (316+ Acres) from Sarasota County  
Residential Single Family 2 (RSF-2) with a Planned Unit Development  
(PUD) Overlay to City of Venice PUD; Providing for Repeal of all  
Ordinances in Conflict Herewith; Providing for Severability; and Providing  
an Effective Date (Quasi-Judicial)

**Attachments:**      [Ordinance - Updated](#)  
[Jeffery Boone's Continuance Request 9.7.23](#)  
[Ordinance](#)  
[Revised Transmittal Memo to City Clerk](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Presentation CC](#)  
[Staff Presentation](#)  
[Staff Report CC](#)  
[Staff Report](#)  
[Application](#)  
[Narrative](#)  
[Sawgrass Binding Master Plan Map UPDATE](#)  
[Sawgrass Binding Master Plan Map](#)  
[Location Map](#)  
[Proposed Zoning Map](#)  
[Zoning Standards CC](#)  
[Zoning Standards](#)  
[Decision Criteria](#)  
[Statement of Land Use Density](#)  
[Planning Commission Minutes 4.18.23](#)  
[Speaker Cards 9.12.23](#)  
[Waterford LLC Objection](#)

## **B. ORDINANCES – FINAL READING**

[ORD. NO.](#)      An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying  
[2023-35](#)      Contiguous to the City Limits, Pursuant to Petition No. 23-18AN by  
Stephen T. Deans and Cherie L. Deans, into the Corporate Limits of the  
City of Venice, Florida, and Redefining the Boundary Lines of the City to  
Include Said Additions; Providing for Repeal of All Ordinances in Conflict  
Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:** [Ordinance - Updated](#)  
[Business Impact Estimate](#)  
[Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Pre-Annexation Agreement](#)  
[Applicant - Financial Feasibility](#)  
[Applicant - Survey](#)  
[Applicant - 1.4.3 Decision Criteria](#)  
[Planning Commission Minutes 8.15.23](#)

**ORD. NO.**  
**2023-36**

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. 23-19CP to Change the Future Land Use Designation of Specific Real Properties Located at 3590 and 3600 Laurel Road East from Sarasota County Major Employment Center (MEC) and City of Venice Mixed Use Residential (MUR) to City of Venice Medium Density Residential (MEDR); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:** [Ordinance - Updated](#)  
[Business Impact Estimate](#)  
[Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report CC](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Survey - 3590 Laurel Rd E](#)  
[Applicant - Survey - 3600 Laurel Rd E](#)  
[Applicant - Strikethrough Underline Revisions](#)  
[Applicant - Sec. 1.5.3 Decision Criteria](#)  
[Applicant - Location Map](#)  
[Planning Commission Minutes 8.15.23](#)  
[Written Correspondence 10.9.23](#)

**ORD. NO.**  
**2023-37**

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 23-20RZ, to Change the Zoning Designation for the Properties Located at 3590 and

3600 Laurel Road East (21.34 ± Acres Combined), from City of Venice Residential Multi-Family 2 (RMF-2) and Sarasota County Open Use Estate (OUE) to City of Venice Residential Multi-Family 3 (RMF-3); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

**Attachments:**

[Ordinance - Updated](#)  
[Business Impact Estimate](#)  
[Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation 23-20RZ Stiles Multi Family](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Location Map](#)  
[Applicant - Survey - 3590 Laurel Rd E](#)  
[Applicant - Survey - 3600 Laurel Rd E](#)  
[Applicant - Sec. 1.7.4 Decision Criteria](#)  
[Planning Commission Minutes 8.15.23](#)  
[Written Correspondence 10.4.23](#)  
[Written Correspondence 10.9.23](#)

**ORD. NO.**  
**2023-38**

An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying Contiguous to the City Limits, Pursuant to Petition No. 22-55AN by Teresa Eberling, Into the Corporate Limits of the City of Venice, Florida, and Redefining the Boundary Lines of the City to Include Said Additions; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:**

[Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Business Impact Estimate](#)  
[Staff Report](#)  
[Staff Presentation AN](#)  
[Applicant - Application](#)  
[Applicant - Narrative](#)  
[Applicant -Survey](#)  
[Applicant - Pre-Annexation Agreement](#)  
[Written Correspondence 9.9.23](#)  
[Planning Commission Minutes 9.5.23](#)  
[Speaker Cards](#)  
[Written Correspondence 10.6.23](#)  
[Applicant Presentation](#)

[ORD. NO.  
2023-39](#)

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. 22-56CP to Change the Future Land Use Designation of Specific Real Property Located at 2114 Border Road from Sarasota County Major Employment Center (MEC) to City of Venice Commercial; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:**

[Ordinance](#)

[Transmittal Memo to City Clerk](#)

[Business Impact Estimate](#)

[Staff Report](#)

[Staff Presentation CP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Strikethrough Underline](#)

[Applicant - Location Map](#)

[Applicant - Survey](#)

[Written Correspondence 9.9.23](#)

[Planning Commission Minutes 9.5.23](#)

[Applicant Presentation](#)

[Written Correspondence 10.6.23 to 10.9.23](#)

[ORD. NO.  
2023-40](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 22-57RZ, to Change the Zoning Designation for the Property Located at 2114 Border Road (5.35 ± Acres), from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Commercial; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)



**Attachments:** [Ordinance - Updated](#)  
[Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Business Impact Estimate](#)  
[Staff Report](#)  
[Staff Presentation RZ](#)  
[Applicant - Application](#)  
[Applicant - Narrative](#)  
[Applicant - Border Road Self Storage Concept Plan](#)  
[Applicant - Survey](#)  
[Applicant - Location Map](#)  
[Applicant - Decision Criteria 1.7.4](#)  
[Written Correspondence 9.9.23](#)  
[Planning Commission Minutes 9.5.23](#)  
[Letter of Acknowledgement and Agreement to Stipulations 10.11.23](#)  
[Applicant Presentation](#)  
[Written Correspondence 10.6.23 to 10.9.23](#)  
[Written Correspondence 10.11.23 to 10.13.23](#)

**ORD. NO.**  
**2023-41**

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Section 3.1.4., Building Placement Requirements, to Clarify Setback Measurement on Private Streets and in Residential Mobile Home Zoning Districts; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:** [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Business Impact Estimate](#)  
[Staff Memo](#)  
[Staff Presentation](#)  
[Application](#)  
[Clean Copy with PC Revisions](#)  
[Clean Copy](#)  
[Strikethrough-Underline with PC Revisions](#)  
[Strikethrough-Underline](#)  
[Written Correspondence 5.18.23](#)  
[Planning Commission Minutes 9.5.23](#)  
[Written Correspondence 10.9.23](#)

[ORD. NO.  
2023-42](#) An Ordinance of the City of Venice, Florida, Providing an Annual Update of the Five-Year Capital Improvement Schedule for Fiscal Years 2024-2028 Including a Long-Range Schedule of Capital Improvements for Years 2029-2033 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

**Attachments:**

[Ordinance - Updated](#)  
[Ordinance with Proposed Planning Commission's Recommendation](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Application](#)  
[2021 Generalized LOS Table City Roads](#)  
[Draft 2024-2028 Capital Improvement Schedule - CC](#)  
[Draft 2024-2028 Capital Improvement Schedule - PC](#)  
[Signed Ordinance No. 2022-35](#)  
[CIS Letter to Sarasota County BCC](#)  
[CIS Letter to Sarasota Manatee MPO](#)  
[Business Impact Estimate](#)  
[Dr. Fiedler's Submittal - FDOT's I-75 Master Plan Update](#)  
[Speaker Cards](#)

[ORD. NO.  
2023-46](#) An Ordinance of the City of Venice, Florida, Further Amending Chapter 50, Personnel, Article III, Pensions and Retirement, Division 3, Municipal Police Officers' Pension Trust Fund, of the Code of Ordinances of the City of Venice, Florida, as Subsequently Amended; Amending Section 50-131, Definitions; Amending Section 50-134, Finances and Fund Management; Amending Section 50-146, Minimum Distribution of Benefits; Providing for Severability of Provisions; Repealing All Ordinances in Conflict Herewith and Providing an Effective Date

**Attachments:**

[Ordinance](#)  
[Business Impact Estimate](#)  
[Legal Review Correspondence 9.19.23](#)  
[No Impact Letter 8.14.23](#)

## VIII. NEW BUSINESS

### A. ORDINANCE

[ORD. NO.  
2023-48](#) An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 2, Administration, Article VIII, Boards, Section 2-382, Environmental Advisory Board, Section 2-383, Public Art Advisory Board,

and Chapter 46, Parks and Recreation, Article I, In General, Section 46-3, Master Plan for Development of Parks System, Section 46-4, Approval of Development or Change in Use of Park Lands, and Article II, Parks and Recreation Advisory Board, by Dissolving the Environmental Advisory Board, the Public Art Advisory Board, and Parks and Recreation Advisory Board and Establishing a Citizen Advisory Board; Providing For Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

**Attachments:**     [Ordinance](#)  
                              [Business Impact Estimate](#)

## **B. COUNCIL ACTION/DISCUSSION**

[23-6277](#)            Consider Revised Quasi-Judicial Procedures (Attorney Fernandez)

**Attachments:**     [Memorandum](#)

[23-6278](#)            Update on Staff Directives from the February 15, 2023 Transportation Workshop (Dr. Fiedler)

**Attachments:**     [Transportation Workshop Minutes 2.15.23](#)

## **IX. CHARTER OFFICER REPORTS**

City Attorney

City Clerk

City Manager

## **X. COUNCIL REPORTS**

***Council Member Moore***

***Council Member Fiedler***

***Council Member Howard***

***Council Member Longo***

***Council Member Frank***

***Vice Mayor Boldt***

***Mayor Pachota***

**XI. AUDIENCE PARTICIPATION**

*Five Minutes Each Speaker for City Residents, City Property Owners, and Owners of Businesses within the City Limits and Two Minutes for all Other Speakers unless Other Time Limits are Established.*

**XII. ADJOURNMENT**

*The meeting will not go beyond 5:00 p.m. unless City Council grants an extension.*

**\*\*\*\*\***

*If you are disabled and need assistance, please contact the City Clerk's office at least 24 hours prior to the meeting.*

*NOTE: No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.*