



City of Venice

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

Meeting Minutes City Council

Tuesday, September 9, 2025

9:00 AM

Council Chambers

There is an Executive Session at Noon

[25-0323](#)

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

CALL TO ORDER

Mayor Pachota called the meeting to order at 9:00 a.m.

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 Mercedes Barcia, Deputy City Clerk Toni Gregory, Recording Secretary Amanda Hawkins-Brown, and for certain items on the agenda: Fire Chief Frank Giddens, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Information Technology Director Roger Navarro, 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 Mayor Pachota.

I. RECOGNITION

[25-0324](#)

Swearing in Firefighter/EMT Jeff Petrosky and Marc Rodriguez

Deputy Clerk Barcia performed this swearing in assisted by Mayor Pachota.

[25-0325](#)

Swearing in Fire Inspector Miguel Ruiz

Deputy Clerk Barcia performed this swearing in assisted by Mayor Pachota.

Recess was taken from 9:10 to 9:20 a.m.

[25-0326](#)

Proclaim September 17- 23, 2025 as "Constitution Week", Presented to the Myakka Chapter of the National Society Daughters of the American

Revolution (NSDAR)

Mayor Pachota presented this proclamation.

[25-0327](#)

Proclaim September 16, 2025 as "IT Professionals Day" Presented to IT Director Roger Navarro and IT Staff

Mayor Pachota presented this proclamation.

Recess was taken from 9:27 a.m. to 9:32 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

Chris Derbak, 300 Shore Drive, spoke on proposed property taxes, impact on homeowners, level of services, and city surplus.

Israel Salinas, 591 Flamingo Drive, spoke on the Flamingo Ditch Workshop presentation, concerns with beach restoration, outfall evaluations, and the Stormwater Management Plan.

III. CONSENT SECTION:

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

A. CITY CLERK

[25-0328](#)

Minutes of the August 26, 2025 Regular Meeting

These minutes were approved in the Consent Section.

B. CITY MANAGER

Engineering

[25-0329](#)

Authorize the Mayor to Execute Amendment No. 1 to Florida Department of Environmental Protection (FDEP) Beach Funding Agreement No. 25ST1

This item was approved in the Consent Section.

Human Resources

[25-0330](#)

Approve Collective Bargaining Agreement with Fraternal Order of Police Sergeants and Lieutenants for the Period of October 1, 2025 through September 30, 2028

This item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. PRESENTATION

[25-0331](#)

Jon Thaxton, Gulf Coast Community Foundation, Matt Sauer, Charles and Margery Barancik Foundation, and Kirsten Russell, Community Foundation of Sarasota County: Sarasota Housing Action Plan (20 min.) (Requested by Council Member Frank)

Kirsten Russell, Community Foundation of Sarasota County, and Matt Sauer, Charles and Margery Barancik Foundation, presented a study on affordable housing including the topic being important for the area, working with consultant, foundation partnerships, demographics, impact on business community, housing costs, housing market, Area Median Income (AMI), commuting demand, shortage of attainable housing, options for assistance, utilizing a portion of county tax for housing trust fund to incentivize development of affordable housing, reducing fees for projects, accessory dwelling units (ADU), zoning options, dedication of land for affordable housing, partnerships with community organizations, and input from workforce.

Jon Thaxton, Gulf Coast Community Foundation, presented solutions dependant on partnerships, identifying opportunities within the organization's control, workforce needed to have lifestyle services, use of public land, consideration of affordable housing in all policy decisions, report being specific to Sarasota County, and the need to utilize multiple options.

Discussion took place regarding consideration of affordable housing, affordable housing trust fund option, potential use of public land, non profit partnerships, Habitat for Humanity project, and support from employers.

Recess was taken from 10:15 a.m. to 10:30 a.m.

VI. PUBLIC HEARINGS

A. APPEAL HEARING SCHEDULED FOR 10:30 A.M.

[25-02AP](#)

Consider and Act on Appeal of Planning Commission's Approval of Variance Petition No. 25-22VZ for Relief from the Venice Historical Precedent Architectural Requirement in the Airport Avenue Zoning District for the Property Located at 240 Base Avenue East, Owned by Walt Kitonis, Technology Development Properties LLC (Quasi-Judicial)

Mayor Pachota read the item and opened the public hearing.

City Attorney Fernandez questioned Council Members concerning ex-parte communications and conflicts of interest. Mayor Pachota disclosed ownership of property on the same block and stated he can remain fair and

unbiased based on the record presented today.

Mr. Engelke disclosed a site visit, viewing of the Planning Commission hearing, and a discussion with City Attorney Fernandez.

Mr. Smith disclosed viewing the Planning Commission meeting.

Mr. Howard, Vice Mayor Boldt and Mayor Pachota disclosed attendance or viewing of the Planning Commission hearing, and a site visit.

Mrs. Frank and Mr. Weed disclosed a site visit.

Written communications were provided in advance.

City Attorney Fernandez provided introductory comments on the appeal and led Council through consideration of the appellants standing for appeal.

Peter Zeh, being duly sworn, commented on proximity of the appellants to the applicant's property.

Attorney Jeffery Boone, being duly sworn, stated case law provides for his client's right to cross-examination and appellants who are not present do not allow for that and objected to any appellants who are not present.

Peter Zeh commented he represented the group.

City Attorney Fernandez indicated Council can address the appellant who is present to determine standing.

Peter Zeh indicated his distance from the parcel, the property borders the mixed use development corridor and impacts him based on architectural, visual, traffic, and safety standpoint.

Attorney Boone questioned Mr. Zeh regarding the location of his residence and indicated Mr. Zeh does not have standing to be an appellant, reviewed the standard for an affected party in the code, architectural design, and noted that uses are not part of this variance only design, and stated Mr. Zeh is not impacted by the application.

Mr. Zeh clarified his reasons for being an affected party and appellant.

A motion was made by Mr. Smith, seconded by Mrs. Frank, to approve Peter Zeh's standing to appeal.

Discussion took place regarding who would have standing for appeal.

The motion carried by the following electronic vote:

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

No: 2 - Mr. Howard and Mr. Engelke

Attorney Jeffery Boone, filed a Motion in Liminie to limit testimony to what is relevant to the variance.

City Attorney Fernandez recommended not acting on the Motion in Liminie and stated the mayor can determine whether testimony is relevant or not.

The motion was acknowledged; no action was taken.

Mayor Pachota asked Mr. Zeh, appellant, to keep his presentation specific to the appeal that was filed.

Attorney Boone requested additional rebuttal time of 10 minutes, for a total of 20 minutes. No action was taken.

Senior Planner Tremblay, being duly sworn, presented the petition information, aerial view, project description, intent for industrial type building, site photos, future land use map, zoning map, conceptual site plan, conceptual elevations, relevant code standard, requirement of Venice Historic Precedent (VHP) style, decision criteria, clarifying information for appeal, notice of LDR change in 2022, property ownership at time of notice, potential uses allowed, and adaptive reuse definition.

Attorney Annie Boone, being duly sworn, questioned Senior Planner Tremblay on transfer of property in 2020 and 2022. There were no questions from the appellant.

Senior Planner Tremblay answered Council question on the property transfer and public notice.

Attorney Jeffery Boone indicated for the record he was representing the applicant, but would also be providing testimony in this matter.

Attorneys Jeffery and Annie Boone, Agents, and Walt Kitonis, Applicant, being duly sworn, presented on the location, the Planning Commission Decision, current condition of property, intention to redevelop, under prior Land Development Regulations (LDRs) property was not in Venice Historic Precedent (VHP) district, old zoning and non conforming uses, background, intent to improve property, proposed potential uses, potential partnerships, building transition options, attempted communications with appellants, demolishing of existing structures, build one large facility, improvement in appearance, aerial photo, renderings, space for community, metal building not within VHP style, surrounding properties not

within VHP, metal buildings are historic in area, reason for variance request, compliance with LDR, compatibility, variance criteria, hardship due to change in LDR architectural standards, site being unique, uses are within current zoning, the history in the area, still have site and development review, and case history.

Attorney Boone responded to Mr. Zeh's request he provide proof of the alleged flaw in the case law presented by the Appellant.

Recess was taken from 11:56 a.m. to 2 p.m.

Peter Zeh, Apellant, provided a presentation to include the reason for the appeal, review of Comprehensive Plan, the Land Development Code, and the Variance Application, VHP Style Architecture, Uses, Land Use Compatibility, Variance criteria, and decision criteria.

Lueanne Wood, 550 West Flamingo Drive, spoke in favor of the application.

Rick McNamara, 316 Parkdale Drive, spoke in favor of the application.

Ryan Baldauff, 251 Airport Ave East, expressed concerns regarding uses.

Recess was taken from 2:37 p.m. to 2:42 p.m.

Senior Planner Tremblay indicated the requirement of the decision criteria to grant a variance was to make an affirmative finding on each of the criteria.

There was no appellant summary.

Agent for Applicant, Attorney Boone, commented on uses not being at issue, site and development plan are a separate matter, the variance request being for architectural design standards only, testimony and evidence presented today, zoning code change, uses not being at issue, noise, permitted uses, case law, meeting criteria, and evidence in the record.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that based on the evidence in the record, Variance Petition No. 25-22VZ be approved and adopted.

Discussion took place regarding variances, properties in disrepair, exceptions, neighboring properties, land development regulations, improving properties, the neighborhood, and land use strategies.

The motion carried by the following electronic vote:

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

No: 2 - Mr. Smith and Mr. Weed

B. ORDINANCES – FINAL READING[ORD. NO.
2025-29](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 46, Parks and Recreation, Article I, In General, Section 46-1, Descriptions of City Parks System; Authorized Uses, and Section 46-5, Naming or Renaming a City-Owned Facility or Park; 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 was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Vice Mayor Boldt, that Ordinance No. 2025-29 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 - Mr. Smith and Mr. Weed

[ORD. NO.
2025-30](#)

An Ordinance of the City of Venice, Florida, Amending Chapter 2, Administration, Article II, Mayor and Council, Division 2, Meetings, Subdivision I, In General, Section 2-53, Addressing Council, to Provide Time Limits for Presentations and Restrict the Number of Presentations Placed on an Agenda; 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.

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. 2025-30 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

VII. NEW BUSINESS

COUNCIL ACTION/DISCUSSION

[25-0332](#)

Direct the Appropriate Charter Officer to Review Draft Share Plan Ordinance for the Municipal Police Officers' Pension Trust Fund (Mayor Pachota)

Mayor introduced the topic of looking into a cost of living adjustment and cost analysis.

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mrs. Frank, to direct the appropriate charter officer to review the draft share plan ordinance for the Municipal Police Officers' Pension Trust Fund. 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

[25-0333](#)

Direct a Legislative Referral to the Citizen Advisory Board (CAB) to Evaluate and Recommend Improvements as it Relates to the City's Website by Identifying Citizen Preferences and Expectations and by Performing a Comparative Analysis of Other City Websites. This Evaluation Report Should be Provided to Staff to Share with the Consultant Being Contracted to Update the City's Website in FY26 (Mayor Pachota)

Mayor introduced the topic of giving direction on the City website.

There was no public comment.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to direct a legislative referral to the Citizen Advisory Board (CAB) to evaluate and recommend improvements as it relates to the City's website by identifying citizen preferences and expectations and by performing a comparative analysis of other city websites. This evaluation report should be provided to staff to share with the consultant being contracted to update the City's website in FY26. 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

[25-0334](#)

FY26 Charter Officer Compensation

Human Resources Director Bullock presented the topic of Charter Officer compensation as it applies to the City Clerk.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, to authorize a 3.5% increase for the City Clerk.

Discussion took place regarding the salary compensation, support, comparables, and Clerk Michaels' service.

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

[25-0335](#)

2026 State Legislative Priorities

City Manager Clinch presented the Legislative Priorities requests, and answered Council question regarding the Flamingo Ditch funding request.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to approve the Legislative Priorities for FY 2026 as presented. 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

[25-0336](#)

Appoint Member to the Police Pension Board of Trustees to Serve a Term from October 1, 2025 to September 30, 2029

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mr. Howard, to appoint Kevin McGrath to the Police Pension Board of Trustees to serve a term from October 1, 2025 to September 20, 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

VIII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

City Clerk Michaels had no report.

City Manager

City Manager Clinch commented on the annual Shark Tooth Fishing Tournament, and the upcoming Patriot Day ceremony on September 11th.

IX. COUNCIL REPORTS

Council Member Smith

Mr. Smith had no report.

Council Member Weed

Mr. Weed commented on the Habitat for Humanity house project in the city, and the Shark Tooth Fishing Tournament.

Council Member Frank

Mrs. Frank announced there is a Venice Housing Authority board vacancy.

Council Member Engelke

Mr. Engelke had no report.

Council Member Howard

Mr. Howard had no report.

Vice Mayor Boldt

Vice Mayor Boldt commended Master Police Officer Joyce on the Shark Tooth Fishing Tournament.

Mayor Pachota

Mayor Pachota thanked all for Shark Tooth Fishing Tournament, announced upcoming events, and the Centennial celebration kickoff.

X. AUDIENCE PARTICIPATION**XI. ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 3:35 p.m.

ATTEST:

Mayor - City of Venice

City Clerk