



# City of Venice

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

## Meeting Minutes City Council

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Tuesday, October 22, 2024

9:00 AM

Council Chambers

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[24-0364](#)

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

### Broadcast

#### CALL TO ORDER

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

#### ROLL CALL

**Present:** 7 - Mayor Nick Pachota, Ms. Joan Farrell, Vice Mayor Jim Boldt, Ms. Helen Moore, Mrs. Rachel Frank, Mr. Ron Smith and Mr. Rick Howard

Mr. Howard attended the meeting remotely via Zoom.

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pachota offered a moment of silence for those who lost their lives and those who are still suffering due to the hurricanes.

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Ms. Moore.

#### I. RECOGNITION

[24-0353](#)

Proclaim the Week of October 6-12, 2024 as "Fire Prevention Week", Presented to Fire Chief Frank Giddens and Staff

**Mayor Pachota presented this proclamation.**

[24-0352](#)

Proclaim the Month of October as "Domestic Violence Awareness Month", Presented to Sigrid Stang, SPARCC Victim Advocate and Venice Police Department Captains Andy Leisenring and Eric Hill

**Mayor Pachota presented this proclamation.**

[24-0354](#)

Proclaim the Month of October as "Florida Native Plant Month", Presented to Ava Lasseter, President of the Mangrove Chapter of the Florida Native Plant Society

**Vice Mayor Boldt presented this proclamation.**

[24-0365](#) Proclaim the Month of October 2024 as "Head Start Awareness Month," Presented to Kathleen Sullivan, Vice President of Programs for Children First, Inc.

**Vice Mayor Boldt presented this proclamation.**

[24-0366](#) Proclaim November 20, 2024 as "GIS Day" and November 11-15, 2024 as "Geography Awareness Week," Presented to GIS Administrator Don Hubbard, GIS Analyst IV Will Smith, Planning GIS Analyst Kelsey Shope, CRS Coordinator Christina Rimes, and Stormwater Engineer Steve Berens

**Vice Mayor Boldt presented this proclamation.**

[24-0367](#) Proclaim the Week of October 25 through November 2, 2024 as "Mobility Week," Presented to Assistant City Engineer Jonathan Kramer and Planning Manager Amy Nelson

**Mayor Pachota presented this proclamation.**

[24-0368](#) Proclaim the Week of October 21-27, 2024 as "City Government Week," Presented to City Manager Ed Lavallee

**Mayor Pachota presented this proclamation.**

[24-0355](#) Retirement Tribute, Bob Moroni, Solid Waste and Recycling Superintendent

**City Manager Lavallee presented this retirement tribute.**

Recess was taken from 9:44 a.m. until 10 a.m.

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

Joan Iocono, 1132 Bird Bay Way, spoke on meetings during the hurricanes, Helene and Milton, debris, disaster recovery, Planned Unit Developments (PUDs), and the election.

Pat Oulette, 995 Laguna Drive, #801, spoke on flooding, Flamingo Ditch, debris, and hurricane recovery.

John Manoush, 193 Savona Way, spoke on support for funding for the Northeast Venice Park.

Roger Effron, 293 Mestre Place, spoke on crisis leadership, Hurricanes Helene and Milton, applauded the City leadership through the natural disasters, the Venetian Golf and River Club (VGRC) hurricane response team, and recommended other homeowners communities develop their own response teams.

Chris Derbak, 626 Hibiscus Drive, spoke on hurricane response, crisis management, incident command system (ICS), future responses, debris, and Flamingo Ditch.

Tina Nepip, 715 and 707 Golden Beach Boulevard, spoke on Golden Beach, hurricane recovery, Flamingo Ditch, communication, and debris removal.

Efrain Martinez, 620 Gardenia Drive, spoke on hurricane recovery, flooding, dredging, easements, and debris removal.

**A motion was made by Mr. Smith, seconded by Ms. Farrell, to assign the Citizen Advisory Board the task of an after action report to the City Council of the recent hurricanes to determine what was done well and what could be done better.**

Discussion took place regarding solutions, public perception, areas of the City impacted, policies and procedures that have to be followed, and lack of expertise of the Citizens Advisory Board (CAB) in emergency management.

Recess was taken from 10:40 a.m. until 10:45 a.m.

Discussion continued regarding current review going on by City leadership, a CAB review following staff's review, properly noticing items, Council's responsibility, public input, timeliness, special workshops, public trust, and avoiding an extra layer of red tape.

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

**Yes:** 4 - Mayor Pachota, Ms. Farrell, Mrs. Frank and Mr. Smith

**No:** 3 - Vice Mayor Boldt, Ms. Moore and Mr. Howard

Recess was taken from 10:58 a.m. until 11:10 a.m.

### III. CONSENT SECTION:

**A motion was made by Vice Mayor Boldt, seconded by Ms. Moore, to approve items on the Consent Agenda, with the exception of Item No. 24-0357. The motion carried unanimously by voice vote.**

#### A. CITY CLERK

[24-0356](#)

Minutes of the September 24, 2024 Regular Meeting and Budget Public Hearing

**These minutes were approved on the Consent Agenda.**

**B. CITY MANAGER**Engineering

[CON. NO. 002-2024](#) Authorize the Mayor to Execute the First Amendment to Locally Funded Agreement for Use of Park Impact Fees Between Sarasota County, Florida and the City of Venice for Northeast Venice Park to Increase Construction Funding by \$3,600,000

This agreement was approved on the Consent Agenda.

**IV. ITEMS REMOVED FROM CONSENT**

[24-0357](#) Approve Accounts Receivable Write-Offs

Ms. Senne responded to Council questions regarding write offs, liens, and EMS billing.

A motion was made by Mr. Smith, seconded by Mrs. Frank, to approve Item No. 24-0357. The motion carried unanimously by voice vote.

Finance**V. PUBLIC HEARING****A. HEIGHT EXCEPTION PETITION**

[CC 24-23HE](#) Consider and Act Upon Height Exception Petition No. 24-23HE for the Property Located at 1545 East Venice Avenue to Construct a Training Tower up to 56.99 Feet for Fire Station No. 2 (Quasi-Judicial)

Mayor Pachota announced this is a quasi-judicial proceeding and opened the public hearing.

City Attorney Fernandez questioned Council Members regarding ex parte communications. Ms. Moore and Mr. Smith disclosed attendance at the Planning commission meeting.

There were no written communications.

Senior Planner Tremblay, being duly sworn, provided a presentation to include, general information, aerial map, project description, proposed site plan, proposed elevations, site photos, future land use and zoning maps, surrounding land uses, comprehensive plan consistency, and land development code compliance.

Karl Bernhard, SweetSparkman, Agent for Applicant, being duly sworn, provided a presentation to include current radius of coverage, heat maps, existing aerial, zoning, Federal Emergency Management Agency

(FEMA) designation, proposed site plan, and answered Council question regarding parking for public, meeting room, and area residents having concerns about noise.

Marty Dover, 512 West Venice Avenue, spoke offering support for the fire station and the height exception, and the need for training.

Chief Giddens responded to a Council question about whether the requested height will be sufficient for training, and stated it is.

Discussion took place about the previous tower at Pinebrook Park being out of service and not in safe condition.

Mayor Pachota closed the public hearing.

**A motion was made by Ms. Moore, seconded by Vice Mayor Boldt, that based on the evidence in the record, Development Order No. 24-23HE be approved. The motion carried by the following electronic vote:**

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

Recess was taken from 11:50 a.m. until 1 p.m.

## **B. RESOLUTION**

### [RES. NO. 2024-24](#)

A Resolution of the City Council of the City of Venice, Florida Providing for the Issuance of Not to Exceed \$90,000,000 in Aggregate Principal Amount of its Retirement Community Revenue Improvement Bonds in one or More Tax-Exempt and Taxable Series for the Principal Purpose of Loaning the Proceeds Thereof to Southwest Florida Retirement Center, Inc. D/B/A Village on the Isle to Finance and Refinance Certain Costs Related to the Acquisition, Construction and Equipping of Various Capital Improvements to Existing Continuing Care Retirement Facilities; Providing for Certain Rights of the Owners of Such Bonds and for the Payment Thereof; Making Certain Other Covenants and Agreements in Connection with the Issuance of Such Bonds; Authorizing a Delegated Negotiated Sale of Such Bonds to the Underwriter Referred to Herein; Authorizing the Execution and Delivery of an Indenture of Trust, Loan Agreement, Bonds, Purchase Agreement and All Other Related Agreements and Instruments Including, Without Limitation, a Tax Agreement; Authorizing the Distribution of a Preliminary Official Statement and a Final Official Statement in Connection with the Sale of the Bonds; Providing for Other Miscellaneous Matters in Connection with the Foregoing; and Providing an Effective Date for this Resolution

Clerk Michaels read the resolution by title only.

Mayor Pachota opened the public hearing.

Mr. Smith called for a point of order regarding possible conflicts of interest.

City Attorney Fernandez stated there was no conflict.

Finance Director Senne gave an overview of the bond issues, stating this is not a City debt, is payable solely by the Village on the Isle, there is no impact to the City credit rating and answered Council questions regarding issuing bonds in the future for the City needs.

Mr. Jeff Larson, Larson Consulting Services, Financial Advisor to the City, stated the City is the conduit for the bonds, this would not affect debt capacity now or in the future, there is no obligation for the City, name in market risk is only possible issue, will be issued in large denominations to Qualified Institutional Buyers, and is an opportunity to help a stakeholder in the community.

Chris Traber, Nabors Giblin, and Nickerson, Bond Counsel, bond issue separate from Planning and Zoning issues.

Discussion took place regarding the timing of the bond issue and the projects it would fund.

Jeff Boone, agent for Village on the Isle, commented there was no conflict with land use to prevent the bond issue from being approved.

Discussion took place regarding timing of site and development plans, being a conduit, and the bond calendar.

Kathleen Rodgers, Chief Financial Officer, Village on the Isle, answered a Council question regarding other municipal bonds and stated they have three outstanding series, two with Sarasota County and one with the City of Venice.

Discussion took place regarding conduit choice.

Doug Foeller Chief Executive Officer of Village on the Isle, reiterated there is no liability for the City, and the bond furthers their mission of helping more people in the City of Venice.

City Attorney Fernandez recapped the topic stating this is a request, not an obligation, it is low risk, there is no conflict of interest, and responded to a Council question that all bond work is outside of the City Attorney retainer fee and is paid out of bond proceeds.

Discussion took place on the value of Village on the Isle for the community.

There was no public comment

Mayor Pachota closed the public hearing.

**A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, that Resolution No. 2024-24 be approved and adopted.**

Discussion took place regarding the Venice community, and past activity.

Finance Director Senne spoke on policies and guidelines for conduit debt, and responded to a Council question regarding the Venice Theatre and conduit debt.

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

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

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

## VI. NEW BUSINESS

### A. ORDINANCES

[ORD. NO.  
2024-27](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 46, Parks and Recreation, Article I, In General, 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

Clerk Michaels read the ordinance by title only.

There was no public comment.

**A motion was made by Vice Mayor Boldt, seconded by Ms. Moore, that Ordinance No. 2024-27 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:**

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

### B. PRESENTATION WITH ACTION

[24-0358](#)

Special Counsel Alison Yurko and Planning and Zoning Director Roger Clark: PUD Amendment Revisions

Planning and Zoning Director Clark and Special Counsel Alison Yurko provided a presentation to include planned unit development (PUD) Amendments, reviewed options 2, and suggested a combination option, added definitions, major amendments process, identifying major amendments, decision criteria for major amendments, additional criteria for major amendments, and answered Council questions regarding

percentage requirement, and first buyer being protected as much as the last buyer. She responded the first and last buyer protections can get close to the same protections, concerns for rezoning, and open space.

Discussion took place regarding percentages, built-out developments versus those in progress or planning stage, quasi judicial decisions preferable over judicial decisions, and criteria.

Planning and Zoning Director Clark showed visual demonstrating 50% of net developable land.

Discussion took place regarding open space, developable land, potential future changes, and prohibited deviations.

Carl Carlson, 811 Waterside Drive, #201, spoke in support of unified control language and the deliberation that has taken place.

Olen Thomas, 248 Acerno Drive, spoke on the PUD amendment process, revisions, discussions, and concerns.

**A motion was made by Ms. Moore, seconded by Vice Mayor Boldt, to direct staff to initiate a text amendment petition based on the material presented today utilizing a 60% owners approval for amendment.**

Discussion took place regarding the process, future PUDs, and those in existence.

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

**Yes:** 6 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Ms. Moore, Mrs. Frank and Mr. Howard

**No:** 1 - Mr. Smith

Recess was taken from 3:27 p.m. to 3:35 p.m.

## **C. RESOLUTIONS**

### [RES. NO. 2024-22](#)

A Resolution of the City Council of the City of Venice, Florida, Invoking Zoning in Progress; Declaring the City is Considering Amending its Land Development Code by Adopting Amended Regulations for Planned District Amendments and All Applications for Planned District Amendments Shall be Subject to the Zoning in Progress; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

City Attorney Fernandez spoke on the zoning in progress concept, this would notify an applicant of pending code amendments, applicant being held to the new regulations, 150 day time limit for adoption of pending



code, and stated it is standard in other municipalities.

**A motion was made by Vice Mayor Boldt, seconded by Mrs. Frank, that Resolution No. 2024-22 be approved and adopted. The motion carried by the following electronic vote:**

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

[RES. NO.  
2024-21](#)

A Resolution of the City of Venice, Florida, Adopting an Amended Cybersecurity Policy; Superseding Resolution No. 2020-06; and Providing an Effective Date

Clerk Michaels read the Resolution by title only.

**A motion was made by Vice Mayor Boldt, seconded by Ms. Moore, that Resolution No. 2024-21 be approved and adopted. The motion carried by the following electronic vote:**

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

#### **D. PRESENTATION**

[24-0359](#)

Historical Resources Manager Harry Klinkhamer: Gulf View Historic Structures Report

Historical Resources Manager Klinkhamer presented the survey done on the Gulf View section of the City, including survey scope, aerial map, methodology used, results of 257 properties surveys, architectural styles categories, Florida Master Site Files database, resource groups, recommendations, properties eligible for local and national register, data availability, pending grant applications, and possible next survey areas.

#### **E. COUNCIL ACTION/DISCUSSION**

[24-0360](#)

Assistant City Manager James Clinch and Special Events/Marketing Coordinator Brianne Lorenz: Adoption of the City of Venice Centennial Logo

Assistant City Manager Clinch and Special Event Coordinator Lorenz presented on the upcoming Centennial celebration, community involvement, promotion for winner, online voting, and the leading three logo options.

Discussion took place on inspiration, and the look in color and black and white.

**A motion was made by Mayor Pachota, seconded by Ms. Moore, to adopt Centennial Logo No. 10.**

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

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

[24-0361](#)

Discuss Section 3.6.4.A.4. from Chapter 87 of the Land Development Code Which States "The Director May Approve an Alternative Parking Plan (APP) if Parking Requirements are Modified by Twenty-Five (25) Percent or Less. If Greater than Twenty-Five (25) Percent, the Planning Commission Shall Consider the APP as Part of the Site and Development Process" (Ms. Farrell)

Council Member Farrell introduced the topic of not needing an alternative parking plan, example of Echo Hotel petition, and concerns for future parking conflicts.

**A motion was made by Ms. Farrell, seconded by Mr. Smith, that Section 3.6.4.A.4 be deleted from Chapter 87 of the Land Development Regulations.**

City Attorney Fernandez reminded Council of Law of not placing more restrictive codes on applicants.

Discussion took place regarding past parking alternative approvals, narrowing of parking space sizes, importance of ample parking, concerns for parking versus green space, keeping flexibility for each case, 25% being too high of a percentage, and preference to amend over deleting verbiage.

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

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

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

## VII. CHARTER OFFICER REPORTS

### City Attorney

City Attorney had no report.

### City Clerk

Clerk Michaels reminded Council the next meeting would be in Community Hall on November 19th with the Certification of Elections at 8:30 a.m.

### City Manager

City Manager Lavallee spoke on hurricane and recovery efforts, impacted areas, staff availability, communications, after-action reviews, limitations, staff visits to the community, and expressed appreciation to staff.

## VIII. COUNCIL REPORTS

### ***Council Member Howard***

Mr. Howard spoke on operations and communications during the hurricanes.

***Council Member Frank***

Mrs. Frank thanked staff for updates, timely response to citizens concerns, the hurricanes being unprecedented, and the heroic water rescues done.

***Council Member Smith***

Mr. Smith thanked staff, expressed empathy for those devastated, complimented the Building Official education with the community, education workshops with the community, communication without connectivity, residents request for dumpsters, why brush is picked up before storm debris, and the status of flamingo ditch consultant.

Assistant City Manager Clinch provided information regarding Flamingo Ditch, debris hauler process, and the recovery process.

City Manager Lavallee addressed process mapping and review of the recovery.

***Council Member Farrell***

Ms. Farrell had no report.

***Vice Mayor Boldt***

Vice Mayor Boldt expressed thoughts to those with losses, thanked staff, and thanked Ms. Moore for support.

***Mayor Pachota***

Mayor Pachota reported on meeting with CAB member, reminder to consider CAB for projects, addressing debris hauler bidding wars with Tallahassee representatives, Rotary event for recovery, thanked staff for operations during storm and recovery, upcoming events, and thanked Ms. Moore for her service and support.

***Council Member Moore***

Ms. Moore spoke on City operations in the disasters, the Rotary event, her years of service on Council and Planning Commission, noting achievements and changes in the City during that time, and thanked City leadership and every employee.

**IX. AUDIENCE PARTICIPATION**

There was none.

**X. ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 4:57 p.m.

ATTEST:

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Mayor - City of Venice

\_\_\_\_\_  
City Clerk