



City of Venice

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

Meeting Minutes City Council

Tuesday, November 18, 2025

9:00 AM

Council Chambers

[25-0416](#)

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

Vice Mayor Boldt attended the meeting virtually via Zoom.

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, Recording Secretary Amanda Hawkins-Brown 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, Planner Brittany Smith, Airport Director Mark Cervasio, Airport Manager Nick Dumas, City Engineer Jon Kramer.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Mr. Weed.

I. RECOGNITION

[25-0417](#)

Mayor's Pillar of the Community Award, Presented to Edmund B. Campbell Jr.

Mayor Pachota presented this recognition.

Recess was taken from 9:07 a.m. to 9:20 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

There was none.

III. CONSENT SECTION:

Mayor Pachota pulled Item No. 25-0405 from the Consent Section.

A motion was made by Mr. Howard, seconded by Mrs. Frank, to approve items in the Consent Section, except for Item No. 25-0405. The motion carried unanimously by voice vote, with Vice Mayor Boldt not voting due to technology issues.

A. CITY ATTORNEY

[25-0418](#)

Approval of Settlement Agreement for Unsafe Building at 287 Outer Drive

This Agreement was approved in the Consent Section.

B. CITY CLERK

[25-0419](#)

Minutes of the October 28, 2025 Regular Meeting

These Minutes were approved in the Consent Section.

C. CITY MANAGER

[25-0414](#)

Authorize the Mayor to Execute the Real Estate Donation Agreement Between the City of Venice and Warfield Grove, LLC

This Agreement was approved in the Consent Section.

Engineering

[25-0420](#)

Authorize the Mayor to Accept a Utility Easement from Waterford Master Owners Association, Inc., for a Water Main Associated with the Hawthorn Hollows Utility Turnover

This Item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

[25-0405](#)

Authorize the Mayor to Execute Cooperation Agreement Between the United States of America and the City of Venice, Florida and the Certification of Lands to the U.S. Army Corps of Engineers, for the Venice Segment of the Sarasota County, Florida, Shore Protection Project

City Manager Clinch advised Council the Army Corps of Engineers has an update to the agreement and it will be brought to a future meeting for approval, but requested to move forward with the approval for the Certification of Lands.

A motion was made by Mayor Pachota, seconded by Mr. Howard, to approve Item No. 25-0405, not including the Cooperation Agreement between the United States of America and the City of Venice. The motion carried unanimously by voice vote, with Vice Mayor Boldt not voting due to technology issues.

Recess was taken from 9:23 a.m. to 9:28 a.m.

Vice Mayor Boldt joined the meeting at approximately 9:28 a.m.

V. PUBLIC HEARINGS

A. ORDINANCES - FIRST READING

[ORD. NO.
2025-36](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 25-46RZ, to Change the Zoning Designation of the Property Generally Located at 2001 Laurel Road from Commercial General (CG) to Laurel West (LW); Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-Judicial)

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

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez questioned Council Members concerning ex-parte communications and conflicts of interest. Mr. Engelke disclosed listening to the Planning Commission meeting, a site visit, and attendance at a neighborhood meeting.

Mayor Pachota disclosed a site visit.

Mrs. Frank disclosed attendance at a neighborhood meeting.

Written communications were provided in advance.

Planner Brittany Smith, being duly sworn, provided a presentation to include general information, aerial map, existing conditions, the future land use map, existing zoning map, proposed zoning map, surround land uses, planning analysis, the zoning standards comparison table, consistency with the Comprehensive Plan, compliance with the land development code, and responded to Council questions regarding set backs, number of parcels, and zoning for the entire property versus parcels.

Applicant Jackson Boone, agent for applicant, being duly sworn, presented the rezoning petition request, the history of the property zoning, setbacks, and answered a Council question regarding the zoning designations and other property owners.

Steve Carr, 149 Avens Drive, spoke on the request and the desire for a master plan of the property, and requested denial of the petition due to conditional use.

Attorney Boone noted the Conditional Use met the standards of the Land Development Code and was approved by the Planning Commission; the rezone is a separate issue. He stated the public desires information regarding what is going to be on the parcel, and more information will come in time. There has been coordination with Sarasota County, traffic studies have been done, transportation improvements will be going in, there has been coordination with Sarasota County Schools. He stated the petition is consistent with the Comprehensive Plan, and the Land Development Code, and requested approval.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Mr. Howard, that Ordinance No. 2025-36 be approved on first reading and scheduled for final reading.

Discussion took place regarding the property having one zoning classification versus individual parcels having different zoning classifications, concerns about the use, the rezone, and Laurel West being the desired zoning for the area.

The motion carried by the following electronic vote:

Yes: 4 - Vice Mayor Boldt, Mr. Howard, Mr. Engelke and Mr. Weed

No: 3 - Mayor Pachota, Mrs. Frank and Mr. Smith

ORD. NO.
2025-40

An Ordinance of the City of Venice, Florida, Submitting to the Electors of Venice a Proposed Amendment to the City Charter to Provide for the Annual Selection of the Vice-Mayor; Providing Instructions to the City Clerk; Establishing a Ballot Title and Question; Providing for Conflicts, Severability, and Effective Dates

Clerk Michaels read the ordinance by title only.

There were no written communications.

City Attorney Fernandez addressed the ordinance and Council's request to prepare an ordinance for a referendum to elect the vice mayor every year.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mayor Pachota, seconded by Mr. Engelke, that Ordinance No. 2025-40 be approved on first reading and scheduled for final reading.

Discussion took place regarding Council presenting items to the voters, using a Charter Review Committee, or the Citizen Advisory Board (CAB), Charter amendments, and the positive impact of having the voters making the decision.

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.
2025-43](#)

An Ordinance of the City of Venice, Florida, Providing an Annual Update of the Five-Year Capital Improvement Schedule for Fiscal Years 2026-2030 Including a Long-Range Schedule of Capital Improvements for Years 2031-2035 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.

City Manager Clinch commented on the Capital Improvement Schedule (CIS) update, distinguishing it from the Capital Improvement Program (CIP), and noting it is not a funding mechanism.

Planning Manager Amy Nelson presented changes to the CIS table.

Planning and Zoning Director Roger Clark commented that the document is consistent with the adopted CIP.

Planning and Zoning Director Clark answered a Council question regarding Level of Service (LOS) for arterial roads during peak hours, explaining the LOS system, and consistency with Sarasota County adopted level of service.

Discussion took place on the preferred LOS, population, parks, Flamingo Ditch priority level, and the Seaboard area.

City Engineer Jon Kramer commented on the phases of Flamingo Ditch projects.

Discussion continued on the Jetty parking lot time frame.

There was no public comment.

Mayor closed the public hearing.

A motion was made by Mrs. Frank, seconded by Mr. Howard, that Ordinance No. 2025-43 be approved on first reading and scheduled for final reading with the changes shown by staff. 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

Recess was taken from 10:36 a.m. to 10:46 a.m.

B. ORDINANCES – FINAL READING

ORD. NO.
2025-14

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 Comprehensive Plan Pursuant to Petition No. 24-35CP to Comply with the Seven Year Evaluation and Appraisal Process Resulting in the Update of Data, Maps, and Text as Required by Florida Statutes; Providing for Repeal of all Ordinances in Conflict Herewith to the Extent of Such Conflict; 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 and Zoning Director Clark commented on the Comprehensive Plan update.

Planning Manager Nelson presented updates and changes to the Comprehensive Plan, comments from the state, and answered a Council question regarding the text reference to the Mixed-Use Corridor.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that Ordinance No. 2025-14 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

ORD. NO.
2025-41

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 88, Building Regulations, by Adding Section 7, Milestone Inspections, for Condominiums and Cooperative Buildings Three Stories or More in Height, to Comply With the Requirements of Section 553.899, Florida Statutes, as Amended in the 2025 Legislative Session by House Bill 913; 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 or public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Mrs. Frank, that Ordinance No. 2025-41 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. ORDINANCES

[ORD. NO.
2025-42](#)

An Ordinance Of The City Of Venice, Florida, Amending The Code Of Ordinances, Chapter 50, Personnel, Article III, Pensions And Retirement, Division 3, Municipal Police Officers' Pension Trust Fund, By Amending Section 50-161, Share Plan; Use Of Chapter 185 Premium Tax Revenues, To Allow Use Of Chapter 185 Premium Tax Revenues; 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 Mayor Pachota, seconded by Mr. Howard, that Ordinance No. 2025-42 be approved on first reading and scheduled for final reading.

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

Doug Lozen, actuary for Foster and Foster, answered Council question regarding retroactivity for FY ending 9/30/25, and provisions for when contributions will be made.

Discussion took place regarding state funds, recommendation to not be over 100% funded, and share plans.

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

[ORD. NO.
2025-44](#)

An Ordinance Amending City of Venice Ordinance No. 2025-32, 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 \$935,168 and Total Expenditures by \$935,168; 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 Ordinance No. 2025-44 be approved on first reading and scheduled for final reading. 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. RESOLUTIONS**RES. NO.**
2025-28

A Resolution of the City of Venice, Florida, Approving Amendment No. 2 to the Public Transportation Grant Agreement for Project Number 456529-1-94-01 by and Between the State of Florida Department of Transportation and the City of Venice, Florida, for the Venice Municipal Airport Runway 5-23 Precision Approach Path Indicators (PAPIs) Replacement; Authorizing Appropriate City Officials to Execute it; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Smith, seconded by Mr. Howard, that Resolution No. 2025-28 be approved and adopted. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

Absent: 1 - Vice Mayor Boldt

Vice Mayor Boldt was absent from this vote due to technology.

RES. NO.
2025-29

A Resolution of the City of Venice, Florida, Creating a Technical Advisory Panel and a Citizens Advisory Panel for Venice Municipal Airport's Master Plan Update and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Howard, seconded by Mrs. Frank, that Resolution No. 2025-29 be approved and adopted. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

Absent: 1 - Vice Mayor Boldt

Vice Mayor Boldt was absent from this vote due to technology.

RES. NO.
2025-30

A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements Installed by P3 LAF Hawthorn Hollows LP, and Accepting a One Year Developers Maintenance Bond and Bill of Sale, and Providing an Effective Date (Hawthorn Hollows, FKA Curry Lane Townhomes)

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Howard, seconded by Mr. Engelke, that Resolution No. 2025-30 be approved and adopted. The motion carried by the following

electronic vote:

Yes: 6 - Mayor Pachota, Mrs. Frank, Mr. Smith, Mr. Howard, Mr. Engelke and Mr. Weed

Absent: 1 - Vice Mayor Boldt

Vice Mayor Boldt was absent from this vote due to technology.

[RES. NO.
2025-31](#)

A Resolution of the City of Venice, Florida, Approving a Revised Prospectus for the Venice Municipal Mobile Home Park; Approving Revised Rules and Regulations for the Venice Municipal Mobile Home Park; Authorizing Appropriate City Staff to File the Revised Prospectus for the Venice Municipal Mobile Home Park with the State of Florida; Superseding Resolution No. 2025-21 and all Resolutions in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Smith, seconded by Mr. Weed, that Resolution No. 2025-31 be approved and adopted.

Council offered appreciation for the airport staff and progress made at the mobile home park.

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

Recess was taken from 11:18 am to 11:35 a.m.

C. COUNCIL ACTION/DISCUSSION

[25-0421](#)

2026 Council Liaison Appointments

Mayor Pachota introduced the Council Liaison appointment process.

There was no public comment.

Discussion took place regarding some liaison appointments having their own term length, and the value of the appointments.

A motion was made by Mayor Pachota, seconded by Mr. Smith, to approve the Council Liaison appointments 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

[25-0422](#)

Approve 2026 Meeting Schedule (Clerk Michaels)

Clerk Michaels commented on the proposed calendar.

Mayor Pachota requested cancelling the January 27th Council meeting due to participation in the Florida League of Cities (FLC) Legislative Action Days.

There was consensus to cancel the January 27, 2026 City Council meeting.

Mayor Pachota recommended moving the April Capital Improvement Program (CIP) Workshop from April 2nd to April 8th.

There was consensus to move the April 2, 2026 Capital Improvement Program (CIP) Workshop to April 8, 2026.

There was no public comment.

A motion was made by Mr. Smith, seconded by Mr. Engelke to accept the calendar with the two changes approved by consensus. 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

[25-0423](#)

Consider Renaming the Centennial Park Gazebo to the Robert and Susan Vedder Gazebo (Mr. Weed)

Mr. Weed introduced his request of renaming the gazebo at Centennial Park to the Robert and Susan Vedder Gazebo as a city initiative.

There was no public comment.

A motion was made by Mr. Weed, seconded by Mr. Howard, to put forth the application for the renaming of the gazebo at Centennial Park to the "Robert and Susan Vedder Gazebo, " with appropriate signage, as a city-initiated request.

Discussion took place regarding painting the gazebo and support for the renaming.

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

[25-0424](#)

Formalize City Sponsored Halloween Parade (Mayor Pachota)

Mayor Pachota introduced the topic, spoke on the history of the Halloween parade and other parades in the city.

There was no public comment.

A motion was made by Mayor Pachota, seconded by Mr. Howard, to approve the Halloween Parade as an annual city-sponsored event. 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, but indicated she would be adding the Convocation of Governments meeting on January 16th to the calendar.

City Manager

City Manager Clinch reported on the Boats and Badges Event, Lord Higel house coffee house opening, historical exhibits, Veterans Day commemoration, and the upcoming Holiday Parade.

VIII. COUNCIL REPORTS

Council Member Engelke

Mr. Engelke had no report.

Council Member Weed

Mr. Weed had no report.

Council Member Howard

Mr. Howard reported on Venice Fire and Sarasota County Fire crash rescue training.

Council Member Smith

Mr. Smith had no report.

Council Member Frank

Mrs. Frank reported on delivering the Veterans Day proclamation, the Sarasota County delegation with funding requests to Tallahassee, and inquired about former Council Member participation in Centennial events.

Vice Mayor Boldt

Vice Mayor Boldt had no report.

Mayor Pachota

Mayor Pachota reported on Centennial, joint dinner with the Chamber and

the City's past Mayors and Council Members, Holiday season events, Venice Police Department Blue Santa collections, and upcoming events.

IX. AUDIENCE PARTICIPATION

Jim Collins, 1001 Avenida Del Circo, showed a document, and spoke on Venice Crossings and requirements for a binding master plan.

Jeff Boone, 1001 Avenida Del Circo, spoke on zoning, traffic, parcel identification, environmental, stormwater, utility infrastructure, landscape buffers, the Seaboard Master Plan, free market economy, and land development regulations.

X. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 12:14 p.m.

ATTEST:

Mayor - City of Venice

City Clerk