



# City of Venice

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

## Meeting Agenda City Council

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Tuesday, January 24, 2023

9:00 AM

Council Chambers

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[23-5928](#) Meeting Instructions and Request to Speak Form

**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

- [23-5929](#) Swearing in: Police Officers Ryan Keogh and Justin Lorenz
- [23-5930](#) 2022 Holiday Card Winner: Kinzley Cuellar, Grade 5, Venice Elementary School
- [23-5931](#) 2022 Employee of the Year: Mike Deneweth, Technical Systems Coordinator, Information Technology Department
- [23-5932](#) Council Member Dick Longo: Certificate of Completion of the 2022 Institute for Elected Municipal Officials

#### 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**

[23-5933](#) Minutes of the January 6, 2023 Land Development Regulations (LDRs) and Citizen Petition Special Meeting and January 10, 2023 Regular Meeting

**Attachments:** [Minutes 1.06.23](#)  
[Minutes 1.10.23](#)

[23-5941](#) Nominate Steve Carr to the Sarasota/Manatee Metropolitan Planning Organization (MPO) Citizen Advisory Committee for a Term Beginning February 1, 2023

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

**B. CITY MANAGER**

[23-5934](#) Approve Venice Sharks Tooth Festival Special Event at Centennial Park on April 22, 2023 and April 23, 2023

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

Engineering

[23-40FP](#) Authorize the Mayor, City Attorney and City Engineer to Sign the Mirasol Town Center, Phase 2 Final Plat

**Attachments:** [Final Plat](#)  
[Mortgage Joinder](#)  
[Sixth Amend to Declaration of Restrictions](#)  
[Title Search](#)

Finance

[23-5935](#) Authorize the Mayor to Execute the Federal Emergency Management Agency (FEMA) Florida Division of Emergency Management (FDEM) Hurricane Ian Agreement Z2926

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

Police

[23-5936](#) Approve Grant Agreement Between Sarasota County and the City of Venice for the West Coast Inland Navigation District (WCIND) Waterway Development Program Project Agreement for the Police Marine Patrol, Project No. S-461, not to Exceed \$140,247.00

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

#### IV. ITEMS REMOVED FROM CONSENT

#### V. PUBLIC HEARINGS

##### **A. APPEAL - Continued from October 25, 2022 Council Meeting**

[CC 21-56SP](#)     Consider and Act on Appeal of Planning Commission's Approval of Site and Development Plan Amendment Petition No. 21-56SP for Development of Three Pickleball Courts at the Existing Venetian Golf and River Club Site (Quasi-Judicial) - BOTH PARTIES AGREE TO CONTINUE THE APPEAL HEARING TO THE MARCH 14, 2023 CITY COUNCIL MEETING

**Attachments:** [Kymlyn Walker's \(VCDD\) Request for a Continuance to March 14, 2023](#)  
[Harvey Feltquate's Request for a Continuance to March 14, 2023](#)  
[Minutes 10.25.22](#)  
[Memorandum Dated 10.19.22](#)  
[Memorandum](#)  
[Harvey Feltquate's Request for a Continuance](#)  
[Ed Willmer's Request for a Continuance \(VCDD\)](#)  
[Notice of Appeal by Harvey Feltquate](#)  
[Mr. Feltquate's Request for a Hearing Delay](#)  
[Tyler Cassell's Request for Affected Person Status](#)  
[Documents Submitted by Tyler Cassell](#)  
[Approved Development Order](#)  
[Staff Report](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Site and Development Plans](#)  
[Applicant - Site Plan - No Aerial](#)  
[Applicant - Original Approved Phase 3 Site Plan - 02-14SP.2](#)  
[Applicant - Full Binding Master Plan with Appendices](#)  
[Applicant - Landscape Plan](#)  
[Applicant - Survey](#)  
[Applicant - Policy 8.2](#)  
[Applicant - Section 86-23\(m\)](#)  
[Request for Affected Person Status](#)  
[Written Correspondence](#)  
[Additional Written Correspondence After Agenda Posted](#)  
[Planning Commission Minutes 5.17.22](#)  
[Written Correspondence from Tyler Cassell Received 5.20.22](#)  
[Correspondence 5.23.22](#)  
[Written Correspondence 6.13.22 to 6.15.22](#)  
[Written Correspondence 6.16.22 to 6.17.22](#)  
[Written Correspondence 6.20.22 to 6.22.22](#)  
[Correspondence from Barbara Puccia](#)  
[Written Correspondence 6.13-6.27.22](#)  
[Correspondence 6.28.22](#)

**B. ORDINANCES - FIRST READING**

[ORD. NO. 2023-02](#) An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Future Land Use Map Pursuant to Petition No. 22-04CP to Change the Future Land Use Designation of Specific Real Property Located at 2901 Curry Lane (5± Acres), from Moderate Density Residential (MODR) to 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](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Planning Commission Minutes 12.20.22](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Comprehensive Plan Compliance Report](#)  
[Applicant - Base Analysis](#)  
[Applicant - Strikethrough Underline Revisions](#)  
[Applicant - Survey](#)

[ORD. NO. 2023-03](#) An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 22-03RZ, to Change the Zoning Designation for the Property Located at 2901 Curry Lane (5± Acres), from Residential, Multi-Family 1 (RMF-1) to Commercial, General (CG); 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](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Planning Commission Minutes 12.20.22](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Planning Commission Report](#)  
[Applicant - Policy 8.2 Analysis](#)  
[Applicant - Survey](#)

**C. ORDINANCES – FINAL READING**

[ORD. NO.](#)      An Ordinance of the City of Venice, Florida, Annexing Certain Lands Lying  
[2022-39](#)            Contiguous to the City Limits, Pursuant to Petition Nos. 22-43AN and  
22-44AN by 2001 Laurel LLC, 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](#)  
[Staff Report East](#)  
[Staff Report West](#)  
[Staff Presentation - Annexations](#)  
[Planning Commission Minutes 12-6-22](#)  
[Approved Pre-Annexation Agreement for Laurel Road East](#)  
[Approved Pre-Annexation Agreement for Laurel Road West](#)  
[Applicant - Application East](#)  
[Applicant - Application West](#)  
[Applicant - Project Narrative East](#)  
[Applicant - Project Narrative West](#)  
[Applicant - Financial Feasibility East](#)  
[Applicant - Financial Feasibility West](#)  
[Applicant - Property Ownership and Information](#)  
[Applicant - Survey - 0380-09-0001](#)  
[Applicant - Survey 0380-16-0001 and 0380-16-0003](#)  
[Applicant - Survey 0380-11-0002](#)  
[Applicant - Survey 0380-14-0002](#)

[ORD. NO.](#)      An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City  
[2022-40](#)            of Venice Comprehensive Plan Future Land Use Map Pursuant to Petition  
No. 22-45CP to Change the Future Land Use Designation of Specific Real  
Properties Located at 1651 Laurel Road East and 1881 Laurel Road East  
(12.02± Acres), from Sarasota County Medium Density Residential to City  
of Venice Mixed Use Corridor (MUC), and 1101 Twin Laurel Boulevard,  
1099 Twin Laurel Boulevard, and 2399 Laurel Road East (10.95± Acres),  
from Sarasota County Moderate Density Residential and  
Office/Multi-Family Residential to City of Venice Mixed-Use Corridor  
(MUC); Providing for Repeal of all Ordinances in Conflict Herewith;  
Providing for Severability; and Providing an Effective Date

**Attachments:**      [Ordinance](#)  
[Transmittal Memo to City Clerk](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Planning Commission Minutes 12-6-22](#)  
[Applicant - Application](#)  
[Applicant - Project Narrative](#)  
[Applicant - Location Map](#)  
[Applicant - School Impact Analysis Letter of Receipt](#)  
[Applicant - Base Analysis](#)  
[Applicant - Strikethrough/Underline Revisions](#)  
[Applicant - Survey - 0380-09-0001](#)  
[Applicant - Survey - 0380-11-0002](#)  
[Applicant - Survey - 0380-14-0002](#)  
[Applicant - Survey 0380-16-0001 and 0380-16-0003](#)

**ORD. NO.**  
**2022-41**

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 22-46RZ, to Change the Zoning Designation for the Properties Located at 1651 Laurel Road East and 1881 Laurel Road East (12.02± Acres), from Sarasota County Open Use Estate 1 (OUE-1) to City of Venice Commercial, General (CG), and 1101 Twin Laurel Boulevard, 1099 Twin Laurel Boulevard, and 2399 Laurel Road East (10.95± Acres), from Sarasota County Open Use Estate 1 (OUE-1) and Office, Professional, and Institutional to City of Venice Commercial, General (CG); 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](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Planning Commission Minutes 12-6-22](#)  
[Applicant - Application](#)  
[Applicant - Project Narrative](#)  
[Applicant - Location Map](#)  
[Applicant - Survey - 0380-09-0001](#)  
[Applicant - Survey - 0380-11-0002](#)  
[Applicant - Survey - 0380-14-0002](#)  
[Applicant - Survey 0380-16-0001 and 0380-16-0003](#)

[ORD. NO. 2023-01](#) An Ordinance Amending City of Venice Ordinance No. 2022-26 Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; By Increasing the Total Revenue by \$4,983,131 and Total Expenditures by \$4,983,131; and Providing an Effective Date

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

## **VI. UNFINISHED BUSINESS - Item Continued from January 6, 2023 Special Meeting**

[23-5910](#) Chapter 87 - Commercial Development in Planned Unit Developments (PUDs)

**Attachments:** [Memorandum - Staff Response to Petitioner After Special Meeting](#)

## **VII. PRIVATE ATTORNEY-CLIENT SESSION**

[23-5937](#) 12:00 P.M. - PRIVATE ATTORNEY-CLIENT SESSION, PURSUANT TO FLORIDA STATUTE 286.011(8), TO DISCUSS NEAL COMMUNITIES OF SWF, LLC ET AL V. CITY OF VENICE

In attendance will be City Attorney Kelly Fernandez, Special Counsel Derek Schroth, Mayor Nick Pachota, Vice Mayor Jim Boldt, Council Members Mitzie Fiedler, Helen Moore, Rachel Frank, Rick Howard and Dick Longo, City Manager Ed Lavallee, and Roberts Court Reporting. (Expected Duration One Hour)

## **VIII. NEW BUSINESS**

### **A. RESOLUTIONS**

[RES. NO. 2023-03](#) A Resolution of the City of Venice, Florida, Accepting Utilities and Improvements Installed by Vistera Associates, LLC, Border Road Investments, LLC, Laurel Road CDD, and Laurel Road Investors, LLC and Accepting a One Year Developers Cash Maintenance Bond and Bill of Sale, and Providing an Effective Date (Vistera Phase 1A)

**Attachments:** [Resolution](#)  
[Certification No Advance Contributions](#)  
[Affidavit No Liens](#)  
[One Year Warranty](#)  
[DOH Clearance](#)  
[Record Drawings](#)

[RES. NO. 2023-04](#) A Resolution of the City of Venice, Florida, Creating a Utility Rate Stakeholder's Work Group and Providing an Effective Date



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

**RES. NO.**      A Resolution of the City Council of the City of Venice, Sarasota County,  
**2023-05**      Florida, Adopting an Amended Policy for Board Appointments;  
                         Superseding Resolution No. 2022-33; and Providing an Effective Date

**Attachments:**      [Resolution](#)

## **B. PRESENTATIONS**

**23-5938**      Dick Fenstermaker, Hospital Volunteers of Venice: Request to Place a  
                         Plaque at Founders Way to Recognize the Hospital Volunteers of Venice  
                         (5 min.)

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

**23-5939**      Judy Jankowski, Vice President of Philanthropy, United Way of South  
                         Sarasota County: The Affordable Housing Crisis - The Definition of  
                         Affordable (10 min.) (Dr. Fiedler)

**Attachments:**      [United Way Brochure](#)  
                                 [Dr. Fiedler's Request](#)

**23-5940**      Pat Neal, Neal Communities: Update on Laurel Road Expansion (10 min.)  
                         (Dr. Fiedler)

**Attachments:**      [Presentation](#)  
                                 [Dr. Fiedler's Request](#)

## **IX. CHARTER OFFICER REPORTS**

City Attorney

City Clerk

City Manager

## **X. COUNCIL REPORTS**

***Council Member Fiedler***

***Council Member Howard***

***Council Member Moore***

***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.*