



City of Venice

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

Meeting Minutes City Council

Tuesday, September 23, 2025

9:00 AM

Council Chambers

There is an Attorney-Client Session at Noon

[25-0343](#)

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, Police Chief Andy Leisenring, Senior Planner Nicole Tremblay, Airport Director Mark Cervasio, Airport Manager Nicholas Dumas, Airport Community Outreach Manager David Surwilo, and Historical Resources Manager Harry Klinkhamer.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance lead by Mr. Engelke.

I. RECOGNITION

[25-0344](#)

Swearing in: Police Officers Jessica Fernandez and Lawrence Hickman

Deputy Clerk Barcia performed these swearing ins assisted by Mayor Pachota.

[25-0345](#)

Proclaim October 5-11, 2025 as "Fire Prevention Week", Presented to Fire Chief Giddens and Staff

Mayor Pachota presented this proclamation.

[25-0346](#)

Proclaim October 2025 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.

[25-0347](#)

Venice Historic and Architectural Preservation Board Honoring Earl Midlam with the Legacy Award

Historical Resources Harry Klinkhamer presented this award on behalf of the Historic and Architectural Preservation Board (HAPB).

Recess was taken from 9:25 a.m. to 9:41 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

Jenny Heussner, 1100 Tarpon Center Drive, spoke on the pickleball courts at Hecksher Park and thanked Council for support.

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

[25-0348](#)

Minutes of the September 9, 2025 Regular Meeting and Budget Public Hearing

These minutes were approved in the Consent Section.

B. CITY MANAGER

[25-0349](#)

Approve Collective Bargaining Agreement with American Federation of State, County and Municipal Employees (AFSCME) Local 1718 for the Period of October 1, 2025 through September 30, 2028

This item was approved in the Consent Section.

[25-0350](#)

Approve Collective Bargaining Agreement with Fraternal Order of Police (Officers) for the Period October 1, 2025 through September 30, 2026

This item was approved in the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. PUBLIC HEARINGS

A. HEIGHT EXCEPTION

[CC 25-43HE](#)

Consider and Act Upon Height Exception Petition No. 25-43HE Requesting a Building Height of 43'4" for an Outpatient Medical Facility with Ambulatory Surgery Center Located at 2695 Curry Lane

(Quasi-Judicial)

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

City Attorney Fernandez questioned Council Members concerning ex-parte communications and conflicts of interest. Mr. Engelke disclosed attending the Planning Commission meeting. Mr. Smith disclosed attending the Planning Commission meeting and a site visit. Mrs. Frank disclosed a site visit.

There were no written communications.

Senior Planner Tremblay, being duly sworn, presented general information, project description, proposed plan, proposed elevations, request for 43.4 feet building height, rendering, aerial map, location map, site photographs, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, compliance with the Land Development Code, Office, Professional and Institutional (OPI) district development standards, decision criteria, conditions of approval, findings of fact, and answered Council question on possible stipulations for neighboring resident's privacy.

Marty Black and Sydney Thronton, Agents, both being duly sworn, presented the additional height request, three-story buildings being allowed within the code, potential job generation from the facility, location, aerial map, project description, reason for additional height, having additional open space, building placement to rear of site, screening for mechanical equipment, rendering of elevations, surgery center requirements, compliance with Code, building footprint being half of allowable square footage, adjacent land uses, architectural elevations, overall site plan, meeting current Code standards, flood code requirements, stormwater design, height exception criteria, buffering, and answered Council questions regarding lot coverage, visibility from Sophia residences, and the ingress and egress placement.

There was no public comment.

There was no staff or applicant rebuttal.

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, Development Order No. 25-43HE be approved. 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. ORDINANCES - FIRST READING**ORD. NO.
2025-33**

An Ordinance of the City of Venice, Florida, Providing for Placement of the Structure Located at 500 Nassau Street South on the Local Register of Historical Resources Pursuant to Chapter 87, Historic and Architectural Preservation, Section 7.7, Local Register and Landmarks, of the City of Venice Code of Ordinances; Providing for Conflicts; 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.

Historical Resources Manager Klinkhamer, being duly sworn, presented the nomination for 500 Nassau Street South, qualifying for nomination criteria 1, 4, and 8, site photo, Northern Italian Architectural style, being a contributing structure, architect and builder information, location map, property owner's intent to restore, building pattern book, historical sales document, property history, elements of Mediterranean Revival Architectural, historical photo, and current photo.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Smith, seconded by Mr. Howard, that Ordinance No. 2025-33 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

Recess was taken from 10:17 am to 10:23 a.m.

VI. NEW BUSINESS**A. RESOLUTIONS****RES. NO.
2025-22**

A Resolution of The City of Venice, Florida, Accepting Utilities and Improvements from Rustic Oaks Community Development District and Accepting a One Year Developers Maintenance Bond and Bill of Sale, and Providing an Effective Date (Magnolia Bay North Phase 2) (Water Distribution System)

Clerk Michaels read resolution by title only.

There was no public comment.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Resolution No. 2025-22 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

RES. NO.
2025-23

A Resolution of The City of Venice, Florida, Accepting Utilities and Improvements from Rustic Oaks Community Development District and Accepting a One Year Developers Maintenance Bond and Bill of Sale, and Providing an Effective Date (Magnolia Bay North Phase 2) (Wastewater Collection System)

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Resolution No. 2025-23 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

RES. NO.
2025-24

A Resolution of the City Council of the City of Venice, Florida, Amending the City of Venice Personnel Procedures and Rules, 2020 Edition, by Amending Section 1.31 Employment of Relatives, Section 2.1, Access to Group Health Insurance, and Section 3.4 Safety Training; and Providing an Effective Date

Clerk Michaels resolution by title only.

There was no public comment.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Resolution No. 2025-24 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

B. PRESENTATION

25-0351

Airport Community Outreach Manager David Surwilo: Update on Airport's Efforts to Engage Venice Residents (20 min.)

Airport Manager Dumas and Community Outreach Manager Surwilo presented on the outreach position which was created due to community concerns on increased airport activity, including responsibilities of the position, professional background, communication with pilots, monthly newsletter, attending community meetings, airport day, social media presence, partnerships, notices of expected activity at airport, direct communication with residence groups, Scanning, Analyzing, Response,

Assessment (S.A.R.A) approach to concerns, education, upcoming master plan, planned outreach meetings, outreach to mobile home park, and answered Council question regarding tracker logs, how complaints are being addressed, lunch bunch, and noise reduction Florida Airport Council (FAC) meeting.

Discussion took place regarding newsletter, outreach done so far, being pleased with increased communications, participation from pilots, position responsibilities beyond noise abatement, the airport being a part of community, importance of airport aids, Airport Day, activity at airport, Airport Master Plan, funding, and continuing outreach.

There was no public comment.

C. COUNCIL ACTION/DISCUSSION

[25-0352](#)

Request Council Input Regarding the City of Venice Budgeting Process (City Manager Clinch)

City Manager Clinch spoke on having a workshop to discuss the current budget process, comparison to other municipalities, how goals align with process, and scheduling a meeting in January.

There was no public comment.

Clerk Michaels provided possible meeting dates.

There was consensus to hold a meeting on January 9, 2026 from 9:00 am to 12:00 noon.

VIII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

City Clerk Michaels noted the budget hearing is at 5:01 p.m. today.

City Manager

City Manager Clinch spoke on Student Government day scheduled for October 21st and Make a Difference Day on October 25th.

IX. COUNCIL REPORTS

Council Member Engelke

Mr. Engelke had no report.

Council Member Weed

Mr. Weed had no report.

Council Member Howard

Mr. Howard had no report.

Council Member Smith

Mr. Smith had no report.

Council Member Frank

Mrs. Frank had no report.

Vice Mayor Boldt

Vice Mayor Boldt spoke on the 9/11 tribute, and Venice Area Beautification, Inc. (VABI) meeting.

Mayor Pachota

Mayor Pachota spoke on the 9/11 ceremony, the Blue Mass, the new employee tour, Florida League of Cities (FLC) board meetings, being selected for the Finance and Taxation Committee, and upcoming events including Hecksher Park Pickleball court ribbon cutting, Beach party, Saturdays at the museum, reggae nights, bicycle rides, trick or treating, the Centennial kickoff, and the holiday parade.

X. AUDIENCE PARTICIPATION

There was no public comment.

VII. PRIVATE ATTORNEY-CLIENT SESSION

At 11:32 a.m. Mayor Pachota announced there is a Private Attorney-Client session. In attendance will be City Attorney Kelly Fernandez, Special Counsel Jay Daigneault and Randy Mora, Mayor Nick Pachota, Vice Mayor Jim Boldt, Council Members Rachel Frank, Rick Howard, Ron Smith, Kevin Engelke Lloyd Weed, City Manager James Clinch, and Roberts Court Reporting with an expected duration of one hour.

[25-0353](#)

PRIVATE ATTORNEY-CLIENT SESSION, PURSUANT TO FLORIDA STATUTE 286.011(8), TO DISCUSS PATRICK LYNCH AND DOMINIQUE LYNCH V. CITY OF VENICE

In attendance will be City Attorney Kelly Fernandez, Special Counsel Jay Daigneault and Randy Mora, Mayor Nick Pachota, Vice Mayor Jim Boldt, Council Members Rachel Frank, Rick Howard, Ron Smith, Kevin Engelke

and Lloyd Weed, City Manager James Clinch, and Roberts Court Reporting. (Expected Duration One Hour)

At 1 p.m. Mayor Pachota announced the Private Attorney-Client session is now over and the meeting has resumed.

XI. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 1:01 p.m.

ATTEST:

Mayor - City of Venice

City Clerk