



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, April 7, 2026

1:30 PM

Council Chambers

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### I. Call to Order

Vice Chair Willson called the meeting to order at 1:30 p.m.

### II. Roll Call

**Present:** 7 - Kit McKeon, Bill Willson, Jerry Jasper, Richard Hale, Pam Schierberg, Nick Flerlage and Anna Freska

### Also Present

Council Liaison Kevin Engelke, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

### III. Approval of Minutes

[26-0556](#) Minutes of the March 17, 2026 Meeting

A motion was made by Mr. McKeon, seconded by Mr. Jasper, that the minutes of the March 17, 2026 meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

There was no one signed up to speak.

### V. Election of Chair and Vice Chair

[26-0557](#) Election of Chair and Vice Chair

A motion was made by Mr. Jasper, seconded by Mr. McKeon, to nominate Bill Willson as Chair. The motion carried unanimously by voice vote.

A motion was made by Ms. Schierberg, seconded by Mr. Jasper, to nominate Kit McKeon as Vice Chair. The motion carried unanimously by voice vote.

### VI. Public Hearings

[26-06VZ](#) 1205 Tarpon Center Drive Variance (Quasi-Judicial)  
Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Luke Beerman, Freedom Fence Builders LLC  
Owner/Applicant: Sea Villas LLC

Chair Willson announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. Flerlage, Mr. Jasper, and Chair Willson disclosed site visits.

Planner Tremblay, being duly sworn, presented general information, variance for fence beyond Gulf Beach Setback line, background, project description, old fence destroyed by hurricanes, proposed plan, site plan, aerial map, site photos, continuous six foot fence height, future land use map, zoning map, decision criteria, and answered Commission questions on previous fence location, proposed fence location, existing walls, existing building and pool being passed the Gulf Beach Setback line, whether the wall will extend westward beyond units, fencing height, and the Homeowners approval.

Luke Beerman, Agent, being duly sworn, presented rendering of proposed fence, historic photos, site plan, post storm photos, updated survey, cut sheet for fence, and fence height.

Kim Haering, 1205 Tarpon Center Drive, Unit D2, being duly sworn, spoke on being a resident, history of community, historic photos, storm damage photos, restoration efforts, unanimous approval from residents, and trespassing issues.

Stephen Haering, 1205 Tarpon Center Drive Unit C-2, being duly sworn, spoke on being a resident, and burden of trespassers.

Chair Willson closed the public hearing.

Discussion took place regarding consistency in decisions, there being a hardship, and benefits of renderings.

**A motion was made by Mr. McKeon, seconded by Mr. Hale, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition meets each of the variance criteria in Section 1.13.3 of the Land Development Code and therefore moves to approve Variance Petition No. 26-06VZ. The motion carried by the following electronic vote:**

**Yes:** 7 - Mr. McKeon, Mr. Willson, Mr. Jasper, Mr. Hale, Ms. Schierberg, Mr. Flerlage and Ms. Freska

## VII. New Business

[26-0558](#)

Rules and Procedures for Planning Commission  
Staff: Roger Clark, AICP, Planning and Zoning Director

Planning and Zoning Director Clark and City Attorney Fernandez spoke on the current rules and procedures, consideration to add that the Chair must be physically present to preside, consistency with Council rules, and answered Commission question regarding adjusting time frames for quasi-judicial proceedings.

**A motion was made by Ms. Schierberg, seconded by Mr. Hale, that the revised Rules and Procedures of Planning Commission be adopted with the edits as noted. The motion carried by the following electronic vote:**

**Yes:** 7 - Mr. McKeon, Mr. Willson, Mr. Jasper, Mr. Hale, Ms. Schierberg, Mr. Flerlage and Ms. Freska

**VIII. Comments by Planning and Zoning Department**

Planning and Zoning Director Clark spoke on the next meeting's applications, updates on Coastal Construction Control Line and Gulf Beach Setback Line, Department of Environmental Protection permit reviews, Seaboard Area consultant presentation, and monitoring of pending state legislation.

**IX. Comments by Planning Commission Members**

Discussion took place regarding the Seaboard Master Plan, status of the Milano Publix, and exparte communications.

**X. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 2:08 p.m.

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Chair

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Recording Secretary