



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, May 19, 2026

1:30 PM

Council Chambers

I. Call to Order

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

II. Roll Call

Pam Schierberg attended the meeting virtually by Zoom.

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

[26-0610](#)

Minutes of the April 21, 2026 Meeting

A motion was made by Mr. Jasper, seconded by Mr. Flerlage, that the minutes of the April 21, 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. Public Hearings

[26-01VZ](#)

161 Canoe Bend Ave (Rustic Road PUD) Variance (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Katrina DeJesus, Meritage Homes

Owner/Applicant: Meritage Homes of Florida, Inc.

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. Ms. Schierberg and Mr. Hale disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, project description, home has been constructed since variance applied for, site plan submitted for permit compared to constructed home, aerial map, future land use map, zoning map, site photos, compliance with Land Development Code, Section 1.13.3, decision criteria, and answered Commission question on when error was discovered, and whether neighbor was aware.

Katrina DeJesus, Applicant, being duly sworn presented ownership, location, requested variance for side setback encroachment, error occurred during construction, there being no negative impact, site photos, approved plot plan compared to survey, and answered Commission questions on when error was discovered, and why construction continued after error was discovered.

There was no public comment.

Chair Willson closed the public hearing.

A motion was made by Vice Chair 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. 26-01VZ. The motion carried by the following electronic vote:

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

[26-05VZ](#)

400 Park Blvd N Variance (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Brian Zambrano, Zambrano and Associates

Owner/Applicant: Norman Ebsary

Chair 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. Chair Willson and Mr. Flerlage disclosed site visits, living within the neighborhood, and both confirmed they could remain unbiased. Ms. Schierberg and Mr. Hale disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, project description, driveway setback not shown on carport permit, site plan, aerial map, future land use map, zoning map, site photos, compliance with Land Development Code, and decision criteria.

Brian Zambrano, Agent, being duly sworn, presented remodel done, site

photos prior to remodel, overview of remodel, review process timeline, being unaware of 40 foot requirement at time of carport permit, site plan of original structure, site plan of remodel, reduce driveway width, width needed for car turn, current site photos, request for two feet variance, no impact on drainage and traffic safety, and hardship if required to move carport columns.

There was no public comment.

Senior Planner Tremblay answered Commission question on whether it is considered a staff error.

Chair Willson closed the public hearing.

A motion was made by Mr. Flerlage, seconded by Mr. Jasper, 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 corrects a bona fide staff error that led to design or construction that does not comply with the LDR and therefore moves to approve Variance Petition No. 26-05VZ. The motion carried by the following electronic vote:

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

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark thanked the Commission for their diligence in the reviews today, and spoke on the next meeting's applications, report for the Seaboard Technical Plan, Beach Pavilion Local Historical Register plaque unveiling, upcoming Local Register Forum, work starting on the Park Master Plan, and Council's request for review of posted notices and neighborhood workshops.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:03 p.m.

Chair

Recording Secretary