



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, April 21, 2026

1:30 PM

Council Chambers

Meeting Instructions

II. Roll Call

Pam Schierberg attended the meeting virtually by Zoom. Due to technical difficulties where Ms. Schierberg could not be heard to participate, she was excused from voting.

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

Also Present

Mayor Nick Pachota, Council Liaison Kevin Engelke, City Clerk Kelly Michaels, City Manager James Clinch, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[26-0580](#) Minutes of the April 7, 2026 Meeting

A motion was made by Vice Chair McKeon, seconded by Mr. Jasper, that the minutes of the April 7, 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. Presentation

[26-0559](#) Annual Presentation by Mayor Pachota and Charter Officers (City Manager Clinch, City Clerk Michaels, City Attorney Fernandez)

Mayor Pachota, City Clerk Michaels, and City Manager Clinch presented past chair meetings, new format to present to whole board, working within Sunshine Law, board duties, preparing for meetings, attendance, expectations, staff resource, working within chambers, contacting City Council, council liaison role, staff liaison role, Legislative Referral process,

quasi judicial hearings compared to legislative hearings, evidence, decorum, Roberts Rules of Order, quasi judicial procedures, time management, volunteers needed for board seats, and thanked the Commission members for their service.

VI. Public Hearings

[25-72DA](#)

Flagship Medical Office Building #1 Design Alternative (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Sydney Thornton, P.E., VHB

Owner/Applicant: Thorn Baccich, Flagship Healthcare Properties LLC

Petitions 24-72DA and 25-41SP were presented together.

Chair Willson announced these are quasi-judicial hearings, read the memorandums regarding advertisement, and opened the public hearings.

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

Senior Planner Tremblay, being duly sworn, presented general information, aerial map, project description, previous height exception granted, design alternative for size of a portion of parking spaces, proposed site plan, elevations, site photographs, future land use map, zoning map, surrounding land uses, Strategy LU 1.2.4.b, compliance with Land Development Code, OPI Zoning Standards, compatibility, decision criteria, findings of fact, concurrency, and mobility.

Marty Black and Sydney Thornton, Agents, being duly sworn, presented past stormwater drainage concerns were addressed at rezoning, Sarasota Memorial Hospital will be a primary lessee of the facility, Joint Planning Agreement compatibility, project description, adjacent land uses, location maps, compatibility with code, proposed parking width, rendering, elevations, overall site plan, smaller spaces along perimeter, landscaping plan, heritage trees at entrance to remain, and answered Commission questions regarding consideration of uniform parking sizes, and stormwater discharge plan.

There was no public comment.

Chair Willson closed the public hearings.

A motion was made by Mr. Jasper, 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 complies with the design alternative criteria in Section 1.11.3 of the Land Development Code, and therefore moves to approve Design Alternative

Petition No. 25-72DA. The motion carried by the following roll call vote:

Yes: 6 - Vice Chair McKeon, Chair Willson, Mr. Jasper, Mr. Hale, Mr. Flerlage and Ms. Freska

Excused: 1 - Ms. Schierberg

25-41SP

Flagship Medical Office Building #1 Site and Development Plan
(Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Sydney Thornton, P.E., VHB

Owner/Applicant: Thorn Baccich, Flagship Healthcare Properties LLC

Petitions 24-72DA and 25-41SP were presented together.

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 consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record moves to approve Site and Development Plan Petition No. 25-41SP. The motion carried by the following roll call vote:

Yes: 6 - Vice Chair McKeon, Chair Willson, Mr. Jasper, Mr. Hale, Mr. Flerlage and Ms. Freska

Excused: 1 - Ms. Schierberg

25-45SP

Venitownhouse Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Kreg Maheu, P.E., DMK Associates

Owner/Applicant: Martin Pouliot

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. Jasper, Vice Chair McKeon, and Mr. Hale disclosed site visits. Mr. Flerlage disclosed living in the neighborhood and confirmed he could remain impartial and unbiased. Chair Willson disclosed living in neighborhood, being approached by a citizen to discuss, and confirmed he could remain impartial and unbiased.

Senior Planner Tremblay, being duly sworn, presented general information, background, project description, proposed plan, elevations, aerial map, site photos, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, compliance with the Land Development Code, replacing an existing non-conforming use, findings of facts, decision criteria, concurrency, mobility, and answered Commission questions on the minimum square footage per unit for RFM3, there being no changes to current zoning, meeting the zonings standards, stormwater discharge design, and how current structure became non-conforming.

Mariah Miller, Agent and Kreg Maheu, Engineer, both being duly sworn, presented compliance with code, location map, current zoning, future land use, a six unit multifamily structure, compatibility, surrounding area zoning, similar zoning transitions in area, buffers, stormwater plan, underground retention, historical map of drainage flows, stormwater system details, reduced planned runoff, erosion mitigation, site plan, setbacks, open space, elevations, implemented site design mitigation, and answered Commission questions on volume of stormwater retention, discharge rate, and sidewalk width.

Bert Mathews, 809 Ormond Street, being duly sworn, spoke on traffic concerns, massing, scale, and drainage.

Steve Rost, 817 Madrid Avenue, being duly sworn, spoke on building height, compatibility, and historic development plans.

David Topian, 825 Madrid Avenue, being duly sworn, spoke on professional background, understanding of code compliance, compatibility, building height, lighting, privacy, sky views, and drainage.

Mary Topian, 825 Madrid Avenue, being duly sworn, spoke drainage concerns, compatibility, lighting, wind tunnel studies, and privacy.

Dena Kohlbecker 619 Barcelona Ave, being duly sworn, spoke on loss of trees, impact on neighboring property, and privacy.

Glen Spinelli, 830 The Esplanade, being diuly sworn, spoke on drainage concerns, and appearance.

Scott Slickrs, 500 the Esplanade, being duly sworn, design of foundations, concerns for damages during construction, and pile style.

Nelson Ritner, 830 the Esplanade, being duly sworn, spoke against petition, drainage concerns, suggested wall on perimeter, curbing, and irrigation controls and source.

Senior Planner Tremblay spoke on building height clarification.

Ms. Miller and Mr. Kreug, spoke on definition of compatibility, surrounding building heights, traffic study, mitigation done, property rights, stormwater plan, difference of rainfall events from storm surge, there being no pilings, tree removal and replanting, no sky view rights, compliance with code, and applicant residing on property.

City Attorney spoke on role of the Commission, substantial evidence, public opinion, decision criteria, and the requirement of including code references in a denial.

Chair Willson closed the public hearing.

Discussion took place regarding public opinion, review based on whether it meets code, privacy concerns, legal requirements, and expert testimony.

A motion was made by Mr. Jasper, seconded by Vice Chair McKeon, 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 consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record moves to approve Site and Development Plan Petition No. 25-45SP. The motion carried by the following roll call vote:

Yes: 5 - Vice Chair McKeon, Chair Willson, Mr. Jasper, Mr. Hale and Mr. Flerlage

No: 1 - Ms. Freska

Excused: 1 - Ms. Schierberg

[25-68PP](#)

Chalets at Venice Preliminary Plat (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Morris Engineering & Consulting, LLC

Owner/Applicant: P3 LAF Chalets at Venice LP

Recess was taken from 3:41 p.m. until 3:49 p.m.

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. Jasper, Vice Chair McKeon, Chair Willson, and Mr. Hale disclosed site visits.

Planner Smith being duly sworn, presented general info, background, project description, 43 lot plan, prior approvals, aerial map, location, preliminary plat, Binding Master Plan, proposed elevations, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan compliance, Land Development Code compliance, decision criteria, finding of fact, concurrency, mobility, and utility service providers.

Jackson Boone, Attorney, being duly sworn, presented prior petitions' approvals, future land use, zoning, approved Binding Master Plan, preliminary plat, second dry pond is no longer required, right-of-way, walking path, access on Auburn Road, traffic study, open space, Blackburn Canal flow, buffering, setbacks, intended two story product, compliance with code, and answered Commission question on number of bedrooms in

two story units.

Jim Perry, 577 Misty Pine Drive, being duly sworn, spoke on concern for stormwater runoff.

Danny Swain, 650 N Clermont Road, being duly sworn, spoke on stormwater concerns, and compatibility with surrounding area.

Mary Moss, 2045 Frederick Drive, being duly sworn, spoke on development and environmental concerns, wildlife, and native plants.

Attorney Boone spoke on stormwater reviews completed, and compliance with code.

Chair Willson closed the public hearing.

Chair Willson reopened the public hearing.

Attorney Boone answered Commission question on the total size of development.

Chair Willson closed the public hearing.

A motion was made by Mr. Hale, 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 consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record moves to approve Preliminary Plat Petition No. 25-68PP. The motion carried by the following roll call vote:

Yes: 6 - Vice Chair McKeon, Chair Willson, Mr. Jasper, Mr. Hale, Mr. Flerlage and Ms. Freska

Excused: 1 - Ms. Schierberg

VII. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on next meeting will be cancelled, and addressing stormwater concerns.

VIII. Comments by Planning Commission Members

Discussion took place on public impressions on stormwater, public outreach, board authority, and compatibility.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:30 p.m.

Chair

Recording Secretary