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## Profile

Rhea

First Name

L

Middle  
Initial

Hunter

Last Name

1065 Ancora Boulevard

Street Address

North Venice

City

FL

State

34275

Postal Code

rhunter@rviplanning.com

Email Address

Mobile: (607) 216-2390

Primary Phone

Alternate Phone

RVI Planning + Landscape  
Architecture

Employer

Land Use Planner

Occupation

## Which Boards would you like to apply for?

Planning Commission: Submitted

## Have you ever been convicted or pled "no contest" to a misdemeanor offense?

Yes  No

## Have you ever been convicted or pled "no contest" to a felony?

Yes  No

## Do you currently have any open Code Enforcement violations, past due payments or liens with the City of Venice? If so please give details.

No

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## Demographics

### Are you a city resident?

Yes  No

### How long have you lived in the City of Venice?

1 Year 3 months

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## Interests & Experiences

**Are you currently serving on a city or county board or commission?**

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Yes  No

**If selected to the board or commission for which you are applying, is it your intention to resign from the current board or commission you are serving?**

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Yes  No

**Have you ever served on a city board or commission?**

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Yes  No

**Member of the Following Organizations:**

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Florida APA (Communications Committee), Florida Planning & Zoning Association (State Board Member, VP of Financial Affairs), CREW Manatee-Sarasota (Events Committee), ULI Tampa Bay (Member)

**Why are you interested in serving on a board, commission or City Council?**

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I am writing to express my interest in serving on the Planning Commission for the City of Venice. As an AICP-certified professional planner and new homeowner in Venice, I am eager to contribute my experience and leadership skills in service to the community my family and I now proudly call home. I bring both public- and private-sector planning experience, along with a strong foundation in governance and policy development. My passion for shaping communities and driving impact led me to pursue my Master's degree in City and Regional Planning from Cornell University. Throughout my career, I have worked on a range of projects, always with a focus on balancing responsible growth with community character. In my current role as Director of Planning at RVi Planning + Landscape Architecture, I lead entitlement and policy planning projects along the west coast of Florida. In this role, I manage private development applications for comprehensive plan amendments, rezonings, special exceptions, as well as due diligence analyses across multiple municipalities. I also work for multiple public clients, drafting land use policy documents, comprehensive plans, and providing expert witness support in land use cases. My position also includes supervising project teams and maintaining client relationships, requiring strong leadership, coordination, and strategic oversight. My company has limited involvement in private consulting in the City of Venice, allowing me an opportunity to serve on this Board with limited recusals due to conflicts of interest. Previously, with the City of North Port, I managed review of current development projects citywide, supervised three planning staff members, and presented policy recommendations to the City Commission and advisory boards. This role strengthened my understanding of public process, transparency, and the long-term impact of land use decisions on community character and quality of life. The Planning Commission plays a vital role in guiding Venice's future. I am committed to approaching that responsibility with fairness, objectivity, and respect for community input. I am motivated to give back and help ensure that Venice continues to grow in a thoughtful and balanced way. Thank you for your consideration.

## Resume of Education and Experience:

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EDUCATION Master of Business Administration (Project Management Concentration) - 2022  
University of the Cumberland's Master of Regional Planning - 2019 Cornell University  
Bachelor of Architecture - 2015 University of Mumbai PROFESSIONAL EXPERIENCE RVI  
Planning + Landscape Architecture, Florida Director of Planning (Tampa + Sarasota) | 2024 -  
Present Planning Project Director / Project Manager | 2022 - 2024 • Lead planning and  
development projects in coordination with local governments and community stakeholders. •  
Prepare and update comprehensive plans and land development regulations to guide  
responsible growth. • Advise on rezonings, special exceptions, and long-range planning  
initiatives. • Present findings and recommendations in public meetings. • Supervise project  
teams and maintain collaborative relationships with public agencies. City of North Port,  
Florida Planner III | 2020 - 2022 Planner I | 2019 - 2020 • Managed development review and  
long-range planning initiatives for the City. • Supervised planning staff and improved internal  
processes to enhance efficiency and accountability. • Presented policy recommendations to  
the City Commission and advisory boards. • Contributed to the rewrite of the Unified Land  
Development Code. • Coordinated with residents, business owners, and the development  
community to balance economic development, housing needs, and environmental  
stewardship. • Prepared ordinances, staff reports, and zoning amendments for public  
consideration.

[Rhea\\_Hunter\\_Resume.pdf](#)

Upload a Resume

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**You have reviewed the Board/ Commission's regular meeting schedule and are able to attend in-person meetings?**

Yes  No

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## Acknowledgements

**Please Agree with the Following Statement**

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**You understand that this agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records, and documents may be disclosed to the public and media upon request. If you qualify for an exemption, you must notify the Clerk's office.**

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I Agree



## RHEA HUNTER, AICP



### Director of Planning

Rhea is an AICP-certified planner with over seven years of professional experience and a background in architecture. She brings a strong municipal foundation from her work with the City of North Port, Florida, translating public-sector insight into clear, buildable strategies for clients.

At RVI, Rhea cultivates client relationships, manages entitlement efforts, drafts land use policy updates for municipalities, and provides expert-witness support for eminent domain and other land use matters. She is energized by community engagement and new contexts, pairing disciplined project management with design thinking to help communities grow sustainably.

### EDUCATION

MBA in Project Management,  
University of the Cumberland

Master of Regional Planning,  
Cornell University

Bachelor of Architecture,  
University of Mumbai

### LICENSURE

AICP Certified Planner No. 34797

### COMMUNITY INVOLVEMENT

American Planning Association,  
Communications Committee

Florida Planning & Zoning  
Association, VP of Finance

CREW Sarasota/Manatee,  
Events Committee

ULI Tampa Bay, Member

Student Delegate, UNFCCC  
COP24 Conference

### PUBLICATIONS

Dominant Elites in Latin America:  
From Neo-Liberalism to the  
"Pink Tide," Journal of Planning  
Education & Research, Book  
Review

### Lee County Corkscrew Road Improvements – Lee County, Florida

Rhea provided a comprehensive planning analysis to support eminent domain action for the widening of Corkscrew Road on behalf of Lee County, related to a critical piece of land located at the intersection of Corkscrew Road and Alico Road. This involves detailed review of highest and best use based on allowances of the Comprehensive Plan, Land Development Code, and local development trends.

### Lee County Alico Road Improvements – Lee County, Florida

Rhea provided a planning analysis to support eminent domain action for the development of Phase 3 of the Alico Road Extension on behalf of Lee County, related to land located at the intersection of Alico Road Extension and S.R. 82. This involves detailed review of highest and best use based on allowances of the Comprehensive Plan, Land Development Code, and local development trends.

### Shawn Kaleta v. City of Holmes Beach – Holmes Beach, Florida

Rhea conducted research and analysis to support development of a Planning Opinion on behalf of the City of Holmes Beach to defend a decision of the City Commission related to expansion of ancillary uses for a legal non-conforming hotel.

### Development Review Services – Multiple Jurisdictions, Florida

Rhea provides development review services for multiple jurisdictions in Florida, including the City of North Port, City of St. Cloud, City of LaBelle, and City of Cocoa. The role includes review of annexations, comprehensive plan amendments, rezonings, variances, special exceptions, and site plans for consistency with the respective City's Comprehensive Plan and Land Development Code. Upon request, she also prepares staff reports and coordinates with City Staff regarding the staff recommendation.

### City Of LaBelle Comprehensive Plan Updates – LaBelle, Florida

Rhea worked on multiple periodic updates needed to the City's Comprehensive Plan and was Project Manager for the City's update to the Outlying Mixed Use future land use category, intended to expand the City's economic tax base. Analysis includes identifying amendments required based on changing conditions, land use patterns, infrastructure improvements and demographic shifts. She is also Project Manager for the City's overall update to its Comprehensive Plan (ongoing). The project addresses sweeping legislative changes to Florida statutes and involves extensive community outreach.

**Director of Planning**

**City Of North Port Unified Land Development Code Rewrite -  
North Port, Florida**

While working as a Planner III at the City, Rhea co-led the rewrite the City's Land Development Code, updating a previous draft from 2010. This included research, and drafting of each chapter of Code, and presenting changes in a timely manner to City Commission for review. The project was still ongoing during Rhea's departure from the City.

**City of Sarasota Economic Development Strategic Plan - Sarasota, Florida**

Rhea provided planning, policy, and public engagement support for development of the City of Sarasota's Economic Development Strategic Plan. This included evaluation of the City's existing resources, opportunities for growth, analysis of community input received, as well as proposing policy recommendations as it relates to City Codes to support such economic development opportunities.

**ADDITIONAL RELEVANT PROJECTS**

**Manatee County, Florida**

Artisan Lakes DRI - DRI & GDP Amendments  
Firethorn PD - PDR Rezone  
Rutland PD - PDR Rezone  
Azario PD - PDR Amendment  
Cypress Banks DRI - DRI & GDP Amendments  
SR 70/Uihlein PD - PDC Rezone

**City Of Palmetto, Florida**

Sanctuary Cove DRI - GDP Modification

**Sarasota County, Florida**

Skye Ranch VPD - VPD Amendment  
Esplanade at Wellen Park - SAPD Amendment  
Lakewood Ranch Southeast Project Area 2 - Rezone

**Hillsborough County, Florida**

Farmland PD - PD Rezone & Amendments  
Riverview MOB PD - PD Rezone

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**Profile**

Anna

First Name

Freska

Last Name

425 Valencia Rd

Street Address

Venice

City

FL

State

34285

Postal Code

afreska@gmail.com

Email Address

Home: (202) 733-7007

Primary Phone

Home: (202) 733-7007

Alternate Phone

Atani Partners LLC

Employer

Attorney

Occupation

**Which Boards would you like to apply for?**

Planning Commission: Submitted

**Have you ever been convicted or pled "no contest" to a misdemeanor offense?** Yes  No**Have you ever been convicted or pled "no contest" to a felony?** Yes  No**Do you currently have any open Code Enforcement violations, past due payments or liens with the City of Venice? If so please give details.**

No

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**Demographics****Are you a city resident?** Yes  No**How long have you lived in the City of Venice?**

2 years

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## Interests & Experiences

Are you currently serving on a city or county board or commission?

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Yes  No

Have you ever served on a city board or commission?

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Yes  No

Why are you interested in serving on a board, commission or City Council?

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I am retiring from my law practice and are interested in getting involved in keeping Venice as beautiful and as well managed as it is.

**Resume of Education and Experience:**

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Please note - I am submitting a copy of an old resume; I found out about the vacancy on the Board just today so have not had a chance to update the address and email information on my resume.

[AMF - Resume\\_2016.pdf](#)

Upload a Resume

You have reviewed the Board/ Commission's regular meeting schedule and are able to attend in-person meetings?

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Yes  No

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## Acknowledgements

Please Agree with the Following Statement

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I Agree

**Anna M. Freska, M.A., J.D.**

10107 Nedra Drive  
Great Falls, VA 22066  
202-733-7007  
afreska@freskalaw.com

**PROFESSIONAL EXPERIENCE**

- 2015- present **Partner/Attorney, Dominion Law Group, LLP**  
Washington, D.C. and Leesburg, Virginia ([www.TheDominionLawGroup.com](http://www.TheDominionLawGroup.com))
- Boutique law firm formed by the merger of two law firms focused on estate planning and business law, including business formation, business succession planning, and all aspects of estate planning.
- 2003- 2015 **Principal Attorney, Law Office of Anna M. Freska**  
Washington, D.C. ([www.FreskaLaw.com](http://www.FreskaLaw.com))
- Business, Trusts, and Estates law practice. Representative clients included: MegaPath Inc., Andre Agassi Enterprises Inc., Andre Agassi Charitable Foundation.
- 1997-2003 **Principal Attorney, Law Office of Anna M. Freska**  
Monterey, California
- Advised high net worth clients on trusts and estates, tax, business succession, partnerships, family foundations, and charitable trusts. Served as Network Attorney for Union Bank of Switzerland (UBS) in Carmel and San Jose, California.
- 1993-1997 **Associate Attorney, Hudson, Martin, Ferrante & Street**  
Monterey, California
- Estate Planning practice, advising clients on charitable giving, multi generational succession planning, charitable remainder trusts, and estate administration.
- 1990-1993 **Associate Attorney, Baker & McKenzie**  
Budapest, Hungary
- Worked with a team of advisors to international companies planning foreign direct investment, joint ventures, and participation in privatization in Central Europe.
  - Representative clients included: Hewlett Packard, Asea Brown Boveri, Bombardier, Pioneer, Cox, Johnson & Johnson, Ford Motor Co., Sara Lee.

## **EDUCATION**

- 1990       **J.D.** Santa Clara University School of Law, Santa Clara, California
- 1987       **M.A.** Monterey Institute of International Studies, Monterey, California
- 1983       **B.A.** Amherst College, Amherst, Massachusetts

## **Bar Admittances**

Commonwealth of Virginia; District of Columbia; State of California; California Supreme Court; U.S. Court of Appeals for the Ninth Circuit; U.S. District Court for Northern District of California.

## **Service**

**Served on Boards and Advisory Boards of several nonprofit organizations, including:**

- *Chelsea Academy, [www.chelseaacademy.org](http://www.chelseaacademy.org) 2015-present*
- *The Catholic University of America Planned Giving Advisory Group, Washington DC 2012-present*
- *Foundation for Social and Cultural Advancement, Washington DC [www.foundationsca.org](http://www.foundationsca.org) 2007-2011*
- *Andre Agassi Foundation for Education [www.agassifoundation.org](http://www.agassifoundation.org) 2004-2007*
- *Northern California Chapter of Friends of John Paul II Foundation, Monterey, California 1997-2003*
- *General Stilwell Scholarship Foundation at the Monterey Institute of International Studies 1994-1998*
- *Legal Services for Seniors, Pacific Grove, CA 1993-1995*

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**Profile**

Nick \_\_\_\_\_ Flerlage \_\_\_\_\_  
First Name Last Name

645 Apalachicola Rd \_\_\_\_\_  
Street Address

Venice \_\_\_\_\_ FL \_\_\_\_\_ 34285 \_\_\_\_\_  
City State Postal Code

nick@nexthomesuncoast.com \_\_\_\_\_  
Email Address

Home: (941) 232-6810 \_\_\_\_\_  
Primary Phone Alternate Phone

NextHome Suncoast \_\_\_\_\_ Real Estate Broker \_\_\_\_\_  
Employer Occupation

**Which Boards would you like to apply for?**

Planning Commission: Submitted

**Have you ever been convicted or pled "no contest" to a misdemeanor offense?**

Yes  No

**Have you ever been convicted or pled "no contest" to a felony?**

Yes  No

**Do you currently have any open Code Enforcement violations, past due payments or liens with the City of Venice? If so please give details.**

No

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**Demographics****Are you a city resident?**

Yes  No

**How long have you lived in the City of Venice?**

25 years

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## Interests & Experiences

Are you currently serving on a city or county board or commission?

Yes  No

If selected to the board or commission for which you are applying, is it your intention to resign from the current board or commission you are serving?

Yes  No

Have you ever served on a city board or commission?

Yes  No

If yes, please list

Environmental Advisory Board, Code Enforcement Board

Member of the Following Organizations:

Venice Area Board of Realtors, National Association of Realtors, Florida Association of Realtors, Business Networking International, Sertoma, Venice Area Chamber of Commerce, Venice MainStreet

Why are you interested in serving on a board, commission or City Council?

I am interested in serving on the Planning Commission because I care deeply about the long-term quality, character, and livability of our community. Venice is a unique City with a strong identity, and thoughtful planning plays a critical role in preserving what makes it special while allowing for responsible growth. Through my professional experience and community involvement, I have seen how planning decisions benefit from diverse perspectives, careful analysis, and a willingness to balance preservation with progress. Serving on the Planning Commission would allow me to contribute my time, experience, and judgement in a way that supports transparent, fair, and well-reasoned outcomes for the City as a whole. I am motivated in public service and a desire to give back to the community where I live and work. I value collaboration, respectful discussion, and decisions grounded in facts, adopted plans, and the public interest. Serving in this role would be an opportunity to help Venice continue to thrive in a way that reflects both its history and its future.

[Nick - Resume - 2026.docx](#)

Upload a Resume

You have reviewed the Board/ Commission's regular meeting schedule and are able to attend in-person meetings?

Yes  No

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## Acknowledgements

**Please Agree with the Following Statement**

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**You understand that this agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records, and documents may be disclosed to the public and media upon request. If you qualify for an exemption, you must notify the Clerk's office.**

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I Agree

# NF

## OBJECTIVE

Serve on the City of Venice Planning Commission

## SKILLS

Marketing, Communication, Negotiations, Research & Analysis.

## EXPERIENCE

**BROKER/OWNER - NEXTHOME SUNCOAST - 2019 - PRESENT**

**BROKER ASSOCIATE • RE/MAX ALLIANCE GROUP • 2006 - 2019**  
RE/MAX Hall of Fame, Perennial Platinum Award Winner, Ray Kanwischer Award Recipient, Realtor®

**FRANCHISEE • THE UPS STORE • 2002 - 2008**  
Owned and operated 2 locations, Venice and Sarasota.

**PRESIDENT • BRYANTOWN MALL CORPORATION • 1996 - 2001**  
Owned and operated high volume fueling center, convenience store, quick serve restaurant, and beer/wine/liquor store.

**BIOLOGIST • NATIONAL INSTITUTES OF HEALTH • 1991 - 1996**  
Co-Authored articles appearing in the New England Journal of Medicine, Annals of Neurology, and Journal of Infectious Diseases.

## EDUCATION

**M.B.A. • 2000 • UNIVERSITY OF MARYLAND**  
Marketing Concentration

**B.S. • 1990 • UNIVERSITY OF MARYLAND**  
Business Management

**DESIGNATIONS AND CERTIFICATIONS:**  
Certified Luxury Home Marketing Specialist (CLHMS)  
Accredited Buyer's Representative (ABR)  
Pricing Strategy Advisor (PSA)  
At Home With Diversity (AHWD)  
Certified New Home Specialist (CNHS)  
Residential Construction Certified (RCC)  
Certified Negotiation Expert (CNE)  
Accredited Commercial Professional (ACP)



NICKFLERLAGE@GMAIL.COM



@FLERLAGETEAM



941.232.6810



NICKFLERLAGETEAM



NF

Five Star Real Estate Agent for 14 years.  
Venice Area Chamber of Commerce Medium Business of the Year  
(2024)

## VOLUNTEER EXPERIENCE OR LEADERSHIP

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Venice Police Departments Citizens Police Academy Class of 2024

Director - Venice Area Board of Realtors

Current Member of the Professional Standards Committee and  
Finance Committee at Venice Board of Realtors (VABR)

Contracts Instructor - Venice Area Board of Realtors - (2023-  
Present)

Sertoma - Member

Served on the City of Venice Environmental Advisory Board and  
Code Enforcement Board.

*Venice MainStreet* Board of Directors - Past President 2019, past  
Chair of Economic Vitality Committee (2017-2018)

*Business Networking International* Rapid Referrals Plus Chapter -  
Past President (2013,2015,2019)

Completed 2020 VACC Leadership Venice program.

Served on Board for *Venice Vikings Pop Warner Football & Cheer  
Assn.*

Served on Board for *Miss Venice Fast Pitch Softball Association*



NICKFLERLAGE@GMAIL.COM



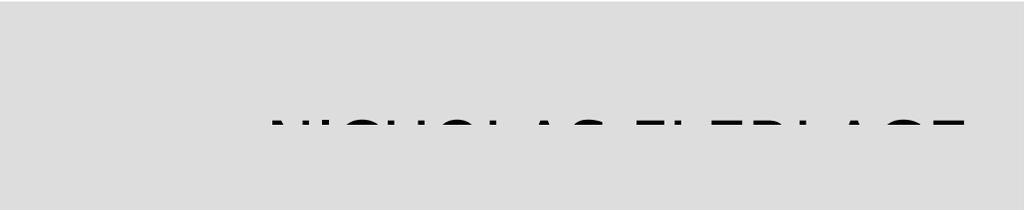
@FLERLAGETEAM



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NICKFLERLAGETEAM

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**Profile**

Robert

First Name

P.

Middle  
Initial

Young

Last Name

745 Sawgrass Bridge Road

Street Address

Venice

City

FL

State

34292

Postal Code

venicebobbyoung@yahoo.com

Email Address

Home: (941) 488-5155

Primary Phone

Mobile: (941) 961-5744

Alternate Phone

Retired

Employer

NA

Occupation

**Which Boards would you like to apply for?**

Planning Commission: Submitted

**Have you ever been convicted or pled "no contest" to a misdemeanor offense?** Yes  No**Have you ever been convicted or pled "no contest" to a felony?** Yes  No**Do you currently have any open Code Enforcement violations, past due payments or liens with the City of Venice? If so please give details.**

no

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**Demographics****Are you a city resident?** Yes  No**How long have you lived in the City of Venice?**

26 years

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## Interests & Experiences

Are you currently serving on a city or county board or commission?

Yes  No

Have you ever served on a city board or commission?

Yes  No

If yes, please list

Code Enforcement Board, Metropolitan Planning Commission - Citizens Advisory Commission  
s Advisory Board

Member of the Following Organizations:

Sawgrass HOA - Hearings and Fines committee

Why are you interested in serving on a board, commission or City Council?

After leading serving as a leader on the Code Enforcement board for almost 20 years, I am now able to move to this board now that the board has just been dissolved.. This will allow me to continue to serve the city I love.

Resume of Education and Experience:

- University of Minnesota BS Business Administration . 1969 - Manager, American Express  
Financial Planning, 1969 - 1997 - Board of Zoning Appeals, City of St. Louis Park, MN (pop. 45  
- City Council 1994 - 2002 - St. Louis Park Economic Development Board1994 - 2002  
President 1999 - Metropolitan Planning Advisory Board Representing Sarasota Country- 2002  
- 2006 Venice Code Enforcement Board , Chair - 2003 - 2023

You have reviewed the Board/ Commission's regular meeting schedule and are able to attend in-person meetings?

Yes  No

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## Acknowledgements

Please Agree with the Following Statement

You understand that this agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records, and documents may be disclosed to the public and media upon request. If you qualify for an exemption, you must notify the Clerk's office.

I Agree

Robert P. Young