



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 16, 2026

1:30 PM

Council Chambers

II. Call to Order

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

III. Roll Call

Present: 5 - Bill Willson, Jerry Jasper, Pam Schierberg, Nick Flerlage and Anna Freska

Excused: 2 - Kit McKeon and Richard Hale

Roll Call

Mr. Hale's absence was excused prior at the June 2, 2026 meeting.

A motion was made by Ms. Schierberg, seconded by Ms. Freska, that Mr. McKeon absence be excused. The motion carried unanimously by voice vote.

Also Present

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

IV. Approval of Minutes

[26-0632](#)

Minutes of the June 2, 2026 Meeting.

A motion was made by Ms. Schierberg, seconded by Mr. Jasper, that the minutes of the June 2, 2026 meeting be approved as written. The motion carried unanimously by voice vote.

V. Audience Participation

There was no one signed up to speak.

VI. Public Hearings

[26-13SP](#)

Aloha Condominium Site and Development Plan Amendment
(Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Owner/Applicant: Aloha, Inc., A Condominium Association

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. All Commission members disclosed a site visit.

Senior Planner Tremblay, being duly sworn, presented general information, project description, proposed plan, proposed elevations, aerial map, site photographs, future land use map, zoning map, surrounding land uses, consistency with the Comprehensive Plan, Land Development Code compliance, decision criteria, findings of facts, no concurrency and mobile required, and answered Commission questions on building height calculations, accessory living space clarification, proposed intended use, whether units could be built at ground level, whether there are view rights, number of current units, and the ownership of the new units.

Attorney Jackson Boone, Agent, being duly sworn, presented property information, aerial map, future land use map, zoning map, heights of neighboring properties, existing conditions, project description, replacement of garage, setbacks, modification to parking lot, creating additional space for current unit owners, use restrictions defined within association rules, building height, FDEP site specific wave model performed, drone site photo, original construction dates, current building regulations for storm resiliency, graphic of potentially impacted views, applicant's consideration in minimizing impact, compliance with code, and answered Commission questions on potential conversion to accessory dwelling units in future, how many units currently in Aloha, whether there was any opposition from current Aloha owners, restrictions within condo association rules, and whether it would be brought back to the City for review if remodeled to add a kitchen.

Brad Fry, 1400 Tarpon Center Drive, being duly sworn, spoke on the change in view impacting property values, and concerns for conversion of use in future.

Tom Talbert, 1400 Tarpon Center Drive, being duly sworn, spoke on assistance from staff, coastal development, obstruction of views, being accessory units, and importance of view.

Elizabeth Stannard-Letcher, 1400 Tarpon Center Drive, being duly sworn, spoke on history in residence, and challenges of hurricane recovery.

Maria Easdale, 1400 Tarpon Center Drive, being duly sworn, spoke on obstruction of view.

Chair Willson closed the public hearing.

Discussion took place regarding those who will have an impacted view, allowed number of units for zoning, the mix of heights along the coast, it meeting the code requirements, private property rights, there not being view rights, and the evidence that decisions are based on.

A motion was made by Ms. Schierberg, seconded by Mr. Jasper, that based on review of the application materials, the staff report, and testimony and evidence provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition complies with the Land Development Code, including the decision criteria in Section 1.9.4, and therefore moves to approve Site and Development Plan Amendment Petition No. 26-13SP with the stipulation that the provided structure is based on the accessory structure that is defined in the Land Development Regulations (LDRs) and remain so and not be a dwelling unit. The motion carried by the following electronic vote:

Yes: 5 - Chair Willson, Mr. Jasper, Ms. Schierberg, Mr. Flerlage and Ms. Freska

Excused: 2 - Vice Chair McKeon and Mr. Hale

[25-12AM](#)

LDR Amendment #6 Text Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Senior Planner Tremblay, being duly sworn, presented code section changes to clarify environmental requirements in section one, section three compatibility standards for height, cul-de-sac design eligibility, yard type, driveways placement, number of flagpoles, signs on private property, temporary signs time frames, bicycle parking standards, changes to fence requirements, allowable fence design alternative options, remove expiration date for Certificate of Architectural Compliance (CAC) in section seven, section nine correction for commercial use definitions, additions for bicycle parking and littoral zones, subtractions for duplicate language in Chapter 88 building regulations, prohibiting mechanical equipment in front yards, and answered Commission questions on prohibiting mechanical equipment being specific to above ground placement, and short term bicycle parking.

There was no public comment.

Chair Willson closed the public hearing.

A motion was made by Mr. Flerlage, seconded by Mr. Jasper, that the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore recommends to City Council approval of Text Amendment Petition No. 25-12AM. The motion carried by the following electronic

vote:

Yes: 5 - Chair Willson, Mr. Jasper, Ms. Schierberg, Mr. Flerlage and Ms. Freska

Excused: 2 - Vice Chair McKeon and Mr. Hale

VII. Comments by Planning Division

Planning and Zoning Director Clark spoke on it being only the 6th LDR amendment, next meeting's applications, upcoming summer break, Parks Master Plan consultants beginning their work, and yesterday's ribbon cutting for the Northeast Park.

VIII. Comments by Planning Commission Members

There were no comments.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:47 p.m.

Chair

Recording Secretary