



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, April 21, 2026

1:30 PM

Council Chambers

Meeting Instructions

[26-0579](#) Instructions on How to Watch and/or Participate in the Meeting

Attachments: [Instructions for Venice City Meetings](#)

I. Call to Order

II. Roll Call

III. Approval of Minutes

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

Attachments: [Minutes](#)

IV. Audience Participation

V. Presentation

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

Attachments: [Presentation](#)

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

Attachments: [Staff Report 25-72DA](#)
[Staff Presentation 25-72DA](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site Plan](#)
[Applicant - Survey](#)

[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

Attachments:

[Staff Report 25-41SP](#)

[Staff Presentation 25-41SP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site and Development Plans](#)

[Applicant - Landscape Plan](#)

[Applicant - Photometric Plan](#)

[Applicant - Sign Plan](#)

[Applicant - Elevation](#)

[Applicant - Land Use Compatibility Analysis 1.2.C.8](#)

[Applicant - Decision Criteria](#)

[Applicant - Survey](#)

[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

Attachments:

[Staff Report 25-45SP](#)

[Staff Presentation 25-45SP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site and Development Plan](#)

[Applicant - Landscape Plan](#)

[Applicant - Elevations](#)

[Applicant - Land Use Compatibility Analysis](#)

[Applicant - Decision Criteria Section 87-1.9.4](#)

[Applicant - Survey](#)

[Written Correspondence](#)

[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

Attachments: [Staff Report 25-68PP](#)
[Staff Presentation 25-68PP](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Preliminary Plat Plan Set](#)
[Applicant - Photometric Plan](#)
[Applicant - Landscape Plan](#)
[Applicant - Elevations Calais](#)
[Applicant - Elevations Marseille](#)
[Applicant - Monument Sign Elevation](#)
[Applicant - Decision Criteria](#)
[Applicant - Survey](#)

VII. Comments by Planning and Zoning Department

VIII. Comments by Planning Commission Members

IX. Adjournment

If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.

The City of Venice does not discriminate on the basis of race, color, national origin, sex, disability, age, religion, marital status, familial status, sexual orientation, gender identity or expression, pregnancy, genetic information, or any other characteristic protected by federal, state, or local law in the administration of its programs, services or activities.

No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.