



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 2, 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

Present: 6 - Kit McKeon, Bill Willson, Jerry Jasper, Richard Hale, Pam Schierberg and Nick Flerlage

Excused: 1 - Anna Freska

Roll Call

A motion was made by Ms. Schierberg, seconded by Mr. Hale to excuse Anna Freska's absence. The motion carried unanimously by voice vote.

Roll Call

A motion was made by Ms. Schierberg, seconded by Vice Chair McKeon, to excuse the upcoming absence of Richard Hale at the June 16, 2026 meeting. The motion carried unanimously by voice vote.

Also Present

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

[26-0625](#) Minutes of the May 19, 2026 Meeting

A motion was made by Mr. Jasper, seconded by Mr. Hale, that the minutes of the May 19, 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

[26-0624](#) Seaboard Phase 1 Technical Plan Presentation

Consultant: Josh Frank, Dover, Kohl & Partners

Planning and Zoning Director Clark introduced the topic.

Josh Frank, Consultant, presented updates provided to technical working group, plan schedule, working with established businesses in area, an outlined aerial view, rendering of redevelopment plan, focus on city owned property in phase one, existing conditions, city owned properties, creation of Nolen Street, public parking, multi-use structures, private redevelopment opportunities, phase 2 preparations, honoring John Nolen plans, adaptive reuse, having public/private partnerships, pedestrian plaza for connectivity to waterfront, landscaping, long term timeline for redevelopment, suggestion to create new code district, street frontage, potential future land uses, live/work units, examples of similar projects, rowhouse units, street designs, plan by block, estimates for density and usage counts, next steps, continued support from firm, and answered Commission questions on recommended architectural style, and incorporation of Venetian Waterway Trail.

VI. Public Hearings

[25-75DA](#)

Family Promise Design Alternative (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Melanie Smith, P.E., Mel-Haven Engineering, LLC

Owner/Applicant: Family Promise of South Sarasota County, Inc.

Petitions 25-75DA and 25-74SP were presented together.

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

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. There were none.

Senior Planner Tremblay, being duly sworn, presented general information, project description, aerial map, proposed plan, landscape plan, elevations, site photographs, neighboring property buffering, future land use map, zoning map, surrounding land uses, consistency with Comprehensive Plan, Land Development Code compliance, compatibility, buffering requirements, reason for design alternative request, decision criteria, findings of fact, and answered Commission question on responsible party for access easement maintenance, and the difference between type 5 buffer and the design alternative requested.

Jackson Boone, Agent, being duly sworn, presented project team, history of Family Promise, children's need statistics, aerial map, property general information, future land use map, zoning map, project information, being

similar to Parkside Cottages project, site development plan, footpath trail, density, phased development, access, setbacks, elevations, lot coverage, utility connections, stormwater review, transportation study review, design alternative for buffer relief, previous buffer design alternative approved for neighboring property, hammerhead turnaround, access location, building placement, compliance with code, serving as affordable housing for families, and answered Commission question on whether access easement is already in place, and whether buffering design alternative is for whole property.

There was no public comment.

Chair Willson closed both public hearings.

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 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. 25-75DA. The motion carried by the following electronic vote:

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

Excused: 1 - Ms. Freska

[25-74SP](#)

Family Promise Site and Development Plan (Quasi-Judicial)
 Staff: Nicole Tremblay, AICP, Senior Planner
 Agent: Melanie Smith, P.E., Mel-Haven Engineering, LLC
 Owner/Applicant: Family Promise of South Sarasota County, Inc.

Petitions 25-75DA and 25-74SP were presented together.

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 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. 25-74SP. The motion carried by the following electronic vote:

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

Excused: 1 - Ms. Freska

[26-09SP](#)

Sarasota Memorial Hospital Site and Development Plan (Quasi-Judicial)
 Staff: Brittany Smith, Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Owner/Applicant: Sarasota County Public Hospital District

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 disclosed a site visit. Mr. Hale disclosed representing Waterford Community on the hospital Neighborhood Advisory Council and confirmed he could remain fair and unbiased.

Planner Smith, being duly sworn, presented general information, background, project description, proposed site plan, aerial map, site photos, future land use map, zoning map, surrounding land uses, consistency with Comprehensive Plan, compliance with Land Development Code, development standards, parking plan, decision criteria, concurrency, and mobility.

Jackson Boone, Agent, being duly sworn, presented two section expansions, project team, project background, surrounding properties, proposed site plan, matching the Binding Master Plan's future development plan, expansion for MRI, modification to helipad, lighting plan, landscaping plan, rendering, meeting architectural standards, second expansion for in-patient rehab pavilion, parking, building height, setbacks, Floor Area Ratio (FAR), no change to access points, estimated trips within approved number of trips for phase one, stormwater, concurrency, supporting surrounding area needs, and compliance with code.

There was no public comment.

Chair Willson closed the public hearing.

A motion was made by Mr. Flerlage, 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. 26-09SP. The motion carried by the following electronic vote:

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

Excused: 1 - Ms. Freska

[26-10CU](#)

Mavis Tires and Brakes Conditional Use (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Owner/Applicant: 2001 Laurel LLC

Recess was taken from 3:07 p.m. to 3:16 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 disclosed a site visit.

Planner Smith, being duly sworn, presented general information, background, project description, aerial map, conditional use site plan, future land use map, zoning map, surrounding land uses, consistency with Comprehensive Plan, compliance with Land Development Code, and findings of fact.

Jackson Boone, Agent, being duly sworn, presented property details, prior owner maintained the CG zoning during LDR update, overall commercial center site plan with pending projects, aerial map, access by internal road, conditional use plan, planned trip generation within prior approval, setbacks, buffering, parking, building height, being compatible with surrounding uses, consistency with code, and answered Commission questions on services being contained within structure, minor vehicle service definition, and whether it is a franchise.

There was no public comment.

Chair Willson closed the public hearing.

A motion was made by Ms. Schierberg, 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 will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the conditional use criteria in Section 1.18.3 of the Land Development Code and therefore moves to approve Conditional Use Petition No. 26-10CU. The motion carried by the following electronic vote:

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

Absent: 1 - Ms. Freska

[26-22AM](#)

Certified Recovery Residence 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 certified recovery residences being added to code due to state requirements, adding Section 6.11 Certified Recovery Residences, used language from state statute, allows reasonable accommodation requests, processes for review, application content requirements, decision criteria, review of surrounding

municipalities code, compatibility requirements, revocability of accommodations, and term definitions.

Commission suggested including Certificate of Compliance definition.

There was no public comment.

Chair Willson closed the public hearing.

A motion was made by Vice Chair McKeon, 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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Text Amendment Petition No. 26-22AM with the recommended additional term definition. The motion carried by the following electronic vote:

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

Absent: 1 - Ms. Freska

VII. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on next meeting's applications, Seaboard Plan update, upcoming Local Register Forum, posted notice procedure update, neighborhood workshop having a hybrid format, and expansion of the public notice radius.

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 3:47 p.m.

Chair

Recording Secretary