



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, September 2, 2025

1:30 PM

Council Chambers

25-43HE

Flagship MOB 1 Height Exception (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Sydney Thornton, P.E., VHB Inc.

Applicant: Thorn Baccich, Flagship Healthcare Properties LLC

Chair Snyder 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 Willson, Ms. Schierberg, and Mr. Hale disclosed a site visit.

Senior Planner Tremblay, being duly sworn, presented general information, background, project description, proposed site plan, elevations, aerial map, location map, site photos, future land use map, zoning map, surrounding land uses, consistency with Comprehensive Plan, compliance with Land Development Code, decision criteria, conditions of approval available, findings of fact, and answered Commission questions on parking area size, and setbacks.

Sydney Thornton and Marty Black, Agents, both being duly sworn, presented petition for a three story building containing a surgical center, job generation expected, meeting community needs, location map, aerial map, power line easement, setback from Curry Lane, rendering with height estimate, parapet for mechanical screening, project description, room height requirements for surgical rooms, reduced floor area ratios, compatibility with adjacent land uses, architectural elevations, overall site plan, current code standards, stormwater design, rendering with story heights, height exemption criteria, and minimum floor clearances needed for medical use.

There was no public comment.

Chair Snyder 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 consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to City Council approval of Height Exception

Petition No. 25-43HE. The motion carried by the following roll call vote:

Yes: 6 - Chair Snyder, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

Excused: 1 - Mr. McKeon