



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, March 17, 2026

1:30 PM

Council Chambers

I. Call to Order

Vice 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 Anna Freska

Absent: 1 - Nick Flerlage

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.

III. Approval of Minutes

[26-0543](#) Minutes of the March 3, 2026 Meeting

A motion was made by Mr. McKeon, seconded by Mr. Jasper, that the minutes of the March 3, 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. Public Hearings

[26-08AM](#) Decision Criteria Text Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Vice 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 amendments to Section 1.7.4 Decision Criteria, changes not requiring new information from applicants, language changes for consistency and clarity, adding specific details, and answered Commission question on Section 1.74.A.2 compared to Section 1.9.4.

Senior Planner Tremblay continued regarding consistency with wording, add No. 6 to Section 1.7.4, general language removed from Section 1.8.3 Conditional Use, adding references to Section 1.2.C.8, consolidation in Section 1.9.4, including planned development in Section 1.10.1, and grammar corrections.

Jim Collins, 1001 Avenida Del Circo, being duly sworn, spoke on Section 1.7.4.A applicability, adding language "for planned zoning" on No. 2 and No.6, having consistency when referencing elements, references to compatibility, Section 1.9.4.5 SWFWMD requirement, and clarification needed for Section 1.10.1.6 adequate language.

Senior Planner Tremblay spoke on staff and City Attorney reviewing public comment suggestions.

City Attorney Fernandez spoke on revisions before presentation to City Council with Commission approval.

Vice Chair Willson closed the public hearing.

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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Text Amendment Petition No. 26-08AM as discussed. The motion carried by the following electronic vote:

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

Absent: 1 - Mr. Flerlage

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark welcomed Ms. Freska, and spoke on next meeting's agenda, reviewing the Rules and Procedures, city monitoring upcoming state legislation, and Helen Moore being appointed to the Historic and Architectural Preservation Board.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 1:53 p.m.

Chair

Recording Secretary