



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes Planning Commission

Tuesday, April 21, 2026

1:30 PM

Council Chambers

[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

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, Vice Chair McKeon, and Mr. Hale disclosed site visits. Mr. Flerlage disclosed living in the neighborhood and confirmed he could remain impartial and unbiased. Chair Willson disclosed living in neighborhood, being approached by a citizen to discuss, and confirmed he could remain impartial and unbiased.

Senior Planner Tremblay, being duly sworn, presented general information, background, project description, proposed plan, elevations, aerial map, site photos, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, compliance with the Land Development Code, replacing an existing non-conforming use, findings of facts, decision criteria, concurrency, mobility, and answered Commission questions on the minimum square footage per unit for RFM3, there being no changes to current zoning, meeting the zonings standards, stormwater discharge design, and how current structure became non-conforming.

Mariah Miller, Agent and Kreg Maheu, Engineer, both being duly sworn, presented compliance with code, location map, current zoning, future land use, a six unit multifamily structure, compatibility, surrounding area zoning, similar zoning transitions in area, buffers, stormwater plan, underground retention, historical map of drainage flows, stormwater system details, reduced planned runoff, erosion mitigation, site plan, setbacks, open space, elevations, implemented site design mitigation, and answered Commission questions on volume of stormwater retention, discharge rate, and sidewalk width.

Bert Mathews, 809 Ormond Street, being duly sworn, spoke on traffic concerns, massing, scale, and drainage.

Steve Rost, 817 Madrid Avenue, being duly sworn, spoke on building height, compatibility, and historic development plans.

David Topian, 825 Madrid Avenue, being duly sworn, spoke on professional background, understanding of code compliance, compatibility, building height, lighting, privacy, sky views, and drainage.

Mary Topian, 825 Madrid Avenue, being duly sworn, spoke drainage concerns, compatibility, lighting, wind tunnel studies, and privacy.

Dena Kohlbecker 619 Barcelona Ave, being duly sworn, spoke on loss of trees, impact on neighboring property, and privacy.

Glen Spinelli, 830 The Esplanade, being duly sworn, spoke on drainage concerns, and appearance.

Scott Slickrs, 500 the Esplanade, being duly sworn, design of foundations, concerns for damages during construction, and pile style.

Nelson Ritner, 830 the Esplanade, being duly sworn, spoke against petition, drainage concerns, suggested wall on perimeter, curbing, and irrigation controls and source.

Senior Planner Tremblay spoke on building height clarification.

Ms. Miller and Mr. Kreug, spoke on definition of compatibility, surrounding building heights, traffic study, mitigation done, property rights, stormwater plan, difference of rainfall events from storm surge, there being no pilings, tree removal and replanting, no sky view rights, compliance with code, and applicant residing on property.

City Attorney spoke on role of the Commission, substantial evidence, public opinion, decision criteria, and the requirement of including code references in a denial.

Chair Willson closed the public hearing.

Discussion took place regarding public opinion, review based on whether it meets code, privacy concerns, legal requirements, and expert testimony.

A motion was made by Mr. Jasper, 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. 25-45SP. The motion carried by the following roll call vote:

Yes: 5 - Vice Chair McKeon, Chair Willson, Mr. Jasper, Mr. Hale and Mr. Flerlage

No: 1 - Ms. Freska

Excused: 1 - Ms. Schierberg