



Observer Corps Report

Organization Observed	Sarasota County Commission Meeting (Venice)
Date of Observation	June 3, 2025
Name of Observer(s)	Jane Greene (via video)
Online site	
Link to audio/video	Sarasota County Commission Meeting 6/3/25
Hours of meeting and hours observed	1:00 PM - 2:37 PM

Report:

Type of meeting:	Regular	Special:
Members absent	None	
Staff present	Joshua Moya (County Attorney), Matt Osterhoudt, MPA (Director, Planning and Development Services Department, Sarasota County Government)	
Media present	Unknown	
Audience/Special interest groups	Residents near/adjacent to 492 Riverview Drive South, Nokomis Florida 34275, Scott Hurst (Attorney for Alexis Properties)	

Major Issues	<p>(Public Hearing) To adopt a resolution regarding an Appeal (APL-BCC-25-000001) of a staff administered denial of Business Use Permit (BUSE-24-000239) for Alexis Properties LLC located at 492 Riverview Drive South, Nokomis, FL 34275</p> <p>Issue: What is All Scrap's business use - an outdoor storage facility or a waste transfer station? These business uses are zoned differently. This particular location is not zoned for a waste transfer station.</p> <p>All Scrap claimed that they are an outdoor storage facility, and sought a Business Use Permit that allows Industrial Light Warehousing (ILT)</p> <p>Alexis Properties appealed the Commission's decision. This public hearing is on whether the denial of Business Use Permit or will be upheld or overturned.</p> <p>Sarasota County has denied the permit based on photos, CEO site visits and neighbors' reports that show that All Scrap is in violation of requirements for outdoor storage: stockpiling, no screening, continual crushing and transfer of materials on and off the property.</p> <p>Mr. Osterhoudt recommended that the Commission uphold the denial of the Business Use Permit for outdoor storage, and the Alexis Properties may apply for a "Special Exception" – a process seeking to allow an outdoor storage facility on a property not zoned for that purpose.</p> <p>Alexis Properties appealed the Commission's decision.</p>
Adequate discussion of issues?	<p>Mr. Hurst, Mr. Osterhoudt and the residents had adequate time to make their cases.</p>
Public comment	<p>Seven residents of the neighborhood spoke in favor of upholding the denial of Business Use Permit. They spoke about continual traffic blocking driveways, lined up to drop off materials - going on and off the property; constant noise from compressing materials; excessive dust; concerns about environmental hazards.</p>



Significant Outcomes	Commissioners voted unanimously to uphold the denial of Business Use Permit to Alexis Properties.
Points of Agreement	Commissioners were in agreement that Alexis Properties had been disingenuous in their representation of this business and their suggestion that Sarasota County government had not been fully communicative.
Points of Controversy	None among the Commissioners.
Future Action Planned	Commissioners agreed that this issue had been going on a long time – since February 2024. Commissioner Cutsinger made a motion to take action on injunctive relief, “to correct this as soon as possible.” Commissioners Smith seconded. Motion passed unanimously
Officials attentive/alert?	Yes
Visitors treated with respect?	Yes