



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, March 4, 2025

1:30 PM

Community Hall

I. Call to Order

Chair Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

There was consensus to excuse Mr. Jasper's absence.

Present: 6 - Barry Snyder, Kit McKeon, Robert Young, Bill Willson, Richard Hale and Pam Schierberg

Excused: 1 - Jerry Jasper

Also Present

City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Planner Brittany Smith, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0112](#)

Minutes of the February 18, 2025 Regular Meeting.

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, to approve the minutes of the February 18, 2025 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearings

[24-15CU](#)

Laurel Self-Storage Conditional Use (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: L. Murphy, LLC

Owner: Hotel 75 Investments, LLC

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Ms. Schierberg and Mr. Hale disclosed a site visit.

Planner Smith, being duly sworn, presented general information, project description, aerial map, location map, site plan, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan consistency, conditional use, Land Development Code Compliance, findings of fact, and answered Commission questions regarding conceptual site plan, and the review for use only today.

Attorney Jackson Boone, Agent, being duly sworn, presented prior petitions for property, property size, approved height for previous hotel application, aerial photo indicating surrounding hotel developments, request for self storage use, zoning map, conceptual site plan, comparison to prior hotel site plan, zoning district standards, low trip generation, future site and development plan review, elevations, proposed indoor self storage use, compatibility, surrounding property uses, consistency with Comprehensive Plan, compliance with Land Development Code, and answered Commission questions on consideration of the site details presented in approval of conditional use, and having two conditional uses approved for property.

There was no public comments.

Chair Snyder closed the public hearing.

Discussion took place regarding new hotel developments in area, compatibility, and traffic impact.

A motion was made by Mr. McKeon, seconded by Vice Chair Willson, 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 Conditional Use Petition No. 24-15CU. The motion carried by the following electronic vote:

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

Excused: 1 - Mr. Jasper

[24-35CP](#)

Comprehensive Plan Evaluation and Appraisal Report Comprehensive Plan Amendment (Legislative)

Staff: Amy Nelson, AICP, Planning Manager

Chair Snyder announced this is a legislative hearing, read the memorandum regarding advertisement and written communications, and

opened the public hearing.

Planning and Zoning Director Clark and Planning Manager Nelson presented project description, Comprehensive Plan reviewed every seven years, evaluation and appraisal process, staff findings, adding coastal resilience, updates to improve clarity, making it ADA compliant, new legislation for floating solar facilities, land use changes, transportation and mobility illustration, outdated tables and maps, open space clarification, housing income level table, infrastructure additions, public school facilities section note, no changes to private property rights, all neighborhood future land use table amendments, appendix revisions, and answered Commission questions on land use tables, outdated road segment tables, mixed use residential open space requirements, date ranges included, demographic estimations, Gulf of Mexico reference, Strategy LU 1.2.12 form based code, Multi Modal Plan inclusion, transportation level of service map, Parks Master Plan status, Sawgrass mixed use residential designation, references to Seaboard Master Plan, page G.W.2 landmarks, Strategy LU 5.1.1 Joint Planning Areas language, being in favor of references to sources, and floating solar array requirements.

Discussion took place regarding staff efforts, review process, current Comprehensive Plan working well, mixed use language, and ADA compatibility.

There was no public comment.

Chair Snyder closed the public hearing.

A motion was made by Vice Chair Willson, 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 Comprehensive Plan Amendment Petition No. 24-35CP. The motion carried by the following electronic vote:

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

Excused: 1 - Mr. Jasper

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on upcoming meetings and applications.

VII. Comments by Planning Commission Members

Discussion took place on chain link construction fencing and time frame requirements for fencing repairs.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:00 p.m.

Chair

Recording Secretary