



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, October 21, 2025

2:00 PM

Council Chambers

I. Call to Order

Chair Snyder called the meeting to order at 2:00 p.m.

II. Roll Call

Present: 7 - Barry Snyder, Kit McKeon, Robert Young, Bill Willson, Jerry Jasper, Richard Hale and Pam Schierberg

Also Present

Council Liaison Kevin Engelke, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planning Manager Amy Nelson, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0380](#) Minutes of the October 7, 2025 meeting

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, that the minutes of the October 7, 2025 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

[25-38HE](#) GCCF PUD Height Exception (Quasi-Judicial)
REMOVED FROM AGENDA PER APPLICANT

[25-23SP](#) Laurel Self-Storage Site and Development Plan (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 opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. McKeon, Vice Chair Willson, Chair Snyder, and Mr. Hale disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, new owner, background, existing conditions, aerial map, site plan, elevations, architectural requirements, rendering, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, alternative parking plan, findings of fact, concurrency, and mobility.

Attorney Jackson Boone, Agent, being duly sworn, presented past hotel approvals, conditional use approval, location, surrounding land uses, shared access with neighboring pool corp property, building size, site details, consistency with setback requirements, stormwater design, architectural design meeting Venice Historic Precedent (VHP) requirements, a rendering, request for alternative parking plan, expert research done, storage use having low parking needs, consistency with code, and answered Commission question on height of building. Steve Sonberg, Civil Engineer, answered Commission question on stormwater drainage. Attorney Boone answered Commission questions on parking plan, and staffing.

There was no public comment.

Chair Snyder 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, 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. 25-23SP. The motion carried by the following electronic vote:

Yes: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

[25-58AM](#)

Annual Update of the City of Venice Capital Improvement Schedule (CIS)
Comprehensive Plan Amendment (Legislative)
Staff: Amy Nelson, AICP, Planning Manager

Chair Snyder announced this is a legislative hearing, read the memorandum regarding advertisement, and opened the public hearing.

Planning and Zoning Director Clark and Planning Manager Nelson presented update done annually, projects that contribute to Levels of Services (LOS), rankings of projects, not being a funding document,

referenced in the Comprehensive Plan within infrastructure, transportation ratings, public schools under their own program, references to the Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT) transportation plans, water and sewer, solid waste, functional open space in parks calculations, Traffic LOS Table, LOS Map, staff review, findings of fact, maintaining the LOS, Capital Improvement Program, transportation schedule, signal timing at hospital, improvement at Border Road and Jacaranda, many roads being county facilities, funding issues for traffic improvements, improvements on Laurel Road, connection of Lorraine Road, desired rating, continued traffic studies, coordination with the county, and answered Commission questions on consideration of "hot button" items, potable water table, and Technical Review Committee (TRC) reviews.

Discussion took place regarding Parks Master Plan, stormwater priorities, Flamingo Ditch, transportation priorities, I-75 intersection, Pinebrook Road traffic mitigation, impact of Wellfield Park, planned development on Laurel Road at Venice Crossing, formatting priority table to show connectivity in projects, Laurel Road Multi Use Recreation Trail (MURT), Auburn Road Improvements, locations for playground equipment replacements, Curry Creek channel upgrades, and stormwater fees collections.

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. 25-58AM. The motion carried by the following electronic vote:

Yes: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on next meeting's applications, Parks Master Plan initial steps, Seaboard Master Plan, and new fleet and solid waste facility.

VII. Comments by Planning Commission Members

City Attorney Fernandez introduced a new member at the law firm.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:37 p.m.

Chair

Recording Secretary