



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 17, 2026

1:30 PM

Council Chambers

[25-21RZ](#)

Chalets at Venice Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Owner/Applicant: P3 LAF Chalets at Venice LP

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. There were none.

Planner Smith, being duly sworn, presented general information, project description, aerial map, future land use map, zoning maps, site photo, surrounding land uses, comparison of zoning districts, Strategy L U 1.2.16, consistency with Comprehensive Plan, open space requirements, compatibility, compliance with the Land Development Code, finding of fact, compatibility mitigation techniques, concurrency, mobility, and answered Commission questions on comparison of current and proposed zoning standards, and concurrency.

Jackson Boone, Agent, being duly sworn, presented proposed binding master plan, 43 units, pedestrian traffic components, buffering, setbacks, modification to the Section 3.12 standards, access point, transportation impact, open space, stormwater management, maintenance of Blackburn canal by county, landscape buffer, building height, single family detached lots, density proposed, concurrency review, zoning and density of surrounding developments, consistency with Comprehensive Plan, Land Development Code compliance and answered Commission on surrounding development lot types, whether rear setbacks including lanai placement, and Blackburn Canal flow.

Susan Hizon, 402 Marsh Creek Road, being duly sworn, spoke on proximity to Sawgrass, concerns for density and traffic, burden on Blackburn Canal, and consideration of future developments on surrounding southern property.

Richard Clapp, 501 Marsh Creek Road, being duly sworn, spoke on concerns for traffic impact on Auburn Road, concerns for density, and

Blackburn Canal and Curry Creek impact.

Planner Smith spoke on setback for pools. Planning and Zoning Director Clark spoke on JPA agreement background, requested density within both city and county limits, utilities serviced by City, denial does not stop development, and answer Commission questions on Blackburn Canal impact, Southwest Florida Water Management District (SFWMD) review and rules, and maintenance responsibility of Curry Creek.

Attorney Boone spoke on stormwater review to be done at Preliminary Plat application, Environmental Resource Permit (ERP) permit in process, and transportation review done.

Chair Snyder closed the public hearing.

A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, 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 recommends to City Council approval of Zoning Map Amendment Petition No. 25-21RZ.

Mr. Young made a motion to amend the motion to add stipulation to reduce density to 2.5 units per acre.

The amendment failed due to lack of second.

The motion carried by the following electronic vote:

Yes: 5 - Vice Chair Willson, Mr. Jasper, Mr. Hale, Ms. Schierberg and Chair Snyder

No: 1 - Mr. Young

Excused: 1 - Mr. McKeon