



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, August 19, 2025

1:30 PM

Council Chambers

I. Call to Order

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

II. Roll Call

Chair Snyder attended the meeting virtually by Zoom.

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

Also Present

City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0295](#)

Minutes of the July 1, 2025 Regular Meeting

A motion was made by Vice Chair Willson, seconded by Mr. Hale, to approve the minutes of the July 1, 2025 minutes as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearings

[24-37SP](#)

Border Road Storage Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: John F. Cavoli, P.E.

Owner/Applicant: Dan Lussier

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, and Mr. Hale disclosed site visits. Mr. Young disclosed purchasing

home in adjacent neighborhood and confirmed he could remain fair and unbiased.

Planner Smith, being duly sworn, presented general information, background information, aerial map, previous conceptual plan, site plan, elevations, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, alternative parking plan, setbacks, concurrency, and mobility.

John Cavoli, Agent, being duly sworn, presented site plan matching conceptual plan in previous applications, parking alternative request, and answered Commission question regarding roofing material.

Dan Lussier, Applicant, being duly sworn, spoke on roof material, the property not being within theme district, and willingness to change roof material.

Merry Lucas, 325 Bocelli Drive, being duly sworn, spoke on communication with developer, concerns with elevations, hours of operation, lighting, visibility to Aria, existing pines, and landscaping.

Hank Niewola, 128 Ibiza Loop, being sworn spoke on concerns for height, design, and traffic.

John Neal, 5824 Lakewood Ranch Boulevard North, being duly sworn, spoke on the wildlife corridor.

Mary Brady, 792 Ibiza Loop, being duly sworn, spoke on development in area.

Phillip Smith, Landscape Architect, being duly sworn, spoke on landscaping meeting code, layers of planting, plant species, wall, and hedge.

Mr. Lussier answered Commission questions on hours of operations.

Planner Smith spoke on need for roof stipulation, hours of operation, elevations, and wildlife corridor size required by code. Planning and Zoning Director Clark, being duly sworn, clarified requirement for 25 foot wildlife corridor.

Mr. Lussier clarified that there would not be 24 hour access to property.

Chair Snyder closed the public hearing.

A motion was made by Vice Chair Willson, seconded by Mr. 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. 24-37SP with the stipulations that what is currently shown as shingle roof will be replaced with tile roof and hours of operation will be no longer than between eight am to nine pm. 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

24-64DA

Cassata Oaks Design Alternative (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Mariah L. Miller, Esq.

Applicant: Auburn Road FC LLC

Petitions 24-64DA and 24-66PP were presented together.

Chair announced these are quasi-judicial hearings, read the memorandums regarding advertisement, and opened the public hearings.

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

Senior Planner Tremblay, being duly sworn, presented general information, project description, background, request to leave invasive tree species, reduced width of private road, increased buffer wall height, previous stipulations, environmental assessments, plat with design alternative indicated, aerial map, location map, future land use map, zoning map, site photos, surrounding properties uses, Comprehensive Plan consistency, Land Development Code compliance, design alternative decision criteria, preliminary plat decision criteria, findings of fact, concurrency, and mobility, and answered Commission question on 5th stipulation of bern and wall.

Mariah Miller, Agent, and Mike Miller, Applicant, both being duly sworn, presented design alternative requests, site plan, gated entry, standard lot details, pond, southern estate lots, buffer details, request to leave invasive tree species, decrease width of private road, increase wall height to eight feet, locations of design alternatives, compatibility, buffer requirements, estate lot rendering, proposed mitigation factors, consistency with code, and answered Commission question on clarification of covenants referencing multifamily units.

Steve Carr, 149 Avens Drive, being duly sworn, spoke in favor of stipulations, design alternative for wall height on east side, and preliminary plat stipulation No. 8 regarding working with Fox Lea Farms.

Chair Snyder closed the public hearings.

Discussion took place regarding being in favor of large buffer, extensive review of property, public participation, and applicants attention to detail.

A motion was made by Mr. McKeon, seconded by Mr. Jasper, 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 Design Alternative Petition No. 24-64DA. 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

24-66PP

Cassata Oaks Preliminary Plat (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Mariah L. Miller, Esq.

Applicant: Auburn Road FC LLC

Petitions 24-64DA and 24-66PP were presented together.

A motion was made by Ms. Schierberg, 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 Preliminary Plat Petition No. 24-66PP. 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

Recess was taken from 2:43 p.m. to 2:50 p.m.

25-18PP

Visterra Phase 2 Preliminary Plat (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Applicant: Visterra Associates 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. Mr. Young disclosed purchasing a home in Visterra and confirmed he could remain fair and unbiased.

Senior Planner Tremblay, being duly sworn, presented general information, background, project description, phase one being platted, access within development, total number of units within allowance, map of proposed phase two limits, aerial map, location map, site photographs, future land

use map, zoning map, surrounding land uses, Comprehensive Plan consistency, open space dedication, Land Development Code compliance, decision criteria, findings of fact, consistency with GCCF Binding Master Plan, lot detail comparison, concurrency, mobility, and revised traffic study.

Jackson Boone, Agent, being duly sworn, presented limited scope of phase two, phase one plat being completed, and compliance with code. Ryan Hoppe, Engineer, being duly sworn answered Commission question on stormwater pond discharge.

There was no public comment.

Chair Snyder closed the public hearing.

A motion was made by Mr. Jasper, seconded by Mr. 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 Preliminary Plat Petition No. 25-18PP. 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 recent legislative changes, upcoming amendments, training available in Daytona on September 16th, potentially moving or canceling September 16th meeting, appeal of variance on Base Avenue, and past applications on Cassata Oaks property.

VII. Comments by Planning Commission Members

Mr. McKeon noted he would be absent at the next meeting.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:10 p.m.

Chair

Recording Secretary