



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

[25-19AN](#)

Chalets at Venice Annexation (Legislative)

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 legislative hearing, read the memorandum regarding advertisement, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning conflicts of interest. There were none.

Planner Smith, being duly sworn, presented general information, project description, aerial map, existing and proposed future land uses maps, zoning maps, site photos, surrounding land uses, Florida Statutes Chapters 163 and 171, Joint Planning Agreement (JPA) area 7, consistency with Comprehensive Plan, Land Development Code compliance, finding of facts, and answered Commission questions on party responsible for Blackburn Canal maintenance, whether only allowing residential use, and pre-annexation agreement stipulations.

Jackson Boone, Agent, being duly sworn, presented location, land use and zoning designations, surrounding property uses, pre-annexation approval, being part of JPA area 7, aerial map, property size, access to Auburn Road, agriculture use until development, and compliance with code.

Susan Cairo, 548 Marsh Creek Road, being duly sworn, spoke on concerns of traffic, and impact on water usage.

Chair Snyder closed the public hearing.

Discussion took place on water usage, not being able to stop development, and benefits if developed under City versus County.

A motion was made by Mr. Jasper, seconded by Vice Chair Willson, to recommend to City Council approval of Annexation Petition No. 25-19AN. The motion carried by the following electronic vote:

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

Excused: 1 - Mr. McKeon