



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 17, 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

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

III. Approval of Minutes

[25-0254](#)

Minutes of the June 3, 2025 Regular Meeting.

A motion was made by Vice Chair Willson, seconded by Mr. Hale, to approve the minutes of the June 3, 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

[24-38SP](#)

Hyatt Studios Venice Site and Development Plan (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Brian Walker, McKim and Creed, Inc.
Applicant/Owner: Shree Rishi Hospitality, 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. Jasper, 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, aerial map, location map, site plan, architectural elevations, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, decision criteria, findings of fact, concurrency and mobility, and answered Commission question regarding easements.

Jacob Henley and Brian Walker, Applicants, being duly sworn, presented the Studio brand being a new division of Hyatt, four story hotel, 122 rooms, parking details, pedestrian connectivity, bicycle friendly, stormwater plan, utilities, renderings for building and interior designs, and answered Commission question on architectural design.

There was no public comment.

Chair Snyder closed the public hearing.

Discussion took place regarding the Venice Historic Precedent theme being preferred but not required, and concerns for compatibility of architectural design.

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 Site and Development Plan Petition No. 24-38SP. 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

25-03SP

Generation at Venice Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Applicant/Owner: Generations at Venice, 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. There were none.

Senior Planner Tremblay, being duly sworn, presented general information, location map, aerial map, property background, project description, site and development plan, elevations for the three types of buildings, site

photos, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, decision criteria, findings of fact, concurrency, and mobility.

Attorney Jackson Boone, Agent, being duly sworn, presented background, site details, keeping same number of units, change from apartments to attached villas, mixture of two and three story buildings, amenities, sidewalk network, past approved architecture elevations compared to requested amendment, garages, access points remaining the same, and answered Commission question on roof material. Ryan Hoppe, Engineer, being duly sworn, answered Commission question on stormwater system. Attorney Boone answered Commission questions regarding clarifying the build to rent plan, and vinyl fencing.

Paula Steinart, 119 Ventosa Place, spoke on living in Toscana Isles, concerns for utilities and stormwater impact, and connections to Toscana drainage.

Dennis Koroll, 744 Ravello Boulevard, spoke on concerns for stormwater drainage.

Attorney Boone spoke on applicant's intention to maintain stormwater system.

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, 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. 25-03SP. 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

[25-11AM](#)

Sarasota Memorial Hospital LDR Text Amendment (Legislative)

Staff: Brittany Smith, Planner

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

Applicant: Sarasota County Public Hospital District

Petitions 24-11AM and 25-27CP were presented together.

Chair Snyder announced these are legislative hearings, read the memorandums regarding advertisement, and opened the public hearings.

Senior Planner Smith, being duly sworn, presented general information, request for a new planned zoning district, proposed language,

Comprehensive Plan consistency, Land Development Code compliance, findings of fact, project description, proposed changes to LU 1.2.9c and LU-LR 1.1.1, decision criteria, and responses to State Statutes.

Attorney Jackson Boone, Agent, being duly sworn, presented location, aerial map, surrounding property details, recent expansions of hospital, future land use map, zoning map, hospital master planning, text amendment application for a Planned Public Hospital (PPH) district, increased building height parameter to 150 feet, horizontal versus vertical organization, potential growth in area, Comprehensive Plan amendment request, increase in Floor Area Ratio (FAR) to 3.0, recent other hospital closures causing increasing demand on current campus, history of increased FAR in area, minimum open space requirements remaining the same, transportation impact, benefits of hospital location, compliance with Comprehensive Plan, Land Development Code and State Statutes, and answered Commission questions regarding amendments granting the ability for expansion of current campus, impact of new hospital in Wellen Park, and whether there are any plans for further expansion at this time.

Discussion took place regarding benefits of the hospital and it's location.

There was no public comment.

Chair Snyder closed the public hearing.

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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Text Amendment Petition No. 25-11AM. 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

25-27CP

Sarasota Memorial Hospital Comprehensive Plan Amendment
(Legislative)

Staff: Brittany Smith, Planner

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

Applicant: Sarasota County Public Hospital District

Petitions 24-11AM and 25-27CP were presented together.

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. 25-27CP. 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

[25-28RZ](#)

Sarasota Memorial Hospital Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: Sarasota County Public Hospital District

Chair 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.

Senior Planner Smith, being duly sworn, presented general information, project description, aerial map, site photos, future land use map, existing and proposed zoning maps, surrounding land uses, Comprehensive Plan consistency, findings of fact, Land Development Code compliance, and utilities' need for monitoring.

Attorney Jackson Boone, Agent, being duly sworn, presented rezone from Laurel West district to the Planned Public Hospital (PPH), existing Binding Master Plan carrying over in rezone, proposed modification to allow 150 foot buildings, 3.0 Floor Area Ratio (FAR) to match surrounding hospital campuses, still being within threshold of allowed transportation trips, concurrency, compatibility to surrounding uses, benefits of location, Comprehensive Plan consistency and Land Development Code compliance.

There was no public comment.

Chair Snyder closed the public hearing.

Discussion took place regarding planning for future growth.

A motion was made by Mr. McKeon, 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. 25-28RZ. 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

[25-17DA](#)

Venice Crossing Design Alternative (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: 2001 Laurel LLC

Recess was taken from 3:05 p.m. to 3:10 p.m.

Petition 24-17DA and 25-16PP 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. There were none.

Senior Planner Smith, being duly sworn, presented general information, background of preliminary plat, request for modification to lot configurations, buffering, stormwater pond, and access point, current approved plat, change from multi-family use to commercial, planning analysis, traffic assessment, background of design alternative, change in buffering, canopy trees in lieu of six foot wall, existing fence on neighboring Cassata Oaks, depiction of design alternative, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, and answered Commission question on fencing.

Attorney Jeffrey Boone and Jim Collins, Agents, being duly sworn, presented minor modifications to lot configuration, buffering, stormwater placement and dimensions, and internal roadway, future site and development plan review, consistency with regulations, proposed preliminary plat amendment, Design Alternative for northern boundary only, request for 25 foot buffer, canopy trees in lieu of wall, existing wall on neighboring property, under story trees, and renderings of current requirements compared to Design Alternative.

Sigfried Fick, 1628 Landfall Drive, being duly sworn, spoke on drainage, in favor of petition, concerns for pedestrian traffic safety, and wildlife.

David Elwart, 1712 Lugano Circle, being duly sworn, spoke on concerned with the commercial allowance.

Steve Carr, 149 Avens Drive, being duly spoke on relocation of stormwater pond, change in internal roadway, and concerns for elimination of multi-family units.

Attorney Boone spoke on the elimination of multifamily units, CG zoning, no development occurring at this time, relocation of ponds, and answered Commission questions regarding concerns for change resulting in larger commercial development.

Chair Snyder closed the public hearings.

A motion was made by Mr. Jasper, 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 Design Alternative Petition No. 25-17DA. 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

[25-16PP](#)

Venice Crossing Preliminary Plat Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: 2001 Laurel LLC

Petition 24-17DA and 25-16PP were presented together.

A motion was made by Ms. Schierberg, 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 Preliminary Plat Amendment Petition No. 25-16PP. The motion carries 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, summer break, regulation not allowing more restrictive code until 2027, current pipeline of applications, and upcoming budget workshop.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:55 p.m.

Chair

Recording Secretary