



# City of Venice

401 West Venice Avenue  
Venice, FL 34285  
[www.venicegov.com](http://www.venicegov.com)

## Meeting Minutes Planning Commission

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Tuesday, January 6, 2026

1:30 PM

Council Chambers

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### I. Call to Order

Chair Snyder called the meeting to order at 1:30 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, Planner Brittany Smith, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

### III. Approval of Minutes

26-0454 Minutes of the December 2, 2025 meeting

**A motion was made by Vice Chair Willson, seconded by Mr. McKeon, that the minutes of the December 2, 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

25-65VZ 114 Corte Del Asolo Variance (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Andrew Conaboy, Esq., Berlin Patten Ebling, PLLC

Owner/Applicant: Joel & Julia Heseman

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, project description, existing screen enclosure encroachment into five foot setbacks, survey, aerial map, future land use map, zoning map, Land Development Code compliance, history, decision criteria, and answered Commission questions on survey, how much the enclosure is encroaching, and whether there was any record of an error by staff.

Andre Conaboy, Agent, being duly sworn, spoke that encroachment was discovered during recent property purchase.

There was no public comment.

Chair Snyder closed the public hearing.

Discussion took place on this being a common sense correction, and possibly being a result of land shifting.

**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 meets each of the variance criteria in Section 1.13.3 of the Land Development Code and therefore moves to approve Variance Petition No. 25-65VZ. 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

#### 25-71CU

Venice Bay Adult Park Conditional Use (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Kimberlee Witkop, LCAM, Venice Bay Adult Park, Inc.

Owner/Applicant: Venice Bay Adult Park, Inc.

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, background, project description, map of areas for conditional use, aerial map, Building and National Flood Insurance Program requirements, site photographs, currently vacant lots, future land use map, zoning map, Comprehensive Plan consistency, compliance with Land Development Code, decision criteria, findings of facts, answered question on temporary use requirements, and history of use.

Kim Whitkop, Agent, being duly sworn, presented park information, park history, storm recovery, site map, lot information, park management, benefits of use, history of use, and answered Commission question on

knowledge of new permitting requirements.

Sam Dunley 139 Bayou, being duly sworn, spoke on raising the elevations, history of RV use, being in favor of use, location, and hurricane concerns.

Senior Planner Tremblay answered Commission question on flood zone designation.

Chair Snyder closed the public hearing.

**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 will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the conditional use criteria in Section 1.18.3 of the Land Development Code and therefore moves to approve Conditional Use Petition No. 25-71CU. The motion carried by the following electronic vote:**

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

**No:** 1 - Chair Snyder

#### 25-52CU

Home Depot Conditional Use (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: Home Depot USA

Owner: 2001 Laurel LLC

Petitions 25-52CU, 25-53DA and 25-51SP were presented together.

Chair Snyder announced this is a quasi-judicial hearing, read the memorandums regarding advertisement, and opened the public hearings.

City Attorney Fernandez questioned Commission members concerning ex parte communications and conflicts of interest. All Commission members disclosed a site visit.

Planner Smith, being duly sworn, presented general information, project description, existing condition, retained CG zoning, aerial map, site plan overview, elevations, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Strategy LU 1.2.9.c Corridor, Land Development Code compliance, additional mitigation standards, zoning standards, findings of fact, concurrency, mobility, conditional use request, conditional use site plan, Joint Planning Agreement (JPA) Area 5 compliance, design alternative request, relief from Chapter 87 section 3.5.3.b.5 wall signage size, section 3.7.5.c.2 landscape divider medians, and section 3.9.3.8 light fixture height, and answered Commission question on elevations.

Attorney Jackson Boone, Agent, being duly sworn, presented aerial photo, preliminary plat, right-of-way for Twin Laurel Boulevard, future land use map, zoning designation, surrounding land pending petitions, revisions to the preliminary plat, proposed traffic light, landscaping on perimeter, project descriptions, overview site plan, multi-use parking lot, building size and height, elevations, Home Depot brand standard design, access points, setbacks, stormwater pond, visibility from Laurel Road, landscaping, transportation analysis, stormwater system, utilities services by county, consistency with Comprehensive Plan and Land Development Code, conditional use request for outdoor sales, design alternative requests, wall signage standards, signage scaled to building size, landscaping divider medians, height and placement of light fixtures, and answered Commission question on light fixtures placements, photometric rendering, whether traffic improvements are planned, Twin Laurel Boulevard improvements, stormwater plan in preliminary plat, access point for deliveries, flooding concerns, internal pedestrian and traffic design, and number of entrances. Basit Ali, Traffic Engineer, being duly sworn, answered Commission questions on impact of school zone on traffic analysis, and whether the volume of large trucks were considered. Attorney Boone continued to answer Commission questions on Twin Laurel Boulevard ownership, surrounding planned developments, and Laurel Road analysis.

Steve Carr, 149 Avens Drive, spoke on safety for school traffic, coordination with other agencies, planned road improvements, and traffic analysis concerns.

Bill Cantrell, 2113 Calusa Lakes Boulevard, Nokomis, being duly sworn, spoke on gateway landscaping, proposed development, access points, Venice Crossing development as a whole, coordination with county for traffic safety, and a binding development plan.

Attorney Boone spoke on improvements to Laurel Road, school district involvement, addition of a traffic light, reviews by City, County, School District and FDOT, interconnectivity to Twin Laurel Boulevard, the preliminary plat, and answered Commission question on peak hour trip calculations. Andrew Pluta, Engineer, being duly sworn, spoke on sidewalk placement, blank out signage, Laurel Road improvements, and easement on Twin Laurel Boulevard.

Planning and Zoning Director Clark and Planner Smith spoke on conditional use site plan, history on project, Preliminary Plan development standards being similar to Master Plan standards, traffic reviews, coordination with other agencies, mobility fees, being a typical commercial development, Twin Laurel Road permitting, and all required reviews have

been completed.

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 will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the conditional use criteria in Section 1.18.3 of the Land Development Code and therefore moves to approve Conditional Use Petition No. 25-52CU. 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

25-53DA

Home Depot Design Alternative (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: Home Depot USA

Owner: 2001 Laurel LLC

Petitions 25-52CU, 25-53DA and 25-51SP 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 complies with the design alternative criteria in Section 1.11.3 of the Land Development Code, and therefore moves to approve Design Alternative Petition No. 25-53DA. 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

25-51SP

Home Depot Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: Home Depot USA

Owner: 2001 Laurel LLC

Petitions 25-52CU, 25-53DA and 25-51SP were presented together.

**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 Amendment Petition No. 25-51SP. 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

25-73CP

Annual Development Data Update Comprehensive Plan Amendment  
(Legislative)

Staff: Amy Nelson, AICP, Planning Manager

Recess was taken from 4:02 p.m. until 4:07 p.m.

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

Planning Manager Nelson, being duly sworn, presented the neighborhood map, designated mixed use areas, Strategy LU 1.2.18, Strategy L.U. 1.2.19, monitoring thresholds, The Island Development Table, Laurel Road Development Table, Laurel Road Mixed Use Future Land Use map, Strategy LU -LR 1.1.1, new Planned Public Hospital district (PPH) change, Summary Tables, mixed use area's dwelling units, and square footage table.

There was no public comment.

Chair Snyder closed the public hearing.

**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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 25-73CP. 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 Division

Planning and Zoning Director Clark spoke on Mr. Hale's request for an excused absence for the next meeting, starting the Seaboard area phase one technical plan, and City Council's approval of the recent Comprehensive Plan update.

**There was consensus to excuse Mr. Hale's absence at the January 20, 2026 meeting.**

## 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 4:24 p.m.

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Chair

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Recording Secretary