



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 3, 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, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0224](#)

Minutes of the May 20, 2025 Meeting

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, to approve the minutes of the May 20, 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

[25-14DA](#)

Leo San Marco Design Alternative (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Joann Rubio, Advenir Azora Development
Applicant/Owner: Leo at Venice, LLC

Petitions 25-14DA and 23-37SP were presented together.

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

City Attorney Fernandez questioned Commission members concerning

ex-parte communications and conflicts of interest. Mr. Hale disclosed a site visit.

Senior Planner Tremblay, being duly sworn, presented general information, project scale, project description, design alternative, aerial map, location map, site plan, proposed stipulations, architectural elevations, sign design, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, being adjacent to County zoned property, decision criteria, findings of fact, concurrency, and mobility and answered Commissions questions regarding whether bump out section on Knights Trail was part of project, pond development, ownership of surrounding property, future development on surrounding property, reason for design alternative, and architectural design differences between buildings and signs.

Joann Rubio, Applicant, being dully sworn, answered Commission questions on reason for different styles on buildings and signs, and pond development.

Discussion took place regarding compatibility to surrounding architectural designs.

Ms. Rubio continued answering Commission question on whether there would be an homeowners association, who would be responsible for stormwater management, sign colors, and building colors.

Kristopher Belligan, 8310 Lightfoot Drive, being duly sworn, spoke on recent development on surrounding properties, availability of housing nearby, concerns for infrastructure capabilities, and traffic concerns.

Dan Saiter, 207 Laurel Oaks Road, being duly sworn, spoke on need for clarity on number of units.

Ethan Santos, 207 Laurel Oaks Road, being duly sworn, spoke on elevation, and stormwater concerns.

Senior Planner Tremblay, clarified the number of units and noted the stormwater plan was included in attachments to agenda.

Chair Snyder closed the hearings.

Discussion took place regarding adding stipulation to coincide sign colors with the roof colors, concerns for colors, integration of architectural design of buildings to sign design, and the applicant's ability to submit another design alternative petition.

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. 25-14DA. The motion failed by the following electronic vote:

No: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

A motion was made by Chair Snyder, 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 that this Petition is consistent with the Comprehensive Plan and is not in compliance with the Land Development Code because it is not consistent with the stated purpose and intent of the LDRs, will have a negative impact on adjacent uses, does not provide a superior design as stated in Section 87-3.5 and therefore, moves to deny Design Alternative Petition No. 25-14DA. 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

23-37SP

Leo San Marco Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Joann Rubio, Advenir Azora Development

Applicant/Owner: Leo at Venice, LLC

Petitions 25-14DA and 23-37SP were presented together.

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 moves to approve Site and Development Plan Petition No. 23-37SP subject to the 3 proffered stipulations of 1. Applicant acknowledges that the City has requested specific improvements to the wastewater system and associated infrastructure for this project in order to better serve future development in the area. Such improvements may include, but not necessarily be limited to: installation of an offsite wastewater pump station, collection system, and a twelve-inch (12") force main. Any such improvements shall be addressed through an agreement between the Applicant and the City to address responsibility for costs associated with constructing said improvements. 2. Site and Development Plan Petition No. 23-37SP is approved conditioned on the City receiving confirmation from the Sarasota County Engineer that Sarasota County has approved, accepted, executed, and recorded, as necessary, the right of way dedication for Knights Trail Road and all proposed easement modifications for the subject site contained in Sarasota County application LDS-DEVSUB-24-000043 and reflected on the attached Exhibit B. 3. The Applicant shall provide updated site and development plans to reflect the parking scenario shown in the attached Exhibit C. Compliance of the updated plans shall be confirmed by Planning staff. 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 next meeting's applications and upcoming summer break.

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 2:21 p.m.

Chair

Recording Secretary