



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, April 15, 2025

1:30 PM

Council Chambers

I. Call to Order

Chair Snyder called the meeting to order at 1:32 p.m.

II. Roll Call

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 Mercedes Barcia, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0155](#)

Minutes of the March 18, 2025 PC Regular Meeting

A motion was made by Vice Chair Willson, seconded by Mr. Hale to approve the minutes of the March 18, 2025 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. New Business

[25-0156](#)

Election of Chair and Vice Chair

A motion was made by Mr. Hale, seconded by Mr. Jasper, to nominate Barry Snyder as Chair. The motion carried unanimously by voice vote.

A motion was made by Mr. McKeon, seconded by Ms. Schierberg, to nominate Bill Willson as Vice Chair. The motion carried unanimously by voice vote.

VI. Public Hearings

[24-56CU](#)

MRT Lawn & Garden Center Conditional Use (Quasi-Judicial)
Staff: Brittany Smith, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm
Applicant/Owner: MRT lawn & Garden Center, Inc.

Petitions 24-56CU and 24-55SP were presented together.

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.

Planner Smith, being duly sworn, presented general information, project description, site plan, elevation, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan consistency, Strategy LU-GW 1.1.1, compliance with Land Development Code, findings of fact, Site and Development Plan, background, existing conditions, Land Development Code standards, concurrency and mobility, and answered Commission questions on use of both existing buildings, surrounding uses, Strategy LU-GW 1.1.1 Redevelopment applicability, definition of redevelopment, and difference from prior use.

Attorney Jackson Boone, Agent, being duly sworn, presented Strategy LU-GW applicability, property size, future land use designation, zoning designation, surrounding properties details, site plan, access easement, outdoor sales and display, stone area, gate, shade structure, use of existing buildings, buildings' height, compatibility, site access, parking will be brought up to code, connection to surrounding properties, signage, buffering, stormwater ponds, consistency with Comprehensive Plan, existing MRT locations, and answered Commission questions on location to Substation Road, easement agreement between property owners, and whether petition approval would endorsed access connection.

Ronald Siegrist, 490 Hauser Lane, being duly sworn, spoke on being neighboring property owner, storm damage, buffering on property, concerns for flooding, drainage, and limited access point.

Chair Snyder closed the public hearings.

A motion was made by Mr. Jasper, 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 Conditional Use Petition No. 24-56CU. 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

24-55SP

MRT Lawn & Garden Center Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant/Owner: MRT Lawn & Garden, Inc.

Petitions 24-56CU and 24-55SP 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 Site and Development Plan Petition No. 24-55SP. 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

24-60CP

Fox Cove Comprehensive Plan Amendment (Legislative)

Staff: Brittany Smith, Planner

Agent: Morris Engineering and Consulting, LLC

Applicant/Owner: KB Home Tampa LLC

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

Planner Smith, being duly sworn, presented general information, project description, aerial map, future land use maps, zoning maps, site photo, surrounding land uses, Comprehensive Plan consistency, compatibility, compliance with Florida Statutes, Land Development Code compliance, findings of fact, concurrency and mobility, and answered Commission question on difference in current and requested density.

Josh Law, Agent, being duly sworn, presented general information, location map, surrounding uses, site photos, project description, request to change from low density residential to Moderate Density residential (MODR), future land use maps, allowing single family attached units, compatibility, proposed conditions, enhanced buffering, limiting number of units, and answered Commission questions on density of surrounding developments, planned access point for development, intended single family attached not currently allowed, and number of allowed of units with amendment approval.

Jim Perry, 577 Misty Pine Drive, being duly sworn, spoke on traffic and stormwater concerns.

Mr. Law spoke on stormwater planning done at future application.

Planner Smith spoke on traffic and stormwater being reviewed at preliminary plat.

Chair Snyder closed the public hearing.

Discussion took place regarding concerns for stormwater, traffic, concerns for overdevelopment, concerns for increased density and preference to allow single family attached at only five units per acres.

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 Comprehensive Plan Amendment Petition No. 24-60CP. 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 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 is not consistent with the Comprehensive Plan and is not in compliance with Florida Statutes Chapter 163, Part II, because of the request to increase density to seven units per acres instead of the current maximum of five units per acre allowed and therefore, recommends to City Council denial of Comprehensive Plan Amendment Petition No. 24-60CP. 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

[24-61RZ](#)

Fox Cove Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Morris Engineering and Consulting, LLC

Applicant/Owner: KB Home Tampa LLC

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. Mr. Young, and Mr. Hale disclosed living in an adjacent neighborhood. Ms. Schierberg disclosed being the president of Waterford Master Association and that she abstained from any discussion on the topic. All three members confirmed they could remain fair and impartial.

Planner Smith, being duly sworn, presented general information, project description, applicant proposed stipulation, aerial map, site photo, existing and proposed future land use maps, existing and proposed zoning maps, surrounding land uses, comparison of existing and proposed zoning standards, Comprehensive Plan consistency, Land Development Code compliance, and findings of fact.

Josh Law, Agent, being duly sworn, presented rezoning request, general information, location map, surrounding developments, site photo, project description, current and proposed zoning maps, compatibility, proffered stipulation for number of units, enhanced buffering, conceptual plan, sound wall for I-75 border, existing wetland remaining, RMF2 zoning needed for proposed single family attached housing, and conclusion.

Ron Fazzalano, 1424 Gleneagles Drive, being duly sworn, spoke on representing Waterford Master Association, stormwater concerns, density concerns, surrounding development density, and traffic concerns.

Mr. Law spoke on traffic concern. Matt Morris, Agent, being duly sworn, spoke on stormwater planning, preserving wetland, stormwater analysis that will be done, and a traffic analysis.

Chair Snyder closed the public hearing.

Discussion took place regarding compatibility.

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 that this Petition is not consistent with the Comprehensive Plan and is not in compliance with the Land Development Code because requested increase in density is not in compliance with the Comprehensive Plan and therefore recommends to City Council denial of Zoning Map Amendment Petition No. 24-61RZ. 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

23-66AM

Live Local Text Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant: City of Venice

Recess was taken at 3:22 p.m. until 3:27 p.m.

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

Senior Planner Tremblay, being duly sworn, presented changes to text amendment from last meeting, provision on residential and nonresidential unit on a unified lot was removed, language change for section 6.10.2 (6) zoning district parking standards, added Equitable Development Standards, density by right in section 6.10.4 (5), and answered Commission question on section 6.10.3 general standards of owner operated units enforcement.

There was no one signed up to speak.

Char 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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Text Amendment Petition No. 23-66AM. 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

VII. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on next meeting applications, Council's approval of Comprehensive Plan update, Appeal of shopping center at Laurel and Jacarada Boulevard completed, and State proposed legislation.

VIII. Comments by Planning Commission Members

Chair Snyder spoke on the annual chair meeting with Mayor, the legislative referral process, and his summer travel.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:40 p.m.

Chair

Recording Secretary