



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, October 7, 2025

1:30 PM

Council Chambers

25-46RZ

Venice Crossing Car Wash Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Owner/Applicant: 2001 Laurel LLC

Petitions 25-46RZ and 25-47CU presented together.

Chair Snyder 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. Mr. Jasper, Mr. McKeon, Vice Chair Willson, Ms. Schierberg, and Mr. Hale disclosed site visits.

Planner Smith, being duly sworn, presented rezone request's general information, background, project description, aerial map, future land use map, existing and proposed zoning maps, surrounding land uses, zoning standards comparison table, consistency with Comprehensive Plan, compliance with Land Development Code, findings of fact, and answered Commission questions of whether a car wash is an allowable use under CG zoning, history of zoning of property, and pending petitions for surrounding parcels.

Planner Smith continued with conditional use request's general information, conditional use proposed site plan, consistency with Comprehensive Plan, compliance with Land Development Code, and findings of fact.

Attorney Jackson Boone, Agent, being duly sworn, presented rezone request, overall development planned, preliminary plat approval done in June, aerial map, prior owner kept CG zoning at time of new Land Development Regulations, rezoning to the Laurel West district, consistency with Comprehensive Plan, validity of advertisements on social media, Land Development Code compliance, and answered Commission questions on safety reviews with the limited information available, and access points.

Attorney Boone continued regarding condition use site plan, reviews to

be done during site and development plan, parcel size, being part of a larger commercial center, surrounding land uses, aerial map, location compared to school, consistency with code, and answered Commission question on plans for consistent buffering along Laurel Road.

Steve Carr, 149 Avens Drive, being duly sworn, spoke against making an exception to the Comprehensive Plan, and noted the proposed use is not unique.

Planning and Zoning Director Clark spoke on the intense traffic study done for commercial center, approvals through Sarasota County, coordination with county, and answered Commission question on whether a car wash was an allowable use under CM zoning, planning analysis impact on operations, why car wash was not an allowable use of CG zoning.

Attorney Boone spoke on the petition not being a Comprehensive Plan amendment, rezone request to an implementing zoning district, and a comparison of CG zoning to Laurel West zoning district.

Chair Snyder closed the public hearings.

Discussion took place regarding history of Comprehensive Plan changes, intention for commercial intensive, the need to subdivide parcels as development progresses, and land use being a separate issue.

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, 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. 25-46RZ. 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

[25-47CU](#)

Venice Crossing Car Wash Conditional Use (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Owner/Applicant: 2001 Laurel LLC

Petition 25-46RZ and 25-47CU were presented together.

Discussion took place regarding the allowable conditional uses in Laurel West district.

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 Conditional Use Petition No. 25-47CU with the stipulation that the approval will not be effective unless and until City Council approves Zoning Map Amendment Petition No. 25-46RZ. The motion carried by the following electronic vote:

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

No: 1 - Vice Chair Willson