



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, February 17, 2026

1:30 PM

Council Chambers

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### [25-20CP](#)

Chalets at Venice Future Land Use Map Amendment (Legislative)

Staff: Brittany Smith, Planner

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

Owner/Applicant: P3 LAF Chalets at Venice LP

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 photos, surrounding land uses, Land Development Code compliance, decision criteria, Joint Planning Agreement (JPA) area 7 standards, Comprehensive Plan consistency, Florida Statutes 163.3177(6)(a), findings of fact, and answered Commission question regarding density stipulations in surrounding developments.

City Attorney Fernandez clarified that density can be discussed during Comprehensive Plan amendment.

Discussion took place regarding JPA limit of low density residential, the JPA terms, and pre-annexation agreement does not modify JPA.

Jackson Boone, Agent, being duly sworn, presented project team, property size, density as set in JPA, adjacent land use designations and densities, zoning maps, compatibility, associated petitions, difference between RSF and PUD district, having a Binding Master Plan, PUD zoning benefits, staff review, consistency with Comprehensive Plan, housing intent, and Florida Statute Chapter 163 requirements.

Julie Balogh, 193 King Palm Court, being duly sworn, spoke on stormwater concerns, and building height.

Chair Snyder closed the public hearing.

Discussion took place regarding JPA restrictions, and concerns for density.

**A motion was made by Ms. Schierberg, 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 Future Land Use Map Amendment Petition No. 25-20CP. The motion carried by the following electronic vote:

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

**Excused:** 1 - Mr. McKeon