



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, May 20, 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

City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0208](#)

Minutes of the May 6, 2025 Meeting.

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, to approve the minutes of the May 6, 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

[24-58SP](#)

Venice Retail Center Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Joe Pellarin, Kimley-Horn and Associates, Inc.

Applicant: Ashton Gray Real Estate & Laurel Road Development, LLC

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

Planner Smith, being duly sworn, presented general information, background information, aerial map, site plan, elevations, future land use map, zoning map, site photo, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, letter of acknowledgement from boundary owners for improvements, Portofino CMU Standards, findings of fact, concurrency and mobility, and answered Commission question regarding backlit lighting.

Joe Pellarin, Agent, being duly sworn, answered Commission questions on parking space width, and suite 202 room purpose.

Sue Perry, 227 Toscavilla Blvd, being duly sworn, spoke on stormwater concerns.

Mr. Pellarin spoke on stormwater plan with Grand Apartments development.

Chair Snyder closed the public hearing.

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, 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. 24-58SP. 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. New Business

[25-0209](#)

Quasi-Judicial Hearings Refresher
City Attorney: Kelly Fernandez, Esq.

City Attorney Fernandez spoke on the two types of municipal decisions, legislative decision making process, Quasi Judicial decision making process, examples of Quasi-Judicial matters, standards, due process, handling objections, ex-parte communications, and answered Commission question on newspaper and main stream media information. Attorney Fernandez continued regarding best practices on disclosure, voting requirements, conflicts of interests, consequences of due process violations, competent substantial evidence, applicants' burden of proof, ability to deny application for legitimate public purpose, competency of evidence, lay person testimony, outside evidence, and answered Commission question on whether a member could utilize their own professional knowledge. Attorney Fernandez continued on official's role, essential requirements of law, rendition of the order, judicial review of Quasi-Judicial decision, Writ of Certiorari, and best practices for

procedural requirements.

Discussion took place regarding reason for denial language, difficulty with compatibility concerns, disclosure of conversations with staff, compatibility consideration when adjacent property is outside City limits, consideration of prior approvals when reviewing compatibility, managing public expectation, and ability to give approvals with conditions.

VII. Comments by Planning and Zoning Department

Planning and Zoning Director Clark and Senior Planner Tremblay spoke on Local Register forum conducted, and past local register mailings.

VIII. Comments by Planning Commission Members

There were no comments.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:54 p.m.

Chair

Recording Secretary