



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, September 2, 2025

1:30 PM

Council Chambers

25-42RZ

CSP - Grand Oaks Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Owner/Applicant: CSP- Grand Oaks Venice Land I, 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. Vice Chair Wilson disclosed a site visit.

Planner Smith, being duly sworn, presented general information, background, project description, location map, 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, and findings of fact.

Attorney Jackson Boone, Agent, being duly sworn, presented location information, property size, there currently being two zoning districts on property, history of property, proposal to rezone to Knights Trail Mixed Use, and consistency with Comprehensive Plan and Land Development Code.

There was no public comment.

Chair Snyder closed the public hearing.

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 recommends to City Council approval of Zoning Map Amendment Petition No. 25-42RZ. The motion carried by the following roll call vote:

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

Excused: 1 - Mr. McKeon