



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

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, City Clerk Kelly Michaels, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0355](#)

Minutes of the September 2, 2025 Meeting

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, to approve the minutes of the September 2, 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

[25-29AN](#)

Flagship Medical Office Building (MOB) #2 Annexation (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Neale Stralow, PLA, AICP, ENV SP - VHB, Inc.
Owner/Applicant: Ayyad Abdelrahman

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 general information, project description, aerial map, future land use map, zoning map, site photos, surrounding land use, Florida Statutes Chapters 163 and 171, Joint Planning Agreement (JPA) area 6, consistency with Comprehensive Plan,

Land Development Code compliance, findings of fact, and the pre-annexation executed in July.

There was no presentation from applicant.

There was no public comment.

Chair Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Hale, to recommend to City Council approval of Annexation Petition No. 25-29AN. 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

[25-30CP](#)

Flagship Medical Office Building (MOB) #2 Comprehensive Plan Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Neale Stralow, PLA, AICP, ENV SP - VHB, Inc.

Owner/Applicant: Ayyad Abdelrahman

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 general information, project description, proposed future land use map, existing and proposed zoning maps, compliance with Land Development Code, consistency with Comprehensive Plan, Florida Statutes Chapter 163.3177(6)(a), and findings of facts.

There was no presentation by applicant.

There was no public comment.

Chair Snyder closed the public hearing.

A motion was made by Mr. Jasper, 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. 25-30CP. 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

[25-31RZ](#)

Flagship Medical Office Building (MOB) #2 Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Neale Stralow, PLA, AICP, ENV SP - VHB, Inc.

Owner/Applicant: Ayyad Abdelrahman

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

Senior Planner Tremblay, being duly sworn, presented general information, proposed zoning map, comparison of existing and proposed zoning, request for OPI zoning, consistency with Comprehensive Plan, findings of fact, compliance with Land Development Code, and answered Commission question on whether a stipulation is needed.

There was no presentation by applicant.

There was no public comment.

Chair Snyder closed the public hearing.

A motion was made by Vice Chair Willson, 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 recommends to City Council approval of Zoning Map Amendment Petition No. 25-31RZ. 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

[25-37DA](#)

Curry Lane Townhomes Design Alternatives (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Kyle C. Kragel, P.E., Kimley-Horn & Associates

Applicant/Owner: Christopher Mataja/P3 LAF Hawthorn Hollows LP

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, Mr. McKeon, and Vice Chair Willson disclosed site visits. Ms. Schierberg disclosed living in adjacent community and a site visit. Mr. Hale disclosed living in adjacent community, a site visit, and knowing the individuals present for public comment.

Planner Smith, being duly sworn, presented general information, project description, request to leave invasive plant species, relocation of type two buffer approved by Planning Director, graphic of relocation of buffer and remaining invasive species, future land use map, zoning map, surrounding land uses, consistency with Comprehensive Plan, Land Development code compliance, findings of fact, and answered Commission questions on fencing, and buffering.

There was no presentation by applicant.

Richard Rock, 1743 Kilruss Drive, being duly sworn, spoke on being a long time Waterford resident, aerial maps, being in favor of design alternative, and communications with developer.

James Nolan, 1775 Kilruss Drive, being duly sworn, spoke on living in Waterford, site photo, and being in favor of design alternative.

Nancy Viggiano, 1785 Kilruss Drive, being duly sworn, spoke on being resident of Waterford, buffering by existing invasive species, being in favor of petition, and concerns for possible drainage issues.

Chair Snyder closed the public hearing.

Discussion took place regarding concerns for frequency of requests to keep invasive plant species.

A motion was made by Ms. Schierberg, seconded by Mr. Hale, 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 Design Alternative Petition No. 25-37DA. 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

[25-46RZ](#)

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

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on a 2:00 p.m. start time for the next meeting, and student government day.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:10 p.m.

Chair

Recording Secretary