



# 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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### I. Call to Order

Chair Snyder called the meeting to order at 1:30 p.m.

### II. Roll Call

**There was consensus to excuse Mr. McKeon's absence.**

**Present:** 6 - Bill Willson, Jerry Jasper, Richard Hale, Pam Schierberg, Barry Snyder and Robert Young

**Excused:** 1 - Kit McKeon

### Also Present

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

### III. Approval of Minutes

[26-0510](#) Minutes of the February 3, 2026 Meeting.

A motion was made by Vice Chair Willson, seconded by Mr. Hale, that the minutes of the February 3, 2026 meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

There was no one signed up to speak.

### V. Public Hearings

[25-55DA](#) (Continued from February 3, 2026 PC Meeting)  
Venice Isle Design Alternative (Quasi-Judicial)  
Staff: Brittany Smith, Planner  
Agent: Beka Saldadze, B Design LLC  
Applicant/Owner: Venice Isle LLC

Petition 25-55DA and 25-13SP were presented together.

Chair Snyder announced these are quasi-judicial hearings, read the

memorandum regarding advertisement, and opened the public hearings.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. Jasper, Vice Chair Willson, Chair Snyder, Ms. Schierberg, Mr. Hale, and Mr. Young disclosed site visits.

Planner Smith, being duly sworn, presented general information, background, existing conditions, Certificate of Architectural Compliance (CAC) approval, aerial map, site plan, elevations, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, concurrency and mobility, Design alternative request, relief from perimeter buffer, driveway location, requested setbacks, Strategy LU-IS 1.1.2, decision criteria, and answered Commission question on whether a certificate of demolition was needed.

Beka Saldadze, and Arthur Sawall, Applicants, both being duly sworn, answered Commission questions on design review, and whether there was currently a buffer.

There was no public comment.

Chair Snyder closed the public hearings.

**A motion was made by Vice Chair Willson, 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 complies with the design alternative criteria in Section 1.11.3 of the Land Development Code, and therefore moves to approve Design Alternative Petition No. 25-55DA. 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

### 25-13SP

(Continued from February 3, 2026 PC Meeting)  
Venice Isle Site and Development Plan (Quasi-Judicial)  
Staff: Brittany Smith, Planner  
Agent: Beka Saldadze, B Design LLC  
Applicant/Owner: Venice Isle LLC

Petition 25-55DA and 25-13SP were presented together.

**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 moves to approve Site and Development Plan Petition No. 25-13SP. 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

[24-62SP](#)

Panda Express Site and Development Plan (Quasi-Judicial)  
Staff: Brittany Smith, Planner  
Agent: Matt Yanda, Ceso, Inc.  
Owner: 2001 Laurel 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, Chair Snyder, Ms. Schierberg, Mr. Hale, and Mr. Young disclosed site visits.

Planner Smith, being duly sworn, presented general information, background, existing conditions, aerial map, site plan, elevations, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, development standards, alternative parking plan, findings of fact, utilities service providers, concurrency, mobility, and answered Commission questions on traffic flow, and number of signs.

Garret George, Agent, being duly sworn, answered Commission questions on entrances, layout being similar to other franchises, traffic information for additional parking, and the waste/ delivery lane.

There was no public comment.

Chair Snyder closed the public hearing.

**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 Site and Development Plan Petition No. 24-62SP. 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

[25-19AN](#)

Chalets at Venice Annexation (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.

City Attorney Fernandez questioned Commission members concerning conflicts of interest. There were none.

Planner Smith, being duly sworn, presented general information, project description, aerial map, existing and proposed future land uses maps, zoning maps, site photos, surrounding land uses, Florida Statutes Chapters 163 and 171, Joint Planning Agreement (JPA) area 7, consistency with Comprehensive Plan, Land Development Code compliance, finding of facts, and answered Commission questions on party responsible for Blackburn Canal maintenance, whether only allowing residential use, and pre-annexation agreement stipulations.

Jackson Boone, Agent, being duly sworn, presented location, land use and zoning designations, surrounding property uses, pre-annexation approval, being part of JPA area 7, aerial map, property size, access to Auburn Road, agriculture use until development, and compliance with code.

Susan Cairo, 548 Marsh Creek Road, being duly sworn, spoke on concerns of traffic, and impact on water usage.

Chair Snyder closed the public hearing.

Discussion took place on water usage, not being able to stop development, and benefits if developed under City versus County.

**A motion was made by Mr. Jasper, seconded by Vice Chair Willson, to recommend to City Council approval of Annexation Petition No. 25-19AN. 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

### 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

### 25-21RZ

Chalets at Venice Zoning Map Amendment (Quasi-Judicial)

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 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. There were none.

Planner Smith, being duly sworn, presented general information, project description, aerial map, future land use map, zoning maps, site photo, surrounding land uses, comparison of zoning districts, Strategy L U 1.2.16, consistency with Comprehensive Plan, open space requirements, compatibility, compliance with the Land Development Code, finding of fact, compatibility mitigation techniques, concurrency, mobility, and answered Commission questions on comparison of current and proposed zoning standards, and concurrency.

Jackson Boone, Agent, being duly sworn, presented proposed binding master plan, 43 units, pedestrian traffic components, buffering, setbacks, modification to the Section 3.12 standards, access point, transportation impact, open space, stormwater management, maintenance of Blackburn canal by county, landscape buffer, building height, single family detached lots, density proposed, concurrency review, zoning and density of surrounding developments, consistency with Comprehensive Plan, Land Development Code compliance and answered Commission on surrounding development lot types, whether rear setbacks including lanai placement, and Blackburn Canal flow.

Susan Hizon, 402 Marsh Creek Road, being duly sworn, spoke on proximity to Sawgrass, concerns for density and traffic, burden on Blackburn Canal, and consideration of future developments on surrounding southern property.

Richard Clapp, 501 Marsh Creek Road, being duly sworn, spoke on concerns for traffic impact on Auburn Road, concerns for density, and Blackburn Canal and Curry Creek impact.

Planner Smith spoke on setback for pools. Planning and Zoning Director Clark spoke on JPA agreement background, requested density within both city and county limits, utilities serviced by City, denial does not stop development, and answer Commission questions on Blackburn Canal impact, Southwest Florida Water Management District (SFWMD) review and rules, and maintenance responsibility of Curry Creek.

Attorney Boone spoke on stormwater review to be done at Preliminary Plat application, Environmental Resource Permit (ERP) permit in process, and transportation review done.

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. 25-21RZ.

Mr. Young made a motion to amend the motion to add stipulation to reduce density to 2.5 units per acre.  
The amendment failed due to lack of second.

The motion carried by the following electronic vote:

**Yes:** 5 - Vice Chair Willson, Mr. Jasper, Mr. Hale, Ms. Schierberg and Chair Snyder

**No:** 1 - Mr. Young

**Excused:** 1 - Mr. McKeon

## VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on annual report presented to Council, and next meeting's applications.

## VII. Comments by Planning Commission Members

Discussion took place on board responsibility, decisions being based on evidence and code requirement regardless of personal opinion.

## VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:41 p.m.

  
Chair

  
Recording Secretary