



# City of Venice

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

## Meeting Minutes Planning Commission

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Monday, November 17, 2025

1:30 PM

Council Chambers

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### 25-06AN

Baker Trust Ewing Annexation (Legislative)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Martin P. Black, AICP, ICMA-CM (Ret)  
Owner: Brad Baker

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.

Senior Planner Tremblay, being duly sworn, presented general information, project description, aerial map, existing and proposed future land use maps, zoning map, site photos, surrounding land uses, Florida Statutes Chapters 163 and 171, Joint Planning Agreement (JPA) Area 2b, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, and answered Commission questions on JPA terms open space requirements, public right-of-way, and potential access options.

Marty Black, Agent, being duly sworn, presented the JPA, aerial map, utilities providers, property size, JPA Area 2b, surrounding development pattern, platted right of way, historical plat, access points will be determined at development, utilities connection from Jacaranda Boulevard, open space, and stormwater.

Maureen Kelley, 455 Ibiza Loop, being duly sworn, spoke against the petition.

Deb Carter, 257 Ibiza Loop, being duly sworn, spoke against the petition.

Michelle Davis, 253 Ibiza Loop, being duly sworn, spoke against the petition.

Sarah Gondela, 617 Ibiza Loop, being duly sworn, spoke against the petition.

Senior Planner Tremblay spoke on open space requirements applying to the whole of area 2, Ewing Drive being a county road, right-of-way width,

there being no modification to Palencia owned property, density calculations, and answered Commission question on whether there is a deeded easement.

Mr. Black spoke on the JPA plan, the right-of-way was noted Palencia PUD plan, county will determine crossing requirements, pond will remain on the property, FPL easement, and development planned on the south portion of property.

Chair Snyder closed the public hearing.

Discussion took place regarding the misconceptions that not annexing would prevent development, only looking at annexation into City at this time, the JPA agreements, it being a voluntary annexation from property owner, who can best provide services, and the decision criteria on annexation.

**A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, to recommend to City Council approval of Annexation Petition No. 25-06AN. The motion carried by the following vote:**

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

**No:** 1 - Mr. Young