



# 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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25-57AM

Advenir Knights Trail Mixed Use Table 2.3.13 Permitted Uses LDR Text Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Martin P. Black, AICP, ICMA-CM (Ret)

Applicant: Joann Rubio, Advenir Azora Dev. LLC

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 change to development standards for Knight Trail Mixed Use District, to allow single family and paired villas, applicable Comprehensive Plan strategies, proposed text amendment, and answered Commission question on the request being to implement previous approved changes on uses.

Marty Black, Agent, being duly sworn, presented issues with implementation of development standards, issue with interpretation of paired villas ownerships, there being no changes to uses and density, and answered Commission question on whether the lot coverage number listed is the maximum, and whether there should be a minimum.

Senior Planner Tremblay spoke on correcting to add maximum verbiage to the Lot Coverage and minimum verbiage to Building Placement.

There was no public comment.

Chair Snyder closed the public hearing.

**A motion was made by Vice Chair Willson, seconded by Mr. McKeon, 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 LDR Text Amendment Petition No. 25-57AM with the noted corrections. 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