



City of Venice

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

Meeting Agenda Planning Commission

Monday, November 17, 2025

1:30 PM

Council Chambers

Meeting Instructions

[25-0425](#)

Instructions on How to Watch and/or Participate in the Meeting

Attachments:

[Instructions for Venice City Meetings](#)

I. Call to Order

II. Roll Call

III. Approval of Minutes

[25-0426](#)

Minutes of the November 4, 2025 Meeting

Attachments:

[Minutes](#)

IV. Audience Participation

V. Public Hearings

[25-02SP](#)

Airport Terminal Building Site and Development Plan (Quasi-Juridical)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Mohsen Mohammadi, P.E., MDGI

Applicant: Mark Cervasio, Airport Director

Owner: City of Venice

Attachments:

[Staff Report 24-02SP](#)

[Staff Presentation 24-02SP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site and Development Plan](#)

[Applicant - Landscape Plan](#)

[Applicant - Signage Plan](#)

[Applicant - Elevations](#)

[Applicant - Land Use Compatibility Analysis 1.2.C.8.](#)

[Applicant - Decision Criteria 1.9.4](#)

[Applicant - Survey](#)

[25-06AN](#)

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

Attachments:

[Staff Report. 25-06AN](#)
[Staff Presentation 25-06AN](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Baker Trust Annexation Narrative Update June 2025](#)
[Applicant - JPA Confirmation](#)
[Applicant - Baker Trust Ewing Pre-Annexation Agreement Executed](#)
[Applicant - Baker Trust Ewing Drive Annexation Decision Criteria Response Jun](#)
[Applicant - Venice Estimate of Taxes Revenue Updated Jun 2025](#)
[Applicant - Land Use Compatibility Analysis 1.2.C.8](#)
[Applicant - Survey](#)
[Written Correspondence](#)

[25-07CP](#)

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

Attachments:

[Staff Report 25-07CP](#)
[Staff Presentation 25-07CP](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Baker Trust Ewing Future Land Use Map Amendment](#)
[Applicant - Survey](#)

[25-08RZ](#)

Baker Trust Ewing Zoning Map Amendment (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Martin P. Black, AICP, ICMA-CM (Ret)
Owner: Brad Baker

Attachments:

[Staff Report 25-08RZ](#)
[Staff Presentation 25-08RZ](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Land Use Compatibility Analysis 1.2.C.8](#)
[Applicant - Decision Criteria 1.7.4](#)
[Applicant - Survey](#)

[25-48RZ](#)

Zuknick Border Road Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner
Agent: Martin P. Black, AICP, ICMA-CM (Ret)
Owner: T R Zuknick Inc.

Attachments:

[Staff Report 25-48RZ](#)
[Staff Presentation 25-48RZ](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Land Use Compatibility Analysis](#)
[Applicant - Decision Criteria](#)
[Applicant - Survey](#)

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

Attachments:

[Staff Report 25-57AM](#)
[Applicant - Application](#)
[Applicant - Code Text Amendment Knights Trail](#)
[Applicant - Table 2.3.11. Knights Trail - clean](#)
[Applicant - Table 2.3.11. Knights Trail - strikethrough](#)

VI. Comments by Planning and Zoning Department

VII. Comments by Planning Commission Members

VIII. Adjournment

If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.

No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.