

MARTIN P. BLACK AICP ICMA-CM
LAND AND P-3 ADVISORS

January 28, 2026

Via Electronic Mail

RE: 25-48RZ Zuknick Rezoning– Border Road, Venice, Florida (Tax Parcel 0390002020)

On behalf of the applicant and in furtherance of our response to the questions and comments raised at the public hearing on January 13, 2026, we offer the following stipulation for consideration by the Mayor and City Council:

“No more than twenty-six (26) single family detached homes shall be constructed on the subject property.”

Please include our offering of this stipulation in the agenda packet for consideration at the February 10, 2026 public hearing. This proposed stipulation reflects a reduction of over fifty (50) percent from the maximum potential of 54 units under the proposed zoning. We look forward to reviewing this proposal with the Mayor and City Council at that time.

Sincerely,



Martin P. Black, AICP, ICMA-CM (ret.)

www.martinblack.weebly.com

941.915.3435

93 Chimney Lane

Cleveland Georgia 30528