



City of Venice

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

Meeting Minutes Planning Commission

Monday, November 17, 2025

1:30 PM

Council Chambers

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

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.

Senior Planner Tremblay, being duly sworn, presented general information, request to change to Medium Density Residential RMF-3, future land use map, existing and proposed zoning maps, comparison of zoning districts, consistency with Comprehensive Plan, utilities service providers, Land Development Code compliance, findings of fact, special considerations with the Joint Planning Agreement (JPA), and concurrency and mobility will be evaluated at Site & Development.

Marty Black, Agent, being duly sworn, presented including the three proposed stipulations previously discussed in petition 25-07CP.

There was no public comment.

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. 25-08RZ with the stipulations of 1) to limit the building height to 35 feet, 2) minimum of 300 feet from the north property line to dwellings, 3) limit density of 60 units. The motion carried by the following electronic vote:

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

No: 1 - Mr. Young