



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

25-07CP

Baker Trust Ewing Comprehensive Plan Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Owner: Brad Baker

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 general information, project descriptions, proposed future land use map, Land Development Code compliance, decision criteria, consistency with Comprehensive Plan, compatibility matrix, Florida Statutes 163.3177(6)(a), finding of facts, and answered Commission questions on Joint Planning Agreement (JPA) subarea B1 density, compatibility matrix, and compatibility mitigation techniques.

Marty Black, Agent, being duly sworn, presented request for Medium Density Residential, possible stipulations during rezoning, zoning map, surrounding property petitions, consistency with JPA, reasons for request, intent for residential, surrounding land uses, and answered Commission questions on reason for not asking for moderate density, and amount of unusable acreage on property.

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

Chair Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Vice Chair Willson, 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 Comprehensive Plan Amendment Petition No. 25-07CP.

Discussion took place regarding concerns for density, surrounding densities, the portion of developable land, intent for only residential, consideration of maximums, and ability to add stipulation to the decision on this petition.

City Attorney Fernandez suggested the Commission reopen the hearing to hear the intended stipulations for the rezone, and spoke on the ability to add stipulations in the recommendation.

Chair Snyder reopened the public hearing.

Mr. Black spoke on three future stipulations of limiting building height at 35 feet, minimum separation of 300 feet from Ewing Drive to dwelling units, and a maximum of 60 units, anticipation of town homes, reason for selection of RMF3, and requested to clarify options with staff.

Recess was taken from 3:22 p.m. till 3:30 p.m.

Mr. Black answered Commission questions on stipulations, and spoke on minimum footprint requirements.

Senior Planner Tremblay spoke on Strategy LU 1.2.3, lower density conditions, and answered Commission question on city preference for where stipulations should be applied.

City Attorney Fernandez recommended stipulations on both petition's recommendations.

Chair Snyder closed the public hearing.

The motion was amended by Mr. McKeon, seconded by Vice Chair Willson, to add 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 to the motion. 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