



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

[25-48RZ](#)

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.

Chair 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. Ms. Schierberg, Mr. Hale, and Mr. Young disclosed living in neighboring developments and confirmed they could remain fair and unbiased.

Planner Smith, being duly sworn, presented general information, project description, background, proposed 54 units, aerial map, site photo, future land use map, existing and proposed zoning maps, surrounding land uses, comparison of zoning district standards, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, and answered Commission question on surrounding development's densities.

Marty Black, Agent, being duly sworn, presented history on property, property size, constraints due to shape and location, proposed access point, future land use map, zoning maps, request to change to Low Density Residential RSF-3, Comprehensive Plan consistency, surrounding land uses, and answered Commission questions on proposed entrance location, and plans for traffic lanes.

Steve Carr, 149 Avens Drive, being duly, spoke on number of units, home types, concern for density compared to surrounding developments, and stormwater concerns.

Planner Smith spoke on density of surrounding developments, conditional use would be required for single family attached homes, stormwater will be reviewed during site and development or preliminary plat.

Mr. Black spoke on stormwater requirements.

Chair Snyder closed the public hearing.

Discussion took place on density concerns.

A motion was made by Mr. Jasper, 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, 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. 25-48RZ. 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