



# City of Venice

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

## Meeting Minutes Planning Commission

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Monday, November 17, 2025

1:30 PM

Council Chambers

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### I. Call to Order

Chair Snyder called the meeting to order at 1:30 p.m.

### II. Roll Call

**Present:** 7 - Barry Snyder, Kit McKeon, Robert Young, Bill Willson, Jerry Jasper, Richard Hale and Pam Schierberg

### Also Present

City Attorney Kelly Fernandez, Senior Planner Nicole Tremblay, Planning Manager Amy Nelson, Planner Brittany Smith, Airport Director Mark Cervasio, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

### III. Approval of Minutes

[25-0426](#)

Minutes of the November 4, 2025 Meeting

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, that the minutes of the November 4, 2025 meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

There was no one signed up to speak.

### V. Public Hearings

[25-02SP](#)

Airport Terminal Building Site and Development Plan (Quasi-Judicial)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Mohsen Mohammadi, P.E., MDGI  
Applicant: Mark Cervasio, Airport Director  
Owner: City of Venice

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. Mr. Jasper, Mr. McKeon, Vice Chair Willson, and Mr. Hale disclosed a site visit.

Planner Tremblay, being duly sworn, presented general information, project description, no landscaping proposed due to FAA Advisory, proposed plan, elevations, aerial map, site photos, future land use map, zoning map, surrounding property uses, Comprehensive Plan consistency, Land Development Code compliance, GOV Zoning requirements, parking, decision criteria, findings of fact, and answered question on motion language for landscaping.

Airport Director Cervasio, and Shane Ingolia, Consultant, both being duly sworn, presented terminal replacing current facilities, providing programmatic requirements needed, funding commitments and grants, cost, and FAA support.

Tom Martin , 217 Airport Avenue W #114, being duly sworn, spoke on wind rose data.

Chair Snyder closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Mr. Hale, 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 moves to approve Site and Development Plan Petition No. 25-02SP with the stipulation that there will be no additional landscaping. The motion carried by the following electronic vote:**

**Yes:** 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

[25-06AN](#)

Baker Trust Ewing Annexation (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.

City Attorney Fernandez questioned Commission members concerning conflicts of interest. There were none.

Senior Planner Tremblay, being duly sworn, presented general information, project description, aerial map, existing and proposed future land use maps, zoning map, site photos, surrounding land uses, Florida Statutes Chapters 163 and 171, Joint Planning Agreement (JPA) Area 2b, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, and answered Commission questions on JPA terms open space requirements, public right-of-way, and potential access options.

Mary Black, Agent, being duly sworn, presented the JPA, aerial map, utilities providers, property size, JPA Area 2b, surrounding development pattern, platted right of way, historical plat, access points will be determined at development, utilities connection from Jacaranda Boulevard, open space, and stormwater.

Maureen Kelley, 455 Ibiza Loop, being duly sworn, spoke against the petition.

Deb Carter, 257 Ibiza Loop, being duly sworn, spoke against the petition.

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

Sarah Gondela, 617 Ibiza Loop, being duly sworn, spoke against the petition.

Senior Planner Tremblay spoke on open space requirements applying to the whole of area 2, Ewing Drive being a county road, right-of-way width, there being no modification to Palencia owned property, density calculations, and answered Commission question on whether there is a deeded easement.

Mr. Black spoke on the JPA plan, the right-of-way was noted Palencia PUD plan, county will determine crossing requirements, pond will remain on the property, FPL easement, and development planned on the south portion of property.

Chair Snyder closed the public hearing.

Discussion took place regarding the misconceptions that not annexing would prevent development, only looking at annexation into City at this time, the JPA agreements, it being a voluntary annexation from property owner, who can best provide services, and the decision criteria on annexation.

**A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, to recommend to City Council approval of Annexation Petition No. 25-06AN. The motion carried by the following vote:**

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

**No:** 1 - Mr. Young

#### [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

[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 with 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

[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

#### 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

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 change to development standards for Knight Trail Mixed Use District, to allow single family and paired villas, applicable Comprehensive Plan strategies, proposed text amendment, and answered Commission question on the request being to implement previous approved changes on uses.

Marty Black, Agent, being duly sworn, presented issues with implementation of development standards, issue with interpretation of paired villas ownerships, there being no changes to uses and density, and answered Commission question on whether the lot coverage number listed is the maximum, and whether there should be a minimum.

Senior Planner Tremblay spoke on correcting to add maximum verbiage to the Lot Coverage and minimum verbiage to Building Placement.

There was no public comment.

Chair Snyder closed the public hearing.

**A motion was made by Vice Chair Willson, 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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of LDR Text Amendment Petition No. 25-57AM with the noted corrections. The motion carried by the following electronic vote:

**Yes:** 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

## **VI. Comments by Planning and Zoning Department**

Planning Manager Nelson spoke on next meeting on December 2nd.  
City Attorney Fernandez reminded Commission of the Sunshine Law Training on December 8th.

## **VII. Comments by Planning Commission Members**

There were no comments.

## **VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 4:26 p.m.

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Chair

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Recording Secretary