



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, April 15, 2025

1:30 PM

Council Chambers

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### ***Meeting Instructions***

[25-0154](#)

Instructions on How to Watch and/or Participate in the Meeting

**Attachments:**

[Instructions for Venice City Meetings](#)

### **I. Call to Order**

### **II. Roll Call**

### **III. Approval of Minutes**

[25-0155](#)

Minutes of the March 18, 2025 PC Regular Meeting

**Attachments:**

[03.18.2025](#)

### **IV. Audience Participation**

### **V. New Business**

[25-0156](#)

Election of Chair and Vice Chair

### **VI. Public Hearings**

[24-56CU](#)

MRT Lawn & Garden Center Conditional Use (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant/Owner: MRT lawn & Garden Center, Inc.

**Attachments:**

[Staff Report 24-56CU](#)

[Staff Presentation 24-56CU](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site Plan](#)

[Applicant - Landscape Plan](#)

[Applicant - Survey](#)

[Applicant - Decision Criteria](#)

[24-55SP](#)

MRT Lawn & Garden Center Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant/Owner: MRT Lawn & Garden, Inc.

**Attachments:**

[Staff Report 24-55SP](#)

[Staff Presentation 24-55SP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site and Development Plan](#)

[Applicant - Architectural Elevations](#)

[Applicant - Landscape Plan](#)

[Applicant - Lighting Plan](#)

[Applicant - Signage Plan](#)

[Applicant - Land Use Compatibility Analysis.pdf](#)

[Applicant - Decision Criteria](#)

[Applicant - Survey](#)

[24-60CP](#)

Fox Cove Comprehensive Plan Amendment (Legislative)

Staff: Brittany Smith, Planner

Agent: Morris Engineering and Consulting, LLC

Applicant/Owner: KB Home Tampa LLC

**Attachments:**

[Staff Report 24-60CP](#)

[Staff Presentation 24-60CP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Response to Florida Statutes](#)

[Applicant - Decision Criteria 1.5.3](#)

[Applicant - Survey](#)

[Applicant - 2025-16 Strikethrough Underline Pages](#)

[24-61RZ](#)

Fox Cove Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Morris Engineering and Consulting, LLC

Applicant/Owner: KB Home Tampa LLC

**Attachments:**      [Staff Report 24-61RZ](#)  
                              [Staff Presentation 24-61RZ](#)  
                              [Applicant - Application](#)  
                              [Applicant - Narrative](#)  
                              [Applicant - Concept Plan](#)  
                              [Applicant - Land Use Compatibility Analysis](#)  
                              [Applicant - Decision Criteria](#)  
                              [Applicant - Survey](#)

[23-66AM](#)            Live Local Text Amendment (Legislative)  
                              Staff: Nicole Tremblay, AICP, Senior Planner  
                              Applicant: City of Venice

**Attachments:**      [Staff Memo](#)  
                              [Application](#)  
                              [Narrative](#)  
                              [Live Local Draft Clean Copy](#)  
                              [Live Local Draft Strikethrough Underline](#)  
                              [Live Local Draft Track Changes](#)

## VII. Comments by Planning and Zoning Department

## VIII. Comments by Planning Commission Members

## IX. Adjournment

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*If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.*

*No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.*