



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, January 6, 2026

1:30 PM

Council Chambers

Meeting Instructions

[26-0453](#) 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

[26-0454](#) Minutes of the December 2, 2025 meeting

Attachments: [Minutes](#)

IV. Audience Participation

V. Public Hearings

[25-65VZ](#) 114 Corte Del Asolo Variance (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Andrew Conaboy, Esq., Berlin Patten Ebling, PLLC
Owner/Applicant: Joel & Julia Heseman

Attachments: [Staff Report 25-65VZ](#)
[Staff Presentation](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Survey](#)
[Applicant - Decision Criteria 1.13.3](#)

[25-71CU](#) Venice Bay Adult Park Conditional Use (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Kimberlee Witkop, LCAM, Venice Bay Adult Park, Inc.
Owner/Applicant: Venice Bay Adult Park, Inc.

Attachments: [Staff Report 25-71CU](#)
 [Staff Presentation 25-71CU](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - VBAP Plot Plan](#)
 [Applicant - Conditional Use Decision Criteria](#)
 [Applicant - Land Use Compatibility Analysis](#)

[25-52CU](#) Home Depot Conditional Use (Quasi-Judicial)
 Staff: Brittany Smith, Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Applicant: Home Depot USA
 Owner: 2001 Laurel LLC

Attachments: [Staff Report 25-47CU](#)
 [Staff Presentation 25-47CU](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Site & Development Plans](#)
 [Applicant - Landscape Plan Set](#)
 [Applicant - Photometric Plans](#)
 [Applicant - Signage Plan](#)
 [Applicant - Compatibility Analysis 1.2.8.C](#)
 [Applicant - Decision Criteria 1.8.3](#)
 [Applicant - Survey](#)

[25-53DA](#) Home Depot Design Alternative (Quasi-Judicial)
 Staff: Brittany Smith, Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Applicant: Home Depot USA
 Owner: 2001 Laurel LLC

Attachments: [Staff Report 25-53DA](#)
 [Staff Presentation 25-53DA](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Site & Development Plans](#)
 [Applicant - Landscape Plan](#)
 [Applicant - Photometric Plans](#)
 [Applicant - Signage Plan](#)
 [Applicant - Decision Criteria 1.11.3](#)
 [Applicant - Survey](#)

[25-51SP](#)

Home Depot Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant: Home Depot USA

Owner: 2001 Laurel LLC

Attachments:

[Staff Report 25-51SP](#)

[Staff Presentation 25-51SP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site & Development Plan](#)

[Applicant - Landscape Plan](#)

[Applicant - Photometric Plans](#)

[Applicant - Signage Plan](#)

[Applicant - Elevations](#)

[Applicant - Compatibility Analysis 1.2.8.C](#)

[Applicant - Decision Criteria 1.9.4](#)

[Applicant - Survey](#)

[25-73CP](#)

Annual Development Data Update Comprehensive Plan Amendment
(Legislative)

Staff: Amy Nelson, AICP, Planning Manager

Attachments:

[Staff Report 25-73CP](#)

[Application](#)

[2026-06 Strikethrough Underline Pages](#)

VI. Comments by Planning Division

VII. Comments by Planning Commission Members

VIII. Adjournment

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

The City of Venice does not discriminate on the basis of race, color, national origin, sex, disability, age, religion, marital status, familial status, sexual orientation, gender identity or expression, pregnancy, genetic information, or any other characteristic protected by federal, state, or local law in the administration of its programs, services or activities.

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.