



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, March 3, 2026

1:30 PM

Council Chambers

Meeting Instructions

[26-0526](#) 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

[26-0527](#) Minutes of the February 17, 2026 Meeting.

Attachments: [02.17.2026](#)

IV. Audience Participation

V. Public Hearings

[25-61DA](#) Ajax Site Improvements Design Alternative (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Annette M. Boone, Esq., Boone Law Firm
Applicant/Owner: MAH Venice Investments, LLC

Attachments: [Staff Report 25-61DA](#)
[Staff Presentation 25-61DA](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site and Development Plan](#)
[Applicant - Lighting Plan](#)
[Applicant - Buildings 4 and 5 Plans](#)
[Applicant - Fence Design Alternative Map](#)
[Applicant - Decision Criteria 1.11.3](#)
[Applicant - Survey - 0365001050](#)
[Applicant - Survey - 0365001030](#)

[25-40SP](#) Ajax Site Improvements Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner
Agent: Annette M. Boone, Esq., Boone Law Firm
Applicant/Owner: MAH Venice Investments, LLC

Attachments:

[Staff Report 25-40SP](#)
[Staff Presentation 25-40SP](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site and Development Plan](#)
[Applicant - Landscape Plan](#)
[Applicant - Lighting Plan](#)
[Applicant - Color Renderings](#)
[Applicant - Building 1 Elevations](#)
[Applicant - Building 2 Elevations](#)
[Applicant - Building 3 Elevations](#)
[Applicant - Buildings 4 and 5 Elevations](#)
[Applicant - Alternative Parking Plan](#)
[Applicant - Compatibility Analysis](#)
[Applicant - Decision Criteria](#)
[Applicant - Survey - 0365001030](#)
[Applicant - Survey - 0365001050](#)

25-63CP

Triton Industrial Comprehensive Plan Amendment (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent; Annette Boone, Esq., Boone Law Firm
Applicant/Owner: Triton Holdings and Development, LLC

Attachments:

[Staff Report 25-63CP](#)
[Staff Presentation 25-63CP](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Gateway Neighborhood- Strikethrough-Clean](#)
[Applicant - Decision Criteria 1.5.3](#)
[Applicant - Survey](#)

25-64RZ

Triton Industrial Zoning Map Amendment (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent; Annette Boone, Esq., Boone Law Firm
Applicant/Owner: Triton Holdings and Development, LLC

Attachments: [Staff Report 25-64RZ](#)
[Staff presentation 25-64RZ](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Land Use Compatibility Analysis 1.2.C.8](#)
[Applicant - Decision Criteria 1.7.4](#)
[Applicant - Survey](#)

VI. Comments by Planning and Zoning Department

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.