



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, January 20, 2026

1:30 PM

Council Chambers

Meeting Instructions

[26-0476](#) 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

[26-0477](#) Minutes of the January 6, 2026 Meeting.

Attachments: [01.06.2026](#)

IV. Audience Participation

V. Public Hearings

[24-46SP](#) Agape Hanger Addition Site and Development Plan (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Leonard Anderson, J2Solutions, Inc.
Applicant/Owner: Allen Speer, CEO, Agape Flight, Inc.

Attachments: [Staff Report 24-46SP](#)

[Staff Presentation 24-46SP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site and Development Plans](#)

[Applicant - Photometric Site Plan](#)

[Applicant - Landscape Plans](#)

[Applicant - Lease Area Sketch and Description](#)

[Applicant - Elevations](#)

[Applicant - Environmental Assessment](#)

[Applicant - Decision Criteria 1.9.4](#)

[Applicant - Land Use Compatibility Analysis](#)

[25-76VZ](#)

Lord-Higel's Coffee House Variance (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Alyssa Williams

Leaseholder/Applicant: Gary Lauters II

Attachments:

[Staff Report 25-76VZ](#)

[Staff Presentation 25-76VZ](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Lord-Higel's Coffee House sign](#)

[Applicant - Sign Mount](#)

[Applicant - Decision Criteria 1.13.3](#)

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.