



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, June 2, 2026

1:30 PM

Council Chambers

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### **Meeting Instructions**

[26-0623](#) 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**

[26-0625](#) Minutes of the May 19, 2026 Meeting

**Attachments:** [Minutes](#)

### **IV. Audience Participation**

### **V. Presentation**

[26-0624](#) Seaboard Phase 1 Technical Plan Presentation  
Consultant: Josh Frank, Dover, Kohl & Partners

### **VI. Public Hearings**

[25-75DA](#) Family Promise Design Alternative (Quasi-Judicial)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Melanie Smith, P.E., Mel-Haven Engineering, LLC  
Owner/Applicant: Family Promise of South Sarasota County, Inc.

**Attachments:** [Staff Report 25-75DA](#)  
[Staff Presentation 25-75SP & 25-75DA](#)  
[Applicant - Application](#)  
[Applicant - Narrative](#)  
[Applicant - Landscape Plan](#)  
[Applicant - Decision Criteria -Design Alternative 1.11.3](#)  
[Applicant - Survey](#)

[25-74SP](#) Family Promise Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Melanie Smith, P.E., Mel-Haven Engineering, LLC  
Owner/Applicant: Family Promise of South Sarasota County, Inc.

**Attachments:**

[Staff Report 25-74SP](#)  
[Staff Presentation 25-74SP & 25-75DA](#)  
[Applicant - Application](#)  
[Applicant - Architectural Elevations](#)  
[Applicant - Compatibility Analysis 1.2.C.8.](#)  
[Applicant - Landscape Plan](#)  
[Applicant - Lighting Plan](#)  
[Applicant - Narrative](#)  
[Applicant - Sign Plan](#)  
[Applicant - Site & Development Plan](#)  
[Applicant - Survey](#)  
[Applicant - Alternative Parking Plan \(Admin Approval\)](#)

**26-09SP**

Sarasota Memorial Hospital Site and Development Plan (Quasi-Judicial)  
Staff: Brittany Smith, Planner  
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Owner/Applicant: Sarasota County Public Hospital District

**Attachments:** [Staff Report 26-09SP](#)  
[Staff Presentation 26-09SP](#)  
[ORD. NO. 2025-28](#)  
[Applicant - Application](#)  
[Applicant - Narrative](#)  
[Applicant - Decision Criteria](#)  
[Applicant - Inpatient-Rehab-Pavilion EXTERIOR ELEVATIONS-A301](#)  
[Applicant - Inpatient-Rehab-Pavilion EXTERIOR ELEVATIONS-A302](#)  
[Applicant - IR-MRI Landscape Plan](#)  
[Applicant - IR-MRI Lighting Plan](#)  
[Applicant - IR-MRI Building EXTERIOR ELEVATIONS-A301](#)  
[Applicant - IR-MRI Building EXTERIOR ELEVATIONS-A302](#)  
[Applicant - Land Use Compatibility Analysis](#)  
[Applicant - Rehab Landscape Plan](#)  
[Applicant - Rehab Lighting Plan](#)  
[Applicant - Site and Development Plan](#)  
[Applicant - Survey](#)  
[Applicant - Rehab Pavilion 1 color rendering](#)  
[Applicant - Rehab Pavilion 2 color rendering](#)  
[Applicant - Rehab Pavilion 3 color rendering](#)  
[Applicant - IR-MRI 1 color rendering](#)  
[Applicant - IR-MRI 2 color rendering](#)  
[Applicant - IR-MRI 3 color rendering](#)

**26-10CU** Mavis Tires and Brakes Conditional Use (Quasi-Judicial)  
Staff: Brittany Smith, Planner  
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Owner/Applicant: 2001 Laurel LLC

**Attachments:** [Staff Report 26-10CU](#)  
[Staff Presentation 26-10CU](#)  
[Applicant - Application](#)  
[Applicant - Narrative](#)  
[Applicant - Survey](#)  
[Applicant - Conditional Use Plan](#)  
[Applicant - Plat with Conditional Use 26 -10 CU Parcel Identified](#)  
[Applicant - Sketch & Description](#)  
[Applicant - Decision Criteria](#)  
[Applicant - Land Use Compatibility Analysis](#)

**26-22AM** Certified Recovery Residence Text Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

**Attachments:**

[Staff Memo 26-22AM](#)

[Application](#)

[SB 954](#)

[Strikethrough Underline Version - PC](#)

[Clean Version - PC](#)

## 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.*

*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.*