



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, June 3, 2025

1:30 PM

Council Chambers

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### ***Meeting Instructions***

[25-0223](#)

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**

[25-0224](#)

Minutes of the May 20, 2025 Meeting

**Attachments:**

[Minutes](#)

### **IV. Audience Participation**

### **V. Public Hearings**

[25-14DA](#)

Leo San Marco Design Alternative (Quasi-Judicial)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Joann Rubio, Advenir Azora Development  
Applicant/Owner: Leo at Venice, LLC

**Attachments:**

[25-14DA Staff Report](#)

[Staff Presentation](#)

[Applicant - Application](#)

[Applicant - Project Narrative](#)

[Applicant - Site Plan](#)

[Applicant - Monument Sign Plan](#)

[Applicant - Survey](#)

[Applicant - Decision Criteria](#)

[23-37SP](#)

Leo San Marco Site and Development Plan (Quasi-Judicial)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Joann Rubio, Advenir Azora Development  
Applicant/Owner: Leo at Venice, LLC

**Attachments:**[23-37SP Staff Report](#)[Staff Presentation](#)[Applicant - Application](#)[Applicant - Narrative](#)[Applicant - Site and Development Plans](#)[Applicant - Landscape Plan Sheet 1](#)[Applicant - Landscape Plan Sheet 2](#)[Applicant - Photometric Plan](#)[Applicant - Color Architectural Elevations](#)[Applicant - Updated Parking Exhibit](#)[Applicant - Easement Exhibit - Existing and Proposed Conditions](#)[Applicant - Easement Exhibit - Final Proposed Conditions](#)[Applicant - Survey](#)[Applicant - Decision Criteria 1.9.4](#)**VI. Comments by Planning and Zoning Department****VII. Comments by Planning Commission Members****VIII. 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.*