



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, February 17, 2026

1:30 PM

Council Chambers

Meeting Instructions

[26-0509](#) 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

[26-0510](#) Minutes of the February 3, 2026 Meeting.

Attachments: [02.03.2026 minutes](#)

IV. Audience Participation

V. Public Hearings

[25-55DA](#) (Continued from February 3, 2026 PC Meeting)
Venice Isle Design Alternative (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Beka Saldadze, B Design LLC
Applicant/Owner: Venice Isle LLC

Attachments: [Staff Report 25-55DA](#)
[Staff Presentation 25-55DA](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site Plan](#)
[Applicant - Landscape Plan](#)
[Applicant - Architectural Set](#)
[Applicant - Decision Criteria](#)
[Applicant - Survey](#)
[Speaker Card 02.04.26](#)

[25-13SP](#) (Continued from February 3, 2026 PC Meeting)

Venice Isle Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Beka Saldadze, B Design LLC

Applicant/Owner: Venice Isle LLC

Attachments:[Staff Report 25-13SP](#)[Staff Presentation 25-13SP](#)[Applicant - Application](#)[Applicant - Narrative](#)[Applicant - Site and Development Plan](#)[Applicant - Landscape Plan](#)[Applicant - Lighting Plan](#)[Applicant - Architectural](#)[Applicant - Land Use Compatibility](#)[Applicant - Decision Criteria](#)[Applicant - Survey](#)[24-62SP](#)

Panda Express Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Matt Yanda, Ceso, Inc.

Owner: 2001 Laurel LLC

Attachments:[Staff Report 24-62SP](#)[Staff Presentation 24-62SP](#)[Applicant - Application](#)[Applicant - Narrative](#)[Applicant - Site and Development Plan](#)[Applicant - Sign Plan](#)[Applicant - Landscape Plan](#)[Applicant - Architectural Plan](#)[Applicant - Photometric Plan](#)[Applicant - Alternative Parking Plan](#)[Applicant - Elevations](#)[Applicant - Land Use Compatibility Analysis](#)[Applicant - Decision Criteria 1.9.4](#)[Applicant - Sketch and Description](#)[25-19AN](#)

Chalets at Venice Annexation (Legislative)

Staff: Brittany Smith, Planner

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

Owner/Applicant: P3 LAF Chalets at Venice LP

Attachments: [Staff Report 25-19AN](#)
 [Staff Presentation 25-19AN](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Land Use Compatibility Analysis](#)
 [Applicant - Decision Criteria](#)
 [Applicant - Survey](#)

[25-20CP](#) Chalets at Venice Future Land Use Map Amendment (Legislative)
 Staff: Brittany Smith, Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Owner/Applicant: P3 LAF Chalets at Venice LP

Attachments: [Staff Report 25-20CP](#)
 [Staff Presentation 25-20CP](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Comprehensive Plan - Clean Proposed](#)
 [Applicant - Comprehensive Plan - Strikethrough and Underline Proposed](#)
 [Applicant - Analysis of F.S. 163.3177\(6\)\(a\)\(2\) \(8\) and \(9\)](#)
 [Applicant - Decision Criteria 1..5.3](#)
 [Applicant - Survey](#)

[25-21RZ](#) Chalets at Venice Zoning Map Amendment (Quasi-Judicial)
 Staff: Brittany Smith, Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Owner/Applicant: P3 LAF Chalets at Venice LP

Attachments: [Staff Report 25-21RZ](#)
 [Staff Presentation 25-21RZ](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - PUD Plan](#)
 [Applicant - Environmental Assessment](#)
 [Applicant - Compatibility Analysis](#)
 [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.