



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, August 19, 2025

1:30 PM

Council Chambers

Meeting Instructions

[25-0294](#)

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

[25-0295](#)

Minutes of the July 1, 2025 Regular Meeting

Attachments:

[PC Meeting Minutes](#)

IV. Audience Participation

V. Public Hearings

[24-37SP](#)

Border Road Storage Site and Development Plan (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: John F. Cavoli, P.E.

Owner/Applicant: Dan Lussier

Attachments: [Staff Report 24-37SP](#)
[Staff Presentation 24-37SP](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site Plan](#)
[Applicant - Landscape Plan](#)
[Applicant - Lighting Plan](#)
[Applicant - Elevations](#)
[Applicant - Elevations Building 2](#)
[Applicant - Alternative Parking Study](#)
[Applicant - Land Use Compatibility Analysis](#)
[Applicant - Survey](#)
[Applicant - Decision Criteria](#)
[Applicant - Border Road Self Storage Concept Plan](#)
[Applicant - Border Road City Commission 10 09 2023 FINAL REZONING Prese](#)

[24-64DA](#) Cassata Oaks Design Alternative (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Mariah L. Miller, Esq.
Applicant: Auburn Road FC LLC

Attachments: [Staff Report 24-64DA](#)
[Staff Presentation 24-64DA & 24-66PP](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Landscape Plans](#)
[Applicant - Survey](#)

[24-66PP](#) Cassata Oaks Preliminary Plat (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Mariah L. Miller, Esq.
Applicant: Auburn Road FC LLC

Attachments: [Staff Report 24-66PP](#)
[Staff Presentation 24-64DA & 24-66PP](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Preliminary Plat Plans](#)
[Applicant - Landscape Plans](#)
[Applicant - Land Use Compatibility](#)
[Applicant - Community Declaration - Working Draft](#)
[Applicant - Survey](#)

[25-18PP](#)

Visterra Phase 2 Preliminary Plat (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Jackson R. Boone, Esq., Boone Law Firm
Applicant: Visterra Associates LLC

Attachments:

[Staff Report 25-18PP](#)

[Staff Presentation 25-18PP](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Preliminary Plat Plans](#)

[Applicant - Landscape Plan](#)

[Applicant - Survey](#)

[Applicant - Decision Criteria](#)

[GCCF Binding Master Plan](#)

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.

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.