



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, September 2, 2025

1:30 PM

Council Chambers

Meeting Instructions

[25-0320](#)

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

[25-0321](#)

Minutes of the August 19, 2025 Regular Meeting

Attachments:

[8.19.2025](#)

IV. Audience Participation

V. Public Hearings

[25-42RZ](#)

CSP - Grand Oaks Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Owner/Applicant: CSP- Grand Oaks Venice Land I, LLC

Attachments:

[Staff Report 25-42RZ](#)

[Staff Presentation 25-42RZ](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Land Use Compatibility Analysis 1.2.C.8.](#)

[Applicant - Decision Criteria 1.7.4](#)

[Applicant - Survey](#)

[25-43HE](#)

Flagship MOB 1 Height Exception (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Sydney Thornton, P.E., VHB Inc.

Applicant: Thorn Baccich, Flagship Healthcare Properties LLC

Attachments: [Staff Report 25-43HE](#)
 [Staff Presentation 25-43HE](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Site Plan](#)
 [Applicant - Elevations](#)
 [Applicant - Survey](#)
 [Applicant - Land Use Compatibility Analysis](#)
 [Applicant - Decision Criteria](#)

[25-50AM](#) Final Plat Process Text Amendment (Legislative)
 Staff: Nicole Tremblay, AICP, Senior Planner

Attachments: [Staff Memo 25-50AM](#)
 [Application](#)
 [Sec. 1 - Clean Version](#)
 [Sec. 1 - Strikethrough Underline](#)

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.