



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, July 2, 2024

1:30 PM

Council Chambers

[24-03RZ](#)

Flagship Venice Medical Office Building (MOB) Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Neale Stratlow, PLA, AICP, ENV SP, VHB

Applicant: Ayyad Abdelrahman

Vice Chair Willson announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Ms. Schierberg and Mr. Hale disclosed a site visit.

Senior Planner Tremblay, being duly sworn, presented general information, project description, the conceptual plan being for reference only, conceptual site plan, existing conditions, comparison of existing and proposed zoning, consistency with Comprehensive Plan, Compliance with Land Development code, and findings of fact.

Neale Stratlow, Agent, being duly sworn presented consistency with local Comprehensive Plan and Land Development Code, and answered Commission question whether a response was received from the City regarding water.

There was no one signed up to speak.

Vice Chair Willson closed the public hearing.

A motion was made by Ms. Schierberg, seconded by Mr. Hale, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to City Council approval of Zoning Map Amendment Petition No. 24-03RZ. The motion carried by the following electronic vote:

Yes: 5 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg and Mr. McKeon

Excused: 1 - Chair Snyder