



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, October 7, 2025

1:30 PM

Council Chambers

Meeting Instructions

[25-0354](#) 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

[25-0355](#) Minutes of the September 2, 2025 Meeting

Attachments: [09.02.2025 Minutes](#)

IV. Audience Participation

V. Public Hearings

[25-29AN](#) Flagship Medical Office Building (MOB) #2 Annexation (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Neale Stralow, PLA, AICP, ENV SP - VHB, Inc.
Owner/Applicant: Ayyad Abdelrahman

Attachments: [Staff Report 25-29AN](#)
[Staff Presentation 25-29AN](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Pre-Annexation Agreement](#)
[Applicant - Survey](#)

[25-30CP](#) Flagship Medical Office Building (MOB) #2 Comprehensive Plan
Amendment (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Neale Stralow, PLA, AICP, ENV SP - VHB, Inc.
Owner/Applicant: Ayyad Abdelrahman

Attachments: [Staff Report 25-30CP](#)
 [Staff Presentation 25-30CP](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Decision Criteria 1.5.3 Response](#)
 [Applicant - Survey](#)

[25-31RZ](#) Flagship Medical Office Building (MOB) #2 Zoning Map Amendment (Quasi-Judicial)
 Staff: Nicole Tremblay, AICP, Senior Planner
 Agent: Neale Stralow, PLA, AICP, ENV SP - VHB, Inc.
 Owner/Applicant: Ayyad Abdelrahman

Attachments: [Staff Report 25-31RZ](#)
 [Staff Presentation 24-03RZ](#)
 [Application - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Survey](#)

[25-37DA](#) Curry Lane Townhomes Design Alternatives (Quasi-Judicial)
 Staff: Brittany Smith, Planner
 Agent: Kyle C. Kragel, P.E., Kimley-Horn & Associates
 Applicant/Owner: Christopher Mataja/P3 LAF Hawthorn Hollows LP

Attachments: [Staff Report 25-37DA](#)
 [Staff Presentation 25-37DA](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Site Plan](#)
 [Applicant - Landscape Plan](#)
 [Applicant - Landscape Plan - Fence](#)
 [Applicant - Survey](#)

[25-46RZ](#) Venice Crossing Car Wash Zoning Map Amendment (Quasi-Judicial)
 Staff: Brittany Smith, Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Owner/Applicant: 2001 Laurel LLC

Attachments: [Staff Report 25-46RZ](#)
 [Staff Presentation 25-46RZ](#)
 [Applicant - Application](#)
 [Applicant - Project Narrative](#)
 [Applicant - Sketch & Description](#)
 [Applicant - Land Use Compatibility Analysis](#)
 [Applicant - Survey](#)
 [Applicant - Decision Criteria 1.7.4](#)

[25-47CU](#) Venice Crossing Car Wash Conditional Use (Quasi-Judicial)
 Staff: Brittany Smith, Planner
 Agent: Jackson R. Boone, ESQ., Boone Law Firm
 Owner/Applicant: 2001 Laurel LLC

Attachments: [Staff Report 25-47CU](#)
 [Staff Presentation 25-47CU](#)
 [Applicant - Application](#)
 [Applicant - Narrative](#)
 [Applicant - Site Plan](#)
 [Applicant - Sketch of Description](#)
 [Applicant - Land Use Compatibility Analysis](#)
 [Applicant - Survey](#)
 [Applicant - Decision Criteria 1.8.3](#)

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.