



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, October 7, 2025

1:30 PM

Council Chambers

[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

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. Jasper, Mr. McKeon, Vice Chair Willson, Ms. Schierberg, Mr. Hale, and Mr. Young disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, proposed zoning map, comparison of existing and proposed zoning, request for OPI zoning, consistency with Comprehensive Plan, findings of fact, compliance with Land Development Code, and answered Commission question on whether a stipulation is needed.

There was no presentation by applicant.

There was no public comment.

Chair Snyder closed the public hearing.

A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, 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. 25-31RZ. The motion carried by the following electronic vote:

Yes: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg