



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, July 2, 2024

1:30 PM

Council Chambers

Meeting Instructions and Speaker Card

[24-0266](#) City of Venice Meeting Instructions

Attachments: [Meeting Instructions](#)

I. Call to Order

II. Roll Call

III. Approval of Minutes

[24-0265](#) Minutes of the June 18, 2024 PC Regular Meeting.

Attachments: [06.18.2024](#)

IV. Audience Participation

V. Public Hearings

[24-01AN](#) Flagship Venice Medical Office Building (MOB) Annexation (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Neale Stralow, PLA, AICP, ENV SP, VHB
Applicant: Ayyad Abdelrahman

Attachments: [Staff Report 24-01AN](#)
[Staff Presentation](#)
[Pre-Annexation Agreement](#)
[Applicant - Application - 01.03.2024.pdf](#)
[Applicant - Narrative](#)
[Applicant - Survey](#)

[24-02CP](#) Flagship Venice Medical Office Building (MOB) Comprehensive Plan
Amendment (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Neale Stralow, PLA, AICP, ENV SP, VHB
Applicant: Ayyad Abdelrahman

Attachments: [Staff Report 24-02CP](#)
[Staff Presentation](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Survey](#)

[24-03RZ](#) Flagship Venice Medical Office Building (MOB) Zoning Map Amendment (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Neale Stralow, PLA, AICP, ENV SP, VHB
Applicant: Ayyad Abdelrahman

Attachments: [Staff Report 24-03RZ](#)
[Staff Presentation](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site Plan](#)
[Applicant - Aerial Site Plan](#)
[Applicant - Elevations](#)
[Applicant - Survey](#)
[Applicant - Decision Criteria](#)

[24-22DA](#) Hamlet at Venice Crossing Design Alternative (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Jackson R. Boone, Esq., Boone Law Firm
Applicant; Middlebury Development, LLC

Attachments: [Staff Report 24-22DA](#)
[Staff Presentation](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site Plan](#)
[Applicant - Landscape Plan](#)
[Applicant - Survey](#)
[Applicant - Location Map](#)
[Applicant - Review Criteria](#)

[24-14SP](#) Hamlet at Venice Crossing Site and Development Plan (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Jackson R. Boone, Esq., Boone Law Firm
Applicant; Middlebury Development, LLC

- Attachments:**
- [Staff Report 24-14SP](#)
 - [Staff Presentation](#)
 - [Applicant - Application](#)
 - [Applicant - Project Narrative](#)
 - [Applicant - Site and Development Plans](#)
 - [Applicant - Landscape Plan](#)
 - [Applicant - Photometric Plan](#)
 - [Applicant - Architectural Elevations](#)
 - [Applicant - Location Map](#)
 - [Applicant - Survey](#)

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.