



Meeting Minutes Planning Commission

Tuesday, July 2, 2024

1:30 PM

Council Chambers

[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

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

Senior Planner Tremblay, being duly sworn, presented general information, project description, existing and proposed land use map, proposed zoning map, Land Development Code compliance, Consistency with Comprehensive Plan, compatibility, Florida Statute 163.3177(6)(a), and findings of fact.

Neale Stralow, Agent, and Liz Cook, Applicant, both being duly sworn, presented property details, surrounding property uses, Flagship Healthcare Properties company information, intent for property, project overview, summary of petitions, compliance with Comprehensive Plan, Land Development Code and Florida Statutes, compatibility with surrounding properties, aerial map, conceptual site plan, heritage tree accommodation, stormwater management, rendering of concept building, and conceptual elevations.

There was no one signed up to speak.

Vice Chair Willson closed the public hearing.

A motion was made by Mr. Hale, 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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 24-02CP. 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