



Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626 ext. 7434
www.venicegov.com

Zoning Map Amendment Application

Section 1.7 Zoning Map Amendment Application (Quasi-Judicial Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Flagship Venice Medical Office Building (MOB) # 2

Brief Project Description: The Flagship Venice MOB is a Medical Office Building designed to enhance health

Property Information

Address/Location(s): 2805 Curry Ln, Nokomis, FL 34275

Parcel Identification No.(s): 0387110001

Parcel Size: 5 acres (217801 SqFt.)

Current Zoning Designation: OUE-1

Proposed Zoning Designation: OPI

FLUM Designation: MODR

Application Fees:

☐ **Total Fees: \$4532.09 (Application Fee: \$3372.39 / Review Fee: \$1159.70)**

A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.

Applicant/Owner Name (for billing purposes): AYYAD ABDELRAHMAN

Address: 3517 OLD TRAIL RD, EDGEWATER, MD, 21037-2704

Email:

Phone Number:

Signature: 
DocuSigned by:
54675297484D48F

Date:

Authorized Agent (project point of contact): VHB / Neale Stralow, PLA, AICP, ENV SP

Address: 501 East Kennedy Blvd., Suite 1010, Tampa, FL 33602-5200

Email: nstralow@vhb.com

Phone Number: 813.327 5448

Signature: 

Date: 5/30/25

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.

ZONING MAP AMENDMENT APPLICATION Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – a document describing the project in detail (see *Specific Application Requirements below*).
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.F including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).
- ☐ **CONCURRENCY APPLICATION** (if applicable; see Section 5)
 - ☐ School (when required)
 - ☐ Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- ☒ **TRAFFIC STUDY** - if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility).
- ☒ **LAND USE COMPATIBILITY ANALYSIS** – see Section 1.2.C.8.a-b for requirements

(N/A - Not a rezone to PD, Conditional Use for AH Density Bonus, or Prelim Plat or Site/Development Plan (Sec. 5.1.2))

Specific Application Requirements (Section 1.7.2):

- ☒ Narrative explaining justification for the zoning map amendment.
- ☒ All data and maps required to support conclusions made in responses to specific findings in Sec. 1.7.4.
- ☒ Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the LDR.

Decision Criteria (Section 1.7.4):

- ☒ In a separate document, please restate and address each item below:
 1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
 2. Changes in land use or conditions upon which the original zoning designation was based.
 3. Consistency with all applicable elements of the Comprehensive Plan.
 4. Conflicts with existing or planned public improvements.
 5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
 6. Effect on health, safety and welfare of the neighborhood and City.
 7. Conformance with all applicable requirements of this LDR.
 8. Potential expansion of adjacent zoning districts.
 9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
 10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.