



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 21, 2022

1:30 PM

Council Chambers

[21-53SE](#)

I-75 Hotel Special Exception (Quasi-Judicial) Continuation from 5/17/22 meeting

Staff: Nicole Tremblay, Senior Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Owner: Hotel 75 Investments, LLC

Petitions no. 21-53CU, 21-52CU and 21-51SP were presented together.

Vice Chair McKeon announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest.

Mr. Hale, Ms. Schierberg, and Vice Chair McKeon disclosed site visits with no communication.

Senior Planner Tremblay presented petition information, project description, site and development plan, special exceptions, existing conditions, site photos, future land use map, surrounding land use, planning analysis, Comprehensive Plan consistency, conclusions, Land Development code compliance, findings of fact, and Concurrency/ Mobility.

Senior Planner Tremblay presented on conditional use petition No. 21-52CU project description, project background, existing conditions, Comprehensive Plan consistency, findings of facts, Land Development code compliance, concurrency/ mobility, and answered Commission's question regarding access road lighting.

Jackson Boone, Agent, spoke on location, surrounding zoning, special exception land use for hotel, nine foot parking spots, access road, site and development plan, elevation of property, compatibility with Comprehensive Plan, amenities, building orientation and layout, set backs, consistency with the Land Development Code, and answered Commission's questions regarding access road improvements..

Mr. Hale stated he was not opposed to the parking exception.

Planning and Zoning Director Clark clarified the petition was submitted as conditional use for the additional 4.76 feet in place of a petition for variance.

Vice Chair McKeon 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, in compliance with the Land Development Code and with the affirmative findings of fact in the record moves to approve Special Exception Petition No. 21-53SE. The motion carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Mr. Jasper and Ms. Schierberg

Excused: 1 - Chair Willson

Absent: 1 - Mr. Graser

[21-52CU](#) I-75 Hotel Conditional Use (Quasi-Judicial) Continuation from 5/17/22 meeting
 Staff: Nicole Tremblay, Senior Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Owner: Hotel 75 Investments, LLC

A motion was made by Ms. Schierberg, seconded by Mr. Jasper, 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, and therefore, recommends to City Council approval of Conditional Use Petition No. 21-52CU. The motion carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Mr. Jasper and Ms. Schierberg

Excused: 1 - Chair Willson

Absent: 1 - Mr. Graser

[21-51SP](#) I-75 Hotel Site & Development Plan (Quasi-Judicial) Continuation from 5/17/22 meeting
 Staff: Nicole Tremblay, Senior Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Owner: Hotel 75 Investments, LLC

A motion was made by Mr. Jasper, 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 moves to approve Site and Development Plan Petition No. 21-51SP with condition of City Council approval of Petition 21-52CU. The motion

carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Mr. Jasper and Ms. Schierberg

Excused: 1 - Chair Willson

Absent: 1 - Mr. Graser