



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, October 9, 2025

9:00 AM

Council Chambers

I. Call to Order

Chair Beebe called the meeting to order at 9:00 a.m.

II. Roll Call

Present 6 - Jon Steketee, Jean Trammell, Greg Watkins, Steven Green, Jon Barrick and Mr. Mark Beebe
Absent 1 - Ruth Ann Dearybury

Also Present

Assistant City Attorney Dan Lewis, Planning and Zoning Director Roger Clark, Historical Resources Manager Harry Klinkhamer, Senior Planner Nicole Tremblay, Planner Brittany Smith, and Recording Secretary Amanda Hawkins-Brown.

III. Audience Participation

There was no one signed up to speak.

IV. Approval of Minutes

[25-0356](#) Minutes of the September 25, 2025 meeting

A motion was made by Vice Chair Trammell, seconded by Mr. Watkins, that the minutes of the September 25, 2025 be approved as written. The motion carried unanimously by voice vote.

V. Public Hearing

[PLAR25-001](#) ***Continued from the September 25, 2025 HAPB Meeting
[93](#) 256 Nokomis Avenue South - Proposed New 3-Story Mixed Use Building
in the Venetian Theme Architectural Control District
Staff: Brittany Smith, Planner
Owner/Applicant: Beka Saldadze, B Design LLC

Chair Beebe announced this is a quasi-judicial hearing continued from the September 25, 2025 meeting, read the memorandum regarding advertisement, and opened the public hearing.

Assistant City Attorney Lewis questioned Board members concerning ex-parte communications and conflicts of interest. There were none.

Planner Smith, being duly sworn, presented a summary of the requested adjustments to design from last meeting, and answered board question on whether the color changes are within the approved color list.

Beka Saldadze, Applicant, being duly sworn, spoke on change to parapet, change to roof material, adding breaks in middle section, reduction of window moldings, revised elevations, tile roof design, north side window placements, simplified railings, and answered Board questions on massing, recess on south side, requirement for 10% of a secondary material, and solid waste enclosure.

Planning and Zoning Director Clark clarified that the solid waste enclosure will be reviewed by the Planning Commission during Site and Development review.

There was no public comment.

Planner Smith summarized board concerns of offset of the wall plain, use of different material for 10% requirement, address waste enclosure to match building, and made a recommendation for continuance.

Discussion took place regarding continuing to see final drawing versus approval with stipulations, benefit of pre-application meetings, concerns for time restraints, and potentially reducing unit size or numbers to offset plains.

A motion was made by Mr. Barrick, seconded by Vice Chair Trammell, that PLAR25-00193 be continued to the November 13, 2025 at 9:00 a.m. The motion carried by the following roll call vote:

Yes: 6 - Mr. Steketee, Vice Chair Trammell, Mr. Watkins, Mr. Green, Mr. Barrick and Mr. Beebe

Absent: 1 - Ms. Dearybury

[PLAR25-000](#) 625 West Venice Avenue - Proposed 2nd story to existing garage
[86](#) Staff: Nicole Tremblay, Senior Planner
Owner/Applicant: Stuart & Bregtje Licht

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

Assistant City Attorney Lewis questioned Board members concerning ex-parte communications and conflicts of interest. There were none.

Senior Planner Tremblay, being duly sworn, presented location, request

to add second story to garage, 1926 home, not being on the Local Register, within historic district, aerial map, project description, garage built in 1980s, site photos, staircase on home, historic photos, proposed plans, renderings, applicable code sections, barrel tile eyebrow, window detail, door types, decorative architectural design, lighting, Historical Resources Department review, and decision criteria.

Historical Resources Manager Klinkhamer answered board questions on whether addition would have negative impact on future placement on Historic Registers, and on being distinguishable from original construction.

Chris Alexakis, Contractor for Applicant, being duly sworn, presented work previous done on home, garage built to match homes architecture, will be feasible for addition to be removed from original garage if desired in future, using same railing and lighting previous approved for home, and answered Board questions on eyebrow location, window height, decorative lighting spacing, and structure height.

There was no public comment.

Senior Planner Tremblay summarized suggestions, and requested to allow administrative approval of changes.

Chair Beebe closed the public hearing.

A motion was made by Mr. Barrick, seconded by Vice Chair Trammell, that PLAR 25-00086 be approved with the stipulation that the tile eyebrow be raised to the parapet roof line and extended to the width of wall. The motion carried by the following roll call vote:

Yes: 6 - Mr. Steketee, Vice Chair Trammell, Mr. Watkins, Mr. Green, Mr. Barrick and Mr. Beebe

Absent: 1 - Ms. Dearybury

VIII. Staff Comments

Planning and Zoning Director Clark spoke on encouraging pre-apps, being able to clarify guidelines, and next meeting on November 13, 2025.

VII. Board Discussion

Discussion took place regarding application review, pre-app meetings being beneficial for commercial projects, details in new Land Development Code, support for applicants, order of boards' review, and building massing.

VI. New Business

[25-0357](#)

Election of Chair and Vice Chair

A motion was made by Mr. Steketee, seconded by Ms. Trammell, to nominate Mark Beebe for Chair. The motion carried unanimously by voice vote.

A motion was made by Mr. Steketee, seconded by Mr. Watkins, to nominate Jean Trammell for Vice Chair. The motion carried unanimously by voice vote.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:28 a.m.

Chair

Recording Secretary