



256 Nokomis Ave HAPB Meeting 10-9-2025 Action Items

From Brittany Smith <bsmith@venicefl.gov>

Date Thu 10/9/2025 1:02 PM

To Beka Saldadze <bdesign2003@gmail.com>

Cc Roger Clark <RClark@venicefl.gov>; Nicole Tremblay Bengé <NTremblay@venicefl.gov>

Good afternoon,

In an effort to try to summarize some of the guidance given by the HAPB board members this morning please see the following list of items that need to be addressed prior to the November 13th meeting:

- Massing needs to be addressed, most significantly, for the South and East sides of the building. This will need to be addressed in more than one way;
- 10% secondary materials;
- Ensure that the screening for trash enclosure is consistent with the building architecture.

Code applicable to these items may be found in Chapter 87 Section 7. Once you are able to make changes to the architectural plans please let staff know as we would be happy to look them over prior to the next meeting. Please note that this is a general list of what staff captured and it's intended to help prepare for the next meeting. It may not address every issue that the board had and staff would encourage you to go over the meeting video online in case there is something else that may need to be addressed or that may need additional clarification. The meeting can be found at the following link:

<https://venice.legistar.com/Calendar.aspx>

Please feel free to reach out if you have any questions.

Brittany Smith

Planner

Planning and Zoning

City of Venice

401 W. Venice Avenue

Venice, FL 34285

Tel: [941-882-7431](tel:941-882-7431)

Email: bsmith@venicefl.gov

Web: www.venicegov.com



All email sent to and from the City of Venice may be publicly disclosed pursuant to Florida's Public Records Law. To learn more about this Law [click here](#).