



City of Venice

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

Meeting Agenda Historic and Architectural Preservation Board

Thursday, September 25, 2025

9:00 AM

Council Chambers

Meeting Instructions

[25-0338](#) Instructions on How to Watch and/or Participate in the Meeting

Attachments: [Instructions for Venice City Meetings](#)

I. Call to Order

II. Roll Call

III. Approval of Minutes

[25-0339](#) Minutes of the August 28, 2025 Regular Meeting

Attachments: [08.28.2025 Minutes](#)

IV. Audience Participation

V. Public Hearing

[PLAR25-0019](#) 256 Nokomis Avenue South - Proposed New 3-Story Mixed Use Building
[3](#) in the Venetian Theme Architectural Control District

Staff: Brittany Smith, Planner

Owner/Applicant: Beka Saldadze, B Design LLC

Attachments: [Staff Report](#)

[Applicant - Application](#)

[Applicant - Architectural Review Set](#)

[PLAR25-0026](#) 500 Nassau Street - Renovation and Addition to Existing Residence and
[5](#) Carriage House in the Historic Venice Architectural Control District

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Sam Hardie, AIA, Beebe Design Studio

Owner: Michael Jeromin

Attachments: [Staff Report](#)

[Applicant - Application](#)

[Applicant - Supporting Documents](#)

VI. New Business

[25-0340](#) 2026 Meeting Schedule Approval

Attachments: [Meeting Schedule for 2026](#)

VII. Board Discussion

VIII. Staff Comments

IX. Adjournment

If you are disabled and need assistance, please contact the City Clerk's office at least 24 hours prior to the meeting.

NOTE: No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.