



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, September 25, 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

There was consensus to excuse Mr. Steketee and Mr. Green's absences.

Present 5 - Jean Trammell, Greg Watkins, Jon Barrick, Mr. Mark Beebe and Ruth Ann Dearybury

Excused 2 - Jon Steketee and Steven Green

Also Present

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

III. Approval of Minutes

[25-0339](#)

Minutes of the August 28, 2025 Regular Meeting

A motion was made by Vice Chair Trammell, seconded by Ms. Dearybury, to approve the minutes of the August 28, 2025 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearing

[PLAR25-001](#)
[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, 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 general information, aerial map, site photo, existing structure, project description, decision criteria, intended uses, and answered board questions regarding whether application would be reviewed by Planning Commission, site review, and height allowed in district.

Beka Saldadze, Agent, being duly sworn presented project details for a three story building with offices and apartments, building height of 35 feet, architectural design, parapets, floor plans, elevations, and answered Board questions on placement on lot, architectural design elements, window molding details, height of parapet and molding, roof options considered, mechanical screening and placement, width of columns on towers, and massing offsets.

Arthur Sawall, Applicant, being duly sworn, spoke on reason for design, having reviewed neighboring property styles, design alternatives considered, concerns for reducing square footage with massing offsets, and answered Board questions on window design, north side window alignment, arch detail, breaks in design, and railing detail.

There was no public comment.

Planner Smith clarified board suggested changes of building massing on south side and east side, reduction in size of parapet, consideration of alternative roof options, windows proportion and alignment, simplification of railing, and adjustments to arch column width.

Discussion took place regarding continuing petition to future meeting and advertising requirements.

A motion was made by Mr. Watkins, seconded by Vice Chair Trammell, that Petition PLAR25-00193 be continued to October 9, 2025 meeting. The motion carried by the following roll call vote:

Yes: 5 - Vice Chair Trammell, Mr. Watkins, Mr. Barrick, Mr. Beebe and Ms. Dearybury

Excused: 2 - Mr. Steketee and Mr. Green

[PLAR25-002](#)
[65](#)

500 Nassau Street - Renovation and Addition to Existing Residence and 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

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. Chair Beebe disclosed that son in law owns the design studio. Chair Beebe abstained from the hearing.

Chair Beebe passed the gavel over to Vice Chair Trammell.

Senior Planner Tremblay, being duly sworn, presented general information, restoration to a nolan era property, aerial map, location, project description, removal of non original features, new structure to link home to garage, current photos, historical photos, Venice Historic Precedent conditions, decision criteria, elevations, and answered Board question on garage being an original structure.

Historical Resource Manager Klinkhamer, being duly sworn, answered Board question if renovation impacted the pending registration to the Local Historical Register.

Sam Hardie, Agent, being duly sworn, presented home constructed in 1920s, ownership details, history of property, owner's intent to restore and live in home, carriage house connector, being a variation from a historic plan book, updated elevations, rendering, chimney, restoring windows on front facade, balconette detail, preserving original doors, proposed windows, privacy wall, and answered board questions on windows sills, vent on north side, reason for curve in privacy wall, railing on privacy wall, and brackets on garage.

There was no public comment.

Senior Planner Tremblay spoke on the updated north elevation and wall detail provided today, including bracket removal as stipulation, and allowing staff to approve changes.

Vice Chair Trammell closed the public hearing.

A motion was made by Mr. Barrick, seconded by Ms. Dearybury, to approve Petition PLAR25-00265 at 500 Nassau Street as presented with the following revisions to the submittal, the revised elevation provided today are followed, and the eyebrow brackets on garage are eliminated. Granting authority to Staff to approve the submitted changes after the fact. The motion carried by the following roll call vote:

Yes: 4 - Vice Chair Trammell, Mr. Watkins, Mr. Barrick and Ms. Dearybury

Excused: 2 - Mr. Steketee and Mr. Green

Abstain: 1 - Mr. Beebe

VI. New Business

[25-0340](#)

2026 Meeting Schedule Approval

Vice Chair Trannell passed the gavel back to Chair Beebe

Planning and Zoning Director Clark spoke on the new schedule.

A motion was made by Ms. Dearybury, seconded by Mr. Watkins, that the 2026 meeting schedule be approved. The motion carried unanimously by voice vote.

VII. Board Discussion

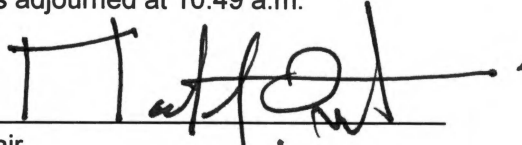
There was no discussion.

VIII. Staff Comments

There were no comments.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:49 a.m.



Chair

Recording Secretary