



# City of Venice

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

## Meeting Minutes Architectural Review Board

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Thursday, August 13, 2020

9:00 AM

Council Chambers and Virtual Meeting

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### Virtual Meeting (See Instructions Below)

[20-4621](#)

Instructions on How to Watch and/or Participate in the Virtual Meeting

#### I. Call to Order

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

#### II. Roll Call

Mr. Barrick joined the meeting at 9:05 a.m.

**Present** 6 - Jon Barrick, Chair Mark Beebe, Ruth Ann Dearybury, Jon Steketee, Bruce Weaver and Ronald Musselman  
**Absent** 1 - Jeff Matthews

#### Also Present

Liaison Council Member Helen Moore, Assistant City Attorney David Jackson, Building Official Greg Schneider and Recording Secretary Mercedes Barcia.

#### III. Audience Participation

Franklin Wright, 521 Harbor Drive South, spoke on 233 Pensacola Road to include the property's historical significance, and noted opposition to the property being demolished.

Mr. Jackson referenced Executive Order No. 20-69 issued by Governor DeSantis and Executive Order No. 2020-04 issued by the city regarding public meetings, and commented on public participation in public meetings.

#### IV. Approval of Minutes

[20-4622](#)

Minutes of the June 25, 2020 Meeting

A motion was made by Ms. Dearybury, seconded by Mr. Weaver, that the Minutes of the June 25, 2020 meeting be approved as written. The motion carried unanimously by voice vote.

#### V. New Business

**VI. Public Hearing**

PLAR20-002  
35

233 PENSACOLA RD - HISTORIC

Demolition of a Single Family Residence

Owner: John & Genice Sullivan

Agent: Jackson Boone - Boone, Boone & Boone, P.A.

Staff: Greg Schneider, Building Official

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

Mr. Jackson inquired board members on conflicts of interest and ex-parte communications. There were none.

Mr. Schneider, being duly sworn, reviewed staff's comments and noted Certificate of Architectural Compliance (CAC) requirement.

Jackson Boone, Boone Law Firm, being duly sworn, spoke to application, existing structure conditions, and alley.

Discussion followed regarding roof and floor repair cost estimates.

Gregg Hassler, building contractor, being duly sworn, commented on a cost estimate for roof repairs and the building's structural issues.

Discussion followed regarding occupants operating a business out of the proposed residence, new property owners, property inspections and restorations, historical significance of structure, alley, liability of restoring a historic structure, and economic feasibility to reuse structure.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke regarding maintenance of historic homes and alley.

Mr. Steketee commented on the property's history, use, maintenance, current value and condition, and noted structure should be demolished.

Mr. Musselman presented pictures of 233, 239, and 243 Pensacola Road.

Discussion ensued regarding the property's current condition and historical significance, John Nolen Plan, restoring and expanding structure, maintaining historic structures in the city, and restoration expenses.

Curt Whittaker, 613 West Venice Avenue, being duly sworn, commented on the demolition application, Ordinance No. 86-25, Mr. Hassler and Mr. Boone's testimony, basis to demolish structure, property maintenance,

construction application, Courtyards of Venice, and proposed garage location.

Tommye Whittaker, 613 West Venice Avenue, being duly sworn, commented on the Courtyards of Venice, Bank of America building, property maintenance, downtown Sarasota, and protecting historic structures.

John Sullivan, property owner, being duly sworn, spoke to renovation costs, existing property conditions, alley, proposed garage location, enhancing the property, and responded to board questions regarding property purchase and intent, and renovation costs.

Jeffery Boone spoke regarding the property's wall near the alley, property maintenance, and regulations for historic properties.

Mr. Beebe closed the public hearing.

**A motion was made by Ms. Dearybury, seconded by Mr. Weaver, that based on the presentation, the Architectural Review Board moves to approve Application No. PLAR20-00235.**

Discussion followed on enhancing the neighborhood, proposed structure impacting historic street view, Northern Italian Renaissance style, building materials in 1920's structures, property restoration, and demolition and maintenance of historic structures.

**The motion carried by the following vote:**

**Yes:** 4 - Chair Beebe, Ruth Ann Dearybury, Jon Steketee and Bruce Weaver

**No:** 2 - Jon Barrick and Ronald Musselman

**Absent:** 1 - Jeff Matthews

Recess was taken at 10:23 a.m. until 10:32 a.m.

**PLAR20-002**  
**36**

233 PENSACOLA RD - HISTORIC

Architectural Design Elements for a New Single Family Residence

Owner: John & Genice Sullivan

Agent: Jackson Boone - Boone, Boone & Boone, P.A.

Staff: Greg Schneider, Building Official

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

Mr. Jackson queried board members on ex-parte communications and conflicts of interest. There were none.

Mr. Schneider, being duly sworn, reviewed staff's comments.

Jackson Boone, Boone Law Firm, being duly sworn, spoke to previous variance request to increase front yard setback from the alley, replicating 213 Harbor Drive design, decorative trim, structure elevations, architectural design features, pool cage, paint colors, roof tile, lighting fixtures, awnings, exterior doors and windows, and site and floor plans.

Gregg Hassler, building contractor, being duly sworn, spoke on the decorative aluminum features and responded to board questions on pool cage visibility.

Mr. Boone spoke to garage location, parking, and resident's support of project.

Discussion followed regarding second floor studio, garage location, alley, second floor sliding glass doors at balcony, adding divided lights, location of proposed awnings, side setback, pool equipment, screening and cage, roof color, cabana, house color, roof tile, trim colors, stair railings, doors to include fiberglass pool side door, window trims, incorporating the board's input in the site plan, Courtyards of Venice, and garage placement.

Mr. Beebe reviewed items that needed to be added on the applicant's site plan and exterior elevation drawings to include (1) updated site plan that coordinates with the proposed floor plans, including equipment screen walls, proposed site walls and fencing, and equipment location, (2) provide revised exterior elevations to indicate locations of proposed awnings, precast concrete column covers, four inch stucco window and door trim bands, pool screen enclosures, divided light window and door mullions, locations of decorative lighting, and decorative railings as discussed during the meeting, (3) indicate detail/location of exterior finished wood trim on rear stair to understand how the proposed stair will have a finished appearance consistent with the guidelines, and (4) provide specific manufacturers cut sheets for fiberglass pool side door, front entry door, and proposed garage configuration.

Jeffery Boone, Boone Law Firm, being duly sworn, requested board respect property owner's request of garage location.

John Sullivan, property owner, being duly sworn, commented on garage location and safety concerns with alley.

Discussion followed on continuing the hearing so applicant can submit revised site plan and drawings, variance for garage placement, sliding glass doors, divided lights, next meeting date, and applicant submitting revisions to staff by August 20, 2020.



A motion was made by Mr. Weaver, seconded by Ms. Dearybury, to continue Application No. PLAR20-00236 to August 27, 2020 at 9:00 a.m. with the revised site plan and exterior elevation drawings. The motion carried unanimously by voice vote.

Discussion took place regarding the next meeting format and location.

## VII. Board Discussion

### 20-4623

#### Election of Chair and Vice Chair

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, for Mr. Beebe to continue serving as chair. The motion carried unanimously by voice vote.

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, for Mr. Barrick to continue serving as vice chair. The motion carried unanimously by voice vote.

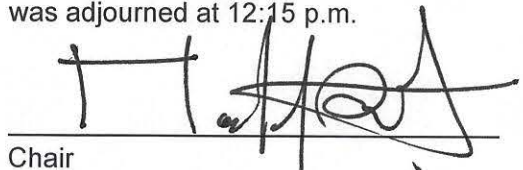
Discussion followed regarding board member participation at the next workshop and staff providing board members with an electronic copy of the requested changes.

## VIII. Staff Comments

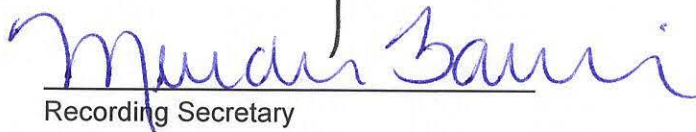
There were none.

## IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 12:15 p.m.



Chair



Recording Secretary