



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, July 13, 2023

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 - Joseph Moody, Jon Barrick, Mark Beebe, Ruth Ann Dearybury, Jon Steketee and Jean Trammell

Excused 1 - Bruce Weaver

Also Present

Council Liason Helen Moore, Assistant. City Attorney Dan Lewis, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Historical Resources Manager Harry Klinkhamer, Recording Secretary Amanda Hawkins-Brown and Records Clerk Tracey Smith.

III. Audience Participation

No one signed up to speak.

IV. Approval of Minutes

[23-6166](#) Minutes of the June 22, 2023 regular meeting.

A motion was mad by Mr. Moody, seconded by Ms. Dearbury, to approve the minutes of the June 22, 2023 meeting as written. The motion carried unanimously by voice vote.

V. Public Hearing

[PLAR23-000](#) 201, 205, 209, 213, 219 Palermo Place - Seeking a Design Alternative for Roofing Materials in the Venetian Theme District (VT)

[72](#)

Staff: Brittany Smith, Planner

Applicant: Medical Gardens of Venice Owners Association

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

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

Planning and Zoning Director Clark, being duly sworn, presented general information, aerial map, project description, site photos, Section 7.10.5, design alternative, Architectural Review Board findings, and consideration for decision.

Jon White, Applicant's roofing contractor, being duly sworn, provided sample of roofing material, and answered board questions on matching other material, advantages of metal material over tile, roof configuration, installation details, wind rating, color details, texture, tile height, how it matches all components, slope of flashing, roof edge detail, drainage, and comparison to composite material.

Chair Beebe closed the public hearing.

Discussion took place regarding being a precedent decision, concerns with profile height, previous approvals of composite tiles with low profiles, new materials being introduced to market, and durability of material.

A motion was made by Ms. Dearybury, seconded by Ms. Trammell, that based on the presentation, the Historic and Architectural Preservation Board approves Application No. PLAR23-00072 with the stipulation of using the color Cleo Mission Gold. The motion carried by the following vote:

Yes: 6 - Mr. Moody, Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Steketee and Vice Chair Trammell

Excused: 1 - Mr. Weaver

[PLAR23-001](#)
[54](#)

140 West Tampa Avenue - Seeking Certificate of Architectural Compliance (CAC) for the Venice Theatre Fly Loft in the Historic Venice District (HV)

Staff: Josh Law, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

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

Assistant City Attorney Lewis questioned Board members concerning ex-parte communications and conflicts of interest. Ms. Trammell disclosed being the president of the Venice Theatre Board and recused herself from the hearing.

Planner Law, being duly sworn, presented general information, aerial photo, project description, colors, signage is exempt from architectural

review, elevation, Architectural Review Board findings, Section 87-7.8.1 criteria, and answered board questions on why signs are exempt from review, height of flyloft, and previous board approvals.

Jackson Boone, Agent, and John Bryant, Architect, being duly sworn, presented future land use designation, previous board approvals, site plan, floor plan, site photos, renderings, themes, elevations, precedent images for inspiration, concept diagram for scallop, elevation massing, detailed concept of parapet, and answered Board questions on historic precedent, pattern and texture, lighting, design to blend with existing structure, east assembly, exterior material for arches, depth of scallop, slope at top, downspout color, and visibility of equipment.

Ann Keohan, 120 Venice Palms Blvd, being duly sworn, spoke on design, scalloping, matching designs on front of building, adding more arches, and signage.

Nancy DeForge, 3321 Laurel Hollow Drive, being duly sworn, spoke on Sarasota Alliance for Historic Preservations, in favor of architectural design presented, and details of parapet.

Attorney Boone spoke to time spent on design, matching historic design with modern theatre, consistence with standards for Certificate of Architectural Compliance (CAC).

Chair Beebe closed the public hearing.

Discussion took place regarding Section 7.10.3, considering application as a design alternate, applied pattern, setting precedent for textured designs, and clarification of a CAC review.

A motion was made by Mr. Moody, seconded by Ms. Dearybury, that based on the presentation, the Historic and Architectural Preservation Board approves Application No. PLAR23-00154. The motion carried by the following vote:

Yes: 4 - Mr. Moody, Chair Beebe, Ms. Dearybury and Mr. Steketee

No: 1 - Mr. Barrick

Excused: 1 - Mr. Weaver

Abstain: 1 - Vice Chair Trammell

[23-6167](#)

Nomination for 721 Myrtle Avenue to the Local Register of Historical Resources

Staff: Harry Klinkhamer, Historical Resources Manager

Owner: Perry and Stephanie Granat

Chair Beebe announced this is a quasi-judicial hearing, read the

memorandum regarding advertisement and written communications, and opened the public hearing.

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

Historic Resources Manager Klinkhamer, being duly sworn, presented nomination, response from postcard mailing, Chapter 87 Section 7.7C8, contributing structure for Edgewood District and John Nolan Plan, site photo, pulley system in windows, and answered Board questions on historic photos, metal roof, how building modification affect historic compliance, contributing structure, whether brackets are original, reviewing structural changes in future, benefits to the Local Register of Historic Resources, no historic pictures available to compare, Certified Local Government (CLG) guidelines, being built in 1930s, and number of homes of similar age and style in Venice.

A motion was made by Mr. Barrick, seconded by Ms. Dearybury, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Historic and Architectural Preservation Board finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to City Council approval of Nomination to the Local Register for 721 Myrtle Avenue. The motion carried by the following vote:

Yes: 6 - Mr. Moody, Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Steketee and Vice Chair Trammell

Excused: 1 - Mr. Weaver

VI. Board Discussion

There was no discussion.

VII. Staff Comments

Historical Resource Manager Klinkhamer spoke on response from post card mailing, concerns for obtaining insurance on historic properties, and October 12, 2023 workshop with Dr. Wilson.

Planning and Zoning Director Clark spoke on board schedule, responding to staff for quorum, local register exclusion and exemptions, and staff interpretation of design alternatives.

VIII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:52 a.m.

Chair

Recording Secretary