



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, October 12, 2023

9:00 AM

Council Chambers

[23-6265](#)

Meeting Instructions and Speaker Card

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, Bruce Weaver, Jon Steketee and Jean Trammell

Absent 1 - Ruth Ann Dearybury

Also Present

Council Liaison Helen Moore, Planning and Zoning Director Roger Clark, Historical Resources Manager Harry Klinkhamer, Planner Brittany Smith, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[23-6267](#)

Minutes of the September 14, 2023 regular meeting.

A motion was made by Mr. Moody, seconded by Mr. Weaver, to approve the minutes of the September 14, 2023 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. New Business

[23-6009](#)

Lecture on Mid-Century Modern Architecture in Venice

This presentation did not take place.

VI. Public Hearing

[PLAR23-000](#)
[90](#)

Continuation from June 22, 2023 HAPB Meeting
501 S Tamiami Trail - Seeking a Design Alternative for Awning Materials
and Variance for Roofing Materials in the Venetian Theme District (VT)
Staff: Brittany Smith, Planner
Applicant/Owner: Bre Mariner Venice Shopping Center

Chair Beebe announced this was a continuation from the June 22, 2023
hearing and re-opened the public hearing.

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

Recording Secretary Hawkins-Brown read the memorandum regarding
advertisement and written communications.

Planner Smith presented the design alternative for roofing material,
change to composite material, and a black-brown color.

Greg Lenner, Applicant, spoke on the change from a metal seam roof
to the currently proposed composite material, durability of material, color
selection, and answered board questions regarding replacement of
current tile, and change in color.

Chair Beebe closed the public hearing.

Planner Smith clarified that the application is only for roofing material
and that previously included awning review was removed.

**A motion was made by Mr. Steketee, seconded by Mr. Weaver, that based on the
presentation, the Historic and Architectural Preservation Board moves to
approve Application No. PLAR23-00090. The motion carried by the following vote:**

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

Absent: 1 - Ms. Dearybury

New Business

[23-6266](#)

Proposed Land Development Regulation (LDR) Changes - Roof
Materials & Minor Repairs
Staff: Nicole Tremblay, AICP, Senior Planner

Discussion took place regarding changing language in Section 7.10.5.
D(2) from pitch to profile, Section 7.8.1A1(d) \$7500 limit, cost of minor
alterations, cost analysis done, adjusting for staff administrative review,
requirement to bring entire facade to regulation, resulting in additional
variance requests, like to like replacement, and having staff bring
another draft back for review.

VII. Board Discussion

Discussion took place regarding preservation of mid century structure in the code, mid-century properties included in historic register mailing, Secretary of Interior guidelines, preserving mid-century architectural, how to define the style, ability to withstand storms, not continuing with speaker, and exploring other topics.

VIII. Staff Comments

Planning and Zoning Director Clark spoke on applications for the next meeting, Special Magistrate case for 219 West Venice Avenue, property brought into compliance, current applications for property, and new architect on project.

Discussion took place regarding writing letter for maintenance of property, requesting letter through City Council, and timeline to address concerns.

Planning and Zoning Director Clark and Historical Resource Manager Klinkhamer continued regarding planning presentation at Chamber of Commerce for community education, Waterford Homeowners Association presentation, and restructuring to add Historical Resources Division with Planning and Zoning Department.

Discussion took place regarding Board's review of registered local historic property projects, projects within the Venice Historic Precedent (VHP), Historical Manager's review of property not in VHP, process to do a text amendment for board review, design guidelines for mid-century architectural, grants available as Certified Local Government (CLG), Bureau Chief visit and orientation, and available training.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 9:59 A.M.

Chair

Recording Secretary