



City of Venice

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

Meeting Minutes Architectural Review Board

Thursday, August 10, 2017

9:00 AM

Council Chambers

I. Call to Order

A Regular Meeting of the Architectural Review Board was held this date in Community Hall. Chair Jon Steketee called the meeting to order at 8:58 a.m.

II. Roll Call

Present 7 - Jeff Matthews, Fred Hind, Jon Barrick, Mark Beebe, Ruth Ann Dearybury, Chair Jon Steketee and Greg Novack

Also Present

Liaison Council Member Fred Fraize, Assistant City Attorney David Jackson, Building Official Frank O'Neill, Development Services Director Jeff Shrum, Public Works Director John Veneziano, Permit and System Analyst Karen Butterworth and Recording Secretaries Shirley Gibson and Mercedes Barcia.

III. Approval of Minutes

[17-2841](#)

Minutes of the June 22, 2017 Regular Meeting

A motion was made by Mr. Hind, seconded by Mr. Beebe, that the Minutes of the June 22, 2017 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

[ARB](#)

[17-2423](#)

219 W VENICE AVE - HISTORIC
Demolition of a Commercial Building
Agent: Hibner + Levine & Associates
Owner: David & Martha Hanneman
Staff: Frank O'Neill, Building Official

Mr. Steketee noted continuance of June 22, 2017 meeting, announced this was a quasi-judicial hearing, and opened the public hearing.

Mr. Jackson questioned board members regarding conflicts of interest and ex-parte communications since the last hearing. There were none.

Mr. Steketee reopened the public hearing.

Mr. O'Neill had no staff report.

Martha Hanneman, property owner, being duly sworn, distributed pictures depicting proposed building facade.

Mr. Jackson commented on architectural compliance and requirements, provided information regarding the Historical Preservation Board's (HPB) jurisdiction, and spoke regarding the local register, ARB's criteria regarding demolition, and noted the board has the authority to seek information from the HPB to help make their decision.

Discussion followed on whether building was historically significant, supporting renovation, how long before building is replaced if demolished, whether owners are allowed to tear down the building, concerns regarding public safety, fire code, and wanting new building to look historical.

David Hanneman, property owner, being duly sworn, noted the building looks similar as the way it was built.

Discussion continued regarding completed facility assessment valuing existing structure, list of needed repairs and cost estimates on demolishing versus rebuilding, elevation drawing from an architect, Ms. Butterworth's comment at the last meeting referencing a stipulation that demolition would not be approved until a Certificate of Architectural Compliance (CAC) was issued for the new building.

Discussion ensued regarding stipulation, demolition permit, whether the building can be torn down, structure design, proposed project and what would happen if owners decide to sell property after demolition.

Mr. Shrum, being duly sworn, discussed the process on obtaining building permits.

Mr. O'Neill, being duly sworn, commented on approval of the demolition permit with stipulation.

Discussion took place on CAC requirement for the new building, demolition approval, and review of CAC by the planning department. Mr. Shrum indicated the proposed stipulation needs to go through many other processes, and the order for a stipulation and the CAC.

Mr. Hanneman noted he cannot obtain finance for the project until a decision is made on whether the building can be demolished.

Mr. Jackson provided clarification on the CAC and approval of

demolition permit.

Mr. Steketee closed the public hearing.

A motion was made by Mr. Beebe, seconded by Ms. Dearybury, that based on the presentation, the Architectural Review Board moves to approve Application No. ARB 17-2423 with the stipulation that no demolition permit be issued until a CAC is approved by the ARB for a new building. The motion carried by the following vote:

Yes: 6 - Mr. Matthews, Mr. Hind, Mr. Beebe, Ms. Dearybury, Mr. Steketee and Mr. Novack

No: 1 - Mr. Barrick

V. Board Discussion

There was none.

VI. Staff Comments

There were none.

VII. Audience Participation

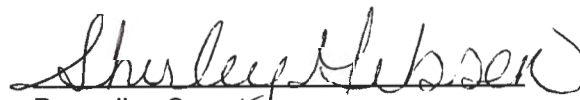
No one signed up to speak.

VIII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 9:43 a.m.



Chair



Recording Secretary
