



# City of Venice

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

## Meeting Minutes Historic and Architectural Preservation Board

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Thursday, November 13, 2025

9:00 AM

Council Chambers

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### I. Call to Order

Chair Beebe called the meeting to order at 9:00 A.M.

### II. Roll Call

**There was consensus to excuse Jon Steketee's absence.**

**Present** 6 - Jean Trammell, Greg Watkins, Steven Green, Jon Barrick, Mr. Mark Beebe and Ruth Ann Dearybury

**Excused** 1 - Jon Steketee

### Also Present

Council Liaison Kevin Engelke, Assistant City Attorney Dan Lewis, Planning and Zoning Director Roger Clark, Historical Resources Manager Harry Klinkhamer, Planner Brittany Smith, and Recording Secretary Amanda Hawkins-Brown.

### III. Approval of Minutes

[25-0412](#)

Minutes of the October 9, 2025 Meeting

A motion was made by Mr. Watkins, seconded by Ms. Dearybury, that the minutes of the October 9, 2025 meeting be approved 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](#)

\*\*\*Continued from the September 25, 2025 and October 9, 2025 HAPB Meeting  
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 update, and clarified the 10% secondary material suggested at last meeting is not mandatory in code.

Beka Saldadze, Applicant, being duly sworn, presented rendering with color selections, inability to add a secondary material, creating offsetting planes by pushing back balconies, carving design, and answered Board questions on added roof on balconies, roof eave moldings, story band molding, south elevation massing, center balcony, center roof placement, column alignment, color selection, roof tile color and material, trash enclosure, and roof profile.

Recess was taken from 9:37 A.M. until 9:39 A.M.

Mr. Saldadze continued presenting a roof tile sample.

Planner Smith asked for clarification of acceptance of roof tile, suggestion to lower center roof, fascia, and corbels on south elevation, and allowing staff review.

There was no public comment.

Chair Beebe closed the public hearing.

**A motion was made by Mr. Watkins, seconded by Mr. Barrick, that based on the presentation, the Historic and Architectural Preservation Board moves to approve Application No. PLAR25-00193 with any further design issue to be handle at the staff level with consultation with the board chair. The motion carried by the following roll call vote:**

**Yes:** 6 - Vice Chair Trammell, Mr. Watkins, Mr. Green, Mr. Barrick, Mr. Beebe and Ms. Dearybury

**Excused:** 1 - Mr. Steketee

## VI. New Business

[25-0298](#)

\*\*\*Continued from the August 28, 2015 HAPB Meeting  
Review and Comment on Draft Historic Preservation Informational Brochure

Staff: Harry Klinkhamer, Historical Resources Manager

Historical Resources Manager Klinkhamer presented drafts of

informational brochure, interior design, and outside design options.

Discussion took place on preference for round image on cover, making circle larger to show more background, building images used, adding beach pavilion image, distribution locations, and setting text to justified center format.

[25-0413](#)

Request Funds for Purchase of Local Designation Plaque For Nassau House located at 500 Nassau Street South

Staff: Harry Klinkhamer, Historical Resources Manager

Historical Resources Manager Klinkhamer presented request to purchase a designation plaque, use of funds from Centennial fund account interest, cost, property name, and answered Board questions on material, plaque design, funds for 2026 centennial celebration, and balance remaining in centennial fund.

**A motion was made by Vice Chair Trammell, seconded by Mr. Watkins, to approved use of funds to purchase a Local Designation Plaque for Nassau House. The motion carried unanimously by voice vote.**

## VII. Board Discussion

Discussion took place regarding updating approved color palette.

## VIII. Staff Comments

Planning and Zoning Director Clark spoke on the next meeting, Centennial Logo, centennial celebration kickoff at the holiday parade, and Lord-Higel house opening soon.

Historical Resource Manager Klinkhamer spoke on the holiday open house at museum, Blalock Park events, tree lighting, book signings, the Sarasota Six to Save Program announcement, and answered Board question on the holiday tree lighting.

## IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:13 A.M.

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Chair

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Recording Secretary