



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, April 9, 2026

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 7 - Jon Steketee, Jean Trammell, Greg Watkins, Steven Green, Jon Barrick, Chair
Mark Beebe and Helen K Moore

Also Present

Council Liaison Kevin Engelke, Assistant City Attorney Dan Lewis, Mayor Nick Pachota, City Clerk Kelly Michaels, City Manager James Clinch, Planning and Zoning Director Roger Clark, Planner Brittany Smith, Historical Resources Manager Harry Klinkhamer, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[26-0561](#) Minutes of the March 12, 2026 Meeting

A motion was made by Mr. Watkins, seconded by Ms. Moore, that minutes of the March 12, 2026 meeting be approved. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Presentation

[26-0562](#) Annual Presentation by Mayor Pachota and Charter Officers (City Manager Clinch, City Clerk Michaels, City Attorney Fernandez)

Mayor Pachota, City Clerk Michaels, City Manager Clinch, Assistant City Attorney Lewis presented past chair meetings, board duties, agenda priorities, Clerk's office responsibilities, quorum, virtual attendance, meeting decorum, chair must be present to run meeting, sound in chambers, properly stated motions, audience participation, chair's

responsibilities, time management, moderating public comment, navigating challenging public hearings, Quasi Judicial Hearings compared to Legislative Hearings, due process, substantial evidence, staying within the scope of the hearing, appeals, Roberts Rules, language in motions, codified guidelines in the Land Development Code, preparing for a meeting, legislative referrals process, annual report, and liaison roles.

Discussion took place regarding public misconception of board's authority on code enforcement concerns.

Mayor Pachota continued regarding having efficient and productive meetings, volunteers needed for board seats, and thanked the board.

VI. Public Hearing

[PLAR26-000](#) 417 Nassau Street - Removal of Non-Original Addition and New 2 Story
[59](#) Addition Along the Rear of the House

Staff: Brittany Smith, Planner

Agent: Sam Hardie, AIA, Beebe Design Studio

Owner/Applicant: Samuel and Anna Mclean Joynson

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. Mr. Barrick disclosed he knows the owners socially. Chair Beebe disclosed interest in the design firm, that the agent presenting is his son-in-law, and recused himself from the hearing.

Planner Smith, being duly sworn, presented general information, Certificate of Architectural Compliance request, aerial map, project description, associated petitions, site photos, historic photos, site plan, elevations, color rendering, Venice Historic Precedent compliance, and decision criteria. Historical Resources Manager Klinkhamer, being duly sworn presented review against Secretary of Interiors Standards, the windows not being original, addition being offset to differentiate from original structure, new addition abutting original structure to meet removal standard, and answered Board question on whether stucco finish was original.

Sam Hardie, Agent, being duly sworn, presented owner reason for addition, project details, preserving the historic architecture, exterior rendering, replacement of door and windows, current windows are not original, historic photos, addition being distinct but complimentary, and answered board questions on trim around door, windows, percentage of

opening on the east elevation, size of windows on west elevation, roof vent, railing details, gable roof tile overhang, whether awnings will be restored, wood door details, current condition of original structure, privacy gate door, tile caps on garden wall, roofing end tails, second floor extension bracket details, pool deck material, stucco finish, whether chimney plaster to remain, north elevation door trim, and finish color on metal door and window frames.

There was no public comment.

Planner Smith clarified board recommendations of window size on the north elevation to be closer to original size, roof ventilation details, roof tile fold down, detail railing on front window, consideration of restoring awnings, clarity on gate material details, note on garden wall, bracket details, chimney details to remain, east elevation roof tail detailing, bracket extension details, and noted board's review should focus on what is only visible from street.

Discussion took place on whether to continue the hearing. Mr. Hardie requested an approval with stipulations in lieu of continuation due to burden to owner. Planning and Zoning Director Clark spoke on board allowing staff approval for stipulations with any questions reviewed by Vice Chair Trammell.

Vice Chair Trammell closed the public hearing.

A motion was made by Mr. Watkins, seconded by Ms. Moore, that with the drawing detailed modifications requested, the Historic and Architectural Preservation Board move to approve application PLAR26-00059 with the changes to be reviewed by staff and any questions consulted with Vice Chair Trammell. The motion carried by the following roll call vote:

Yes: 6 - Mr. Steketee, Vice Chair Trammell, Mr. Watkins, Mr. Green, Mr. Barrick and Ms. Moore

Abstain: 1 - Chair Beebe

[PLAR26-001](#) 417 Nassau Street - Design Alternative for More Than 75% of Primary
[05](#) Color Coverage

Staff: Brittany Smith, Planner

Agent: Sam Hardie, AIA, Beebe Design Studio

Owner/Applicant: Samuel and Anna Mclean Joynson

Vice Chair Trammell 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. There were none.

Planner Smith, being duly sworn, presented color coverage guideline of up to 75% of primary color, 20% of secondary color, with 5% of accent color, design alternative request for primary color exceeding the 75%, and a color rendering.

Sam Hardie, Agent, being duly sworn, spoke on historic coloring being more simple, plan matching historic trends, and answered Boards questions on consideration for meeting code through colors on addition.

Discussion took place regarding suggestion for secondary color on chimney or garden wall, restoring awning with a secondary color, color in recesses, owner's wants, and historic coloring.

There was no public comment.

Vice Chair Trammell closed the public hearing.

A motion was made by Ms. Moore, seconded by Mr. Steketee, that based on the presentation the Historic and Architectural Preservation Board moves to approve application PL AR26-00105 . The motion failed by the following roll call vote:

Yes: 3 - Mr. Steketee, Mr. Watkins and Ms. Moore

No: 3 - Vice Chair Trammell, Mr. Green and Mr. Barrick

Abstain: 1 - Chair Beebe

Planning and Director Clark spoke on applicant's options to meet code with staff review or come back with a different design alternative.

VII. Board Discussion

Vice Chair Trammell returned the gavel to Chair Beebe.

Discussion took place on reviewing the color portion of code.

VIII. Staff Comments

Historical Resources Manager Klinkhammer spoke on selecting a board representative for historic forum.

There was consensus for Jon Barrick to represent the Board at the Local Register Forum.

Staff Comments

Planning and Zoning Director Clark and Historical Resources Manager Klinkhamer spoke on the Preservation Month Proclamation will be presented at the April 28th Council meeting, historical resources grant

update, findings for survey for Edgewater and Seaboard areas, a Local Register ceremony for the beach pavilion, and answered board question regarding funding for pavilion rehabilitation.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 11:28 a.m.

Chair

Recording Secretary