



# 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, May 25, 2023

9:00 AM

Council Chambers

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[23-6099](#)

Meeting Instructions and Speaker Card  
(Turn your speaker card in to Clerk staff prior to the meeting being called to order)

### I. Call to Order

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

### II. Roll Call

RuthAnn Dearybury and Joseph Moody absences were excused.

**Present** 4 - Mark Beebe, Bruce Weaver, Jon Steketee and Jean Trammell

**Excused** 2 - Joseph Moody and Ruth Ann Dearybury

**Absent** 1 - Jon Barrick

### Also Present

Council Liaison Helen Moore, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, and Recording Secretary Amanda Hawkins-Brown.

### III. Audience Participation

No one signed up to speak.

### IV. Approval of Minutes

[23-6100](#)

Minutes of the May 11, 2023 HAPB Regular Meeting.

A motion was made by Ms. Trammell, seconded by Mr. Weaver that the minutes of the May 11, 2023 regular meeting be approved as written. The motion carried unanimously by voice vote.

### V. Public Hearing

[PLAR23-000](#)  
[89](#)

240 S. Harbor Drive - Seeking Variance Approval for a Chain Link Fence, 65' in Length and 6' High, in rear of property to connect to existing fence

in the Historic Venice (HV) Architectural Control District

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant/Owner: Elaine Schwartz

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 Jackson questioned Board members concerning ex-parte communications and conflicts of interest. Chair Beebe disclosed a site visit.

Senior Planner Tremblay, being duly sworn, presented general information, project description, site photos, review board finding, Code Section 87-7.10.13, decision factors, and answered Board questions on neighbor's fence being permitted, district located, and visibility from street.

Elaine Schwartz, Applicant, being duly sworn, presented site photos, neighbors fence, visibility, concerns with property line, and answered Board questions on location of neighbor's chain link fence, whether fence was there prior, and reason for selecting chain link material.

Discussion took place regarding District's allowed fence materials, whether permit is required, and survey done.

Judy Sturgeon, 404 Armada Road South, being duly sworn, spoke on neighbor's fencing, surrounding historic buildings, showed site photos and spoke against the chain link material.

Ms. Schwartz, applicant, presented site photos of neighbor's chain link fence, and photos from street as rebuttal.

Chair Beebe closed the public hearing.

Discussion took place matching neighboring fencing, need of fence, variance, and privacy issue.

**A motion was made by Mr. Steketee, seconded by Ms. Trammell, that based on the presentation, the Historic and Architectural Preservation Board moves to deny Application No. PLAR23-00089 due to chain link material is not allowed in Historic District.**

**Yes:** 4 - Chair Beebe, Mr. Weaver, Mr. Steketee and Vice Chair Trammell

**Excused:** 2 - Mr. Moody and Ms. Dearybury

**Absent:** 1 - Mr. Barrick

[PLAR23-001](#)  
[13](#)

532 Riviera Street- Seeking Approval for Installation of a Metal Roof on a Single-Family Home in the Historic Venice (HV) Architectural Control District

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant/Owner: David Whited

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

Senior Planner Tremblay, being duly sworn, presented aerial map, project descriptions, site photos, hardship on applicant, email approval error by City, house being unable to support weight of barrel tile, Code Section 87-7.10.13, factors for decision, and answered Board questions on District located in.

David Whited, Applicant, being duly sworn, presented sample of roof, Hurricane Ian damage, homeowners insurance requirement, 1950s home, recent improvements to home, cost involved, and answered Board questions on alternative asphalt roofing considered, and purchase of material.

Jacqueline Mineo, Sovrano Road, being duly sworn, spoke regarding visibility from road, metal roof on nearby homes, home style, and in favor of variance.

Rose Hightower, 529 Riviera Street, being duly sworn, spoke in favor of variance, and homeowner's effort to improve home.

Chair Beebe closed the public hearing.

Discussion took place regarding improvements made to home, email approval error by City, visibility, material already purchased, and insurance stipulations.

**A motion made by Ms. Trammell, seconded by Mr. Steketee, that based on presentation, the Historic and Architectural Preservation Board moves to approve Application No. PLAR23-00113. The motion carried by the following vote:**

**Yes:** 4 - Chair Beebe, Mr. Weaver, Mr. Steketee and Vice Chair Trammell

**Excused:** 2 - Mr. Moody and Ms. Dearybury

**Absent:** 1 - Mr. Barrick

## VI. Board Discussion

Discussion took place regarding on Legacy Awards, and educational workshop.

## VII. Staff Comments

Planning and Zoning Director Clark spoke on the Legacy Award, an educational workshop about the Local Historical Register, postcards sent, response from mailing, meeting schedule for summer, and June 8, 2023 meeting applications.

Discussion took place on sound in Chambers, and Historic District requirements did not changed in recent Land Development Regulation (LDRs) updates.

## VIII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:06 a.m.

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Chair

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Recording Secretary