



Meeting Minutes
Historic and Architectural Preservation
Board

Thursday, January 12, 2023

9:00 AM

Council Chambers

[23-5921](#)

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

II. Roll Call

Joseph Moody joined meeting at 9:02 a.m.

Present 7 - Joseph Moody, Jon Barrick, Mark Beebe, Ruth Ann Dearybury, Bruce Weaver, Jon Steketee and Jean Trammell

Also Present

Council Liaison Helen Moore, Assistant City Attorney David Jackson, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Historical Resource Manager Harry Klinkhamer, and Recording Secretary Amanda Hawkins-Brown.

III. Audience Participation

There was no one signed up to speak.

IV. Approval of Minutes

[23-5922](#)

Minutes of the December 8, 2022 Regular Meeting.

A motion was made by Ms. Dearybury, seconded by Ms. Trammell, to approve the minutes of the December 8, 2022 regular meeting as written. The motion carried unanimously by voice vote.

V. Public Hearing

[PLAR22-002](#)
[46](#)

219 West Venice Avenue - Seeking approval of Level III Renovations and Addition of a Rooftop Dining Area in the Historic Venice Architectural Control District (HV)
(Continued from December 8, 2022 HAPB Meeting)

Staff: Nicole Tremblay, AICP, Senior Planner
Applicant: John A. Bodziak, AIA, PA

Chair Beebe announced this is a continuation of a quasi-judicial hearing, read the memorandum regarding advertisement, and written communications, and re-opened the public hearing.

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

No staff report was given.

Mr. Bodziak, Applicant, being duly sworn, updated Board on changes, location of cabanas, details on trim, window sample, pre cast concrete details for medallion and trim pieces, mullions in windows, columns, colors, materials, and answered Board questions cabana location, roof material, cabana curtains, cabana roof material, roof color, front elevation, keystones size, rendering errors, lighting, front elevation windows placement, and shutters removal.

Discussion took place regarding continuing to next meeting, need of corrected renderings and elevations including the decorative elements with proportions, and material details.

Tommye Whittaker, 613 W Venice Avenue, asked the Board and staff to be diligent with review, and spoke on the past request for demolition, and derelict condition of building for years.

Frank Wright, 521 Harbor Drive South, spoke on historic nature of building, asking Board to focus on the historic aspect more, and Venice Historic Precedence importance.

Discussion took place regarding the combining of boards, and board authority to follow guidelines of ordinance.

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, to continue Application No. PLAR22-00246 to the January 26, 2023 meeting at 9 a.m. The motion carried unanimously by voice vote.

[PLAR22-002](#)
[47](#)

108 E. Venice Ave. (Cassata Square) - Seeking Consideration for a Certificate of Architectural Compliance for a 3-Story Mixed Use building in the Venetian Theme Architectural Control District (VT)

Staff: Nicole Tremblay, AICP, Senior Planner
Applicant/Owner: CS of Venice Development Co.

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 general information, project description, site photo, elevations, and architectural review findings.

Obadiah Swaffurd, CS of Venice Development CO, Applicant, being duly sworn, presented being within the Venetian Theme guidelines, matching surrounding properties, and answered Board questions on parking entry, doors on units, glass tinting, materials of details, amenities, equipment location and screening, and parapet design.

Chair Beebe closed the public hearing.

Meeting recessed from 10:00 a.m. to 10:10 a.m.

A motion was made by Mr. Moody, seconded by Ms. Dearybury, that based on the presentation, the Historic and Architectural Preservation Board approves application No. PLAR22-00247 with the stipulations that mechanical equipment be screened per the guidelines. The motion carried unanimously by voice vote.

[PLAR22-002](#)
[54](#)

216 Palermo Place - Seeking Consideration of a Architectural Variance for the Installation of a Storage Shed in the Historic Venice Architectural Control District (HV)

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant/Owner: Mary Erickson Trust

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 general information, shed style to match existing home, project description, variance criteria, visibility from street, photos, site plan, and answered Board questions on fencing.

Mary Erickson, Applicant, being duly sworn, spoke on the need for shed, partial visibility from Riveria Street, design to match home, built to hurricane standards, and answered Board questions on converted carport, landscaping, electrical, orientation, and paint color.

Chair Beebe closed the public hearing.

A motion was made by Ms. Dearybury, seconded by Ms. Trammell, that based on the presentation, the Historic and Architectural Preservation Board approves application No. PLAR22-00254. The motion carried unanimously by voice vote.

VI. Old Business

[23-5923](#)

Discussion offering an educational program for public on Mid-Century Modern Architecture in Venice previously planned by the Historic Preservation Board

Staff: Harry Klinkhamer

Historical Resource Manager Klinkhammer spoke on an educational presentation on mid-century architectural, speakers available times, options to hold it as a workshop, meeting, or public seminar, and location options.

Discussion took place regarding sunshine law concerns, meeting the education and outreach mandate for the Board, time of presentation, option for an off site workshop, notice requirements, contents of presentation, marketing, and coordination with other local historical organizations.

VII. Board Discussion

Discussion took place regarding a copy of Chapter 87, Section 7 of the Land Development Code, 2023 agenda goals, details in staff reports, continuation process information, recording board comments and sharing with applicant for continuations, adding revision date on documents, and staff's review of a property before certificate of occupancy is issued.

VIII. Staff Comments

Discussion took place regarding reviewing historic preservation aspect on a property, including street view photos of all elevations, time frames for demolitions and renovations, review process involving other boards, authority for continued maintenance, balconies are no longer allowed under current code, including a presentation on Legacy Award at next meeting, agenda priorities process, addressing accessory structures, Secretary of Interior Standards, Venice Historic Precedent, Nolan era properties, properties on the local Historic Register, and the Certified Local Government (CLG) application process.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 11:04 p.m.

Chair

Recording Secretary