



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, January 8, 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 5 - Jon Steketee, Jean Trammell, Greg Watkins, Jon Barrick and Mr. Mark Beebe
Excused 1 - Steven Green
Absent 1 - Ruth Ann Dearybury

Roll Call

A motion was made by Mr. Steketee, seconded by Vice Chair Trammell, to excuse the absence of Steven Green. The motion carried unanimously by voice vote.

Also Present

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

III. Approval of Minutes

[26-0456](#) Minutes of the November 13, 2025 Meeting

A motion was made by Mr. Watkins, seconded by Vice Chair Trammell, that the minutes of the November 13, 2025 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

[PLAR25-003](#) 500 Nassau Street South - Seeking Recommendation to City Council for
[14](#) Ad Valorem Tax Exemption for Improvements to a Property in the

Local Register of Historical Resources
Staff: Harry Klinkhamer, Historical Resources Manager
Applicant/Owner: Michael and Alice Jeromin

Chair Beebe opened the public hearing.

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

Recording Secretary Hawkins-Brown read the memorandum regarding advertisement.

Historical Resources Manager Klinkhamer, being duly sworn, presented application for Ad Valorem Tax Exemption, the property being on the Local Historical Register, renovation plans were reviewed by Board and staff, and decision being for recommendation to City Council.

Michael Jeromin, Applicant, being duly sworn, spoke on restoration and associated costs.

There was no public comment.

Discussion took place regarding efforts and cost needed for restorations.

Chair Beebe closed the public hearing.

A motion was made by Mr. Barrick, seconded by Vice Chair Trammell, to recommend approval to City Council of application PLAR25-00314. The motion carried by the following roll call vote:

Yes: 5 - Mr. Steketee, Vice Chair Trammell, Mr. Watkins, Mr. Barrick and Mr. Beebe

Excused: 1 - Mr. Green

Absent: 1 - Ms. Dearybury

VI. New Business

[26-0457](#)

Discussion - 205 Harbor Drive Pre Application

Chair Beebe introduced the item.

Planner Smith presented project general information.

John Holz, Architect, presented location, proposed building plan for a one story commercial building, coordinating with catholic church design, five parking spaces, floor plan, roof plan, elevations, stucco color and finish, roof material, window placement, ornamental designs, scuppers and downspouts, renderings, arches, brackets, and answered Board question

on placement on lot.

Discussion took place regarding window proportions, divided lights, coordination with cathedral design, the pre-cast material, cast stone base, roof material, bracket details, and finish on details.

VIII. Staff Comments

Planning and Zoning Director Clark and Historical Resource Manager Klinkhamer spoke on the pre-application discussion, no application at this time for next meeting, preparing the annual report to City Council, distribution of the historical information brochure, initial meeting for next historic resources survey, and Seaboard technical planning starting.

VII. Board Discussion

Discussion took place regarding change in board's seat requirement for a Venice Mainstreet member, status update on past approvals, being in favor of pre-application reviews, hosting educational seminars for the Local Historical Register, and the opening of the Lord-Higel House coffee.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 9:50 A.M.

Chair

Recording Secretary