City of Venice
Meeting Minutes
Architectural Review Board
Thursday, January 23, 2014 9:00 AM Council Chambers

V. Updates

Mr. LaPorta queried the board on whether staff should create verbiage to the ARB ordinance regarding the disclosure of the Historic District.

Mr. Persson answered questions on the legal ramifications of disclosing the Historic District by realtors, whether the city would be able to add disclosure verbiage, stated most contracts read "subject to zoning restrictions".

Discussion continued on having information regarding the architectural districts in the property appraisers office, and having the information in the homeowner disclosure.

Mr. Clark noted struggles the board has had with this issue, measures taken in the past, and reported the cashier's office was educated on the architectural districts in order to inform customers when they apply for water service.

Discussion took place on how the properties are identified as being in a district and the confusion when the John Nolen District Plan was added.

Mr. Pickett answered questions on the GIS map system, the permitting system having the districts included, and suggested the database be checked.

Mr. LaPorta invited Mr. Shrum to come forward regarding the ARB guideline changes that were heard by the planning Commission, and reported the commission noticed the sign provision in the Historic District and requested the sign provision be omitted from the ARB guidelines because of the sign code update.

Mr. Shrum introduced himself, stated the land development code is being updated and will include the ARB guidelines, the city desires to have all sign provisions in one location of the code, noted changes affecting ARB such as notice requirements, the integration between the building and planning department concerning ARB cases, and stated the district database will be updated.

Mr. Pickett talked about the reference to the color book in the guidelines, the requirements of public hearing notices, and the process of a public hearing.

Mr. Sherman commented on using an administrative hearing process instead of a board variance approval.

Mr. Pickett answered questions on the timeframe to apply for a variance and be heard by the board.

Discussion took place regarding the regulations being uniform, having a standard process for all boards, the notice procedure being new for the board, current statute, due process requirement, whether the fees will increase with the notice requirement, and ARB requirements for paint.

Ms. Gould Choquette left the meeting at 9:49 a.m. and returned at 9:50 a.m.

Discussion continued on whether a paint approval would have to be noticed, authority of the building official, whether paint would be a quasi judicial proceeding, the 250 foot requirement being too broad for the historic process, whether the administrative variance process would be useful, possibly changing the mailing notice to the contiguous property owners, the importance of the administrative section in the ordinance, how the regulations will effect the board, not wanting to frustrate property owners who are trying to make their properties aesthetically pleasing, lead time to advertise a public hearing, and when agendas are posted on line.

Mr. Persson answered questions on continued public hearings and purpose of the public hearing notice.

Mr. Pickett addressed the Planning Commission request to remove the sign regulations in the back of the ARB guidelines, stated the sign regulations should be in one place in the land development code, queried the board on whether they are reviewing signage, suggested the ARB sign provision be moved to the land development code by way of the sign code update ordinance, and stated all ARB provisions will be retained.

Discussion followed on the board review of signage, wanting to have control over color, and not wanting bright signage in the districts.

There was a CONSENSUS of the board to have the sign code provision removed from the ARB guidelines and included in the sign code ordinance update.

Mr. Persson suggested the handbook be changed at the same time.