



# 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, December 8, 2022

9:00 AM

Council Chambers

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[22-5870](#)

Meeting Instructions and Request to Speak Form  
(Submit your Speaker Card to the Clerk Before the Meeting is Called to Order)

### I. Call to Order

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

### II. Roll Call

**Present** 6 - Joseph Moody, Jon Barrick, Mark Beebe, Ruth Ann Dearybury, Bruce Weaver and Jean Trammell  
**Absent** 1 - Jon Steketee

### Also Present

Vice Mayor Boldt, Council Liaison Helen Moore, Planning and Zoning Director Roger Clark, Historical Resources Manager Harry Klinkhamer, Senior Planner Nicole Tremblay, and Recording Secretary Amanda Hawkins-Brown.

### III. Audience Participation

There was no one signed up to speak.

### IV. Approval of Minutes

[22-5871](#)

Minutes of the November 10, 2022 regular meeting.

**A motion was made by Mr. Moody, seconded by Vice Chair Trammell, to approve the minutes of the November 10, 2022 regular meeting as written. The motion carried unanimously by voice vote.**

### V. Public Hearing

[PLAR22-002](#)  
[31](#)

215 W Venice Avenue - Seeking Approval of a Redesign of the Front Facade of a Building in the Historic Venice District (HV)  
Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Jeff Gates, Beechwood Builders  
Owner: Addys Inn, LLC

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 site photos, project description, and Architectural Review Board findings.

Historical Resources Manager Klinkhamer presented historical photos of building.

Jeffrey Gates and Zeqi Li, Agents, being duly sworn presented façade details, window details, roof proposal, storefronts remaining the same, consistency with neighboring buildings, color palette, tile roof details, and answered Board questions on existing tile, color changes, gutters and downspouts, windows, signage, and removing a window.

Chair Beebe closed the public hearing.

Discussion took place regarding adding stipulation to match repairs to buildings at 212 and 213 West Venice Avenue.

**A motion was made by Ms. Dearybury, seconded by Mr. Moody, to approve Application No. PLAR22-00231 with the stipulation that the tile and paint color on 213 West Venice Avenue is to match 215 and 217 Venice West Venice Avenue when it is changed. The motion carried unanimously by voice vote.**

[PLAR22-002](#)  
[45](#)

350 Tampa Avenue - Seeking Approval of Renovations and an Addition to Epiphany Cathedral in the Historic Venice Architectural Control District (HV)

Staff: Nicole Tremblay, AICP, Senior Planner  
Applicant: Diocese of Venice

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 was none.

Senior Planner Tremblay, being duly sworn, presented the project description, aerial photo, elevation, renderings, Architectural Review Board findings, applicability, and answered Board questions on Venetian Theme

compliance.

Joseph Calabrese and Brian Baker, Agents, being duly sworn, presented church history, existing building features, building height, roof replacement, proposed façade, interior design elements, interior materials, drainage, exterior materials, past similar projects, window details, storm resistance, and answered Board questions on existing windows, bell tower, curved parapet, window framing finishing, door materials, storm impact ratings, color of roof, and square cross tower.

Chair Beebe closed the public hearing.

Discussion took place about being built before the Venice Historic Precedent, this would be an exception to continue the building standard in which it was built by and making exceptions for design alternatives.

**A motion was made by Mr. Barrick, seconded by Ms. Dearybury, to approve Application No. PLAR22-0025 as presented and accept the following design options of stone being the predominant facade material, the copper metal roof, barrel shape roof as design alternatives to our guideline standards. The motion carried by the following vote:**

**Yes:** 6 - Mr. Moody, Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Weaver and Vice Chair Trammell

**Absent:** 1 - Mr. Steketee

[PLAR22-002](#) 219 West Venice Avenue - Seeking approval of Level III Renovations and  
[46](#) Addition of a Rooftop Dining Area in the Historic Venice Architectural

Control District (HV)

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant: John A. Bodziak, AIA, PA

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 was none.

Senior Planner Tremblay, being duly sworn, presented general information, aerial photo, background, project description, rooftop seating, windows, elevations, renderings, and answered Board questions on location of balcony over right of way. Planning and Zoning Director Clark spoke on the code approval process. Historical Resources Manager Klinkhamer presented historic photos.

John Bodziak, Agent, being duly sworn, spoke on project history and delays, current deteriorating structure, proposal to divided bottom level to

three units, access to upper levels, rooftop restaurant, façade, and answered Board questions on kitchen, residences and office space on second floor, restaurant on third floor, window design on second floor, decorative features, trim and column details, balcony flooring, drainage, railing, third floor arch feature, glazing, side elevations, awning material, decorative shutters, cabana materials, roof material, and views from street.

**A motion was made by Ms. Dearybury, seconded by Ms. Trammel to continue PLAR22-00246 to the January 12, 2022 meeting. The motion carried unanimously by voice vote.**

## VI. New Business

### [22-5872](#)

Discussion on New Approved Colors  
Presenter: Beth Martin, Sherwin-Williams

Beth Martin, Sherwin Williams Paints, presented color recommendations from 2011, last display formatting, recommendation to add colors, and providing ranges of light and dark for colors.

Discussion took place of historic colors, options for new color selection process, colors in other city's historic areas, presentation formats available, Venice Historic Precedent, historic context on colors, number of color options to add, and working with staff for initial selections.

### [22-5873](#)

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 Manager Klinkhamer spoke on educational outreach programs, a mid-century architectural program available, potential Sunshine Law conflicts of off site programs, and considering logistics for program presentation during meetings.

## VII. Board Discussion

Discussion took place regarding including historical photo in staff reports.

## VIII. Staff Comments

There was no discussion.

**IX. Adjournment**

There being no further business to come before this Board, the meeting was adjourned at 12:00 p.m.

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Chair

\_\_\_\_\_  
Recording Secretary