



City of Venice

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

Meeting Minutes Architectural Review Board

Thursday, March 9, 2017

9:00 AM

Council Chambers

I. Call to Order

A Regular Meeting of the Architectural Review Board was held this date in Council Chambers. Chair Jon Steketee called the meeting to order at 9:00 a.m.

II. Roll Call

Present 6 - Jeff Matthews, Fred Hind, Jon Barrick, Mark Beebe, Chair Jon Steketee and Greg Novack

Absent 1 - Ruth Ann Dearybury

Also Present

Liaison Council Member Fred Fraize, Assistant City Attorney David Jackson, Building Official Frank O'Neill, Development Services Director Jeff Shrum, Historical Resources Director James Hagler, and Recording Secretary Michelle Girvan.

III. Public Hearings

[ARB](#)
[17-0613](#)

304 W VENICE AVE - HISTORIC
Construction of a Commercial Building
Owner: Venetian Plaza LLC
Agent: Beebe Design Studio
Staff: Frank O'Neill, Building Official

Mr. Steketee announced this is a quasi-judicial hearing, opened the public hearing, and read memorandum regarding advertisement and written communications.

Mr. Jackson questioned board members concerning ex-parte communications and conflicts of interest. Mr. Beebe noted a conflict of interest and recused himself. All members noted site visits and there was no ex-parte communications.

Mr. O'Neill, being duly sworn, stated applicant is requesting approval for a two story building in downtown Venice.

Nick Pepper, Architect, Beebe Design Studio Architects, being duly sworn, spoke on planning commission's approval of the project, other

projects worked on near the site, design features and structures, compliance with guidelines, historic building features, archways, aesthetics, building view and elevations, barrel clay tile, balconies, aluminum railings, stairwell area, moldings, requesting approval to change precast on the lower level elevation to painted stucco, budget constraints, paint colors, protek hurricane feature, and light fixtures.

Discussion took place regarding paint colors, west elevation space, possible coffee shop, patio wall, design aesthetics, common area, light fixtures, Bank of America and Daiquiri Deck elements, building uniqueness, storefront frames, ratio on tile percentages, color on renderings, north elevation casts, moldings, precast and ability to make changes, setting future precedent for historical commercial buildings, building view, wall finish, dumpster elevation, gate color, north elevation concerns, storefront frame color, front covered walkway lighting, and ceiling finish.

No one signed up to speak.

Mr. Steketee closed the public hearing.

A motion was made by Mr. Hind, seconded by Mr. Matthews, that based on the presentation, the Architectural Review Board moves to approve Application No. ARB 17-0613 with the option for the architect and builder to use precast on the northeast and west sides of the building. The motion carried by the following vote:

Yes: 5 - Mr. Matthews, Mr. Hind, Mr. Barrick, Mr. Steketee and Novack

Absent: 1 - Ms. Dearybury

Abstain: 1 - Mr. Beebe

IV. Board Discussion

Mr. Beebe commented on the presentation.

V. Staff Comments

[17-2532](#)

Possibility of Combining the Architectural Review Board & Historic Preservation Board

Mr. Shrum requested input on combining ARB with the Historic Preservation Board (HPB).

Discussion took place regarding the comprehensive plan, community's design elements, historical elements on the island, potential future implications, city's history, form based codes, zoning controls, intent of joining the two boards, historic structures within the control districts, effective use of advisory boards, jurisdiction and guidelines, board powers and duties, certified local government, ARB's roles, clarity on

which board reviews certain projects first, the planning commission's approval on site and development plans, historical properties on the local register, architectural control district, code requirements, HPB's role, non-residential projects, historic preservation ordinance on protecting historic structures in the comprehensive plan, board meeting times if combined, overlapping board duties, and benefits of not combining boards.

Mr. Hagler spoke on combination and communication between boards, maintaining the historic preservation of the city, John Nolen Plan, historic listings, comprehensive plan, and buildings listed on the national register of historic places.

Discussion continued regarding HPB reviewing ARB's cases, cross communication between boards, change in board members, and architectural colors and designs.

VI. Audience Participation

No one signed up to speak.

VII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:22 a.m.

Chair

Recording Secretary