



# City of Venice

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

## Meeting Minutes Architectural Review Board

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Thursday, February 14, 2019

9:00 AM

Council Chambers

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### I. Call to Order

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

### II. Roll Call

**Present** 7 - Jon Barrick, Chair Mark Beebe, Ruth Ann Dearybury, Jon Steketee, Bruce Weaver, Richard Bergmann and Jeff Matthews

### Also Present:

Liaison Council Member Helen Moore, Assistant City Attorney David Jackson, Building Official Greg Schneider, Planning Manager Roger Clark and Recording Secretary Adrian Jimenez.

### III. Audience Participation

There was none.

### IV. Approval of Minutes

[19-3761](#) Minutes of the January 10, 2019 Regular Meeting

**A motion was made by Mr. Steketee, seconded by Ms. Dearybury, that the Minutes of the January 10, 2019 meeting be approved as written. The motion carried by voice vote unanimously.**

### V. Public Hearing

[PLAR19-000](#) 112 S PARK BLVD - HISTORIC  
[25](#) Construction of a New Single Family Residence and Seeking a Variance for the Location of the Pool in a Side Front Yard  
Owner: Caithness Construction LLC  
Staff: Greg Schneider, Building Official

Mr. Beebe read memorandum regarding advertisement and written communications and opened the public hearing.

Mr. Jackson questioned board members on conflicts of interest and ex-parte communications. There were none.

Mr. Matthews chose to abstain and left the dais.

Mr. Schneider, being duly sworn, spoke on appeal, withdrawal of submittal ARB-18-5106, application of new single-family home construction, variance request to include pool to be located in the side front yard, hardship, and certificate.

Mark Caithness, Caithness Construction LLC, being duly sworn, spoke on stipulations, shutters, pergola, front door, garage door, columns, brick pavers, pool deck, driveway, railing details, sliding glass doors, French doors, windows, and answered board questions on revisions, French doors, roof tiles, exterior lighting fixtures, and exterior color paint.

Greg Roberts, Klingbeil and Roberts, P.A., being duly sworn, spoke on demolition, standard compliance, variance for pool, design issues, corner lots, two rear lots, application, history of lot, Architectural Review Board (ARB) handbook, standards, historical theme, historic district, passed ordinance, and zoning.

Mr. Caithness spoke on storm drain, fire hydrant, and utility box.

Board discussion took place on stipulations, variance, pool locations, French doors, and windows.

Mr. Schneider answered board question on garage variance request.

Discussion took place on lot width, design layout, driveway, garage variance request, side entry garage, design solutions, French doors, pergola location, rear elevation, and windows.

Mr. Bergmann suggested new design, garage location, pool location, surrounding concrete wall, privacy, fence, room arrangements, and oak trees.

Discussion took place on garage door, zoning codes, design features, tree roots, property line, pool location, building foundation, stormwater drain, utility box, elevations, variance, landscaping, sun display, pool revisions, privacy wall, protecting oak trees, fences, historic district, building elements, house value, guidelines, and equipment screening.

Mr. Caithness answered board question on pool location.

Discussion continued on stipulation to include solid wall, two wooden gates, landscaping, existing conditions, pergola location, placement of the fence, wall setback, pool location, pool variance, equipment approval,

landscaping design, neighborhood pool locations, architectural style, variance hardship, special conditions, regulations, criteria review, two front yards, banyan trees, utilities, rear of the building, garage location, street visibility, guidelines, and existing pools.

Mr. Clark, being duly sworn, questioned the board on the privacy wall location, wall modification, frontage, zoning, property line, restrictions, wall compliance, maximum height, setbacks, and fence height.

Curt Whittaker, 613 West Venice Avenue, spoke on historic district, Venetian district, regulations, guidelines, ordinance, handbook, pool, initial compliance, wholesale redesign, variance, pool hardship, pool screening, banyan tree, cost, usability, standards, garage door, garage regulations, site permits, staff decisions, cost benefit analysis, landscaping, Tree Protection Zone (TPZ) line, county permits, and protected zones.

Tommye Whittaker, 613 West Venice Avenue, being duly sworn, spoke on regulations, Venice history, live oaks, construction issues, and guidebook.

Mr. Roberts spoke on regulations, standards, handbook, ordinance, criteria hardship, city arborist, tree ordinance, landscaping, property value, design process, tree protection, fence revisions, stipulation provisions, and time limits.

Mr. Caithness spoke on history of Venice, grand oak tree, arborist, drip lines, fences, inspectors, construction, barricades, Venice beautification, thought process, neighborhood thoughts, and future office.

Mr. Bergmann suggested to visit the site before decision made.

Mr. Beebe closed the public hearing.

Board discussion took place on site visit, existing walls, banyan trees, root structures, pool location, barriers, arborist, application reviews, architectural drawings, hardship, original site plan, familiarizing site, pool variance, and roots drip line.

Mr. Beebe reopened the public hearing.

Mr. Caithness answered board questions on drip line, arborist, pool, and air spading (root location).

Mr. Whittaker spoke on safeguards, landscaping, and county barricades.

Mr. Beebe closed the public hearing.

Board discussion continued on different motions needed.

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, that based on the presentation, the Architectural Review Board moves to approve Application No. PLAR19-00025 with the following stipulations:

1. Page A6 be added to the changes of the house.
2. Pergola extending behind the back of the house approximately 12x30 feet between master bedroom and end of great room.
3. Wall around pool area be four foot solid concrete wall with two wood gates with a maximum of four foot wide pedestrian openings having the same appearance of the front door.
4. Wall to include columns as illustrated in the plans.
5. Approval of pool variance as shown on the plans with the developer having the option to move the pool contingent of root protection, and protection of the trees, per the arborist of the City of Venice and Sarasota County.
6. Plans be dated 02/14/2019.

The motion carried by the following vote:

**Yes:** 4 - Chair Beebe, Ms. Dearybury, Mr. Steketee and Mr. Weaver

**No:** 2 - Vice Chair Barrick and Mr. Bergmann

**Abstain:** 1 - Mr. Matthews

## VI. Board Discussion

Mr. Matthews returned to the dais at 10:59 a.m.

Discussion followed on garage door placement, lot size, standards, restrictions, resale, regulation restrictions, zoning lots, hardship, cost, root issues, landscaping, designs, handbook, Nolen design, pool, concealed equipment, required variances, special meetings, Land Development Regulations (LDR) updates, and lot sub-standards.

## VII. Staff Comments

There were none.

## VIII. Adjournment

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

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Chair

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Recording Secretary