



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Stanley Building

Meeting	File No.	Application Type
September 13, 2023	2023-208-COL-SPR	Color Change
Property Owner		Applicant/Authorized Agent
Carol M. Stanley and Cecil O. Stanley		Thomas M. Stanley, Esq. (MacMillan & Stanley, PLLC)

Request

Consideration of a color change on the one-story office building from pale yellow to Benjamin Moore OC-65 Chantilly Lace and for the blue columns on the west façade (front) of the building to be repainted Benjamin Moore Bermuda Blue 2091-30.

Site Data & Information

Location: 29 NE 4th Avenue

PCN: 12-43-46-16-01-100-0200

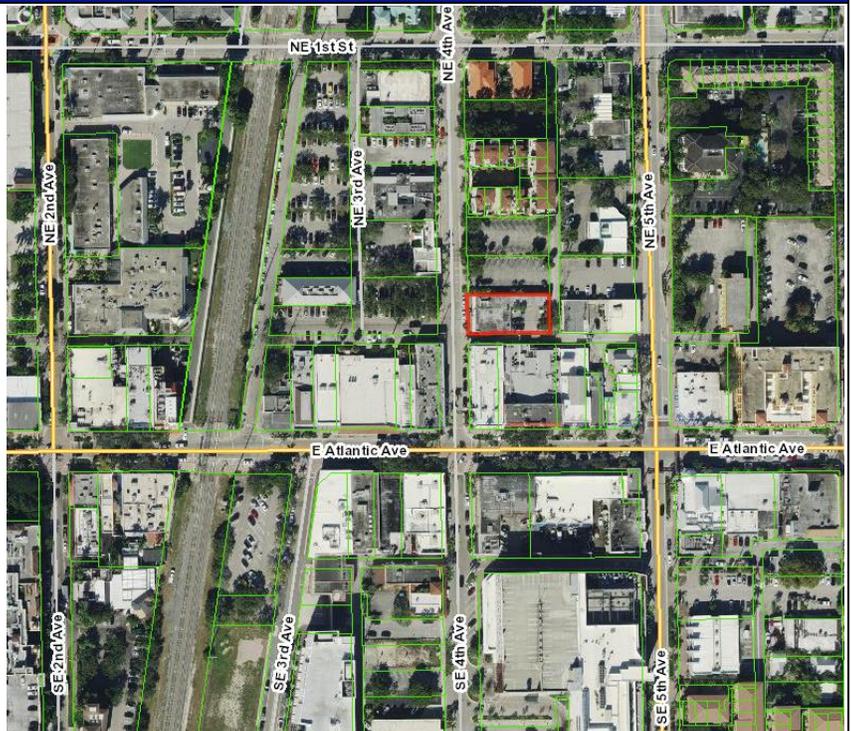
Land Use Designation: Commercial Core (CC)

Zoning District: Central Business District (CBD), Central Core Sub-district

Adjacent Zoning:

- North, South, East, and West: CBD

Existing Use: Office



Background

The property consists of a circa 1954, one-story office building.



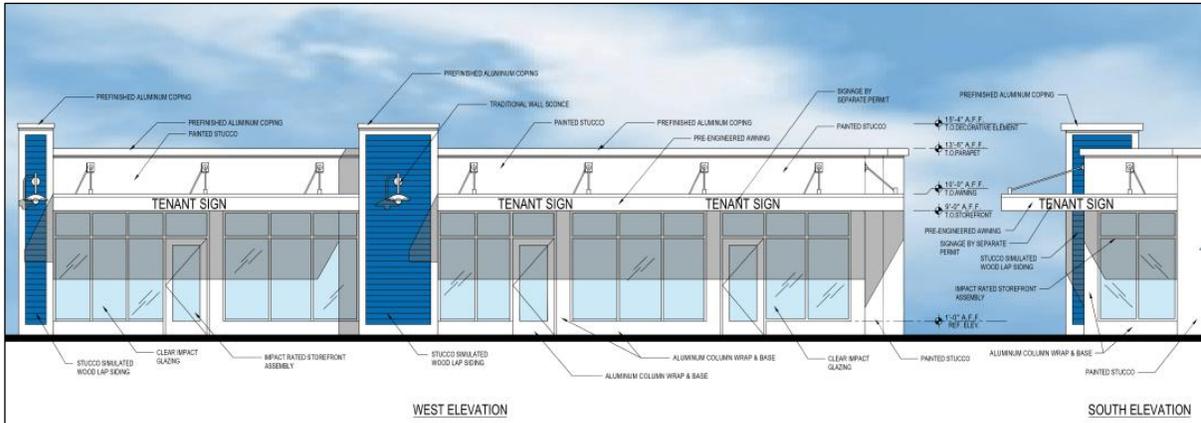
The existing colors include blue painted columns on the west façade (front) of the building, with the remainder of the building painted a pale yellow.



Existing Colors

Description of Proposal

The applicant is requesting approval of a color change for both the one-story structure to Benjamin Moore Chantilly Lace for walls currently painted pale yellow and the repainting of the columns in Benjamin Moore Bermuda Blue. The photos below depict the proposed color elevations.



Review & Analysis

LDR Section 2.4.5(l)(1)(a), Architectural (Appearance) Elevations: Rules

The Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

The items identified in Section 2.4.5(l)(1)(b) are features and exterior color changes that are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure, fences, walls, sheds, gazebos, flagpoles, screen enclosures, changes of roof material, changes of roof color, public enclosures, site lighting, awnings, canopies, construction trailers, decks, handrails (balcony railings), permanent hurricane shutters, changes in exterior wall openings to accommodate or alter overhead garage doors, doors, windows, dumpster enclosures, and attendant lot landscaping.

The proposed changes are visible from the public right-of-way, and therefore, Board action is required.

LDR Section 2.4.5(l)(5), Architectural (Appearance) Elevations: Findings

At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

LDR Section 4.6.18(E), Architectural Elevations and Aesthetics: Criteria for Board Action

The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- (1) The plan or the proposed structure, is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

The proposed color changes are intended to update the appearance of the circa 1954, one-story office building. The proposal is generally in conformity with good taste and design and is not anticipated to cause the surrounding residential area to depreciate in appearance or value.

Optional Board Actions

- A. Move **approval** of the Color Change request (2023-208) from pale yellow painted walls to Benjamin Moore Chantilly Lace for and Bermuda Blue on the columns for the **Stanley Building** located at **29 NE 4th Avenue**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval, as amended**, of the Color Change request (2023-208) from pale yellow painted walls to Benjamin Moore Chantilly Lace for and Bermuda Blue on the columns for the **Stanley Building** located at **29 NE 4th Avenue**, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Move **denial** of the Color Change request (2023-208) from pale yellow painted walls to Benjamin Moore Chantilly Lace for and Bermuda Blue on the columns for the **Stanley Building** located at **29 NE 4th Avenue**, by finding that the request is not consistent with the Land Development Regulations and the Comprehensive Plan.
- D. Move to **continue with direction**.