

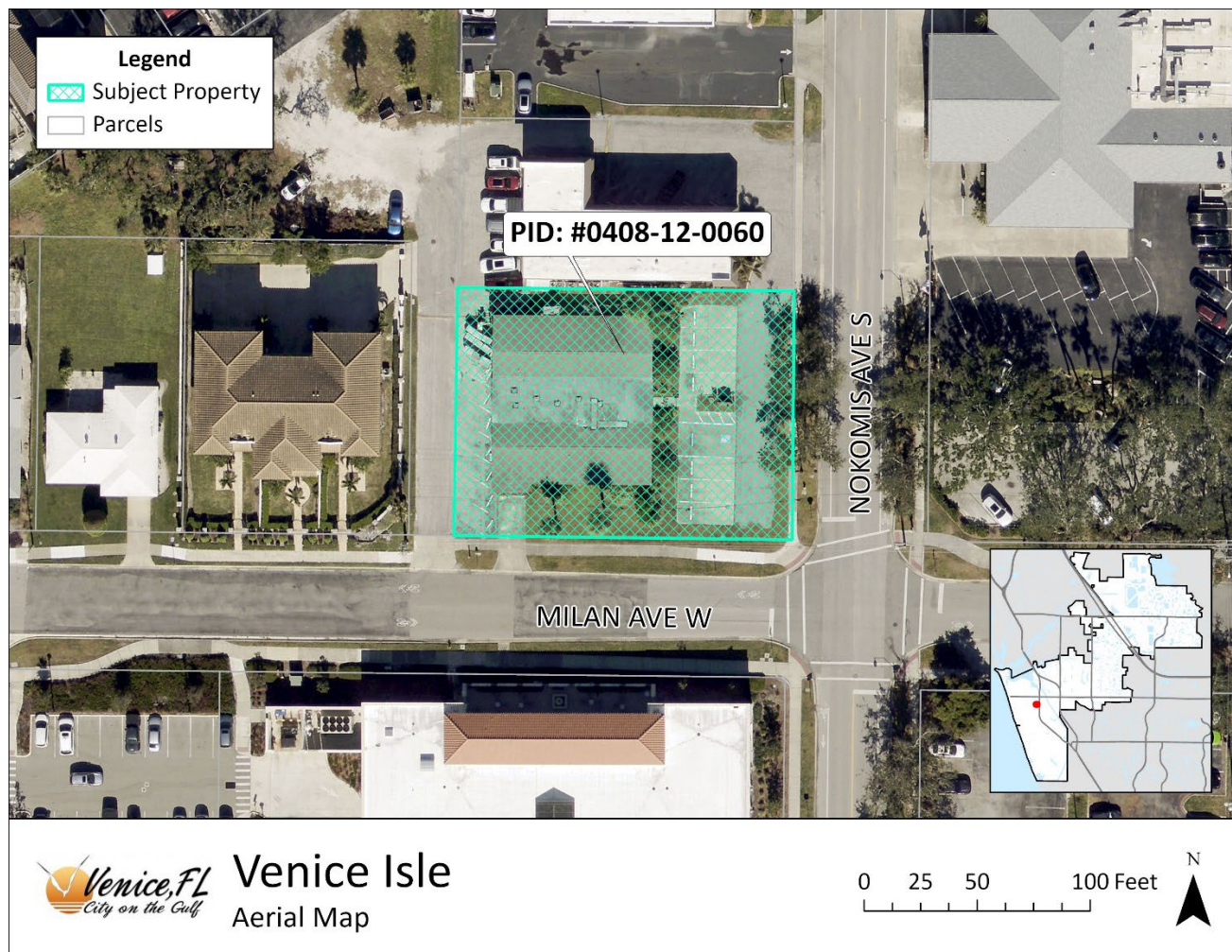
# PLAR25-00193 – 256 S Nokomis Ave (Venice Isle)

## Staff Report

### GENERAL INFORMATION

Address:	256 S Nokomis Ave
Request:	Request is for the construction of a new 3-story mixed use building
Owner/Applicant:	Beka Saldadze (B Design LLC)
Parcel ID:	0408-12-0060
Parcel Size:	±.3787
Future Land Use:	Mixed-Use Downtown
Zoning:	South Trail 1 (ST-1)
Architectural Control District:	Venetian Theme ACD
Application Date:	June 6, 2026

### I. AERIAL MAP



## II. PROJECT DESCRIPTION

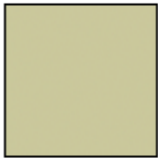
The applicant requests a certificate of architectural compliance (CAC) for the construction of a new mixed use building located at 256 S Nokomis Ave. in the Venetian Theme ACD (VT/ACD). The property is not on the Local Register and is not a Nolen-era structure. A new façade in this district must comply with VHP style requirements.

The applicant has proposed to meet each category in Section 87-7.10 as required. Proposed elevations and the comments from the applicant included in the packet provide a response to the VHP criteria. This CAC application meets the code standards, and no design alternative or variance is required.

The proposed color choices are Sherwin Williams 1668 Pineapple Cream (~75% coverage), 6422 Shagreen (~20% coverage) and 8917 Shell White (~5% coverage), with the proposed material being stucco. The roof is a parapet form with molding details as shown in the plan set. Window and door selections are also included in the submittal.



COLOR #1 SHERWIN-WILLIAMS 1668 Pineapple Cream



COLOR #2 SHERWIN-WILLIAMS 6422 Shagreen



COLOR #3 SHERWIN-WILLIAMS 8917 Shell White



### III. SITE PHOTOGRAPHS







## **IV. ARCHITECTURAL REVIEW BOARD FINDINGS**

The Historic and Architectural Board should consider each relevant section of the VHP code contained in Sec. 87-7.10 when considering a CAC for this property. These sections, with the general standard summarized in parentheses, are listed here:

- 7.10.1.B(1) – Residential building examples (consideration of historic examples)
- 7.10.2.A(1) – Residential building massing (two massing forms and two offsetting wall planes required)
- 7.10.3 – Permitted façade materials (stucco on 90%; patterned tile, stone, etc. on 10%)
- 7.10.4 – Permitted façade colors (chosen from approved list and applied as 75% body, 20% trim, and 5% accent)
- 7.10.5 – Roofs (flat, gable, hip, or mansard permitted; materials must be tile or flat with architectural features)
- 7.10.6.A(1)&B(1) – Residential windows and doors (no more than 50% of a wall surface should be openings, and glazed surfaces should be 2' from outside building corners; standard type casement, double hung, or picture windows with divided lites; mulled windows separated by 4-6" trim and not exceeding 3 units)
- 7.10.7 – Building features (entryway design treatments required; railings must be wrought iron, turned, or carved; two or more recesses/projections required; one or more decorative features required)

With consideration of these items and the materials provided by the applicant, staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.