



Meeting Name: Planning & Zoning Board
Meeting Date: January 5, 2026
Prepared By: Stephen Mayer
Item Title: Appearance Review – 451 Neptune Road

DISCUSSION:

The Town has received an application for Appearance Review from Mr. Theodore Obermeyer of Grandview Builders (“Applicant”) for the property located at 451 Neptune Road (“Property”). The Property is zoned Residential Single Family (RS-4) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The previous home was built in 1973, and has since been demolished, as the existing condition of the property is currently vacant. The lot area is +/- 5,625 square feet. The location of the property is shown in the aerial photo below:





Rendering of Proposed new home at 451 Neptune Road

APPLICANT'S REQUEST:

The Applicant is seeking to construct a new two-story 3,736 square-foot single-family home. Section 34-116(3) (b) (items 2 through 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Appearance Review Board) to determine whether the proposed addition meets the criteria below. For the Board's review and consideration, staff has provided the following analysis of the Appearance Review Criteria (staff response is in **bold**).

STAFF ANALYSIS:

Due to the pre-emptions of Section 163.3202 F.S, staff does not review and will not make any comments regarding Section 34-116.(3)(b) item 1, which is entirely related to architectural style.

Appearance Review Criteria

1. Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed

window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light through large and expansive windows;

As it is pre-empted by Section 163.3202, F.S. staff offers no comment or analysis on the Building Design Element components of the proposed home as defined by the statute.

2. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district;

The area of the lot is +/-5,625 sq. ft., the lot coverage is proposed as +/- 1,967 sq. ft. or 34.97%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure and is +/- 27 feet in height (from average grade to the top of the roof).

The backup materials provided, specifically in the narrative by the J.Scott Baruch & Associates – Architect(s) for the property, indicate how the applicant has provided a review of the residential structures in the context of the property (please see back-up documentation). Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

<i>Address</i>	<i>Year Built</i>	<i>Lot Total Square Feet</i>	<i>Tower Feature</i>	<i>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
491 Neptune Road	1987	6969.6	No	0.31	2,177	1,671	2
490 Neptune Road	1999	5662.8	Yes	0.32	1,820	1,573	1
481 Neptune Road	1974	5662.8	No	0.33	1,879	1,392	1
480 Neptune Road	1972	5662.8	No	0.33	1,920	1,424	1
471 Neptune Road	1997	5662.8	No	0.34	1,945	1,553	1
460 Neptune Road	2013	5662.8	No	0.56	3,185	2,364	2
451 Neptune Road	-	5662.8	No	0.65	3,736	3,234	2
450 Neptune Road	1960	5662.8	No	0.28	1,606	1,254	1
441 Neptune Road	1969	5662.8	No	0.29	1,660	1,316	1
430 Neptune Road	1960	5662.8	No	0.38	2,174	1,265	1
421 Neptune Road	1973	5662.8	No	0.30	1,704	1,210	1
420 Neptune Road	1959	5662.8	No	0.35	1,970	1,646	1
411 Neptune Road	1972	5662.8	No	0.46	2,589	1,956	2
400 Neptune Road	1958	5662.8	No	0.34	1,919	1,176	1
Average		5,763	92%	0.35	2,042	1,523	77%

Figures in **Red** are the highest in the range, figures in **Green** are the lowest in the range.

The **bold** figures are the subject property.

Study Area Summary Statistics: FAR Range is 0.28 to 0.56. FAR Average = 0.35

TOTAL Sq. Ft. Range = 1,606 to 3,185 square feet. TOTAL Square Foot Average = 2,042 square feet

Staff's response: According to the table above, the proposed two-story home would result in a new home outside the range of the total square footage for the study area. The proposed square footage (3,736 Square Feet) would be 551 square feet larger than the largest existing home in the study area, which is at 3,185 square feet located at 460 Neptune Road. The proposed home is 1,694 square feet larger than the average square footage of the homes in the study area.

3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

Staff's response: All modern operations and features of the building are completely concealed. There are no roof top equipment, elevator or mechanical penthouse protrusions being proposed. Due to the pre-emption of Section 163.3202, F.S, staff have not reviewed the architectural features of the accessory structures.

4. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

Staff's response: The review of design, materials and color are pre-empted by Section 163.3202, F.S and will not be reviewed by staff. There are no additional accessory structures on this site.

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

Staff's response: The review of design for buildings over 40 feet is not applicable as the height of the building is under 40 ft. (proposed height is 27'-2"). In addition, the review of design is pre-empted by Section 163.3202, F.S.

6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;

Staff's response: All mechanical equipment shall be screened from view, as required by code. Staff will not review architectural treatments as their review is pre-empted by Section 163.3202, F.S.

Harmony

Harmony means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning landscaping, materials and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression.

Scale means the proportions of a building in relation to its surroundings, particularly other buildings in the surrounding context.

Staff's response: Please note that 77% of the current homes in the study area are one-story structures. The homes in the study area adjacent to the property to the east and west are one-story homes. The nearest two-story home is located at 460 Neptune Road and is across the street and because of the angle of the property lines, could be considered facing the subject property (please refer to the pictures of surrounding properties in the applicant's narrative).

Mass means the relationship and sizes between different volumes of a building or structure.

Staff's response: As mentioned, the total gross square footage for the other structures in the study area ranges between 1,606 to 3,185 square feet (not including the subject house) with the average size being 2,042 square feet. The proposed structure is 3,736 total gross square feet. Therefore, the mass of the proposed single-family home is outside the existing structure range.

Bulk means the overall size and volume of a building or structure.

Staff's response: The proposed structure is on a 5,662.8 square foot lot and is a total building area of 3,736 gross square feet. The Floor Area Ratio of the total gross area of the building to the lot size is 0.65, which is above the maximum FAR in the study area (0.56) and the average FAR in the study area is 0.35.

Proportion means the visual effect of relationship of one portion to another or of a portion to the whole. or of one thing to another.

Staff's response: Based upon the submitted plans, staff summarizes the front (street facing) façade with the following windows, doors and garages:

- The front façade (22'6" tall by 46'11" wide)
 - Two garage doors (8' tall by 8'1" wide)
 - One door (10'3" tall by 10'4" wide, including twin casement windows)
 - Two vertical windows (6'6" tall by 2' wide each)
 - Two second-story windows (3' tall by 3' each)
 - One second-story balcony French door (8'6" tall by 8' wide), and
 - Second-story triple window (8'tall by 10' wide total)

Height. The height limitations for RS-2 is two-stories and 30 feet.

Staff's response: The proposed two-story building is 27'2" in height. This is below the maximum code allows. 77% of the study area are one-story buildings, including all the adjacent neighbors to the east and west of the subject property. The nearest two-story home is located at 460 Neptune Road and is across the street and because of the angle of the property lines, could be considered facing the subject property.

Orientation. Where the building is located on the site and the presence of privacy features.

Staff's response: The applicant has designed a residence with a minimum 20-foot front setback, but with multiple returns in the facade out of necessity, as it is situated on an angled lot. The side setbacks are 7.5 feet on each side for a total minimum of 15 feet. The rear setback is 5'. Therefore, the single-family residence is utilizing the minimum setbacks on all sides and have nearly maximized the available footprint allowed by code.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 3,524 square feet of open space, or 50.5%. As mentioned above, the applicant has an angled lot that requires a house with multiple returns in the façade to maximize the potential square footage of the building.

Landscaping. The provision of landscaping.

Staff's response: Single-Family homes are exempt from the Town's Landscape Requirements as indicated in Section 34-1080. The applicant has indicated to staff that they intend to provide landscaping in the front and rear yards.

Materials and Architectural components.

Staff's response: The review of materials and architectural styles are not permitted due to Section 163.3202, F.S.

Staff concludes that in consideration of the Residential Single-Family (RS-4 Juno Heights Neptune Road) zoning district all Building Site Area Regulations have been satisfied.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board (acting as the Appearance Review Board) review the information that has been provided, and consider approval or denial, or approval with modifications, considering the proposed new two-story single-family home at 3,736 square feet in size, to be located at 451 Neptune Road.

ATTACHMENTS:

451 Neptune Road Appearance Review Application and Backup Material