



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

For Official Use Only
Date Stamp

Architectural Review Board Application

The following information and items shall be provided to the Planning and Zoning Department for processing and dissemination in association with scheduling of submittals before the Town's Planning and Zoning Board. The Board meets on the First Monday of each month, unless otherwise changed, with the submittal deadline being on the Monday twenty-eight (28) days prior to the meeting, all comments shall be addressed fourteen (14) days prior to the meeting. A pre-application meeting with staff is required prior to the submittal of the application.

Date: 11/02/2023 Building Permit #: _____

Project Address: 479 Ocean Ridge Way, Juno Beach, FL 33408
Property Control Number: 28-43-41-28-64-000-0010 Zoning District: RMT

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). Proposed single family residence on an existing empty lot.

The proposed new build is 3,044 s.f. under air (4,706 total, including exterior balconies).

The style of the proposed residence is a combination of Key West Cracker and Modern.

Design Professional Name: Kelly Yates License #: AR13706
Phone Number: 561-653-8280 E-mail: kelly@yatesarchitecture.com

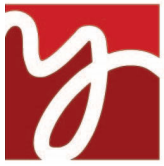
Construction Company Name: Villa Franca Design and Development
Phone Number: 561-575-2288 E-mail: villafrancahomes@gmail.com

Property Owner's Name: Ocean Horizon Properties of Florida LLC
Owner's Address (if different from project address): 507 N Birdneck Rd
Phone Number: 757-491-0044 E-mail: dkassir@ohpva.com

Applicant/Owner signature: Kelly Yates Digitally signed by Kelly Yates
Date: 2023.11.02 11:38:08 -04'00' Date: 11/2/2023
Printed Name: Kelly Yates - Yates Associates Architecture Title: President

Application Check List:

- Pre-application meeting.
- Written description that clearly conveys what is existing, what is being proposed, and how the project meets code section 34-116 Appearance Review criteria. (See page #2).
- Color photos of existing property.
- Architectural Plans (shall include site plan, elevation drawings).
- Copy of plans previously reviewed and approved by staff or the Planning and Zoning Board, if applicable, with reference to the previous project.



Town of Juno Beach
Planning and Zoning Board (Architectural Review Board)
340 Ocean Drive
Juno Beach, FL 33408

479 Ocean Ridge Way -new build

Background

There are currently 3 single family parcels in the entire neighborhood. These lots were previously platted for 6 townhomes. In 2009, when the property went into foreclosure, Debrah and Bill Kassir bought the property through their real estate investment company, Ocean Horizon Properties of Florida, LLC.

Being longtime residents of Juno Beach, the Kassirs decided the best use of the property was to decrease the Density, and create 3 single family residences instead of the already approved 6 units. They built a 3 story residence at 483 Ocean Ridge in 2019 for themselves. In 2021 they sold the middle parcel, and a 3 story home was built at 481 Ocean Ridge Way. Now in 2023, they feel the time is right to finish out the development and build the final home at 479 Ocean Ridge Way.

Appearance review Criteria

1. Architectural style

The proposed Architectural style is a combination (modern / key west cracker)

The proposed residence combines the relaxed, beachy vibe of key west cracker architecture with the clean, sleek lines of midcentury modern design which results in a unique and appealing architectural style.

Some of the inspiration taken from the old Florida style include simple pitched roofs with overhangs for shade, open air balconies, stucco siding with wood siding accents.

Midcentury modern homes often feature open floor plans with a seamless flow between indoor and outdoor spaces. Incorporating this concept into a key west cracker inspired home by adding large windows and French style doors that connect the interior living spaces to outdoor porches and decks. This allows for plenty of natural light and ventilation while embracing the tropical climate.

We are embracing the midcentury modern minimalist aesthetic by using simple, clean lines, while giving a nod to the rustic elements of key west cracker home by using light pastel colors with the use of rustic wood and stone accents.

The hardscape selection evokes a more modern aesthetic by using a mix of light gray pavers at the driveway and a mix of gray and light grey paving at the pool patio. The choice of a gray paver creates a sleek and stylish aesthetic that complements the roof and fascia material and creates a contrast with the Greek villa white scheme of the main body of the residence.



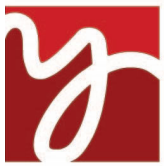
2. Harmony

The new home is of a design and proportion which enhances and is in harmony with the existing neighborhood

1. **Architectural Style:** The new home complements the prevailing style of the neighborhood. Not by looking exactly like the existing two houses, but by the use of similar elements such as roof shapes and roofing materials, window styles, open balconies and similar heights, scale, site orientation and overall form.
2. **Proportions:** The proportions of the new home are in line with the neighboring structures which helps maintain a cohesive and aesthetically pleasing streetscape. The new house maintains the same or similar setbacks, scale, mass and bulk as the existing houses. We enhance the proportion and bulk of the house by stepping each level back as the house goes vertical, as opposed to creating a 3 story mass right at the front setback.
3. **Mass:** Mass involves considerations of the size, shape, and distribution of materials. The size and shape of the house is relatively small compared to the other houses in the neighborhood. As the house gains height, the volume or shape of the spaces get smaller, culminating in a relatively small flat roof area. The distribution of varying materials of glass, stone and wood siding is sprinkled proportionally throughout the design.
4. **Bulk:** Bulk describes the overall volume and considers the physical space the building occupies. The bulk of the ground floor of the house is punctuated by the 3 glass doors of the garage and the open air covered parking making it seem less bulky than it actually is. The second floor begins to step back along the garage and then it steps back again at the third floor making the the bulk of the house increasingly smaller as it increases in height. In addition, the glass and wood adorned stairwell and a stone clad vertical plane supporting a small glass railed balcony bisecting the main volume of the house create interest and intrigue.
5. **Materials:** Using materials that are consistent with or complementary to those used in the neighborhood, integrates the new home visually with its surroundings.
6. **Color Palette:** The new home has a color scheme that is harmonized with the existing neighborhood.
7. **Landscaping:** using native landscaping as well as other landscape elements that are common in the neighborhood enhances the overall harmony.
8. **Scale:** The scale of the new home is consistent with the other two houses in the neighborhood. They are all three story structures. The house at 481 Ocean Ridge has a Tower element as does the house we are proposing.

3. Elevator and Stairwell shafts

The elevator shaft of the home is designed within the interior of the house and is not visible on the exterior. The stair well shaft is a major design component of the house and incorporates both glass and wood siding and culminates in a pitched roof with overhangs which is reminiscent of both modern and key west cracker styles. All other mechanical and pool equipment is located on the side of the house and is shielded from view with a site wall as well as landscaping.



4. On site structures and accessory features.

Accessory features such as light fixtures will be selected that will be compatible in design, material and color to design of the residence. Other items identified in this section are not applicable to this project.

5. Buildings over 40 feet

The height of the proposed design from finish grade is 39'-6" and does not pertain to this section.

6. Mechanical Equipment

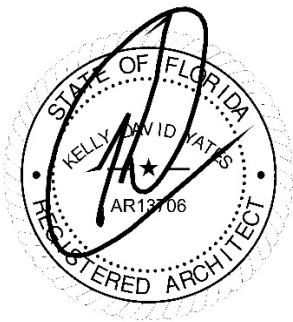
All mechanical equipment is located on the West side of the house along the garage wall, away from all neighboring residences and is shielded from view by both a small site wall and landscaping. In addition, there is an existing 8'-0" concrete site wall that surrounds the property on the North and West side which separate the site from the existing hotel parking lot on the other side of the wall.

7. Community appearance standards.

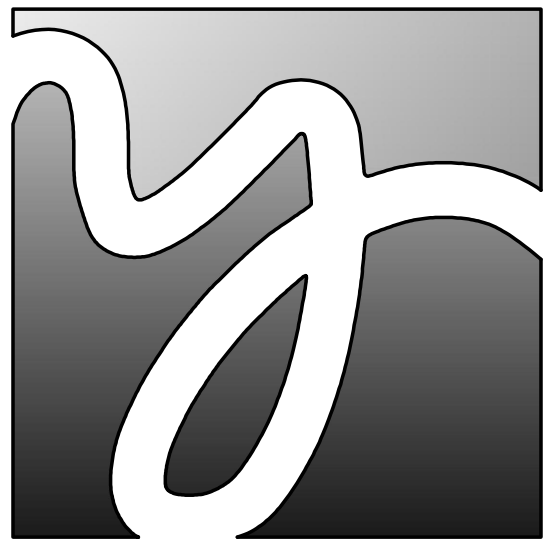
All design elements of this project shall comply with Article IV, division 14, Chapter 34 of the Juno Beach Zoning Code.

Thank You for your time and consideration.

Respectfully submitted,



Kelly D. Yates, R.A.
Yates + Associates Architecture, Inc.
State of Florida Registered Architect #AR-13706



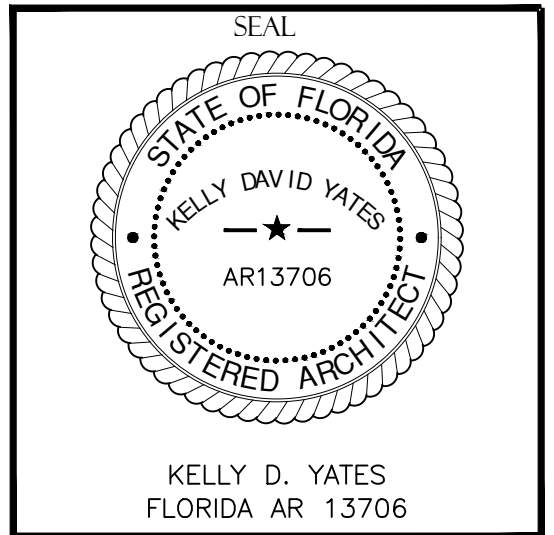
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DATE: AUGUST 1, 2020
JOB NO: 20-0741
DESIGN BY: K.D.Y.
DRAWN BY: D.C.M.
APPROVED: K.D.Y.
REVISIONS:

A PROPOSED PROJECT FOR:
OCEAN HORIZON PROPERTIES
OCEAN RIDGE WAY
JUNO BEACH
FLORIDA

REVIEW BOARD
11-14-2023

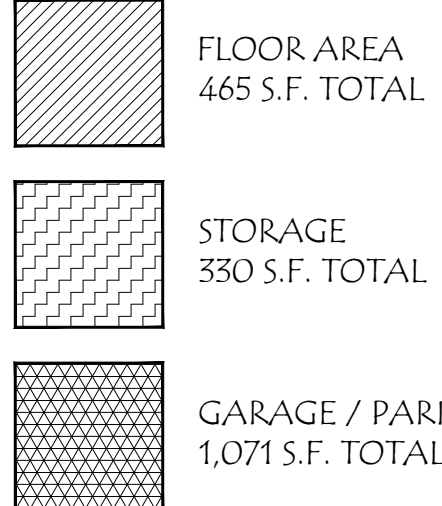


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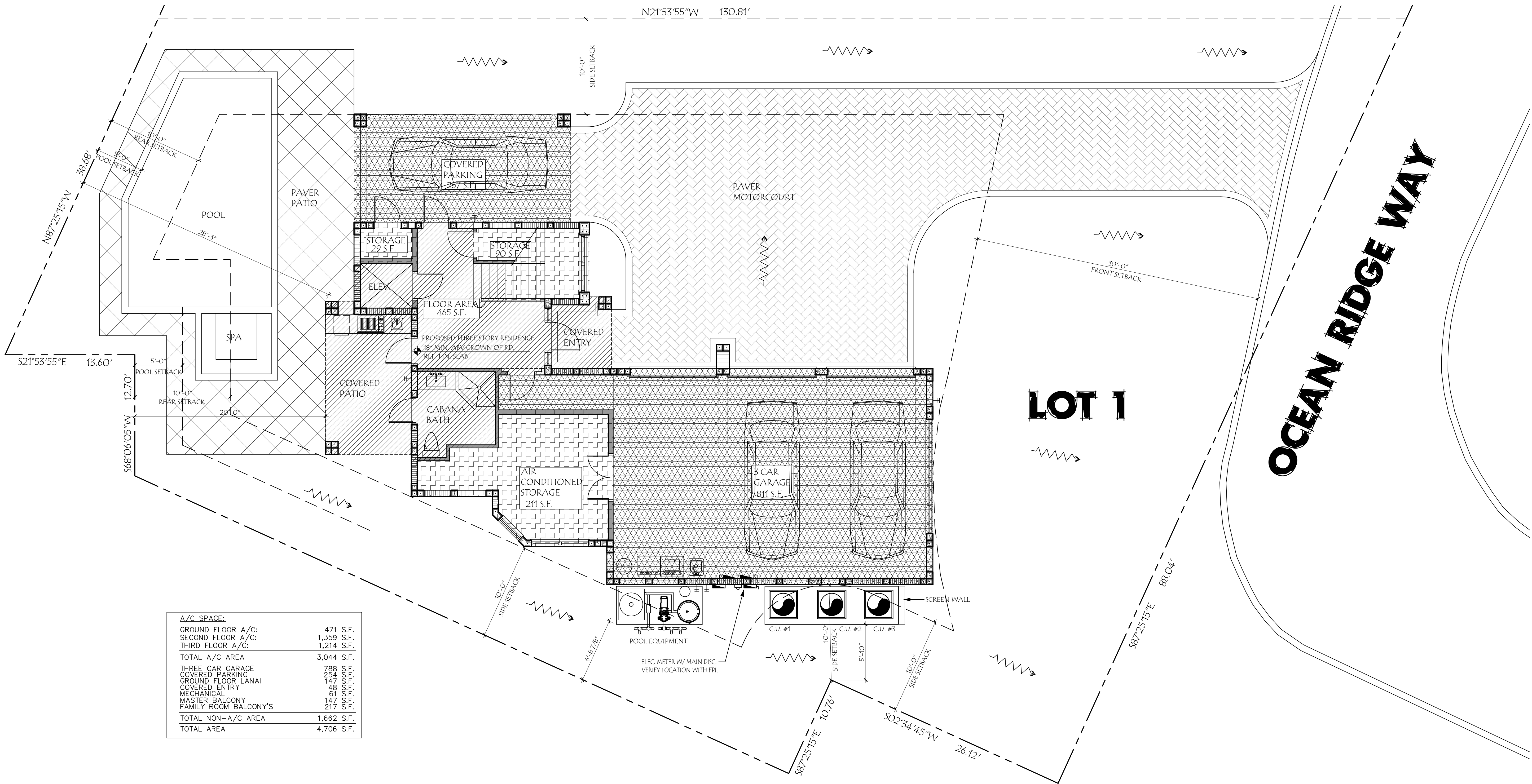
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| SITE DATA | |
|---|--|
| ZONING: | RMT - RESIDENTIAL TRANSIENT # MULTIPLE FAMILY MODERATE DENSITY |
| FRONT SETBACK: | 30 FT. FROM STREET LINE |
| SIDE YARD SETBACK: | 10 FT. PER SIDE |
| REAR YARD SETBACK: | 10 FT. |
| BUILDING HEIGHT: | 3 STORIES - 40 FT (UPON REQUEST) |
| MAXIMUM LOT COVERAGE: | 35% |
| MINIMUM LANDSCAPED OPEN SPACE: | 20% |
| TOTAL GROUND FLOOR BUILDING AREA: | 1,863 S.F. (100%) |
| FLOOR AREA: | 465 S.F. (25%) |
| STORAGE: | 330 S.F. (18%) |
| GARAGE AND COVERED PARKING: | 1,068 S.F. (57%) |
| (330 S.F. + 1,068 S.F. + 1,863 S.F. = 75.04%) | |
| GARAGE / OPEN AREA TO TOTAL BUILDING FOOTPRINT: | 75.0% |
| TOTAL LOT AREA: | 8,117 S.F. |
| LOT COVERAGE: | 23.0% |
| OPEN SPACE / LANDSCAPE AREA: | 3,628 S.F. |
| OPEN SPACE PERCENTAGE: | 45.0% |



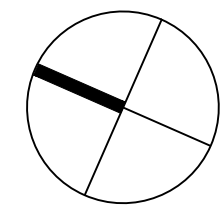
| | RMT - REQUIRED / ALLOWED (479 OCEAN RIDGE WAY) | RMT - PROPOSED (479 OCEAN RIDGE WAY) |
|------------------------------|--|---|
| | MINIMUM LOT AREA | 10,000 S.F. |
| MINIMUM LOT WIDTH | 75 FT. | 88 FT. |
| MINIMUM LOT DEPTH | 100 FT. | 120 FT. |
| MAXIMUM DENSITY | 4 UNITS / ACRE | N/A |
| MINIMUM FRONT SETBACK | 30 FT. FROM STREET LINE | 30 FT. FROM STREET LINE |
| MINIMUM SIDE SETBACK | 10 FT. PER SIDE | 10 FT. PER SIDE |
| MINIMUM REAR SETBACK | 10 FT. | 20 FT. |
| MINIMUM FLOOR SPACE PER UNIT | 3 BEDROOM - 1,400 S.F. | 3,044 S.F. |
| MAXIMUM BUILDING HEIGHT | 2 STORIES / 30 FT. **3 STORIES / 40 FT. UPON REQUEST WHERE COMBINATION OF PARKING AND STORAGE IS AT LEAST 75% OF FLOOR AREA | **39'-6" |
| MAXIMUM TOWER HEIGHT | NONE, BUT MUST BE IN PROPORTION WITH REST OF BUILDING | 47'-1" |
| MAXIMUM TOWER AREA | 225 S.F. | 139 S.F. |
| MAXIMUM LOT COVERAGE | 35% | 23% |
| MINIMUM LANDSCAPED OPEN AREA | 20% OF LOT AREA | 45% |
| MAXIMUM BUILDING DIMENSION | 150 FT. | 63'-8" |
| MINIMUM PARKING REQUIREMENTS | 2 SPACES PER UNIT | 4 SPACES |

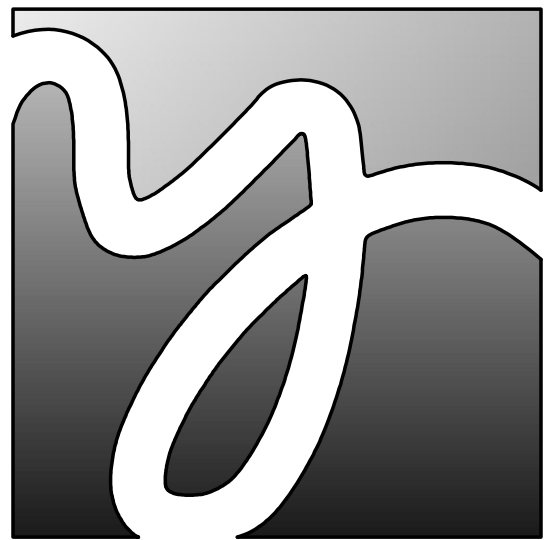


| A/C SPACE: | |
|------------------------|------------|
| GROUND FLOOR A/C: | 471 S.F. |
| SECOND FLOOR A/C: | 1,359 S.F. |
| THIRD FLOOR A/C: | 1,214 S.F. |
| TOTAL A/C AREA: | 3,044 S.F. |
| THREE CAR GARAGE: | 788 S.F. |
| COVERED PARKING: | 254 S.F. |
| GROUND FLOOR LANAI: | 147 S.F. |
| COVERED ENTRY: | 48 S.F. |
| MECHANICAL: | 61 S.F. |
| MASTER BALCONY: | 147 S.F. |
| FAMILY ROOM BALCONY'S: | 217 S.F. |
| TOTAL NON-A/C AREA: | 1,662 S.F. |
| TOTAL AREA: | 4,706 S.F. |

SITE PLAN

SCALE : 3/16" = 1'-0"





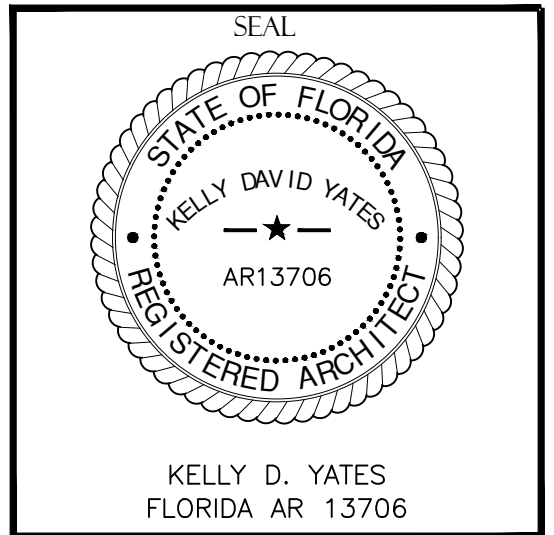
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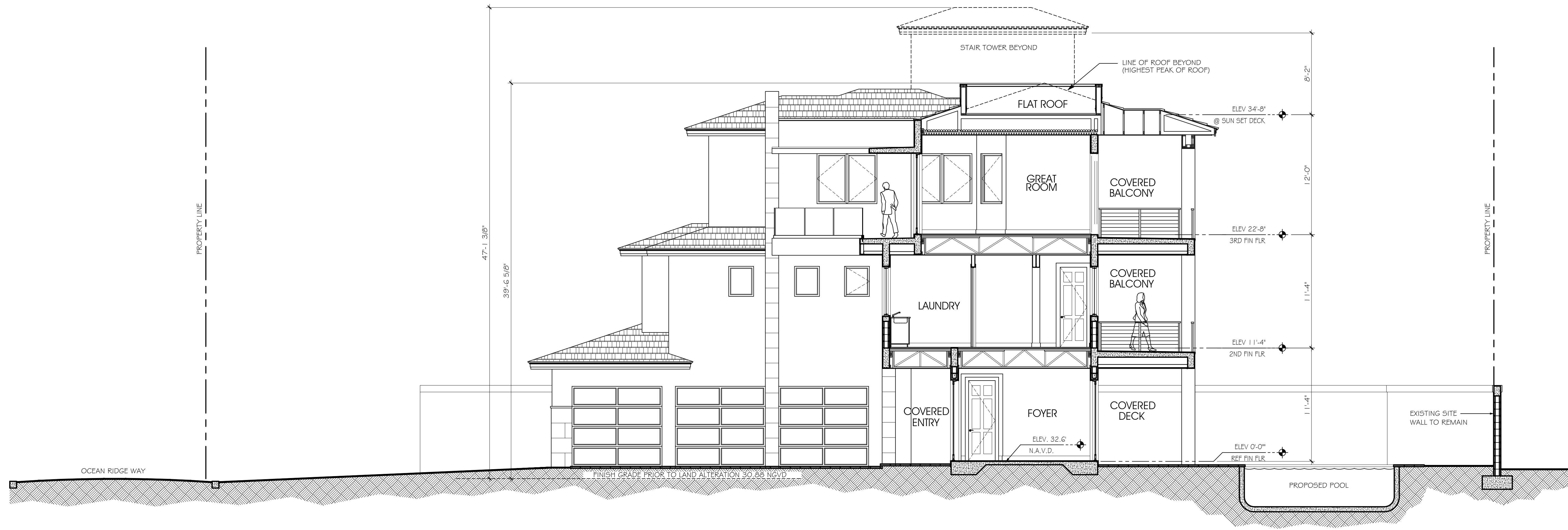
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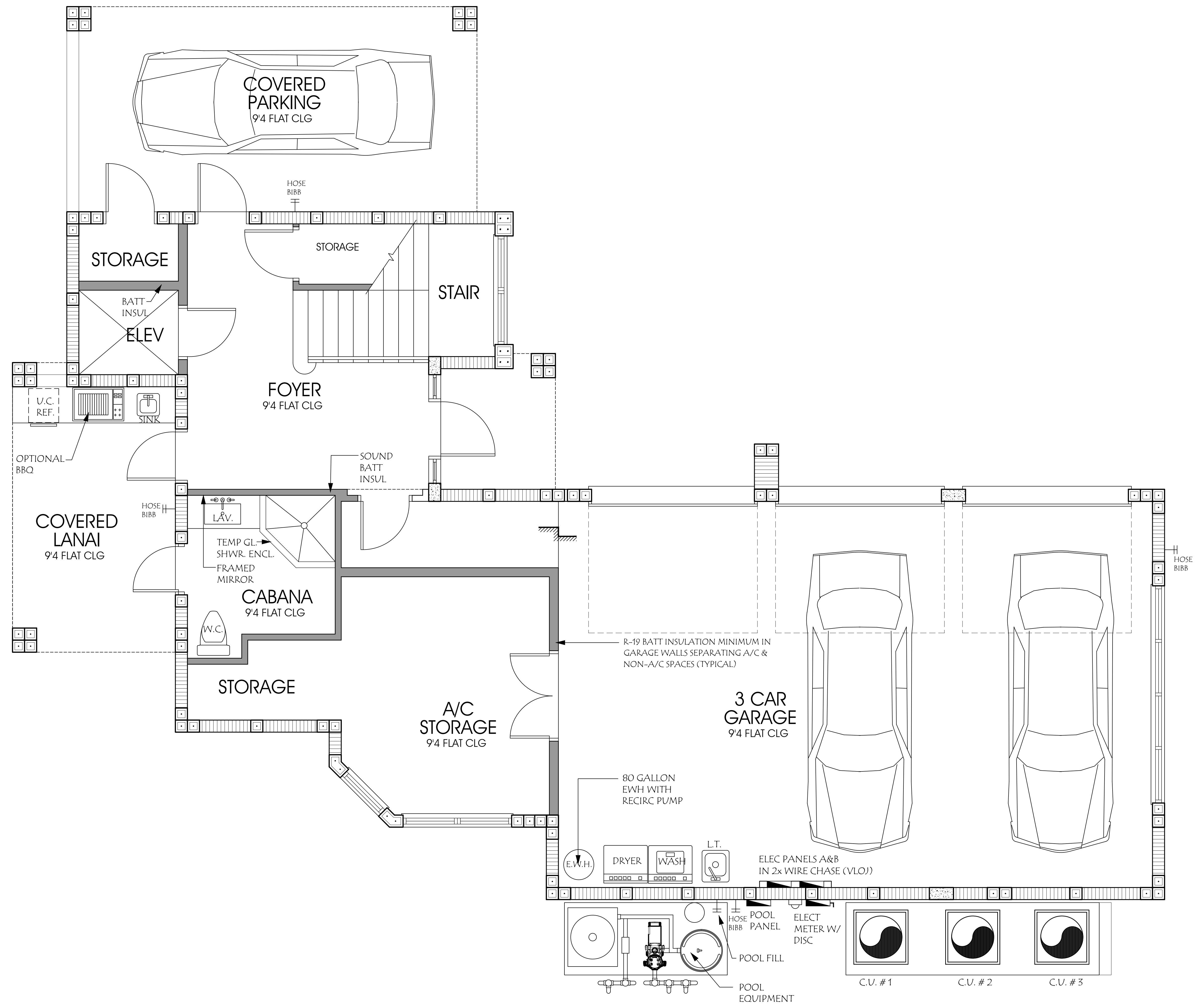
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SITE SECTION THROUGH CENTER OF HOUSE

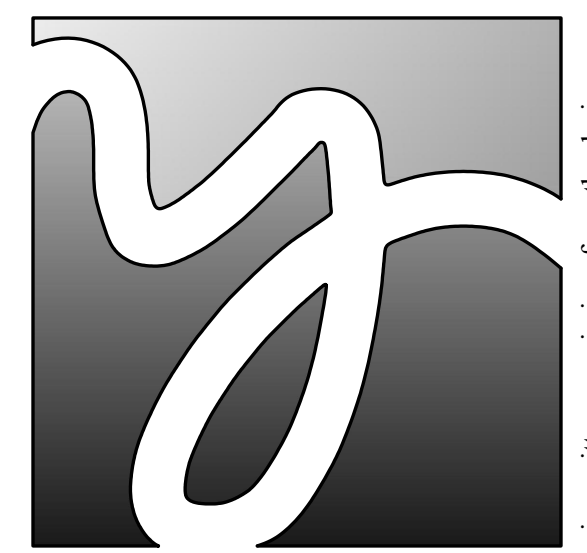
SCALE : 1/4" = 1'-0"

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GROUND FLOOR PLAN

SCALE : 3/8" = 1'-0"



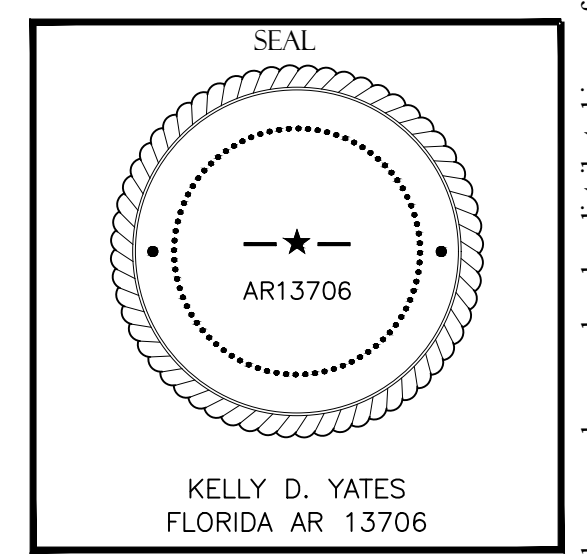
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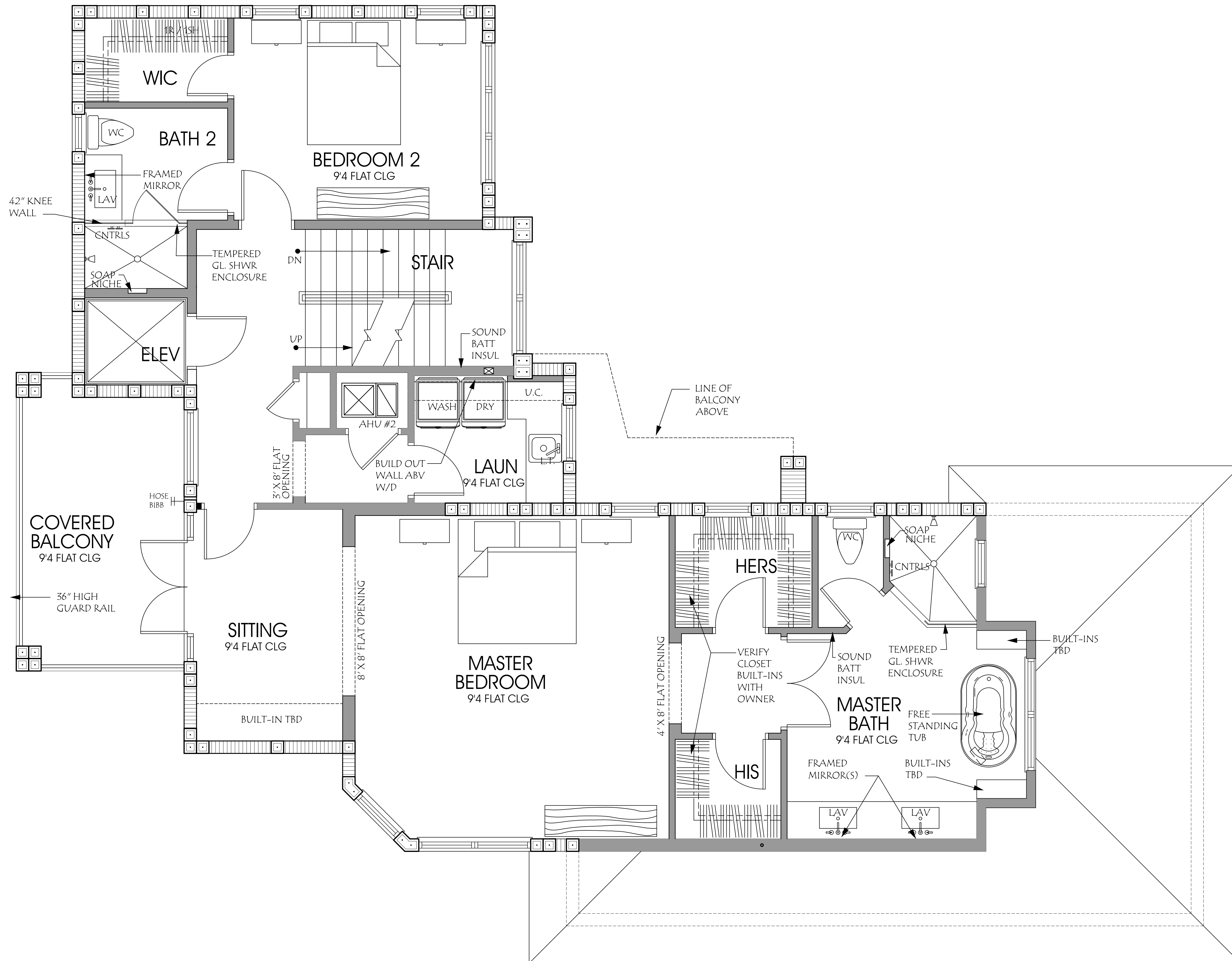
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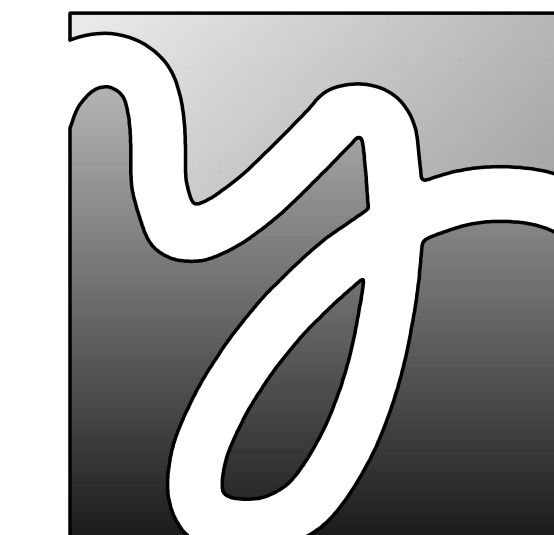
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SECOND FLOOR PLAN

SCALE : 3/8" = 1'-0"



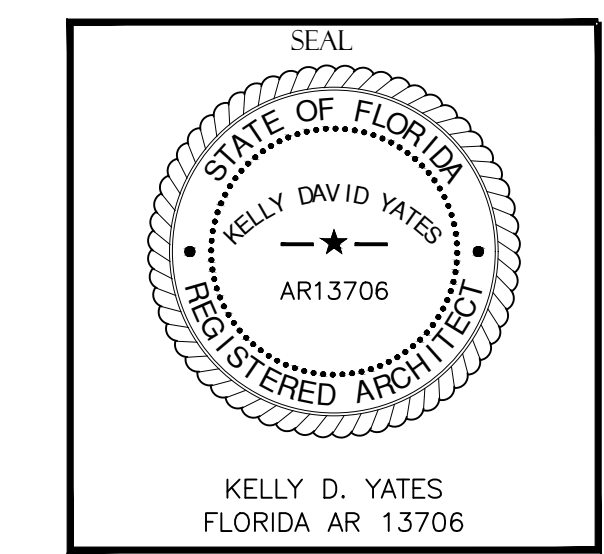
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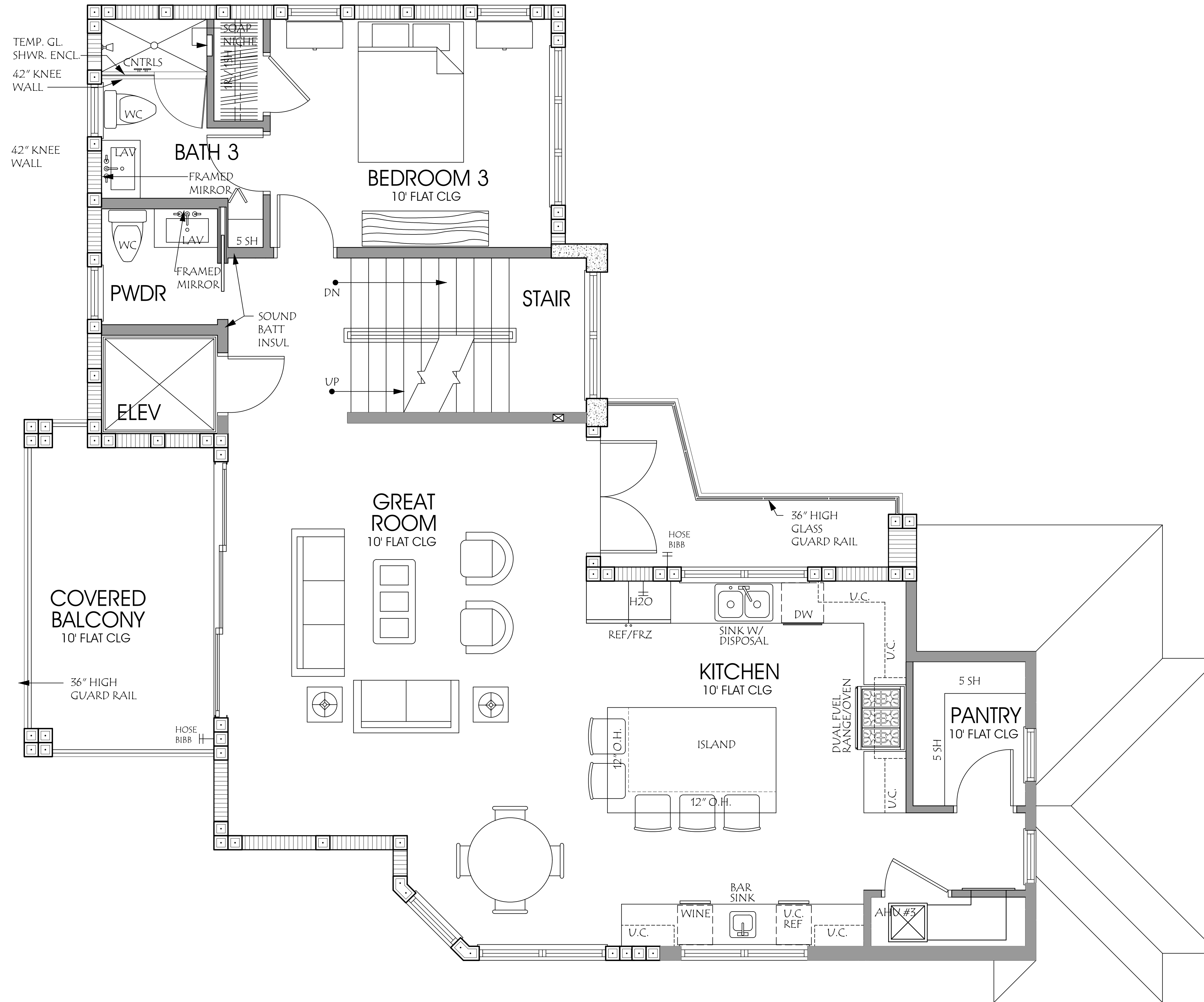
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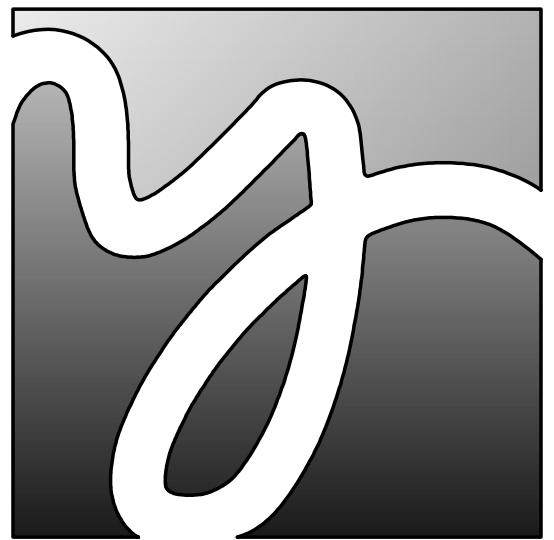
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THIRD FLOOR PLAN

SCALE : 3/8" = 1'-0"



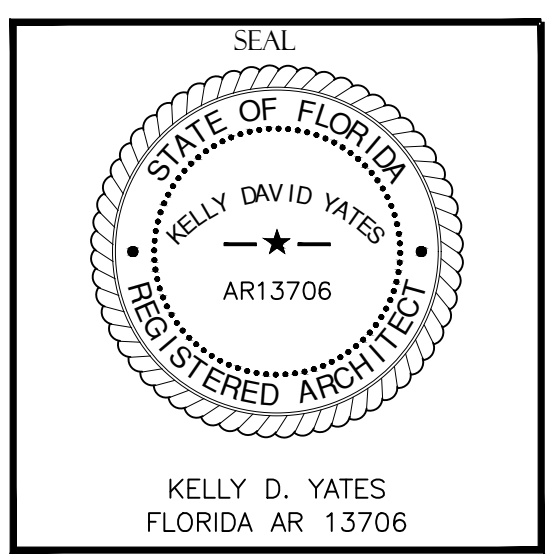
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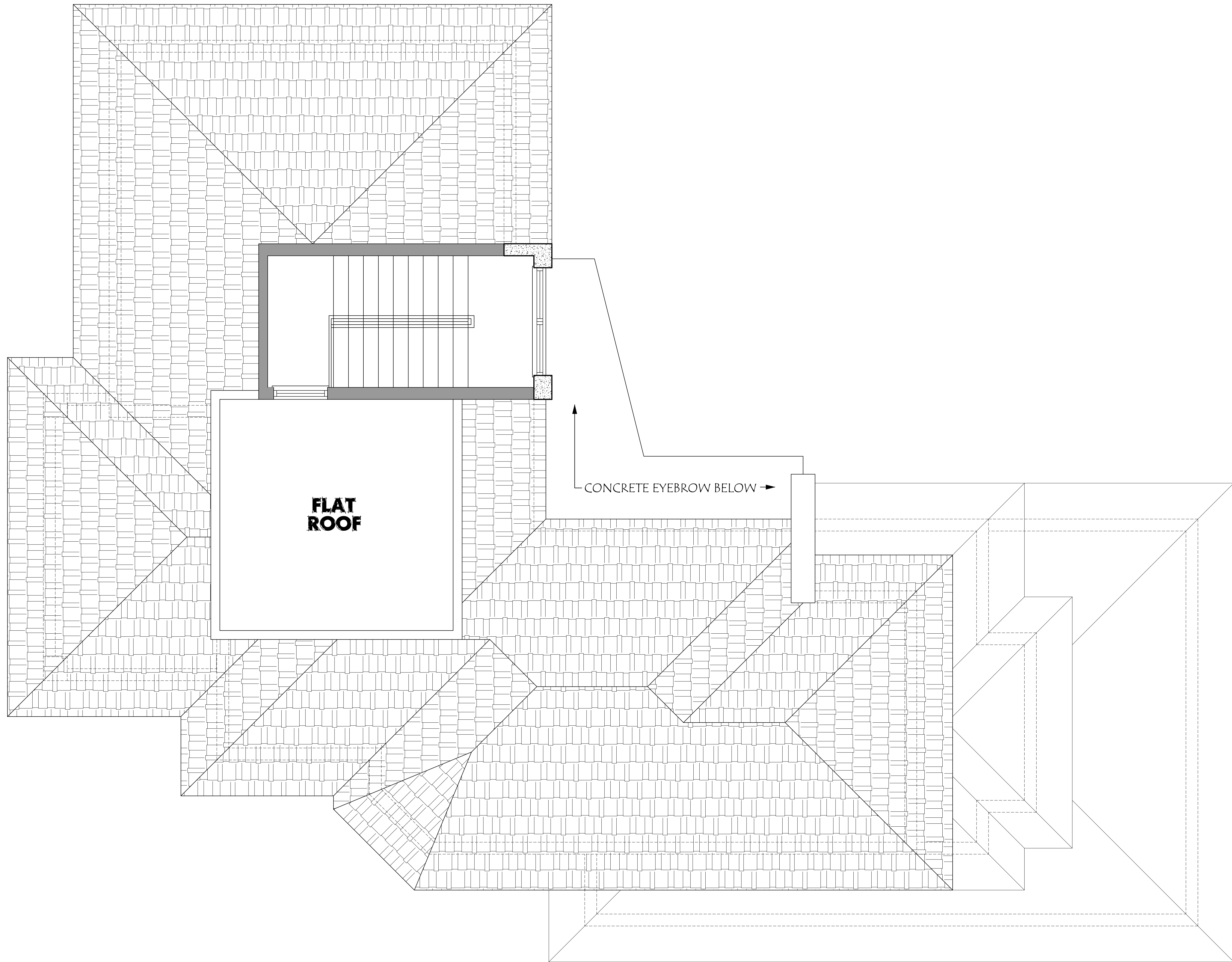
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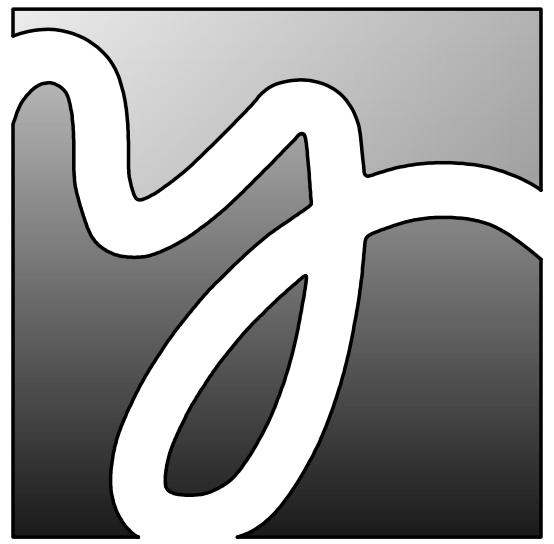
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ROOF PLAN

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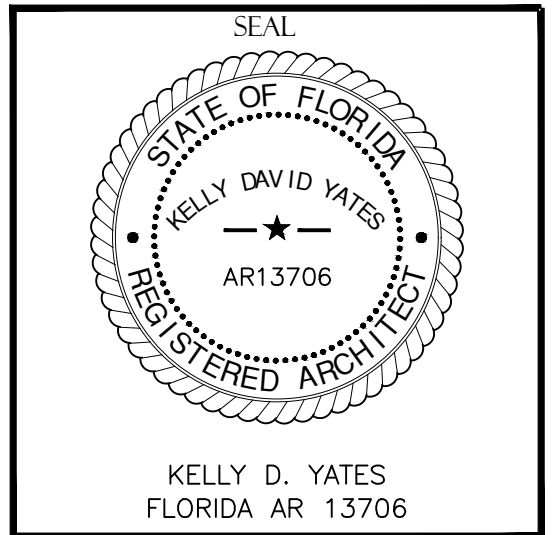
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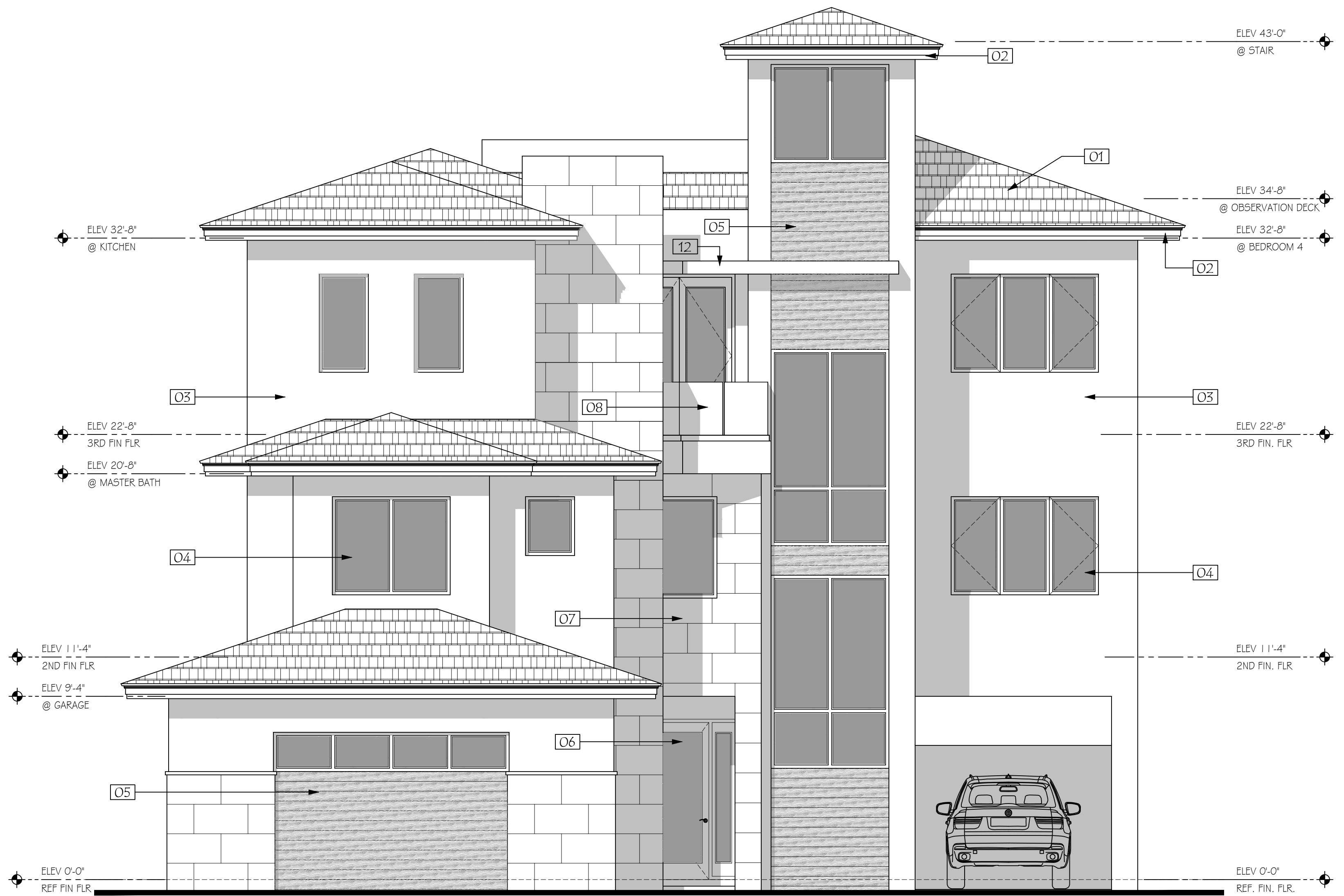
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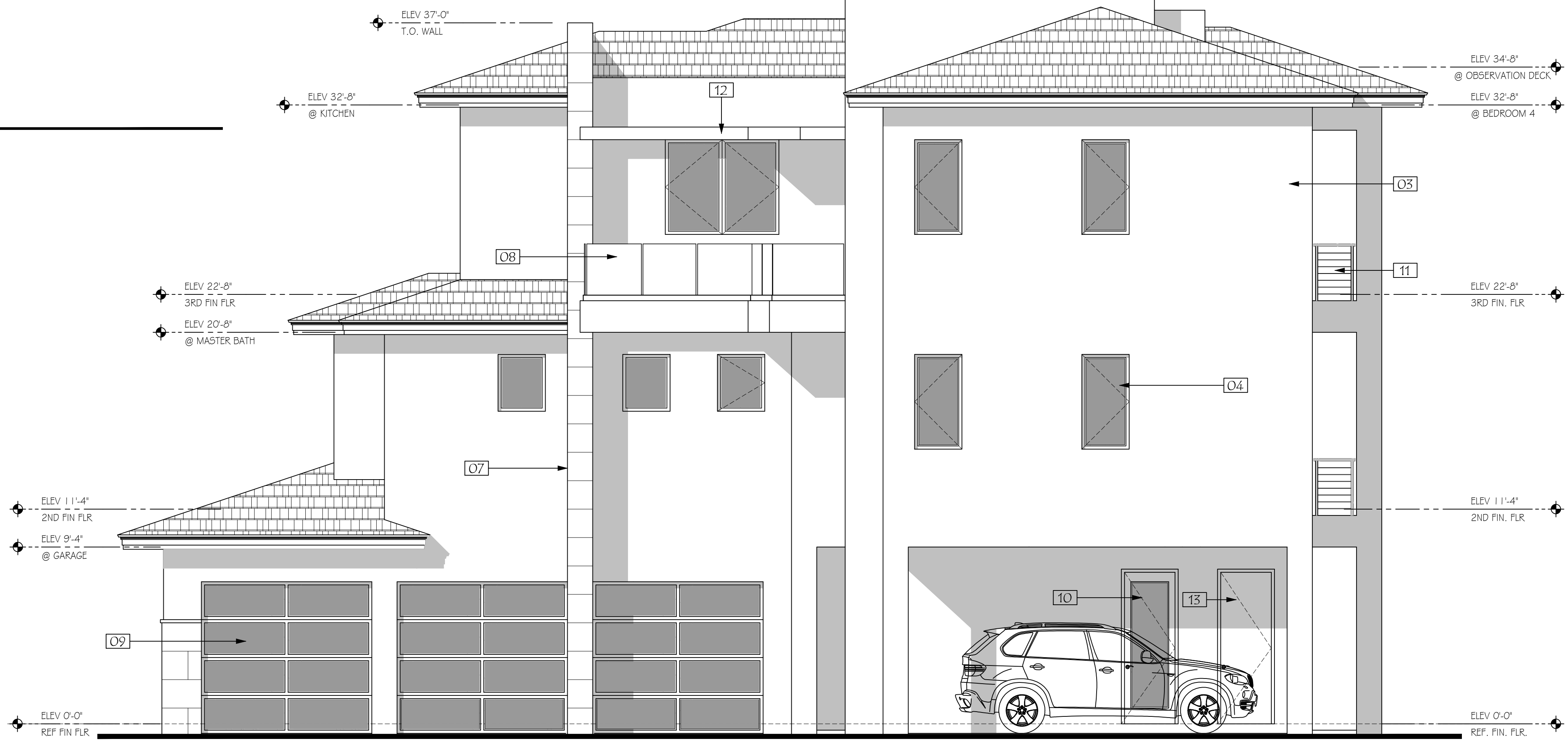


SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

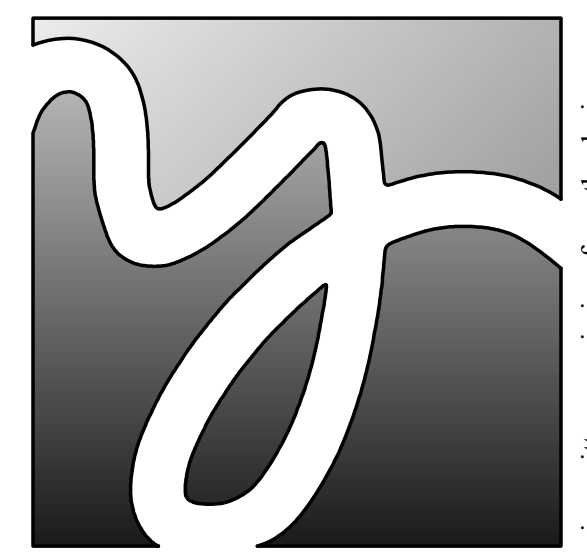
- 01 CONCRETE TILE ROOF
- 02 WOOD FASCIA
- 03 SMOOTH STUCCO
- 04 WINDOW
- 05 WOOD SIDING
- 06 FRONT ENTRY DOOR
- 07 STONE VENEER
- 08 FRAMELESS GLASS RAILING
- 09 GARAGE DOOR
- 10 FRENCH DOOR
- 11 EXTERIOR CABLE RAILING
- 12 CANTILEVERED CONC. EYEBROW
- 13 FLUSH PANEL EXTERIOR STEEL DOOR
- 14 SLIDING GLASS DOORS
- 15 FRENCH DOORS WITH SIDE LITES
- 16 BBQ GRILL
- 16 OUTDOOR VENT HOOD

- A SAXONY 900 SLATE - DARK CHARCOAL BLEND - LAKE WALES
- B SHERWIN WILLIAM - SW 7048 URBANE BRONZE
- C SHERWIN WILLIAM - SW 7551 GREEK VILLA
- D PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT
- E NEWTECHWOOD - COMPOSITE SIDING - PERUVIAN TEAK
- F PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT
- G ELDORADO STONE - DOVE TAIL - MARQUEE24
- H VIEW RAIL - ALUMINUM BASE RAIL - WHITE - TEMPERED ULTRA CLEAR GLASS
- I CHI OVERHEAD DOORS - FULL-VIEW ALUMINUM - FROSTED GLASS PANEL
- J PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT
- K VIEW RAIL - ENDURANCE ROD
- L SMOOTH STUCCO FINISH
- M MASONITE - SMOOTH WHITE FINISH
- N PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT
- O PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT
- P DCS - BUILT IN
- Q FIRE MAGIC



EAST ELEVATION

SCALE : 1/4" = 1'-0"



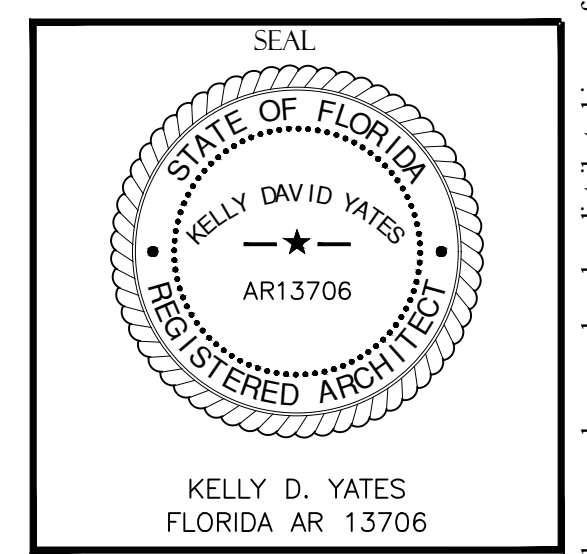
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11-14-2023

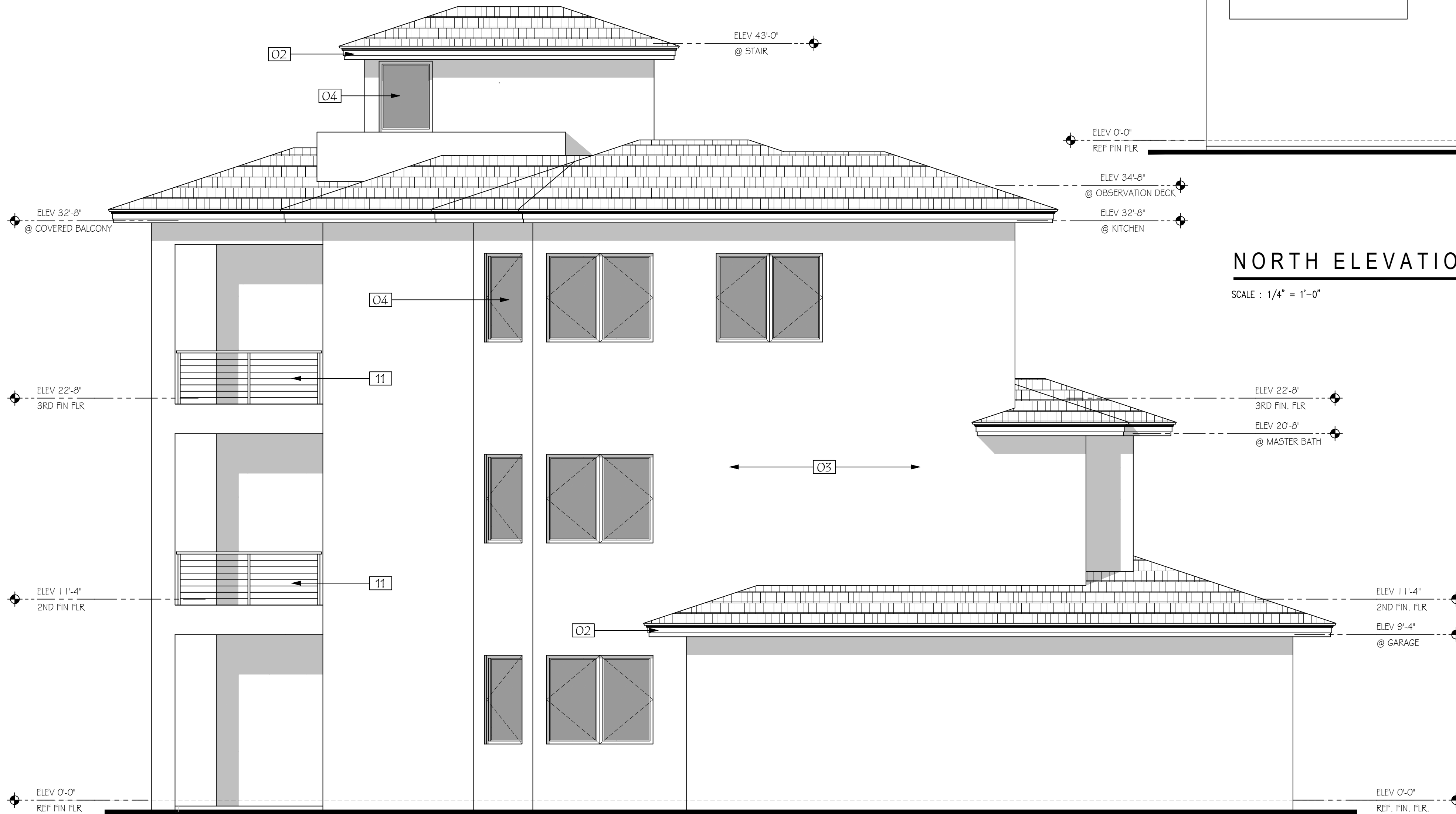


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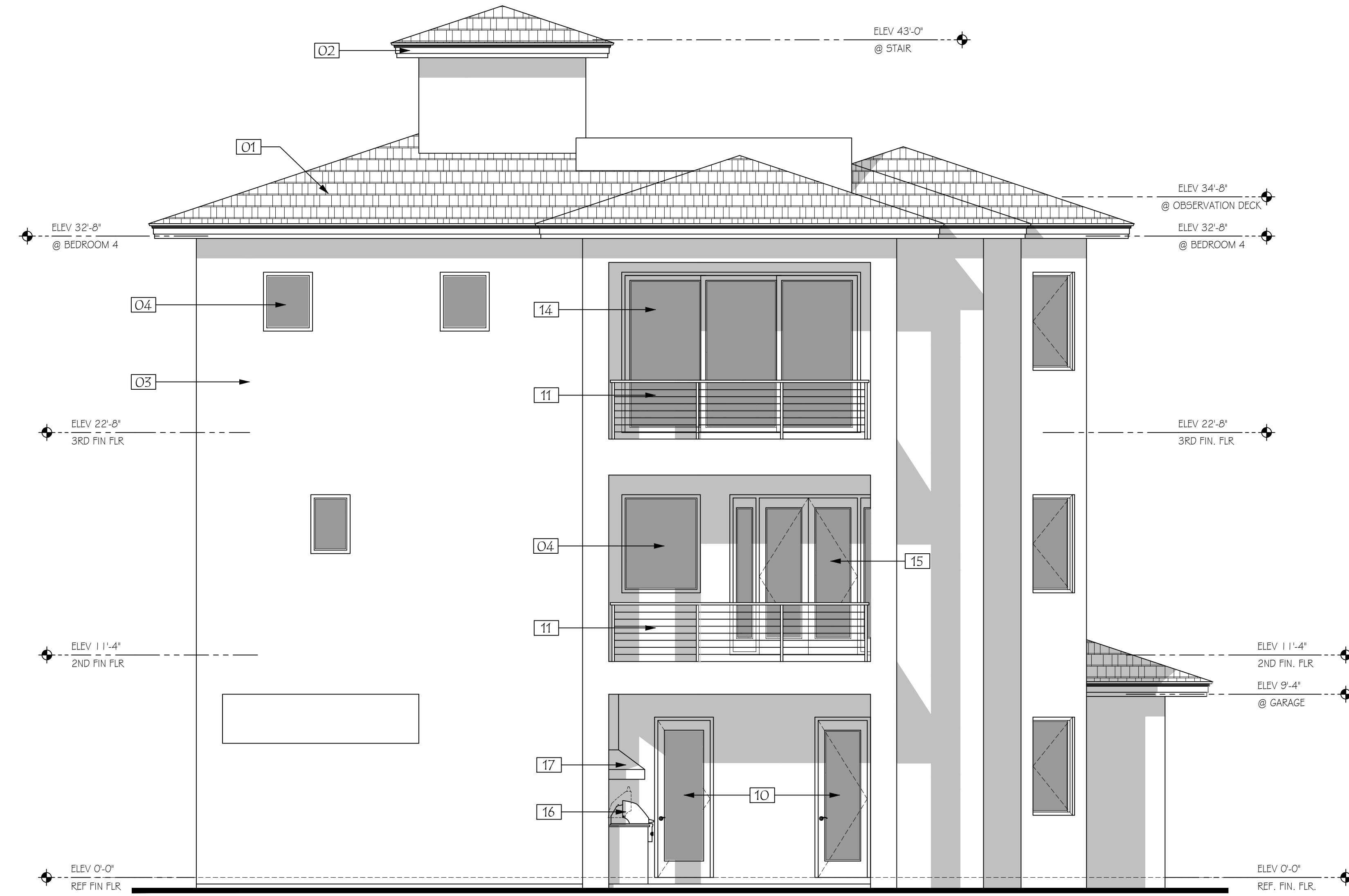
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- | | |
|------------------------------------|---|
| 01 CONCRETE TILE ROOF | A SAXONY 900 SLATE - DARK CHARCOAL BLEND - LAKE WALES |
| 02 WOOD FASCIA | B SHERWIN WILLIAM - SW 7048 URBANE BRONZE |
| 03 SMOOTH STUCCO | C SHERWIN WILLIAM - SW 7551 GREEK VILLA |
| 04 WINDOW | D PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT |
| 05 WOOD SIDING | E NEWTECHWOOD - COMPOSITE SIDING - PERUVIAN TEAK |
| 06 FRONT ENTRY DOOR | F PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT |
| 07 STONE VENEER | G ELDORADO STONE - DOVE TAIL - MARQUEE24 |
| 08 FRAMELESS GLASS RAILING | H VIEW RAIL - ALUMINUM BASE RAIL - WHITE - TEMPERED ULTRA CLEAR GLASS |
| 09 GARAGE DOOR | I CHI OVERHEAD DOORS - FULL-VIEW ALUMINUM - FROSTED GLASS PANEL |
| 10 FRENCH DOOR | J PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT |
| 11 EXTERIOR CABLE RAILING | K VIEW RAIL - ENDURANCE ROD |
| 12 CANTILEVERED CONC. EYEBROW | L SMOOTH STUCCO FINISH |
| 13 FLUSH PANEL EXTERIOR STEEL DOOR | M MASONITE - SMOOTH WHITE FINISH |
| 14 SLIDING GLASS DOORS | N PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT |
| 15 FRENCH DOORS WITH SIDE LITES | O PGT - WINGUARD - ALUMINUM - WHITE FRAME - GRAY TINT |
| 16 BBQ GRILL | P DCS - BUILT IN |
| 16 OUTDOOR VENT HOOD | Q FIRE MAGIC |



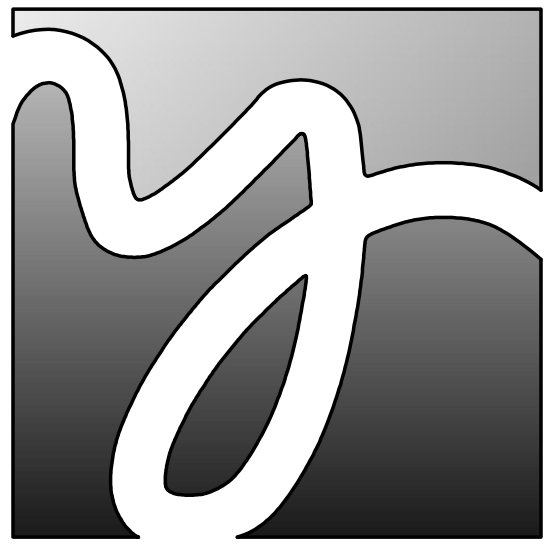
WEST ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"



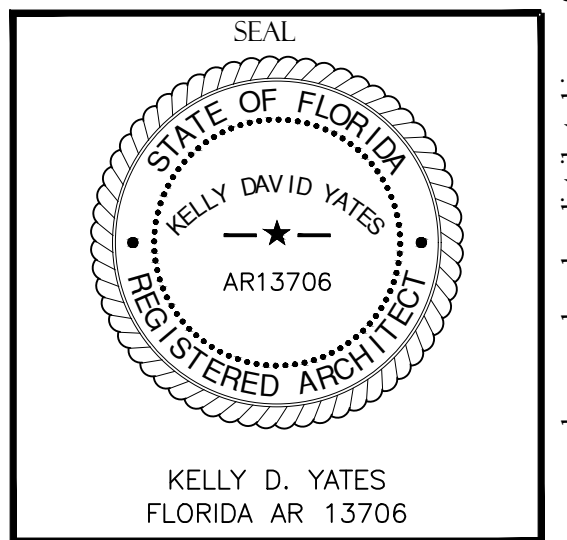
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DATE: AUGUST 1, 2020
JOB NO: 20-0741
DESIGN BY: K.D.Y.
DRAWN BY: D.C.M.
APPROVED: K.D.Y.
REVISIONS:

A PROPOSED PROJECT FOR:
OCEAN HORIZON PROPERTIES
OCEAN RIDGE WAY
JUNO BEACH
FLORIDA

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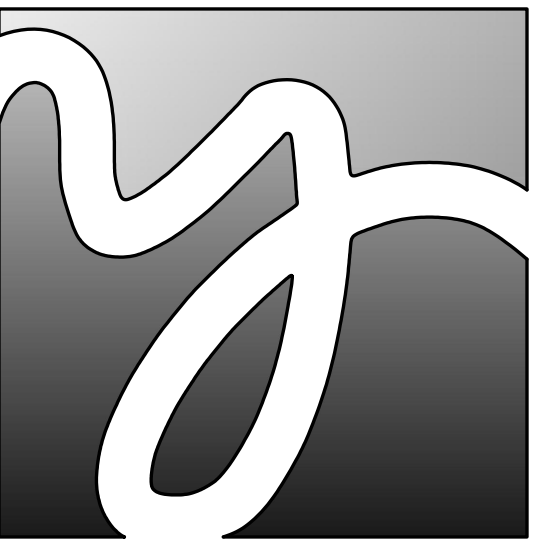
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AERIAL VIEW OF NEIGHBORHOOD

SCALE : N.T.S.



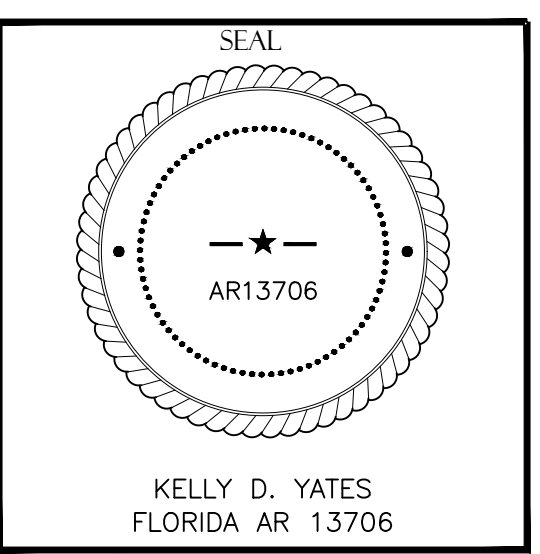
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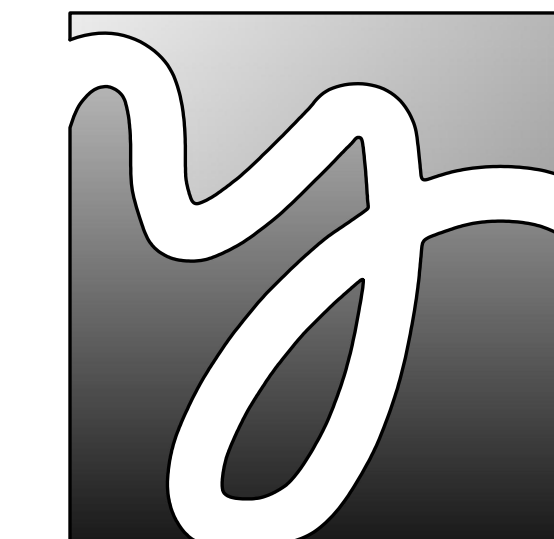
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479 OCEAN RIDGE WAY (EMPTY LOT)

| ADDRESS | YEAR BUILT | EXTERIOR WALL | ROOF STRUCTURE | ROOF COVER | LOT SIZE | TOTAL AREA | A/C AREA | STORIES | STYLE |
|---------------------|------------|---------------|----------------|------------|------------|------------|----------|---------|-------|
| 479 OCEAN RIDGE WAY | EMPTY LOT | N/A | N/A | N/A | 8,117 S.F. | N/A | N/A | N/A | N/A |



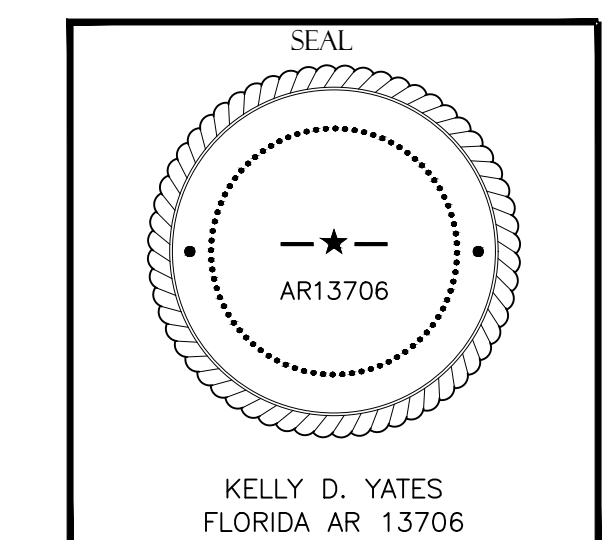
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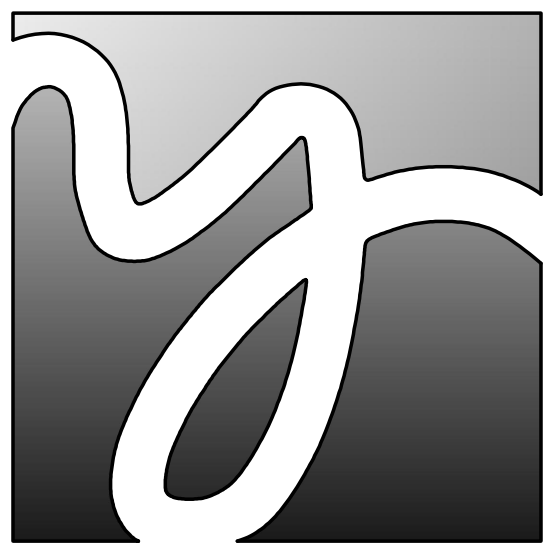
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479 OCEAN RIDGE WAY (PROPOSED)

| ADDRESS | YEAR BUILT | EXTERIOR WALL | ROOF STRUCTURE | ROOF COVER | LOT SIZE | TOTAL AREA | A/C AREA | STORIES | STYLE |
|---------------------|------------|---------------|----------------|---------------|------------|------------|----------|---------|-------------------------|
| 479 OCEAN RIDGE WAY | PROPOSED | CBS | HIP | CONCRETE TILE | 8,117 S.F. | 4,706 | 3,044 | 3 | KEY WEST AND MODERN MIX |



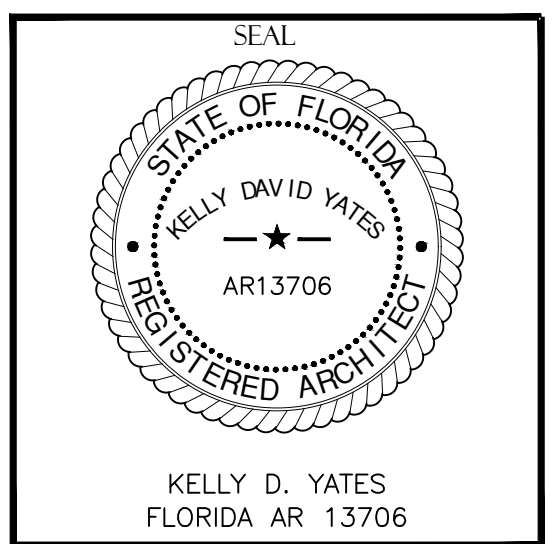
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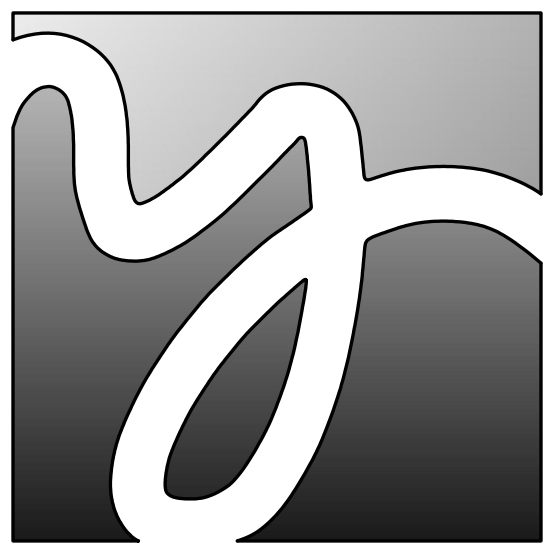
WEST SIDE VIEW



FRONT VIEW

481 OCEAN RIDGE WAY

| ADDRESS | YEAR BUILT | EXTERIOR WALL | ROOF STRUCTURE | ROOF COVER | LOT SIZE | TOTAL AREA | A/C AREA | STORIES | STYLE |
|---------------------|------------|---------------|----------------|---------------|------------|------------|------------|---------|----------|
| 481 OCEAN RIDGE WAY | 2021 | CBS | HIP | CONCRETE TILE | 7,976 S.F. | 7,552 S.F. | 5,543 S.F. | 3 | KEY WEST |



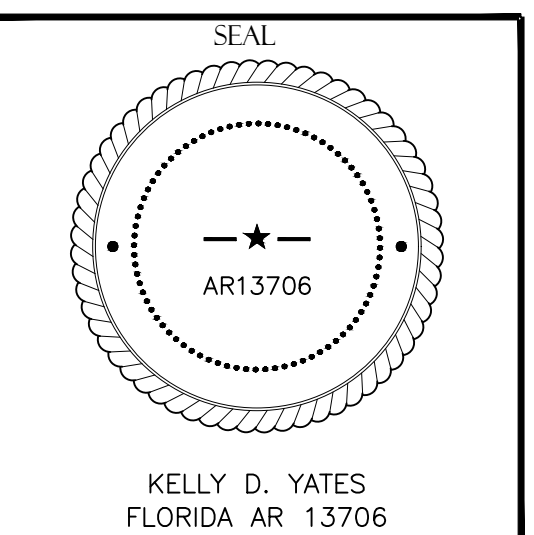
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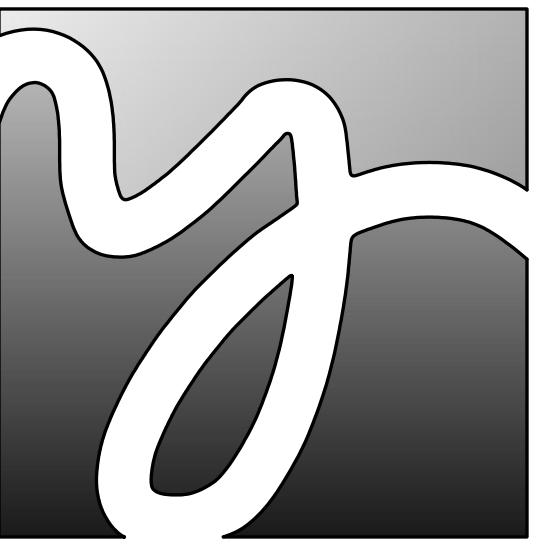
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483 OCEAN RIDGE WAY

| ADDRESS | YEAR BUILT | EXTERIOR WALL | ROOF STRUCTURE | ROOF COVER | LOT SIZE | TOTAL AREA | A/C AREA | STORIES | STYLE |
|---------------------|------------|---------------|----------------|---------------|------------|------------|----------|---------|----------|
| 483 OCEAN RIDGE WAY | 2019 | CBS | HIP | CONCRETE TILE | 7,976 S.F. | 5,787 | 3,730 | 3 | KEY WEST |



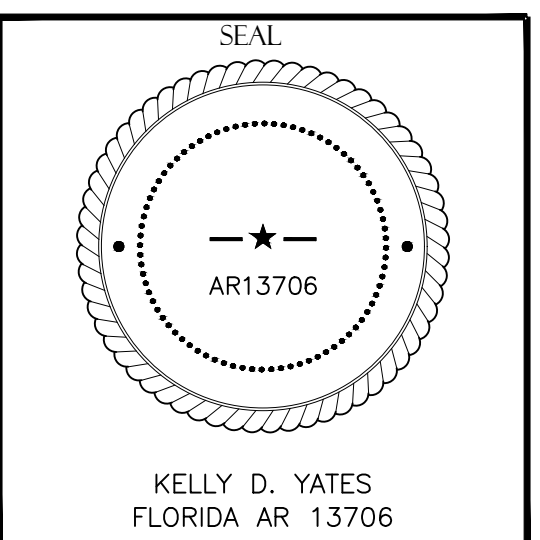
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2021 Color of The Year

SW 7048

Urbane Bronze

FULL DETAILS ▾

Rooted in nature, this brownish gray evokes a down-to-earth tranquility and a subtle sophistication that is hard to beat.

SW 7551

Greek Villa

FULL DETAILS ▾

This sunny white comes to life in natural light. Use it to brighten any space or try it on trim to make other colors pop.



479 OCEAN RIDGE WAY -NEW BUILD

ARCHITECTURAL STYLE: COMBINATION (MODERN / KEY WEST CRACKER)

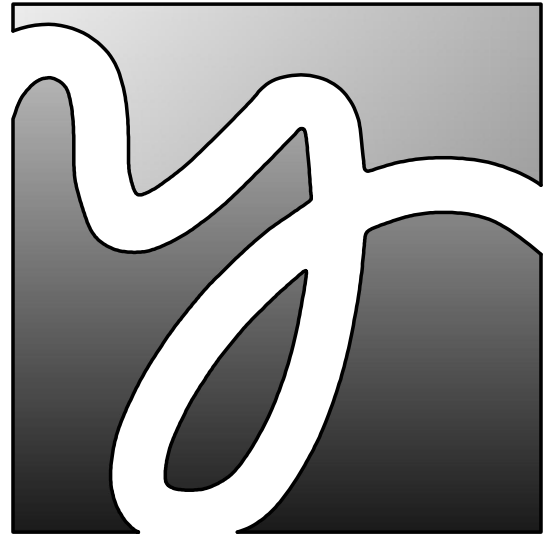
THE PROPOSED RESIDENCE COMBINES THE RELAXED, BEACHY VIBE OF KEY WEST CRACKER ARCHITECTURE WITH THE CLEAN, SLEEK LINES OF MIDCENTURY MODERN DESIGN WHICH RESULTS IN A UNIQUE AND APPEALING ARCHITECTURAL STYLE.

SOME OF THE INSPIRATION TAKEN FROM THE OLD FLORIDA STYLE INCLUDE SIMPLE PITCHED ROOFS WITH OVERHANGS FOR SHADE, OPEN AIR BALCONIES, STUCCO SIDING WITH WOOD SIDING ACCENTS. THE ROOF ALSO HAS A SMALL SUNSET TERRACE REMINISCENT OF AN OLD KEY WEST WIDOWS WALK.

MIDCENTURY MODERN HOMES OFTEN FEATURE OPEN FLOOR PLANS WITH A SEAMLESS FLOW BETWEEN INDOOR AND OUTDOOR SPACES. INCORPORATING THIS CONCEPT INTO A KEYWEST CRACKER INSPIRED HOME BY ADDING LARGE WINDOWS AND FRENCH STYLE DOORS THAT CONNECT THE INTERIOR LIVING SPACES TO OUTDOOR PORCHES AND DECKS. THIS ALLOWS FOR PLENTY OF NATURAL LIGHT AND VENTILATION WHILE EMBRACING THE TROPICAL CLIMATE.

WE ARE EMBRACING THE MIDCENTURY MODERN MINIMALIST AESTHETIC BY USING SIMPLE, CLEAN LINES, WHILE GIVING A NOD TO THE RUSTIC ELEMENTS OF KEY WEST CRACKER HOME BY USING LIGHT PASTEL COLORS WITH THE USE OF RUSTIC WOOD AND STONE ACCENTS.

THE HARDSCAPE SELECTION ENVOKES A MORE MODERN AESTHETIC BY USING A MIX OF LIGHT GRAY PAVERS AT THE DRIVEWAY AND A MIX OF GRAY AND LIGHT GREY PAVING AT THE POOL PATIO. THE CHOICE OF A GRAY PAVER CREATES A SLEEK AND STYLISH AESTHETIC THAT COMPLEMENTS THE ROOF AND FASCIA MATERIAL AND CREATES A CONTRAST WITH THE GREEK VILLA WHITE SCHEME OF THE MAIN BODY OF THE RESIDENCE.



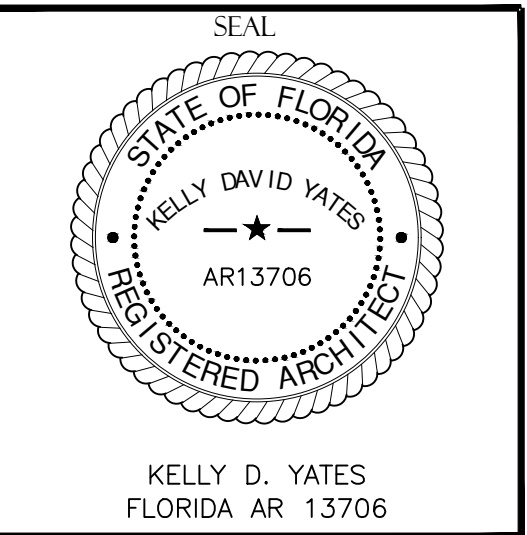
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