



Meeting Name: Planning and Zoning Board (Architectural Review Board)

Meeting Date: January 17, 2024

Prepared By: Curt Thompson, Principal Planner

Item Title: Appearance Review – 479 Ocean Ridge Way

BACKGROUND:

The Town has received an application for appearance review from Mr. and Mrs. Kassir (property owner) regarding vacant property located at 479 Ocean Ridge Way (“Property”). The Property is zoned Residential Transient and Multiple-Family-Moderate Density (RMT) with a Future Land Use classification of Moderate Density Residential (MODR) (up to 15 DU/AC). The property is located within the Ocean Winds of Juno Beach Replat (according to the Palm Beach County Property Appraiser’s Records).



479 Ocean Ridge Way (Applicant’s/Subject Property in Red)

DISCUSSION:

The Applicant is seeking to construct a 4,706 square foot three-story single-family residence, consisting of three (3) bedrooms and four ½ bathrooms. Section 34-116(3) (b) (items 2 through 7) of the Town’s Zoning Code requires the Planning and Zoning Board (acting as the Architectural Review Board) to determine whether the proposed residence meets the criteria below. For the Board’s review and consideration, staff has provided its professional opinion to the Appearance Review Criteria (staff response is in **bold**). In addition, the applicant’s response(s) to the below criteria are listed in the back-up material(s).

Appearance Review Criteria

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.

The area of the lot is +/-8,177 square feet, the proposed lot coverage shall be +/- 1,866.91 sq. ft. or 23% which complies with the Town’s Zoning Code requirement for lot coverage per Section 34-337 (14). The home is designed to be a three-story structure and is planned to be +/- 47 feet, 1 3/8” inches in height.

Staff conducted a review of residential structures along Ocean Ridge Way from 483 to 479 Ocean Ridge Way where the applicant’s property is located, and observed the following:



483 Ocean Ridge Way - Front



483 Ocean Rise Way – Front & Side



481 Ocean Ridge Way – Front



481 Ocean Ridge Way - Side

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>Exterior Wall</i>	<i>Roof Structure</i>	<i>Roof Cover</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
483 Ocean Ridge Way	2019	CBS	Wood Truss	Concrete Tile	5787	3730	3
481 Ocean Ridge Way	2021	CBS	Wood Truss	Concrete Tile	7552	5543	3
*479 Ocean Ridge Way	2024	CBS	Wood Truss	Concrete Tile	4706	3044	3

* Applicant

Staff would like the Board to note the following similarities: each residence shall be 3 story in height; each structure is oriented toward Ocean Ridge Way; each structure is located within the center of each lot; each property has landscaping design to provide privacy and minimize potential adverse impacts to their neighbors.

According to the table above, the overall square footage of the proposed residence will be within the range of the total square footage of the structures along Ocean Ridge Way (Proportion). Thus, the visual effect of the new residence appears to be compatible with the two existing structures along Ocean Ridge Way. Additionally, the proposed garage is designed to be proportionate to the two existing residences east of the site. Third, the proposed residence (+/- 4,706 square feet) would result in the applicant’s proposed residence being designed to be compatible in total square footage with the other single-family homes along (as indicated in the table above) Ocean Ridge Way (Scale).

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;

According to the applicant, the elevator shaft of the home shall be designed within the interior of the house and shall not be visible on the exterior. The stair well shaft is planned to be a major design component of the house and incorporates both glass and wood siding and culminates in a pitched roof with overhangs. All other mechanical and pool equipment shall be located on the side of the house and shall be screened from view with a site wall as well as landscaping.

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;

The applicant's architect indicated that accessory features such as light fixtures will be selected to be compatible in design material, and color to the design of the residence.

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;

The height of this building shall be +/- 47 feet, 1 3/8 inches and appears to be designed as horizontal rather than vertical.

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

According to the applicant, all mechanical equipment is planned to be located on the west side of the residence along the garage wall, away from all neighboring residences and shall be screened from view by both a small site wall and landscaping. In addition, there is an existing 8 foot high concrete site wall that surrounds the property on the North and West side of the property which separates the site from the existing hotel parking lot on the other side of the wall.

7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

The applicant has indicated that all design elements of this project shall comply with Article IV, Division 14, Chapter 34 of the Juno Beach Zoning Code.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board (acting as the Architectural Review Board) review the information that has been provided, and consider approval or denial, or approval with modifications, for the construction of a new three-story single-family residence in the RMT Zoning District, to be located at 479 Ocean Ridge Way.

Attachment(s):

1. Architectural Review Board Application and backup material

Zoning Code Reference(s):

1. Division 4. Site Plan and Appearance Review - Section 34-116 (b) (2 through 7)

Link:

https://library.municode.com/fl/juno_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH34ZO_ARTIIDEN_DIV4SIPLAPRE_S34-116RECR

2. Division 5. Residential, Transient and Multiple-Family-Moderate Density (RMT) Zoning District – Section 34-337

Link:

https://library.municode.com/fl/juno_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH34ZO_ARTIIDIRE_DIV5RETRMUMIODDERMZODI_S34-337BUSIARRE

