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**Meeting Name:** Planning & Zoning Board  
**Meeting Date:** September 15, 2025  
**Prepared By:** Stephen Mayer  
**Item Title:** Appearance Review – 451 Ocean Drive

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### **DISCUSSION:**

The Town has received an application for Appearance Review from Ty Chivers, representing Premier Properties of South Florida (“Contractor”) on behalf of Patty and Tom Kelley (“Applicants and Owners”) for the property located at 451 Ocean Drive (“Property”). The Property is zoned Residential Single Family (RS-1) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing vacant lot is .305 acres or +/- 13,291 square feet in area. The location of the property is shown in the aerial photo below:





Rendering of Proposed new home at 451 Ocean Drive

The Applicant is seeking to construct a new 7,516 square foot two-story home, with a 625 square foot attic on the second floor above the garage. The total footprint is 4,262 (32.1% lot coverage), thereby under the maximum lot coverage of 35% by 2.9% or 385 square feet. 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 their professional opinion with the Appearance Review Criteria (staff response is in **bold**).

#### 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. 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 +/-13,291 square feet, or 0.305 acres, and the proposed lot coverage ratio would be 32.1%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure. In the backup materials provided, page S2 indicates how applicants have provided a review of the residential structures in the context of the property. 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 (acres)</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>
371 Apollo Drive	1963	.25	No	.22	2,442	1,384	1
401 Apollo Drive	1962	.23	No	.23	<b>2,342</b>	1,546	1

411 Apollo Drive	1959	.23	No	.27	2,735	1,987	1
431 Apollo Drive	1965	.23	No	.27	2,734	1,316	1
441 Apollo Drive	1968	.33	No	.16	2,427	1,464	1
370 Apollo Drive (Existing)	2003	.31	Yes	.33	4,490	3,211	2
370 Apollo Drive Approved by P&Z on May 19, 2025	N/A	.31	Yes	.39	5,255	4,282	2
<b>451 Ocean Drive</b>	<b>N/A</b>	<b>.31</b>	<b>No</b>	<b>.56</b>	<b>7,516</b>	<b>6,361</b>	<b>2</b>
400 Apollo Drive	1959	.23	No	.25	2,527	1,823	1
410 Apollo Drive	1960	.23	No	.27	2,736	1,829	1
440 Apollo Drive	1973	.28	No	.25	3,152	2,266	1
470 Apollo Drive	2004	.28	No	.33	4,143	3,147	1
411 Diana Lane	1974	.23	No	.29	2,932	2,022	1
401 Diana Lane	1971	.23	No	.26	2,613	1,832	1
401 Diana Lane Approved by P&Z on April 7, 2025	N/A	.23	Yes	.54	5,421	—	2
Average				.26	2,969	—	7%

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 0.16 to 0.33. FAR Average = 0.26

TOTAL Sq. Ft. Range = 2,342 to 4,143 square feet. TOTAL Sq. Ft. Average = 2,969 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 (7,516 Sq. Ft.) would be 3,373 square feet larger than the largest existing home in the study area. Staff notes the applicant is adjacent to 401 Diana Lane, which has been approved for 5,421 square feet and 370 Apollo Drive, which has been approved for 5,255 square feet. Therefore, the proposed home would be 2,095 square feet larger than its anticipated neighbors.

Since the requested total square feet (7,516 square feet) is not under twice the average total square footage (5,938 sq ft), the size of the home is not in harmony with the study area. However, staff must also consider other harmony factors such as proper site orientation, landscaping, proportion,

materials and architectural styles. A full analysis of all components of harmony are in the section discussing harmony.

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:** There are no changes to the architectural features as this is a new home. All modern operations and features of the building are completely concealed.

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:** 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 height of the applicant's addition will comply with these criteria, the addition to the existing two-story will enhance the horizontal appearance of the house. The maximum height of the proposed home is not increasing.

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

**Staff's response:** There are no new mechanical equipment proposed.

### **Harmony**

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious (please see below). 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:** The scale of the proposed single-family home refers to the vertical scale as compared to its surroundings. Please note that since a majority of the existing homes in the study area are one-story structures, the proposed home is not in harmony with the preponderance of the study area. However, the visual effect of the proposed two-story is compatible with the existing two-story home and the approved two-story home directly adjacent to the subject property. Staff utilizes a two-test system, in which we factor in the directly adjacent properties to determine compatibility. The applicant is also providing a step down on the western side of the property, going down to a one-story product nearest to adjacent homes. The two-story product has been placed furthest away from the



adjacent homes, and closer to the Ocean Drive right of way. Because of these factors, staff finds the proposal to be harmonious in scale.

**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 2,342 square feet and 4,143 square feet (not including the subject house) with the average size being 2,969 square feet. The proposed structure is 7,516 total gross square feet. Therefore, the mass of the proposed single-family home is not within the range and is also more than two times above the average in the context of the other structures located in the study area. Staff notes that 401 Diana was approved as a 5,421 square foot home, but the home has not been constructed yet, so could not be used in the study area. Based on metrics alone, the proposed home is not harmonious in mass in relation to its surroundings.

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

**Staff's response:** The proposed structure on 451 Ocean Drive is a total of 7,516 gross square feet, which is not within the range of the homes in the study area. The Floor Area Ratio of the total gross area of the building to the lot size is 0.56. The size and volume of the proposed single-family home is not compatible to the average Floor Area Ratio (the average is 0.26) and total square footage (the average is 2,969 square feet). The proposed bulk is more than two times the average home in the study area. In terms of FAR, the proposed ratio is more than two times the average FAR.

Staff notes that 401 Diana Lane was approved as a 5,421 square foot home with an FAR of 0.54, but the home has not been constructed yet, so could not technically be used in the study area. Due to the size of the building, the proposed home is not harmonious in bulk in relation to its surroundings.

**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:** The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building. The applicant's proposed architectural style of the building has elements, such as windows, doors and garage doors, proportionate with each other. The proportion of the proposed building is considered harmonious. (with the exception of the high front door)

**Height.** The height limitations for RS-1 is two-stories and 30 feet.

**Staff's response:** The proposed building is 27'11" in height and two stories tall. This is 2 feet shorter than maximum code allows. Mitigation of the proposed height includes transitioning the second story on the western side, adjacent to existing homes.

**Orientation.** Where the building is located on the site, where the windows are located on the second floor.

**Staff's response:** The applicant has placed the building so that it would minimize impact to the surrounding homes. They have provided an additional 5' setback to the second story along the western property line. Also, they have provided privacy measures, such as locating the second story windows to face the pool area, or internal to the property, and they do not have windows facing the adjacent properties at the setback line.

**Site Planning.** The provision of open space.

**Staff's response:** The applicant is providing 3,500 square feet of landscaped open space, which is above the 25% requirement. Further, the applicant is providing an additional 2.5 foot side setback on either side.

**Landscaping.** The provision of landscaping.

**Staff's response:** The property is well landscaped and much larger than other houses in the study area. The applicant has provided a landscape plan from Oak Design Group, which demonstrates that the applicant is willing to provide a total of 12 trees (10 Saw Palmettos and 2 Seagrapes), and additional 17 Coontie palm trees, 87 Clusia hedge plants, and various flowering shrubs, including 2 Firebush, 16 Florica Ti plants, 2 Bahama Cassia, 2 Wild Coffee and 2 Jamaican Capers. The ground cover includes Fakahatchee grass. The entire landscape plan is at least 50% native.

**Materials and Architectural components.**

**Staff's response:** The uses of materials and architectural styles may reduce the visual effects of mass and bulk. Also, the provision of balconies and verandas provide pedestrian scale along the facades where the balconies and verandas are provided.

In summary, it is the staff's professional opinion that the proposed new two-story home is **not in harmony** as it relates to 2 of the 9 elements of harmony (mass and bulk) in comparison to the other structures in the study area. However, staff has outlined elements above in which the applicant has worked with staff to provide mindful changes to provide harmony, such as providing additional landscaping, mindful orientation of the second story, and diversity of building materials to provide visual interest. When these measures are taken into consideration, the application provides privacy measures, a robust landscaping plan, and a well-designed architectural style, and it is also staff's professional opinion that there are 7 of the 9 elements of the proposal that are in harmony.

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board review the information that has been provided, and consider approval or denial or approval with modifications, considering constructing a new 6,891 square foot two-story home, with a 625 square foot attic on the second floor above the garage.

**ATTACHMENTS:**

451 Ocean Drive Appearance Review Application and Backup Material