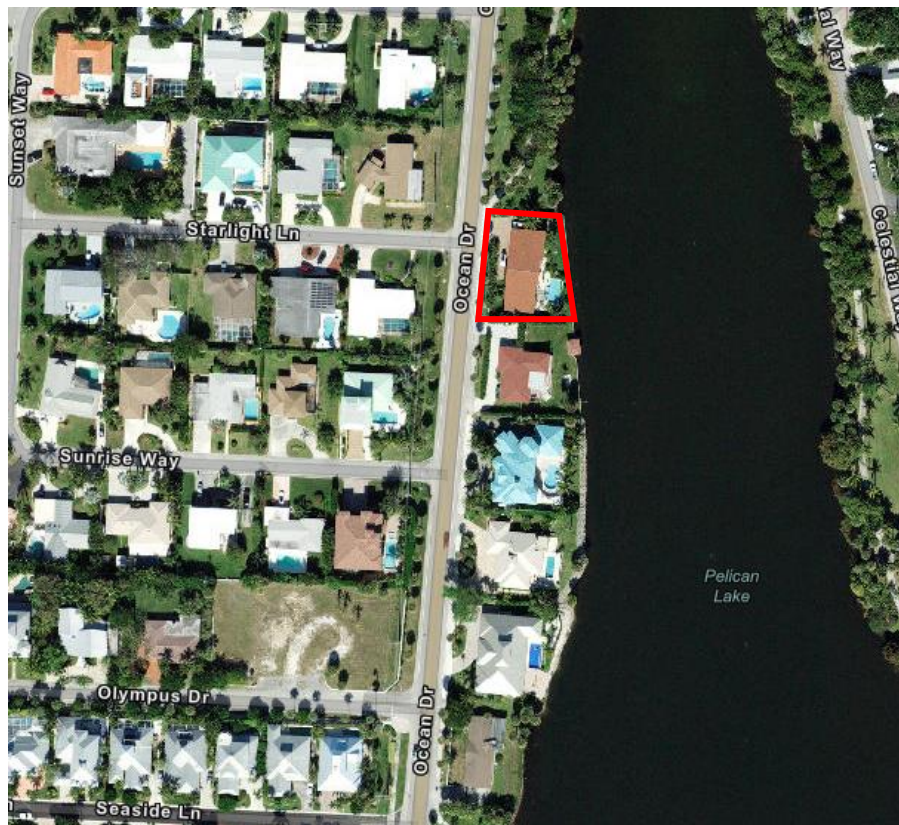




Meeting Name: Planning & Zoning Board
Meeting Date: November 18, 2024
Prepared By: Stephen Mayer
Item Title: Appearance Review – 220 Ocean Drive

DISCUSSION:

The Town has received an application for Appearance Review from Naglaa Hamzi Interiors (“Applicant and Owner”) for the property located at 220 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 one-story home was built in 1961 and is approximately +/- 3,527 square feet in size (2,242 square feet under air), with a lot area of .26 acres or +/- 11,326 square feet.



The Applicant is seeking to construct a 974 square foot second story living area addition over the existing garage. In addition, the applicant is requesting a 132 square foot addition for a storage/staircase, and a 174 square foot covered balcony. This will increase the total building footprint from 3,527 square feet to 3,659 square feet, thereby increasing lot coverage from 31.1% to 32.3%. 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 addition 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**).

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 +/-11,326 sq. ft., or .26 acres, and the proposed lot coverage ratio of the 3,659 sq. ft. footprint would be 32.3%, 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 +/- 25 feet in height. In the backup materials provided, page S2 indicates how applicant has 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 (Subject property is shaded orange and on the top of the chart):

<i>Address</i>	<i>Year Built</i>	<i>Lot Size (Acres/Square Feet)</i>	<i>Roof Structure</i>	<i>Roof Cover</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
220 Ocean Drive	1961	.26 (11,326)	Gable/Hip	Concrete Tile	4,764	3,659	2
160 Ocean Drive	1968	.33 (14,374)	Gable/Hip	Mod. Metal	3,655	2,421	1
190 Ocean Drive	2016	.32 (13,939)	Wood Truss	Mod. Metal	7,557	5,065	2
210 Ocean Drive	1961	.30 (13,068)	Gable/Hip	Mod. Metal	4,491	2,937	1
140 Ocean Drive	1962	.33 (14,374)	Reinf Conc	Concrete Tile	4,709	3,717	1
120 Ocean Drive	*	.31 (13,503)	Gable/Hip	Concrete Tile	6,471	5,834	2
<i>*Still Under Construction</i>							
PROPERTY TO THE WEST OF SUBJECT PROPERTY							
380 Sunset Way	1963	.29 (12,632)	Gable/Hip	Mod. Metal	2,802	2,006	1
391 Sunrise Way	1958	.25 (10,890)	Gable/Hip	Mod. Metal	3,907	2,660	3
381 Starlite Lane	1966	.28 (12,196)	Gable/Hip	Concrete Tile	2,444	1,560	1
400 Starlite Lane	1960	.23 (10,018)	Gable/Hip	Concrete Tile	2,538	1,750	1
390 Starlite Lane	1960	.26 (11,326)	Gable/Hip	Concrete Tile	3,026	1,917	1
401 Starlite Lane	1965	.23 (10,326)	Gable/Hip	Tar/Gravel	3,392	2,123	1

According to the table above, the increase in overall square footage of the proposed residence will be within the range of the total square footage of the structures along Ocean Drive and slightly higher than the adjacent property to the west. The proposed addition (974 square feet of living area)

would result in the applicant's residence being compatible in total square footage (+/- 4,764) with the other single-family homes along Ocean Drive. Staff also notes the applicant is proposing a second story to roughly a third (38%) of the house (a 33 linear foot to 87 linear foot ratio) and the proposed second story addition is located on the north side of the property, away from adjacent structures.

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;

The applicant is proposing an exterior spiral staircase to the proposed second story balcony, which overlooks the rear of the property. The staircase will be of the same materials as the balcony railings and will be compatible with the Mediterranean architectural style of the existing house.

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;

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;

The height of the applicant's addition will comply with these criteria. The height of the proposed two-story single-family home will be 25 feet in height to the ridge of the proposed second story roof.

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

The proposed location of the mechanical equipment is on the northeast corner of the building, located under the proposed staircase and to the rear of the first-floor storage area. Therefore, it will be fully screened from the public view.

Harmony

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious in all aspects of the definition (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.

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

Staff's response: The proposed structure on 220 Ocean Drive is a total of 4,764 gross sq. ft., which is similar to the homes along Ocean Drive. The ratio of the total gross area of the building to the lot size is 42%. The proposed footprint is 3,659 sq. ft, and the overall lot coverage ratio is 32.3%. The size and volume of the proposed single-family home is compatible.

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

Staff's response: The total gross square footage for the other structures along the eastern side of Ocean Drive on Pelican Lake range between 3,655 sq. ft. and 7,557 sq. ft. with the average size being 5,376 sf. ft. The total gross square footage of the structures directly west of the subject property range between 2,444 and 3,907 with the average size being 3,018 sq. ft. The proposed structure is 4,764 total gross sq. Therefore, the mass of the proposed single-family home is compatible and below the average in the context of the other structures located within Ocean Drive. The proposed addition is 857 sq. ft larger than the largest house within 300 feet of the property and is larger than the average size of the adjacent properties to the west of the property by approximately 1,700 sq. ft. However, the properties along Ocean Drive are on the water and larger than properties across the street.

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 is maintaining the Mediterranean style of the building and not changing elements such as windows, doors and garage doors.

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 (proportion) is compatible as the visual effect of the addition on the applicant's structure does not constitute a change far outside the surroundings in context. For example: the range of the width of the houses along Ocean Drive is between 59' to 92' with an average of 78.2'. The proposed addition of an internal stairwell will increase the width from 88.6' to 97.1'. Although this is an increase of 24% above the average width of the houses facing Ocean Drive, the existing house width is already wider than the average, likely due to the shallower configuration of the lot, forcing the structure to be wider than it is deep. Staff also notes that two of the five homes are currently two-story homes, so providing a portion of the house as two-story would be compatible with the surrounding houses.

In summary, the proposed two-story addition to the home will be compatible with the other structures along Ocean Drive.

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, considering a 974 square foot second story living area addition over the existing garage. In addition, the applicant is requesting a 132 square foot addition for a storage/staircase, and a 174 square foot covered balcony.

ATTACHMENTS:

220 Ocean Drive Appearance Review Application and Backup Material