

What is the visual mass of single family homes with base zoning only, if we get rid of our existing codes for architecture & harmony reviews of size in context (bulk, mass, scale and proportion)

7-23-2025 Town Council meeting

461 Olympus Drive designed by architects Rick Gonzalez & William Waters over 5,000 SQ FT and Floor area ratio of .50



Use of architectural tools: roof slope, balconies and porches to minimize mass

Base Zoning without the mitigation provided by appearance reviews for architecture and harmony or size in context (bulk, mass, scale and proportion

| Minimum Lot Size RS1 – RS5 | Base Zoning 35% lot coverage |
|-------------------------------|---------------------------------|
| RS 1: 10,000 Sq Ft | .723 |
| RS 2: 8,000 Sq Ft | .728 |
| RS 3: 6,500 Sq Ft | .735 |
| RS 4: 6,000 Sq Ft | .738 |
| RS 5: 5,500 Sq Ft | .741 |

571 Ocean Drive FAR without including basement $6,148/10,018 = .61$
Floor Area Ratio (Leslie Thomas presentation out of harmony)



Base Zoning only without Appearance Review Criteria results in .72 FAR to .74 FAR - larger structures than the Italian Villa on Mars Way



420 S. Lyra Circle 5,400 square feet lot size 10,019 = .54 Floor Area Ratio – still too small under base zoning only without appearance review

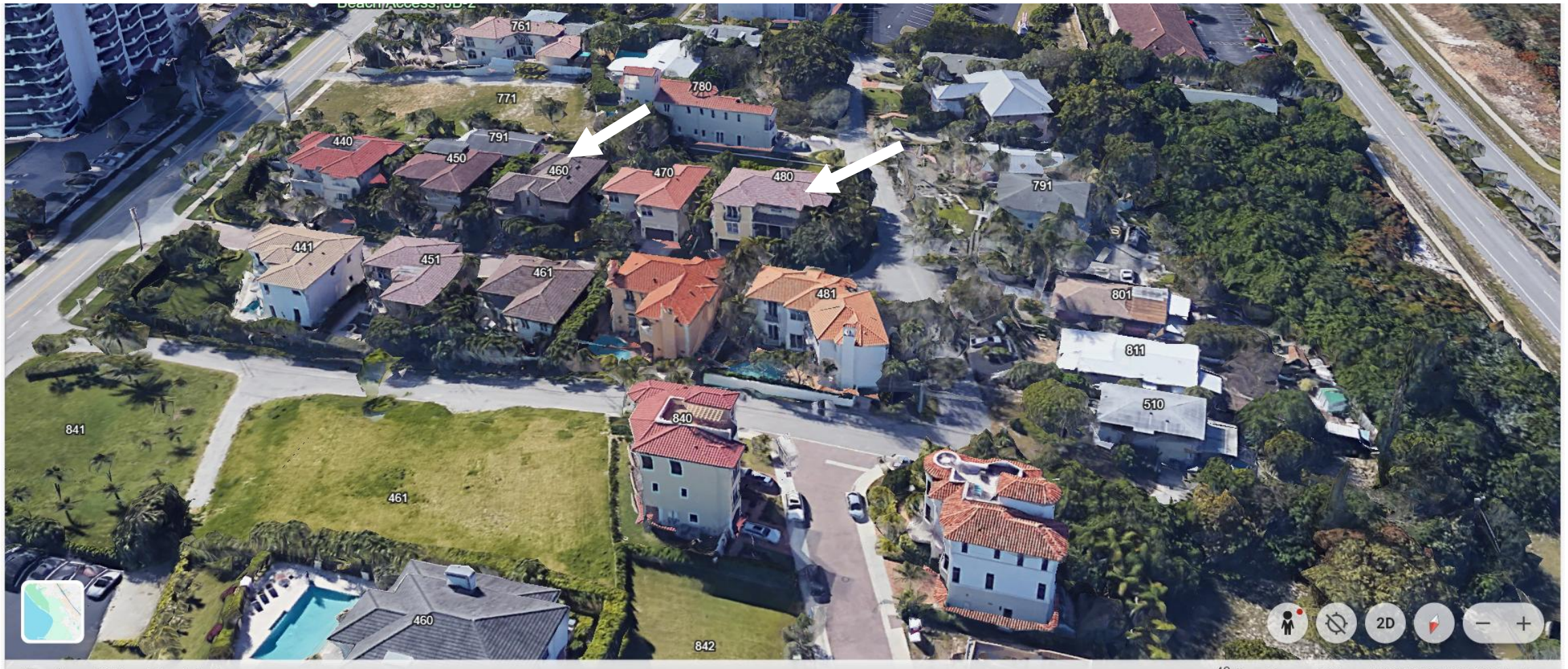
With 35% lot coverage and minimum lot sizes, Floor Area Ratio ranges from .72 to .74 under base zoning. The FAR of .73, which is what is shown with the property 450 Old Towne Lane (PUD)



Old Town Lane – PUD allows larger homes with reduced setbacks
450 Old Towne Lane $6672 / 9146.3 = .73$ Floor Area Ratio



Surfside Lane is PUD – its own zoning code that allows larger homes with less setbacks. 460 Surfside $3,042/4,791 = .634$ FAR and 480 Surfside Lane $4,182/6,098 = .686$ FAR (larger under base zoning)



Conclusion

- Preservation of our existing codes for architectural review and harmony reviews, the two parts of our appearance review criteria, is important to retain the character of our community.
- Suggest: continuing to work on criteria for harmony reviews of size in context with our staff and contractors Chen Moore & Associate and Dana Little of Treasure Coast Regional Planning Council to assure that we allow new construction that enhances our community and preserves property values for our existing residents.