



# 700 Ocean Drive Planned Unit Development

Major Development and Site Plan Amendment &  
Installation of Pool

TOWN COUNCIL MEETING 1/22/24

# Agenda

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# Application Details

- Applicant - 700 Ocean Drive Homeowners Association
- Agent – Leslie Thomas of ET Thomas Construction
- Properties – 714 and 716 Ocean Drive
- Property Owners – Natasha and Boris Ivanov
- Planned Unit Development – 700 Ocean Drive Community (consisting of 10 properties)

# Applicant's Requests

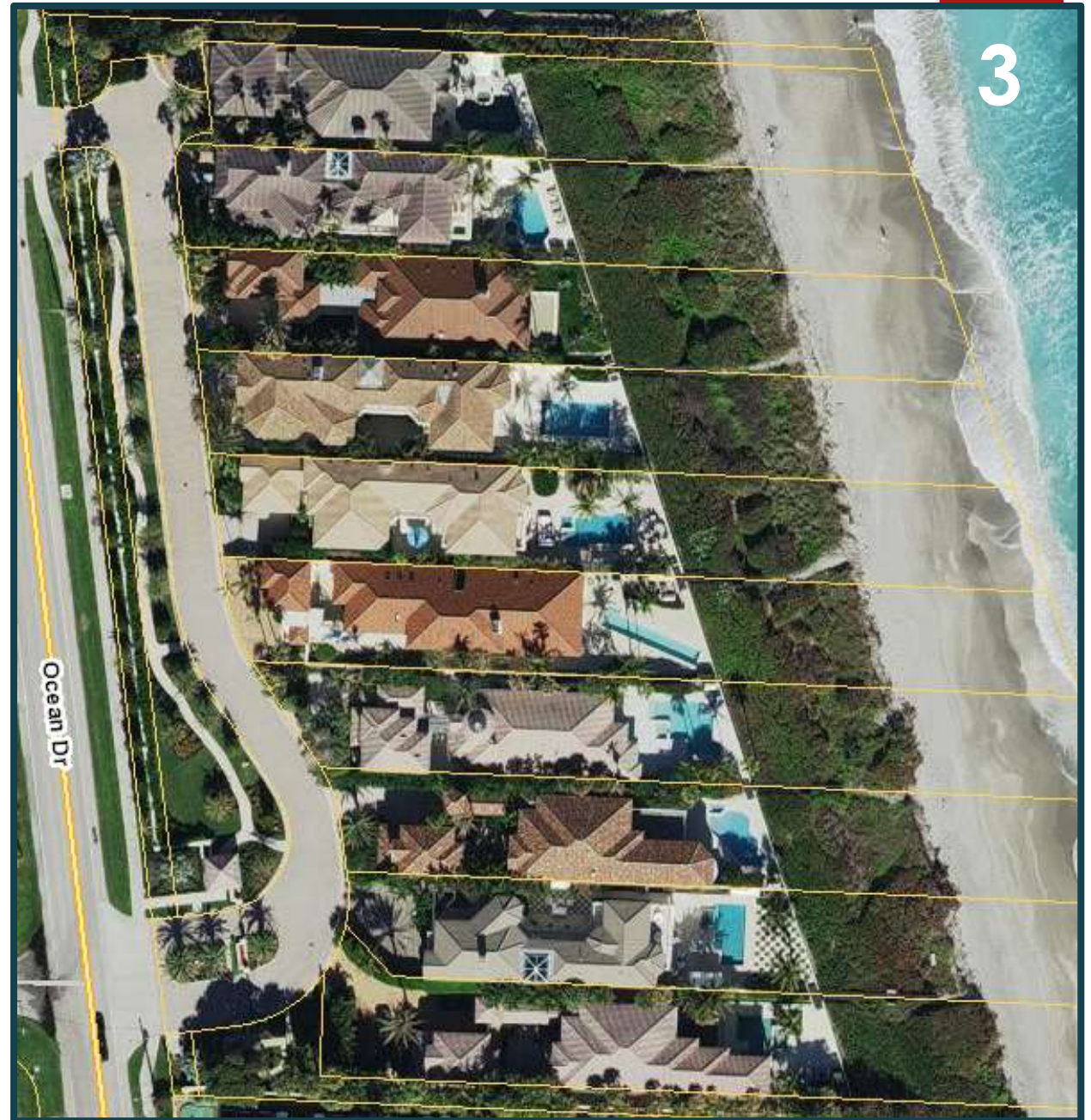
- Modifying the 700's Planned Unit Development (PUD) to go from 10 homes to 9 homes
- Demolish the homes on lot 714 and 716 to then combine both properties into one
- Construct one new single-family home on the combined lot





# Background

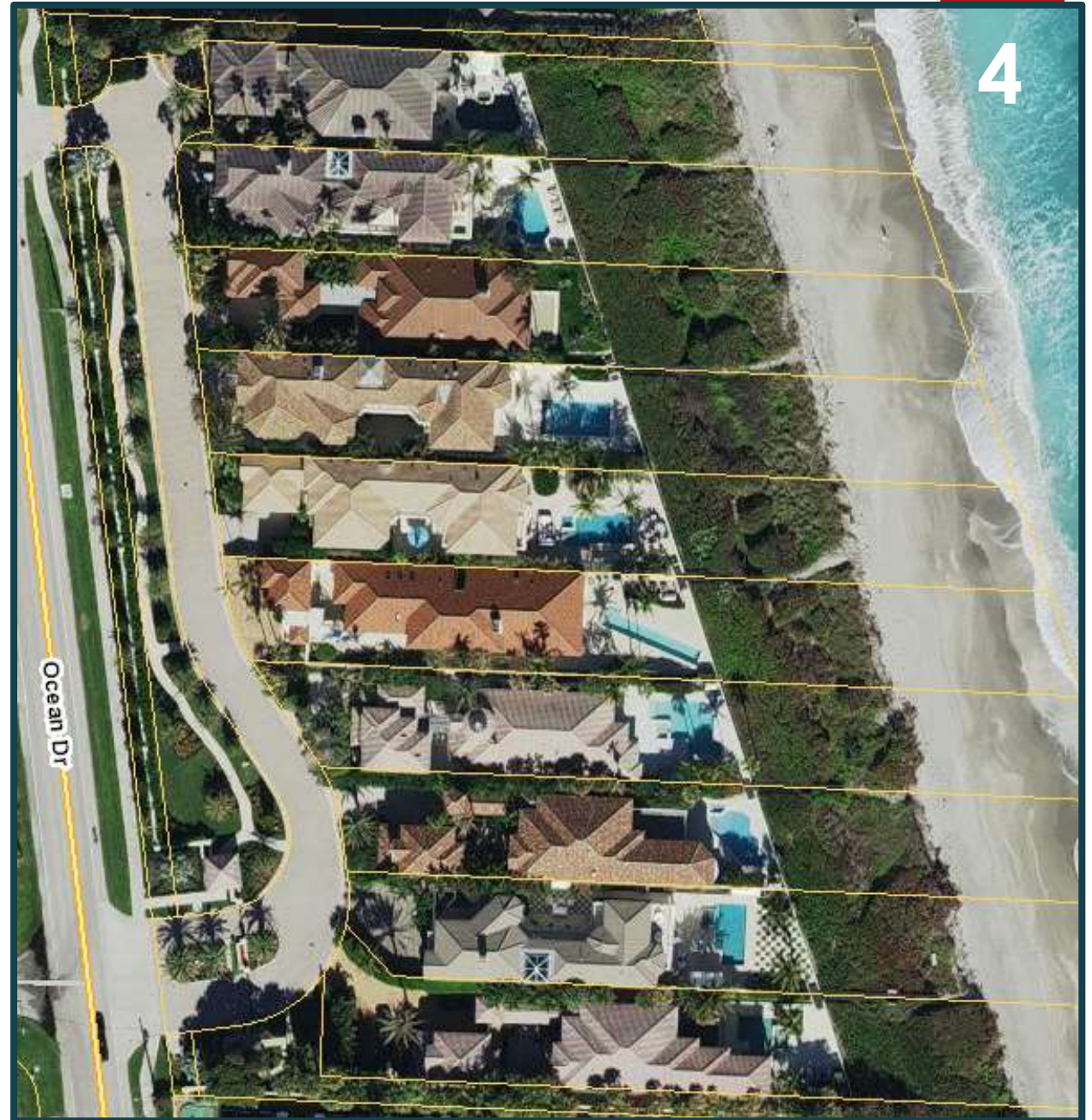
- Approval Date: January 18, 1989
- Location: 700 Ocean Dr, Juno Beach, FL 33408
- Approx. 5.37 acres, including 10 properties.
- Zoning District: RH - Multi-Family High Density
- Future Land Use: Moderate Density Residential  
(MODR up to 15 du/acre)
- Formerly known as the Ocean Plaza Planned Unit Development





# Background

- July 15, 2024, Planning and Zoning Board unanimously recommended approval for the application, subject to DEP approval
- October 7, 2024, the 700 Ocean Drive PUD Architecture Review Board (ARB) provided recommended changes
- January 9, 2025, the 700 Ocean Drive PUD ARB recommended approval of the current proposed design



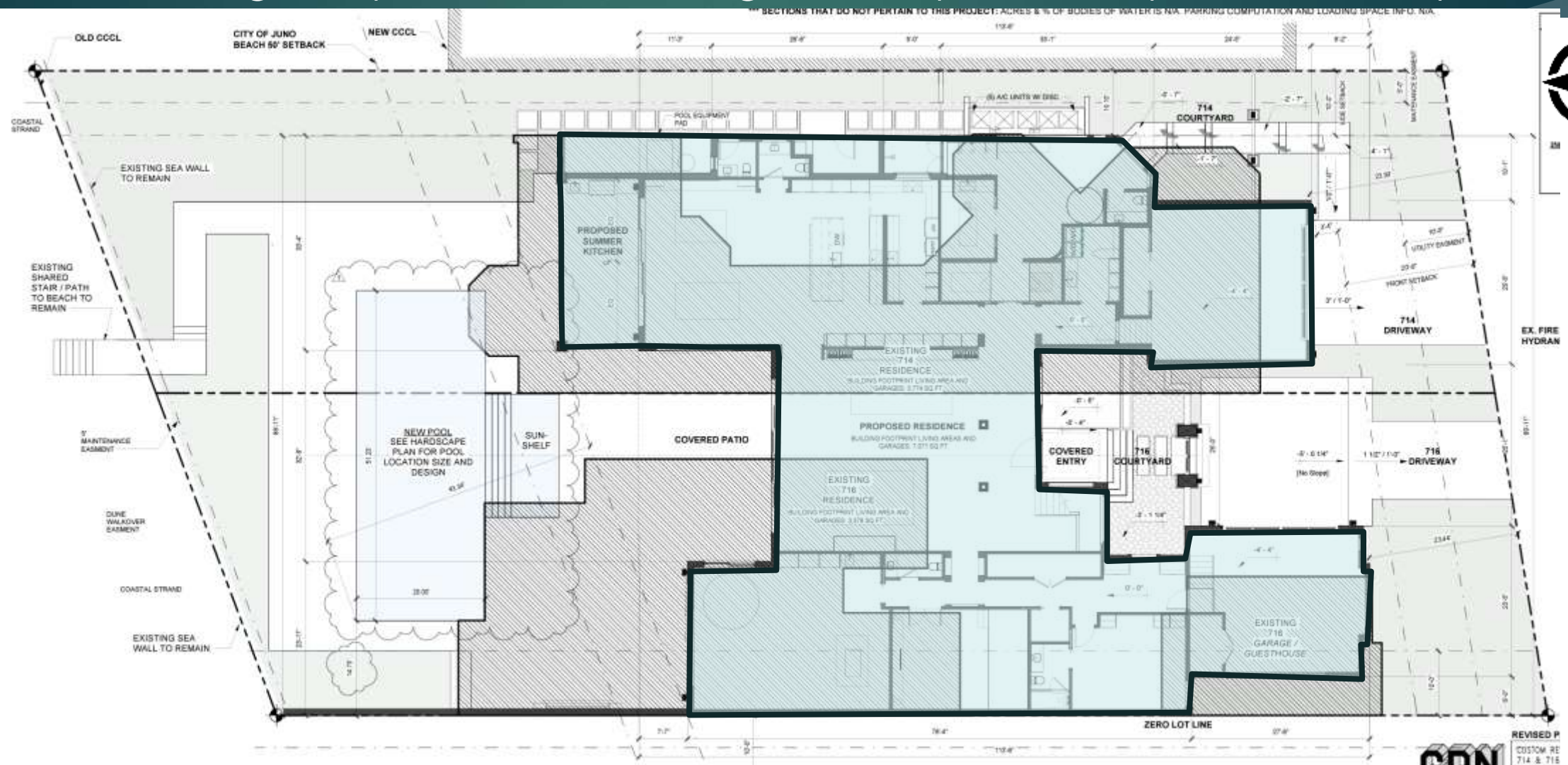


# Site Plan

Gross Building Footprint

Existing: 7,152 sq ft

Proposed: 7,231 sq ft



# Site Plan Data

	<u>EXISTING</u>	<u>EXISTING (COMBINING BOTH PROPERTIES)</u>	<u>PROPOSED (COMBINED PROPERTY)</u>
EXISTING / PROPOSED LAND USE AND ZONING	714: RESIDENTIAL MULTI-FAMILY 716: RESIDENTIAL MULTI-FAMILY ***PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN
TOTAL ACRES	714: 19,432 SQ. FT. = 0.4461 ACRES 716: 18,896 SQ. FT. = 0.4338 ACRES	38,328 SQ. FT. = 0.8799 ACRES	38,328 SQ. FT. = 0.8799 ACRES
INTENSITY (TOTAL GROSS BLD. SQ. FT.)	714: 7,987 SQ. FT. 716: 4,767 SQ. FT.	12,754 SQ. FT. COMBINED	14,665 SQ. FT.
GROSS BUILDING FOOTPRINT (SQ. FT.)	714: 3,774 SQ. FT. 716: 3,378 SQ. FT.	7,152 SQ. FT.	7,231 SQ. FT.
PERCENT OF OPEN SPACE/ LANDSCAPING, LOT, COVERAGE AND IMPERMIABLE SURFACE (SQ. FT.)	714: EXISTING 10,665 SQ. FT. BUILDING LOT COVERAGE: 4,552 SQ. FT. (42.7%) HARDSCAPE COVERAGE: 4,352 SQ. FT. (40.8%) LANDSCAPE COVERAGE: 1,761 SQ. FT. (16.5%) 716: 10,139 SQ. FT. BUILDING LOT COVERAGE: 4,369 SQ. FT. (43.1%) HARDSCAPE COVERAGE: 2,960 SQ. FT. (29.2%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (27.7%)	EXISTING COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,921 SQ. FT. (42.9%) HARDSCAPE COVERAGE: 7,312 SQ. FT. (35.1%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (22.0%)  *** ALL EXISTING COVERED PATIO CALCULATIONS ARE APPROXIMATED, AS FORMAL DRAWINGS OF EXISTING RESIDENCES ARE INACCESSIBLE.	PROPOSED COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,162 SQ. FT. (39.1%) HARDSCAPE COVERAGE: 6,358 SQ. FT. (30.7%) LANDSCAPE COVERAGE: 6,284 SQ. FT. (30.2%)  *** BUILDING LOT COVERAGE EXCLUDING PATIOS 7,071 SQ. FT. **33.99% OF BUILDABLE LOT SQ. FT.
DENSITY, NUMBER OF DWELLING UNITS (RESIDENTIAL)	714: 1 DWELLING UNIT 6,055 SQ. FT. LIVING AREA 716: 1 DWELLING UNIT 3,240 SQ. FT. LIVING AREA	2 DWELLING UNITS 9,295 SQ. FT. LIVING AREA	1 DWELLING UNIT 11,955 SQ. FT. LIVING AREA
BUILDING HEIGHT - TO CORRESPOND WITH DATA FROM SURVEY AND PROPOSED FINISH FLOOR ELEVATION	714: INSUFFICIENT DOCUMENTATION TO DETERMINE 716: INSUFFICIENT DOCUMENTATION TO DETERMINE	N/A	MAX. ROOF HEIGHT 35'-0" MEASURED FROM AVERAGE GRADE ON SITE (18.88' NAVD) TOP OF ROOF @ 31'-3" FROM PROPOSED FINISH FLOOR HEIGHT OR 53.88' NAVD.



# Lot Sizes

### Existing 716

Lot Size: 18,896 sq. ft.



### Existing 714

Lot Size: 19,432 sq. ft.



### Proposed 714-16

Lot Size: 38,328 sq. ft.






# Project Data

<b>Residential Multiple Family High Density (RH) Building Site Area Regulations</b>		
	<b>Required by the PUD</b>	<b>Applicant's proposal</b>
Maximum lot coverage	50%	<b>18.04%</b>
Building Height	Shall not exceed 40 feet above the highest point of the crown of the road along State Road AIA in front of the project site	<b>31' 3"</b>
Density	10	<b>9</b>
Front yard setback	20' to edge of street pavement	<b>23.3'</b>
Side yard setback	0' and 10'	<b>0' and 10'</b>
Rear yard setback	50 ft. west of CCCL	<b>60 ft. west of the CCCL</b>
Ocean setback	50 ft. west of CCCL	<b>60 ft. west of CCCL</b>
Landscaped Open Space	20%	<b>30.21%</b>
Minimum parking	2 spaces per dwelling unit	<b>9 spaces</b>



# Building Site Area Regulations

	Proposed
Maximum Lot Coverage 	18%
Building Height	31'3"
Front Setback	23.3'
Side Setback 	0' and 10'
Rear Setback 	60' west the CCCL
Landscape Open Space	30.21%
Gross Building Area (total)	14,665 sq ft
Gross Building Footprint	7,231 sq ft



Rendering showing pool and rear elevations

# Appearance Review Criteria

## ▶ Applicants Response

- **Style:** The Old Florida Style consisting of Key West Cracker Coastal and Mediterranean Vernacular
- **Harmony:** Will be kept in relation as setbacks, elevations from sea level, structure height, and materials will all be harmonious with the neighboring homes
- **Modern Operations:** Added stairwell will be an architectural element. Elevator shaft shall be hidden from public view
- **Accessory structures:** The pool, fireplace and outdoor bbq areas will be compatible in design



# Renderings

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**Proposed Rear**



**Proposed Street Elevation**

# Renderings



Proposed Front



Rear Context



# Front Elevation



# Rear Elevation





# Harmony

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

Staff's response: The structure on 714 Ocean Drive is 7,987 total gross sq. ft., the lot size is 19,432 sq. ft. with a ratio of 41.1%. The structure on 716 Ocean Drive is 4,767 total gross sq. ft., the lot size is 18,896 sq. ft. with a ratio of 25.2%. The new proposed home is 14,665 total gross sq. ft. and the combined lot size is 38,328 sq. ft. with a ratio of 38.26%. The size and volume of the proposed single-family home is compatible with the newly increased lot size.

- **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 in the 700's at Ocean Drive ranges between 4,974 sq. ft. and 7,945 sq. ft., the proposed structure is 14,665 total gross sq. ft. The mass of the proposed single-family home is not compatible in the context of the other structures located within the Planned Unit Development

# Harmony

- **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.

- **Scale** means the proportions of a building in relation to its surroundings, particular other buildings in the surrounding context.

Staff's response: The scale of the proposed single-family home (proportion) is not compatible with the adjacent properties, specifically the width of the structure



# Installation of a Pool

- Located within the Town's 50-foot setback west of the CCCL
- Expansion of the pool will not impact the beach, dune system, mangroves, and other natural resources such as marine and wildlife habitats
- Physical features of the coastal area will not be impacted by the pool
- The FDEP Permit will ensure that all state-mandated regulations are met

# Applicant's Presentation



