

DISCUSSION – APPEARANCE REVIEW CRITERIA FOR SINGLE-FAMILY HOMES



Juno Beach Town Council Meeting

May 28th, 2025.

CONSENSUS FROM MAY 2ND WORKSHOP

1. **Discontinue performing architectural review for single-family homes** and amend the Code accordingly.
2. **Continue the status quo** in the methods used by staff in the application of harmony for single-family homes, pending staff review of best practices and associated recommendations.
3. For staff to conduct an **analysis of the proposed language** submitted by Vice Mayor Callaghan providing criteria for the assessment of Harmony (see attachment #1) and for **staff to return with additional options** that incorporate tools such as FAR, increased setbacks, and other mechanisms that could help clarify the code.

STAFF'S RESPONSE TO CONSENSUS

1. At the June P&Z Board Meeting, the Board will be reviewing a proposed code text amendment to remove the Architectural Review for Single-Family homes and Two-Family homes.
2. Staff continues to take in applications for Appearance Review as directed.
3. Staff reviewed the proposed language as submitted at the Workshop, benchmarked other controls used by other municipalities to regulate “super-sized” homes, and consulted with the Town Attorney on proposed controls (see next slides).

STAFF'S RESPONSE TO CONSENSUS

3. Town Attorney Comments:

The Town Attorney has indicated that adding metrics that result in restricting the size of new homes so that a property owner is limited to less square footage than existing homes in the immediate vicinity could potentially result in Bert Harris Act claims as this regulation could unfairly or unreasonably limit the existing use of property to an extent that the property owner is unable to attain his/her reasonable, investment-backed expectation.

STAFF'S RESPONSE TO CONSENSUS

3. Based on the Town Attorney's Comments, for the proposed language submitted by Vice Mayor Callaghan, +/- a percentage of the average size home within the study area. Staff's conclusion is:

- Most of the criteria for harmony is not quantifiable as terms such as landscape, site planning, materials, etc... are often used as visual and aesthetic elements.
- For mass and bulk, staff reviewed the proposed methodology and even at 50% above the average, certain properties could not build to the size of the largest house within the study area.
- This approach would contradict the guidance provided by the Town Attorney and is not recommended by staff.

STAFF'S RESPONSE TO CONSENSUS

3. Staff benchmarked other municipalities to find out what controls have been implemented to regulate “super-sized” houses, these include:

- Limit Building Height*
- Design Review
- Floor Area Ratio (FAR)*
- Make bulk and mass fit neighbors*
- Increased front, rear and/or side yard setbacks*
- Floor Area Limit (FAL)
- Privacy Protections
- Gross Floor Area (GFA)
- Daylight Plane Requirements
- Lot Coverage*
- Increased Parking*
- Open Space / Landscape*
- Overlay/Conservation District
- Zero Lot Lines

* Currently regulated by the Town.

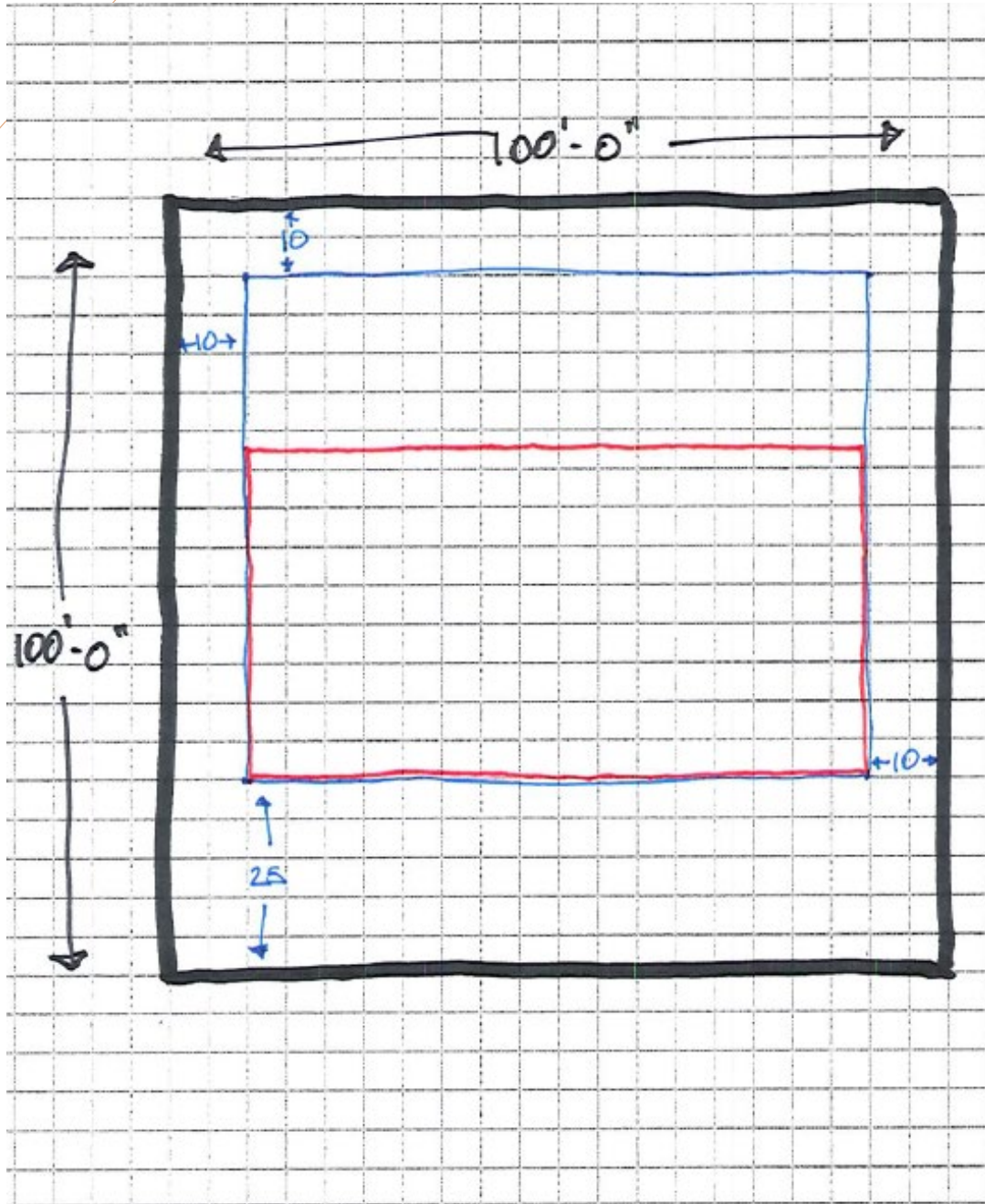
STAFF'S RESPONSE TO CONSENSUS

3. Based on the Town Attorney's Comments, staff recommends the following tools for Council to review and consider.

- a) Step-back / Setbacks for 2nd stories – the proposed language would require a **second story and above to provide an additional 5-foot to the minimum setback for all yards.**
- b) 2nd Story Floor Area Limit (FAL) – **The floor area of the second story Single-Family home shall not exceed 75% of the floor area of the first story.**
- c) Increase the minimum Landscape Open Space Percentage – for Single Family homes, the minimum requirement ranges between 20-25%. CMA is currently reviewing our landscape code and will provide recommendations to Council after their due diligence.
- d) Design review – Create a design / pattern book to highlight the Town's desired architectural styles as a recommendation for single family projects.

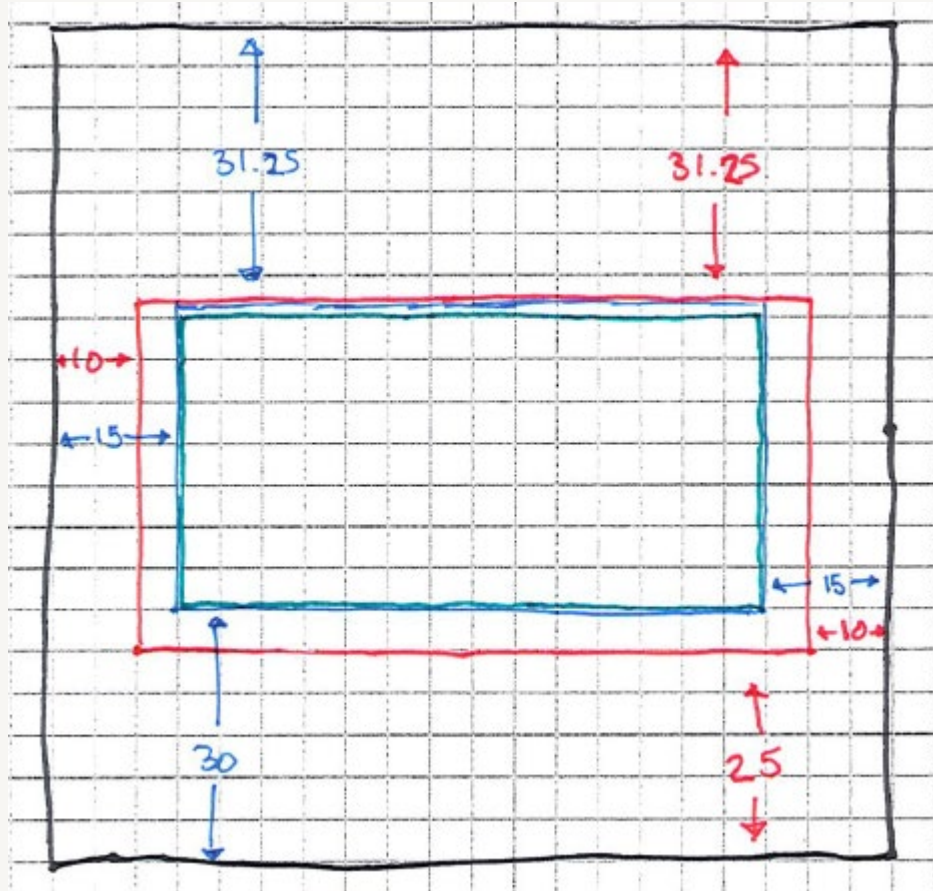
RS- 1 EXAMPLE LOT (BASE ZONING).

10,000 sq. ft. lot area



- Setbacks 1st floor
 - Front – 25 ft.
 - Side – 10 ft. (each)
 - Rear – 10 ft.
 - Buildable area is 5,200 sq. ft. (80x65)
- Lot Coverage 35% = 3,500 sq. ft.
- Building Height
 - 2-stories 30 ft.
- Parking
 - Minimum 2 spaces
- Open Space / Landscape
 - Minimum 25%
- Floor Area Ratio (FAR)(not codified as FAR)
 - 35% lot coverage x 2 stories = 7,000 sq. ft.
 - $7,000/10,000 = 0.7$ FAR

2ND STORY STEP-BACK AND FAL



- 1st floor footprint w/ 35% lot coverage maxed out is 3,500 sq. ft.
- Setbacks 1st floor
 - Front – 25 ft.
 - Side – 10 ft. (each)
 - Rear – 31.25 ft.

- Setbacks 2nd floor

Front – $25 + 5 = 30$ ft.

Side – $10 + 5 = 15$ ft. (each)

Rear – $10 + 5 = \text{min. } 15$ ft.

- 2nd Floor area with additional setbacks

$$70 \times 38.75 = 2,712.50$$

- 2nd floor area limit (FAL @ 75%)

$$3,500 \text{ sq. ft.} \times 75\% = 2,625 \text{ sq. ft.}$$

- Under base zoning, maximum area is **7,000 sq. ft.**
- With proposed setbacks, maximum area is **6,212.50 sq. ft.** ($3,500 + 2,712.50$)
- With proposed FAL, maximum area is **6,125 sq. ft.** ($3,500 + 2,625$)

PROPOSED COUNCIL DIRECTION

- Amend the code to **remove the architectural review (building design elements) of single-family and two-family homes** from the Appearance Review criteria as directed at the April 2nd, 2025, workshop.
- **Create a Zoning in Progress (ZIP)** to provide staff with ample time to update the code as necessary, this will prevent applications for substantially improved and new single-family homes from going through the current Appearance Review and Building Permit process.
- Amend the code to **remove Appearance Review from single-family homes**. Please note that the Appearance Review will still apply to other projects (two-family and above). With the addition of the proposed tools, harmony would continue to be enforced but through base zoning.
- Amend the code to **revert the review and the approval/denial of single-family dwellings from the Planning and Zoning Board to staff**. Please note that only staff review and approval would be required.
- Amend the code to **remove the comparison of harmony language** that reads “consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district” and replace it with “comparison of the buildings or structures within the same contiguous zoning district”.
- Amend the code to **implement additional regulations** (see options a through d above) to the Building Site Area Regulations (base zoning) for each zoning district with the “Single-family detached dwellings” use to promote harmony through base zoning.

QUESTIONS?

