



**TO:** Nicholas Mimms, PE, City Manager

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Conditional Use with New Construction & Design Review**  
**Ghezzar Residence**  
**410 South Ocean Drive**

**DATE:** March 6, 2019

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**STAFF REPORT**

**Property Owner/Applicant:** Sid & Elissa Ghezzar  
 6701 Mallards Cove Road Apt 42F  
 Jupiter, FL 33458

**Requested Action:** Approval with Conditions of a Conditional Use with New Construction & Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL)

**Site Location:** 410 South Ocean Drive

**Parcel ID:** 2401-502-0006-000-0

**Parcel Size:** .20 acres

**Current Zoning:** R-4A, Hutchinson Island Medium Density Residential

**Future Land Use:** HIR, Hutchinson Island Residential

**Surrounding Zoning**

North	East	South	West
R-4A	Ocean	R-4A	C-5

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## Staff Analysis:

In accordance with Sections 22-59, 22-66 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction & Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL).

The proposed single family home is located at 410 South Ocean Drive. The proposed property that the single family home is planned to be built on is owned Sid & Elissa Ghezzar. The subject property is zoned R-4A, Hutchinson Island Medium Density Residential with a Future Land Use Designation of HIR, Hutchinson Island Residential. The properties to the north & south, are zoned R-4A, Hutchinson Island Medium Density Residential. The property to the west is zoned C-5, Tourist Commercial. The Atlantic Ocean is to the east.

The site is seaward of the Coastal Construction Control Line (CCCL), therefore the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction, and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion. There is also the St. Lucie County Perpetual Construction Easement that abuts the parcel to the east.

## Design Review

### *Design & Height*

The home will be constructed of pilings, poured concrete columns and beams, insulated concrete form exterior walls with hardie board vertical siding, wood trusses and a MOP roofing over plywood decking. The home will feature a modern and energy efficient design. The home will have a total living area square footage of 764 square feet and the overall square footage for the home, carport (under living area), entry deck, and rear balcony will be 1,071 square feet. The proposed height of the structure is 22.4 ft., to comply with City Code section 22-16(a)(3)b. guiding height within the South Beach Overlay District, for a single-family home in the R-4A zoning district. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. The proposed single family home will have a front yard setback of 25ft with a rear setback of 15 feet and a side setback of 6 feet.

The structure meets the design review standards of City Code 22-59 because it meets the purpose and intent of the code. The intent of the code as stated in section 22-59(b) states that "The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city". The proposed structure meets the intent of the code because the overall design seeks to minimize the impacts to the surrounding neighborhood as well as minimize the impacts to the environment. The applicants have expressed that the structure follows the characteristics of Mid-Century Modern architecture and that is one of the recognized design styles in the Design Review section. The design of the structure will not detract from the built environment and will instead blend in with the build environment around it. This is achieved by the small footprint and color choices for the structure as these choices help to blend this structure in with surrounding structures. Further the applicants want to landscape the property so that the structure further blends into its surroundings. There are no additional design standards in the South Beach Overlay for Single Family Homes. A color rendering is included in the packet for review.

### *Lighting & Landscaping*

The proposed beachside lighting shall be in full compliance with City Code 5-375 (Lighting on the Beach). City Code section 5-375 provides for the protection of sea turtles and sea turtle hatchlings in regards to lights effect on the ability of

sea turtles to reach the sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two specifications help to prevent visible light from the beach. The applicant has not provided a lighting plan, but is aware of the requirements above and will provide one at the time of building permit. The applicant has also not provided a landscape plan and is aware that they will need to provide one that is in compliance with City Code 22-186, Single Family & Two Family Dwelling Units. This landscape plan will be provided at the time of building permit.

### **Technical Review Committee**

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

### **Planning Board**

The Planning Board at their meeting on February 12, 2019 voted 6-0 to recommend approval of the request as presented.

### **Public Notification**

63 letters were sent to property owners within 500 feet of the subject property. No letters have been received, an update will be given at the City Commission meeting.

### **Staff Comments:**

The proposed single family home meets the requirements of the City Code, and is in compliance with the City's Comprehensive plan. Staff recommends that the City Commission **approve** the Conditional Use with New Construction & Design Review, seaward of the CCCL, for the Ghezzar Residence at 410 S. Ocean Drive with the following conditions.

1. A landscape plan that demonstrates compliance with City Code 22-186 must be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 must be submitted with the building permit.
3. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
4. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.