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PORCH FACTORY

Design Review Narrative

Address: 2904 Okeechobee road

Parcel ID: 2417-504-0036-000-4

Site Area: 2.39 acres

Future Land Use: General Commercial (GC)

Zoning: General Commercial (C-3)

1. Project Overview

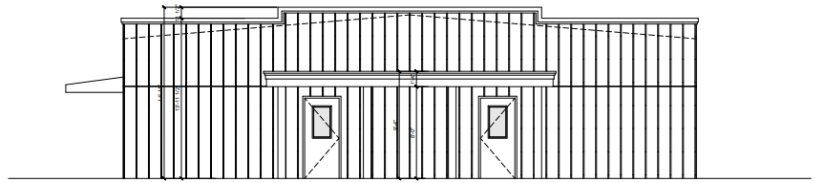
The proposed development involves the addition of a permanent accessory pole barn structure to the existing commercial/industrial site located at 2904 Okeechobee Road. The project aims to enhance the utility of the property by providing covered storage and workspace while maintaining a cohesive aesthetic with the existing primary structure.



Image 1 – Existing building

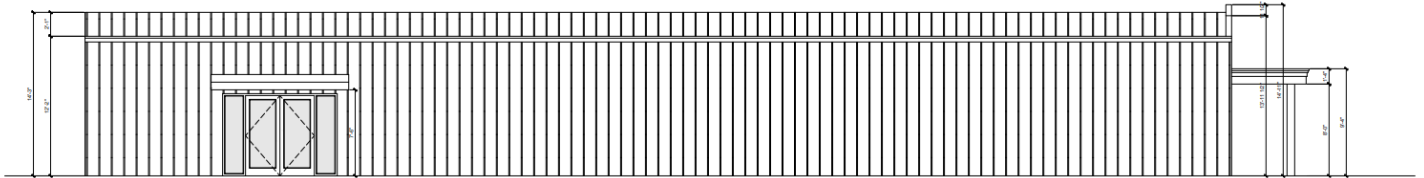
2. Existing Site Conditions (Image 1, 2)

The site currently features a 5,040 SF single-story metal building characterized by white vertical metal siding and a low-profile parapet facade. The existing structure maintains a clean, utilitarian appearance. As part of this design proposal, the **existing building's color palette and finish will remain unchanged**, ensuring continuity in the site's established character.



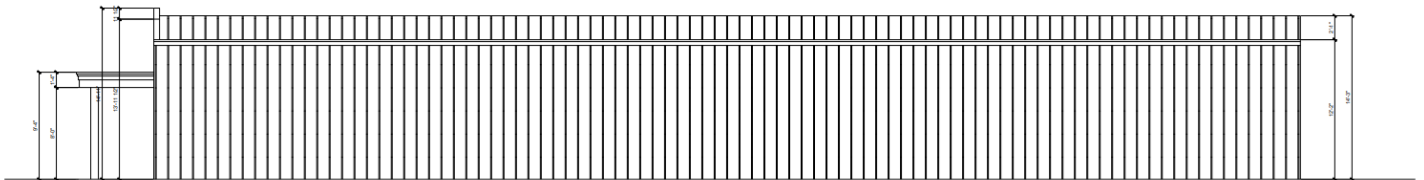
1 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



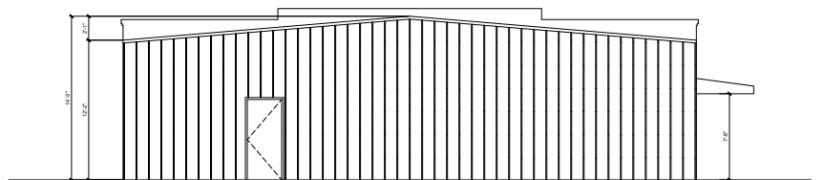
2 - WEST ELEVATION

SCALE: 1/4" = 1'-0"



3 - EAST ELEVATION

SCALE: 1/4" = 1'-0"



4 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Image 2 – Existing building's elevations

3. Proposed Design & Architecture

The new addition consists of a robust pole barn structure designed for durability and functionality. Key architectural features include:

- **Structure & Materials:** The barn utilizes heavy timber/wood post construction. The natural wood finish of the structural members provides a warm, organic contrast to the existing metal building while remaining appropriate for the local architectural context.
- **Roofing:** The structure is topped with a **Galvalume roof**. This material was selected for its high solar reflectance, longevity, and industrial compatibility with the primary building.
- **Dimensions:** Per the submitted elevations, the structure reaches a total height of **20'-10 1/4"** at the ridge, with a clear post height of **14'-0"**, providing ample vertical clearance for equipment or storage.

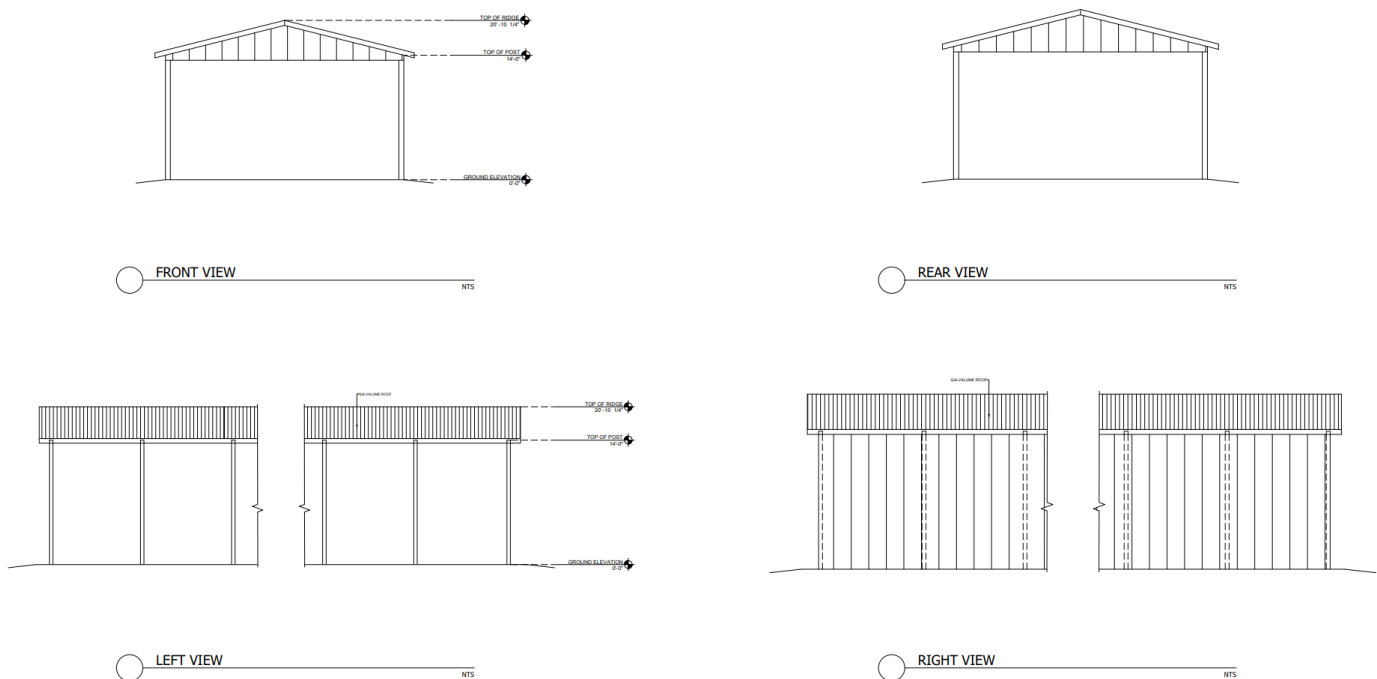


Image 3 – Proposed pole barn


4. Site Integration & Buffering'


A primary design consideration for this project is the mitigation of visual impact on neighboring parcels.

- **Eastern Elevation (Privacy Screen):** To address the interface with the adjacent property to the east, the **eastern wall of the pole barn will be fully enclosed**. This serves as a permanent visual buffer, obscuring internal operations and storage from the neighbor's view.
- **Permeability:** The North, South, and West elevations will remain open. This maintains natural ventilation and a sense of "lightness" on the site, preventing the new massing from feeling overly dense or restrictive.

5. Summary of Impact

The proposed pole barn at 2904 Okeechobee Road represents a sensitive expansion of the site's current use. By utilizing a Galvalume finish and natural wood elements, the design achieves a professional, industrial-chic aesthetic that complements the existing white metal building. The strategic enclosure of the eastern wall demonstrates a commitment to being a "good neighbor" by proactively managing sightlines and maintaining the privacy of the adjacent property.


Tod Mowery, AICP
President


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