



PLANNING AND ZONING BOARD MINUTES

November 06, 2023 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: DIANA DAVIS, CHAIR
JIM FERGUSON, VICE CHAIR
LAURE SHEARER, BOARDMEMBER
NANCY WOLF, BOARDMEMBER
JANE LE CLAINCHE, BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
CURT THOMPSON, PRINCIPAL PLANNER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
LEONARD RUBIN, TOWN ATTORNEY

ABSENT: MICHAEL STERN, BOARDMEMBER

Audience: 6

CALL TO ORDER – 4:01PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

The Board gave unanimous consensus to move the Comments from the Town Attorney and Staff after Item #3.

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time. Comments needing a reply will be referred to Staff for research; a report will be forwarded to The Board; and citizens will be contacted.

Public Comments Opened at 4:03pm.

Public Comments Closed at 4:03pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for October 2, 2023
2. Criteria for Publication of Projects

MOTION: Ferguson/Shearer made a motion to approve the consent agenda as amended.

ACTION: The motion passed unanimously.

BOARD ACTION/DISCUSSION ITEMS – (Public Comment Period was opened during this item.)

3. Appearance Review – 401 Zenith Lane – Principal Planner Thompson provided a presentation (see attached).

MOTION: Ferguson/Wolf made a motion to approve the Appearance Review Application for the property located at 401 Zenith Lane.

ACTION: The motion passed unanimously.

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

MOTION: Ferguson/Shearer made a motion to recommend to the Town Council moving forward with an Ordinance on the Live Local Act.

(Public Comment Period was opened during this item.)

ACTION: The motion passed unanimously.

COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Davis adjourned the meeting at 4:57pm.



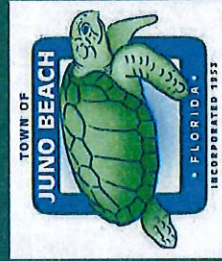
Diana Davis, Chair



Caitlin E. Copeland-Rodriguez, Town Clerk

Town of Juno Beach

REQUEST TO CONSTRUCT A 404 SQUARE FOOT ADDITION TO AN
EXISTING SINGLE FAMILY RESIDENCE

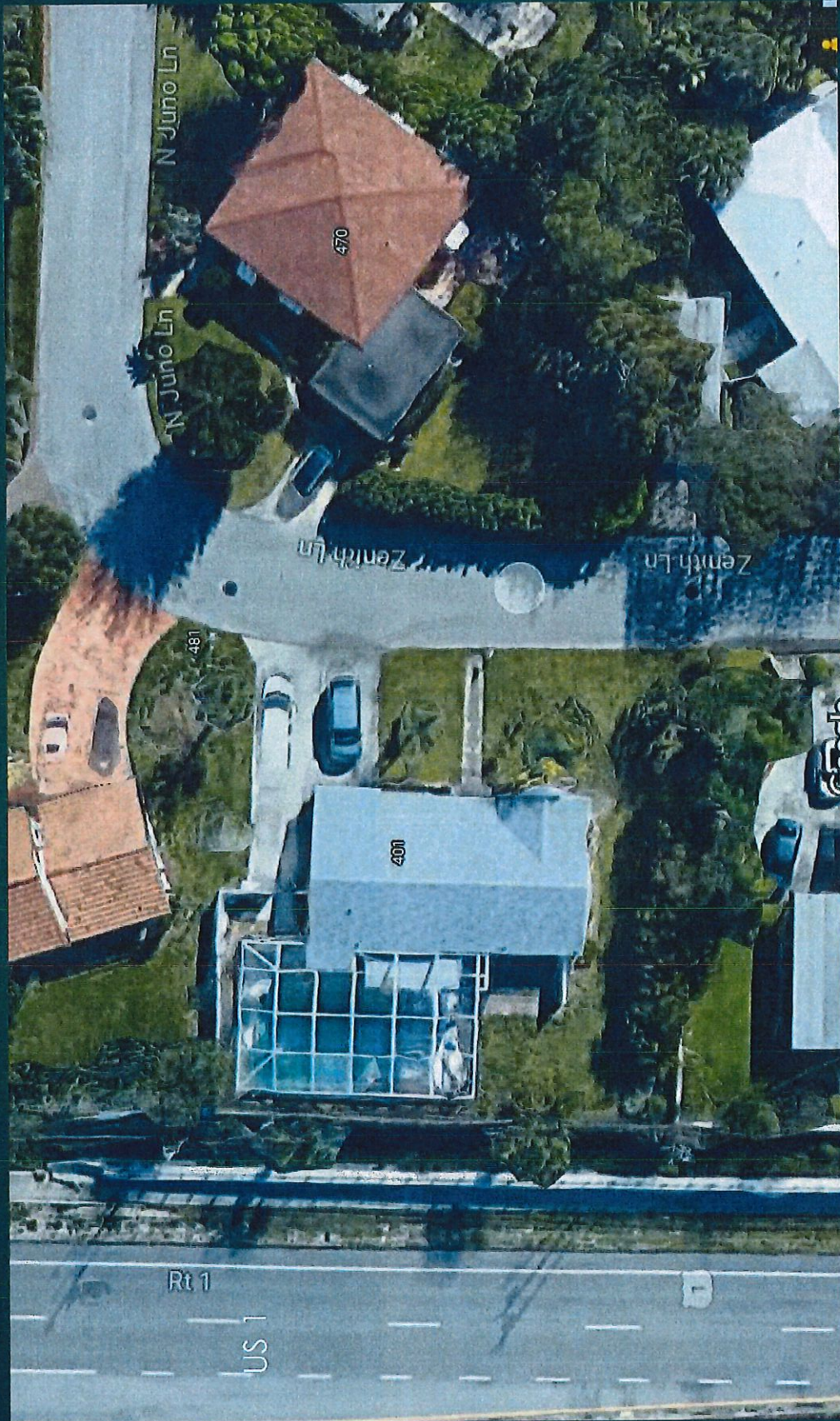


Who and What

- ▶ Mr. Michael Nigro (property owner) is proposing an addition consisting of a bedroom and a garage at the front (east side) and along the side (north side) of the residence.

▶ WHERE

- ▶ The property is located at 401 Zenith Lane

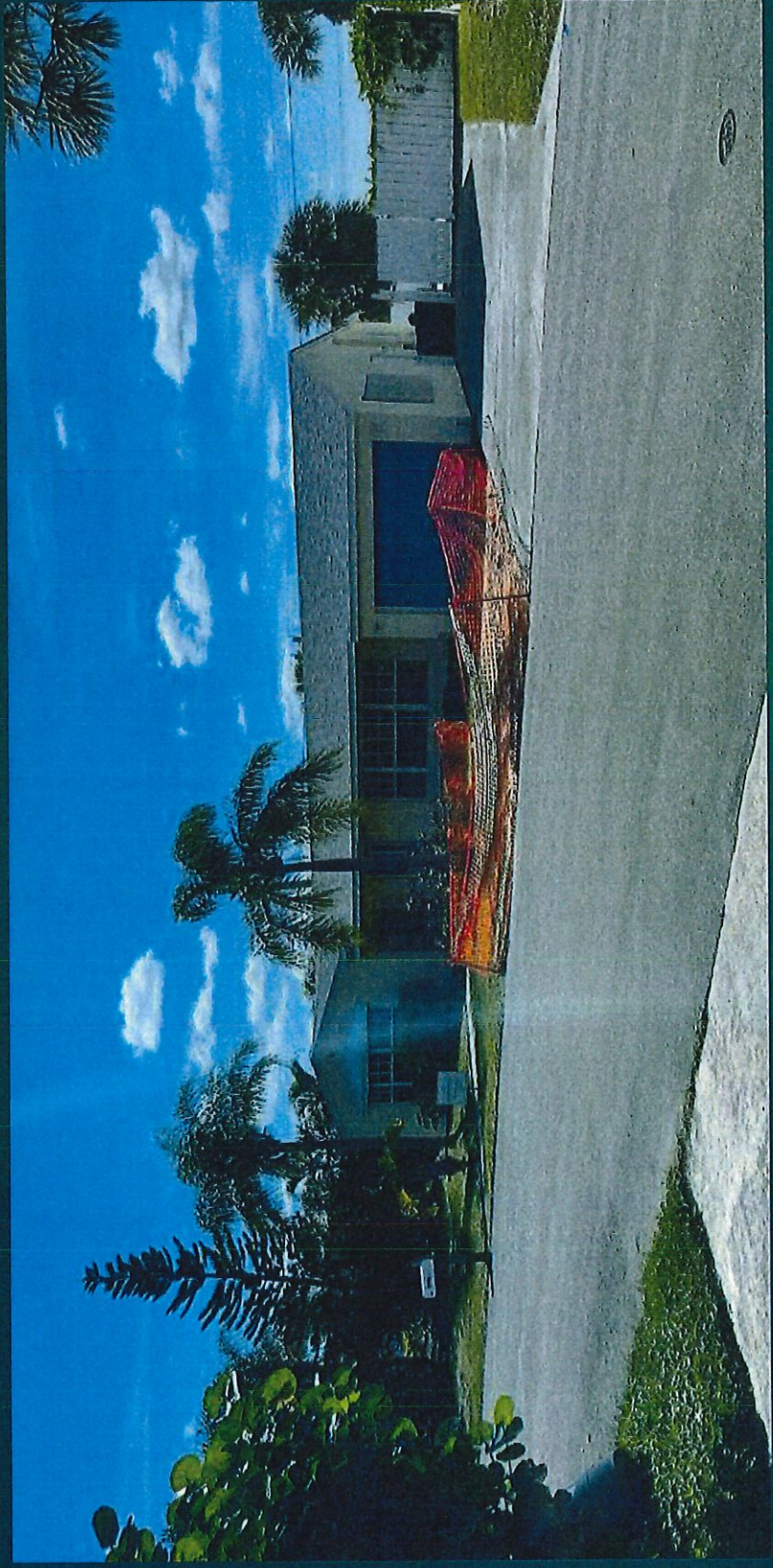


Background

- ▶ The Property is zoned Residential Single Family (RS-2) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing home was built in 1953 and is approximately +/- 1540 square feet in size, with a lot area of +/- 8,104 square feet. The property is located within the Juno Beach 1st Addition Lots 23 to 25.
- ▶ Staff conducted a review of residential structures along Zenith Lane from 321 to 401 Zenith Lane where the applicant's property is located, and observed the following:

Item #1.

9



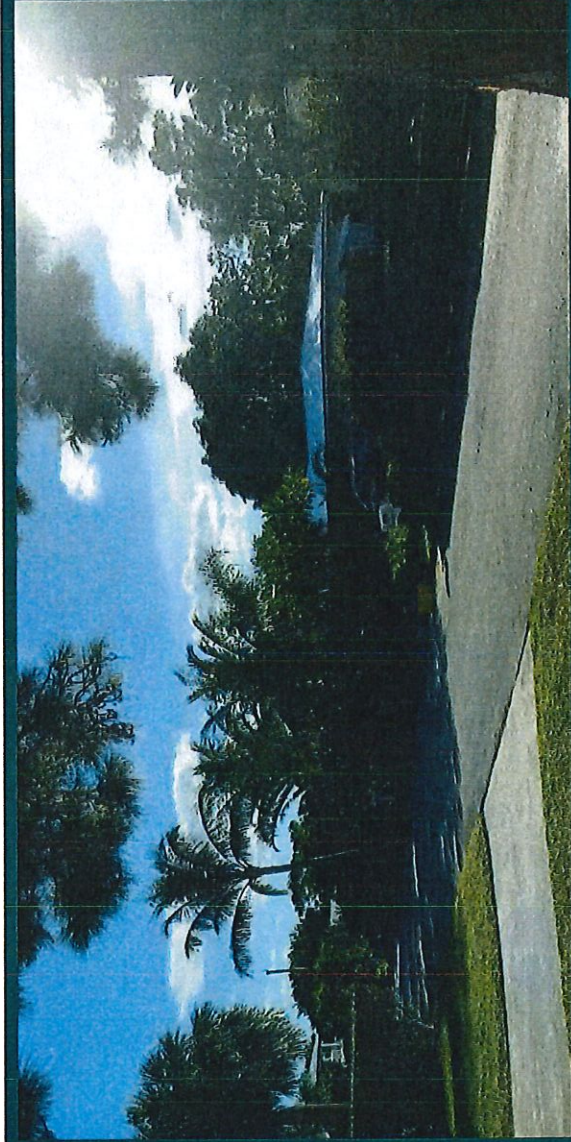
401 Zenith Lane



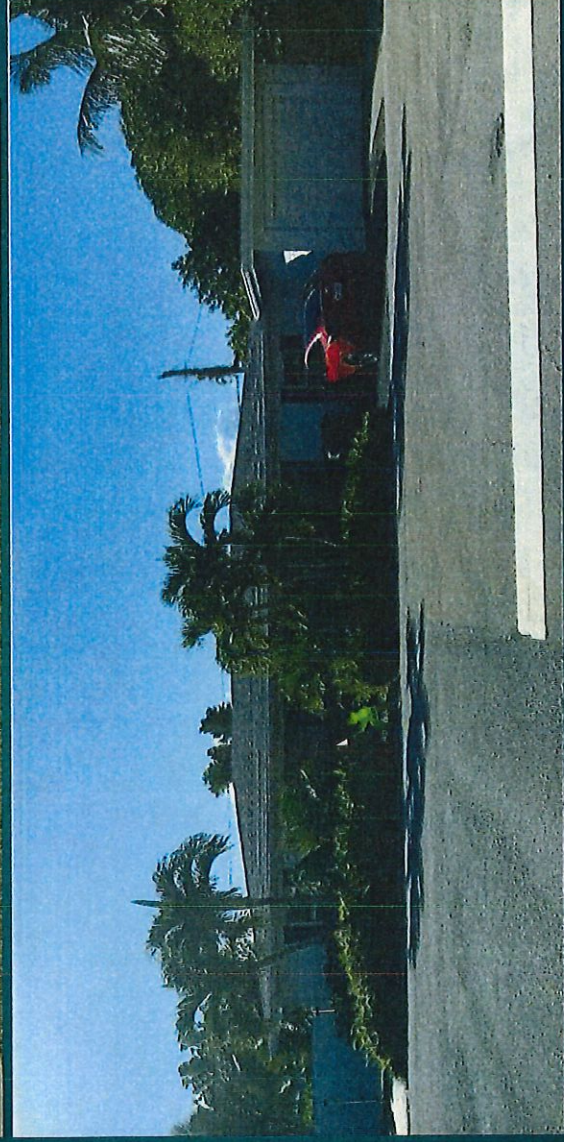
381 Zenith Lane



361 Zenith Lane

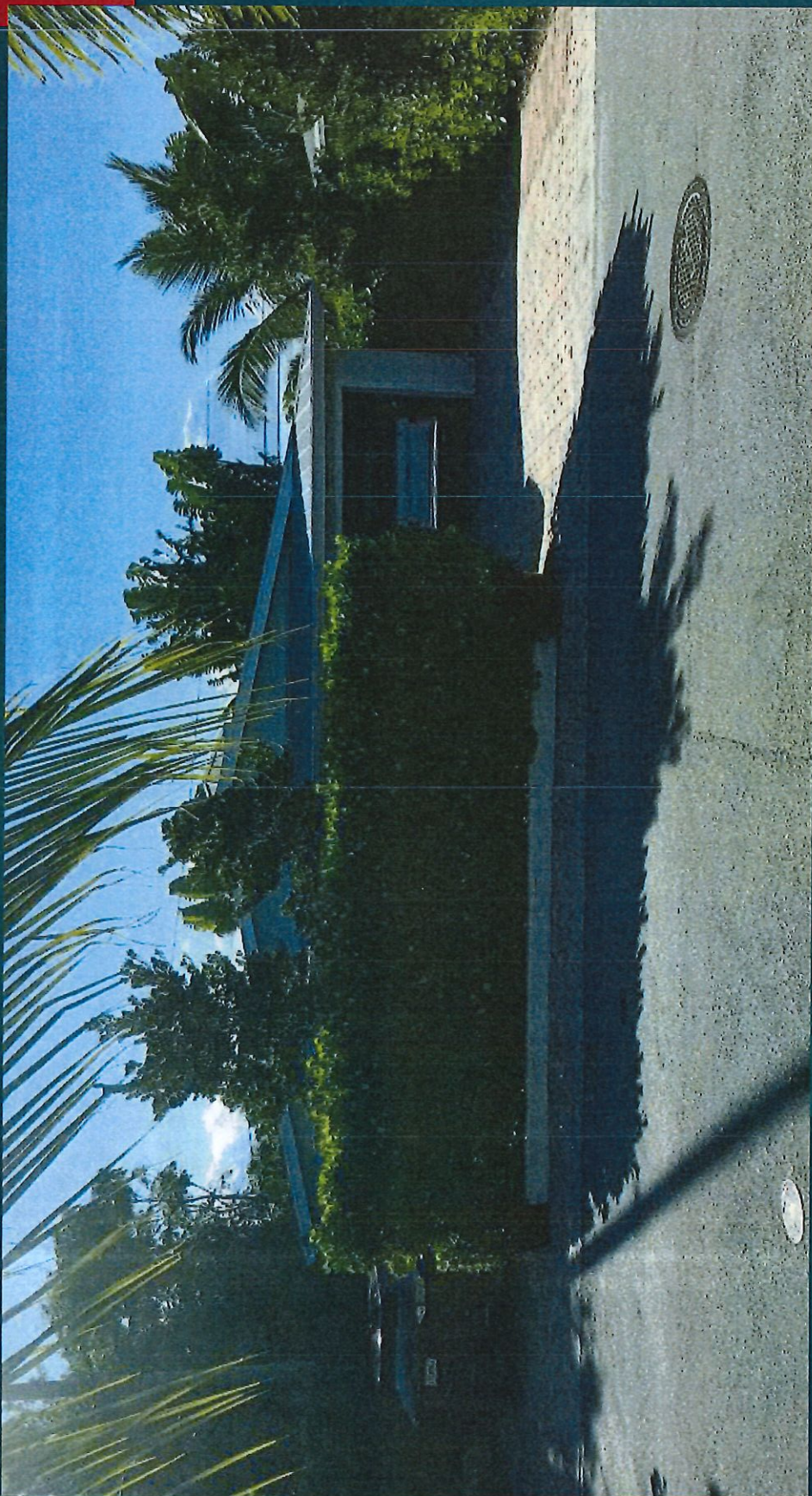


351 Zenith Lane



331 Zenith Lane

Item #1.



321 Zenith Lane

Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

| Address | Year Built | Exterior Wall | Roof Structure | Roof Cover | Total Square Feet | Square Feet Under Air | Story |
|------------------|------------|---------------|----------------|---------------------|-------------------|-----------------------|-------|
| 401 Zenith Lane* | 1953 | CBS | Gable/Hip | Asphalt/Composition | 1540 | 1208 | 1 |
| 381 Zenith Lane | 1953 | CBS | Gable/Hip | Concrete Tile | 2249 | 1656 | 1 |
| 361 Zenith Lane | 1953 | CBS | Gable/Hip | Asphalt/Composition | 2438 | 1916 | 1 |
| 351 Zenith Lane | 1953 | CBS | Gable/Hip | Metal | 1266 | 990 | 1 |
| 331 Zenith Lane | 1962 | CBS | Gable Hip | Asphalt/Composition | 2549 | 2062 | 1 |
| 321 Zenith Lane | 1968 | CBS | Gable/Hip | Metal | 2054 | 1383 | 1 |

*Applicant

Discussion

- ▶ Staff would like the Board to note the following similarities; each residence consist of a single-story in height; each structure is oriented toward Zenith Lane; each structure is located within the center of each lot; each property has landscaping design to provide privacy, screening from the street and minimize potential adverse impacts to their neighbors.

▶ In addition, the proposed addition shall increase the overall size of the structure by +/-27.8%, or more than a quarter of the size of the existing building (Mass), from +/-1,456 square feet to +/-1,861 square feet. According to the table above, the increase in overall square footage of the proposed residence will be within the range of the total square footage of the structures along Zenith Lane.

▶ Secondly, the proportional increase of this addition (+/-404 square feet or +/- 27.8%) is 72 percent less than the overall size of the existing single residential home, which is +/-1,456 square feet (Proportion). Thus, the visual effect of the addition on the applicant's structure will be compatible with the other structures along Zenith Lane. Additionally, the proposed garage is designed to be proportionate to the existing residence.

- ▶ Third, the proposed addition (+/-404 square feet) would result in the applicant's residence being compatible in total square footage (+/-1860) with the other single family homes along (as indicated in the table above) Zenith Lane (Scale). Lastly, the applicant is proposing to replace his existing driveway with sod/landscaping along the front of his property.

Recommendation

- ▶ Staff recommends that the Planning and Zoning Board (acting as the Architectural Review Board) review the information that has been provided, and consider approval or denial, or approval with modifications, a bedroom extension with the addition of an attached accessory garage to be located at 401 Zenith Lane.

Town of Juno Beach

