



PLANNING & ZONING BOARD MEETING AGENDA

October 06, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: If any person decides to appeal any decision of the Town Council at this meeting, he or she will need a record of the proceedings and for that purpose, he or she may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: <https://www.youtube.com/@townofjuno-beach477/streams>

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank (all comments must be submitted by Noon on day of Meeting). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law); make a comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at ccopeland@juno-beach.fl.us by Noon on the day of the meeting to receive the Meeting ID and Access Code. (Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called).

****Please note that the Zoom meeting will lock for public comments at 4:00pm and no other entries will be permitted.***

All matters listed under Consent Agenda, are considered to be routine by the Town Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

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.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for September 15, 2025

BOARD ACTION/DISCUSSION ITEMS

2. Appearance Review – 421 N. Juno Lane

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING & ZONING BOARD MEETING MINUTES

September 15, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MICHAEL STERN, CHAIR
JIM FERGUSON, VICE CHAIR
JAMES EHRET, BOARDMEMBER
JONATHAN BUTLER, BOARDMEMBER
BRIAN COLE, BOARDMEMBER
CAROL RUDOLPH, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
STEPHEN MAYER, PRINCIPAL PLANNER

AUDIENCE: 36

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

PRESENTATIONS

1. Presentation by PBC ERM on Juno Dunes Natural Area (*See attached presentation.*)

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.

Public Comments Opened at 4:23pm.

Public Comment Closed at 4:24pm.

CONSENT AGENDA

2. Planning & Zoning Board Meeting Minutes for July 7, 2025

MOTION: *Ferguson/Butler made a motion to approve the consent agenda.*

ACTION: *The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS (A public comment period was provided for each item below.)

3. The Waterford Major Amendment (See attached presentations.)

MOTION: *Ferguson/Ehret made a motion to recommend approval of the request for a Major Site Plan Amendment to a Special Exception Planned Unit Development (PUD) for the reconfiguration and modification of the existing senior living facility community, subject to the conditions outlined in staff's memorandum to the Town Council.*

ACTION: *The motion passed unanimously.*

4. Appearance Review – 451 Ocean Drive (See attached presentation.)

MOTION: *Ferguson made a motion to approve the application for appearance review for the proposed to the single-family residence located at 451 Ocean Drive.*

Chair Stern passed the gavel and seconded the motion.

ACTION: *The motion passed 3-2 with Boardmember Ehret and Boardmember Cole opposed.*

COMMENTS FROM THE BOARD - None

ADJOURNMENT

Chair Stern adjourned the meeting at 6:16pm.

Michael Stern, Chair

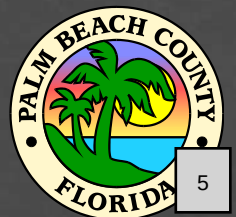
Caitlin Copeland-Rodriguez, Town Clerk

**Palm Beach County
Department of Environmental Resources Management
Juno Dunes Natural Area**



PALM BEACH COUNTY
**NATURAL
AREAS**

**Town of Juno Beach
Planning & Zoning Meeting
September 15, 2025**



- Bond referendums passed 1991 & 1999
- > 31,000 acres
- 37 natural areas
- Juno Dunes is largest tract of Atlantic Coastal Ridge Scrub

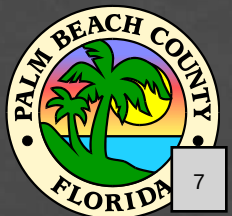


PALM BEACH COUNTY
**NATURAL
AREAS**

Item #1.

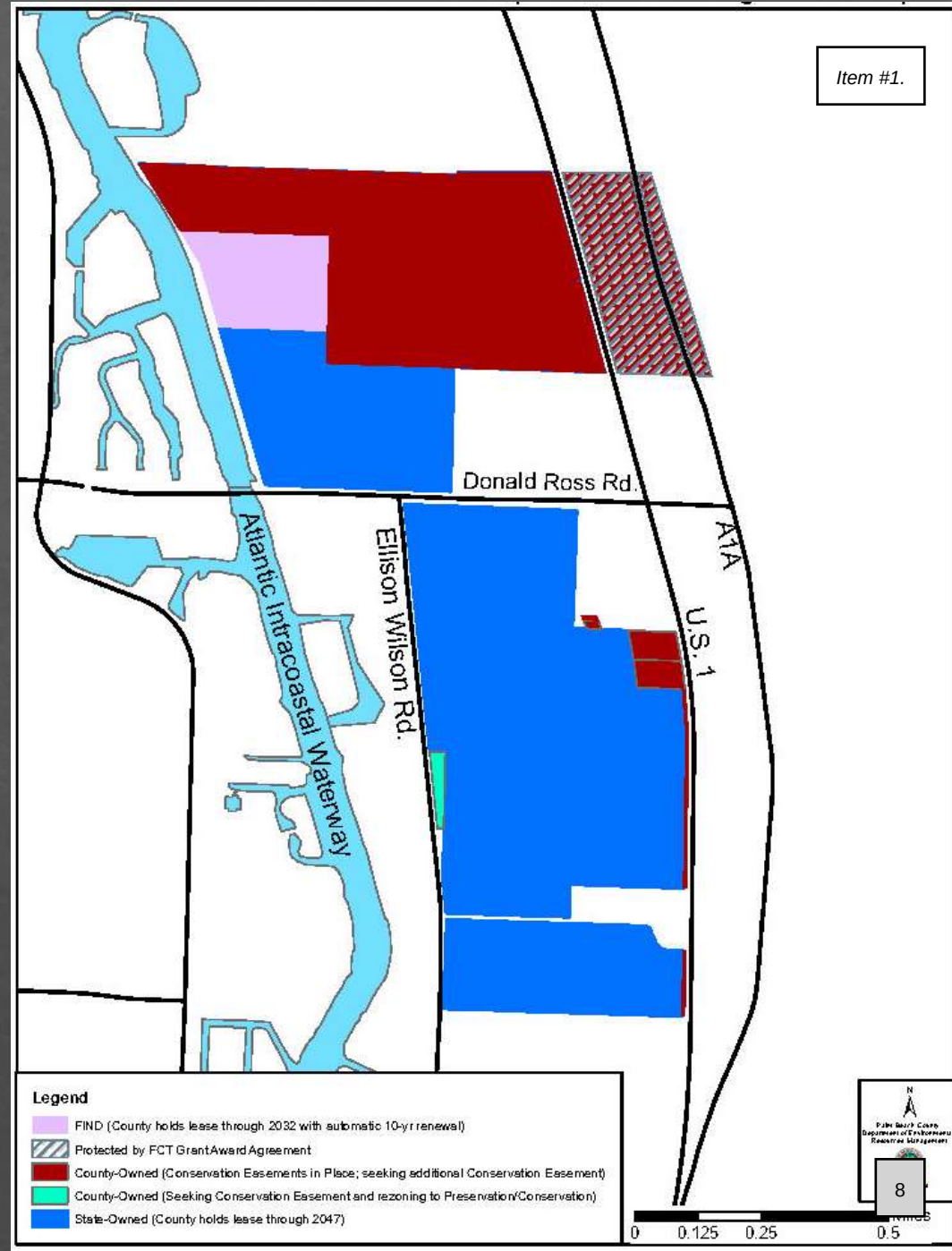
Our Mission: Acquire, preserve and protect environmentally sensitive lands in Palm Beach County and protect wildlife and endangered species on such lands.

Item #1.



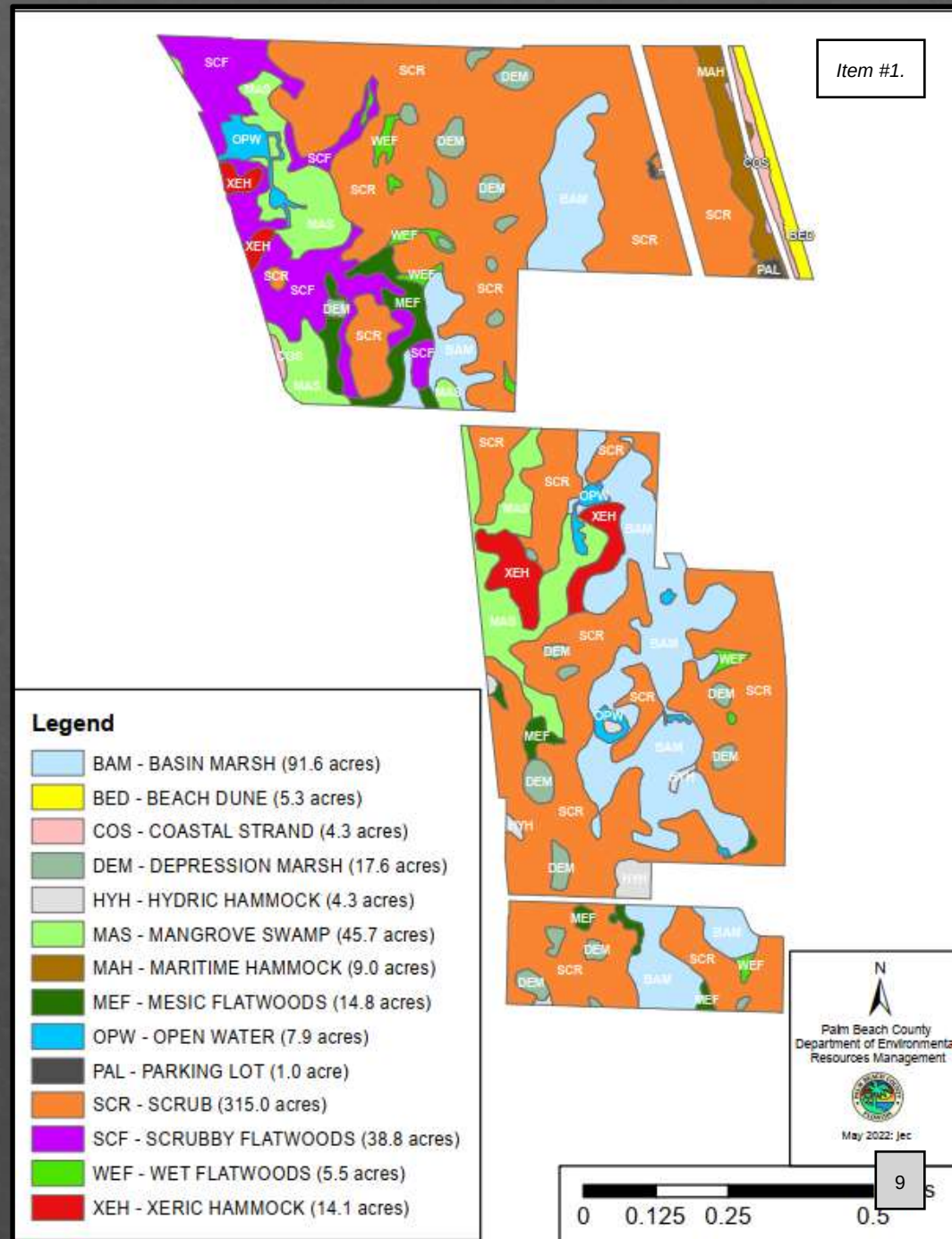
Tracts / Ownership

- Acquisition 1992-1999
- County owns 203 acres with conservation easements & FCT contributed matching funds for oceanfront tract
- 30 acres leased from Florida Inland Navigation District until 2032 with 10-year renewal
- 336 acres leased from the state until 2047



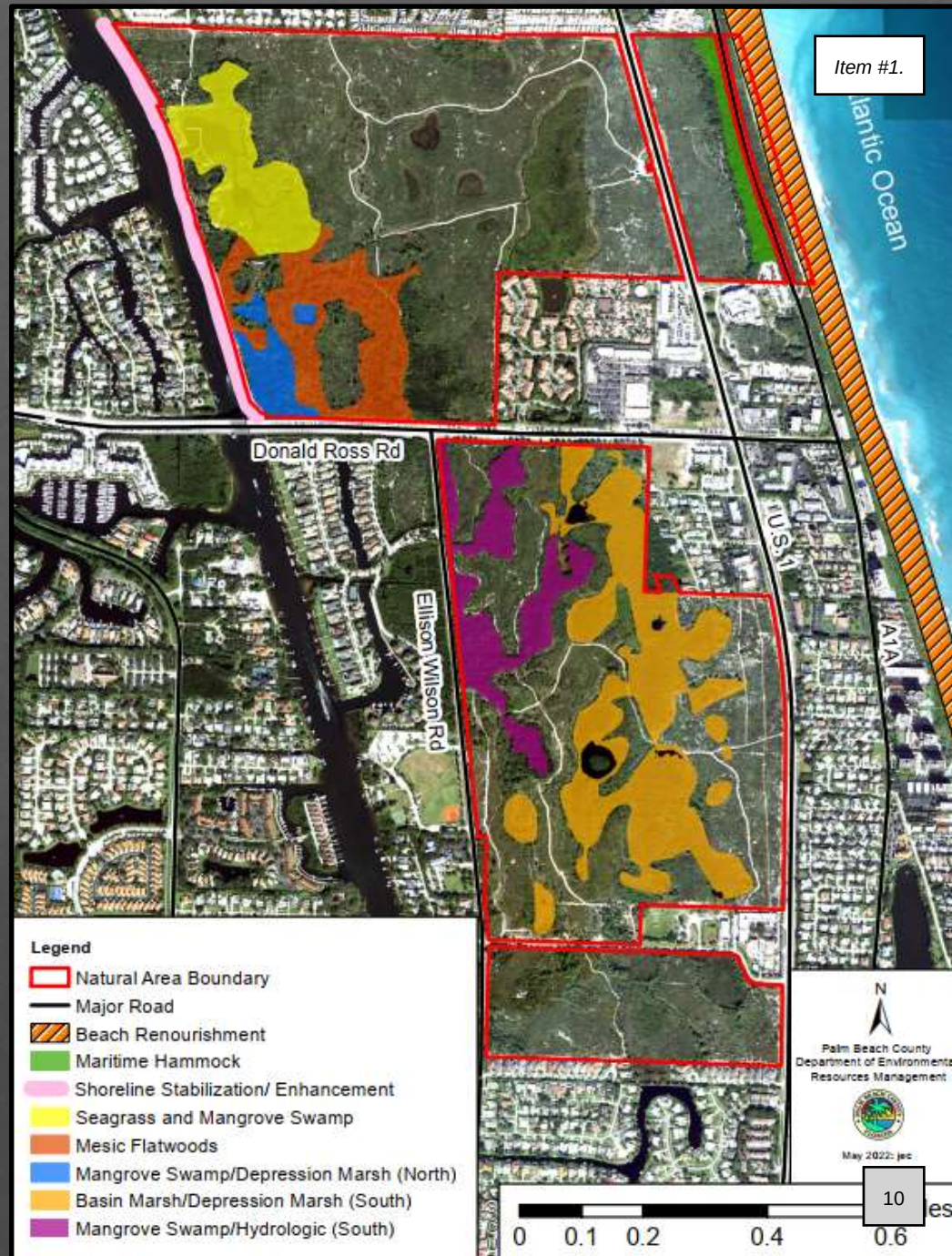
Vegetation Communities

- Diversity of habitats with scrub being dominant
- Many rare and/or endemic plant & animal species
- < 2% of scrub left in PBC
- ~50% of plants in scrub are endemic
- 667 plant species & 324 animal species have been documented



Restoration/ Enhancement

- 3 beach renourishments
- Maritime hammock restoration
- FIND mangrove & seagrass restoration
- ICW shoreline stabilization
- Mesic flatwoods restoration
- Hydrologic restoration north & south of Donald Ross Rd



26 Listed Planted Species



SCIENTIFIC NAME	COMMON NAME	STATUS/RANK DESIGNATIONS		
		USFWS	FDACS	Item #1.
<i>Acrostichum aureum</i>	Golden leather fern	N	T	G5/S3
<i>Asclepias curtissii</i>	Curtiss's milkweed	N	E	N
<i>Asimina tetramera</i>	Four-petal pawpaw	E	E	G1/S1
<i>Conradina grandiflora</i>	Large-flowered rosemary	N	T	G3/S3
<i>Cyperus pedunculatus</i>	Beachstar	N	E	N
<i>Encyclia tampensis</i>	Butterfly orchid	N	CE	N
<i>Halophila johnsonii</i>	Johnson's seagrass	N	E	G2/S2
<i>Jacquemontia reclinata</i>	Beach jacquemontia	E	E	G1/S1
<i>Lantana depressa</i>	Pineland lantana	N	E	G2T1/S1
<i>Lechea cernua</i>	Scrub pinweed	N	T	G3/S3
<i>Lechea divaricata</i>	Spreading pinweed	N	E	G2/S2
<i>Linum carteri</i> var. <i>smallii</i>	Small's flax	N	E	G2T2/S2
<i>Lyccopodiella cernua</i>	Nodding club-moss	N	CE	N
<i>Okenia hypogaea</i>	Burrowing four-o'clock	N	E	G3?/S2
<i>Cphioglossum palmatum</i>	Hand fern	N	E	G4/S2
<i>Cpuntia stricta</i>	Shell-mound pricklypear	N	T	N
<i>Osmunda cinnamomeum</i>	Cinnamon fern	N	CE	N
<i>Osmunda regalis</i> var. <i>spectabilis</i>	Royal fern	N	CE	N
<i>Pithecellobium keyense</i>	Florida Keys' blackbead	N	T	N
<i>Scaevola plumieri</i>	Inkberry	N	T	N
<i>Serenoa repens</i>	Saw palmetto	N	CE	N
<i>Swietenia mahagoni</i>	Mahogany	N	T	G3G4/S3
<i>Tillandsia balbisiana</i>	Inflated & reflexed wild pine	N	T	N
<i>Tillandsia fasciculata</i>	Common wild pine	N	E	N
<i>Tillandsia flexuosa</i>	Banded airplant	N	T	G5/S3
<i>Tillandsia utriculata</i>	Giant wild pine	N	E	N

40 Listed Animal Species



		STATUS/RANK DESIGNATIONS		
SCIENTIFIC NAME	COMMON NAME	USFWS	FWC	FNAL
<i>Aethecerinus hornii</i>	Aethecerinus long-horned beetle	N	N	Item #1.
<i>Alligator mississippiensis</i>	American alligator	T(S/A)	FT(S/A)	
<i>Antigone canadensis pratensis</i>	Florida sandhill crane	UR	ST	G5T2/S2
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	T	FT	?G2/S2
<i>Aphrissa statira</i>	Statira sulphur	N	N	G5/S2S3
<i>Aramus guarauna</i>	Limpkin	N	N	G5/S3
<i>Athene cunicularia floridana</i>	Florida burrowing owl	N	ST	G4T3/S3
<i>Caretta caretta</i>	Loggerhead sea turtle	T	FT	G3/S3
<i>Chelonia mydas</i>	Green sea turtle	T	FT	G3/S2S3
<i>Copris copri</i>	Gopher tortoise copris beetle	N	N	G2/S2
<i>Crotalus adamanteus</i>	Eastern diamond-back rattlesnake	UR	N	G4/S3
<i>Dermochelys coriacea</i>	Leatherback sea turtle	E	FE	G2/S2
<i>Drymarchon couperi</i>	Eastern indigo snake	T	FT	G3/S3
<i>Egretta caerulea</i>	Little blue heron	N	ST	G5/S4
<i>Egretta thula</i>	Snowy egret	N	N	G5/S3
<i>Egretta tricolor</i>	Tricolored heron	N	ST	G5/S4
<i>Elanoides forficatus</i>	Swallow-tailed kite	N	N	G5/S2
<i>Falco columbarius</i>	Merlin	N	N	G5/S2
<i>Falco peregrinus</i>	Peregrine falcon	N	N	G4/S2
<i>Falco sparverius paulus</i>	Southeastern American kestrel	N	ST	G5T4/S3
<i>Fregata magnificens</i>	Magnificent frigatebird	N	N	G5/S1
<i>Gobiomorus dormitor</i>	Bigmouth sleeper	N	N	G4/S2
<i>Gopherus polyphemus</i>	Gopher tortoise	N	ST	G3/S3
<i>Haliaeetus leucocephalus</i>	Bald eagle	N	N	G5/S3
<i>Hemiarctus ceraunus antibubastus</i>	Ceraunus blue butterfly	T(S/A)	FT(S/A)	N
<i>Latrodectus bishopi</i>	Red widow spider	N	N	G2G3/S2S3
<i>Leptotes cassius theonius</i>	Cassius blue butterfly	T(S/A)	FT(S/A)	N
<i>Lithobates capito</i>	Gopher frog	UR	N	G3/S3
<i>Mycteria americana</i>	Wood stork	T	FT	G4/S2
<i>Nyctanassa violacea</i>	Yellow-crowned night-heron	N	N	G5/S3
<i>Nycticorax nycticorax</i>	Black-crowned night-heron	N	N	G5/S3
<i>Pandion haliaetus</i>	Osprey	N	SSC	G5/S3S4
<i>Passerina ciris ciris</i>	Painted bunting	N	N	G5T3/S3
<i>Platalea ajaja</i>	Roseate spoonbill	N	ST	G5/S2
<i>Plegadis falcinellus</i>	Glossy ibis	N	N	G5/S3
<i>Sceloporus woodi</i>	Florida scrub lizard	N	N	G2G3/S2S3
<i>Setophaga ruticilla</i>	American redstart	N	N	G5/S2
<i>Sterna antillarum</i>	Least tern	N	ST	G4/S3
<i>Thalasseus maximus</i>	Royal tern	N	N	12
<i>Thalasseus sandvicensis</i>	Sandwich tern	N	N	
<i>Trichechus manatus</i>	West Indian manatee	T	FT	G2/S2

Federally Listed Species

Item #1.

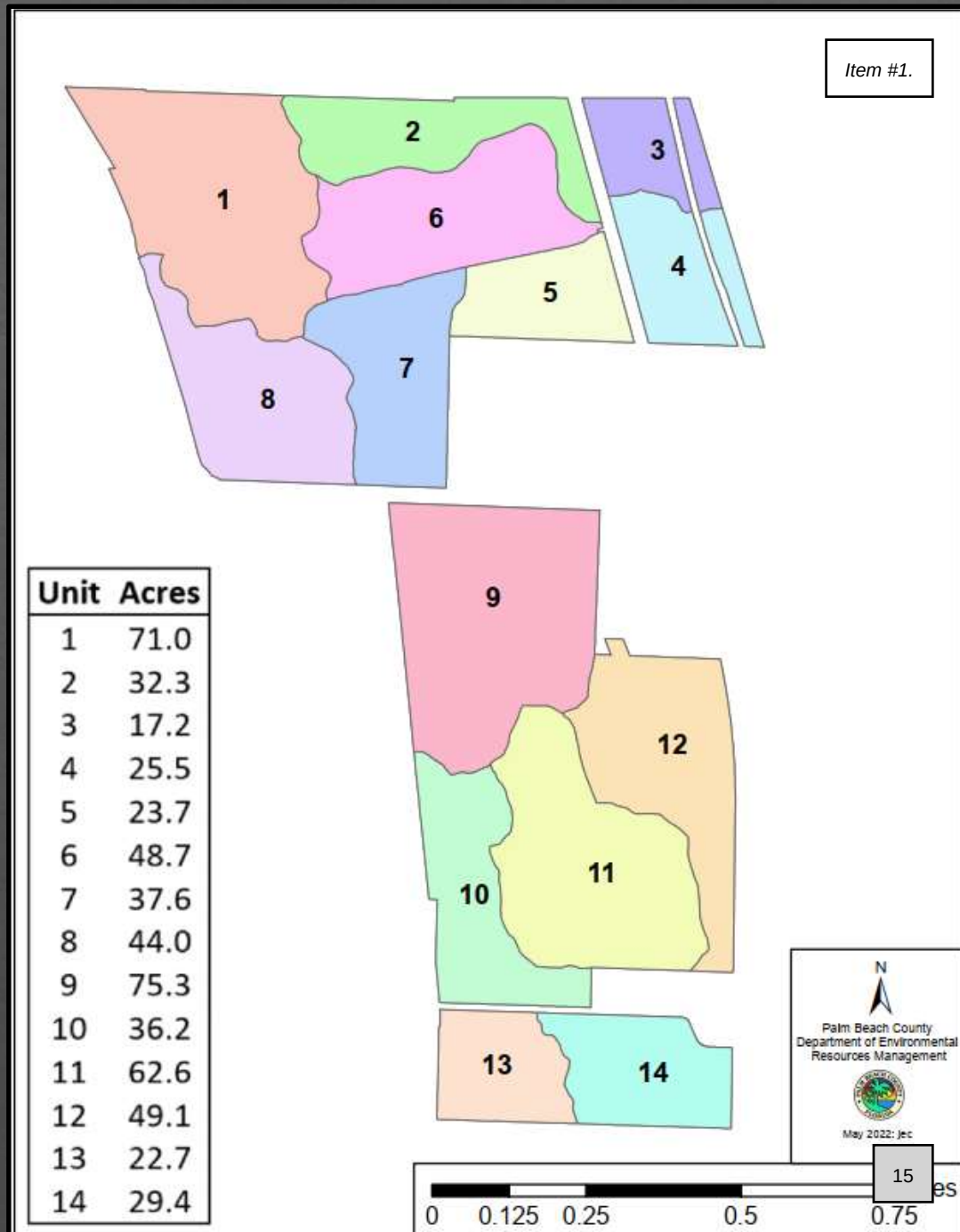




Examples of State Listed Species

Management Units

- There are 14 management units within the natural area; they are also considered “burn units”



Invasive/Nonnative Vegetation Removal

Item #1.

- A multi-phase, initial invasive/nonnative plant removal program began in 1997 and was completed in 2002
- Site is now in maintenance condition (coverage of invasive plant species does not exceed 1 percent of canopy or understory layer)
- Annual sweeps have been conducted since 2002



Invasive Species

- Juno Dunes is on a maintenance control schedule
- <5% invasive species coverage
- Yearly full site sweeps
- Quarterly weedy species aka Hotspot treatments
- Nuisance vine management, yearly removal and follow-up maintenance



Mechanical Vegetation Reduction

Item #1.

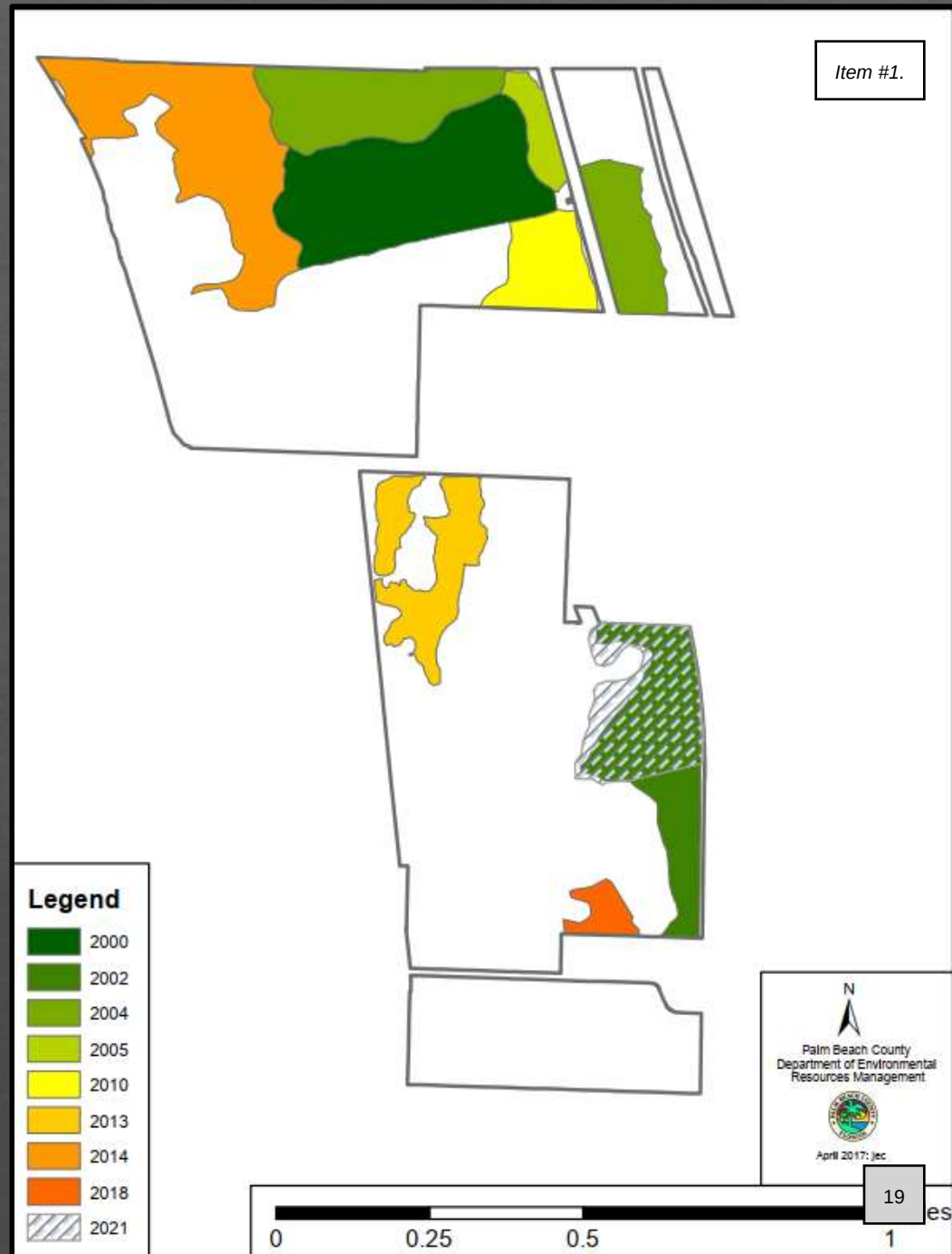
- Between 2010 & 2025:
mechanical reduction
methods were used for
upland restoration, WUI
maintenance and
prescribed fire preparation



Year	Reduction Type	Management Units
2010	Prescribed Fire Preparation	Unit 9
2011	Mechanical Vegetation Reduction	Units 9 & 10
2013	Prescribed Fire Preparation	Units 1 & 12
2014	Mechanical Vegetation Reduction	Units 13 & 14
2015	Pine Flatwoods Restoration	Unit 8
2016	Mechanical Vegetation Reduction	Units 7 & 11
2020	FEMA Firebreak Improvement	Units 1, 2, 5, 6, 9, 10 & 12
2022	Mechanical Vegetation Reduction	Units 10, 13 & 14
2023	FEMA Firebreak Maintenance	Units 1, 2, 6, 5, <u>7</u> , <u>9</u> & 12
2025	Scrub Restoration, Wildfire rehab	Units 1, 8 & 9

Prescribed Fire

- Ten prescribed burns to date between 2000 & 2022
- 234.25 total acres
- Urban location dictates extremely narrow weather conditions in which prescribed burning may take place. Mechanical fuel reduction may be used as a surrogate for fire



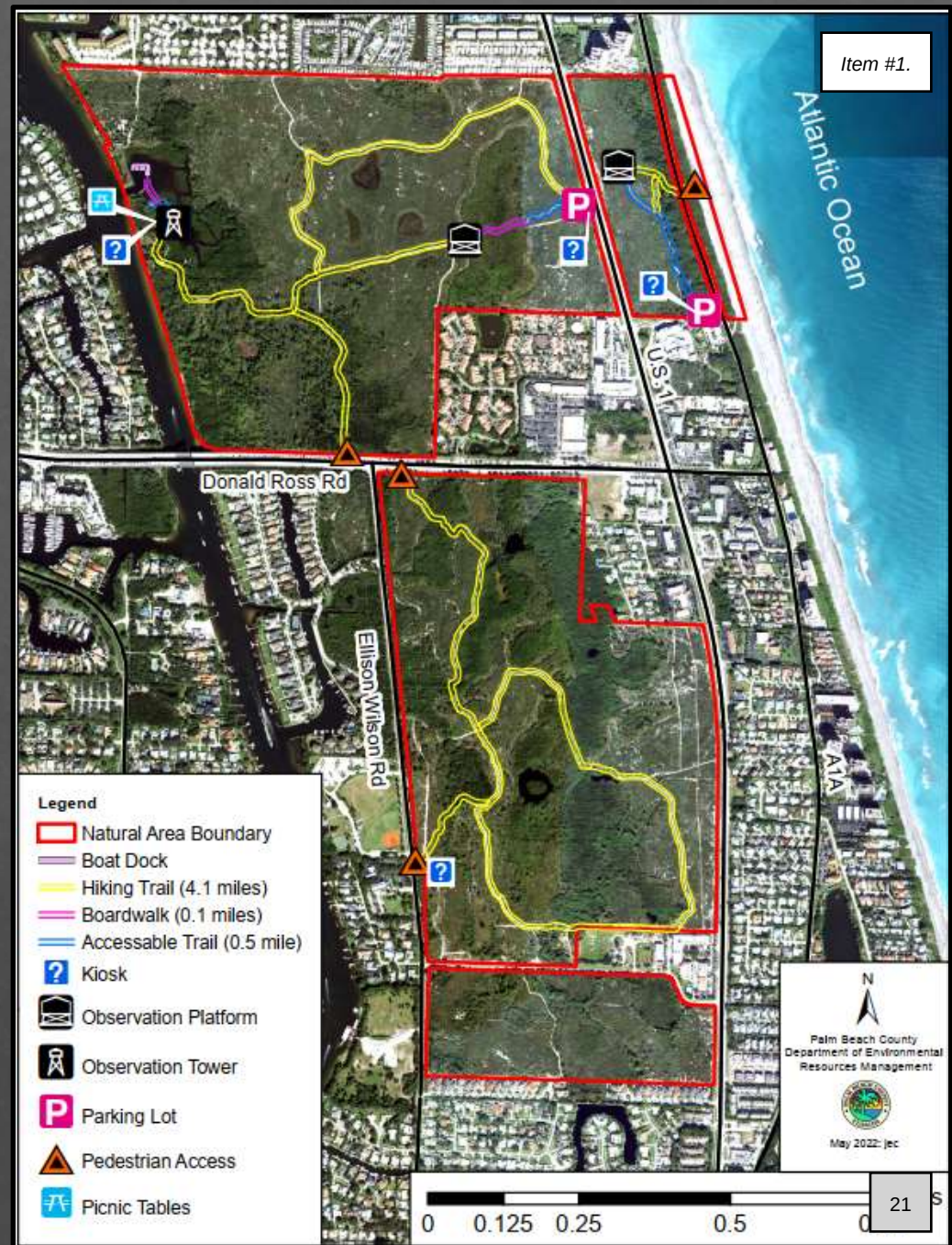
Wildfires

- Four wildfires have occurred on the site. The largest being 8.6 acres in March 2022



Existing Public Use Facilities

- East side of the site (east of US-1) opened to the public in August 2001 and the west side opened in April 2004
- 4.1-miles of natural-surfaced hiking trails
- 0.6-miles of accessible paved nature trails
- JUD receives between 1,000 – 2,000 visitors a month – this year we are on target to have >18,000 visitors



Oceanfront Public Use Facilities

Item #1.

Bike Rack



Nature Trail



Hiking Trail



Dune Overwalk



Observation Platform



Large Kiosk

Juno West Public Use Facilities

Item #1.

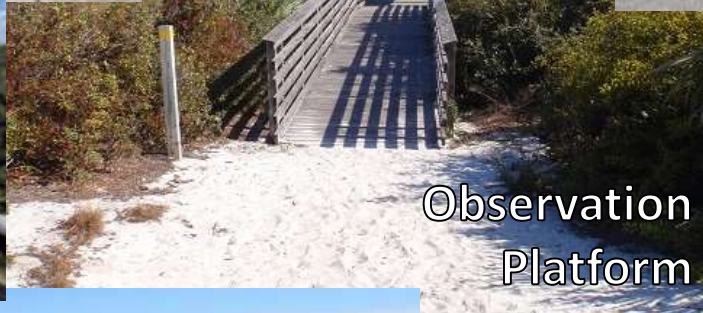
Kiosk &
Trail Head



Parking Lot



Observation
Platform



Bike Rack



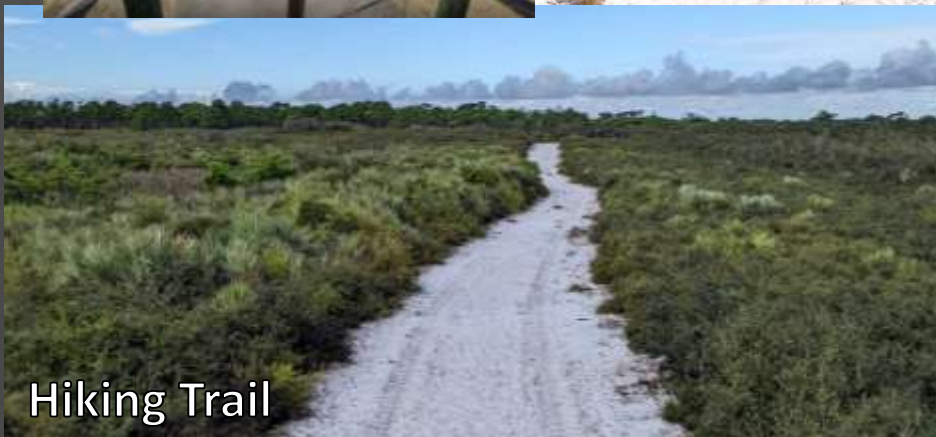
Boardwalk



Nature Trail



Hiking Trail



FIND Public Use Facilities

Item #1.



Boat Dock



Observation Tower



Picnic
Tables

Large Kiosk

Security Efforts & Issues

Item #1.

Management access gates, fencing, and signage have been installed.

Wildlands Task Force regularly patrols the site & issues citations

Environmental Tips Hotline
Posted at kiosk 561-616-BIRD

Common issues: palmetto berry poaching, trash, vandalism and graffiti.



Guided Hikes and Volunteer Clean-up Events



Palm Beach County ERM Volunteer Program Update



JUNO DUNES WEST WORKDAY - MAY 21, 2023

Volunteers helped the Palm Beach County Department of Environmental Resources Management remove 1,560 pounds of trash from this north county natural area. Total volunteer hours = 39



THANK YOU, VOLUNTEERS & STAFF!



Palm Beach County Board of County Commissioners
Department of Environmental Resources Management

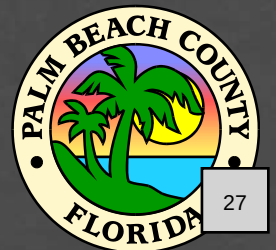
Item #1.

Questions?

Item #1.



PALM BEACH COUNTY
**NATURAL
AREAS**



The Waterford Planned Unit Development (PUD) / Special Exception (SE)

Major Modification to PUD/SE

Planning and Zoning Board

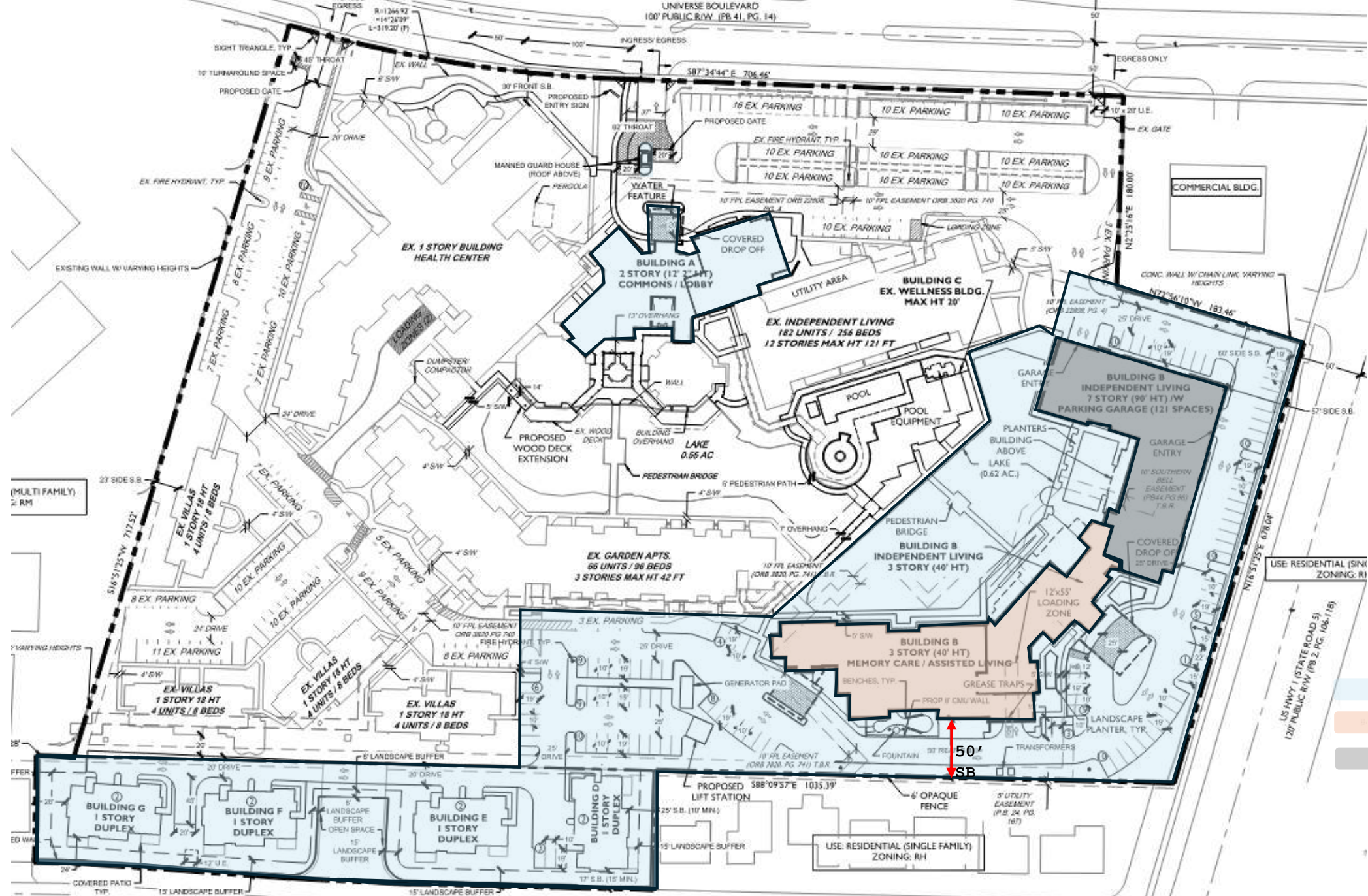
September 15, 2025

Development Proposal

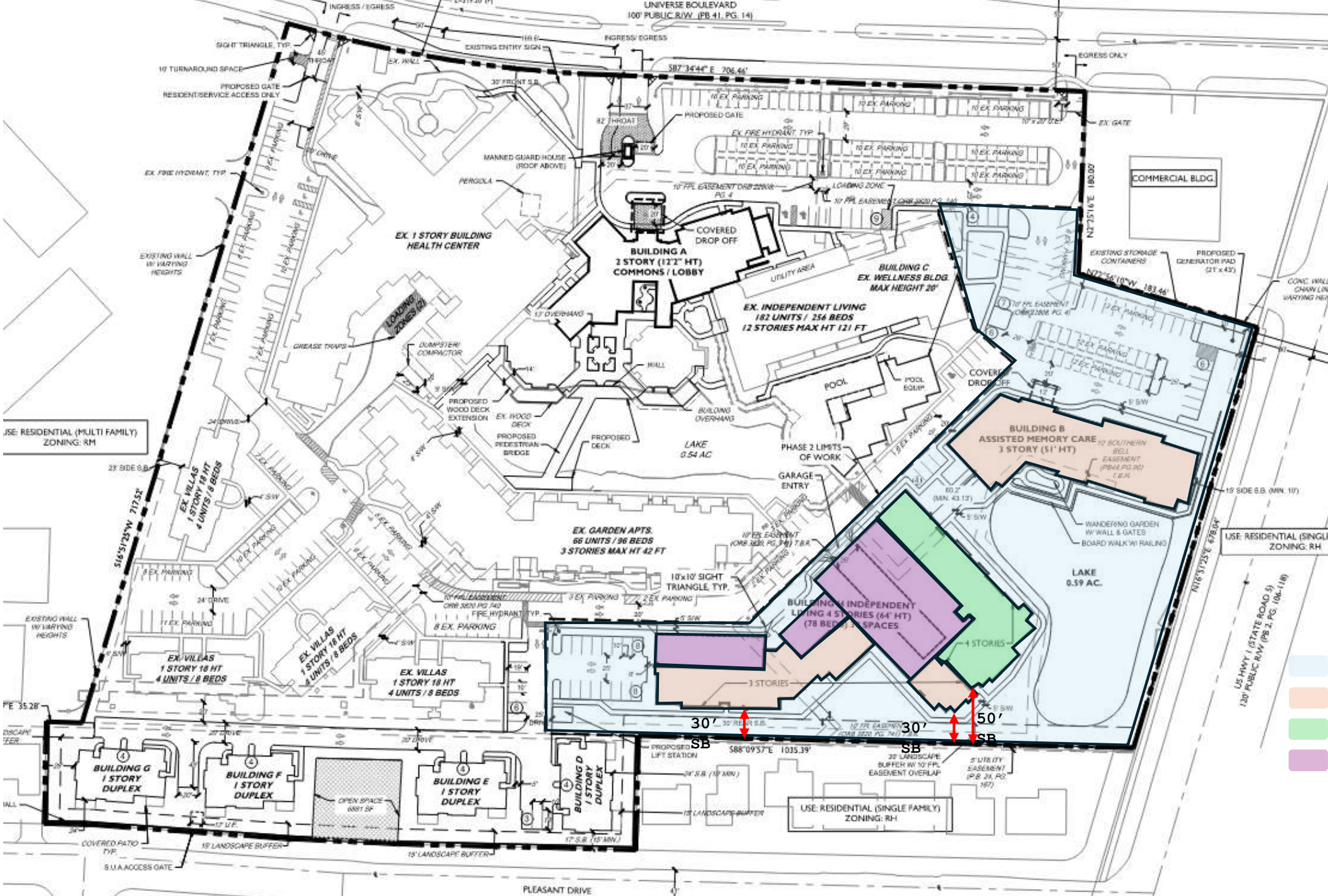
- Special Exception – the approved use (Assisted Living Facility) is a special exception in the Professional Office Zoning District. There is no modification to the uses, but the special exception status remains
- Reconfigure approved Memory Care/Assisted Living and Independent Living Building
 - Break into two buildings (one with Memory Care, one with Independent Living)
 - Reduce the height of the Independent from seven stories to three stories
 - Increase the height of the Memory Care from three stories to four stories, stepping down to three on the south side near Pleasant Drive residential lots

Development Proposal

- Additional pedestrian connectivity around reconfigured buildings
- Removal of traffic circulation around the building and in the 2022 approved 50-foot rear setback, adjacent to Pleasant Drive residential
- Reduction of the 50-foot rear setback to 30 feet (min. required 25 ft)
- Reduction of parking spaces provided from 453 to 380 spaces
 - Applicant is requesting approval of a Parking Study, which demonstrates demand is 195 parking spaces. Code requires 345.



 Work Area
 3-story
 7-story
 bldg.
 bldg.



Work Area

3-story

41d9 Story

building

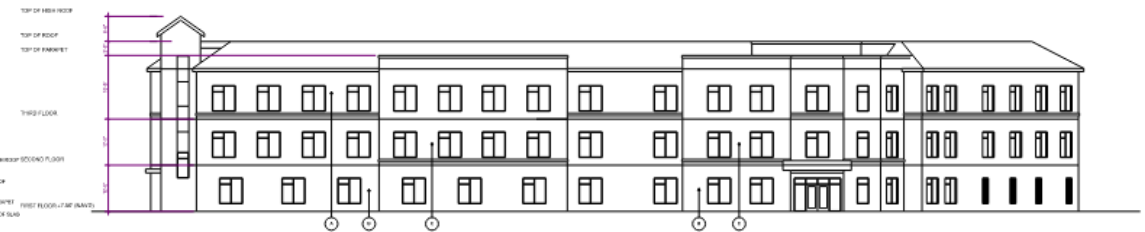
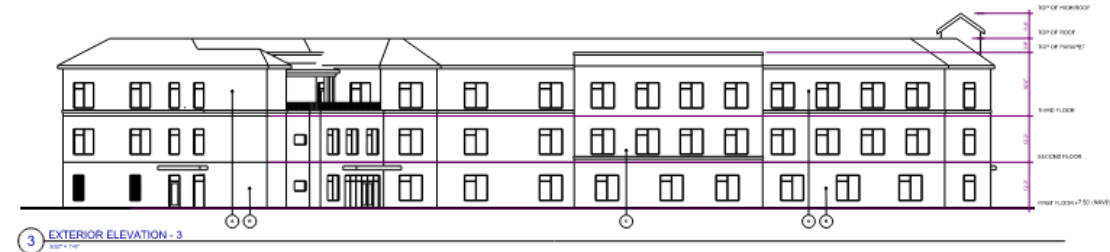


Elevations

Independent Living Building (South of Lake)

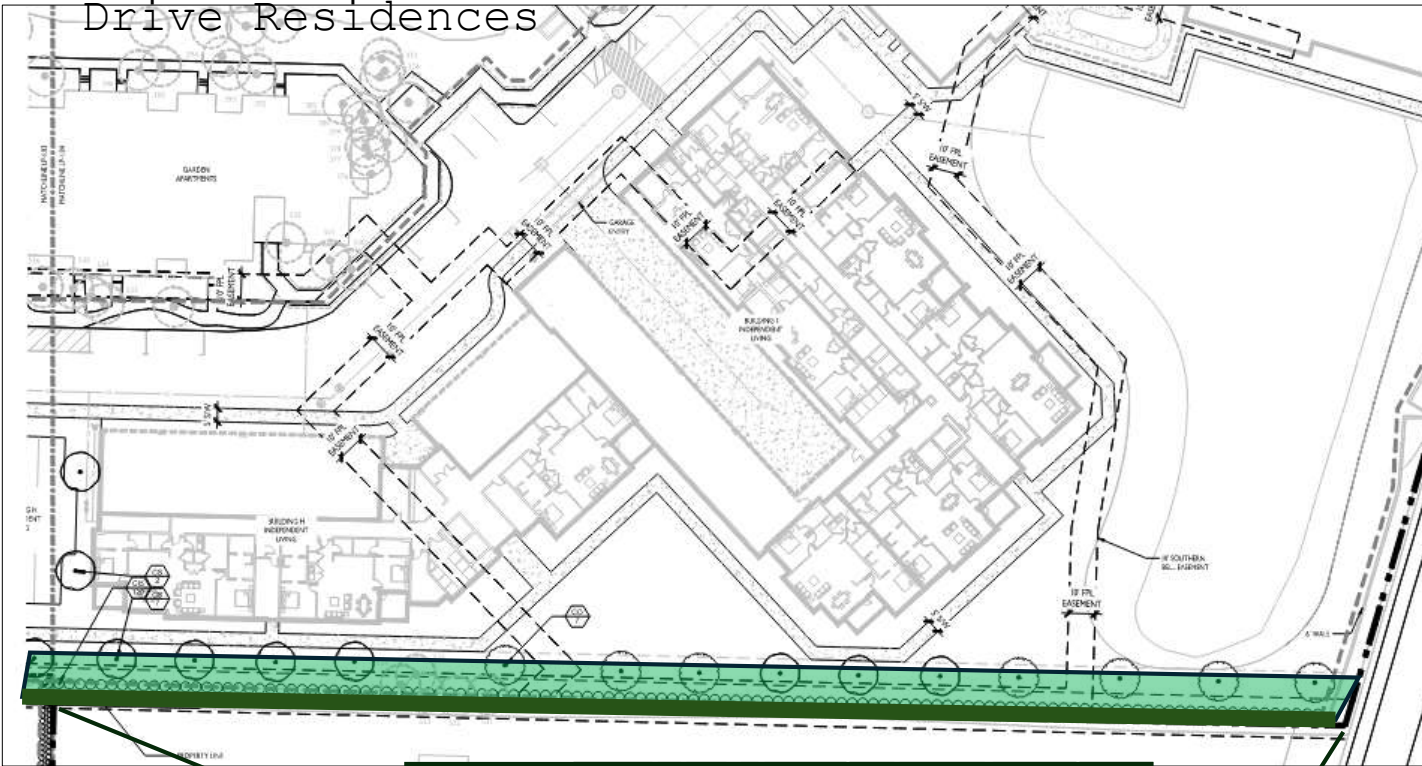


Memory Care Building (North of Lake)



Landscaping

Southern Property line, adjacent to Pleasant Drive Residences



Add 5' High Clusia Hedge
along this width

Existing Vegetation on
eastern side of Lake Feature
(Pond)



Preserve Existing Mature
Trees in this location

Staff Recommendations

- Additional/modified Conditions of Approval from 2022 Approval:
 - There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW.
 - The applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots.
 - Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving

Applicant's Presentation



The Waterford Site Plan Amendment & Special Exception

Planning Board

September 15, 2025

THE WATERFORD | 

A LIFESPACE COMMUNITY®





PROJECT LOCATION

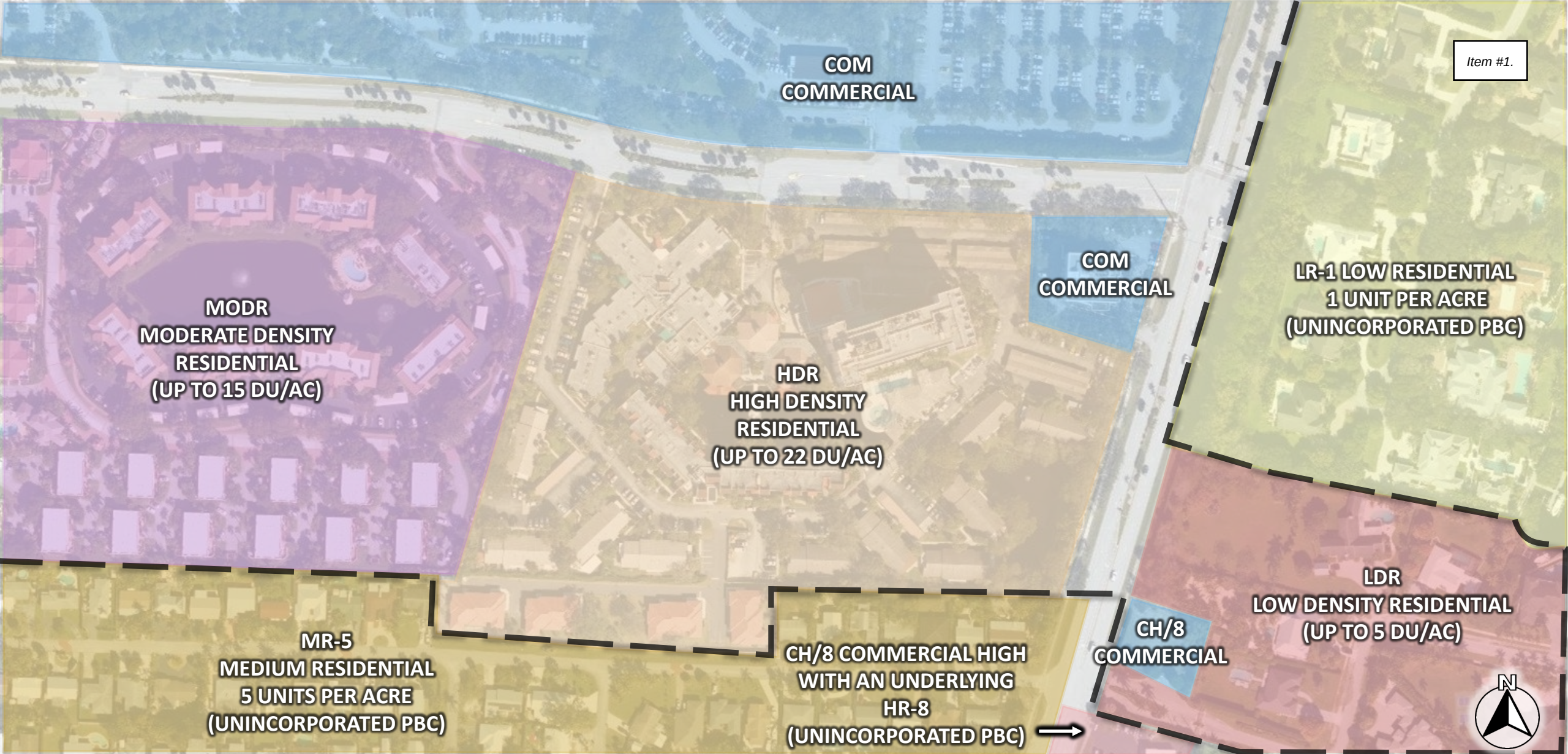


Site Plan Amendment & Special Exception

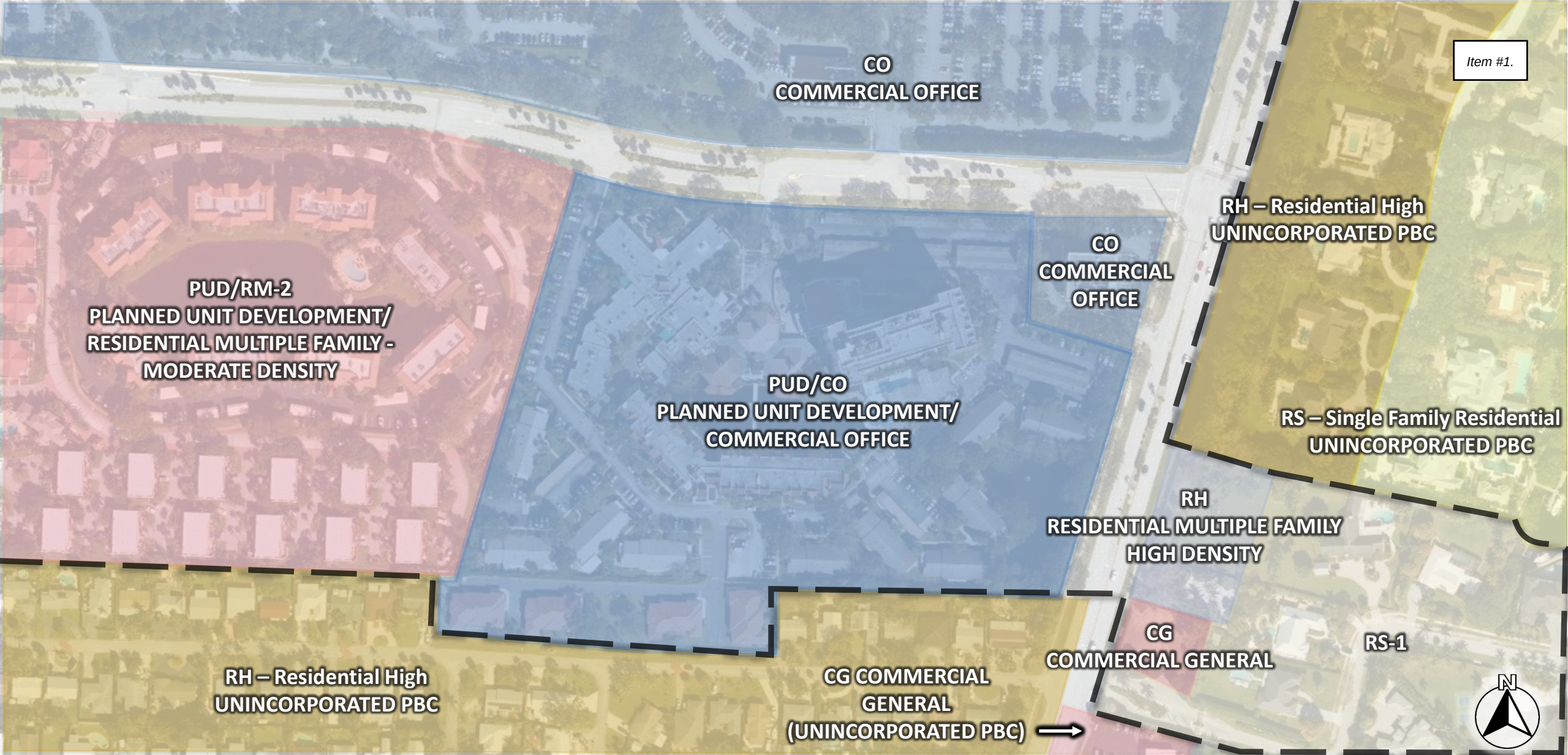
Item #1.

- Site Plan Amendment to modify the approved site plan package.
- Special Exception to allow for the reconfiguration of the approved development.
- There are no Variances or special considerations requested in this proposal.

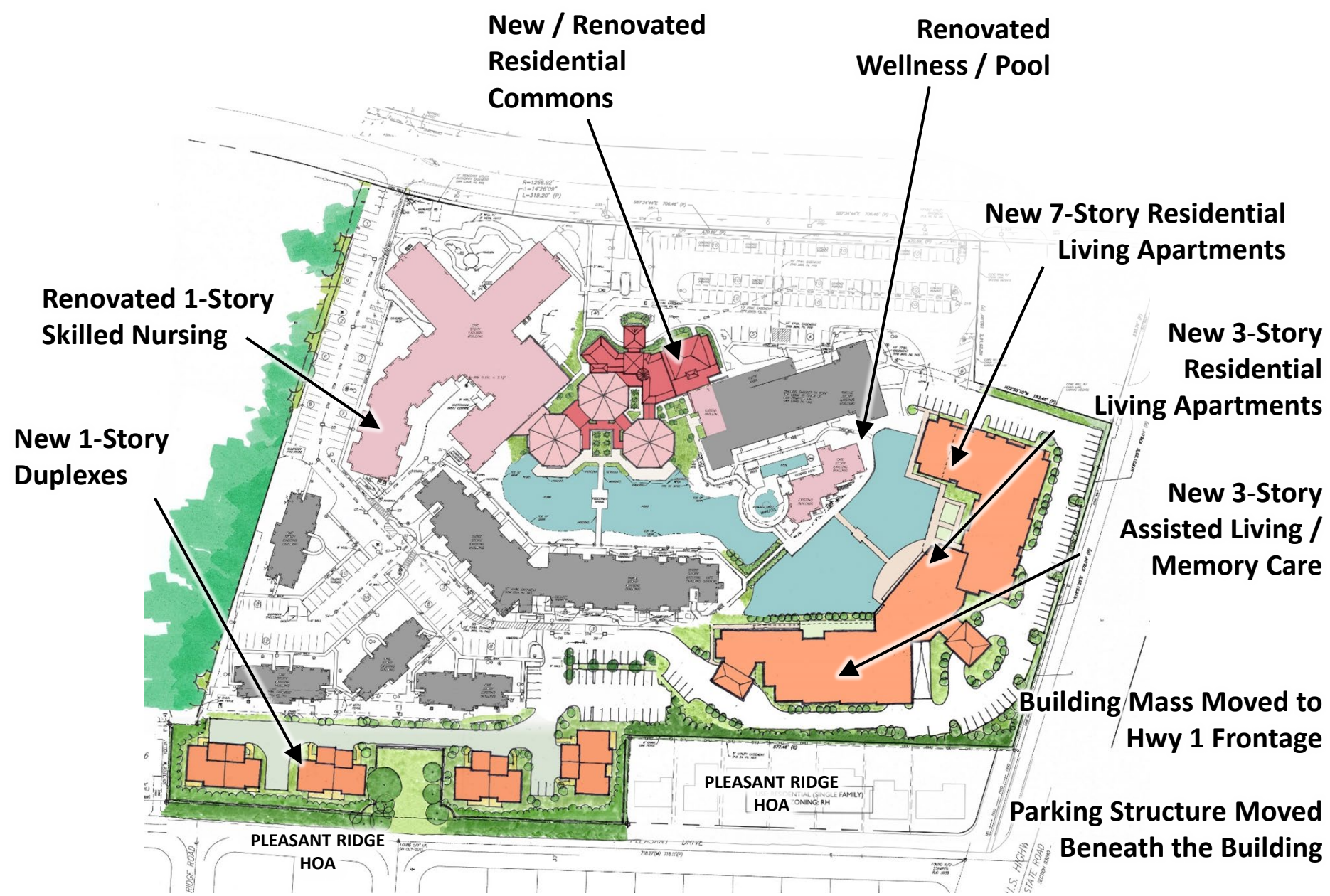
APPLICATION REQUESTS



Existing Future Land Use



Existing Zoning



Previously Approved Site Plan- 2022

- Interior modifications to commons and lobby area (Building A)
- Building reconfiguration (Buildings B and H)
- Reduction in overall number of beds from 638 to 578
- Density reduction from 16.71 DU/AC to 15.15 DU/AC
- Reduction of building height
- Improved pedestrian connectivity
- Modification to open space areas

Re-Design Summary

Proposed Building H – 64 feet (3 & 4 stories)



Sec. 34-116.a Site Plan Criteria

Item #1.



Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;



Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;



Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;



Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;



Is planned in accordance with natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;



Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;



Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;



Complies with all sections of this chapter.

Site Plan & Appearance Review Standards

Sec. 34-116.b Appearance Review Criteria

Item #1.



Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture.



Is of a design and proportion which enhances and is in harmony with the area...



Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;



Shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;



Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;



Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;



Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

Site Plan & Appearance Review Standards

Density

- The proposed density is compliant with the designated town density requirements.
- The proposed program has a reduction on total units from the previously approved amendment.

Item #1.

Building Height

Existing Building Height	Proposed Building Height
Existing Tower (to remain) – 121 feet (12 stories) Previous Approved Building – 90 feet (7 stories)	Building B – 51 feet (3 stories) Building H – 64 feet (3 & 4 stories)

Buffering

Required Landscape Buffer	Proposed Landscape Buffer
5 feet wide	Ranges from 15 to 20 feet

Access

- No new access points proposed as part of the applications.
- Three access points to the Campus are from Universe Blvd.

Setbacks

	Required By Code	Current Proposal
Front	30 feet	30 feet
Side	10 feet	28 feet (US Highway 1)
Rear (Classified as Front)	15 feet (Based on PUD Reduction)*	17 feet 30 feet at Independent Living Building

Traffic

- The Proposal meets the Traffic Performance Standards of Palm Beach County.



Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

■

Palm Beach County Board of County Commissioners

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor

Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

May 1, 2025

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**RE: The Waterford
Project #: 250410 (Previously: 220113)
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 18, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality: Juno Beach
Location: Southwest corner of US- 1 and Universe Blvd
PCN: 28-43-41-33-30-001-0000
Access: Two full and one egress-only access driveway connections onto Universe Blvd
(As used in the study and is NOT an approval by the County through this letter)

Existing Uses: Congregate Care Facility = 288 DUs
Assisted Living Facility = 60 Beds

Proposed Uses: Expand the existing site for a total of:
Congregate Care Facility = 290 DUs
Assisted Living Facility = 100 Beds

Net Daily Trips: 109 (Proposed – Existing)
Net Peak Hour Trips: 7 (4/3) AM; 10 (4/6) PM (Proposed – Existing)
New Daily Trips: 901
New Peak Hour Trips: 41 (24/17) AM; 76 (34/42) PM
Build-out: December 31, 2030

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards (TPS) of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above, or as amended. The County traffic concurrency approval is subject to the



Dr. Juan F. Ortega, PE
May 1, 2025
Page 2

Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,



Moshir Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
cc: Addressce
Frank Davila, Director, P&Z, Town of Juno Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MRM\UNAPPROVED\2025\250410 THE WATERFORD.DOCX

Parking

Item #1.

- **Parking Required by Code**

Component	Requirement	Quantity (Spaces)
Independent Living Unit (290 units/478 beds)	1 Sp./1 Unit	290
Assisted Living (24 Units/Beds)	Resident (1 Sp./4 beds)	6
Memory Care (16 Units/Beds)	Resident (1 Sp./4 beds)	4
Skilled Nursing (60 Units/Beds)	Resident (1 Sp./4 beds)	15
Staff	1 Sp./3 staff @ 114 staff*	38
Total		353

*24 hours/8 hour shifts = 3

- **Parking Demand by ITE Manual**

Component	Requirement	Quantity (Spaces)
Independent Living Unit (290 units/478 beds)	1 Sp./0.48 Units	140
Assisted Living (24 units/Beds)	1 Sp./0.55 Beds	13.2
Memory Care (16 units/beds)	1 Sp./0.55 Beds	8.8
Skilled Nursing (60 units/beds)	1 Sp./0.55 Beds	33
Total		195

- **Parking Provided**

Parking Type	Quantity (Spaces)
Proposed Surface Spaces	341
Proposed Garage Spaces	39
Handicap Spaces (Included in total)	8
Total	380

Operations-based Parking Demand Study

Parking Requirements: Lifespace Proposal

- Lifespace has long-term experience with resident's auto ownership ratios and parking utilization
 - Long sales period, extended permitting and remodeling timelines keeps level of occupancy when performing well at 90-93%
 - Many of our residents do not own cars (Lifespace FL communities – 56%, 65% & 68%)
- To adequately address likely parking lot performance, parking stalls exceeding the count defined by the parking study are being provided

Parking Requirements: Special Circumstances

- Parking management plan will be put in place to identify unused reserved spaces and re-sign as visitor spaces during term of apartment's vacancy
- Majority of spaces will be 9.5-10' wide to facilitate easier access

Proposed Parking - Initial State	
Existing Homes Prior to Stage 1 Construction	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
Existing Homes Prior Stage 2 Construction	203
Reduction for 93% Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
Stalls required for Existing IL Homes	142
New Homes	
Patio Homes (Second Space in Garage)	8
New Apartments	39
Units after Combination	18
Assumes 100% Occupancy - No Reduction	0
Subtotal	65
Assumes 100% car usage - No Reduction	0
Stalls required for New IL Homes	65
Total Stalls Calculated for IL Homes	207

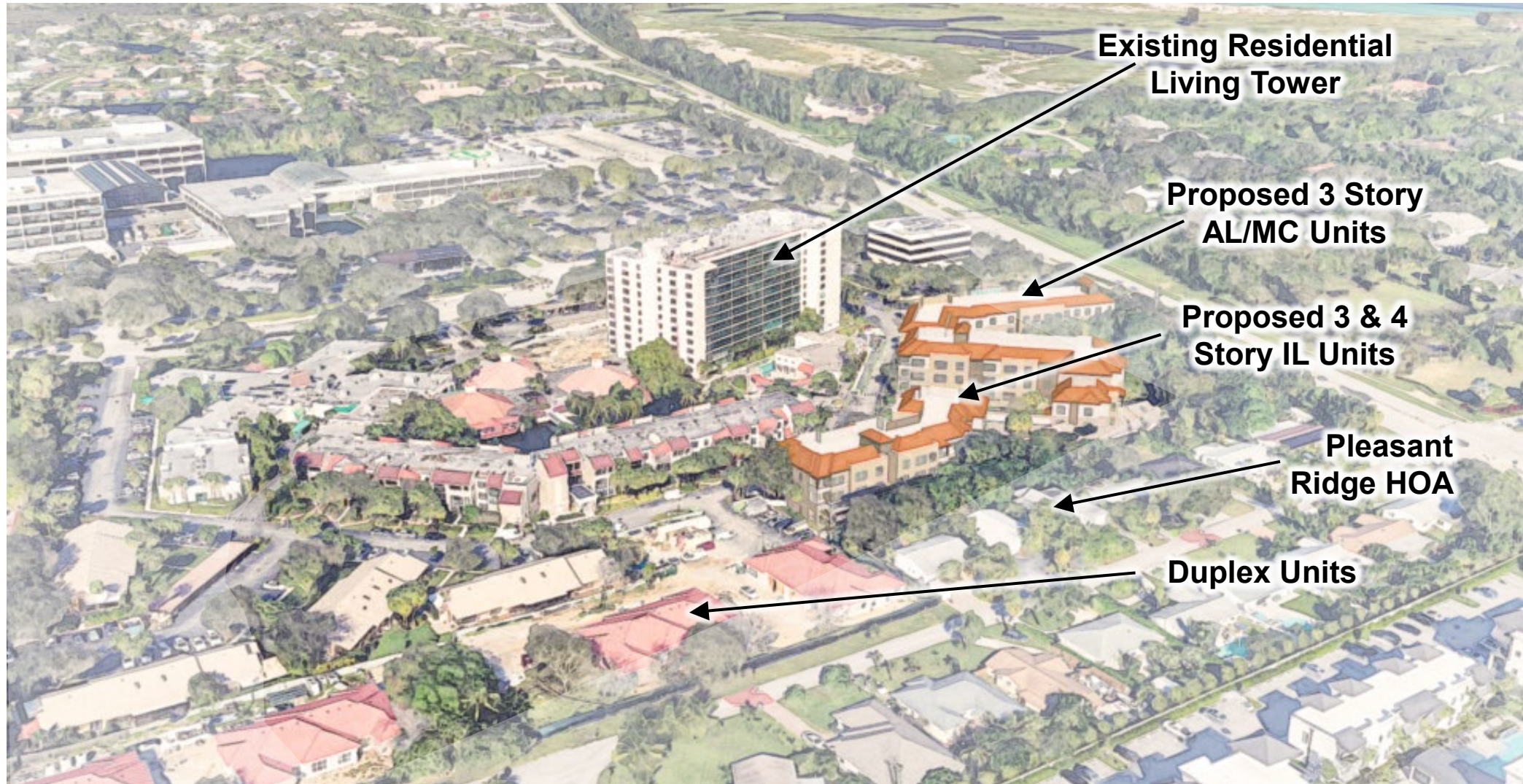
Total Stalls Calculated for Occupied IL Homes	207
Total Stalls Calculated for Team Members	
Current FTE's	80
Added FTE's for new IL	9
Added FTE's for AL/MC	20
Subtotal	316
Total Stalls Provided	380
Stalls Available for Visitors	64

Proposed Parking - Future State	
Existing Homes Prior to Stage 1 Construction	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
Existing Homes Prior Stage 2 Construction	203
Reduction for 93% Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
Stalls required for Existing IL Homes	142
New Homes	
Patio Homes (Second Space in Garage)	8
New Apartments	39
Units after Combination	18
Reduction for 93% Occupancy (high historical level)	(5)
Subtotal	60
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(15)
Stalls required for New IL Homes	45
Total Stalls Calculated for IL Homes	187

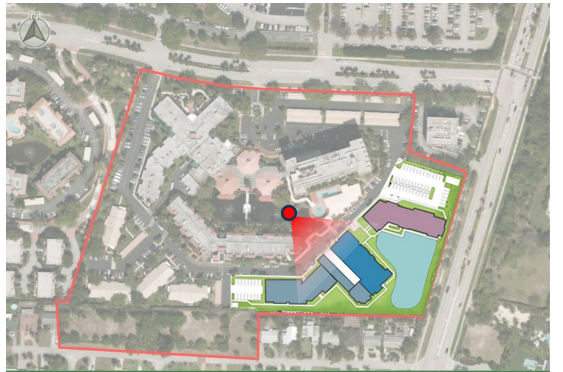
Total Stalls Calculated for Occupied IL Homes	187
Total Stalls Calculated for Team Members	
Current FTE's	80
Added FTE's for new IL	9
Added FTE's for AL/MC	20
Subtotal	296
Total Stalls Provided	380
Stalls Available for Visitors	84



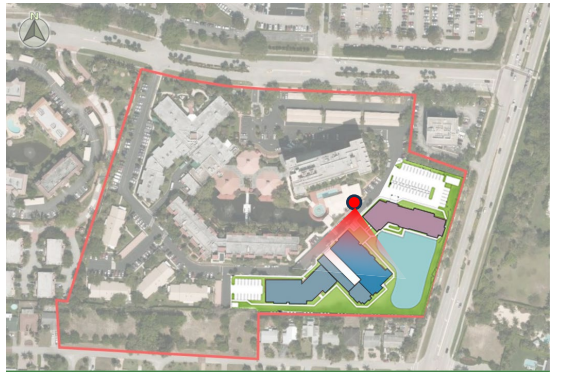
Previous Site Rendering



Proposed Site Rendering



Building Elevations



Building Elevations



Building Elevations

18. Prior to Town Council approval, the applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots; and



Conditions of Approval

Staff Assessment: Staff recommends that the Planning and Zoning Board consider the Request for a Major Site Plan Amendment to a Special Exception Planned Unit Development (PUD) for the reconfiguration and modification of the existing senior living facility community, subject to the conditions outlined above, and provide a recommendation to the Town Council.

The Waterford Site Plan Amendment & Special Exception

Planning Board

September 15, 2025

451 Ocean Drive

Building Plans



PATTY AND TOM KELLEY 451 OCEAN DRIVE, JUNO BEACH, FL 33408

SHEET	DESCRIPTION		
	COVER SHEET		
A0	SITE PLAN		
A1	FIRST FLOOR PLAN		
A2	SECOND FLOOR PLAN		
A3	ELEVATIONS		
A4	ELEVATIONS		
A5	ROOF PLAN		

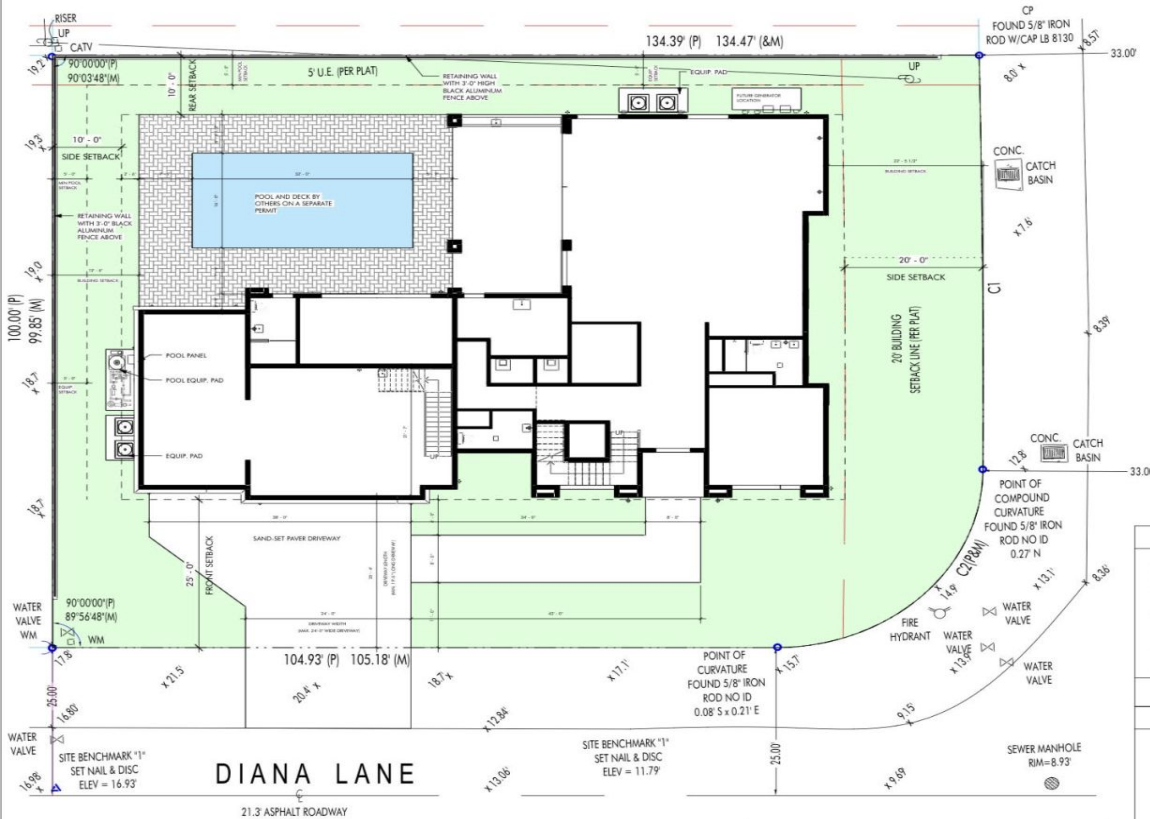
BUILDING DESIGN DATA

CODES: FLORIDA RESIDENTIAL BUILDING CODE 2023 8TH EDITION - RESIDENTIAL
ENERGY CONSERVATION, PLUMBING, MECHANICAL AND ELECTRICAL
NFPA FL FIRE PREVENTION CODE 8th ED.
NEC NATIONAL ELECTRIC CODE 2023, NFPA 70
CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE
RULE 9B-3.0472
ACI 318-19
ASTM 47th ED. E1527-21

DESIGN CRITERIA

CITY/COUNTY	JUNO BEACH, PALM BEACH, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, MPH	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE FACTOR	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, PSF	2500
FLOOR LOAD, PSF	65
ROOF DEAD LOAD, PSF	25
ROOF LIVE LOAD, PSF	30
CONSTRUCTION TYPE	VB UNPROTECTED

OWNER: PATTY AND TOM KELLEY 451 OCEAN DRIVE JUNO BEACH, FL 33408	ARCHITECT: ARISE ARCHITECTURE LLC 13901 US-1 #2, JUNO BEACH, FL 33408	STRUCTURAL ENGINEER: ADAM GINSBERG, P.E. 2901 CLINT MOORE RD #237 BOCA RATON, FL 33496	CONTRACTOR: FIRST PREMIER HOMES 725 N A1A SUITE C111 JUPITER, FL 33477
--	---	--	--



1 SITE PLAN
1/8" = 1'-0"

SITE DATA TABLE	
BUILDING FOOTPRINT	4,262 SQ FT
1ST FLOOR AREA	3,107 SQ FT
GARAGE AREA	1,155 SQ FT
TOTAL SITE AREA	13,291 SQ FT
25% LANDSCAPE AREA = 3,323 SF PROVIDE = 3,500 SF	
LANDSCAPE AREA =	

ZONING REQUIREMENT PER THE CITY OF JUNO BEACH		
	REQUIRED	PROVIDED
MINIMUM FRONT SETBACK	25'-0"	25'-0"
MINIMUM SIDE SETBACK	10'-0"	12'-6"
MINIMUM SIDE SETBACK (OCEAN DR.)	20'-0"	22'-6"
MINIMUM REAR SETBACK	10'-0"	10'-0"
MAXIMUM HEIGHT: 2-STORIES	30'-0"	25'-10"
MAXIMUM COVERAGE	35%; 4,652 SF	4,262 SF
MAXIMUM BUILDING DIM.	100'-0"	100'-0"
MINIMUM LANDSCAPE AREA	25%; 3,323 SF	3,500 SF
MINIMUM PARKING REQUIRED	2 SPACES	4 SPACES

OCEAN DRIVE

PROJECT DESCRIPTION:

NEW TWO STORY, SINGLE FAMILY RESIDENCE LOCATED AT 451 OCEAN DRIVE, JUNO BEACH, FL., PALM BEACH COUNTY, FLORIDA.
TWO STORY SINGLE FAMILY RESIDENCE TO ACCOMMODATE: 6 BEDROOMS, 6 BATHS, FOYER, POWDER ROOM, LIVING ROOM, DINING ROOM, KITCHEN, EVAPORATOR, LAUNDRY, 3-CAR GARAGE, COVERED ENTRY, ATTIC, COVERED LANAI.

APPLICABLE CODES/ACTS:

2023 F.B.C. - RESIDENTIAL 8TH EDITION

LOCAL MUNICIPALITY:

JUNO BEACH, PALM BEACH COUNTY, FL.

BUILDING AREA:

SQUARE FOOTAGE: TOTAL A/C BUILDING AREA: 5,736.00 SQ. FT.

BUILDING HEIGHT:

2 STORIES SINGLE FAMILY RESIDENCE.
ALLOWABLE ROOF HEIGHT = 30'-0" (MEASURED FROM 18" ABOVE THE CROWN OF ADJOINING ROADS)

PROPOSED ROOF HEIGHT = 27'-11"

USER GROUP:

GROUP R3 OCCUPANCY
TYPE "VB" CONSTRUCTION - UNPROTECTED AND UNSPRINKLERED

LEGAL DESCRIPTION

LOT 20, SEA VIEW RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING

RS-1
RESIDENTIAL SINGLE FAMILY

SITE PLAN NOTES

- NO ROOF DRAINS
- APPLICANT/OWNER SHALL BE RESPONSIBLE FOR CORRECTING AND ADVERSE IMPACTS CAUSED BY EXISTING AND PROPOSED CONDITIONS NOT CAPTURED ON PLANS PRIOR TO C.O.
- NO WATER TO DRAIN ON TO ADJOINING PROPERTY
- CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS
- FINISH FLOOR TO BE MIN. 18" ABOVE THE CROWN OF ROAD
- POOL DESIGN & DRAWINGS BY OTHERS
- LANDSCAPE DESIGN & DRAWINGS BY OTHERS
- SOILS SHALL BE TERMITE TREATED
- G.C. SHALL COORDINATE ALL RIGHT-OF-WAY CONDITIONS W/ DRIVEWAYS
- ELEVATIONS SHOWN HEREIN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
- SEE CIVIL DRAWINGS FOR DRAINAGE FLOW SLOPES

BUILDING TO COMPLY WITH ALL PROVISIONS OF ORDINANCE 5418 FLOOD DAMAGE PREVENTION AND PROTECTION

REFER TO CIVIL ENGINEER PLANS FOR SITE DRAINAGE CALC'S

FLOOD ZONE INFORMATION

PROPOSED TOP OF SLAB ELEV. = 18.5 N.A.V.D.

FEMA FLOOD ZONE: X

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12099C/1177G, COMMUNITY NUMBER 12099C 0381 G, DATED DECEMBER 20, 2024.

FEMA FLOOD ZONE: X

MINIMUM ALLOWED FINISH FLOOR ELEVATION = 18" ABOVE THE CROWN OF THE ROAD

FEMA MAP: 12099C 0381 G

DATE OF FIRM: DECEMBER 20, 2024

TERMITE PROTECTION STATEMENT

PER FLORIDA BUILDING CODE - RESIDENTIAL / SECTION 318

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 302, REGISTERED TERMITICIDE - UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINED THE FOLLOWING STATEMENT: THIS BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.



ARISE ARCHITECTURE, LLC
561.846.2717 TEL
www.arisearch.com

451 OCEAN DRIVE

PROJECT FOR:

PATTY AND
TOM KELLEY

451 OCEAN DRIVE, JUNO BEACH, FL
33408

SEAL/SIGNATURE/DATE:
LICENSE # 14103116

LEGAL DESCRIPTION

LOT 20, SEA VIEW RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING

RS-1
RESIDENTIAL SINGLE FAMILY

PROJECT NUMBER: 20250001

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODE AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 118, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

TO THE BEST OF THE STRUCTURAL ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 633, FLORIDA STATUTES.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARISE ARCHITECTURE, LLC. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC HANDLING OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARISE ARCHITECTURE, LLC.

No.	Description	Date

NOT FOR CONSTRUCTION

Date	65	0, 2025
Drawn By		MLY
Checked By		CL
Scale	A0	As indicated

SITE DATA TABLE

BUILDING FOOTPRINT	4,262 SQ FT
1ST FLOOR AREA	3,107 SQ FT
GARAGE AREA	1,155 SQ FT
TOTAL SITE AREA	13,291 SQ FT
25% LANDSCAPE AREA = 3,323 SF PROVIDE = 3,500 SF	
LANDSCAPE AREA =	

ZONING REQUIREMENT

PER THE CITY OF JUNO BEACH

	REQUIRED	PROVIDED
MINIMUM FRONT SETBACK	25'-0"	25'-0"
MINIMUM SIDE SETBACK	10'-0"	12'-6"
MINIMUM SIDE SETBACK (OCEAN DR.)	20'-0"	22'-6"
MINIMUM REAR SETBACK	10'-0"	10'-0"
MAXIMUM HEIGHT: 2-STORIES	30'-0"	25'-10"
MAXIMUM COVERAGE	35%: 4,652 SF	4,262 SF
MAXIMUM BUILDING DIM	100'-0"	100'-0"
MINIMUM LANDSCAPE AREA	25%: 3,323 SF	3,500 SF
MINIMUM PARKING REQUIRED	2 SPACES	4 SPACES

Landscape Plans

BUILD PLAN

**3/16" =
1 ft**

Property Description:
PCN 00-42-47-07-16-003

Oak Design Group
West Palm Beach, FL
33405
(561) 933-7446
info@oakdesigngroup.com



- General Landscape Requirements

LANDSCAPE CONTRACT WORK INCLUDES BUT NOT LIMITED TO SOIL PREP, FILL, GRADING, DETAILING PLANT MATERIAL, WATERING, STAKING AND MEASURING.

PLANT SIZE AND QUALITY (TREE SPECIES AND GROUNDCOVERS)

PLANT SIZE AND QUALITY THEIR IMPACTS AND IMPLICATIONS

[illegible]

ALL CONTAINED MATERIAL SHALL BE RELEASABLE AND WILL BE RELEASED
 FULLY SHALL BE EXCEPTED FROM RELEASE NOTED OTHERWISE

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS WITHOUT NOTIFYING LANDSCAPE II

ALL PLANTING BEDS SHALL BE FREQUENTLY WATERED FROM THE COMMENCEMENT OF ANY PLANTING.

WOODS AND TYPE SPECIES SHALL NOT BE OLD AND LAYED WITH 14 VOLUMES OF BOND CUT IF 6 1/2 LAYED IN OVERLAPPING 15/64" PATTERNS

ALL POTTED PLANTS ARE TO BE WATERED DAILY

Plant Legend

Symbol	Qty	Common Name	Scientific Name	Symbol	Qty	Common Name	Scientific Name
	1	Samara Caster*	<i>Sesuvium portulacastrum</i>		4	Heavy Orange	<i>Crotalaria virgata</i> "Heavy"
	87	Clean*	<i>Cleome pulchra</i>		3	Red Red Rose	<i>Ipomoea</i> "Red Red"
	19	Good*	<i>Sesuvium portulacastrum</i>		4	White Crown	<i>Malvastrum coccineum</i>
	3	Old Red Philadelphus	<i>Philadelphus pennsylvanicus</i>		3	Pink Crown	<i>Malvastrum coccineum</i>
	12	Short Philadelphus Green	<i>Philadelphus floridensis</i>		1	Flower	<i>Flower</i> "Pink"
	4	Product*	<i>Hamamelis virginica</i>		1	Flower	<i>Flower</i> "Pink"
	16	Native Red Rose*	<i>Caryophyllus pennsylvanicus</i>		3	Flower	<i>Flower</i> "Pink"
	1	Apple Tree	<i>Malus domestica</i>		10	Red Flower*	<i>Malvastrum coccineum</i>
	4	Old Red Crown	<i>Crotalaria virgata</i> "Old Red"		2	Flower*	<i>Crotalaria virgata</i>
	147	Green Red Flower	<i>Flower</i> "Green Red"		2	Flower	<i>Flower</i> "Pink"
	1	Heavy Native Red	<i>Hamamelis virginica</i>		1	Flower	<i>Flower</i> "Pink"
	3	Samara Caster*	<i>Sesuvium portulacastrum</i>		1	Old Crown*	<i>Crotalaria virgata</i>
	7	Leafy Tree	<i>Hamamelis virginica</i>				

PLANTING DETAIL



TREE PLANTING DETAIL

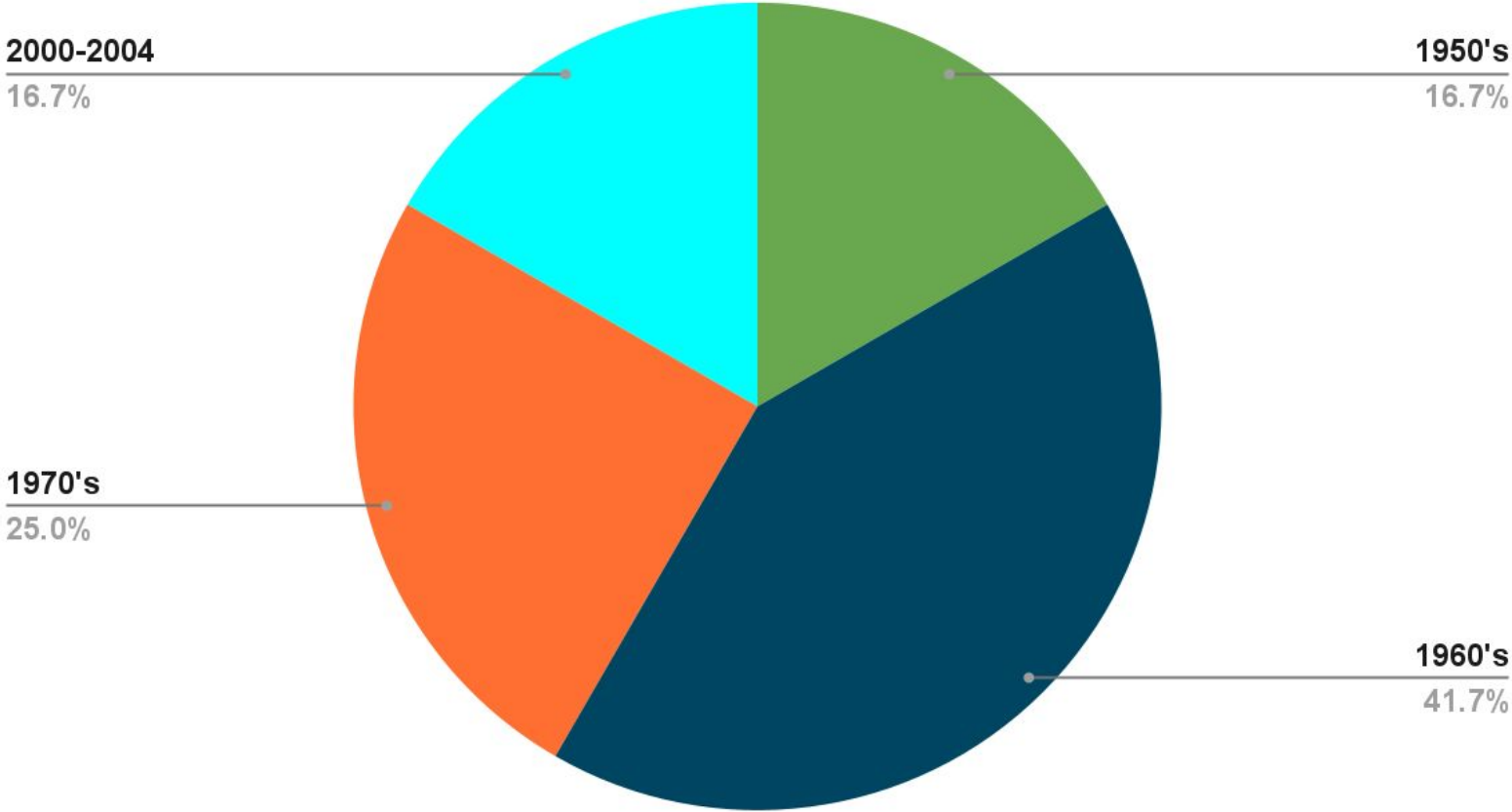


Lot Considerations

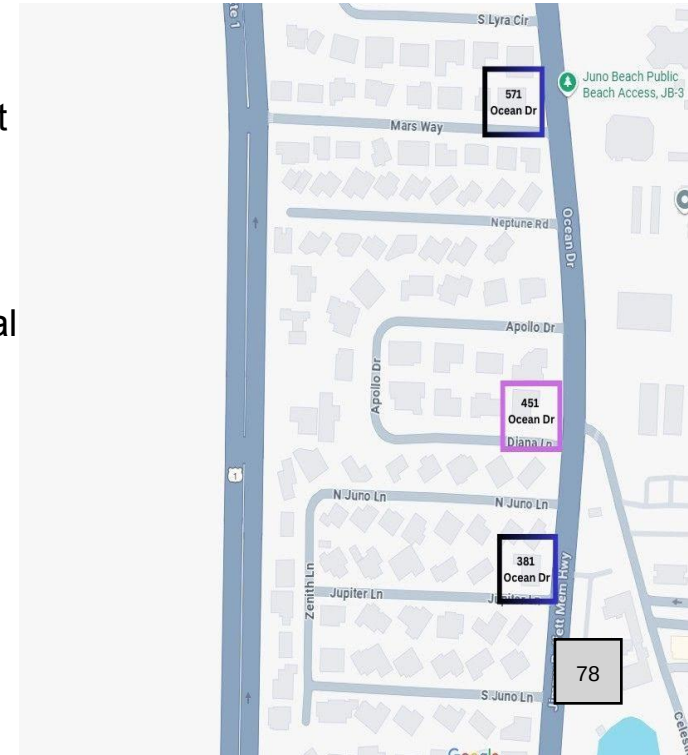
- Total Proposed Building Footprint is 4,262 Square Feet
 - Equating to 32.1% lot coverage, 2.9% less than the maximum lot coverage restriction
- As seen on the previous slides, great consideration has been given to privacy to the Western and Northern Neighbors, since no neighbors are to the East.
- Decreased privacy concerns from neighboring lots by not creating a living structure above the garage on the East, eliminating any windows on the 2nd floor north side of the primary bedroom, as well as no sidewalk on the east side of the lot.
- Greatly enhancing the landscaping to provide privacy and to increase visual appeal to the community. Excess expense of \$100,000 plus.

Community Statistics

Year of the Homes the Town of Juno Beached Used as Comparables



- The Majority of the homes are built between 1959-1974
- The total square foot average of the homes are 2,969 sq ft
- Homes approved to build in the comparisons from 2004-2025, excluding the subject property, are averaging 5,386 square feet.
- The newly approved to build homes are 370 Apollo at 5,255 sq ft and having a .39 FAR and 401 Diana Lane at 5,421 sq ft and having a .55 FAR.
- The homes NOT being considered as a comparable due to a zoning difference, but are of like build, are 381 Ocean Drive, total land 11,264.62 sq ft, total building sq ft of 6,715 and 571 Ocean Drive total land 10,053 sq ft, total building sq ft of 9138.



Lot Sizes of Homes Within the Proximity of the Subject Property

Item #1.



Reasons to Approve

Testimonial From The Architect

“The Mass of this building is broken up to created a thoughtful and interesting facade.

What distinguishes this design from the large, boxy modern houses we’ve seen approved in the past is the way the massing has been carefully broken down into distinct, readable volumes. Rather than presenting a single monolithic block, this home is composed of interlocking forms that step forward and back, creating depth, shadow, and interest.

The garage wing, for example, is set apart and steps forward, giving hierarchy and balance while allowing the entry volume to stand as a focal point. The central two-story glass element framed by vertical columns adds proportion and anchors the composition, while the interplay of horizontal rooflines and vertical openings ensures that no single element overwhelms the whole.

Material choices further reinforce this balance. The use of lighter stucco against darker stone creates contrast that clearly defines volumes and prevents the home from reading as one large mass. This creates a relationship between the different parts of the building that is both harmonious and dynamic.

Overall, the design provides variety, articulation, and a more human scale, avoiding the flatness and bulkiness that have sometimes characterized more box-like modern houses. This approach results in a home that feels refined, approachable, and visually balanced within its setting.”

- The proposed build complies with ALL setbacks, height restrictions and lot coverage.
- Architecture and style have been carefully considered to include stone, scored stucco, banded stucco, and recessed elements.
- We have worked closely with the Town of Juno Beach Staff to outline elements and mindful changes to provide the Architectural Review Board positive consideration of the application. Such as, providing additional landscaping, mindful orientation of the second story, and diversity of building materials to provide visual interest.



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

3

DATE:

9-15-2025

NAME:

CHARLES HOLLINGS

PHONE NO.:

561 282-8933

REPRESENTING (IF APPLICABLE):

Pleasant Ridge

ADDRESS:

1679 Pleasant Drive

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

3

DATE:

9/15/25

NAME:

Jeff Jennings

PHONE NO.:

561-218-2662

REPRESENTING (IF APPLICABLE):

Pleasant Ridge

ADDRESS:

1667 Pleasant Dr. NPB, 33408

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Some comments for the record

1 message

'**Scott Shaw**' via Council <town_council@juno-beach.fl.us>

Thu, Sep 11, 2025 at 2:05 PM

Reply-To: Scott Shaw <shaw4098@bellsouth.net>

To: "mstern100@gmail.com" <mstern100@gmail.com>, "jimferguson001@gmail.com" <jimferguson001@gmail.com>, "jim@ehret-consulting.com" <jim@ehret-consulting.com>, "jonathan@jbutlerlawgroup.com" <jonathan@jbutlerlawgroup.com>, "bcoolski@yahoo.com" <bcoolski@yahoo.com>, "pbgsoccer@aol.com" <pbgsoccer@aol.com>, "fdavila@juno-beach.fl.us" <fdavila@juno-beach.fl.us>, "smayer@juno-beach.fl.us" <smayer@juno-beach.fl.us>, "fazemar@juno-beach.fl.us" <fazemar@juno-beach.fl.us>, "rcole@juno-beach.fl.us" <rcole@juno-beach.fl.us>, "len@torcivialaw.com" <len@torcivialaw.com>, Peggy Wheeler <pwheeler@juno-beach.fl.us>, "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Hello All:

I sent email to Caitlin and asked her to distribute it to Council and PZ. Got her out-of-office reply. She won't be back until Monday, so here is the email I sent to her.

Scott Shaw

Hello Caitlin:

Can you forward these comments to Council, PZ, and PZ Staff? The comments touch on two topics. In any event I want them to be part of the record.

The plan for 451 Ocean shows a building that is too large by more than 25%, and exceeds harmony provisions. I request the owner be required to downsize to bring the plan compliant with all the harmony provisions.

On page 108 of the Sept. 15 PZ agenda packet, the plan for 401 Diana is referenced in the Appearance Review material for 451 Ocean. Since 401 is oversized, the average of nearby homes is raised. The maneuver of including 401, an unbuilt and non-compliant design, still does not make 451 Ocean compliant.

In the May 19 PZ packet, 401 Diana is repeatedly invoked in Appearance Review material for 370 Apollo. The text is more revealing. It says that 401 Diana cannot be used as a reference or comparable because 401 Diana has not been built. What is revealed here is that the Planner is trying to sell approval of 370 by telling a story. If it were worded honestly, it might go like this; "We are not allowed to use information about 401 Diana, but we are using it here to tell a good story to get 470 approved."

Could you please modify the Appearance Review material for 451 Ocean by removing references to 401 Diana, and not use 401 Diana for comparison? I am learning that a response to the writ of certiorari, or further litigation, may take a long time.

Also, can you revoke the approval of 370 Apollo, and remove the references to 401 Diana in the report (lots of them, I stopped counting). That will cause no harm because no permits are issued. Then, review and approve the plan for 370 Apollo. It is reasonable in my opinion.

Using 401 Diana in the report, followed by a statement that 401 Diana cannot be considered is nonsensical, and is not a wise choice since it creates a dependency on a property that is not compliant and not approved.

As I look into my complaint regarding unethical behavior at the April 7 PZ meeting, I find more material proving the complaint. It just gets more troubling.

On Saturday April 5, 2025, Brian Cole wrote a polite email to apologize for not attending a swearing-in to the PZ board. He is a pilot and had another flight to finish up. He requested a delay in the 401 Diana decision because he learned "there are several areas with regard to the Towns "Harmony" criteria" that are not met. (See a copy of the email in PZ Agenda packet, May 19, on page 5.)

His request for delay would be about a month, until after the next Council workshop on architectural and appearance review. His appeal was to "...help the P&Z board have better path of checks and balances to either approve or not approve ...". This appeal was in line with Jon Butler's suggestion at the meeting to postpone. An uninformed PZ Board then approved the plan without further discussion for 401.

Caitlin forwarded Brian's email on Monday morning at 9:33 am, just 6 ½ hours BEFORE the start of the April 7 PZ meeting. I suppose people in our Town government might ignore email from a griping citizen. But an email from the Town Clerk and/or a new member of the PZ Board should be viewed. Nevertheless, there was total silence when Jon Butler asked if there were complaints. Everyone had Brian's email in hand, plus a plethora of other evidence objecting to the plan for 401. So in addition to the troubling withholding of information, we see a lack of respect and courtesy shown towards the new PZ member.

I am not generating any interest among Town officials to dig in to the unethical behavior. This leaves me to go searching for someone who wants to hear about it. Someone who is interested in unethical behavior.

Scott Shaw
400 Apollo Dr.
561-801-2748



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: 4 DATE: 9-15-25

NAME: Craig Dell PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 401 Diana Lane (owner)

CHECK WHAT MAY APPLY:



SUPPORT



OPPOSE



I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: _____ DATE: _____

NAME: Anne Bossa PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:



SUPPORT



OPPOSE



I WISH TO SPEAK



Meeting Name: Planning & Zoning Board
Meeting Date: October 6, 2025
Prepared By: Stephen Mayer
Item Title: Appearance Review – 421 N. Juno Lane

DISCUSSION:

The Town has received an application for Appearance Review from Mitch and Sam Miller, representing Village Architects (“Agent”) on behalf of Bart Collins, representing Juno 421 LLC (“Applicants and Owners”) for the property located at 421 N. Juno Lane (“Property”). 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 vacant lot is 0.16 acres or +/- 6,975 square feet in area. The location of the property is shown in the aerial photo below:





Rendering of Proposed new home at 421 N. Juno Lane

Staff note: please refer to the architectural elevations in your packet for the most accurate depiction of the facade

The Applicant is seeking to demolish the exiting home and construct a new two-story home at a total of 3,921 square feet, not including lanais or balcony space. The total footprint is 2,434 (34.9% lot coverage), thereby just under the maximum lot coverage of 35%. Section 34-116(3) (b) (items 2 through 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Appearance Review Board) to determine whether the proposed addition meets the criteria below. For the Board's review and consideration, staff has provided the following analysis of the Appearance Review Criteria (staff response is in **bold**).

Due to the pre-emptions of Section 163.3202 F.S, staff does not review and will not make any comments regarding Section 34-116.(3)(b) item 1, which is entirely related to architectural style.

Appearance Review Criteria

1. Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window

and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light through large and expansive windows;

As it is pre-empted by Section 163.3202, F.S. staff offers no comment or analysis on the Building Design Element components of the proposed home as defined by the statute.

2. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district;

The area of the lot is +/-6,975 square feet, or 0.16 acres, and the proposed lot coverage ratio would be 34.9%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story building. In the backup materials provided, page S2 indicates how applicants have provided a review of the residential structures in the context of the property. Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

<i>Address</i>	<i>Year Built</i>	<i>Lot Total Square Feet (acres)</i>	<i>Tower Feature</i>	<i>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
440 N Juno Lane	1976	6,970 (.16)	No	.461	3,214	2,363	2
450 N Juno Lane	1951	6,534 (.15)	No	.256	1,674	1,366	1
470 N Juno Lane	1951	6,970 (.16)	No	.237	1,650	1,236	1
401 Zenith Lane	1953	8,276 (.19)	No	.235	1,944	1,600	1
481 N Juno Lane	1988	10,890 (.25)	No	.272	2,960	2,482	2
471 N Juno Lane	1953	10,018 (.23)	No	.324	3,246	2,700	1
461 N Juno Lane	2017	6,970 (.16)	No	.556	3,877	2,327	2
441 N. Juno Lane	1953	9,583 (.22)	No	.145	1,385	1,045	1
421 N. Juno Lane	1959	6,970 (.16)	No	.254	1,772	1,469	1

							Item #2.
Proposed			No	.563	3,921	3,539	2
401 N Juno Lane	2018	8,276 (.19)	Yes	.544	4,503	3,185	2
391 N Juno Lane	1959	6,970 (.16)	No	.337	2,349	1,823	1
371 N. Juno Lane	1957	10,018 (.23)	No	.222	2,224	1,740	1
401 Ocean Drive	1971	5,227 (.12)	No	.333	1,738	1,618	1
380 N Juno Lane	1957	6,970 (.16)	No	.227	1,581	1,581	1
390 N. Juno Lane	1959	6,970 (.16)	No	.238	1,661	1,289	1
420 N Juno Lane	1957	6,970 (.16)	No	.459	3,199	2,747	2
430 N Juno Lane	1959	6,970 (.16)	No	.490	3,414	2,638	2
461 Jupiter Lane	1962	9,147 (.21)	No	.281	2,571	2,045	1
441 Jupiter Lane	1958	7,405 (.17)	No	.364	2,694	1,952	1
431 Jupiter Lane	1965	8,276 (.19)	No	.350	2,895	1,812	1
411 Jupiter Lane	1956	8,276 (.19)	No	.193	1,594	1,202	1
391 Jupiter Lane	1956	8,276 (.19)	No	.189	1,565	1,461	1
381 Ocean Drive	2020	11,325 (.26)	Yes	.465	5,262	4,177	2
390 Jupiter Lane	2025	8,370 (.19)	Yes	.604	5,059	4,618	2
410 Jupiter Lane	1983	9,147 (.21)	No	.393	3,592	2,601	2
430 Jupiter Lane	2024	8,276 (.19)	No	.578	4,780	4,190	2
440 Jupiter Lane	1956	9,147 (.21)	No	.261	2,383	1,543	1
460 Jupiter Lane	1976	9,147 (.21)	No	.239	2,184	1,736	1
<i>Average</i>			<i>10%</i>	<i>.340</i>	<i>2,889</i>	<i>2,162</i>	<i>36%</i>

Figures in **Red** are the highest in the range, figures in **Green** are the lowest in the range.

The **bold** figures are the subject property.

Study Area Summary Statistics: FAR Range is .145 to .604. FAR Average = .340

TOTAL Sq. Ft. Range = 1,565 to 5,262 square feet. TOTAL Square Foot Average = 2,889 square feet

Staff's response: According to the table above, the proposed two-story home would result in a new home inside the range of the total square footage for the study area. The proposed square footage (3,921 Square Feet) would be 1,341 square feet smaller than the largest existing home in the study area, which is at 5,262 square feet located at 381 Ocean Drive. The proposed home is 1,032 square feet larger than the average square footage of the homes in the study area.

3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

Staff's response: All modern operations and features of the building are completely concealed. There are no roof top equipment, elevator or mechanical penthouse protrusions being proposed. Due to the pre-emption of Section 163.3202, F.S, staff have not reviewed the architectural features of the accessory structures.

4. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

Staff's response: The review of design, materials and color are pre-empted by Section 163.3202, F.S and will not be reviewed by staff. Staff notes that a privacy fence and front yard pool are being requested by separate permits.

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

Staff's response: The review of design for buildings over 40 feet is not applicable as the height of the building is under 40 ft. In addition, the review of design is pre-empted by Section 163.3202, F.S.

-

6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized.

Staff's response: All mechanical equipment shall be screened from view, as required by code. Staff will not review architectural treatments as their review is pre-empted by Section 163.3202, F.S.

Harmony

Harmony means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of **scale, mass, bulk, proportion, height, orientation, site planning landscaping, materials and architectural components** including but not limited to porches, roof types, fenestration, entrances, and stylistic expression.

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

Staff's response: Please note that 64% of the existing homes in the study area are one-story structures. In addition, the home located immediately to the east is a two-story home with a tower feature and the home to the west is a one-story home. The three homes located across the street are two-story homes, please refer to the applicants' pictures (surrounding properties).

Mass means the relationship and sizes between different volumes of a building or structure.

Staff's response: As mentioned, the total gross square footage for the other structures in the study area ranges between 1,565 to 5,262 square feet square feet (not including the subject house) with the average size being 2,889 square feet. The proposed structure is 3,921 total gross square feet. Therefore, the mass of the proposed single-family home is within the range.

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

Staff's response: The proposed structure on 421 N. Juno Lane is a total of 3,921 gross square feet, which is within the range of the homes in the study area. The Floor Area Ratio of the total gross area of the building to the lot size is .563, which is below the maximum FAR in the study area (.604)

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: Based upon the submitted plans, staff summarizes the front and rear (street facing) facades with the following windows, doors and garages:

- The front façade (22' tall by 48'5" wide)
 - One door (8' tall by 8'8" wide, including casement windows)
 - One French door 8' tall by 5' wide)
 - Two first-story windows (8' tall by 5' 2" wide each)
 - Three first-story windows side by side by side (5'11" tall by 2'8" each)
 - One second-story triple window (6' tall by 8'1" wide), and
 - Two second-story windows (6'tall by 2'6" wide each)
- The rear façade (22' tall by 48.5" wide)
 - One-car garage door (8' tall by 7'10" wide)
 - One recreational garage door (8' tall by 5'11" wide)
 - One first-story French door (8' tall by 5'3" wide)
 - One first-story window (6' tall by 5'8" wide)
 - Two second-story French doors (8'2" tall by 5' wide each)
 - One second-story French door (8'2" tall by 8'8" wide), and
 - One second-story window (5'11" tall and 8' wide).

Height. The height limitations for RS-2 is two-stories and 30 feet.

Staff's response: The proposed two-story building is 30'in height. This is the maximum code allows. 36% of the study area are two story buildings, including the adjacent neighbor (401 N Juno Lane) to this property.

Orientation. Where the building is located on the site and the presence of privacy features.

Staff's response: The applicant has designed a residence on a through lot, utilizing Diana Lane for a rear loaded driveway to a garage in the rear yard at the minimum 10-foot rear setback. They also desire to locate a pool in the front yard along N. Juno Lane at the minimum 15-foot front setback. The side setbacks are at 6 feet and 9 feet for a total minimum of 15 feet. They have indicated to staff that they desire to provide the mandatory 5-foot safety fence around the pool and robust landscaping to conceal the pool from N. Juno Lane. They are also proposing a 3-foot-high picket fence in the front yard.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 3,524 square feet of open space, or 50.5%. As mentioned above, the applicant is utilizing the through lot to provide rear loaded access to a garage, using the minimum 10-foot setback. They also provide a front yard pool at a minimum of 15 feet and 5 feet from the side yard line.

Landscaping. The provision of landscaping.

Staff's response: Single-Family homes are exempt from the Town's Landscape Requirements as indicated in Section 34-1080. The applicant has indicated to staff that they intend to provide landscaping in the front and rear yards. Please note that fences located in the front yard are required to have continuous landscaping on the street side.

Materials and Architectural components.

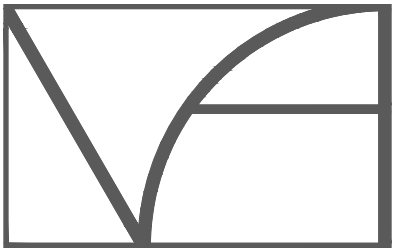
Staff's response: The review of materials and architectural styles are not permitted due to Section 163.3202, F.S.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review the information that has been provided, and consider approval or denial or approval with modifications, considering constructing a new two-story home at a total of 3,921 square feet.

ATTACHMENTS:

421 N. Juno Lane Appearance Review Application and Backup Material



VILLAGE

ARCHITECTS AIA

400 N CYPRESS DRIVE, SUITE 21
Tequesta, FL 33469

Phone: 561-743-4959
Fax: 561-743-1225

www.Village-Architects.com
AA26001195

COLLINS RESIDENCE
421 N JUNO LN
JUNO BEACH, FLORIDA
PALM BEACH COUNTY

Seal :

Mitchell E. Miller
Florida License No. AR91772
As Principal of
Village Architects AIA, Inc.

Copyright © 2025
Village Architects AIA
All rights reserved.
These drawings are the
Property of the architect
and are not to be used
for any other projects
except by agreement with
The architect in writing.

Consultant:

Revisions :

Sheet Title:

SITE PLAN

Scale:

1/8" = 1'-0"

Comm. :

25-004

Date :

2-27-25

Drawn :

SHM

Checked :

MEM

Sheet No.

SP1

PRINT DATE: 8-20-25

SQUARE FOOTAGE CALCULATIONS

A/C		
FIRST FLOOR	1,589	SQ. FT.
SECOND FLOOR	1,950	SQ. FT.
TOTAL A/C	3,539	SQ. FT.
NON A/C		
GARAGE	382	SQ. FT.
COVERED ENTRY	271	SQ. FT.
COVERED LANAI	193	SQ. FT.
COVERED FRONT BALCONY	271	SQ. FT.
COVERED REAR BALCONY	193	SQ. FT.
COVERED PRIMARY BALCONY	91	SQ. FT.
TOTAL NON A/C	1,401	SQ. FT.
TOTAL AREA	4,940	SQ. FT.

PROPOSED

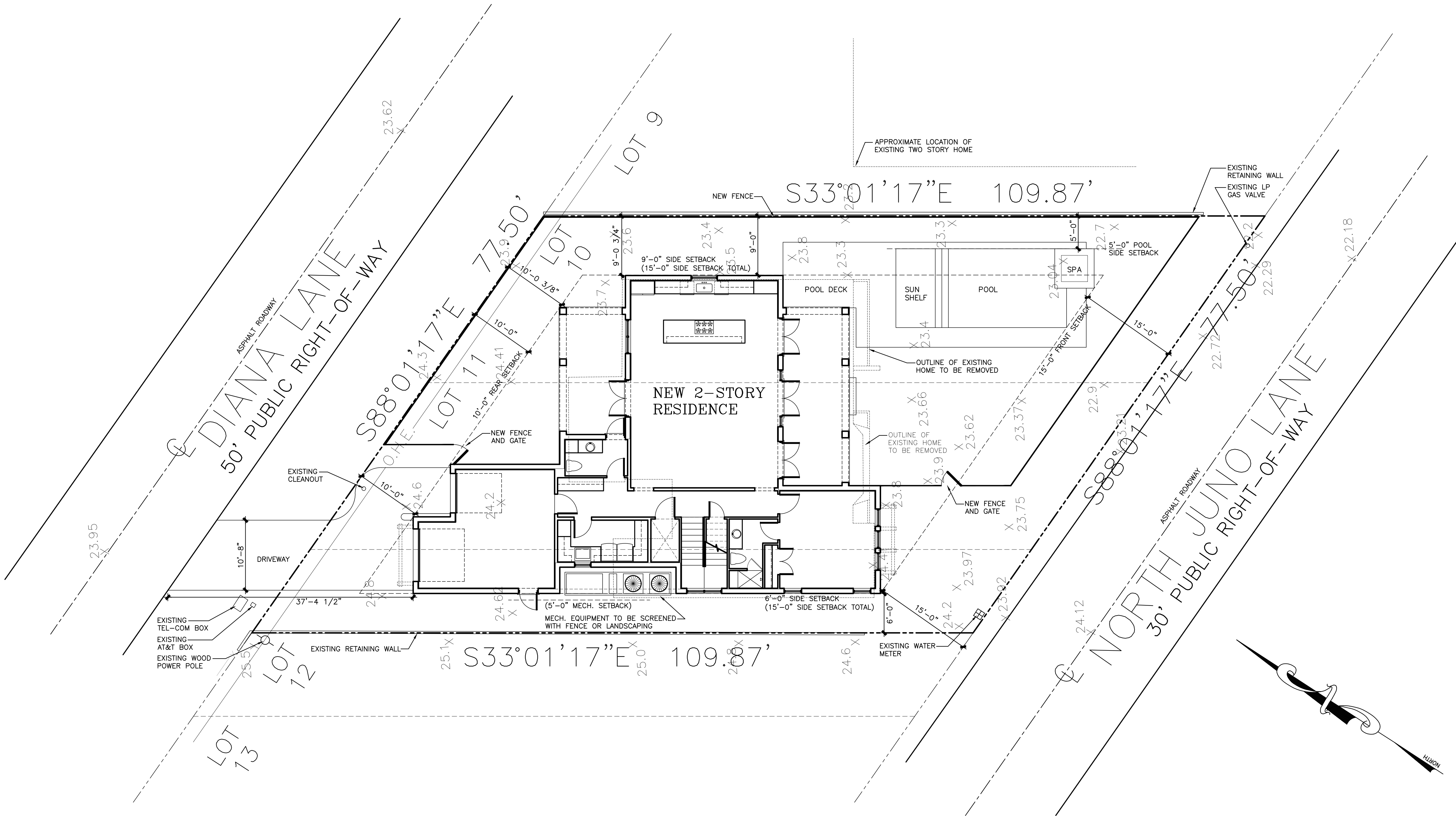
LOT COVERAGE CALCULATIONS (RS-2)

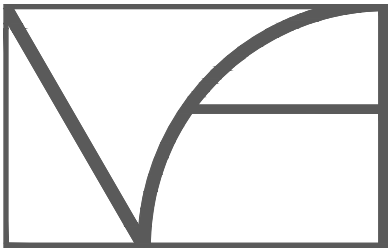
LOT AREA = 6,975 SQ. FT.	100%
HOUSE FOOTPRINT (COVERAGE) = 2,434 SQ. FT.	34.9%
POOL AND SPA = 337 SQ. FT.	4.8%
POOL DECK = 341 SQ. FT.	4.9%
DRIVEWAY = 282 SQ. FT.	4.0%
EQUIPMENT PADS = 57 SQ. FT.	.8%
TOTAL LOT COVERAGE = 3,451 SQ. FT.	49.4%
OPEN SPACE (LANDSCAPING) = 3,524 SQ. FT.	50.5%

ALLOWED

LOT COVERAGE CALCULATIONS (RS-2)

LOT AREA = 6,975 SQ. FT.	100%
MAX. FOOTPRINT (COVERAGE) ALLOWED = 2,441 SQ. FT.	35.0%
MIN. OPEN SPACE (LANDSCAPING) REQUIRED = 1,744 SQ. FT.	25.0%





VILLAGE

ARCHITECTS AIA

400 N CYPRESS DRIVE, SUITE 21
Tequesta, FL 33469

Phone: 561-743-4959
Fax: 561-743-1225

www.Village-Architects.com
AA26001195

COLLINS RESIDENCE
421 N JUNO LN
JUNO BEACH, FLORIDA
PALM BEACH COUNTY

Seal :

Mitchell E. Miller
Florida License No. AR91772
As Principal of
Village Architects AIA, Inc.

Copyright © 2025
Village Architects AIA
All rights reserved.
These drawings are the
Property of the architect
and are not to be used
for any other projects
except by agreement with
The architect in writing.

Consultant:

Revisions :

Sheet Title:

FIRST FLOOR
PLAN

Scale:

1/4" = 1'-0"

Comm. :

25-004

Date :

2-27-25

Drawn :

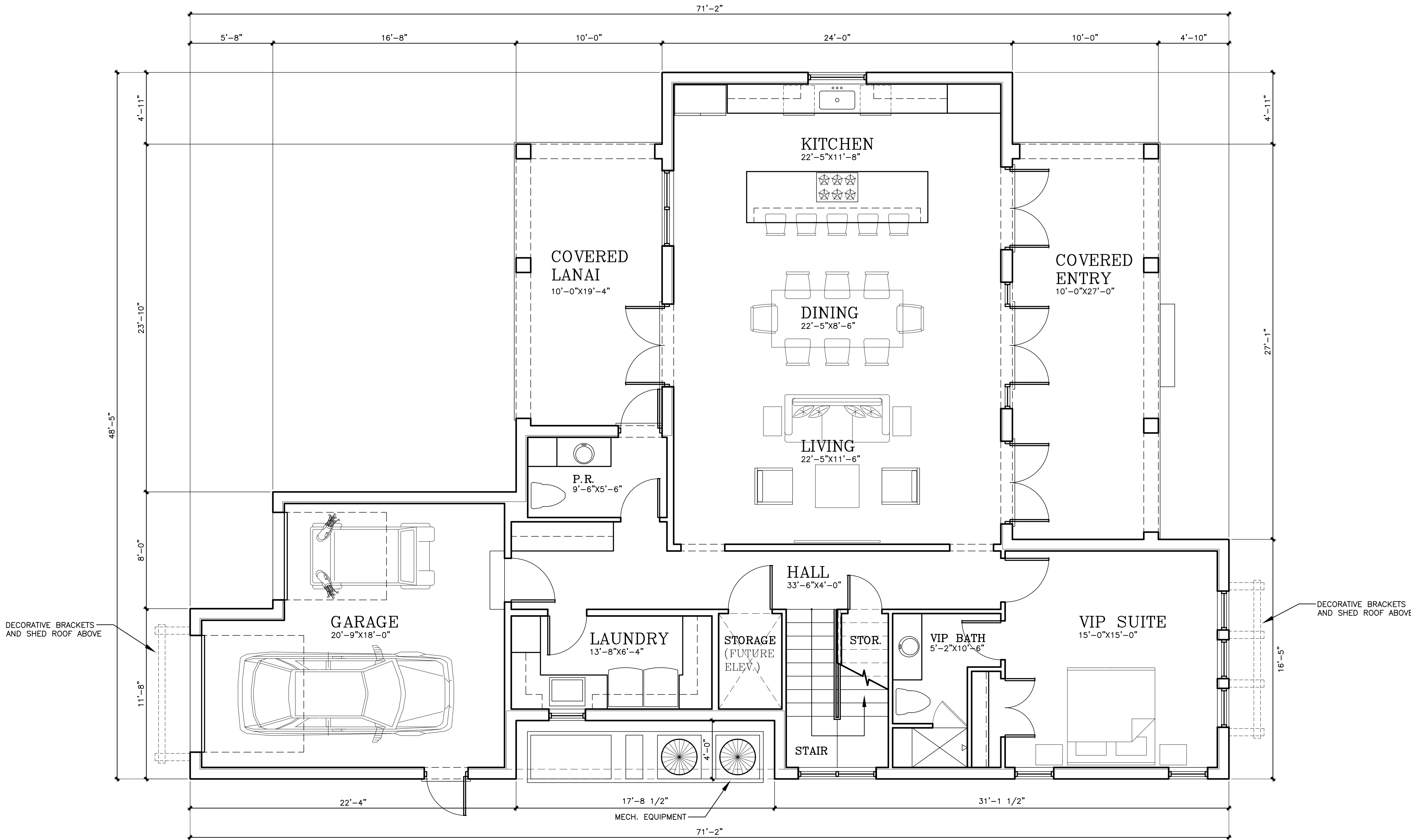
SHM

Checked :

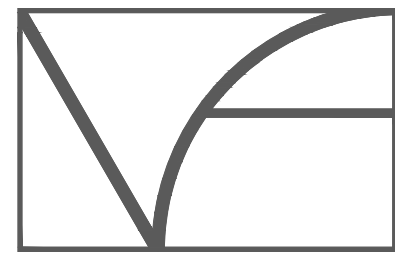
MEM

Sheet No.

A1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



VILLAGE

ARCHITECTS AIA

400 N CYPRESS DRIVE, SUITE 21
Tequesta, FL 33469Phone: 561-743-4959
Fax: 561-743-1225www.Village-Architects.com
AA26001195COLLINS RESIDENCE
421 N JUNO LN
JUNO BEACH, FLORIDA
PALM BEACH COUNTY

Seal :

Mitchell E. Miller
Florida License No. AR91772
As Principal of
Village Architects AIA, Inc.Copyright © 2025
Village Architects AIA
All rights reserved.These drawings are the
Property of the architect
and are not to be used
for any other projects
except by agreement with
The architect in writing.

Consultant:

Revisions :

Sheet Title:

SECOND
FLOOR PLAN

Scale:

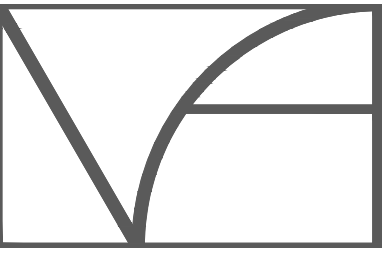
1/4" = 1'-0"

Comm. :
25-004Date :
2-27-25Drawn :
SHMChecked :
MEM

Sheet No.

A2





VILLAGE

ARCHITECTS AIA

400 N CYPRESS DRIVE, SUITE 21
Tequesta, FL 33469

Phone: 561-743-4959
Fax: 561-743-1225

www.Village-Architects.com
AA26001195

COLLINS RESIDENCE
421 N JUNO LN
JUNO BEACH, FLORIDA
PALM BEACH COUNTY

Seal :

Mitchell E. Miller
Florida License No. AR91772
As Principal of
Village Architects AIA, Inc.

Copyright © 2025
Village Architects AIA
All rights reserved.

These drawings are the
Property of the architect
and are not to be used
for any other projects
except by agreement with
The architect in writing.

Consultant:

Revisions :

Sheet Title:

ROOF PLAN

Scale:

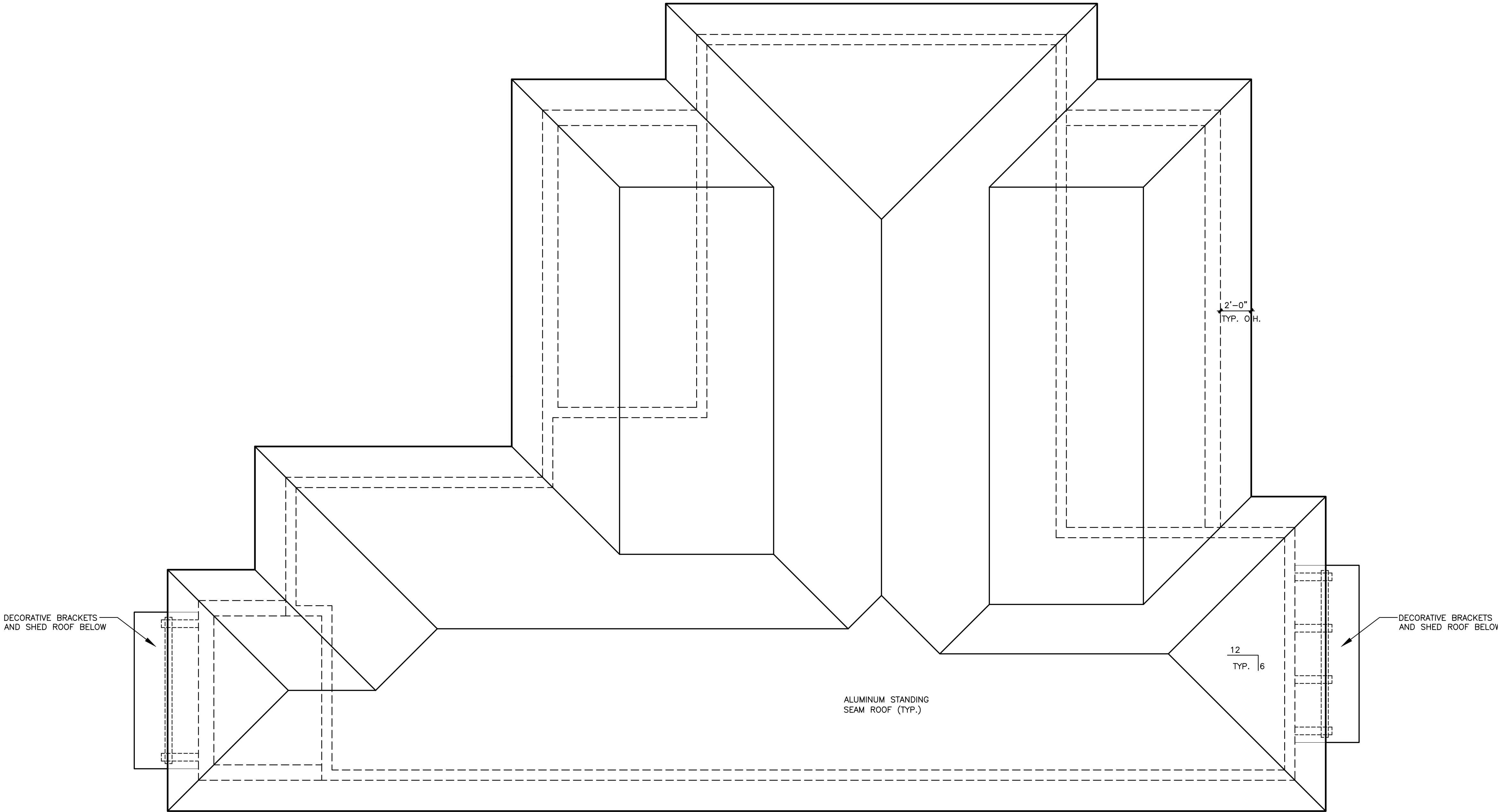
1/4" = 1'-0"

Comm. :	Date :
25-004	2-27-25

Drawn :	Checked :
SHM	MEM

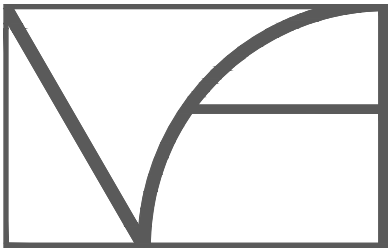
Sheet No.

A3



R O O F P L A N

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



VILLAGE

ARCHITECTS AIA

400 N CYPRESS DRIVE, SUITE 21

Tequesta, FL 33469

Phone: 561-743-4959

Fax: 561-743-1225

www.Village-Architects.com

AA26001195

COLLINS RESIDENCE
421 N JUNO LN
JUNO BEACH, FLORIDA
PALM BEACH COUNTY



R E A R E L E V A T I O N

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

Seal :

Mitchell E. Miller
Florida License No. AR91772
As Principal of
Village Architects AIA, Inc.

Copyright © 2025
Village Architects AIA
All rights reserved.
These drawings are the
Property of the architect
and are not to be used
for any other projects
except by agreement with
The architect in writing.

Consultant:

Revisions :

Sheet Title:

FRONT AND
REAR
ELEVATION

Scale:

1/4" = 1'-0"

Comm. :	Date :
25-004	2-27-25

Drawn :	Checked :
SHM	MEM

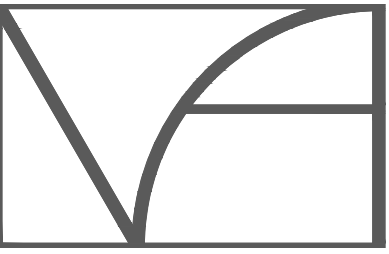
Sheet No.



F R O N T E L E V A T I O N

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

A4



VILLAGE

ARCHITECTS AIA

400 N CYPRESS DRIVE, SUITE 21

Tequesta, FL 33469

Phone: 561-743-4959

Fax: 561-743-1225

www.Village-Architects.com

AA26001195

COLLINS RESIDENCE
421 N JUNO LN
JUNO BEACH, FLORIDA
PALM BEACH COUNTY



R I G H T E L E V A T I O N

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

Seal :

Mitchell E. Miller
Florida License No. AR91772
As Principal of
Village Architects AIA, Inc.

Copyright © 2025
Village Architects AIA
All rights reserved.
These drawings are the
Property of the architect
and are not to be used
for any other projects
except by agreement with
The architect in writing.

Consultant:



L E F T E L E V A T I O N

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

Revisions :

Sheet Title:

LEFT AND
RIGHT
ELEVATION

Scale:

1/4" = 1'-0"

Comm. :	Date :
25-004	2-27-25

Drawn :	Checked :
SHM	MEM

Sheet No.

A5

421 N Juno Ln - Front

Item #2.



421 N Juno Ln - Back

Item #2.



421 N Juno Ln - Side

Item #2.



Homes within 300 ft

401 N Juno Ln (next door east)



441 N Juno Ln (next door west)



430 N Juno Ln
Directly across the
street



420 N Juno Ln
Across the street to
the east



440 N Juno Ln
Across the street to
the west

470 Diana Ln
Across the street to
the west



411 Diana Ln directly
across the street to
the east

Item #2.



401 Diana Ln
Approved new residence across the street

