



PLANNING AND ZONING BOARD AGENDA

September 21, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: If any person decides to appeal any decision of the Planning & Zoning Board 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/1371/Public-Comments> (*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 their 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 4pm and no other entries will be permitted.***

All matters listed under Consent Agenda, are considered to be routine by the Planning & Zoning Board 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.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - August 3, 2026

BOARD ACTION/DISCUSSION ITEMS

2. Appearance Review – 401 Olympus Drive
3. Appearance Review – 403 Olympus Drive
4. 401 N. Juno Lane - Jutta Laukien Variance Request

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING AND ZONING BOARD MINUTES

August 3, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: JIM EHRET, CHAIR
 CAROL RUDOLPH, VICE CHAIR
 STEVE BAUCH, BOARDMEMBER
 NANCY GRABOSKI, BOARDMEMBER
 ROBERT REIMERS, BOARDMEMBER (*Via Zoom*)
 WILLIAM HUVAL, ALTERNATE BOARDMEMBER

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

AUDIENCE: 10

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - *None*

COMMENTS FROM THE TOWN ATTORNEY AND STAFF - *None*

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 4:01pm.

Public Comments Closed at 4:01pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - July 6, 2026

MOTION: Rudolph/Graboski 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.)

2. Variance Request – San Remo – Height of Front Yard Wood Fence

MOTION: Bauch/Rudolph made a motion to recommend to the Town Council approval of the requested variance.

ACTION: The motion passed unanimously.

3. Appearance Review – 401 Olympus Drive

(Applicants provided a revised rendering, see attached.)

MOTION: Reimers/Rudolph made a motion to table this item until the next meeting.

ACTION: The motion passed unanimously.

4. Appearance Review – 403 Olympus Drive

(Applicants provided a revised rendering, see attached.)

MOTION: Graboski/Bauch made a motion to table this item until the next meeting.

ACTION: The motion passed unanimously.

5. ORDINANCE NO. 801

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AMENDING SECTION 34-116, "REQUIRED; CRITERIA," OF DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES TO COMPLY WITH FLORIDA STATUTES AS AMENDED BY HB 399 (2026); PROVIDING FOR ADOPTION OF RECITALS; CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

MOTION: Bauch/Graboski made a motion to recommend approval of Ordinance No. 801 to the Town Council.

ACTION: The motion passed unanimously.

6. Florida Recreation Development Assistance Program (FRDAP) Grant Application for JB1 Beach Access

MOTION: Rudolph/Bauch made a motion to support the Town Council's decision to move forward with the grant application process for the renovation of JB1 Beach Access.

ACTION: The motion passed unanimously.

7. Florida Recreation Development Assistance Program (FRDAP) Grant Application for Pelican Lake Park

MOTION: Reimers/Bauch made a motion to support the Town Council's decision to move forward with the application process for the FY2027-2028 Florida Recreation Development Assistance Program Grant for Pelican Lake Park.

ACTION: The motion passed unanimously.

COMMENTS FROM THE BOARD

Chair Ehret expressed support for the implementation of 3D modeling visualizations. He passed the gavel, and made the following motion:

MOTION: *Ehret/Graboski made a motion that after SB180 expires, Council requires any development beyond a single-family home to do a 3-D to scale model as an early on requirement of a development package.*

ACTION: *The motion passed unanimously.*

ADJOURNMENT

Chair Ehret adjourned the meeting at 5:47pm.

Jim Ehret, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk



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

Fwd: Grant to be considered on August 3

1 message

Nancy <nhsgraboski@gmail.com>

Fri, Jul 31, 2026 at 4:10 PM

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

Cc: Frank Davila <fdavila@juno-beach.fl.us>, smayer@juno-beach.fl.us, adobbins@juno-beach.fl.us

Hello all.

Forwarding a communique from Nancy Wolfe regarding the Pelican Lake project and grant.

Best,
Nancy Graboski

Begin forwarded message:

From: ncwmvnh <ncwmvnh@aol.com>**Subject:** Grant to be considered on August 3**Date:** July 31, 2026 at 1:33:50 PM EDT**To:** Jim Ehret <jim@ehret-consulting.com>, Nancy Graboski <nhsgraboski@gmail.com>, "stevebauch@bellsouth.net" <stevebauch@bellsouth.net>, Carol Rudolph <pbgsoccer@aol.com>, "rreimers40@gmail.com" <rreimers40@gmail.com>, Robert Reimers <breilers@aol.com>

Dear All,

I hope that I have all the e-mails to reach each of the P&Z members and Alternate. Please lmk if I missed anyone / have any incorrect addresses.

I am writing to ask that you vote NO to the "fitness trail" grant for Pelican Lake. I do not oppose fitness, nor do I turn a blind eye to the appearance of Pelican Lake.

However, this will cost the town at least \$37,000.00 and ongoing maintenance costs (with no grant money) and seems very unnecessary. The lake and park look great - and the roughly 2/3 of total users who do not live in Juno and use our town resources, agree! We do not need to spend more money to attract more users! And where do they park?

Second, no grant comes without strings. I am not convinced council even considered this, they did not discuss it in their rush to grab for "free" money. There is no "free" money. There are conditions. Please dig in to this.

Lastly, if residents do clamor for more spending on the lake for this sort of project (I have not heard this), this would be a perfect opportunity to form a public / private partnership to accomplish this goal.

Thank you for your consideration on this matter.

Nancy Wolf
Resident



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

RE: P&Z August 3rd - San Remo Petition for a Variance

1 message

Stephen Mayer <smayer@juno-beach.fl.us>

Fri, Jul 24, 2026 at 11:40 AM

To: Mark Pisano <mmpisan18@gmail.com>

Cc: Frank Davila <fdavila@juno-beach.fl.us>, Caitlin Copeland <ccopeland@juno-beach.fl.us>

Mark, thank you for your comment and as representative of Sea Images, the support of the San Remo variance by Sea Images community is noted by staff.

I have cc'd our Town Clerk on this reply, so she is aware of the public comment

Sincerely,

Stephen Mayer
Principal Planner, Planning and Zoning



Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
PH: (561)656-0318
FX: (561)775-0812

From: Mark Pisano <mmpisan18@gmail.com>**Sent:** Friday, July 24, 2026 11:31 AM**To:** Stephen Mayer <smayer@juno-beach.fl.us>**Cc:** Frank Davila <fdavila@juno-beach.fl.us>**Subject:** P&Z August 3rd - San Remo Petition for a Variance

Good morning Stephen / Happy Friday

I came across this Notice that presumably will be on P&Z's August 3rd Meeting, that San Remo is Petitioning for this Variance. As Sea Images is one of San Remo's closest neighbors, we would like to add that we would be in complete support of this variance to be approved.

With the current foot traffic of residents along Ocean Drive taking advantage of the beautifully constructed JB-0 Beach Access, along with the expected increased foot traffic from our new neighbors at Caretta & The Dunes at Juno Beach, San Remo's expectation of privacy needs to be at the forefront of this discussion. Its location is also at our ocean corridor's gateway from Donald Ross to Ocean Drive, to many vehicles, taking in Juno Beach's coastline views.

8/4/26, 7:33 AM

Town of Juno Beach Mail - RE: P&Z August 3rd - San Remo Petition for a Variance

San Remo's property management has maintained an impeccable standard in Juno Beach and we all should have the same confidence, when this Variance is approved.

Item #1.

Thanks

Mark Pisano

Sea Images Board of Director

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>Sun, Aug 2, 2026 at 4:48 PM

Reply-To: noreply@civicplus.com

To: ccopeland@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

Public Comments

Public Comments for Town Council and Planning & Zoning Board Meetings

Please use the form below to submit comments for Town Council Planning and Zoning Board Meetings. All Public Comments must be submitted by Noon on the day of the scheduled meeting. All information you submit will become a permanent record of the Town, accessible to anyone who wants to see it. If you should have any questions, please contact the Town Clerk's Office at 561-656-0316.

First Name	Debra
Last Name	Levulis
Address	401 Sunset Way Juno Beach FL
Email Address	johndeb642@ gmail.com
Agenda Item Number (Ex: 1, 2, 3)	1 Revised Juno Beach Architectural Design Guidelines
Public Comment / Question	Juno Beach is a two square mile small beach town on a hurricane prone barrier island. This architectural pattern book limits adding sustainable elements to remodeling and rebuilding our homes, condos and businesses. Features like solar panels, rain catchment systems and reinforced hurricane shutters look out of place on stylized Key West cracker, Mediterranean revival or mid century modern design elements. This pattern book shows incompatibilities with hurricane resilient modern aerodynamic structurally sound building types. In hurricane prone towns performance must dictate form. Restrictive pattern books favor aesthetic over modern resilient design increasing our vulnerability to extreme storms. We need to recommend modern homes condos and businesses use of hip roofs, rounded edges and efficient angled spatial connections to allow wind to flow smoothly around buildings rather than slamming into flat verticals walls and surfaces. This pattern book will keep

our rebuilds and remodels at the mercy of our Florida storms
and hurricanes.

Item #1.

Email not displaying correctly? [View it in your browser.](#)



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

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>

Sun, Aug 2, 2026 at 8:07 PM

Reply-To: noreply@civicplus.com

To: ccopeland@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

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First Name	Debra
Last Name	Levulis
Address	401 Sunset Way Juno Beach FL
Email Address	johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3)	5 Ordinance 801 Appearance Review Criteria
Public Comment / Question	This Architecture Harmony Code Restricting no new two story house rebuilds because less than half the number of homes on your street are single story is an attack on our property rights. This ordinance 801 overrides our base zoning that permits our second story height right when we bought our home 40 years ago. This harmony ordinance reduces home values, blocks modern family needs and we will lose our big yards.

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TOWN OF JUPITER BEACH
RECEIVED
2026 JUL 34 P 2:51

401 OLYMPUS OPTZ



2026 JUL 34 P 2:51

TOWN OF JUPITER BEACH



Meeting Name: Planning & Zoning Board
Meeting Date: September 21, 2026
Prepared By: Stephen Mayer
Item Title: Appearance Review – 401 Olympus Drive



**401 OLYMPUS DRIVE
JUNO BEACH, FLORIDA**

BACKGROUND:

On August 3, 2026, the Planning and Zoning Board (“Board”) tabled the original application from Mr. Craig Dell, manager of 401 Olympus LLC (“Applicant and Owner”) for the property located at 401 Olympus Drive (“Property”). At the Planning and Zoning hearing, staff recommended via the staff memo (Attached) that the application be denied due to the originally proposed architectural style NOT being acceptable as a true example of Early to Mid-Century Modern, rather, it was a combination of other Modern styles of Architecture such as Contemporary. The Planning and Zoning Board agreed with staff and made several other objections and requests. The following recommendations were proposed by the Board:

- Provide the proposed materials and colors, stated on the elevations;
- Provide the proposed landscaping, on renderings and on the plan;

- Provide a rendering of the façade facing Ocean Drive;
- Modify the architecture to be more in line with mid-century modern style; and
- Reduce the size or mass of the house.

The applicant has since revised the proposed architectural style and have provided documents that were suggested by the Board. The applicant provided a summary of the design revisions after the Planning and Zoning Board hearing, and they refer to eight changes:

1. Simplified exterior color palette. Now only two colors (White and Ledgestone Beige). Staff requested a more simplistic and disciplined color and material palette.
2. Added bump out and massing details. Through architectural reinforcement of materials and did not increase the square footage. The east second story and center of the Ocean Drive façade now include a protrusion that creates visual interest and a more significant separation of material changes. This was a request of the Town to provide the appearance of function over form contrast of the materials.
3. Extended the eyebrow details over the southeast corner and Ocean Drive facing façade. The extension of eaves were a significant element specifically requested by staff as demonstrating Mid-Century Modern elements of style.
4. Added open soffit detailing above the front and rear east-side balconies. The extended eave details over the two corner balconies provide the geometric volumes carved to form indoor/outdoor space that staff requested demonstrate Mid-Century Modern elements of style.
5. Changed the garage doors to framed glass. As Mid-Century Modern style embraces the creative use of glazing, staff recommended the inclusion of glass material into more of the façade.
6. Changed the railings to glass railing detail. Similar to change #5, the use of glazing is preferred to accentuate the Mid-Century Modern style than metal railing.
7. Added a window at the southeast corner of the second floor, to reduce the blank wall area overlooking Ocean Drive.
8. Extended window heights at the front center of the home. Additional glazed areas and greater sense of openness, opportunities for sight lines and greater relation to nature were areas that staff requested to be a guiding principle of the Mid-Century Modern Style.

Due to the major revisions of the architecture by the applicant, staff will provide analyses of the architecture style and provide a clean staff memo with a recommendation of the provisions of harmony.

THE APPLICANT'S REQUEST:

The Property is zoned Residential Single Family (RS-1) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing vacant lot is .324 acres or +/- 14,120 square feet in area. The location of the property is shown in the aerial photo below and the front façade color rendering on the next page:



Rendering of Proposed new home from Olympus Drive



Rendering of Proposed new home from Ocean Drive

The Applicant is seeking to construct a new 6,576 square foot two-story home. The total footprint is 3,538 (25.1% lot coverage), thereby under the maximum lot coverage of 35% by 9.9% or 1,398 square feet. Section 34-116(3) (b) (items 1 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 analyzed in the section below.

STAFF ANALYSIS:

For the Board's review and consideration, staff has provided their professional opinion with the Appearance Review Criteria.

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;

Staff's response: The applicant claims that the proposed architectural style Mid-Century Modern and has outlined the compliance with the style in their own analysis. In summary, the applicant claims that the form, massing, roof type, features (such as windows and doors), ornamentation, colors and materials match the town's Architectural Design Guideline book.

Since this application pre-dates the approval of the architectural pattern book, staff was not compelled to require the applicant to utilize the architectural checklist. However, staff did use the checklist as a guide for our own review.

It is important to note that Mid-Century Modern prioritizes function and a deep integration with nature as a key tenant to the style. The key form and features include post and beam construction, flat and low-pitched roofs, open floor plans, floor-to-ceiling windows, exposed structural elements, and a blend of simple, natural and manufactured materials. The building form is described as having a flat roof with varying heights, massing consisting of simple geometric volumes carved to form indoor-outdoor areas and individual volumes having varying heights. The facades should create depth with protrusions or step backs in the massing, which consists of simple geometric volume carved and grouped to form indoor/outdoor rooms. Other features and key elements include large front doors with simple arrangement of glass/glazing, façade extrusions or reliefs adding dimension to the elevation, simple geometry wall sconces at paths and doors, integrated landscape and/or low wall planters at base, simple material colors harmonious and color scheme consistently applied, with accent features having a high contrast to the primary exterior wall finish and the primary colors are simple and functional. These are all descriptions extracted from our Architectural Design Guideline Book.

It is staff's professional judgement that the proposed architecture does include key features of Mid-Century Modern architecture. For instance: clear sight lines that create a bridge between the interior space and the outdoors are now evident; innovative use of windows at the corners or full ceiling to floor; simple color palette or minimal use of light vernacular materials; creation of negative space; reduction of mass where materials change; and, sleek geometric lines with emphasis on horizontal planes. The façade facing Ocean Drive has been improved and does carry over the elements of Mid-Century Modern. The recommended flat roof line carries slight variations, especially from the perspective of Ocean Drive.

Therefore, it is staff's professional opinion that the architectural style is acceptable as an example of Early to Mid-Century Modern architecture.

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;

Staff's response: The area of the lot is +/-14,120 square feet, or 0.324 acres, and the proposed lot coverage ratio would be 25.1%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure. 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>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
470 Sunrise Way	1959	.42 acres 18,295 SF	0.15	2,666	1,638	1
460 Sunrise Way	1959	.24 acres 10,454 SF	0.27	2,858	2,233	1

440 Sunrise Way	1978	.23 acres 10,019 SF	0.32	3,206	2,677	1
420 Sunrise Way	1959	.23 acres 10,019 SF	0.34	3,386	2,328	2
410 Sunrise Way	1958	.23 acres 10,019 SF	0.23	2,328	1,388	1
171 Ocean Drive	2008	.23 acres 10,019 SF	0.53	5,400	4,663	2
401 Olympus Drive		.324 acres 14,120 SF	0.47	6,576	5,744	
431 Olympus Drive	1963	.29 acres 12,632 SF	0.18	2,233	1,785	2
451 Olympus Drive	1972	.29 acres 12,632 SF	0.29	3,674	3,274	2
461 Olympus Drive	2003	.23 acres 10,019 SF	0.51	5,090	3,498	2
461 Sunrise Way	1966	.24 acres 10,454 SF	0.26	2,662	1,878	1
441 Sunrise Way	1978	.23 acres 10,019 SF	0.26	2,670	2,175	1
421 Sunrise Way	1958	.23 acres 10,019 SF	0.34	3,393	2,042	1
401 Sunrise Way	1985	.23 acres 10,019 SF	0.31	3,064	1,668	2
391 Sunrise Way	1958	.25 acres 10,890 SF	0.36	3,907	2,660	2
210 Ocean Drive	1961	.30 acres 13,068 SF	0.34	4,491	2,937	2
190 Ocean Drive	2016	.32 acres 13,939 SF	0.42	5,966	5,065	2
160 Ocean Drive	1968	.33 acres 14,375 SF	0.25	3,655	2,421	1*
140 Ocean Drive	1962	.33 acres 14,375 SF	0.33	4,709	3,717	1*
120 Ocean Drive	2025	.31 acres 13,504 SF	0.50	6,743	5,910	2
<i>Average</i>		<i>.27 acres 11,375 SF</i>	<i>0.33</i>	<i>3,795</i>	<i>2,840</i>	<i>53%</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.

* Has a Tower feature

Study Area Summary Statistics: FAR Range is 0.15 to 0.53. FAR Average = 0.33

TOTAL Sq. Ft. Range = 2,328 to 6,743 square feet. TOTAL Sq. Ft. Average = 3,795 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 (6,576 Square Feet) would be 167 square feet smaller than the largest existing home in the study area.

Since the requested total square feet is also under twice the average total square footage (7,590 square feet), the size of the home is **in harmony** with the study area, according to the Town Council's direction on how to analyze whether the size of the home is in harmony with the surrounding study area. However, staff must also consider other harmony factors such as proper site orientation, landscaping, proportion, materials and architectural styles. A full analysis of all components of harmony are in the section discussing harmony.

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: There are no changes to the architectural features as this is a new home. All modern operations and features of the building are completely concealed.

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: There are no proposed accessory structures on this site currently. Any proposed accessory structures are required by Town Code to be compatible in design, materials and color to the principal structure.

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 height of the applicant's addition will comply with these criteria, the addition to the proposed two-story house appears more horizontal or nondirectional than vertical.

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

Staff's response: The mechanical equipment will be screened from view as required by Town Code.

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

Staff's response: Does not apply to single family homes.

Harmony Component

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious (please see the next page). 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: The scale of the proposed single-family home refers to the vertical scale as compared to its surroundings. Please note that since a majority of the existing homes in the study area are two-story structures, which would indicate the proposed home is in harmony with the preponderance of the study area. The visual effect of the proposed two-story is compatible with other two-story homes in the near proximity of the home, including almost all of the homes adjacent to the proposed property. Two one-story houses on Ocean Drive have tower elements, which add to the overall height of adjacent properties as well. Because of these factors, staff finds the proposal to be harmonious in scale.

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 2,328 square feet and 6,743 square feet (not including the subject house) with the average size being 3,795 square feet. The proposed structure is 6,576 total gross square feet. Therefore, the mass of the proposed single-family home is within the range and is also less than two times above the average in the context of the other structures located in the study area. Based on metrics alone, the proposed home is harmonious in mass in relation to its surroundings.

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

Staff's response: The proposed structure on 401 Olympus Drive is a total of 6,576 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 0.47. The size and volume of the proposed single-family home is compatible to the average Floor Area Ratio (the average is 0.33) and total square footage (the average is 3,795 square feet).

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: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building. The applicant's proposed architectural style of the building has elements, such as windows, doors and garage doors, proportionate with each other. The proportion of the proposed building is considered harmonious. (except for the high front door)

Height. The height limitations for RS-1 is two-stories and 30 feet.

Staff's response: The proposed building is 29'4" in height and two stories tall. This is 8" feet shorter than maximum code allows.

Orientation. Where the building is located on the site, where the windows are located on the second floor.

Staff's response: The applicant has placed the building so that it would minimize impact to the surrounding homes. The applicant is providing 14' (interior) side setback and a 30' rear setback on the sides that are adjacent to single-family homes. The setback facing Ocean Drive is 25 feet, which is the minimum setback. However, because the property has a front facing corner side lot, staff believes the applicant could make a better attempt to create double facing facades. The house does not address the side corner with architectural features that relate to the street frontage.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 6,576 square feet of landscaped open space, which is well above the 25% requirement. Further, the applicant is providing an additional 4-foot side setback on the interior side, and an additional 20 feet to the read setback.

Landscaping. The provision of landscaping.

Staff's response: The application indicates landscape installation in the rendering and justification statements. Please see the renderings below, and the landscape plans in the applicant's plans. The applicant intends to use a continuous hedge screening along the east facing wall to Ocean Drive, as well as a line of palms to reduce the visual impact of the home. Staff notes that the exterior wall does currently have a continuous hedge, although it is not shown on the rendering. It will be a requirement to replace any missing hedge material along the exterior side of the wall. The front façade and the southeast corner includes large ornamental planting beds that accentuate the front façade.



Materials and Architectural components.

Staff's response: The proposed architectural components create elements that make it Mid-Century modern in style, as detailed in the analysis of criteria #1. This is harmonious with the study area, as it is a preferred style in our code for this zoning district (which does not prohibit mid-century modern).

The proposed structure is an acceptable example of Mid-Century Modern and is in harmony in comparison to the other structures in the study area compatible with the surroundings. In summary, it is the staff's

professional opinion that the proposed new two-story home **meets** the appearance review as it relates to the architectural style and harmony.

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, 6,576 square foot home.

ATTACHMENTS:

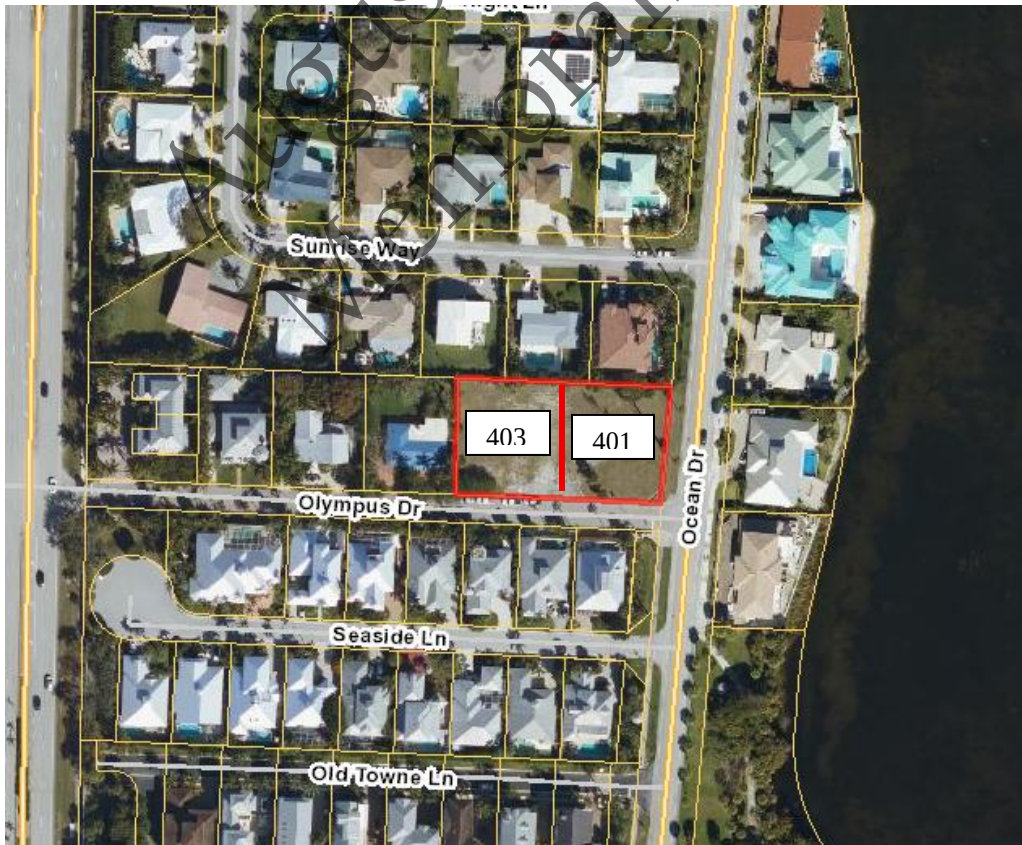
- August 3 Staff Memo
- 401 Olympus Drive Appearance Review Application and Backup Material (Revised)



Meeting Name: Planning & Zoning Board
Meeting Date: August 3, 2026
Prepared By: Stephen Mayer
Item Title: Appearance Review – 401 Olympus Drive

DISCUSSION:

The Town has received an application for Appearance Review from Mr. Craig Dell, manager of 401 Olympus LLC (“Applicants and Owners”) for the property located at 401 Olympus Drive (“Property”). The Property is zoned Residential Single Family (RS-1) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing vacant lot is .324 acres or +/- 14,120 square feet in area. The location of the property is shown in the aerial photo below:





Rendering of Proposed new home at 401 Olympus Drive

The Applicant is seeking to construct a new 6,576 square foot two-story home. The total footprint is 3,538 (25.1% lot coverage), thereby under the maximum lot coverage of 35% by 9.9% or 1,398 square feet. Section 34-116(3) (b) (items 1 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 their professional opinion with the Appearance Review Criteria (staff response is in **bold**).

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;

Staff's response: The applicant claims that the proposed architectural style is an interpretation of Early to Mid-20th Century Modernism, as defined by clean, unornamental geometric shapes stacked in asymmetrical masses. The applicant points out that the flat roofline, cantilevered upper floor overhangs, and minimalist steel-railed balconies further reinforce the horizontal emphasis of modernist style, while the symmetrical twin garage wings anchor the composition with a sense of balanced proportion. The applicant mentions that the design is in the spirit of prominent mid-century modernist architects Richard Neutra and Mies van der Rohe.

However, staff does not find that the proposed architecture is of a Mid-Century Modern style. Mid-Century Modern prioritizes function and a deep integration with nature. Key features include post and beam construction, flat and low-pitched roofs, open floor plans, floor-to-ceiling windows, exposed structural elements, and a blend of natural and manufactured materials.

The proposed architectural massing is far too contemporary in nature, and it is staff's professional judgement that the proposed architecture does not include key features of Mid-Century Modern architecture. For instance: clear sight lines that create a bridge between the interior space and the outdoors; innovative use of windows at the corners or full ceiling to floor; simple color palette or minimal use of light vernacular materials; creation of negative space; reduction of mass where materials change; and, sleek geometric lines with emphasis on horizontal planes. Elements that work, like the garage door, are not carried anywhere else. The entire façade facing Ocean Drive is largely blank and does not carry over any of the elements of Mid-Century Modern. The roof line, though flat, carries no variation, especially from the perspective of Ocean Drive.

Therefore, the architectural style is **NOT** acceptable as a true example of Early to Mid-Century Modern, rather is a combination of other Modern styles of Architecture such as Contemporary.

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;

Staff's response: The area of the lot is +/-14,120 square feet, or 0.324 acres, and the proposed lot coverage ratio would be 25.1%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure. 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>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
470 Sunrise Way	1959	.42 acres 18,295 SF	0.15	2,666	1,638	1
460 Sunrise Way	1959	.24 acres 10,454 SF	0.27	2,858	2,233	1
440 Sunrise Way	1978	.23 acres 10,019 SF	0.32	3,206	2,677	1
420 Sunrise Way	1959	.23 acres 10,019 SF	0.34	3,386	2,328	2
410 Sunrise Way	1958	.23 acres 10,019 SF	0.23	2,328	1,388	1
171 Ocean Drive	2008	.23 acres 10,019 SF	0.53	5,400	4,663	2
401 Olympus Drive		.324 acres 14,120 SF	0.47	6,576	5,744	

431 Olympus Drive	1963	.29 acres 12,632 SF	0.18	2,233	1,785	2
451 Olympus Drive	1972	.29 acres 12,632 SF	0.29	3,674	3,274	2
461 Olympus Drive	2003	.23 acres 10,019 SF	0.51	5,090	3,498	2
461 Sunrise Way	1966	.24 acres 10,454 SF	0.26	2,662	1,878	1
441 Sunrise Way	1978	.23 acres 10,019 SF	0.26	2,670	2,175	1
421 Sunrise Way	1958	.23 acres 10,019 SF	0.34	3,393	2,042	1
401 Sunrise Way	1985	.23 acres 10,019 SF	0.31	3,064	1,668	2
391 Sunrise Way	1958	.25 acres 10,890 SF	0.36	3,907	2,660	2
210 Ocean Drive	1961	.30 acres 13,068 SF	0.34	4,491	2,937	2
190 Ocean Drive	2016	.32 acres 13,939 SF	0.42	5,966	5,065	2
160 Ocean Drive	1968	.33 acres 14,375 SF	0.25	3,655	2,421	1*
140 Ocean Drive	1962	.33 acres 14,375 SF	0.33	4,709	3,717	1*
120 Ocean Drive	2025	.31 acres 13,504 SF	0.50	6,743	5,910	2
<i>Average</i>		<i>.27 acres 11,375 SF</i>	0.33	3,795	2,840	53%

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.

* Has a Tower feature

Study Area Summary Statistics: FAR Range is 0.15 to 0.53. FAR Average = 0.33

TOTAL Sq. Ft. Range = 2,328 to 6,743 square feet. TOTAL Sq. Ft. Average = 3,795 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 (6,576 Square Feet) would be 167 square feet smaller than the largest existing home in the study area.

Since the requested total square feet is also under twice the average total square footage (7,590 square feet), the size of the home is **in harmony** with the study area, according to the Town Council's direction on how to analyze whether the size of the home is in harmony with the surrounding study area. However, staff must also consider other harmony factors such as proper site orientation, landscaping, proportion, materials and architectural styles. A full analysis of all components of harmony are in the section discussing harmony.

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: There are no changes to the architectural features as this is a new home. All modern operations and features of the building are completely concealed.

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: There are no proposed accessory structures on this site currently. Any proposed accessory structures are required by Town Code to be compatible in design, materials and color to the principal structure.

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 height of the applicant's addition will comply with these criteria, the addition to the proposed two-story house appears more horizontal or nondirectional than vertical.

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

Staff's response: The mechanical equipment will be screened from view as required by Town Code.

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

Staff's response: Does not apply to single family homes.

Harmony Component

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious (please see below). 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: The scale of the proposed single-family home refers to the vertical scale as compared to its surroundings. Please note that since a majority of the existing homes in the study area are two-story structures, which would indicate the proposed home is in harmony with the preponderance of the study area. The visual effect of the proposed two-story is compatible with other two-story homes in the near proximity of the home, including almost all of the homes adjacent to the

proposed property. Two one-story houses on Ocean Drive have tower elements, which add to the overall height of adjacent properties as well. Because of these factors, staff finds the proposal to be harmonious in scale.

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 2,328 square feet and 6,743 square feet (not including the subject house) with the average size being 3,795 square feet. The proposed structure is 6,576 total gross square feet. Therefore, the mass of the proposed single-family home is within the range and is also less than two times above the average in the context of the other structures located in the study area. Based on metrics alone, the proposed home is harmonious in mass in relation to its surroundings.

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

Staff's response: The proposed structure on 401 Olympus Drive is a total of 6,576 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 0.47. The size and volume of the proposed single-family home is compatible to the average Floor Area Ratio (the average is 0.33) and total square footage (the average is 3,795 square feet).

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: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building. The applicant's proposed architectural style of the building has elements, such as windows, doors and garage doors, proportionate with each other. The proportion of the proposed building is considered harmonious. (except for the high front door)

Height. The height limitations for RS-1 is two-stories and 30 feet.

Staff's response: The proposed building is 29'4" in height and two stories tall. This is 8" feet shorter than maximum code allows.

Orientation. Where the building is located on the site, where the windows are located on the second floor.

Staff's response: The applicant has placed the building so that it would minimize impact to the surrounding homes. The applicant is providing 14' (interior) side setback and a 30' rear setback on the sides that are adjacent to single-family homes. The setback facing Ocean Drive is 25 feet, which is the minimum setback. However, because the property has a front facing corner side lot, staff believes the applicant could make a better attempt to create double facing facades. The house does not address the side corner with architectural features that relate to the street frontage.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 6,576 square feet of landscaped open space, which is well above the 25% requirement. Further, the applicant is providing an additional 4-foot side setback on the interior side, and an additional 20 feet to the read setback.

Landscaping. The provision of landscaping.

Staff's response: The application does not indicate any landscape installation to be reviewed under the Appearance Section of the code.

Materials and Architectural components.

Staff's response: The proposed architectural components lack elements that make it Mid-Century modern in style, as detailed in the analysis of criteria #1. This is not harmonious with the study area, as the preponderance of the study area is not purely contemporary in architectural style. Staff

recommends a change in the materials, colors, roof and architectural elements to match the desired midcentury modern architectural styles to reduce the visual effects of mass.

The proposed structure is not a good example of Mid-Century Modern, nor is it in harmony in comparison to the other structures in the study area compatible with the surroundings. In summary, it is the staff's professional opinion that the proposed new two-story home **does not meet** the appearance review criteria #1 and #2, as it relates to the architectural style and harmony.

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, 6,576 square foot home.

ATTACHMENTS:

401 Olympus Drive Appearance Review Application and Backup Material

August 3, 2026
Memorandum

TOWN OF JUNO BEACH, FLORIDA

Architectural Review Committee

Application Narrative — Site Plan & Appearance Review

Submitted Pursuant to Code of Ordinances Sec. 34-116

Property Address: 401 Olympus Drive, Juno Beach, FL 33408
Applicant / Owner: 401 Olympus Dr, LLC
Engineer of Record: Specialty Engineering Consultants, Inc., Boynton Beach, FL
Plan Date: April 9, 2026
Meeting Date: September 21, 2026

1. Introduction

This narrative is submitted in support of the site plan and appearance review application for the proposed new single-family residence at 401 Olympus Drive, Juno Beach, Florida. The application is made pursuant to Sec. 34-116 of the Town's Code of Ordinances (Chapter 34, Zoning, Article II, Division 4 — Site Plan and Appearance Review), which sets forth the criteria against which the Architectural Review Committee and Planning and Zoning Department evaluate single-family appearance applications.

The proposed residence is a two-story, Modern-style home of 5,744 square feet of living area (6,576 square feet total under roof) on a 14,120-square-foot corner lot at the intersection of Olympus Drive and Ocean Drive. The design and site layout meet or exceed every applicable zoning standard, and this narrative addresses each of the Sec. 34-116 review criteria in turn.

Three aspects of the proposal are worth highlighting at the outset. First, the overall architectural design and style: this is a considered, high-quality Modern residence — expressly one of the styles permitted under Sec. 34-116 — where the stone veneer, stucco, glazing, and metalwork are detailed as a coordinated system rather than an assembly of unrelated finishes. Second, the size of the lot in proportion to the home: the building footprint occupies only 29.7% of the 14,120-square-foot lot, leaving more than 70% of the site — including 51% in landscaped, open area — outside the footprint of the house. Third the FAR is under .47% well within the range as town agrees and less than 15% of the homes within 300 ft. Fourth, the side setbacks: both the side setback (14'-0") and the side corner setback (29'-4") substantially exceed their respective 10'-0" and 25'-0" code minimums, by 40% and 17% respectively. Fifth, the rear set back set by the town is 10' sand the set back proposed is 30' which substantially exceeds the required amount by 300%.

2. Site & Building Data

The table below summarizes the building and living area breakdown for the proposed residence.

Item	Area
Total Site Area	14,120 SF
1st Floor (living)	2,785 SF
2nd Floor (living)	2,959 SF
Total Living Area, Under Air	5,744 SF
Garage (2-car + 1-car)	753 SF
Entry	79 SF
Total Area Under Roof	6,576 SF
Landscape / Open Area	7,219 SF (51% of site)

2.1 Zoning Compliance

The proposed site plan complies with, and in most categories substantially exceeds, the Town's zoning requirements for the property, as summarized below.

Standard	Code Required	As Provided	
Front Setback	25' - 0"	25' - 0"	✓
Side Setback	10' - 0"	14' - 0"	✓
Side (Corner) Setback	25' - 0"	29' - 4"	✓
Rear Setback	10' - 0"	30' - 0"	✓
Maximum Height (2-story)	30' - 0"	29' - 10"	✓
Maximum Tower Height / Area	35' - 0" / 225 SF	None Proposed	✓
Maximum Building Dimension	100' - 0"	71' - 6"	✓
Maximum Lot Coverage	35% (4,942 SF)	29.7% (4,191 SF)	✓
Minimum Landscape Area	25% (3,530 SF)	51% (7,219 SF)	✓
Minimum Parking	2 spaces	6 spaces (3 garage / 3 driveway)	✓

3. Criterion 1 — Architectural Style

Sec. 34-116 requires that new construction reflect Old Florida vernacular architecture, expressed through a Victorian, Spanish Revival, or Modern style. The proposed residence is designed in the Modern style — specifically, Modern architecture of the early- to mid-20th century, the movement encompassing the International Style (c. 1920s–1940s) and Mid-Century Modern (c. 1945–1960s) — one of the three styles expressly permitted by the code.

3.1 What Defines the Modern Style

This period of Modern architecture emerged as a deliberate departure from historic revival styles. In place of applied ornament, symmetrical facades, and pitched, tiled roofs, it is defined by function-driven planning, flat rooflines, expressed structure, and an honest use of materials. Character-defining hallmarks of the style include: flat or low-slope roofs with deep, shading overhangs in place of decorative eaves; expressed structural elements such as cantilevered floors and balconies; extensive glazing (using large glass walls and massive windows) that dissolves the boundary between indoor and outdoor space; asymmetrical massing composed of interlocking rectilinear volumes rather than a single symmetrical box; smooth, unornamented wall planes — typically light stucco or masonry — set against natural material accents such as stone; horizontal emphasis through ribbon or banded windows (a series of windows set side by side); and minimal, unornamented detailing at railings and hardware, favoring glass and metal over applied millwork.

3.2 How the Design Meets the Standard

The proposed residence is not a generic contemporary box finished to resemble the style — its massing, materials, and detailing are built directly on these historic Modern hallmarks, point by point:

Hallmark of the Modern Style	As Expressed at 401 Olympus Drive
Form follows function; no applied historic ornament	Clean stucco wall planes with no applied moldings, cornices, or historicist detailing
Flat rooflines with deep, shading overhangs	Flat roof throughout, with broad overhangs shading the glazing below
Expressed structure; cantilevered volumes	Cantilevered second-floor volumes and balconies at the side elevations, unsupported below creating carve out space
Walls of glass; dissolved indoor/outdoor boundary	Full-height glazing at the two-story foyer 20' tall; 14'-6" tall glazing at stair well; first floor glazing in rear consisting of 46' wide of 10' tall glazing glass; over 48' wide of glazing glass across the front elevation on the first floor. Over 64 ft of sliding glass door openings
Interlocking rectilinear massing; asymmetry	Offset garage wings, entry tower, and main volume set at varied planes and heights
Smooth planar walls contrasted with natural material accents	Light sand stucco field paired with Pro-Fit Modera Ledge stone veneer piers

Hallmark of the Modern Style	As Expressed at 401 Olympus Drive
Horizontal emphasis; ribbon / banded windows	Continuous window groupings at the second floor and large-format fixed glass units
Minimal, non-ornamental railings and hardware	42" glass and metal railings throughout; aluminum-frame impact glazing systems
Climate- and site-responsive, indoor-outdoor living	Deep overhangs for solar shading; glazing oriented toward the pool and side yards

Renderings and measured elevations illustrating the architectural style are included as Exhibits A through C.

4. Criterion 2 — Design Harmony

“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.”

— Code of Ordinances, Sec. 34-116(3)(b)(2)

Harmony under this standard is not a matter of matching styles — the code says so explicitly. It is a multi-factor test measured against the preponderance of buildings within 300 feet of the property in the same zoning district (RS-1). The Town's own Planning & Zoning Department has already performed this comparison for 401 Olympus Drive.

4.1 The Town's Study Area Analysis

In its staff report to the Planning & Zoning Board (Agenda Item 3, August 3, 2026), Town staff compiled Palm Beach County Property Appraiser data for the 19 homes within 300 feet of the property in the RS-1 district, establishing a defined “study area” against which the proposed residence is measured. That table is reproduced in full below, with the study area average and the subject property added for reference. Quirk little detail. If you take the average age of these 19 homes, it is 51.5 years old (the year is 1975.5). remove the newest home from the pool at the average age goes to 54.5 years old (year 1972.75). In the last 23 years only 4 new homes have been built.

The FAR for the 4 new homes built starting in 2003 thru present day, which is 23 years. During this time period we have been thru 4 presidencies and the patriots won 5 super bowls.

- 461 Olympus: on the same street, a few doors down built in 2003 .51 FAR, about 10% more than 401.
- 171 Ocean: across the street, built in 2008. .53 far, about 14% more than 401

- 190 ocean: across the street, built in 2016. .42 FAR about 10% less than 401
- 120 Ocean: across the, built in 2025. .50 FAR about 7% more than 401

Address	Year Built	Lot Size	FAR	Total SF	SF Under Air	Story
470 Sunrise Way	1959	18,295 SF (.42 ac)	0.15	2,666	1,638	1
460 Sunrise Way	1959	10,454 SF (.24 ac)	0.27	2,858	2,233	1
440 Sunrise Way	1978	10,019 SF (.23 ac)	0.32	3,206	2,677	1
420 Sunrise Way	1959	10,019 SF (.23 ac)	0.34	3,386	2,328	2
410 Sunrise Way	1958	10,019 SF (.23 ac)	0.23	2,328	1,388	1
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431 Olympus Drive	1963	12,632 SF (.29 ac)	0.18	2,233	1,785	2
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140 Ocean Drive	1962	14,375 SF (.33 ac)	0.33	4,709	3,717	1*
120 Ocean Drive	2025	13,504 SF (.31 ac)	0.50	6,743	5,910	2
Study Area Average	—	11,375 SF (.27 ac)	0.33	3,795	2,840	53% 2-story
401 Olympus Drive (Subject)	—	14,120 SF (.324 ac)	0.47	6,576	5,744	2

Note: "Total SF" follows the Property Appraiser convention used in the Town's analysis — air-conditioned living area plus garage and entry areas..

4.2 Staff's Findings on Size, Mass & Bulk

Applying the Town Council's directed methodology for this analysis — comparing the proposed total square footage to the study area range and to twice the study area average — staff reached the following conclusions:

"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 (6,576 Square Feet) would be 167 square feet smaller than the largest existing home in the study area."

— Staff Report, Planning & Zoning Board, August 3, 2026

"Since the requested total square feet is also under twice the average total square footage (7,590 square feet), the size of the home is in harmony with the study area, according to the Town Council's direction on how to analyze whether the size of the home is in harmony with the surrounding study area."

— Staff Report, Planning & Zoning Board, August 3, 2026

Two points reinforce this finding. First, the largest home in the study area (65 ft away, about 25 steps) is 120 Ocean Drive, built in 2025, at 6,743 total square feet and a 0.50 FAR. It is the most recently constructed

home in the study area and the most directly comparable precedent: a new, similarly scaled home built on a similarly sized lot within the last two years. Second, the proposed FAR of 0.47 sits inside the study area's own range of 0.15 to 0.53, without reaching its upper bound.

The Town Council has directed that the size of a proposed home be evaluated by comparing its total square footage to the study area's range and to twice the study area average. Applying it here:

- Total square footage: 6,576 SF, inside the study area's 2,233–6,743 SF range — 167 SF under the current largest home in the study area (120 Ocean Drive, built 2025)
- Twice the study area average: 6,576 SF is well under 7,868 SF (twice the 3,934 SF study area average) — the operative threshold under the Town's directed methodology
- Floor Area Ratio: 0.47, inside the study area's 0.15–0.53 range, without reaching the 0.53 FAR already established at 171 Ocean Drive

4.3 Lot Size in Proportion to the Building Footprint

At 14,120 square feet, this is among the larger lots in the study area, and the home is sited to take advantage of that scale rather than fill it. Using the Town's site plan figures, the building footprint of 4,191 square feet (which includes the covered lanai) occupies just 29.7% of the site — well under the 35% maximum lot coverage allowed. The enclosed structure alone — living area plus garage, excluding the lanai — covers 3,538 square feet, or 25.1% of the lot, the figure cited in the staff report. Under either measure, more than 70% of the lot lies outside the building footprint, including 51% of the site in landscaped, open area.

4.4 Side Setbacks Beyond Code Minimums

Both side yards are held back well past what the code requires, and staff's own orientation analysis credits this directly: "The applicant has placed the building so that it would minimize impact to the surrounding homes."

- Side setback: 14'-0" provided against a 10'-0" minimum — 40% beyond the required separation
- Side (corner) setback at Ocean Drive: 25'-0" minimum required; the sealed site plan (Sheet SP-1) reflects 29'-4" provided
- Rear setback: 30'-0" provided against a 10'-0" minimum — triple the required separation

Staff's site planning review likewise confirms that landscaped open space is "well above the 25% requirement," with an additional 4 feet provided on the interior side setback and an additional 20 feet on the rear setback beyond the code minimums.

Note: the August 3, 2026 staff report's orientation narrative describes the Ocean Drive setback as "25 feet, which is the minimum setback," while the sealed site plan (Sheet SP-1) shows 29'-4" provided at that line. This narrative uses the site plan's sealed figure; the applicant welcomes the opportunity to confirm the correct as-built dimension with staff in advance of the hearing.

The code directs the Board to weigh scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components — including porches, roof types, fenestration, entrances, and stylistic expression. Each factor is addressed in turn below, drawing on staff's own August 3, 2026 findings where available.

4.5 Scale

Scale measures the proportions of the building relative to its surroundings — principally, vertical scale. Staff's own analysis is direct on this point:

"Since a majority of the existing homes in the study area are two-story structures, which would indicate the proposed home is in harmony with the preponderance of the study area. The visual effect of the proposed two-story is compatible with other two-story homes in the near proximity of the home, including almost all of the homes adjacent to the proposed property. Two one-story houses on Ocean Drive have tower elements, which add to the overall height of adjacent properties as well."

— Staff Report, Planning & Zoning Board, August 3, 2026

Scale measures the visual proportion of a building relative to its surroundings — most directly, its story count and how that reads against neighboring homes. On this measure, 401 Olympus Drive is squarely in step with the study area rather than standing apart from it.

The proposed residence is a two-story home in a neighborhood where two-story construction is already the norm. Town staff's own August 3, 2026 review confirms this directly: "Since a majority of the existing homes in the study area are two-story structures, which would indicate the proposed home is in harmony with the preponderance of the study area." Staff went further, noting that the visual effect of the proposed two-story massing "is compatible with other two-story homes in the near proximity of the home, including almost all of the homes adjacent to the proposed property." That last point matters: harmony is judged first against the immediate context, and here the immediate context is homes of comparable height and massing.

Staff also flagged an important nuance that works in the applicant's favor: two of the one-story homes on Ocean Drive carry tower elements that add to their overall visual height, meaning even the "one-story" comparison points in the study area already read taller than a typical single story. Against that backdrop, a well-proportioned two-story home does not introduce a scale that is foreign to the block — it falls comfortably within the range the neighborhood has already established, exactly as staff's own analysis concludes.

Staff's conclusion: the proposal is harmonious in scale. The two-story massing matches the preponderance of the study area and nearly every immediately adjacent home.

4.6 Mass

Mass measures the relationship and sizes between the different volumes that make up a building. Rather than a single uniform box, the design is composed of several distinct volumes, each capped by a flat roof set at its own elevation: the entry portico and lower garage wings step down to roughly 13'-0", the main second-floor roof plane is broken into two different height. The east and west side sit at just under 25' and the middle portion is slightly over 27'. Lastly the stone-clad accent tower rises to the building's overall height of 29'-10". This stepped, varied roofline — rather than one continuous flat plane at a single height — breaks

the building into readable, human-scaled volumes and is itself a hallmark of the interlocking, asymmetrical massing characteristic of the Modern style discussed under Criterion 1.

On the metrics, staff reached the same conclusion:

“The total gross square footage for the other structures in the study area ranges between 2,328 square feet and 6,743 square feet (not including the subject house) with the average size being 3,795 square feet. The proposed structure is 6,576 total gross square feet. Therefore, the mass of the proposed single-family home is within the range and is also less than two times above the average in the context of the other structures located in the study area. Based on metrics alone, the proposed home is harmonious in mass in relation to its surroundings.”

— Staff Report, Planning & Zoning Board, August 3, 2026

4.7 Bulk

Bulk measures the overall size and volume of the building — expressed through Floor Area Ratio (FAR). Staff calculated:

“The Floor Area Ratio of the total gross area of the building to the lot size is 0.47. The size and volume of the proposed single-family home is compatible to the average Floor Area Ratio (the average is 0.33) and total square footage (the average is 3,795 square feet).”

— Staff Report, Planning & Zoning Board, August 3, 2026

At 0.47, the proposed FAR sits comfortably inside the study area's own 0.15–0.53 range, without reaching the 0.53 FAR already established at 171 Ocean Drive, or the .51 FAR at 461 Olympus or .50 at 120 Ocean and .42 at 190 ocean. 401 Olympus will have the 4th highest FAR out of the 19 homes.

4.8 Proportion

Proportion measures the visual relationship of a building's elements to one another and to the whole. Here, that relationship is carried almost entirely by glass: large-format fixed and sliding glazing (including floor-to-ceiling units up to 48" x 120" and sliding glass door openings as wide as 15'-4", note this home has 3 sets glass door openings as wide as 15'-4) is sized and aligned consistently across each elevation, and the garage openings — ranging from 8' to 18' wide — are proportioned to sit comfortably within their adjoining wall planes rather than reading as oversized or disconnected insertions. The second floor has 2 sets 12'-4 sliders and one 8'-2" set of sliders. Windows, doors, and garage openings share a consistent rhythm and data point line across both stories, tying the façade together as a single composition.

Staff reached a similar conclusion, with one caveat noted for the record:

“The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building. The applicant's proposed architectural style of the building has elements, such as windows, doors and garage doors, proportionate with each other. The proportion of the proposed building is considered harmonious. (except for the high front door)”

— Staff Report, Planning & Zoning Board, August 3, 2026

On the entry door height specifically: the taller entry door is proportioned to the two-story glazed foyer directly behind it, not sized independently of its context — the entry reads as the base of that full-height glass volume rather than as a mismatched element. Additionally, the stair well to the left of the front door has 14'-6" ft by 8' of glass which asymmetrical in nature to the 20'8' of glass next. Once again making the home compatible in proportion with neighboring properties

4.9 Overall Height

The RS-1 height limit is two stories and 30 feet. The sealed site plan (Sheet SP-1) reflects an overall building height of 29'-10" — 2 inches under the maximum. The height at 29'-10", 2 inches under the maximum. Under either figure, the proposed height complies with the code, and the building reads as more horizontal than vertical in proportion, consistent with Sec. 34-116(3)(b)(5). A number of the homes in the area are taller as they have a tower component. Homes with a tower component can be as tall as 35' in the area. 401 Olympus does not have a tower component.

4.10 Orientation

Orientation considers how the building situates itself on the site and engages the surrounding streetscape. As a corner lot, 401 Olympus Drive has two public street frontages — Olympus Drive to the south and Ocean Drive to the east — and the design gives both real architectural presence rather than treating one as primary and the other as a service elevation. The south (front) elevation and the east (Ocean Drive) elevation are each fully articulated with the same stone accent piers, full-height glazing, balconies, and entry-level detailing; the east elevation, in particular, is composed with enough presence that it reads as a second front rather than a side yard. This directly answers staff's suggestion that the applicant "pay special attention to create a corner lot presence" by addressing the side corner with architectural features — the double-frontage treatment is already built into the design.

The building is also pulled back from its neighbors well beyond what orientation alone requires, as staff's own review confirms: "The applicant has placed the building so that it would minimize impact to the surrounding homes. The applicant is providing 14' (interior) side setback and a 30' rear setback on the sides that are adjacent to single-family homes." On the ocean side the set back is about 29'.

— Staff Report, Planning & Zoning Board, August 3, 2026

4.11 Site Planning & Landscaping

The applicant is providing 7,219 square feet of landscaped open space (more than 100% required)— well above the 25% (3,530 SF) minimum required by code — together with an additional 4 feet of interior side setback and an additional 20 feet of rear setback beyond the code minimums, as staff's site planning review confirms.

On landscaping specifically, a planting concept has been developed for the east (Ocean Drive) side of the property to reinforce the corner presence discussed under Orientation: a continuous 5- to 6-foot Clusia hedge paired with 16-plus-foot coconut palms spaced every 12 to 15 feet on center, at the end of the coconut palms will be triple Adonidia Palms providing immediate, mature screening and a strong vertical

rhythm along the street. At the southeast corner — the most visible point on the site from both frontages — the concept calls for a specimen tree (a date palm or Sylvester) with additional accent plantings to mark the corner as a deliberate landscape gesture, not an afterthought. A loose landscape plan detailing this concept is included as Exhibit E and rendering is included as Exhibits G and H.

4.12 Materials

The material palette is limited and consistent: white stucco field walls; large expanses of glass in thin aluminum frames; Pro-Fit Modera Ledgestone natural stone veneer at the entry and accent piers — a close match to the split-face and ledgestone textures used as signature material accents in period Mid-Century Modern work; and glass-and-aluminum railings throughout on all railings. Every exterior material on the building appears in this list; nothing is introduced as a one-off accent disconnected from the rest of the palette.

4.13 Architectural Components

Porches & Balconies: the design includes three expansive balconies — a covered balcony and two open balconies at the second floor — each with glass-and-aluminum railings matching the material palette described above.

Roof Type: a flat roof throughout, expressed at three distinct elevations (entry portico, main second-floor plane, and accent tower) as described under Mass, rather than a single undifferentiated plane.

Fenestration: the window and door design follows Mid-Century Modern fenestration principles directly — expansive glass and seamless indoor-outdoor connection, thin-profile dark aluminum frames, high clerestory-style windows for private daylighting at bathrooms and stairwells, and full sliding glass door walls at the main living spaces. The window schedule includes floor-to-ceiling fixed units as large as 48" x 120", high transom-style fixed glass up to 126" x 24" and sliding glass door openings up to 15'-4" wide.

Entrances: the main entry is a full-height glazed door with sidelights, set within the stone-clad accent tower and sheltered by the entry portico roof plane — announced by material and massing rather than applied ornament.

4.14 Stylistic Expression

The code is explicit that harmony does not require matching styles. The proposed residence's stylistic expression is Modern (early- to mid-20th century) — a style expressly permitted under Sec. 34-116 regardless of the styles of surrounding homes. Its expression here is coherent and fully resolved: flat roofs set at varied elevations, walls of glass with thin dark frames, a limited natural-and-manufactured material palette anchored by stone and stucco, and unornamented glass-and-aluminum railings and hardware throughout. Where the design meets its neighbors is not in matching their architectural style to a T like a tract neighborhood, but in the same measures the code directs — setback, scale, mass, bulk, height, and site planning — each of which is documented above, in several cases by the Town's own staff analysis, to be compatible with the surrounding study area.

Taken as a whole, the size, mass, bulk, scale, setback, height, and site planning components of the harmony test are met — several of them by the Town's own staff analysis — and the orientation and landscaping components are directly responsive to the specific feedback in the August 3, 2026 staff report.

5. Criterion 3 — Concealment of Mechanical Equipment

Sec. 34-116 requires that mechanical equipment and other “modern” operational features be concealed from view. The site and building plans address this directly:

- Pool equipment, A/C condensers, the gas meter, tankless water heater, and the future generator pad are all located along the interior side yards of the residence, away from the Olympus Drive and Ocean Drive frontages
- The equipment pad accounts for just 1% of total lot coverage
- Block and hood vents are integrated flush with the stucco wall plane rather than surface-mounted
- The pool and deck (permitted separately) sit within the rear/side yard, screened from the public rights-of-way by the building mass and perimeter landscaping

6. Criterion 4 — Accessory Feature Compatibility

Accessory features throughout the design — glass and metal railings, garage doors, entry fixtures, and hardware — are finished in materials and colors that match the Modern palette of the main structure, ensuring a cohesive design rather than a mix of unrelated finishes. A material and color board detailing the specific finish selections is included as Exhibit D.

7. List of Exhibits

- Exhibit A — Rendering: Front Elevation
- Exhibit B — Rendering: Left / Side Elevation
- Exhibit C — Measured Elevations, Sheet A-3 (Front, Left, Right and Rear)
- Exhibit D — Material & Color Board
- Exhibit E — Landscape Plan
- Exhibit F — First Floor Plan, Sheet A-1 and Second Floor Plan, Sheet A-2
- Exhibit G — Front elevation rendering with landscape
- Exhibit H — East side elevation rendering with landscape

8. Conclusion

The proposed residence at 401 Olympus Drive presents a considered, high-quality Modern design expressly permitted under Sec. 34-116. It is sited on an oversized corner lot with a building footprint of just 29.7%, an interior side setback (14'-0") 40% beyond the code minimum, and a total square footage that the Town's own study area analysis already found to be in harmony with the surrounding neighborhood. Every other applicable zoning standard is met or exceeded as well, with mechanical equipment concealed from public view and accessory features finished to match the main structure. The applicant respectfully requests the Architectural Review Committee's approval of the application as submitted.

September 2, 2026

Town of Juno Beach
Planning & Zoning Department
Architectural Review Committee
340 Ocean Drive
Juno Beach, FL 33408

Re: 401 Olympus Drive — Summary of Design Revisions Since Original Submittal (Sec. 34-116 Site Plan and Appearance Review; Architectural Review Committee Hearing, September 21, 2026)

To the Planning & Zoning Department and Architectural Review Committee Members:

The Town of Juno Beach's Architectural Design Guideline Book names Mid-Century Modern as one of three defined architectural traditions recognized in Town policy, alongside Key West Cracker and Mediterranean Revival, and it lays out a specific style description, a forms-and-features breakdown, an illustrated materials palette, and a 17-point residential scoring checklist used by the Planning and Zoning Department to evaluate submissions (guideline pp. 24-31 and 52-53). Measured point by point against that framework, 401 Olympus Drive reads as a considered, fully realized example of the style rather than a generic contemporary house.

Start with form. The guideline traces Mid-Century Modern to a blend of Prairie-style horizontality and International Style modernism, filtered through a South Florida vernacular, and describes the style's massing as built from simple geometric volumes of varying heights, carved or grouped together to create indoor-outdoor rooms, with three permitted roof forms: low-slope shed, low-sloped gable, or flat. 401 Olympus uses the flat-roof option throughout, but not as one uninterrupted plane — the roofline steps across three distinct elevations, from roughly 13'-0" at the entry portico and garage wings, to about 24'-6" at the main second-floor volume, 26'-10" at the side elevation decorative column, up to the building's overall height of 29'-10" at the stone-clad accent feature. That stepped arrangement of offset garage wings, entry tower, and main volume is exactly the asymmetrical, varied height massing the guideline treats as the style's defining structural idea, rather than a single symmetrical block. In addition, open soffit details have been added above the balconies on the home's South, East and North elevations, which fronts Ocean Drive, to create geometric volumes carved to form indoor/outdoor spaces. This adds further architectural refinement to the corner-facing elevation.

Windows follow the same logic. The guideline calls for large fixed-pane glazing with few divisions, scaled so fenestration reads as proportionate to each elevation rather than oversized or

scattered. The home's window schedule includes floor-to-ceiling fixed units as large as 48" x 120", high transom-style fixed glass up to 126" x 24" and sliding glass door walls as wide as 15'-4" x 10', all aligned on a consistent rhythm and datum line across both stories — the same proportionate relationship the guideline treats as central to the style.

Doors are handled the same way. Among the guideline's illustrated Mid-Century Modern door types are oversized doors and multi-lite doors with transoms and sidelights, used in place of applied panel detailing. The main entry at 401 Olympus is a full-height glazed door with sidelights, set between two stone-clad decorative elements and sheltered by the entry portico roofline — announced through material and massing rather than ornament, precisely the guideline's preferred approach. (Staff's own review noted the entry door's height as worth a second look; because it sits at the base of a full-height glazed foyer directly behind it, the proportion reads as intentional rather than mismatched.)

Ornamentation is where the guideline is most exacting, and where 401 Olympus is most disciplined. The style calls for minimal ornament and pure geometry as the dominant visual language, with only restrained interest introduced through openings or material choices — no applied moldings, cornices, or historicist trim of any kind. The home's smooth stucco wall planes, unornamented aluminum window and door frames, and simple glass-and-metal railings, and stone geometrical details (Pro-Fit Modera LedgeStone) meet that standard directly.

Materials complete the picture. The guidelines suggested palette centers on light, textured stucco and large glazed areas, with primary wall colors in white and pastels and accent features in high contrast to the field. 401 Olympus's light sand stucco, set against Pro-Fit Modera LedgeStone stone veneer at the front and side entry and accent piers, follows that same high-contrast-accent logic even though natural stone isn't on the guideline's illustrated swatch board — the guideline is explicit that its style descriptions are not an exhaustive catalog, and that compliance is measured by whether a design carries through the underlying architectural principles, not by matching a checklist of finishes item for item. A stone accent expressing structure and material honesty against a plain stucco field is a direct application of that same principle.

Taken together — the varied-height flat-roof massing, the large-format proportionate glazing, the material-and-massing-driven entry, the disciplined absence of ornament, and a coordinated stucco-and-stone material palette — 401 Olympus Drive satisfies the Mid-Century Modern requirements set out in the Town's guideline book across every category the document itself uses to define and score the style.

Thank you for your continued review of this application.

Sincerely,

401 Olympus Dr, LLC

Applicant / Owner

September 2, 2026

Town of Juno Beach
Planning & Zoning Department
Architectural Review Committee
340 Ocean Drive
Juno Beach, FL 33408

Re: 401 Olympus Drive — Summary of Design Revisions Since Original Submittal (Sec. 34-116 Site Plan and Appearance Review; Architectural Review Committee Hearing, September 21, 2026)

To the Planning & Zoning Department and Architectural Review Committee Members:

This letter is submitted on behalf of 401 Olympus Dr, LLC to summarize the design revisions made to the proposed residence at 401 Olympus Drive since the original application materials were submitted for review (Planning & Zoning Board Staff Report, August 3, 2026). These revisions were developed to further refine the home's Modern (mid-century) architectural expression in advance of the Committee's September 21, 2026 meeting. Updated elevations reflecting each item below are included with the applicant's revised submittal set. The eight changes are summarized as follows:

1. **Simplified exterior color palette.** The number of exterior body colors has been reduced from several to two, with the primary field color unified as a single body white throughout. The other color is reflected on the Pro-Fit Modera LedgeStone which features a soft, creamy white and light beige color palette. This tightens the material palette called for under Criterion 1 and gives the elevations a more disciplined, consistent read.
2. **Added bump-out and bump-up massing details.** New bump-out details have been introduced at the upper-left second-floor corner and at the center of the home's East side elevation, with the height of that massing element extended. These additions create additional protrusion and depth in the façade massing, reinforcing the varied, non-uniform building volumes that are characteristic of the home's architectural style.
3. **Extended the eyebrow detail over the single-car garage.** The eyebrow (shading) detail above the single-car garage has been extended to wrap around the East side of the home, carrying a consistent horizontal shading line further across that elevation.
4. **Added open soffit detailing above the front and rear east-side balconies.** Open soffit details have been added above the balconies on the home's east elevation, which fronts

Ocean Drive, to create geometric volumes carved to form indoor/outdoor spaces. This adds further architectural refinement to the corner-facing elevation.

5. **Changed the garage doors to framed glass.** The garage doors have been revised from solid panel doors to a framed glass design, extending the home's glazed, walls-of-glass material language to the garage elevations.
6. **Changed the railings to a glass railing detail.** Railings throughout the design have been revised to a glass railing detail, replacing the previous railing type with a more minimal, unornamented profile consistent with the home's overall material palette.
7. **Added window at the Southeast second-floor corner.** An additional window has been added at the Southeast second-floor corner of the home, creating a corner window detail at that location.
8. **Extended window heights at the front-center of the home.** Window heights at the front-center of the home have been extended, opening additional glazed areas and creating a greater sense of openness at that elevation.

Taken together, these revisions are architectural refinements to the elevations and do not alter the site plan, building footprint, or the zoning data previously submitted. The applicant respectfully asks that the Planning & Zoning Department and the Architectural Review Committee consider these updated elevations as part of the September 21, 2026 meeting, and remains available to answer any questions or provide additional details in advance of that meeting.

Thank you for your continued review of this application.

Sincerely,

401 Olympus Dr, LLC

Applicant / Owner

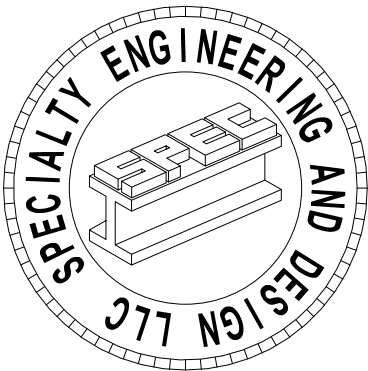


401 OLYMPUS DRIVE
JUNO BEACH, FLORIDA

SHT	DESCRIPTION		
	COVER SHEET		
SP-1	SITE PLAN		
A-1	1ST FLOOR PLANS		
A-2	2ND FLOOR PLANS		
A-3	ELEVATIONS		
A-4	ELEVATIONS		
A-5	ROOF PLAN		

BLDG. DESIGN DATA	
CODES: FLORIDA RESIDENTIAL BLDG. CODE 2023 8TH EDITION ENERGY CONSERVATION, PLUMBING, MECHANICAL AND ELECTRICAL NFPA FL FIRE PREVENTION CODE 9th ED. NEC NATIONAL ELECTRIC CODE 2020 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-19, ASTM 47th ED.	
DESIGN CRITERIA	
CITY/COUNTY	JUNO 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 CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	65
ROOF DEAD LOAD, psf	25
ROOF LIVE LOAD, psf	30
CONSTRUCTION TYPE	"V B" UNPROTECTED

CLIENT INFORMATION
401 OLYMPUS DR, LLC
3050 CHATEAU LANE
PALM BEACH GARDENS, FLORIDA



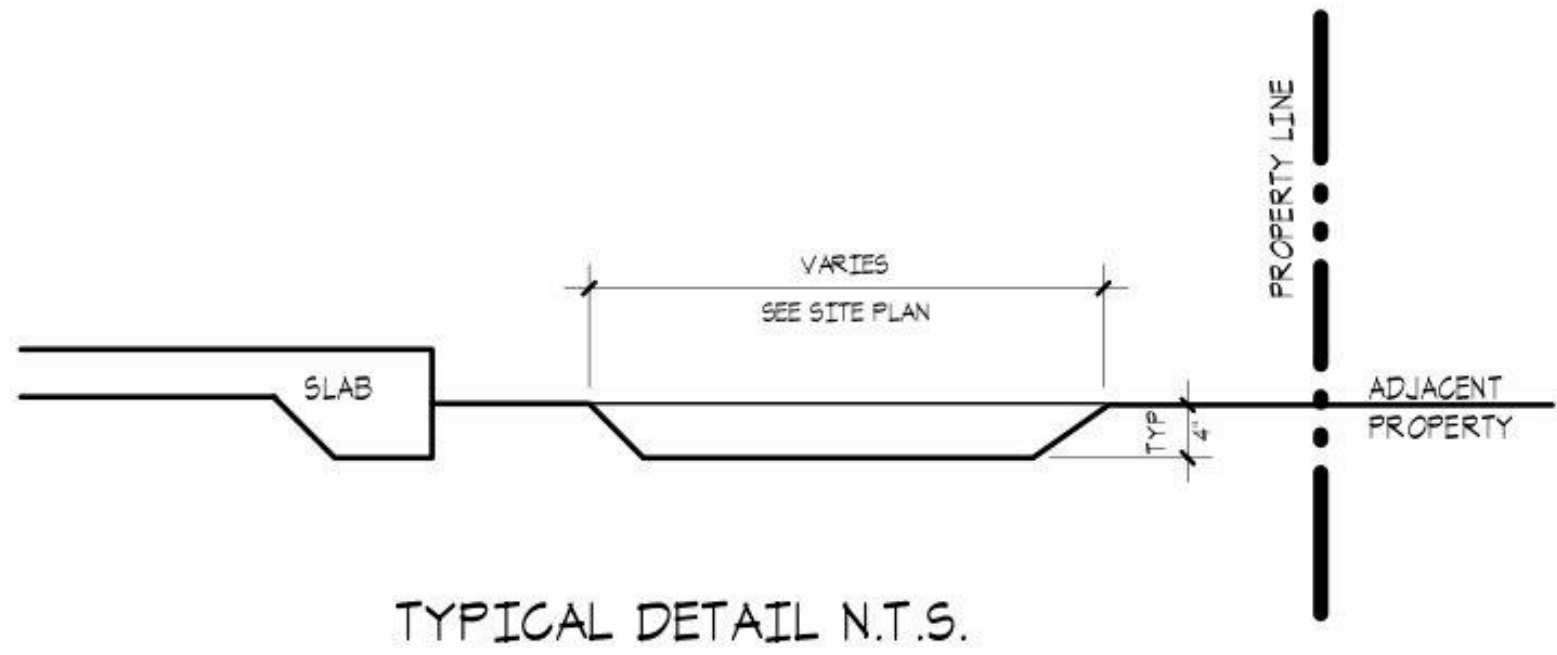
SPECIALTY ENGINEERING
AND DESIGN, LLC

11599 SW 30th AVE.
SUITE #11
BOYNTON BEACH, FL 33426

DADE – BROWARD – PALM BEACH
FL. CA. #009217

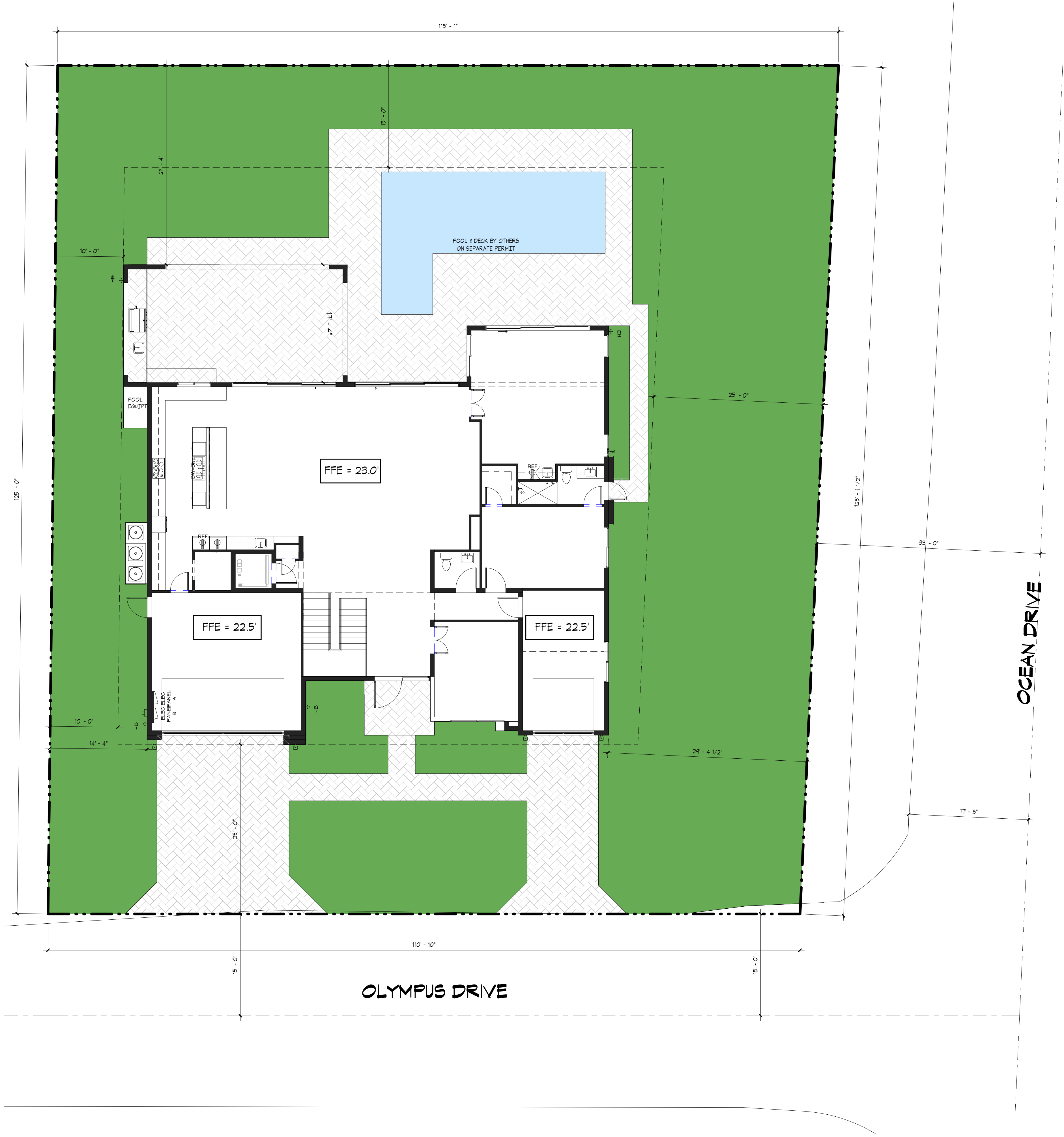
561 – 752 – 5440 OFFICE
561 – 752 – 5542 FAX

- NOTE:
1. NO ROOF DRAINS
 2. APPLICANT/OWNER SHALL BE RESPONSIBLE FOR CORRECTING AND ADVERSE IMPACTS CAUSED BY EXISTING AND PROPOSED CONDITIONS NO CAPTURED ON PLANS PRIOR TO C.O.
 3. NO WATER TO DRAIN ON TO ADJOINING PROPERTY.



SITE DATA TABLE		
BUILDING FOOT PRINT	4,191 S.F.	
1ST FLOOR AREA	2,785 S.F.	
GARAGE AREA	753 S.F.	
TOTAL SITE AREA	14,120 S.F.	
LOT COVERAGE (MAX 35%)	4,942 S.F.	
PARKING SPACE : GARAGE = 3SPACES-DRIVEWAY = 3 SPACES TOTAL PARKING SPACE = 6 SPACES		
25% LANDSCAPE AREA = 3,530 S.F. PROVIDE = 7,219 SF		
	LANDSCAPE AREA	
ZONING REQUIREMENT		
	REQUIRED	PROVIDED
MINIMUM FRONT SET-BACK	25'-0"	25'-0"
MINIMUM SIDE SET-BACK	10'-0"	14'-0"
MINIMUM REAR SET-BACK	10'-0"	30'-0"
MINIMUM SIDE CONER SET-BACK	25'-0"	29'-4"
MAXIMUM HEIGHT : 2-STORIES	30'-0"	29'-10"
MAXIMUM TOWER HEIGHT	35'-0"	NONE
MAXIMUM TOWER AREA	225 SF	0 SF
MAXIMUM COVERAGE	35% : 4,942 S.F.	4,191 S.F.
MAXIMUM BUILDING DIM	100 FT	71.5 FT
MINIMUM LANDSCAPE AREA	25% : 3,530 S.F.	7,219 S.F.
MINIMUM PARKING REQ	2 SPACES	6-SPACES

LOT AREA CALCULATION		
	SQ. FT	PERCENTAGE
LOT AREA	14,120	100%
BUILDING COVERAGE	4,191	30%
PAVERS DRIVE WAY	961	7%
POOL AND DECK	1,685	12%
EQUIPMENT PAD	64	1%
TOTAL LOT COVERAGE	6,901	49%
OPEN SPACE	7,219	51%



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

SITE PLAN

PROJECT INFORMATION

401 OLYMPUS DR
401 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

401 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA

SPECIALTY ENGINEERING AND DESIGN LLC

SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME

SCALE

DATE
4/09/2026

RVD. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

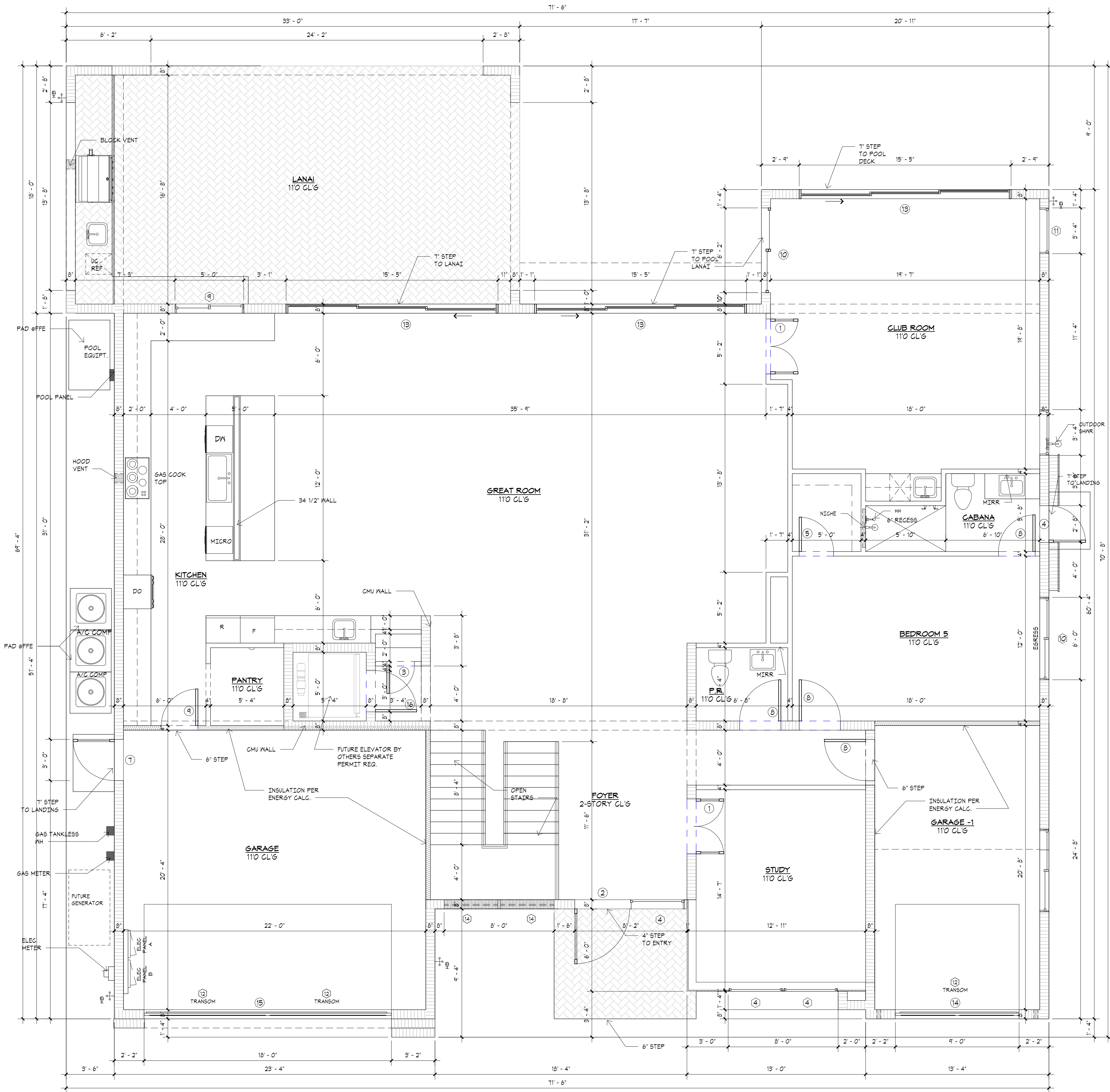
SHEET #

SP-1

Item #2.

AREA CALCULATION		
Comments	Area	
1ST FLOOR	2785 SF	
2ND FLOOR	2959 SF	
	5744 SF	
GARAGE-2CAR	481 SF	
GARAGE-1CAR	272 SF	
LANAI	574 SF	
ENTRY	79 SF	
BALCONY	876 SF	
	2281 SF	
Grand total	8025 SF	

GENERAL NOTES	
1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : PER ENERGY CALC	
2. OMITTED	
3. DRYER MUST VENT TO OUTSIDE	
4. SET HOTWATER HEATER AT FDN FLR LEVEL	
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE	
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE	
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER	
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS	
9. PROVIDE RECEPTICAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE	
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V AC BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED	
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.	
NOTE: CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.	



1 1ST FLOOR PLAN
1/4" = 1'-0"

WINDOWS SCHEDULE					
Mark	Rough Opening		Description	Count	
	Width	Height			
1	3' - 0"	6' - 0"	36" X 72" CASEMENT EGRESS	2	
2	2' - 6"	6' - 0"	30" X 72" FIXED GLASS	4	
3	4' - 0"	8' - 0"	48" X 96" FIXED GLASS	2	
4	4' - 0"	10' - 0"	48" X 120" FIXED GLASS	7	
5	2' - 0"	4' - 0"	24" X 48" FIXED GLASS	2	
6	3' - 0"	6' - 0"	36" X 72" FIXED GLASS	2	
7	5' - 0"	6' - 0"	48" X 72" FIXED GLASS	2	
8	10' - 6"	2' - 0"	126" X 24" FIXED GLASS	1	
9	5' - 0"	7' - 0"	60" X 84" HOR SLIDER	1	
10	6' - 0"	6' - 0"	72" x 72" HOR SLIDER	2	
11	3' - 4"	10' - 0"	40" X 120" FIXED GLASS	2	
12	9' - 0"	2' - 0"	108" X 24" FIXED GLASS	3	
13	5' - 0"	3' - 0"	60" X 36" FIXED GLASS	1	
14	4' - 0"	4' - 6"	48" X 54" FIXED GLASS	2	
15	4' - 0"	2' - 0"	48" X 24" FIXED GLASS	1	
Grand total: 34				34	

DOOR SCHEDULE					
Mark	Description	WIDTH	HEIGHT	Finish Comment	Count
1	2-2080 FRENCH 1 LITE	4' - 0"	8' - 0"		4
2	48" X 120" FRENCH 1-LITE	4' - 0"	10' - 0"		1
3	2080 INTERIOR DOOR	2' - 0"	8' - 0"		1
4	2480 FRENCH 1-LITE	2' - 4"	8' - 0"		1
5	2680 INTERIOR DOOR	2' - 6"	8' - 0"		3
6	2680 POCKET DOOR	2' - 6"	8' - 0"		2
7	2880 FRENCH 1-LITE	2' - 8"	8' - 0"		2
8	2880 INTERIOR DOOR	2' - 8"	8' - 0"		11
9	2880 SG	2' - 8"	8' - 0"	DOOR TO GARAGE/30 MIN RATING	1
10	60100 XX SGD IMPACTED	6' - 2"	10' - 0"		1
11	8080 XX SGD IMPACTED	8' - 2"	8' - 0"		1
12	12080 XXX SGD	12' - 4"	8' - 0"		2
13	150100 XXX SGD	15' - 4"	10' - 0"		3
14	9080 ALUMINUM GARAGE DOOR	9' - 0"	8' - 0"		1
15	16080 ALUMINUM GARAGE DOOR	18' - 0"	8' - 0"		1
16	2880 INTERIOR DOOR	3' - 0"	8' - 0"		2
Grand total					42

1ST FLOOR PLAN

SHEET INFORMATION

PROJECT INFORMATION

401 OLYMPUS DR
401 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

401 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA

SPECIALTY ENGINEERING AND DESIGN LLC

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL CA #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

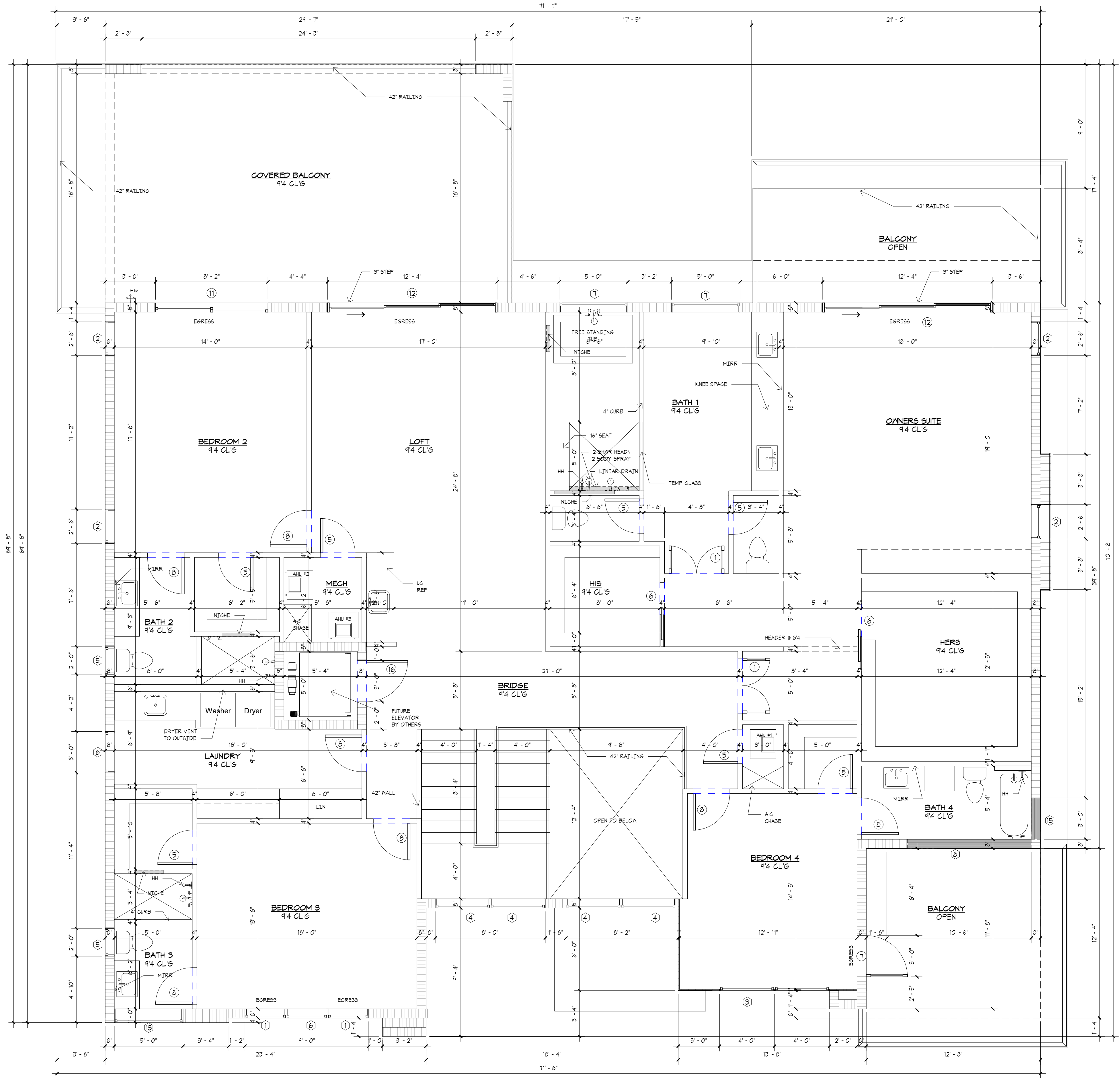
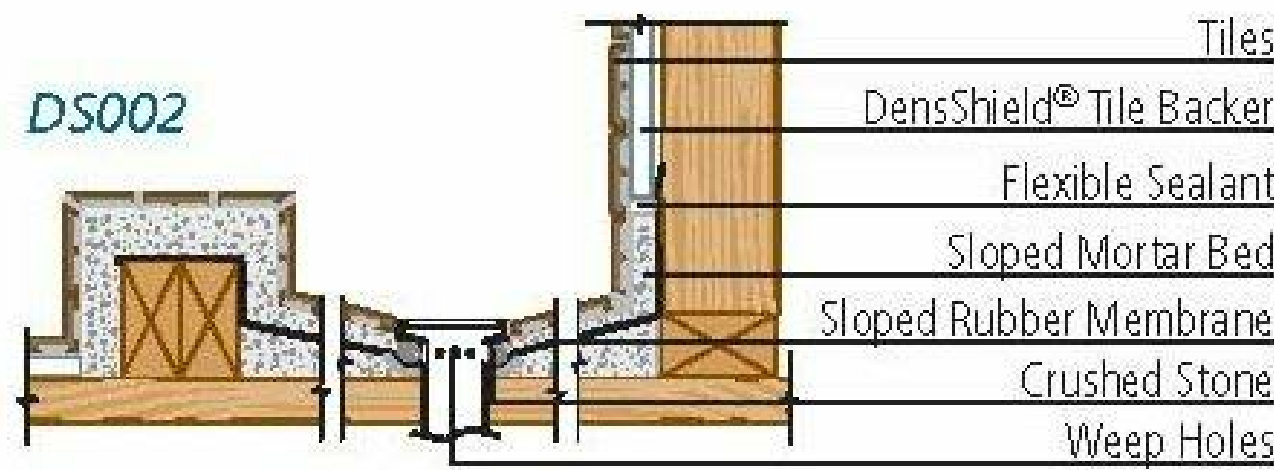
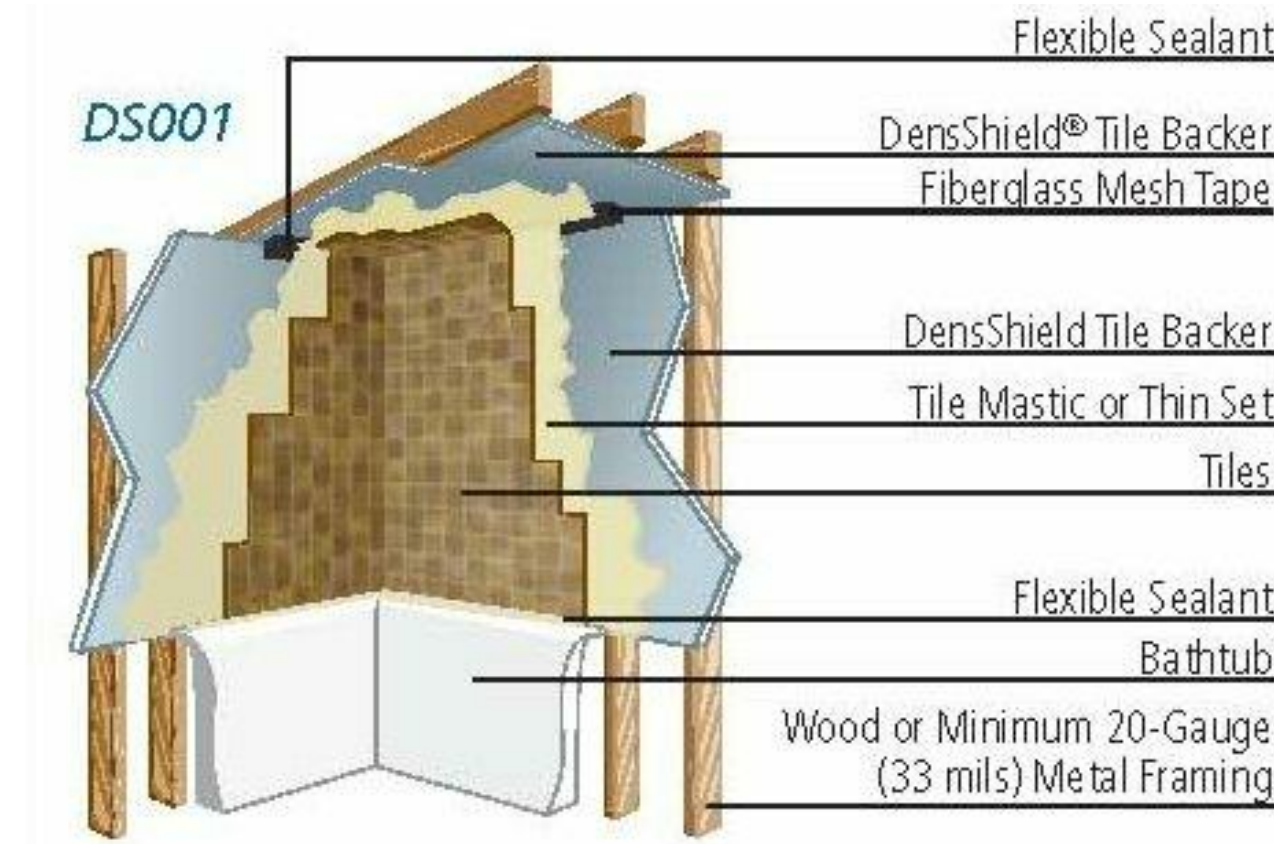
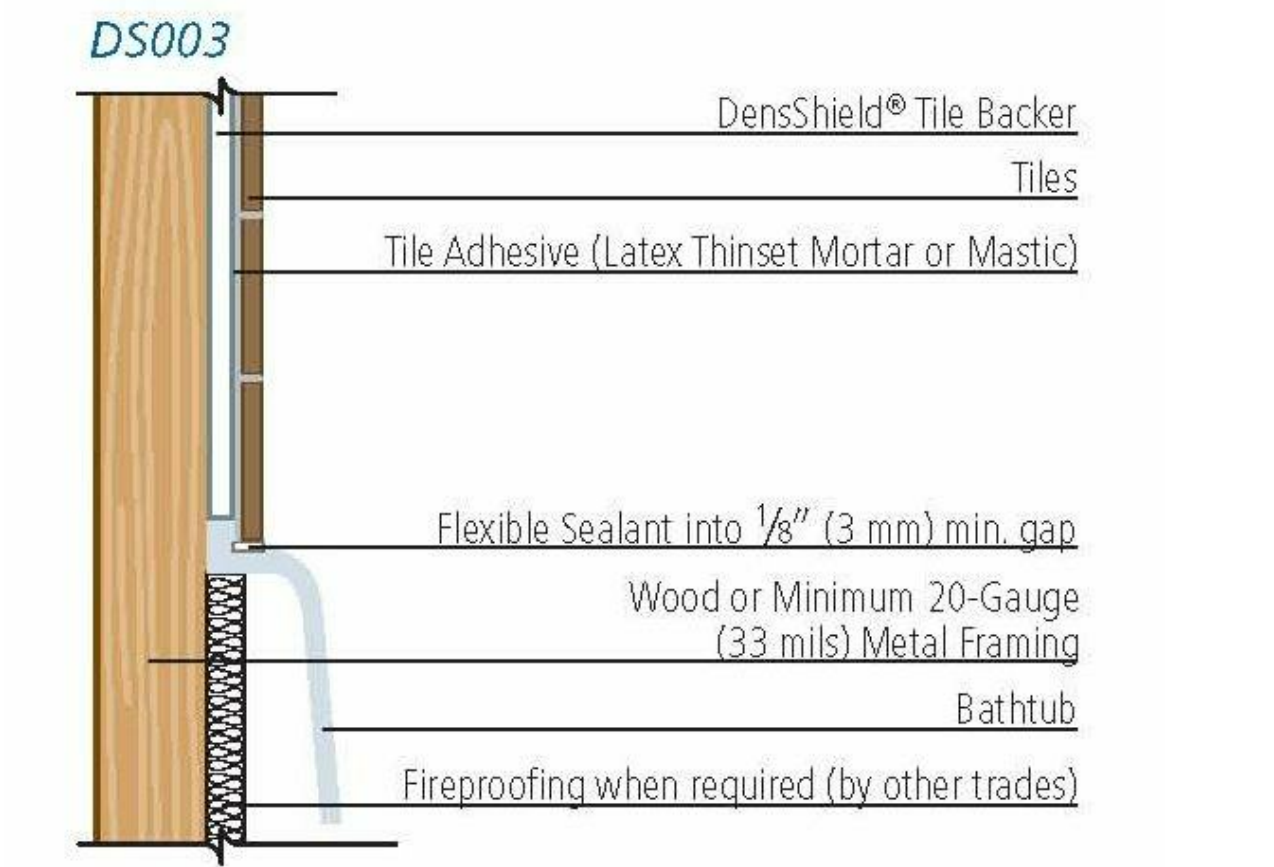
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DATE 4/09/2026
RVD. BY
DRWN. BY

REVISION

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D. ADAM LeBLANC, PE FL #77012
SHEET #
A-1

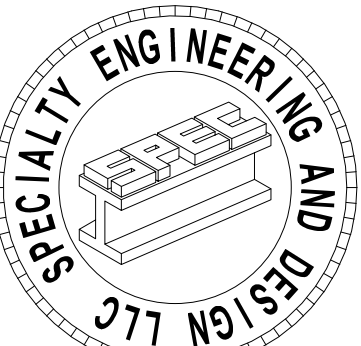
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CLIENT INFORMATION

401 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



**SPECIALTY ENGINEERING
CONSULTANTS, Inc**

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
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FILE NAME.

SCALE

DATE **4/09/2026**

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D. ADAM LeBLANC, PE FL #77012

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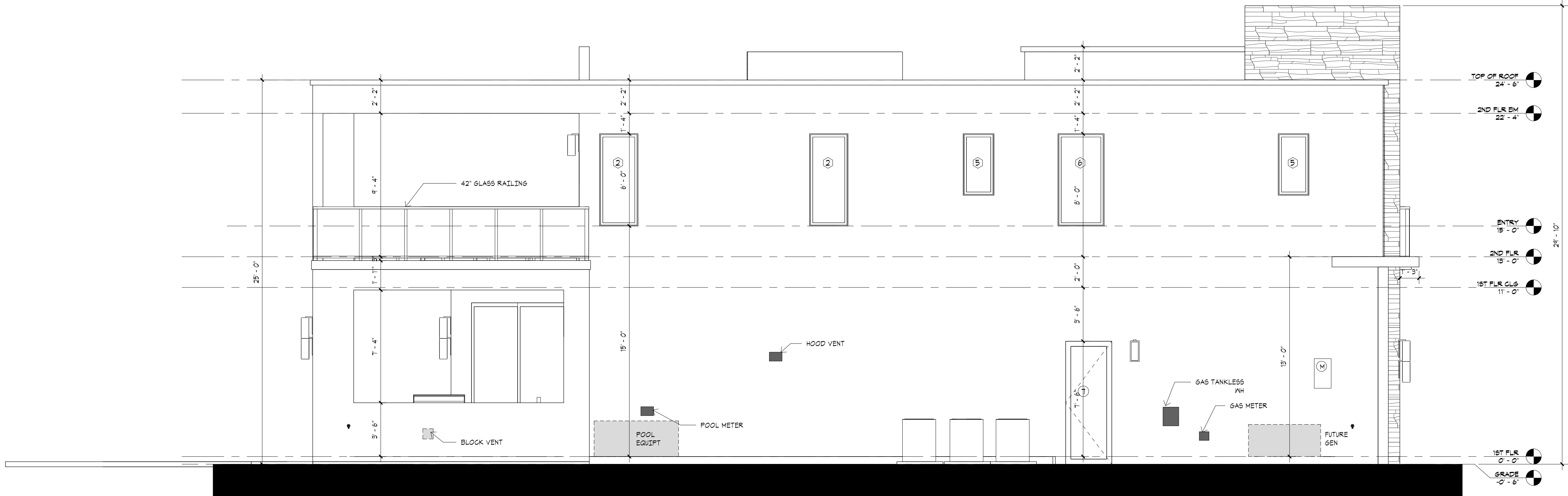
A-2

2ND FLOOR PLAN

SHEET INFORMATION

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA

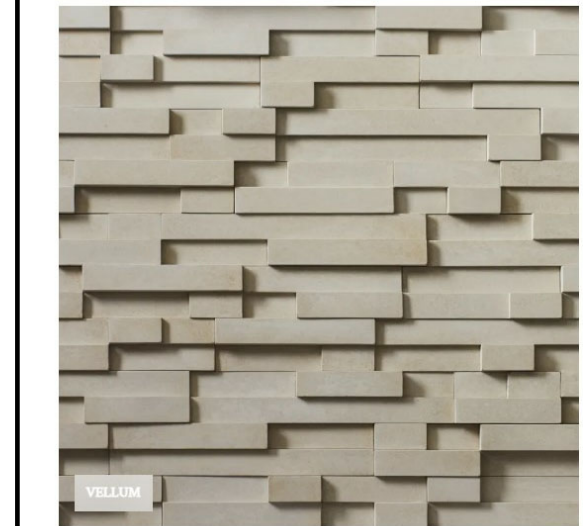
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② LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



PRO-FIT MODERA LEDGESTONE

Pro-Fit Modera™ Ledgestone is classic contemporary. Create a tailored look with easily installed, meticulously handcrafted modular components of equal height.

The product colors you see are as accurate as current photography and website or display techniques allow. We suggest visiting your nearest dealer to look at product samples before selecting colors.

Height 4" | Length 8", 12", 20" | Thickness 0.75", 1.25", 1.75"

Corner Returns 4", 8", 12"

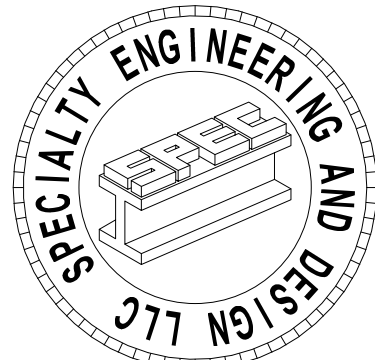
COLOR



Vetro

CLIENT INFORMATION

401 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

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DATE **4/09/2026**

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REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

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A-3

ELEVATIONS

SHEET INFORMATION

401 OLYMPUS DR
JUNO BEACH, FLORIDA

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① REAR ELEVATION
1/4" = 1'-0"

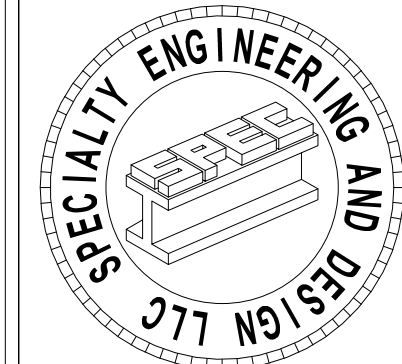


② RIGHT ELEVATION
1/4" = 1'-0"

ELEVATIONS

CLIENT INFORMATION

401 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL CA #009217

561 - 752 - 5440 OFFICE
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SCALE

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REVISION

3/24/2024

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

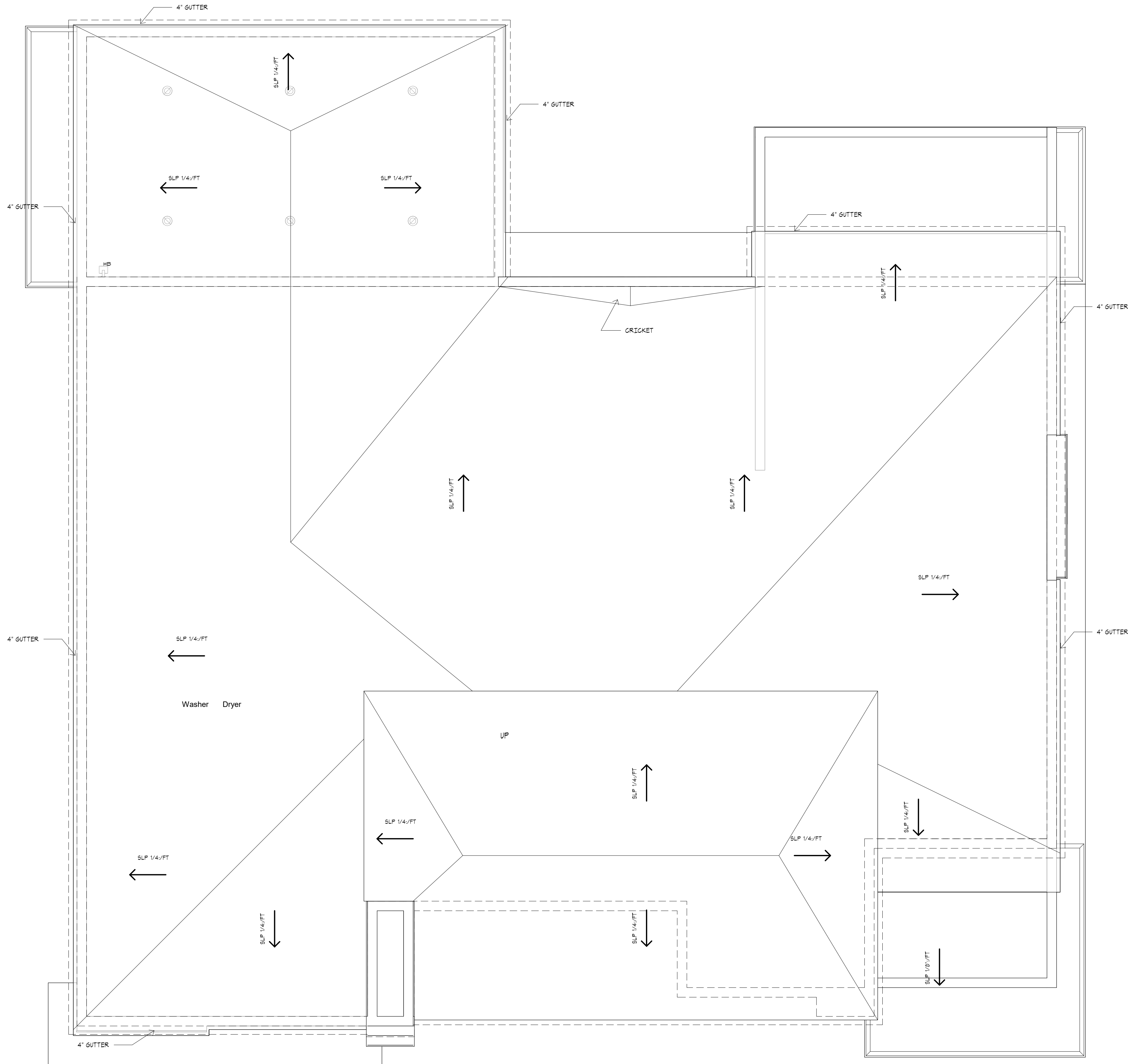
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SHEET INFORMATION

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA

Item #2.

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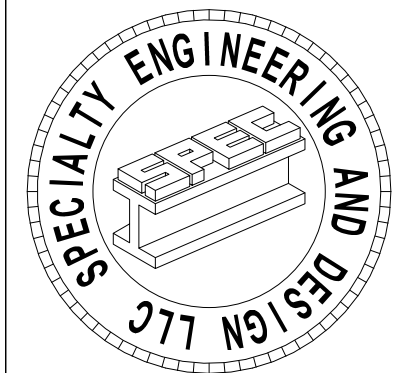


1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION
401 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL CA #009217
561 - 752 - 5440 OFFICE
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A-5



FRONT ELEVATION



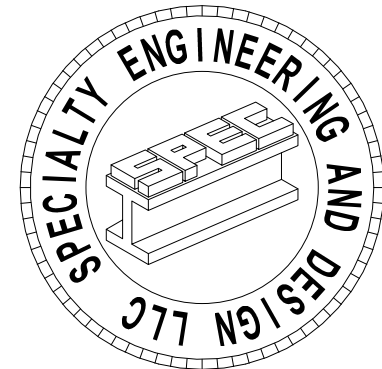
LEFT SIDE ELEVATION

RENDERINGS

CLIENT INFORMATION

401 OLYMPUS DR, LLC
5301 N FEDERAL HWY SUITE 185
BOCA RATON, FLORIDA

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

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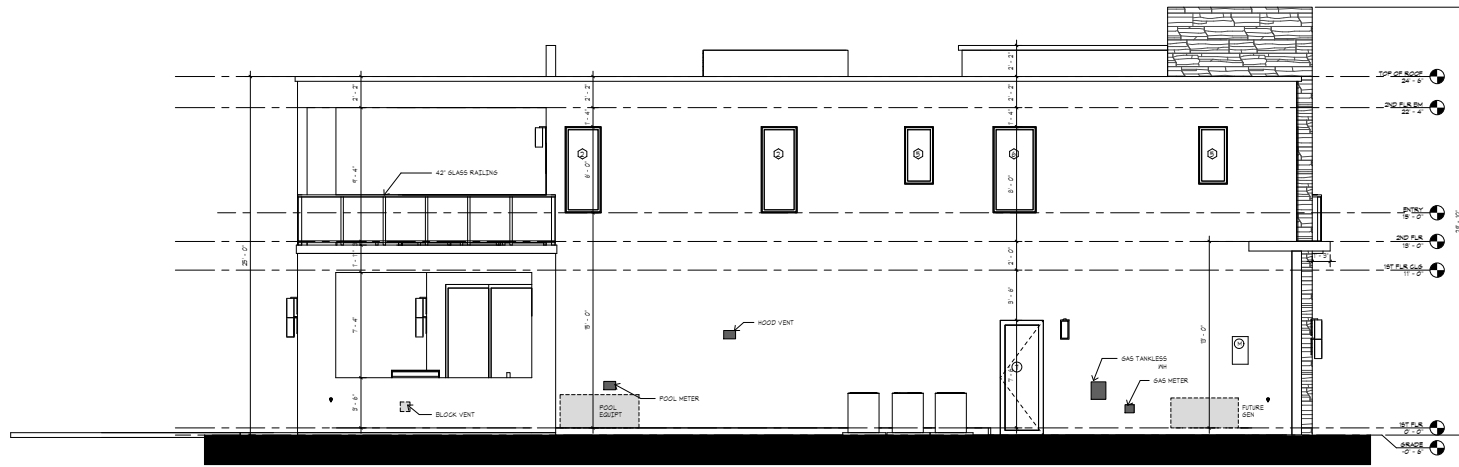
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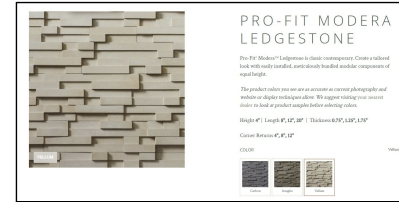
REN



② LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

401 OLYMPUS DR, LLC
3050 CHATEAU LANE
PALM BEACH GARDENS, FLORIDA



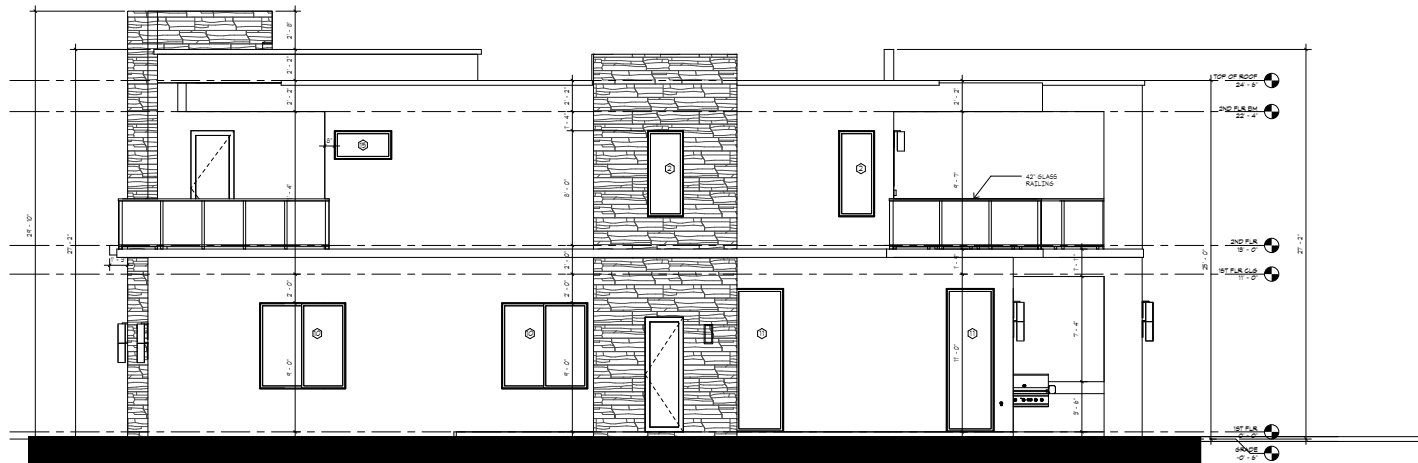
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DATE: 4/09/2026
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DRWN. BY:

REVISION:

SEAL
D. ADAM LEBLANC, PE, FL #77912

SHEET #

A-3



2 RIGHT ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

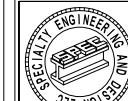
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ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION
401 OLYMPUS DR, LLC
3050 CHATEAU LANE
PALM BEACH GARDENS, FLORIDA



SPECIALITY ENGINEERING
CONSULTANTS, Inc.
1599 SW 30th AVE.
SUITE 100
BOYNTON BEACH, FL 33408
DADE - BROWARD - PALM BEACH
FL, CA #000217
861-752-5440 OFFICE
861-752-5442 FAX

FILE NAME

SCALE

DATE 4/09/2026

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REVISION

3/24/2024

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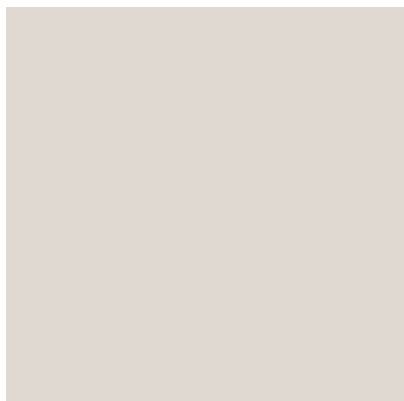
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A-4

MATERIAL & FINISH SELECTIONS

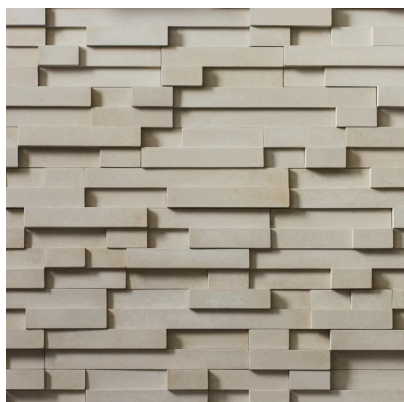
401 Olympus Drive, Juno Beach, FL 33408

Exterior Finish Schedule • Prepared September 2, 2026



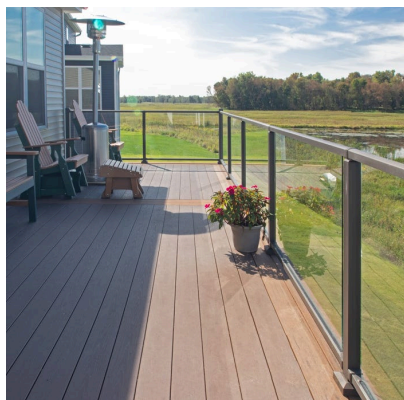
1 Exterior Walls

Sherwin-Williams "Simple White" SW 7021



2 Exterior Stone Veneer

Color: Vellum



3 Railings

Veranda Glass Railing — Bronze Fine Texture rail finish



4 Windows

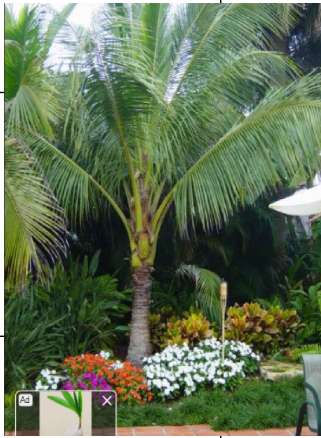
Black/Bronze-framed sliding and fixed glass, per plans

NOTE:

1. Thatch Palm



Coconut Palm



Adonidia Palm



Sylvester Palm



Imperial Bromiliad



Clusia Hedge



① SITE PLAN
1/8" = 1'-0"

SITE PLAN

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION
401 OLYMPUS DR, LLC
3050 CHATEAU LANE
PALM BEACH GARDENS, FLORIDA

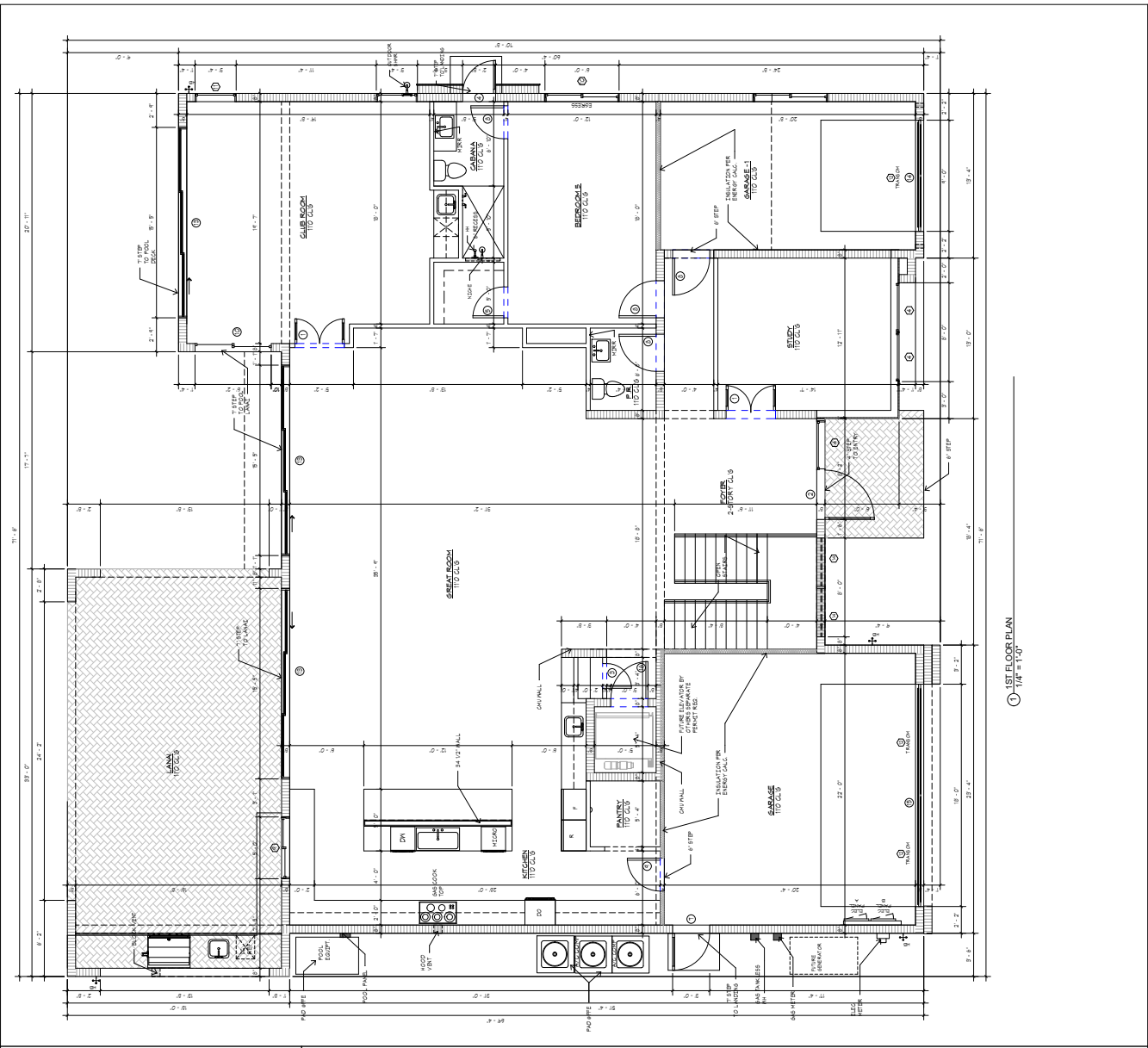
SPECIALTY ENGINEERING
CONSULTANTS, INC.
1599 SW 30th AVE.
SUITE 400
BOYNTON BEACH, FL 33408
DATE: BROWARD - PALM BEACH
FL, CA #000217
661-752-5440 OFFICE
661-752-5442 FAX

FILE NAME:
SCALE:
DATE: 4/09/2026
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DRWN. BY:

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SEAL
D. ADAM LUBIAN, PE, FL #17912

SHEET #
SP-1



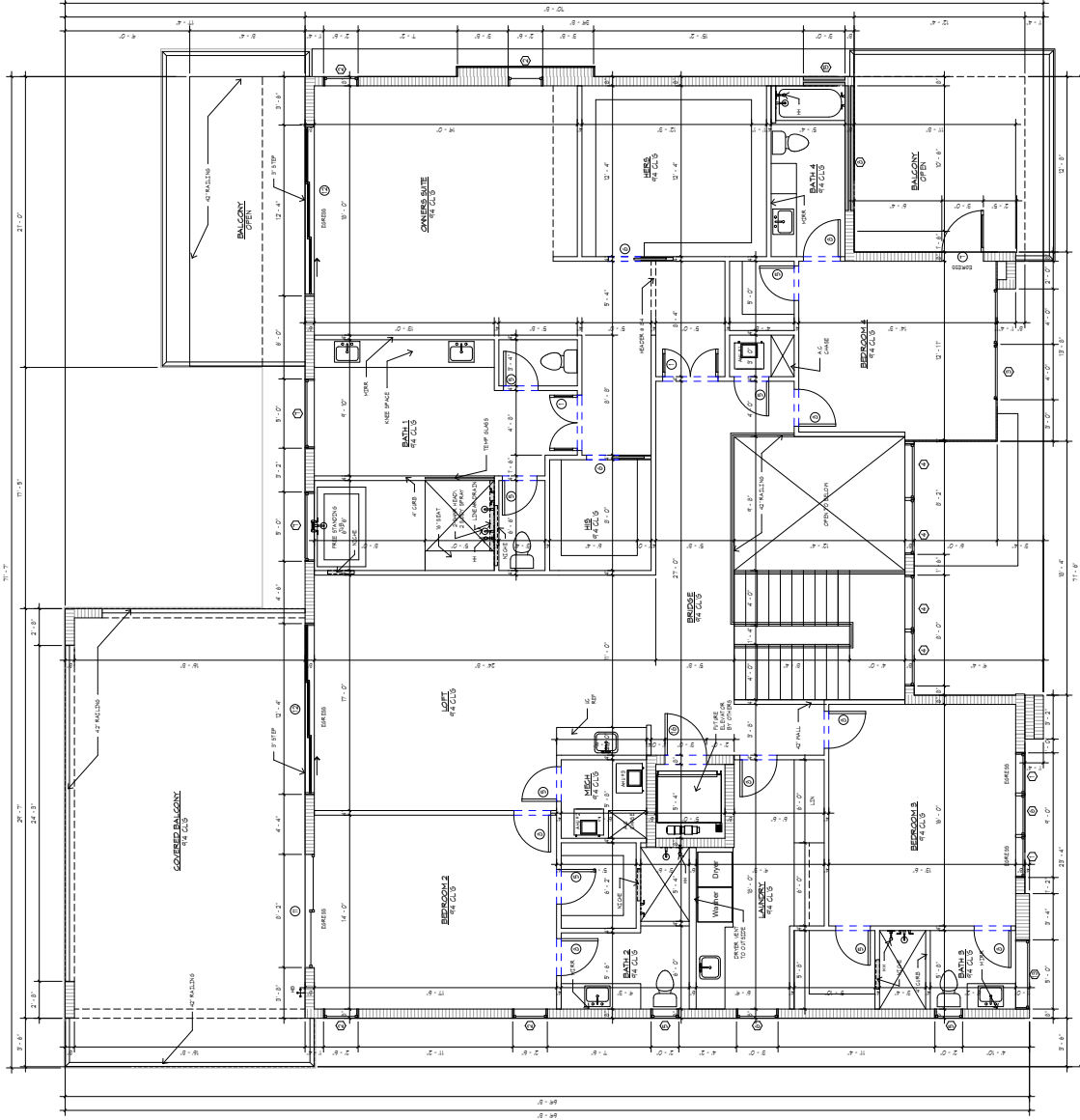
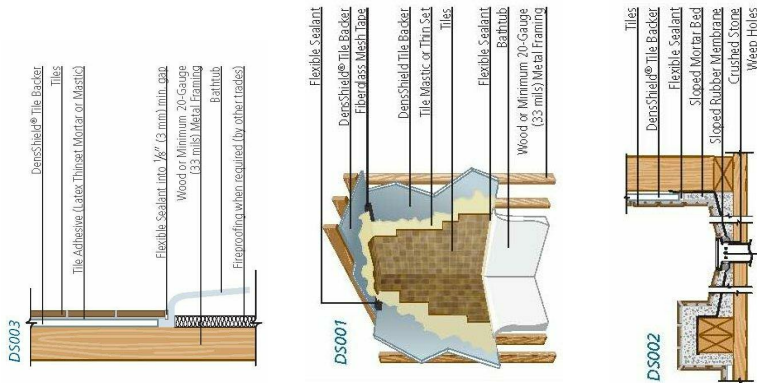
① 1ST FLOOR PLAN
1/8" = 1'-0"

- GENERAL NOTES**
1. ALL WINDOWS AND ALUMINUM DOOR FRAME SHALL BE PERMANENTLY PAINTED.
 2. SHUTTER SHALL BE PAINTED.
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AREA CALCULATION	
Comments	Area
1ST FLOOR	2185 SF
2ND FLOOR	2154 SF
3RD FLOOR	2154 SF
4TH FLOOR	2154 SF
5TH FLOOR	2154 SF
6TH FLOOR	2154 SF
7TH FLOOR	2154 SF
8TH FLOOR	2154 SF
9TH FLOOR	2154 SF
10TH FLOOR	2154 SF
11TH FLOOR	2154 SF
12TH FLOOR	2154 SF
13TH FLOOR	2154 SF
14TH FLOOR	2154 SF
15TH FLOOR	2154 SF
16TH FLOOR	2154 SF
17TH FLOOR	2154 SF
18TH FLOOR	2154 SF
19TH FLOOR	2154 SF
20TH FLOOR	2154 SF
21ST FLOOR	2154 SF
22ND FLOOR	2154 SF
23RD FLOOR	2154 SF
24TH FLOOR	2154 SF
25TH FLOOR	2154 SF
26TH FLOOR	2154 SF
27TH FLOOR	2154 SF
28TH FLOOR	2154 SF
29TH FLOOR	2154 SF
30TH FLOOR	2154 SF
31ST FLOOR	2154 SF
32ND FLOOR	2154 SF
33RD FLOOR	2154 SF
34TH FLOOR	2154 SF
35TH FLOOR	2154 SF
36TH FLOOR	2154 SF
37TH FLOOR	2154 SF
38TH FLOOR	2154 SF
39TH FLOOR	2154 SF
40TH FLOOR	2154 SF
41ST FLOOR	2154 SF
42ND FLOOR	2154 SF
43RD FLOOR	2154 SF
44TH FLOOR	2154 SF
45TH FLOOR	2154 SF
46TH FLOOR	2154 SF
47TH FLOOR	2154 SF
48TH FLOOR	2154 SF
49TH FLOOR	2154 SF
50TH FLOOR	2154 SF
51ST FLOOR	2154 SF
52ND FLOOR	2154 SF
53RD FLOOR	2154 SF
54TH FLOOR	2154 SF
55TH FLOOR	2154 SF
56TH FLOOR	2154 SF
57TH FLOOR	2154 SF
58TH FLOOR	2154 SF
59TH FLOOR	2154 SF
60TH FLOOR	2154 SF
61ST FLOOR	2154 SF
62ND FLOOR	2154 SF
63RD FLOOR	2154 SF
64TH FLOOR	2154 SF
65TH FLOOR	2154 SF
66TH FLOOR	2154 SF
67TH FLOOR	2154 SF
68TH FLOOR	2154 SF
69TH FLOOR	2154 SF
70TH FLOOR	2154 SF
71ST FLOOR	2154 SF
72ND FLOOR	2154 SF
73RD FLOOR	2154 SF
74TH FLOOR	2154 SF
75TH FLOOR	2154 SF
76TH FLOOR	2154 SF
77TH FLOOR	2154 SF
78TH FLOOR	2154 SF
79TH FLOOR	2154 SF
80TH FLOOR	2154 SF
81ST FLOOR	2154 SF
82ND FLOOR	2154 SF
83RD FLOOR	2154 SF
84TH FLOOR	2154 SF
85TH FLOOR	2154 SF
86TH FLOOR	2154 SF
87TH FLOOR	2154 SF
88TH FLOOR	2154 SF
89TH FLOOR	2154 SF
90TH FLOOR	2154 SF
91ST FLOOR	2154 SF
92ND FLOOR	2154 SF
93RD FLOOR	2154 SF
94TH FLOOR	2154 SF
95TH FLOOR	2154 SF
96TH FLOOR	2154 SF
97TH FLOOR	2154 SF
98TH FLOOR	2154 SF
99TH FLOOR	2154 SF
100TH FLOOR	2154 SF

WINDOWS SCHEDULE			
Mark	Rough Opening Width	Description	Count
1	3'-0"	36" X 12" CASSEMENT EGRESS	2
2	2'-6"	30" X 12" FIXED GLASS	4
3	2'-6"	30" X 12" FIXED GLASS	2
4	2'-0"	48" X 16" FIXED GLASS	2
5	2'-0"	24" X 48" FIXED GLASS	2
6	3'-0"	36" X 12" FIXED GLASS	2
7	3'-0"	48" X 12" FIXED GLASS	2
8	10'-6"	126" X 24" FIXED GLASS	1
9	3'-0"	60" X 24" HOR SLIDER	1
10	6'-0"	72" X 12" HOR SLIDER	2
11	3'-4"	40" X 120" FIXED GLASS	2
12	4'-0"	48" X 24" FIXED GLASS	3
13	4'-0"	48" X 24" FIXED GLASS	2
14	4'-0"	48" X 24" FIXED GLASS	2
15	4'-0"	48" X 24" FIXED GLASS	1
Grand Total 34			34

DOOR SCHEDULE			
Mark	Description	Width	Height
1	2-2000 FRENCH 1-LITE	4'-0"	8'-0"
2	48" X 120" FRENCH 1-LITE	4'-0"	10'-0"
3	2000 FRENCH 1-LITE	2'-6"	8'-0"
4	2000 FRENCH 1-LITE	2'-6"	8'-0"
5	2000 POCKET DOOR	2'-6"	8'-0"
6	2000 FRENCH 1-LITE	2'-6"	8'-0"
7	2000 FRENCH 1-LITE	2'-6"	8'-0"
8	2000 FRENCH 1-LITE	2'-6"	8'-0"
9	2000 FRENCH 1-LITE	2'-6"	8'-0"
10	60100 XX 560 IMPACTED	6'-2"	10'-0"
11	60100 XX 560 IMPACTED	6'-2"	10'-0"
12	12000 XXX 560	12'-4"	8'-0"
13	12000 XXX 560	12'-4"	8'-0"
14	12000 XXX 560	12'-4"	8'-0"
15	12000 XXX 560	12'-4"	8'-0"
16	12000 XXX 560	12'-4"	8'-0"
17	12000 XXX 560	12'-4"	8'-0"
18	12000 XXX 560	12'-4"	8'-0"
19	12000 XXX 560	12'-4"	8'-0"
20	12000 XXX 560	12'-4"	8'-0"
Grand Total 42			42



① 2ND FLOOR PLAN
1/4" = 1'-0"

Item #2.

SHEET #

ICRAIS DELL'UOI OLYMPUS DRUOI OLYMPUS DR MASTER INT

REVISION

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SCALE

FILE NAME

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PROJECT INFORMATION	CLIENT INFORMATION	ICRAIS DELL'UOI OLYMPUS DRUOI OLYMPUS DR MASTER INT	ICRAIS DELL'UOI OLYMPUS DRUOI OLYMPUS DR MASTER INT
401 OLYMPUS DR JUNO BEACH, FLORIDA	401 OLYMPUS DR, LLC 3050 CHATEAU LANE, PALM BEACH GARDENS, FLORIDA	SPECIALTY ENGINEERING AND DESIGN LLC SPECIALTY ENGINEERING CONSULTANTS, INC. 1888 SW 26th AVE. BOYNTON BEACH, FL 33426	DATE: 04/04/2026 BY: RYD BY DRAWN BY: RYD BY REVISION: RYD BY
SHEET INFORMATION			





TOWN OF JUNO BEACH, FLORIDA

401 Olympus Drive

Architectural Review Committee Presentation

Site Plan & Appearance Review — Code of Ordinances Sec. 34-116



Applicant: 401 Olympus Dr, LLC

Meeting Date: September 21, 2026

PROJECT OVERVIEW

A New Single-Family Residence

ADDRESS

401 Olympus Drive, Juno Beach, FL 33408 (corner of Olympus Dr. & Ocean Dr.)

OWNER / APPLICANT

401 Olympus Dr, LLC

ENGINEER OF RECORD

Specialty Engineering Consultants, Inc., Boynton Beach, FL

USE

New single-family residence — 5 bedrooms, study, club room,
And 3-car garage

ARCHITECTURAL STYLE

Modern — permitted style under Sec. 34-116

PLAN DATE

April 9, 2026



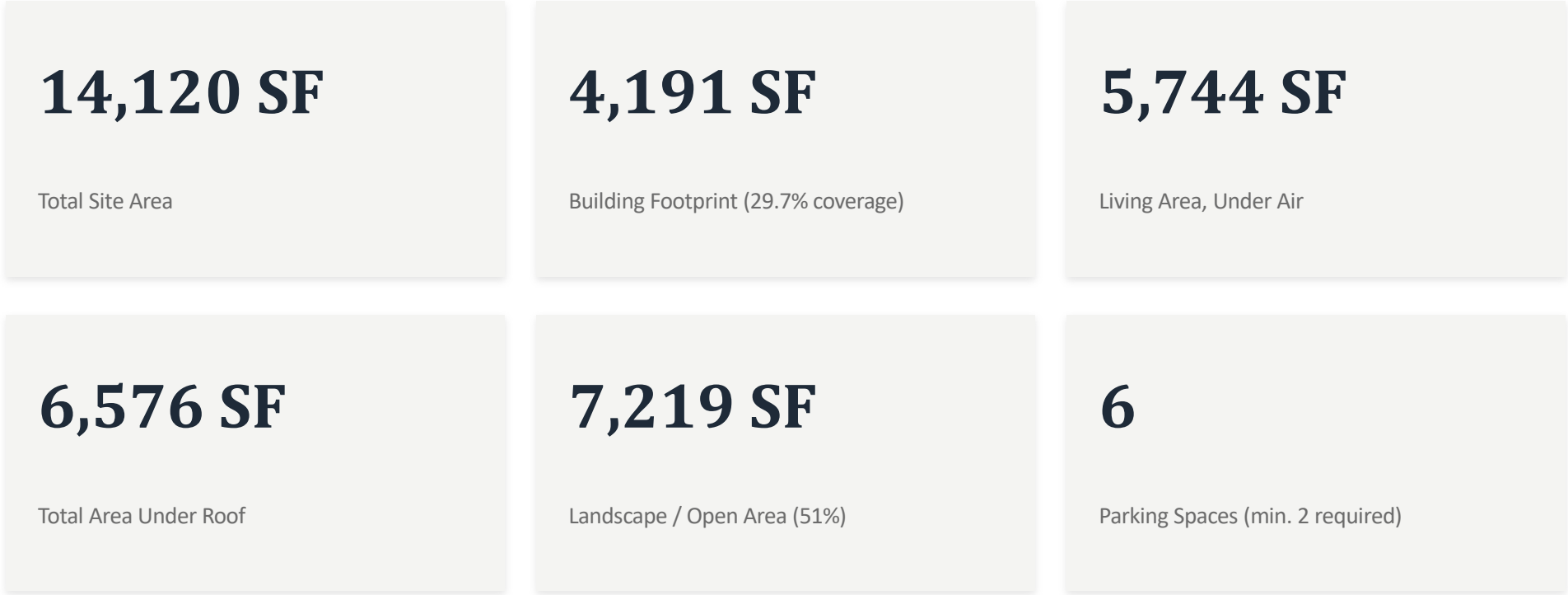
Front Corner / Ocean Drive side and Olympus rendered elevation



Left / Ocean Drive side, rendered elevation

BY THE NUMBERS

Site & Building Data



ZONING REQUIREMENT

Full Code Compliance

Standard	Required	Provided	
Front Setback	25' - 0"	25' - 0"	✓
Side Setback	10' - 0"	14' - 0"	✓
Side (Corner) Setback	25' - 0"	29' - 4"	✓
Rear Setback	10' - 0"	30' - 0"	✓
Max. Height (2-story)	30' - 0"	29' - 10"	✓
Max. Tower Height / Area	35' - 0" / 225 SF	None Proposed	✓
Max. Building Dimension	100' - 0"	71' - 6"	✓
Max. Lot Coverage	35% (4,942 SF)	29.7% (4,191 SF)	✓
Min. Landscape Area	25% (3,530 SF)	51% (7,219 SF)	✓
Min. Parking	2 spaces	6 spaces	✓

EMPHASIS — LOT PROPORTION

The Home Sits Comfortably on the Lot

14,120 SF

Total lot area

4,191 SF

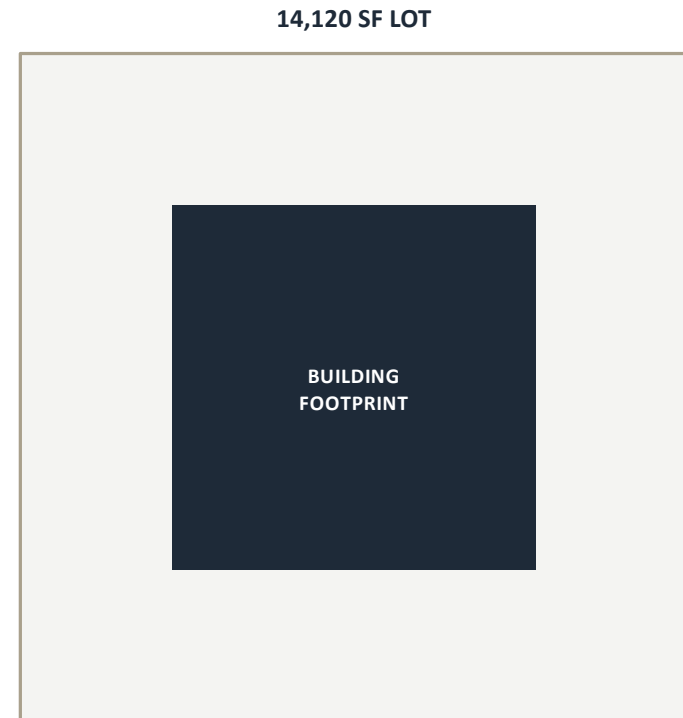
Building footprint

29.7%

Lot coverage — vs. 35% maximum allowed

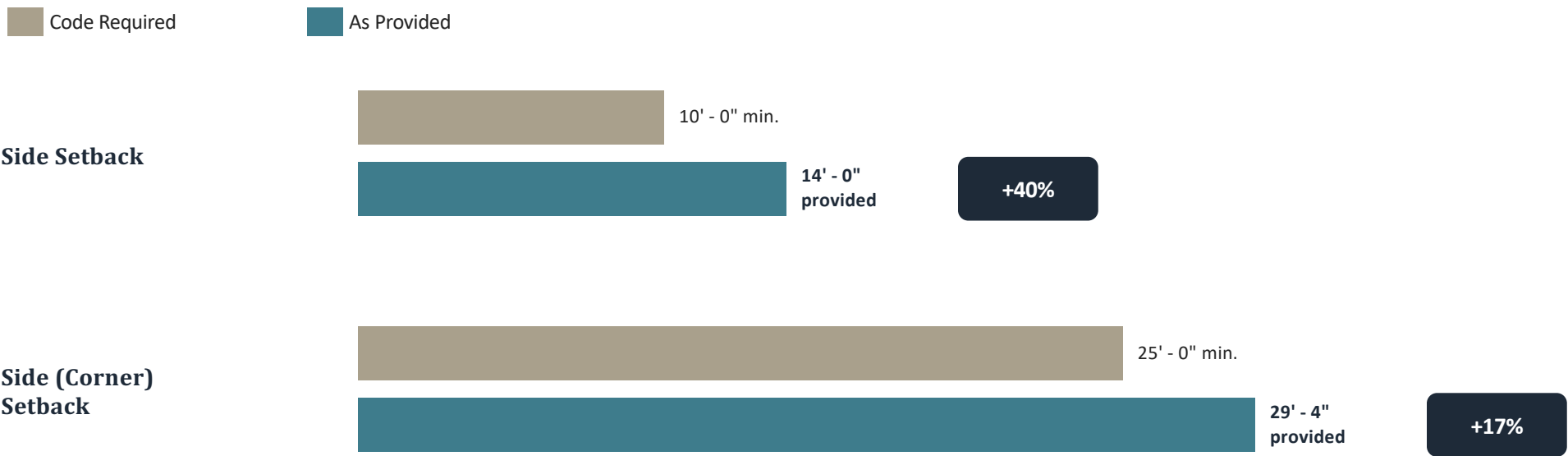
70.3%

Of the lot remains outside the building footprint

*Landscape & open area — 51% of the site*

EMPHASIS — SETBACKS

Side Setbacks Well Beyond Code Minimums



Both side yards exceed the minimum required separation from adjoining properties — reinforcing the open, uncrowded feel of the lot.

Corner setback per the sealed site plan, Sheet SP-1 — to be reconfirmed with staff in advance of the hearing.

CODE FRAMEWORK

Sec. 34-116 — Site Plan & Appearance Review Criteria

01 Architectural Style

Design must reflect Old Florida vernacular — Victorian, Spanish Revival, or Modern.

02 Design Harmony

Setback, scale, mass, bulk, proportion, height, orientation, site planning, landscaping, and materials — compared against the preponderance of buildings within 300 ft, in the same zoning district.

03 Mechanical Concealment

Equipment and “modern” operational features must be concealed from view.

04 Accessory Compatibility

Accessory features must be compatible in design and materials with the main structure.

The following pages address each criterion in turn.

CRITERION 1 — ARCHITECTURAL STYLE

Modern (Early- to Mid-20th Century)

One of the three architectural styles Sec. 34-116 expressly permits — the International Style / Mid-Century Modern movement (c. 1920s–1960s), defined by flat rooflines, expressed structure, walls of glass, and an honest use of materials in place of applied historic ornament.

- Clean-lined Modern massing with flat rooflines, deep overhangs, and a light sand stucco finish
- Pro-Fit Modera Ledgestone stone veneer accent piers anchor the entry and garage wings
- Full-height impact glass at the two-story foyer and great room bring in coastal light
- 42" glass balcony railings throughout keep sightlines open and consistent with the Modern vocabulary
- Aluminum-frame impact garage doors and windows are detailed to match the architectural language, not treated as afterthoughts



FRONT ELEVATION



LEFT SIDE ELEVATION

Front and side elevation, rendered — Olympus Drive frontage

CRITERION 1 — ARCHITECTURAL STYLE

Built on the Hallmarks of the Style, Point by Point

Hallmark of the Modern Style	As Expressed at 401 Olympus Drive
Form follows function; no applied historic ornament	Clean stucco wall planes — no applied moldings, cornices, or historicist detailing
Flat rooflines with deep, shading overhangs	Flat roof throughout, with broad overhangs shading the glazing below
Expressed structure; cantilevered volumes	Cantilevered 2nd-floor volumes and balconies at the side elevations
Walls of glass; dissolved indoor/outdoor boundary	Full-height glazing at the two-story foyer; 12'-4" & 15'-4" sliding glass doors
Interlocking rectilinear massing; asymmetry	Offset garage wings, entry tower, and main volume at varied planes and heights
Smooth planar walls vs. natural material accents	Light sand stucco field paired with stone veneer piers
Horizontal emphasis; ribbon / banded windows	Continuous window groupings at the 2nd floor; large-format fixed glass
Minimal, non-ornamental railings & hardware	42" glass and metal railings; aluminum-frame impact glazing

DESIGN DETAIL

Materiality Carries the Style

- Full-height stone veneer piers give the entry real depth and texture, not a flat applied finish
- Deep roof overhangs and shadow lines are proportioned to the Modern style, not just decorative
- Black-framed impact glass reads as a deliberate, tailored contrast against the light stucco field
- Every material — stone, stucco, glass, aluminum — is selected and detailed as a coordinated system

Entry detail, front elevation rendering





FRONT ELEVATION

Olympus Drive frontage



LEFT / SIDE ELEVATION

Ocean Drive side yard, showing pool area beyond

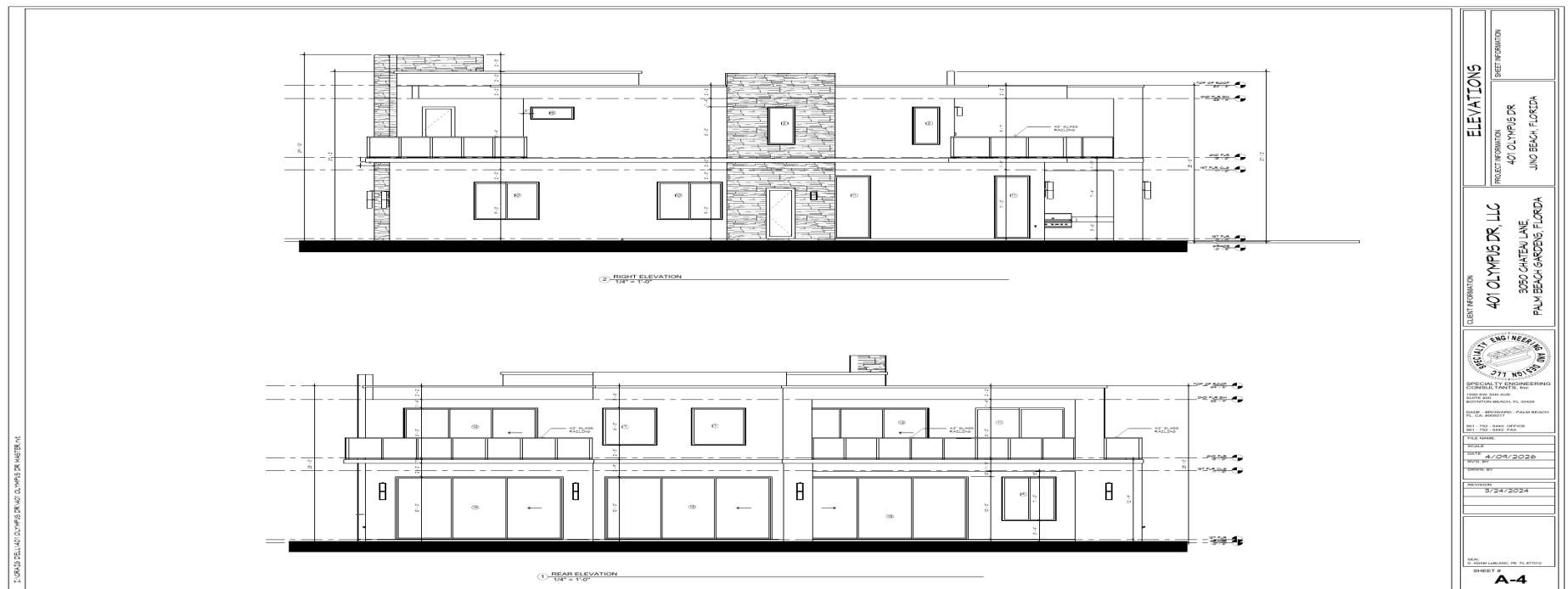
CONSTRUCTION DOCUMENTS

Measured Elevations — Front & Left



Sheet A-3 • Scale 1/4" = 1'-0"

Measured Elevations — Rear & Right



Sheet A-4 • Scale 1/4" = 1'-0"

CRITERION 1 & 4 — MATERIALS

Material & Color Board



Placeholder — board to follow under separate cover

CRITERION 2 — DESIGN HARMONY

What the Code Requires

“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.”

— Code of Ordinances, Sec. 34-116(3)(b)(2)

Harmony is not about matching styles — the code says so explicitly. It is a multi-factor test measured against the preponderance of buildings within 300 feet in the same zoning district (RS-1). The Town's own Planning & Zoning Department has already performed this comparison for 401 Olympus Drive.

CRITERION 2 — THE TOWN'S STUDY AREA ANALYSIS

19 Homes Within 300 Feet, Same Zoning District

Address	Year Built	Lot Size	FAR	Total SF	SF Under Air	Story	
470 Sunrise Way	1959	18,295 SF (.42 ac)	0.15	2,666	1,638	1	
460 Sunrise Way	1959	10,454 SF (.24 ac)	0.27	2,858	2,233	1	
440 Sunrise Way	1978	10,019 SF (.23 ac)	0.32	3,206	2,677	1	
420 Sunrise Way	1959	10,019 SF (.23 ac)	0.34	3,386	2,328	2	
410 Sunrise Way	1958	10,019 SF (.23 ac)	0.23	2,328	1,388	1	
171 Ocean Drive	2008	10,019 SF (.23 ac)	0.53	5,400	4,663	2	10%
431 Olympus Drive	1963	12,632 SF (.29 ac)	0.18	2,233	1,785	2	
451 Olympus Drive	1972	12,632 SF (.29 ac)	0.29	3,674	3,274	2	
461 Olympus Drive	2003	10,019 SF (.23 ac)	0.51	5,090	3,498	2	14%
461 Sunrise Way	1966	10,454 SF (.24 ac)	0.26	2,662	1,878	1	
441 Sunrise Way	1978	10,019 SF (.23 ac)	0.26	2,670	2,175	1	
421 Sunrise Way	1958	10,019 SF (.23 ac)	0.34	3,393	2,042	1	
401 Sunrise Way	1985	10,019 SF (.23 ac)	0.31	3,064	1,668	2	
391 Sunrise Way	1958	10,890 SF (.25 ac)	0.36	3,907	2,660	2	
210 Ocean Drive	1961	13,068 SF (.30 ac)	0.34	4,491	2,937	2	
190 Ocean Drive	2016	13,939 SF (.32 ac)	0.42	5,966	5,065	2	
160 Ocean Drive	1968	14,375 SF (.33 ac)	0.25	3,655	2,421	1*	
140 Ocean Drive	1962	14,375 SF (.33 ac)	0.33	4,709	3,717	1*	
120 Ocean Drive	2025	13,504 SF (.31 ac)	0.50	6,743	5,910	2	7%
Study Area Average	—	11,375 SF (.27 ac)	0.33	3,795	2,840	53% 2-story	
401 Olympus Drive (Subject)	—	14,120 SF (.324 ac)	0.47	6,576	5,744	2	

Source: Staff Report, Planning & Zoning Board, Agenda Item 3, August 3, 2026

401 Olympus Dr • Juno Beach, FL • Sec. 34-116 Submission

STAFF'S OWN FINDINGS

On Size, the Town Has Already Found Harmony

"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 (6,576 Square Feet) would be 167 square feet smaller than the largest existing home in the study area."

"Since the requested total square feet is also under twice the average total square footage (7,590 square feet), the size of the home is in harmony with the study area, according to the Town Council's direction on how to analyze whether the size of the home is in harmony with the surrounding study area."

— Staff Report to the Planning & Zoning Board, Agenda Item 3, August 3, 2026

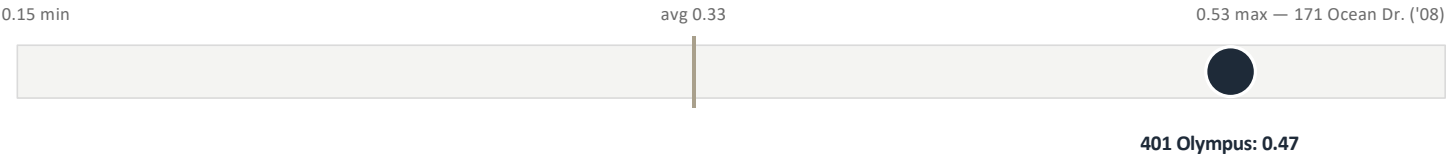
CRITERION 2 — DESIGN HARMONY

Inside the Study Area's Own Range

Total SF



FAR



The proposed home's size falls **inside the study area's own range** on both metrics — total square footage and Floor Area Ratio — without reaching the upper bound set by **120 Ocean Drive**, the most recently built home in the study area (2025).

CRITERION 2 — DESIGN HARMONY

Scale & Mass

Scale

Scale measures the visual proportion of the building relative to its surroundings — principally vertical scale, i.e., story count. The proposed two-story massing matches the preponderance of the study area and nearly every immediately adjacent home.

“The visual effect of the proposed two-story is compatible with other two-story homes in the near proximity of the home, including almost all of the homes adjacent to the proposed property.”

— Staff Report, Planning & Zoning Board, August 3, 2026

Mass

Mass measures the relationship and size between a building's distinct volumes. Rather than one uniform block, the roof steps across three elevations — entry portico ~15'-0", main roof plane ~24'-6", and the stone-clad accent tower to the full 29'-10" height — breaking the building into human-scaled volumes.

“The mass of the proposed single-family home is within the range and is in the context of the other structures located in the study area.”

— Staff Report, Planning & Zoning Board, August 3, 2026

CRITERION 2 — DESIGN HARMONY

Bulk & Proportion

Bulk

Bulk measures the overall size and volume of the building, expressed through Floor Area Ratio (FAR) — total gross building area divided by lot size. The proposed FAR is 0.47 — inside the study area's 0.15–0.53 range, without reaching the 0.53 ceiling already established at 171 Ocean Drive.

At 0.47, the proposed FAR sits comfortably inside the study area's range, without reaching the 0.53 FAR already established at 171 Ocean Drive, or the .51 FAR at 461 Olympus or .50 at 120 Ocean and .42 at 190 ocean. 401 Olympus will have the 4th highest FAR out of the 19 homes.

“The size and volume of the proposed single-family home is compatible to the average Floor Area Ratio (the average is 0.33) and total square footage (the average is 3,795 square feet).”

— Staff Report, Planning & Zoning Board, August 3, 2026

Proportion

Proportion measures the visual relationship of a building's elements to one another and to the whole. Here, that relationship is carried almost entirely by glass: large-format fixed and sliding glazing (including floor-to-ceiling units up to 48" x 120" and sliding glass door openings as wide as 15'-4", note this home has 3 sets glass door openings as wide as 15'-4") is sized and aligned consistently across each elevation, and the garage openings — ranging from 8' to 18' wide — are proportioned to sit comfortably within their adjoining wall planes rather than reading as oversized or disconnected insertions. The second floor has 2 sets 12'-4 sliders and one 8'-2" set of sliders. Windows, doors, and garage openings share a consistent rhythm and data point line across both stories, tying the façade together as a single composition.

“The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade... The proportion of the proposed building is considered harmonious. (except for the high front door)”

— Staff Report, Planning & Zoning Board, August 3, 2026

CRITERION 2 — DESIGN HARMONY

Height & Orientation

Height

The RS-1 height limit is two stories and 30 feet.

29'-10"

Sealed Site Plan
Sheet SP-1

2" under maximum

Complies with the 30-ft maximum regardless of which measurement governs.. Either way, the building reads as more horizontal than vertical in proportion, consistent with Sec. 34-116(3)(b)(5).

Orientation

Orientation considers how the building situates itself on the site. As a corner lot, 401 Olympus Drive has two real frontages — Olympus Drive (south) and Ocean Drive (east) — both fully articulated with matching stone piers, full-height glazing, and balconies, rather than treating one as primary and the other as a service elevation. This directly answers staff's suggestion to “create a corner lot presence” at Ocean Drive.

“The applicant has placed the building so that it would minimize impact to the surrounding homes. The applicant is providing 14' (interior) side setback and a 30' rear setback.”

Additionally, over 29’ side setback on east side.

— Staff Report, Planning & Zoning Board, August 3, 2026

CRITERION 2 — DESIGN HARMONY

Site Planning & Landscaping

7,219 SF

Landscaped open space provided — well above the 3,530 SF
(25%) minimum

+4 ft

Additional interior side setback beyond the code minimum

+20 ft

Additional rear setback beyond the code minimum

Enhanced Landscape Concept — East Side & Southeast Corner

● East Property Line (Ocean Drive)

a continuous 5- to 6-foot Clusia hedge paired with 16-plus-foot coconut palms spaced every 12 to 15 feet on center, at the end of the coconut palms will be triple Adonidia Palms providing immediate, mature screening and a strong vertical rhythm along the street. This reinforces the corner presence discussed under Orientation.

● Southeast Corner

The most visible point on the site from both frontages. The concept calls for a specimen tree with additional accent plantings to mark the corner as a deliberate landscape gesture, not an afterthought.

A full landscape plan detailing this concept, plant sizes, and quantities is included as Exhibit F (to follow under separate cover).

MATERIALS & ARCHITECTURAL COMPONENTS

A Coordinated Material Palette

MATERIALS

- White stucco field walls
- Large expanses of glass in thin aluminum frames
- Pro-Fit Modera Ledgestone natural stone veneer at the entry and accent piers — closely matching period Mid-Century Modern stone textures
- Glass-and-aluminum railings throughout

ARCHITECTURAL COMPONENTS

- Porches & balconies: three balconies — one covered, two open — each with matching glass-and-aluminum railings
- Roof type: flat throughout, expressed at three distinct elevations rather than one undifferentiated plane
- Entrances: full-height glazed door with sidelights, set within the stone-clad accent tower and sheltered by the entry portico roof plane

Entry detail, front elevation rendering



ARCHITECTURAL COMPONENTS — FENESTRATION

Mid-Century Modern Glazing, by the Numbers

Mid-century modern fenestration prioritizes expansive glass, seamless indoor-outdoor connections, and structural transparency. This design follows those principles directly — and the window and door schedule backs it up.

Floor-to-Ceiling Picture Windows

Large-format fixed glass up to 48" × 120" brings uninterrupted daylight into the main living spaces. Full-height glazing at the two-story foyer 20' tall; 14'-6" tall glazing at stair well.

Thin-Profile Dark Aluminum Frames

Slim aluminum sightlines read as structural transparency, not applied window units.

High Clerestory Windows

Fixed transom-style glass up to 126" × 24" delivers private daylighting at baths and stairwells without sacrificing privacy.

Full Sliding Glass Door Walls

Openings up to 15'-4" (3 of them on the first floor) wide dissolve the boundary between indoor living space and the covered lanai. Over 64 ft of sliding glass door openings between first and second floor.

STYLISTIC EXPRESSION

Harmony Doesn't Require Matching Styles — the Code Says So

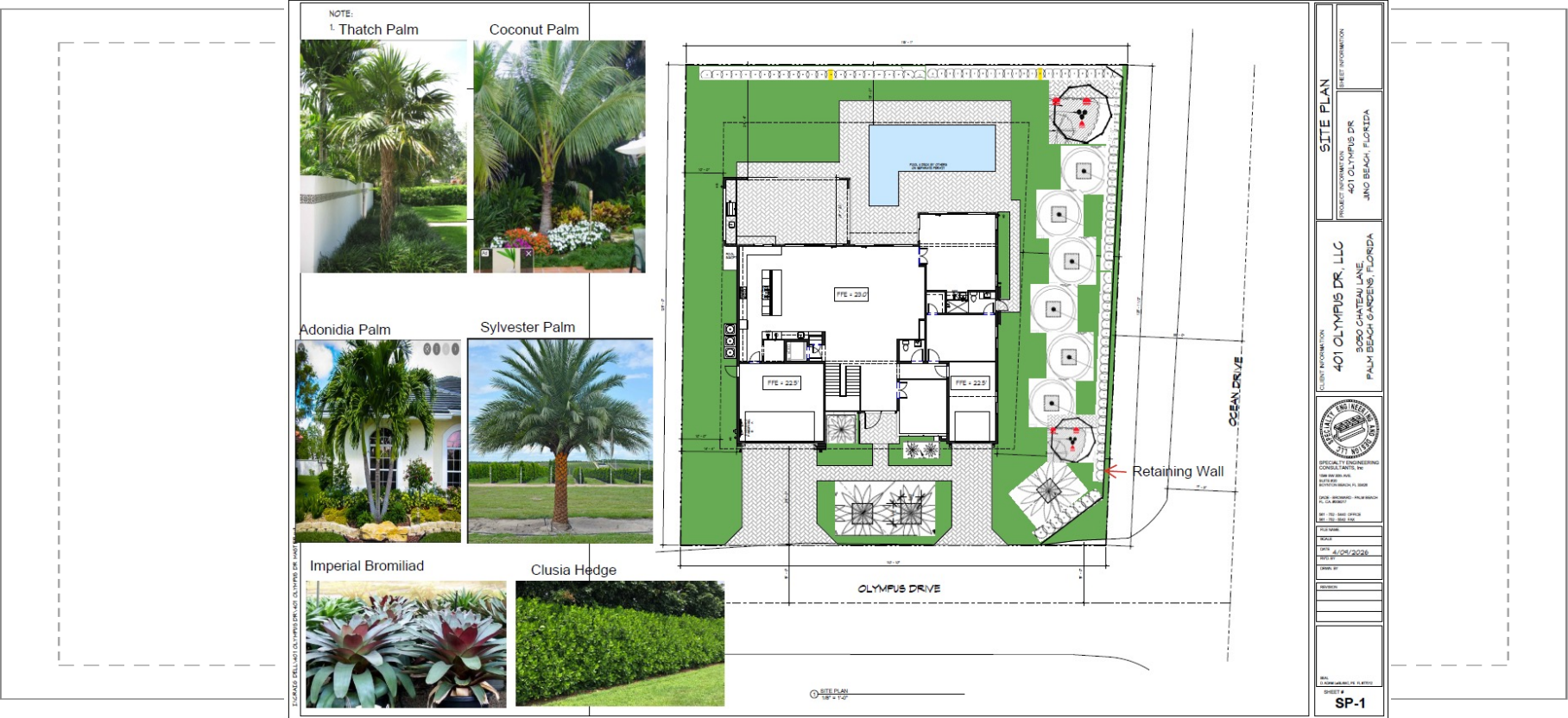
“The concept of harmony shall not imply that buildings must look alike or be of the same style.”

— Code of Ordinances, Sec. 34-116(3)(b)(2)

Where this design meets its neighbors is in the measures the code actually directs — setback, scale, mass, bulk, height, and site planning — each documented in the preceding pages, in several cases by the Town's own staff analysis. Its Modern (early- to mid-20th century) stylistic expression — flat roofs at varied elevations, walls of glass, and a limited stone-and-stucco material palette — is a style expressly permitted under Sec. 34-116, applied here with a coherent, fully resolved architectural vocabulary.

CRITERION 2 — LANDSCAPING

Landscape Plan



Placeholder — plan to follow under separate cover

CRITERIA 3 & 4 — MECHANICAL CONCEALMENT & ACCESSORY FEATURES

Equipment Kept Out of View

- Pool equipment, A/C condensers, gas meter, tankless water heater, and future generator are all sited along the interior side yards — not visible from the Olympus Drive or Ocean Drive frontages
- Equipment pad accounts for just 1% of total lot coverage
- Block and hood vents are integrated flush with the stucco wall plane rather than surface-mounted
- Pool and deck (permitted separately) are enclosed within the rear/side yard, screened by the building mass and perimeter landscaping
- Accessory features — railings, garage doors, entry fixtures — are finished to match the Modern material and color palette of the main structure

Conclusion

A Design That Meets the Code — On Every Point

- A considered, high-quality Modern design — expressly permitted under Sec. 34-116
- Size, Bulk and Mass met in the area
- A building footprint of just 29.7%, leaving over 70% of this oversized corner lot open
- Side setbacks of 14' - 0" and 29' - 4", well beyond the 10' and 25' minimums required
- Rear set back 30' well beyond the 10; required
- Every other zoning standard met or exceeded — height, coverage, landscaping, and parking
- We respectfully request the Committee's approval of the application as submitted

401 Olympus Dr, LLC • Thank you for your consideration



Meeting Name: Planning & Zoning Board
Meeting Date: September 21, 2026
Prepared By: Stephen Mayer
Item Title: Appearance Review – 403 Olympus Drive



**403 OLYMPUS DRIVE
JUNO BEACH, FLORIDA**

BACKGROUND:

On August 3, 2026, the Planning and Zoning Board (“Board”) tabled the original application from Mr. Craig Dell, manager of 403 Olympus LLC (“Applicant and Owner”) for the property located at 403 Olympus Drive (“Property”). At the Planning and Zoning hearing, staff recommended via the staff memo (attached) that the application be denied due to the originally proposed architectural style NOT being acceptable as a true example of Early to Mid-Century Modern, and that the size of the home is not in harmony per the Town Code. The Planning and Zoning Board agreed with staff and made several other objections and requests. The following recommendations were proposed by the Board:

- Provide the proposed materials and colors, stated on the elevations;
- Provide the proposed landscaping, on renderings and on the plan;

- Modify the architecture to be more in line with a preferred architectural style; and
- Reduce the size or mass of the house.

The applicant has since revised the proposed architectural style and have provided documents that were suggested by the Board. The applicant provided a summary of the design revisions after the Planning and Zoning Board hearing, and they detail the change from Mid-Century Modern/Key West Cracker to Spanish Revival/Mediterranean. The size of the house is reduced by 90 square feet, but the site plan and floor plans remains mostly unchanged.

Due to the major revisions of the architecture and size of the house by the applicant, staff will provide analyses of the architecture style and provide a clean staff memo with a recommendation of the provisions of harmony.

THE APPLICANT'S REQUEST:

The Property is zoned Residential Single Family (RS-1) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing vacant lot is .324 acres or +/- 14,120 square feet in area. The location of the property is shown in the aerial photo below and the front façade color rendering on the next page:





① FRONT ELEVATION
1/4" = 1'-0"

Rendering and Elevation of the proposed new home at 403 Olympus Drive

The Applicant is seeking to construct a new 6,720 square foot two-story home. The total footprint is 4,266 (29.7% lot coverage), thereby under the maximum lot coverage of 35% by 5.3% or 748 square feet. Section 34-116(3) (b) (items 1 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 their professional opinion with the Appearance Review Criteria (staff response is in **bold**).

STAFF ANALYSIS:

For the Board's review and consideration, staff has provided their professional opinion with the Appearance Review Criteria.

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;

Staff's response: The applicant claims that the proposed architectural style is Spanish Revival/Mediterranean.

Since this application pre-dates the approval of the architectural pattern book, staff was not compelled to require the applicant to utilize the architectural checklist. However, staff did use the checklist as a guide for our own review.

It is important to note that Spanish Revival (Mediterranean) prioritizes sophistication and elements of Italian and Greek Revival architecture. Key features and elements include courtyards, loggias, stucco walls and terracotta color roofs. Volumes are balanced with a single volume hierarchically dominant, typically with a tower entrance, full height front entry porches, elevated balconies, and a variety of roof height with a mix of gable and hip roofs anchored by a tower. Windows are multi-light casements and typically arched. Doors are also typically arched with iron ornamentation. Decorative precast or stone window trims are common and wrought iron detailing at windows and balconies. These are all descriptions extracted from our Architectural Design Guideline Book.

The roof is Spanish tile (Barcelona-Casa Grande Blend) with a hip and gable roof form with slight variations in height. The entry has high arched glazed covered loggia, arched doors and windows with multiple casement windows and stucco trim bands. The roof and entry has decorative carved wood outriggers under the eaves. The ornamentation are aluminum "Juliet" balconies to appear as wrought iron, and matching window frame color. The materials are stucco with trim bands and wood garage doors. The materials and colors (alabaster stucco and "black fox" soffit and fascia) have a unified and simple Spanish Revival theme, and the form of the structure is more horizontal than vertical, with varying façade planes and slight variances in roof height.

Whereas the windows shape and ornamentation are reminiscent of Spanish Revival, staff notes that the size and amount of the window/glazing (in particular the long window showing the stairwell and the large floor to ceiling window on the first floor), as more reminiscent of Mid-Century Modern, and may be a left-over design from the original submittal. It should be noted that in perfect Spanish Revival, the stucco walls would be more prominent in these locations where glazing is proposed. Staff notes this as a case of a hybrid of the two acceptable styles, but staff does not suggest the two styles conflict with each other in this instance.

It is staff's professional judgement that the proposed architecture does include almost all the key features of Spanish Revival (Mediterranean) architecture. Therefore, the architectural style is acceptable as an example of Spanish Revival/Mediterranean with a small Mid-Century Modern style in regard to the size and amount of the glazing, in staff's professional opinion.

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 setbacks, 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;

Staff's response: The area of the lot is +/-14,120 square feet, or 0.324 acres, and the proposed lot coverage ratio would be 29.7%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure. Using data from the Property Appraiser's Office, staff has created the following table summary on the next page for the Board's review:

<i>Address</i>	<i>Year Built</i>	<i>Lot Total Square Feet (acres)</i>	<i>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
470 Sunrise Way	1959	.42 acres 18,295 SF	0.15	2,666	1,638	1
460 Sunrise Way	1959	.24 acres 10,454 SF	0.27	2,858	2,233	1
440 Sunrise Way	1978	.23 acres 10,019 SF	0.32	3,206	2,677	1
420 Sunrise Way	1959	.23 acres 10,019 SF	0.34	3,386	2,328	2
410 Sunrise Way	1958	.23 acres 10,019 SF	0.23	2,328	1,388	1
171 Ocean Drive	2008	.23 acres 10,019 SF	0.53	5,400	4,663	2
403 Olympus Drive		.324 acres 14,120 SF	0.48	6,720	5,964	2
431 Olympus Drive	1963	.29 acres 12,632 SF	0.18	2,233	1,785	2
451 Olympus Drive	1972	.29 acres 12,632 SF	0.29	3,674	3,274	2
461 Olympus Drive	2003	.23 acres 10,019 SF	0.51	5,090	3,498	2
461 Sunrise Way	1966	.24 acres 10,454 SF	0.26	2,662	1,878	1
441 Sunrise Way	1978	.23 acres 10,019 SF	0.26	2,670	2,175	1
421 Sunrise Way	1958	.23 acres 10,019 SF	0.34	3,393	2,042	1
401 Sunrise Way	1985	.23 acres 10,019 SF	0.31	3,064	1,668	2

391 Sunrise Way	1958	.25 acres 10,890 SF	0.36	3,907	2,660	2
210 Ocean Drive	1961	.30 acres 13,068 SF	0.34	4,491	2,937	2
190 Ocean Drive	2016	.32 acres 13,939 SF	0.42	5,966	5,065	2
160 Ocean Drive	1968	.33 acres 14,375 SF	0.25	3,655	2,421	1*
140 Ocean Drive	1962	.33 acres 14,375 SF	0.33	4,709	3,717	1*
120 Ocean Drive	2025	.31 acres 13,504 SF	0.50	6,743	5,910	2
Average		.27 acres 11945 SF	0.33	3,795	2,840	53%

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.

* Has a Tower feature

Study Area Summary Statistics: FAR Range is 0.15 to 0.53. FAR Average = 0.33

TOTAL Sq. Ft. Range = 2,328 to 6,743 square feet. TOTAL Sq. Ft. Average = 3,795 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 (6,720 Square Feet) would be 23 square feet smaller than the largest existing home in the study area.

Since the requested total square feet is under twice the average total square footage (7,590 square feet), the size of the home may be in harmony with the study area, according to the Town Council's direction on how to analyze whether the size of the home is in harmony with the surrounding study area. However, staff must also consider other harmony factors such as proper site orientation, landscaping, proportion, materials and architectural styles. A full analysis of all components of harmony are in the section discussing harmony.

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: There are no changes to the architectural features as this is a new home. All modern operations and features of the building are completely concealed.

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: There are no proposed accessory structures on this site at this time. Any proposed accessory structures are required by Town Code to be compatible in design, materials and color to the principal structure.

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 height of the applicant's addition will comply with these criteria, the addition to the proposed two-story house appears more horizontal or nondirectional than vertical.

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

Staff's response: The mechanical equipment will be screened from view as required by Town Code.

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

Staff's response: Does not apply to single family homes.

Harmony Component

In consideration of the term "harmony" staff believes that the proposed single-family home is **not** harmonious (please see below). 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: The scale of the proposed single-family home refers to the vertical scale as compared to its surroundings. Please note that since a majority of the existing homes in the study area are one-story structures, the proposed home is not in harmony with the preponderance of the study area. However, the visual effect of the proposed two-story is compatible with two story homes in the near proximity of the home. Staff utilizes a two-test system, in which we factor in the directly adjacent properties to determine compatibility. Because of these factors, staff finds the proposal to be harmonious in scale.

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 2,328 square feet and 6,743 square feet (not including the subject house) with the average size being 3,794 square feet. The proposed structure is 6,720 total gross square feet. Therefore, the mass of the proposed single-family home is within the range of the homes in the area, and also less than two times above the average in the context of the other structures located in the study area. Based on metrics alone, the mass of the proposed home is harmonious in relation to its surroundings.

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

Staff's response: The proposed structure on 403 Olympus Drive is a total of 6,720 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 0.48. The size and volume of the proposed single-family home is compatible with the range and average Floor Area Ratio (the average is 0.33).

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: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building. The applicant's proposed architectural style of the building has elements, such as windows, doors and garage doors, proportionate with each other. The proportion of the proposed building is considered harmonious.

Height. The height limitations for RS-1 is two-stories and 30 feet.

Staff's response: The proposed building is 29'11" in height and two stories tall.

Orientation. Where the building is located on the site, where the windows are located on the second floor.

Staff's response: The applicant exceeds the required setbacks of the RS-1 zoning district. They are providing 22 and 27' side setbacks, where 10' is required, and 33' rear setbacks, where 10' is required.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 6,576 square feet of landscaped open space, which is well above the 25% requirement.

Landscaping. The provision of landscaping.

Staff's response: The application indicates landscape installation in the rendering and justification statements but does not provide detailed renderings or plans of the potential landscaping. The applicant provides 7,020 square feet of landscape area, which is nearly twice as much as required.

Materials and Architectural components.

Staff's response: The proposed architectural components have the key elements of Spanish Revival/Mediterranean style with some Mid-Century Modern elements specific to the size of the windows/amount of glazing in proportion to the house.

The proposed structure is an acceptable example of Spanish Revival/Mediterranean with some Mid-Century Modern style, which is permitted as a hybrid style, and is in harmony in comparison to the other structures in the study area compatible with the surroundings. In summary, it is the staff's professional opinion that the proposed new two-story home **meets** the appearance review as it relates to the architectural style and harmony.

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, 6,720 square foot home.

ATTACHMENTS:

August 3 Staff Memo

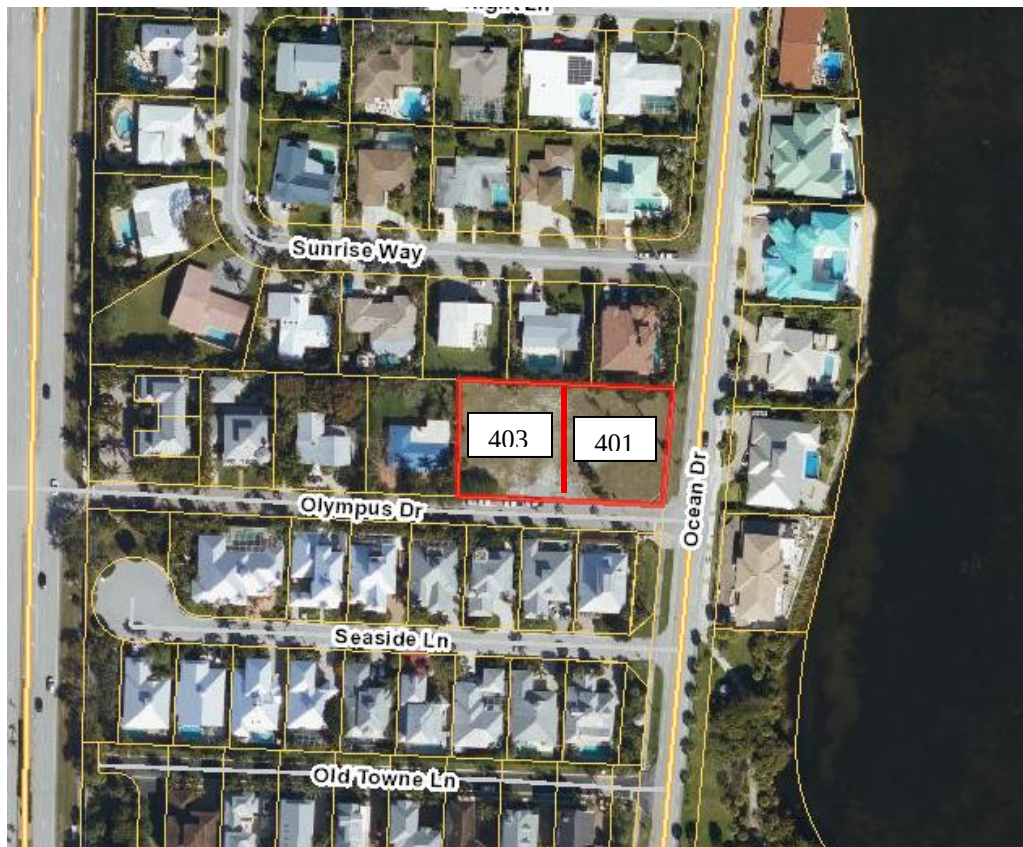
403 Olympus Drive Appearance Review Application and Backup Material (Revised)



Meeting Name: Planning & Zoning Board
Meeting Date: August 3, 2026
Prepared By: Stephen Mayer
Item Title: Appearance Review – 403 Olympus Drive

DISCUSSION:

The Town has received an application for Appearance Review from Mr. Craig Dell, manager of 403 Olympus LLC (“Applicants and Owners”) for the property located at 403 Olympus Drive (“Property”). The Property is zoned Residential Single Family (RS-1) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing vacant lot is .324 acres or +/- 14,120 square feet in area. The location of the property is shown in the aerial photo below:





Rendering of Proposed new home at 403 Olympus Drive

The Applicant is seeking to construct a new 6,835 square foot two-story home. The total footprint is 4,266 (29.7% lot coverage), thereby under the maximum lot coverage of 35% by 5.3% or 748 square feet. Section 34-116(3) (b) (items 1 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 their professional opinion with the Appearance Review Criteria (staff response is in **bold**).

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;

Staff's response: The applicant claims that the proposed architectural style is an interpretation of Early to Mid-20th Century Modernism, as defined by clean, unornamental geometric shapes stacked in asymmetrical masses. The applicant points out that the flat roofline, cantilevered upper floor overhangs, and minimalist steel-railed balconies further reinforce the horizontal emphasis of modernist style, while the symmetrical twin garage wings anchor the composition with a sense of balanced proportion. The applicant mentions that the design is in the spirit of prominent mid-century modernist architects Richard Neutra and Ludwig Mies van der Rohe.

The proposed architectural massing is far too contemporary in nature, and it is staff's professional judgement that the proposed architecture does not include key features of Mid-Century Modern architecture. For instance: clear sight lines that create a bridge between the interior space and the outdoors; innovative use of windows at the corners or full ceiling to floor; simple color palette or minimal use of light vernacular materials; creation of negative space; reduction of mass where materials change; and, sleek geometric lines with emphasis on horizontal planes. In no way is the multiple hip roof typical of mid-century modern style. There is no single horizontal plane, but rather strong and heavy vertical masses. Elements that work, like the garage door, are not carried anywhere else on the home.

Therefore, the architectural style is certainly **NOT** acceptable as an example of Early to Mid-Century Modern in staff's professional opinion.

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;

Staff's response: The area of the lot is +/-14,120 square feet, or 0.324 acres, and the proposed lot coverage ratio would be 29.7%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure. 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>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
470 Sunrise Way	1959	.42 acres 18,295 SF	0.15	2,666	1,638	1
460 Sunrise Way	1959	.24 acres 10,454 SF	0.27	2,858	2,233	1
440 Sunrise Way	1978	.23 acres 10,019 SF	0.32	3,206	2,677	1
420 Sunrise Way	1959	.23 acres 10,019 SF	0.34	3,386	2,328	2
410 Sunrise Way	1958	.23 acres 10,019 SF	0.23	2,328	1,388	1
171 Ocean Drive	2008	.23 acres 10,019 SF	0.53	5,400	4,663	2
403 Olympus Drive		.324 acres 14,120 SF	0.48	6,835	6,000	2
431 Olympus Drive	1963	.29 acres 12,632 SF	0.18	2,233	1,785	2

451 Olympus Drive	1972	.29 acres 12,632 SF	0.29	3,674	3,274	2
461 Olympus Drive	2003	.23 acres 10,019 SF	0.51	5,090	3,498	2
461 Sunrise Way	1966	.24 acres 10,454 SF	0.26	2,662	1,878	1
441 Sunrise Way	1978	.23 acres 10,019 SF	0.26	2,670	2,175	1
421 Sunrise Way	1958	.23 acres 10,019 SF	0.34	3,393	2,042	1
401 Sunrise Way	1985	.23 acres 10,019 SF	0.31	3,064	1,668	2
391 Sunrise Way	1958	.25 acres 10,890 SF	0.36	3,907	2,660	2
210 Ocean Drive	1961	.30 acres 13,068 SF	0.34	4,491	2,937	2
190 Ocean Drive	2016	.32 acres 13,939 SF	0.42	5,966	5,065	2
160 Ocean Drive	1968	.33 acres 14,375 SF	0.25	3,655	2,421	1*
140 Ocean Drive	1962	.33 acres 14,375 SF	0.33	4,709	3,717	1*
120 Ocean Drive	2025	.31 acres 13,504 SF	0.50	6,743	5,910	2
Average		.27 acres 11,945 SF	0.33	3,795	2,840	53%

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.

* Has a Tower feature

Study Area Summary Statistics: FAR Range is 0.15 to 0.53. FAR Average = 0.33

TOTAL Sq. Ft. Range = 2,328 to 6,743 square feet. TOTAL Sq. Ft. Average = 3,795 square feet

Staff's response: According to the table above, the proposed two-story home would result in a new home outside the range of the total square footage for the study area. The proposed square footage (6,835 Square Feet) would be 92 square feet larger than the largest existing home in the study area.

Since the requested total square feet is under twice the average total square footage (7,590 square feet), the size of the home may be in harmony with the study area, according to the Town Council's direction on how to analyze whether the size of the home is in harmony with the surrounding study area. However, staff must also consider other harmony factors such as proper site orientation, landscaping, proportion, materials and architectural styles. A full analysis of all components of harmony are in the section discussing harmony.

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: There are no changes to the architectural features as this is a new home. All modern operations and features of the building are completely concealed.

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: There are no proposed accessory structures on this site at this time. Any proposed accessory structures are required by Town Code to be compatible in design, materials and color to the principal structure.

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 height of the applicant's addition will comply with these criteria, the addition to the proposed two-story house appears more horizontal or nondirectional than vertical.

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

Staff's response: The mechanical equipment will be screened from view as required by Town Code.

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

Staff's response: Does not apply to single family homes.

Harmony Component

In consideration of the term "harmony" staff believes that the proposed single-family home is **not** harmonious (please see below). 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: The scale of the proposed single-family home refers to the vertical scale as compared to its surroundings. Please note that since a majority of the existing homes in the study area are one-story structures, the proposed home is not in harmony with the preponderance of the study area. However, the visual effect of the proposed two-story is compatible with two story homes in the near proximity of the home. Staff utilizes a two-test system, in which we factor in the directly adjacent

properties to determine compatibility. Because of these factors, staff finds the proposal to be harmonious in scale.

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 2,328 square feet and 6,743 square feet (not including the subject house) with the average size being 3,794 square feet. The proposed structure is 6,835 total gross square feet. Therefore, the mass of the proposed single-family home is not within the range of the homes in the area, although it is also less than two times above the average in the context of the other structures located in the study area. Based on metrics alone, the mass of the proposed home is **not** harmonious in relation to its surroundings. Staff recommends removing approximately 100 square feet from the mass of the building.

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

Staff's response: The proposed structure on 403 Olympus Drive is a total of 6,835 gross square feet, which is not 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 0.48. The size and volume of the proposed single-family home is compatible to the range and average Floor Area Ratio (the average is 0.33) and total square footage (the average is 3,795 square feet) when compared to the study area.

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: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building. The applicant's proposed architectural style of the building has elements, such as windows, doors and garage doors, proportionate with each other. The proportion of the proposed building is considered harmonious. (with the exception of the high front door)

Height. The height limitations for RS-1 is two-stories and 30 feet.

Staff's response: The proposed building is 29'11" in height and two stories tall.

Orientation. Where the building is located on the site, where the windows are located on the second floor.

Staff's response: The applicant is providing an additional 11- and 13-foot setbacks on the interior sides, and an additional 18 feet to the rear property line, therefore is centrally locating the building to maximize the setbacks to adjacent lots, given the requested footprint of the building.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 6,576 square feet of landscaped open space, which is well above the 25% requirement.

Landscaping. The provision of landscaping.

Staff's response: The application does not indicate any landscape installation to be reviewed under the Appearance Section of the code.

Materials and Architectural components.

Staff's response: The proposed architectural components lack elements that make it Mid-Century modern in style, as detailed in the analysis of criteria #1. This is not harmonious with the study area, as the preponderance of the study area is not purely contemporary in architectural style. Staff recommends a change in the materials, colors, roof and architectural elements to match the desired midcentury modern architectural styles to reduce the visual effects of mass.

The proposed structure is not a good example of Mid-Century Modern, nor is it in harmony in comparison to the other structures in the study area compatible with the surroundings. In summary, it is the staff's professional opinion that the proposed new two-story home **does not meet** the appearance review criteria #1 and #2, as it relates to the architectural style and two elements of harmony (mass and materials and architectural components).

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 6,835 square foot home.

ATTACHMENTS:

403 Olympus Drive Appearance Review Application and Backup Material



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

For Official Use Only
Date Stamp

Item #3.

Appearance Review Application

The following information and items shall be provided to the Planning and Zoning Department for processing and dissemination in association with scheduling of submittals before the Town's Planning and Zoning Board. The Board meets on the First Monday of each month, unless otherwise changed. The submittal of a completed packet, to include the application, plans, photos, etc. shall be submitted on the Monday, forty-five (45) days prior to the meeting. All of staff's comments shall be addressed twenty-one (21) days prior to the meeting. An application is deemed complete once staff has determined that all comments have been addressed via notification to the applicant by email or mail. A pre-application meeting with staff is required prior to the submittal of the application.

Date: APRIL 15, 2026

Project Address: 403 OLYMPUS LLC

Property Control Number: TBD Zoning District: RS-1 SINGLE FAMILY
28-JUNO BEACH

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). CONSTRUCT NEW HOME. ARCHITECTURAL STYLE
REPRESENTING A MODERN (20TH CENTURY STYLE HOME)

Design Professional Name: SPECIALTY ENGINEERING CONSULTANTS INC. License #: 009217

Phone Number: 561-752-5440 E-mail: IAN@SPELSE.COM
ADAM@SPELSE.COM

Construction Company Name: COASTAL CONTRACTORS OF SOUTH FLORIDA INC.

Phone Number: 722-579-7012 E-mail: MICHAELA.FOX@OUTLOOK.COM

Property Owner's Name: 403 OLYMPUS LLC

Owner's Address (if different from project address): 3050 CHATEAU LANE, PALM BEACH GARDENS, 33411

Phone Number: 954-699-5811 E-mail: CD@ZICPG.COM

Applicant/Owner signature: [Signature] Date: 4-15-2026

Please note: The Appearance Review solely addresses the Appearance Criteria of the proposed project, it does not encompass a zoning, engineering, or building review. Further reviews by Town staff will commence once a building permit has been submitted.

ARCHITECTURAL STYLE COMPLIANCE

403 Olympus Drive, Juno Beach, FL 33408

How the Proposed Residence Meets Sec. 34-116's Permitted Styles — Mediterranean Revival

Section 34-116 of the Town of Juno Beach's Code of Ordinances requires that new single-family construction reflect Old Florida vernacular architecture, expressed through one of three permitted traditions: Victorian, Spanish Revival, or Modern. The proposed residence at 403 Olympus Drive is designed in the Mediterranean Revival style, a regional expression of the Spanish Revival tradition as it developed in Florida, incorporating elements of Italian and Greek Revival architecture. On that basis alone, the design satisfies the threshold requirement of Sec. 34-116: it is squarely one of the three styles the Town's code expressly permits, not an unlisted or invented style requiring special justification.

Mediterranean Revival architecture in Florida traces to the tourism-driven development of the early twentieth century, when architects working in this tradition combined Spanish, Italian, and Greek Revival influences into a style associated with permanence, romance, and sophistication. These homes are characterized by courtyards, loggias, stucco walls, and terracotta roofs, with massing composed through balanced asymmetry: irregular volumes organized into a cohesive, intentional composition, typically anchored by a single hierarchically dominant element such as a tower or entrance. The style's character-defining hallmarks include cascading hip and gable roof forms finished in barrel tile; substantial walls and deep-set openings that convey visual weight and permanence; arched windows and doors, most prominent at entry volumes; decorative trim at window and door surrounds; ornamental railings and fixtures; smooth-to-heavily-textured stucco finishes; and a visually heavy base created by larger, more prominent openings at the ground floor.

The design proposed for 403 Olympus Drive is not a generic stucco box with applied Mediterranean details — its massing, openings, and materials are built directly on these hallmarks, point by point, and every figure below is drawn from the sealed elevations and roof plan. The roof is a composition of cascading hip and gable volumes finished in Spanish tile at a uniform 3.5:12 pitch, stepping down from a 26'-4" datum at the dominant, arched entry volume to a 23'-0" datum at the second-floor roof beam — the varied roof heights the tradition calls for, rather than a single uniform plane. That entry volume, a full-height arched glazed element at the building's center, reads as the composition's hierarchically dominant feature, with matching two-car and one-car garage wings providing balanced architectural weight at each end. Deep-set arched openings recur at the entry, both garage bays, and the second-floor windows, each framed by a decorative stucco trim band and keystone-profile surround rather than a flat, applied casing. Ground-floor window and door openings are taller and more prominent than those above, grounding the composition to the site in the visually heavy base the style calls for.

The material palette reinforces the same vocabulary. Field walls are finished in a smooth, light sand-finish stucco — Sherwin-Williams “Alabaster,” SW 7008 — with soffits and fascia in a contrasting “Black Fox,” SW 7020, and a wood-tone vertical-plank garage door completing a warm, coordinated exterior. Aluminum Juliet balcony railings at the second-floor windows are finished to match the window frame color, consistent with the sealed elevations, and a covered entry loggia shelters an arched front door

beneath decorative carved wood eave outriggers. Every material — roof tile, stucco, trim, railing, and wood accent — is selected and detailed as one coordinated system rather than a collection of unrelated finishes.

Taken together, the roof geometry, the dominant arched entry volume, the deep-set arched openings with their decorative trim, and the coordinated stucco-and-metal material palette add up to a considered, high-quality Mediterranean Revival design — a coherent, fully resolved architectural vocabulary that meets Sec. 34-116's architectural style requirement on its own terms, as one of the three styles the Town's code expressly permits.

SUMMARY OF ELEVATION CHANGES

403 Olympus Drive, Juno Beach, FL 33408

Mid-Century Modern / Key West Cracker to Mediterranean Revival — Prepared September 10, 2026

The originally submitted design for 403 Olympus Drive was a blended Modern (Mid-Century) and Key West Cracker composition — two of the three architectural styles Sec. 34-116 expressly permits, unified by an honest, largely unornamented use of materials. The applicant is now proposing to revise that architectural style to Mediterranean Revival, the third of the code's permitted traditions. The site plan, floor plans, building footprint, living area, and zoning data are unchanged from the original submission; what follows describes the changes made to the elevations, roof plan, and exterior material palette in moving from one permitted style to the other.

The most visible change is to the roof. The original design used a standing-seam metal roof composed of numerous intersecting gables and hips, stepping through four distinct heights — 11'-0", 15'-0", 23'-0", and a 28'-4" entry ridge — at a 3.5:12 pitch. The revised design keeps that same 3.5:12 pitch and the same cascading logic of varied roof heights, but changes the roofing material to Spanish tile and simplifies the height datums to two principal steps: a 26'-4" ridge at the dominant entry volume and a 23'-0" datum at the second-floor roof beam. The net effect on the building is negligible — overall height moves from 29'-11" to 29'-11½", still comfortably under the RS-1 limit of 30'-0" — but the roof now reads as a Mediterranean tile composition rather than a Key West Cracker metal one.

The entry composition has also changed. Where the original design used a raised, covered entry portico sheltering a 6'-4" x 10'-0" glazed front door, and organized the front elevation around a wood-tone-clad entry tower, the revised design replaces the tower with a full-height, arched glazed volume at the building's center — still the composition's dominant element, but expressed through an arch rather than a modern tower profile — sheltered by a covered entry loggia. The front door itself changes from a simple glazed panel to an arched door with iron strap hinges and hardware, consistent with the Mediterranean Revival tradition's decorative entrances.

Fenestration changes throughout. The original design's thin-profile, black-aluminum-framed glazing — including tall vertical window groupings and sliding glass door walls up to 16'-4" wide — is replaced by deep-set arched windows at the entry and second floor, paired with multi-light casement windows at the ground floor, each framed by a decorative stucco trim band and keystone-profile surround. Railings change as well: the original glass-and-metal balcony railing is replaced by aluminum Juliet balcony railings at the second-floor windows, finished to match the window frame color.

The material palette shifts to match. The original design paired a light sand stucco field with a single wood-tone accent at the entry tower and second-floor volumes, kept deliberately spare in the Modern tradition. The revised palette retains stucco as the field material — specified as Sherwin-Williams "Alabaster," SW 7008 — but adds a contrasting soffit and fascia color ("Black Fox," SW 7020), decorative stucco trim bands at every arched opening, a wood-tone vertical-plank garage door, and decorative carved wood outriggers at the eaves. Where the original palette was intentionally minimal, the revised palette is more textured

and historically referential, consistent with the Mediterranean Revival tradition's emphasis on permanence and ornament.

Taken together, these changes revise the building's architectural expression from one permitted style to another without altering the site plan, the building's footprint, its living area, or any zoning data previously submitted and reviewed. The massing logic — a dominant central volume flanked by balanced garage wings, varied roof heights, and setbacks well beyond code minimums — carries forward unchanged; only its architectural vocabulary, materials, and detailing have been revised to express the Mediterranean Revival style illustrated in the attached rendering and reflected in the sealed elevations and roof plan.



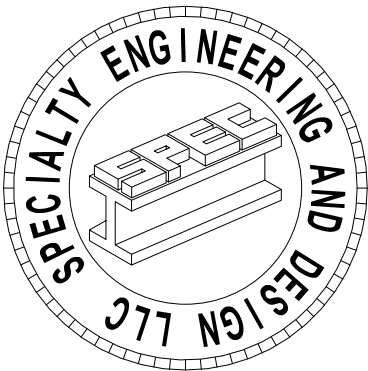


403 OLYMPUS DRIVE
JUNO BEACH, FLORIDA

SHT	DESCRIPTION		
	COVER SHEET		
SP-1	SITE PLAN		
A-1	1ST FLOOR PLANS		
A-2	2ND FLOOR PLANS		
A-3	ELEVATIONS		
A-4	ELEVATIONS		
A-5	ROOF PLAN		

BLDG. DESIGN DATA	
CODES: FLORIDA RESIDENTIAL BLDG. CODE 2023 8TH EDITION ENERGY CONSERVATION, PLUMBING, MECHANICAL AND ELECTRICAL NFPA FL FIRE PREVENTION CODE 9th ED. NEC NATIONAL ELECTRIC CODE 2020 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-19, ASTM 47th ED.	
DESIGN CRITERIA	
CITY/COUNTY	JUNO 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 CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	65
ROOF DEAD LOAD, psf	25
ROOF LIVE LOAD, psf	30
CONSTRUCTION TYPE	"V" B" UNPROTECTED

CLIENT INFORMATION
403 OLYMPUS DR, LLC
3050 CHATEAU LANE
PALM BEACH GARDENS, FLORIDA



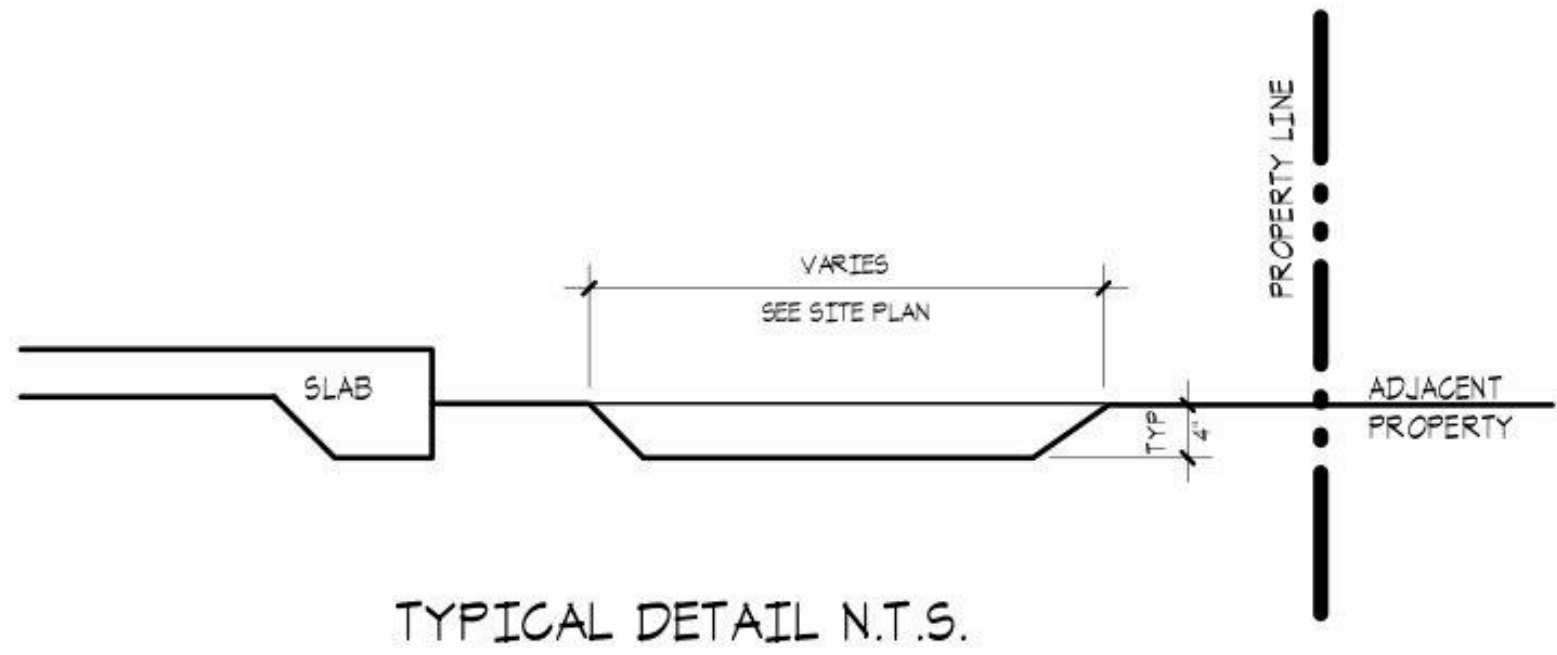
SPECIALTY ENGINEERING
AND DESIGN, LLC

11599 SW 30th AVE.
SUITE #11
BOYNTON BEACH, FL 33426

DADE – BROWARD – PALM BEACH
FL. CA. #009217

561 – 752 – 5440 OFFICE
561 – 752 – 5542 FAX

- NOTE:
1. NO ROOF DRAINS
 2. APPLICANT/OWNER SHALL BE RESPONSIBLE FOR CORRECTING AND ADVERSE IMPACTS CAUSED BY EXISTING AND PROPOSED CONDITIONS NO CAPTURED ON PLANS PRIOR TO C.O.
 3. NO WATER TO DRAIN ON TO ADJOINING PROPERTY.



SITE DATA TABLE

BUILDING FOOT PRINT	4,266 S.F.
1ST FLOOR AREA	3,108 S.F.
GARAGE AREA	756 S.F.
TOTAL SITE AREA	14,385 S.F.
LOT COVERAGE (MAX 35%)	5,035 S.F.
PARKING SPACE : GARAGE = 3SPACES-DRIVEWAY = 3 SPACES TOTAL PARKING SPACE = 6 SPACES	
25% LANDSCAPE AREA = 3,596 S.F. PROVIDE = 7,320 SF	

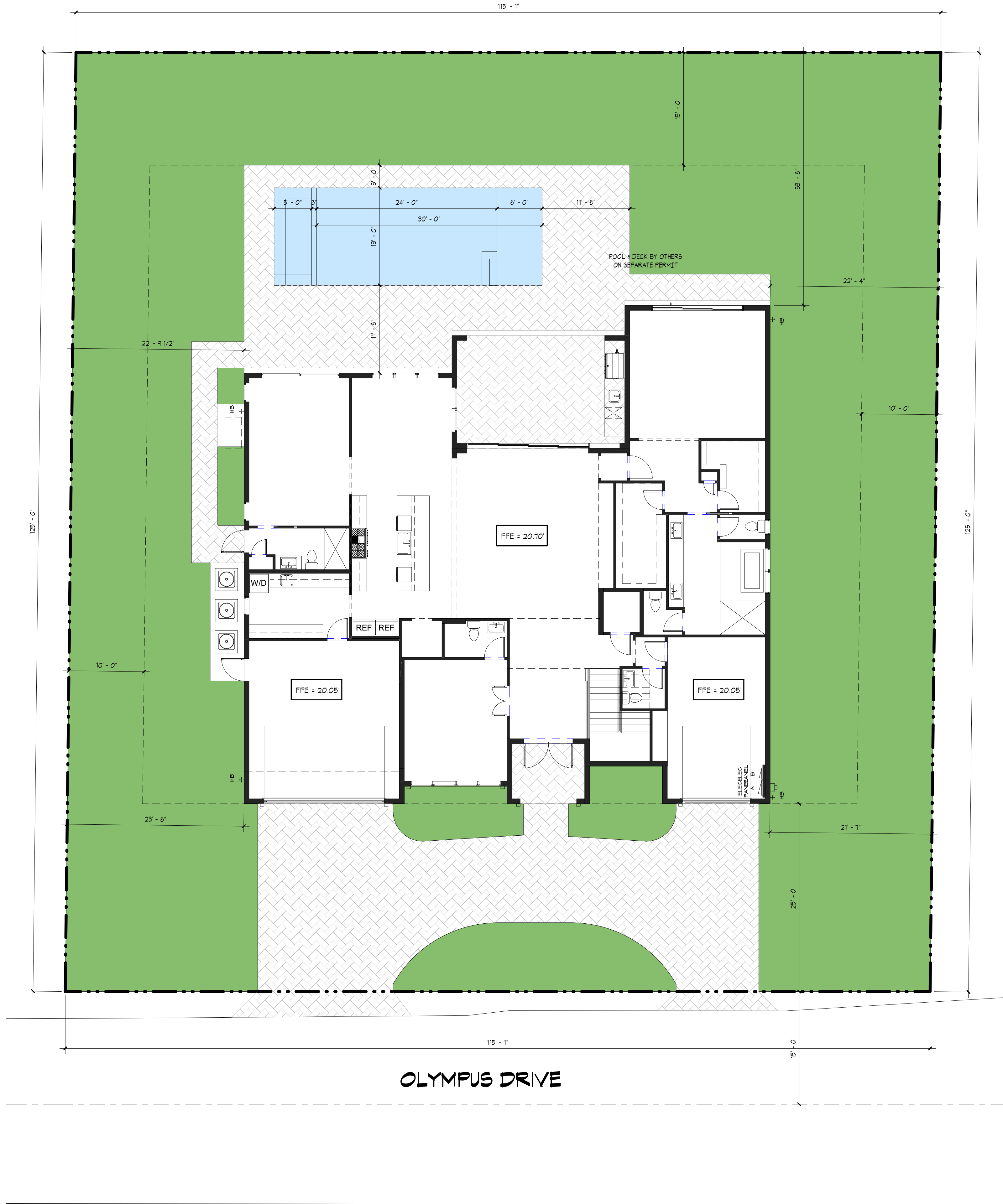
LANDSCAPE AREA

ZONING REQUIREMENT

	REQUIRED	PROVIDED
MINIMUM FRONT SET-BACK	25'-0"	25'-0"
MINIMUM SIDE SET-BACK	10'-0"	22.8'/27.58'
MINIMUM REAR SET-BACK	10'-0"	33'-0"
MAXIMUM HEIGHT : 2-STORIES	30'-0"	29'-11"
MAXIMUM TOWER HEIGHT	33'-0"	NONE
MAXIMUM TOWER AREA	225 SF	0 SF
MAXIMUM COVERAGE	35% : 5,035 S.F.	4,266 S.F.
MAXIMUM BUILDING DIM	100 FT	70.0 FT
MINIMUM LANDSCAPE AREA	25% : 3,530 S.F.	7,660 S.F.
MINIMUM PARKING REQ	2 SPACES	6-SPACES

LOT AREA CALCULATION

	SQ. FT	PERCENTAGE
LOT AREA	14,385	100%
BUILDING COVERAGE	4,266	30%
PAVERS DRIVE WAY	1,350	9%
POOL AND DECK	1,685	12%
EQUIPMENT PAD	64	1%
TOTAL LOT COVERAGE	7,365	51%
OPEN SPACE	7,020	49%



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

SITE PLAN

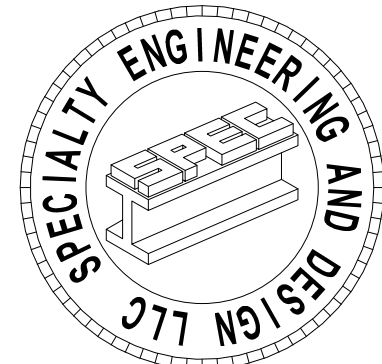
SHEET INFORMATION

PROJECT INFORMATION

403 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

403 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL CA #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 4/09/2026

RVD. BY

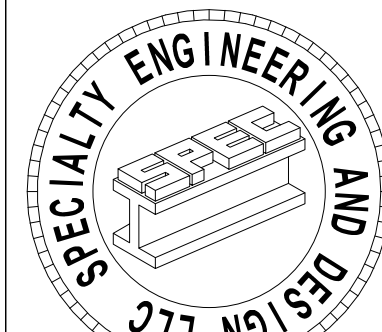
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REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

SP-1

SPECIALTY ENGINEERING
CONSULTANTS, Inc1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426DADE - BROWARD - PALM BEACH
FL, CA #009217561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE

4/09/2026

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SHEET #

A-1

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C AREA	3061 SF
2ND FLOOR A/C AREA	2824 SF
	5885 SF
LANAI	323 SF
ENTRY	79 SF
GARAGE	756 SF
	1158 SF
Grand total	7043 SF

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : PER ENERGY CALC
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE
4. SET HOTWATER HEATER AT FDN FLR LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V AC BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

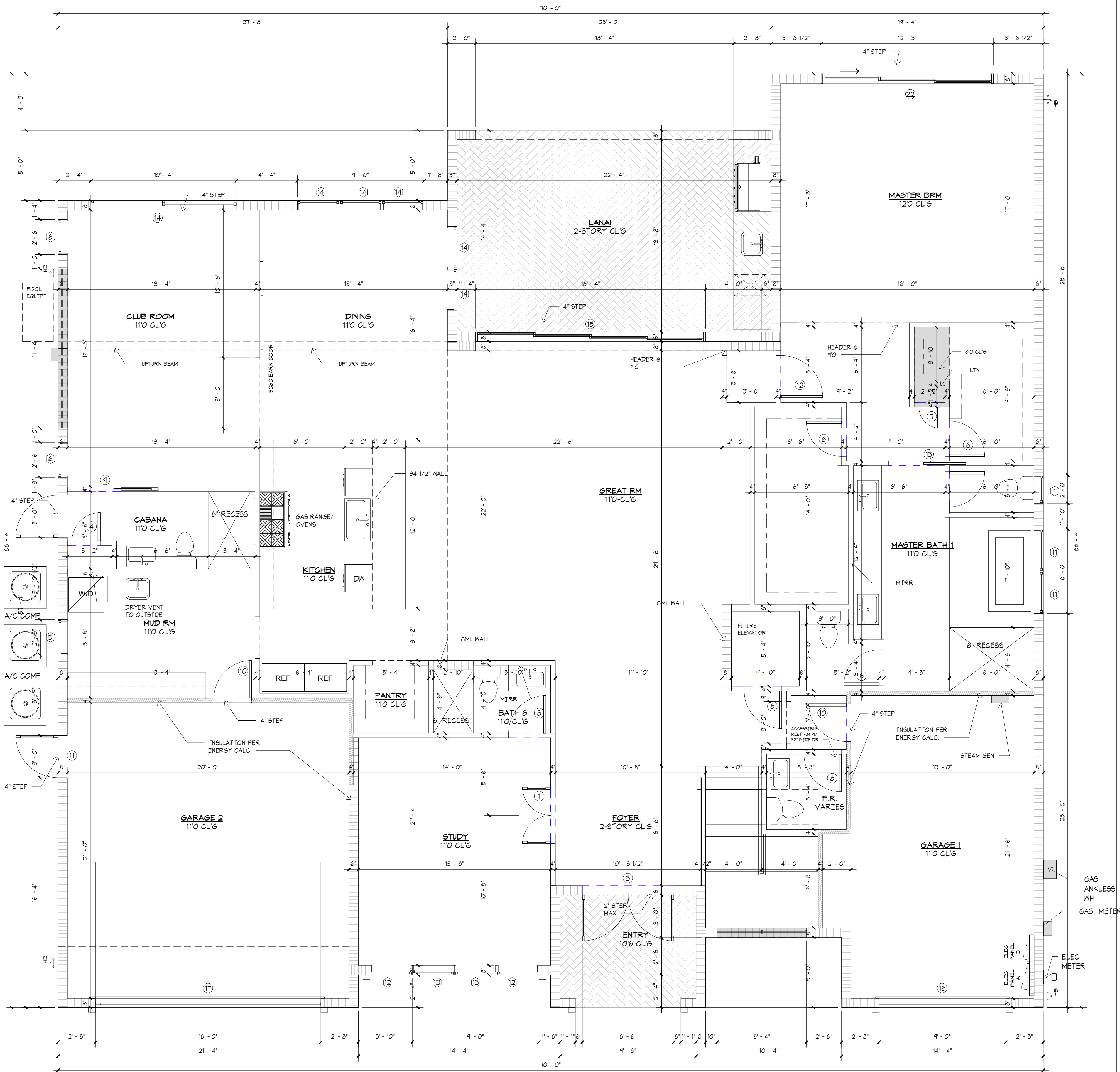
NOTE:
CONTRACTORS MUST VERIFY OPENINGS
WITH DOORS AND WINDOWS MANUFACTURES.

WINDOWS SCHEDULE

Mark	Rough Opening		Description	Count
	Width	Height		
1	2' - 0"	4' - 0"	24" X 48" FIXED GLASS	4
2	2' - 4"	2' - 0"	28" X 24" FIXED GLASS	2
4	2' - 6"	4' - 0"	30" X 48" FIXED GLASS	1
5	2' - 6"	5' - 0"	30" X 60" FIXED GLASS	1
6	2' - 6"	9' - 0"	30" X 108" FIXED GLASS	2
7	3' - 0"	2' - 0"	36" X 24" FIXED GLASS	4
8	6' - 6"	3' - 3"	78" X 30" FIXED GLASS	1
9	3' - 0"	5' - 0"	36" X 60" CASEMENT EGRESS	2
10	3' - 0"	5' - 0"	36" X 60" FIXED GLASS	3
11	3' - 0"	5' - 4"	36" X 64" FIXED GLASS	2
12	3' - 0"	6' - 0"	36" X 72" CASEMENT EGRESS	6
13	3' - 0"	6' - 0"	36" X 72" FIXED GLASS	3
14	3' - 0"	10' - 0"	36" X 120" FIXED GLASS	5
15	3' - 2"	8' - 0"	38" X 96" FIXED GLASS	2
16	3' - 0"	4' - 0"	36" X 48" FIXED GLASS	4
17	4' - 1"	7' - 0"	49" X 84" FIXED GLASS	4
18	5' - 8"	2' - 0"	68" X 24" FIXED GLASS	2
19	2' - 6"	6' - 0"	30" X 72" CASEMENT EGRESS	2
20	3' - 2"	7' - 0"	38" X 96" FIXED GLASS	2
21	6' - 3"	8' - 0"	Hurricane Resistant Window as Specified in 08 51 00	2
22	4' - 0"	8' - 0"	Hurricane Resistant Window as Specified in 08 51 00	2
Grand total: 56				56

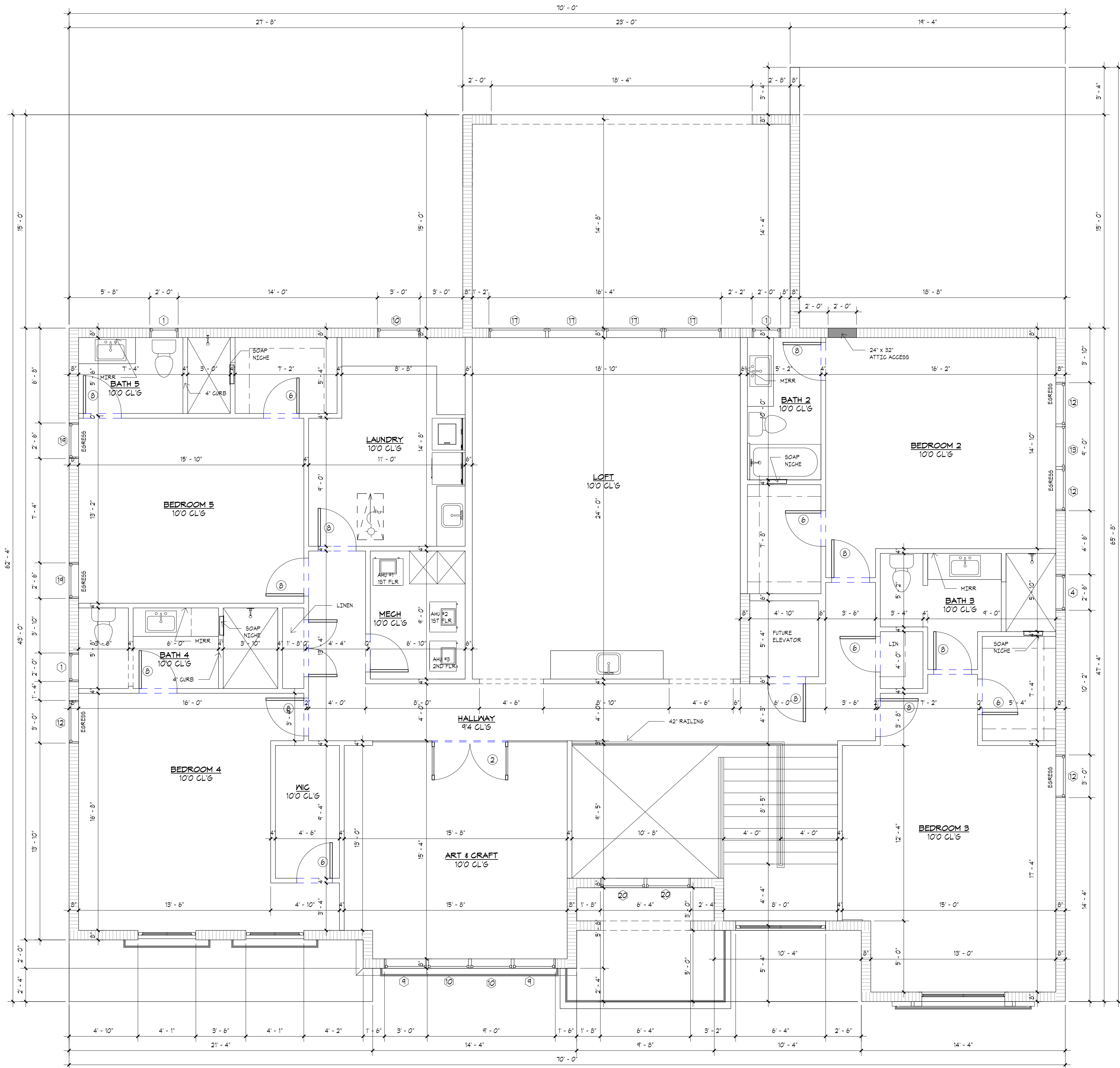
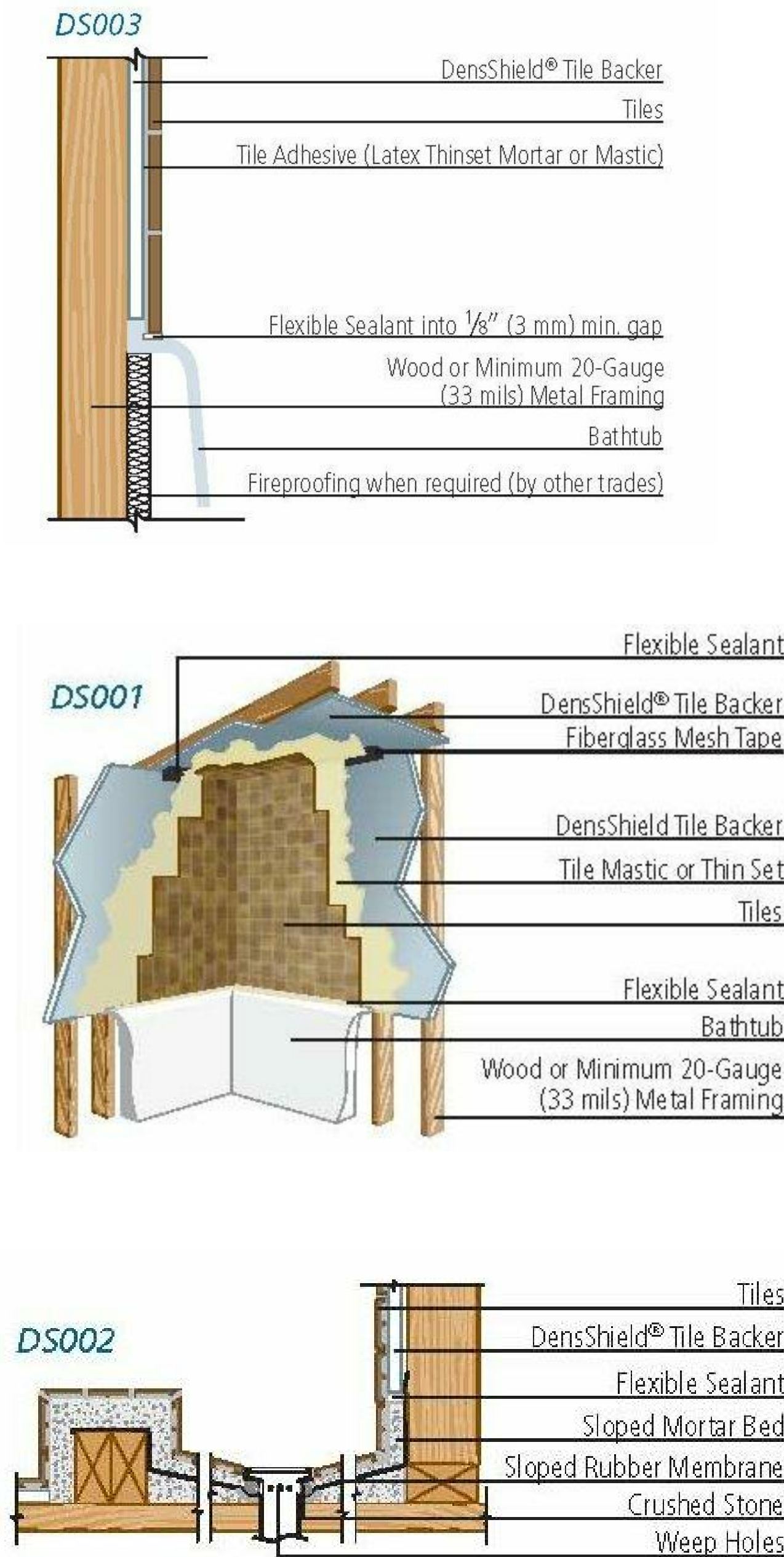
DOOR SCHEDULE

Mark	Description	WIDTH	HEIGHT	Finish Comment	Count
1	2-2080 FRENCH 1 LITE	4' - 0"	8' - 0"		1
2	2-2680 FRENCH 1 LITE	5' - 0"	8' - 0"		1
3	2-3090 FRONT DOOR IMPACTED	6' - 4"	10' - 0"		1
4	2080 INTERIOR DOOR	2' - 0"	8' - 0"		1
5	2480 FRENCH 1-LITE	2' - 4"	8' - 0"		1
6	2680 INTERIOR DOOR	2' - 6"	8' - 0"		8
7	1880 INTERIOR DOOR	1' - 8"	8' - 0"		1
8	2880 INTERIOR DOOR	2' - 8"	8' - 0"		14
9	2880 POCKET DOOR	2' - 8"	8' - 0"		1
10	2880 SC DOOR TO GARAGE	2' - 8"	8' - 0"	AUTO CLOSURE/30 MIN RATING	2
11	2880 FRENCH 1 LITE	3' - 0"	8' - 0"		1
12	3080 INTERIOR DOOR	3' - 0"	8' - 0"		1
13	3080 POCKET DOOR	3' - 0"	8' - 0"		1
14	100100 XX S6D	10' - 4"	10' - 0"		1
15	160100 XXX Sliding Glass Door	16' - 4"	10' - 0"		1
16	9'0 X 9'0 Garage Door	9' - 0"	10' - 0"		1
17	16'0 X 9'0 GARAGE DOOR	16' - 0"	10' - 0"		1
19	2680 INTERIOR DOOR	2' - 6"	8' - 0"		1
20	2-2080 INTERIOR DOOR	4' - 0"	8' - 0"		1
22	120100 XXX S6D	12' - 4"	10' - 0"		1
Grand total					41



1 1ST FLOOR PLAN
1/4" = 1'-0"

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1 2ND FLOOR PLAN
1/4" = 1'-0"

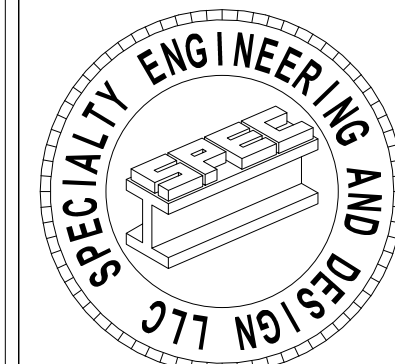
2ND FLOOR PLAN

SHEET INFORMATION

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

403 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 4/09/2026

RVD. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-2

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② LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

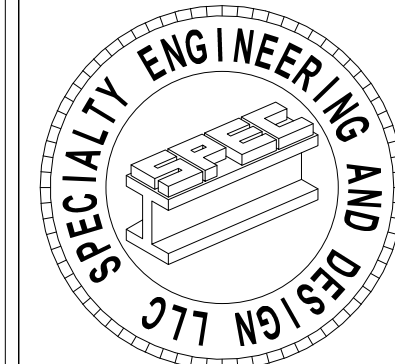
ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

403 OLYMPUS DR, LLC
3050 CHATEAU LANE,
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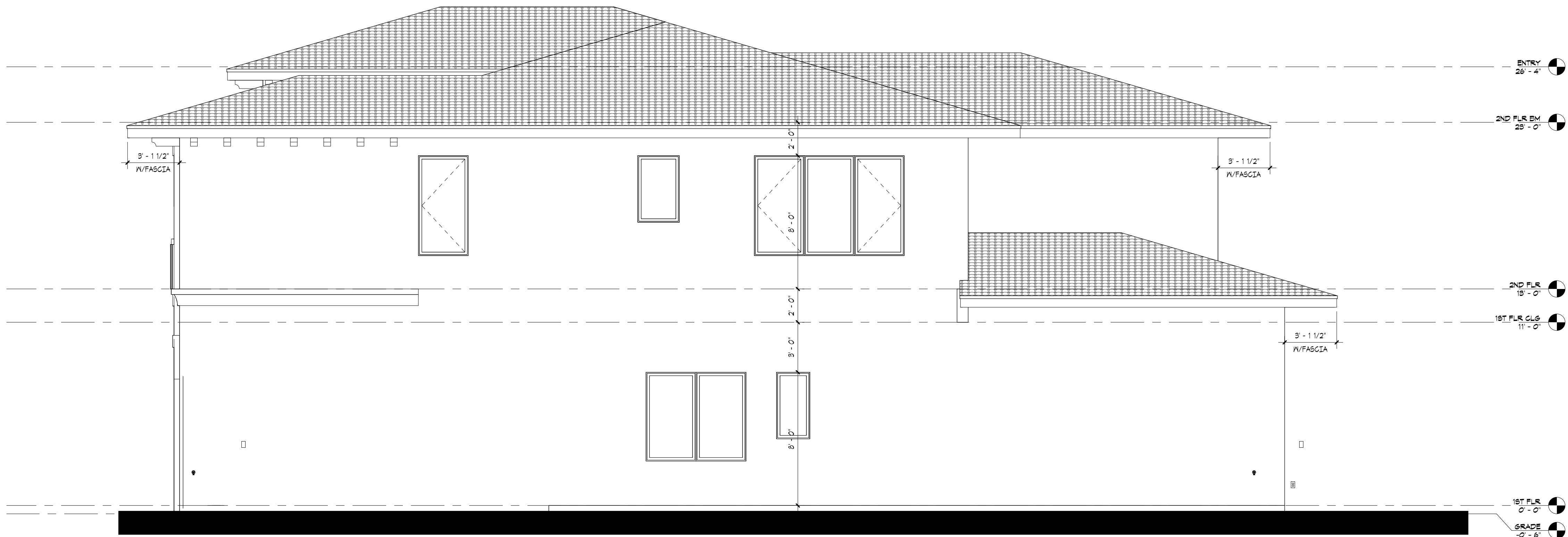
SEAL

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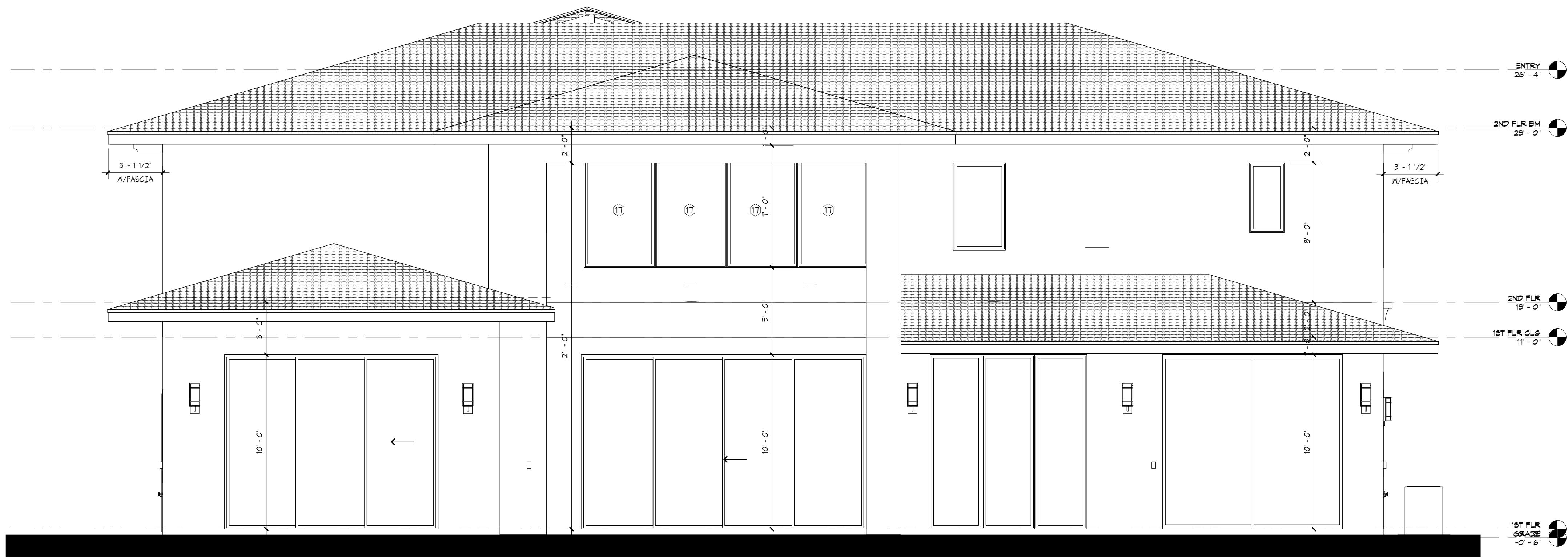
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A-3

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② RIGHT ELEVATION
1/4" = 1'-0"



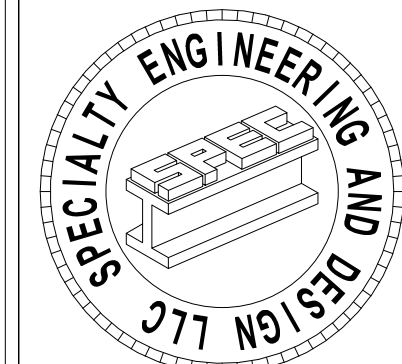
① REAR ELEVATION
1/4" = 1'-0"

ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION
403 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc

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FL CA #009217

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FILE NAME.

SCALE

DATE 4/09/2026

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REVISION

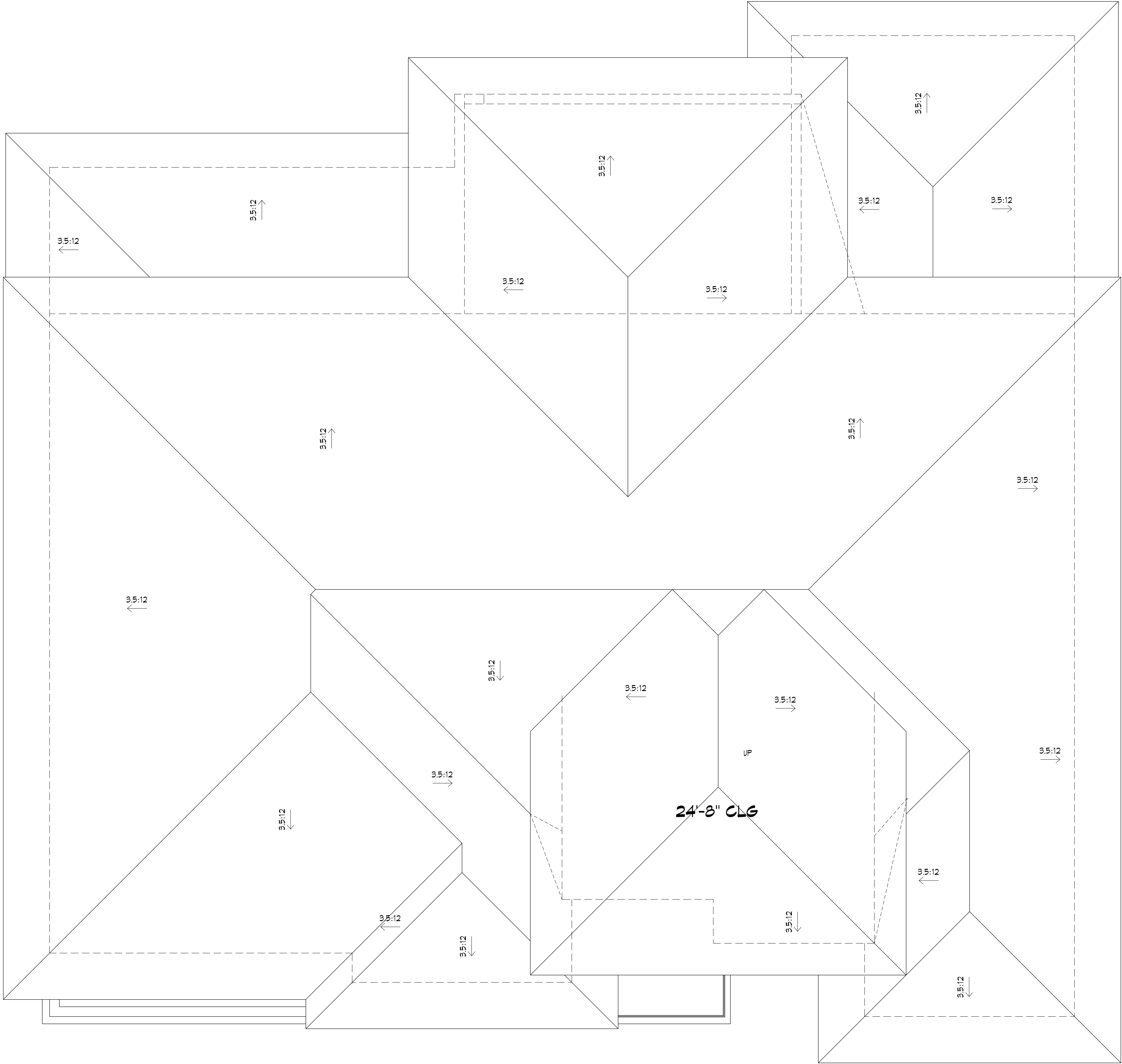
3/24/2024

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D. ADAM LeBLANC, PE FL #77012

SHEET #

A-4

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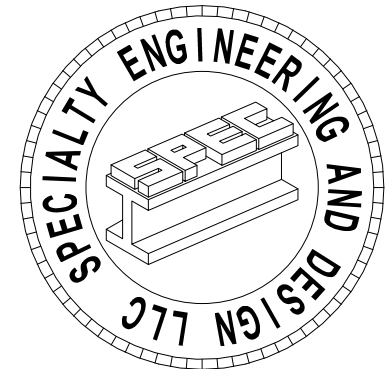


1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION
403 OLYMPUS DR, LLC
3050 CHATEAU LANE,
PALM BEACH GARDENS, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

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FL CA #009217

561 - 752 - 5440 OFFICE
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FILE NAME.

SCALE

DATE 4/09/2026

R/V'D. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-5

MATERIAL & FINISH SELECTIONS

403 Olympus Drive, Juno Beach, FL 33408

Mediterranean Revival Exterior — Finish Schedule • Prepared September 10, 2026

Reflects the proposed Mediterranean Revival style revision — Sheets A-3 through A-5, dated April 9, 2026



1 Roof Tile

Barcelona 900 — Casa Grande Blend (Westlake Royal Roofing)

Spanish tile roofing, per the sealed roof plan (Sheet A-5).



2 Stucco Field Color

Sherwin-Williams “Alabaster” SW 7008



3 Soffit & Fascia Color

Sherwin-Williams “Black Fox” SW 7020



4 Garage Doors

Clopay — wood-tone vertical plank profile

Stain will be more reflective of what is in rendering.



5 Entry & Eave Outriggers

HB Elements — decorative carved wood outrigger profile

Reference profile; final species and finish to be confirmed with fabricator.



6 Railings

Bronze/black aluminum, finished to match the window frame color

Aluminum railings, per the sealed elevations (Sheets A-3 / A-4)

GENERAL DESIGN INSPIRATION



Reference photo — overall material and massing character for the Mediterranean Revival redesign

TOWN OF JUNO BEACH, FLORIDA

403 Olympus Drive

Architectural Review Committee Presentation

Proposed Mediterranean Revival Style Revision — Code of Ordinances Sec. 34-116

Applicant: 403 Olympus Dr, LLC

Meeting Date: September 21, 2026



PROJECT OVERVIEW

A New Single-Family Residence

ADDRESS

403 Olympus Drive, Juno Beach, FL 33408 (interior lot on Olympus Dr.)

OWNER / APPLICANT

403 Olympus Dr, LLC

ENGINEER OF RECORD

Specialty Engineering Consultants, Inc., Boynton Beach, FL

USE

New single-family residence — 5 bedrooms, loft, art & craft room, 3-car garage

ARCHITECTURAL STYLE

Mediterranean Revival (revised from the original Modern / Key West Cracker submission)

PLAN DATE

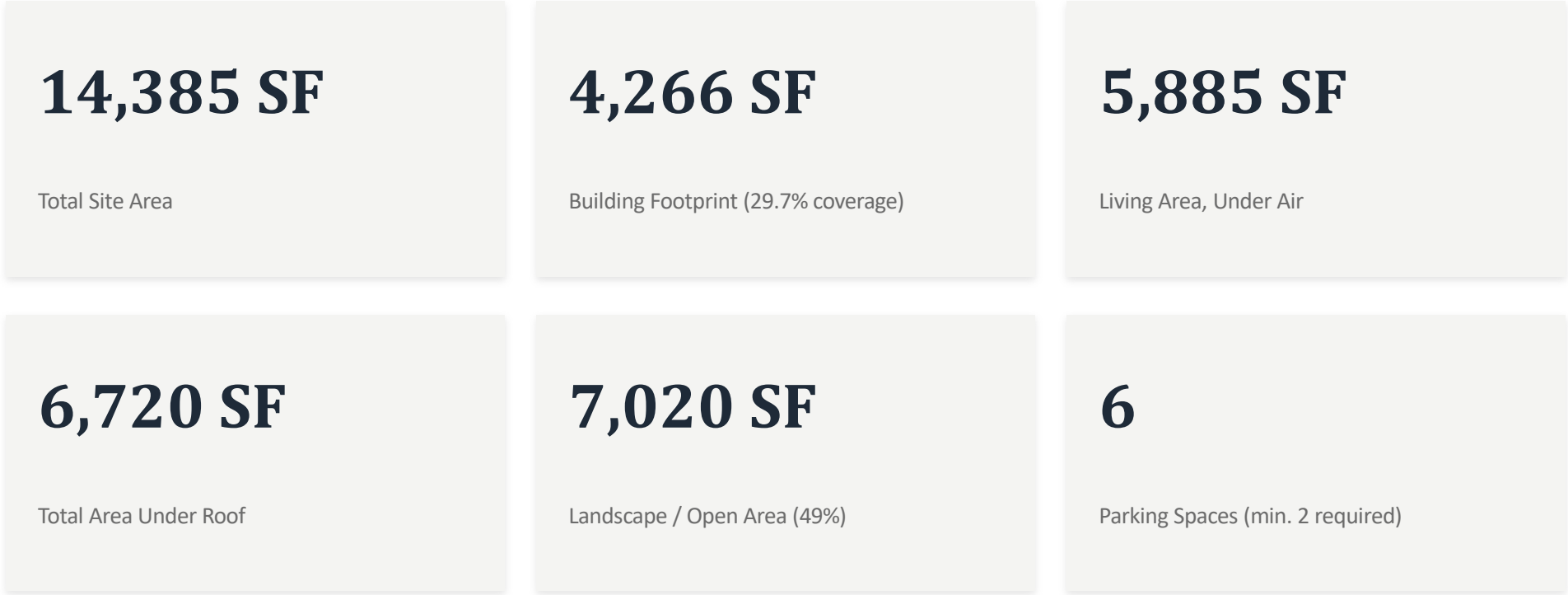
April 9, 2026



Front elevation detail, rendered

BY THE NUMBERS

Site & Building Data



ZONING REQUIREMENT

Full Code Compliance

Standard	Required	Provided	
Front Setback	25' - 0"	25' - 0"	✓
Side Setbacks (both sides)	10' - 0"	22.8' & 27.58'	✓
Rear Setback	10' - 0"	33' - 0"	✓
Max. Height (2-story)	30' - 0"	29' - 11 1/2"	✓
Max. Tower Height / Area	35' - 0" / 225 SF	None Proposed	✓
Max. Building Dimension	100' - 0"	70' - 0"	✓
Max. Lot Coverage	35% (5,035 SF)	29.7% (4,266 SF)	✓
Min. Landscape Area	25% (3,596 SF)	49% (7,020 SF)	✓
Min. Parking	2 spaces	6 spaces	✓

EMPHASIS — LOT PROPORTION

The Home Sits Comfortably on the Lot

14,385 SF

Total lot area

4,266 SF

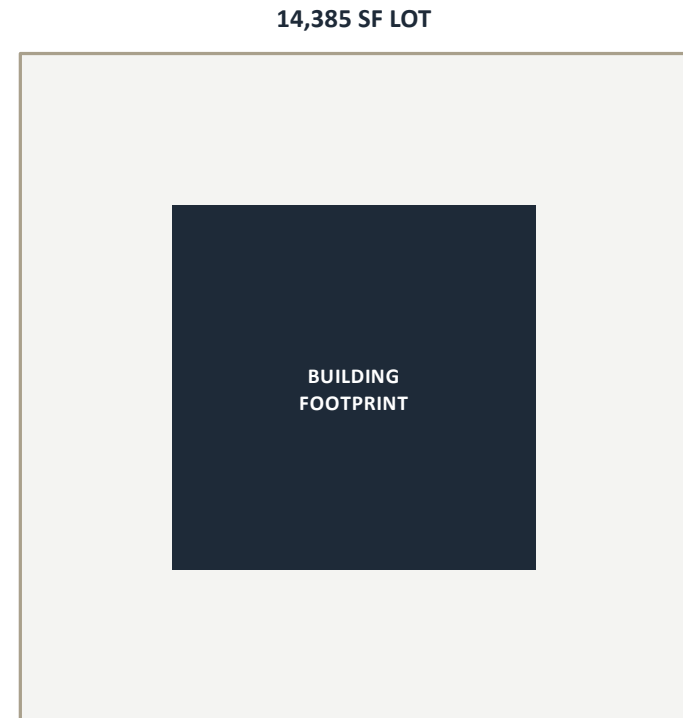
Building footprint

29.7%

Lot coverage — vs. 35% maximum allowed

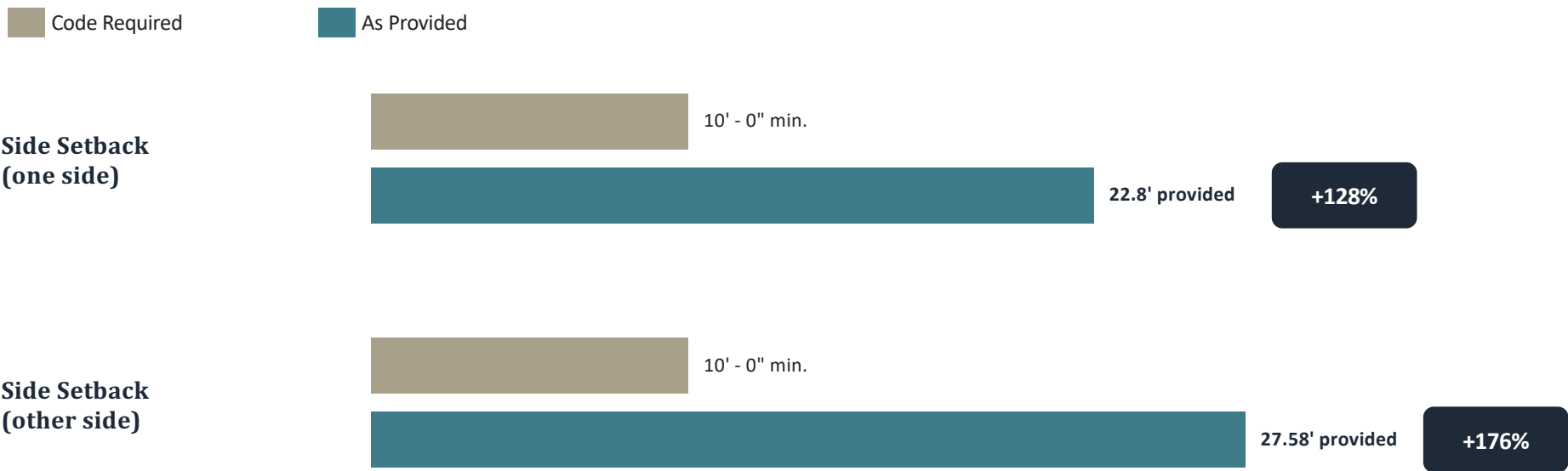
70.3%

Of the lot remains outside the building footprint

*Landscape & open area — 49% of the site*

EMPHASIS — SETBACKS

Side Setbacks Well Beyond Code Minimums



Unlike a typical lot with one side at the minimum, both side yards here substantially exceed the required separation — minimizing impact on both adjoining properties equally.

CODE FRAMEWORK

Sec. 34-116 — Site Plan & Appearance Review Criteria

01 Architectural Style

Design must reflect Old Florida vernacular — Victorian, Spanish Revival, or Modern.

02 Design Harmony

Setback, scale, mass, bulk, proportion, height, orientation, site planning, landscaping, and materials — compared against the preponderance of buildings within 300 ft, in the same zoning district.

03 Mechanical Concealment

Equipment and “modern” operational features must be concealed from view.

04 Accessory Compatibility

Accessory features must be compatible in design and materials with the main structure.

The following pages address each criterion in turn.

CRITERION 1 — ARCHITECTURAL STYLE

Mediterranean Revival

One of the three architectural styles Sec. 34-116 expressly permits — the Spanish Revival tradition as it developed in Florida, incorporating elements of Italian and Greek Revival architecture, associated with permanence, romance, and sophistication.

- Cascading hip and gable roof volumes in Spanish tile at a uniform 3.5:12 pitch — the defining Mediterranean Revival hallmark
- Balanced massing anchored by a full-height, arched glazed volume at the building's center, with matching garage wings at each end
- Deep-set arched openings at the entry, garage bays, and second-floor windows, each detailed with a decorative stucco trim band
- Smooth, light sand-finish stucco field walls convey the style's visually heavy, permanent base
- Aluminum Juliet balcony railings at the second-floor windows, with a covered entry loggia sheltering the arched front door



Front elevation, rendered — Olympus Drive frontage

CRITERION 1 — ARCHITECTURAL STYLE

Built on the Hallmarks of the Style, Point by Point

Hallmark	Tradition	As Expressed at 403 Olympus Drive
Cascading hip and gable roof volumes in barrel tile	<i>Mediterranean Revival</i>	Spanish tile roof at a uniform 3.5:12 pitch, cascading from the 26'-4" entry ridge to the lower garage wings
Balanced massing anchored by a dominant volume	<i>Mediterranean Revival</i>	Full-height, arched glazed volume at the building's center, with matching garage wings at each end
Deep-set arched openings with decorative trim	<i>Mediterranean Revival</i>	Arched openings at the entry, both garage bays, and 2nd-floor windows with decorative stucco trim bands
Decorative railing and fixture detailing	<i>Mediterranean Revival</i>	Aluminum Juliet balcony railings at the 2nd floor; wall-mounted sconces at entry and major openings
Smooth stucco walls in a light, earthen tone	<i>Mediterranean Revival</i>	Smooth, light sand-finish stucco field walls throughout
Visually heavy base at the ground floor	<i>Mediterranean Revival</i>	Taller, more prominent ground-floor window and door openings ground the composition
Full-height, covered entry porch or loggia	<i>Mediterranean Revival</i>	Covered entry loggia shelters the arched front door
Decoratively patterned entry door with iron hardware	<i>Mediterranean Revival</i>	Arched front door with iron strap hinges and hardware, beneath the entry loggia
Arched and multi-light casement windows	<i>Mediterranean Revival</i>	Arched windows at the entry and 2nd floor, paired with multi-light casement windows at the ground floor

DESIGN DETAIL

Materiality Carries the Style

- The full-height arched glazed volume at the entry gives real depth and drama to the building's center
- Decorative stucco trim bands and keystone-profile surrounds frame every arched opening with intention, not applied ornament
- Aluminum Juliet balcony railings read as a deliberate, tailored contrast against the light sand stucco
- Every material — Spanish tile, stucco, trim, glass, aluminum — is selected and detailed as a coordinated system

Entry detail, front elevation rendering





FRONT ELEVATION

Olympus Drive frontage

CONSTRUCTION DOCUMENTS

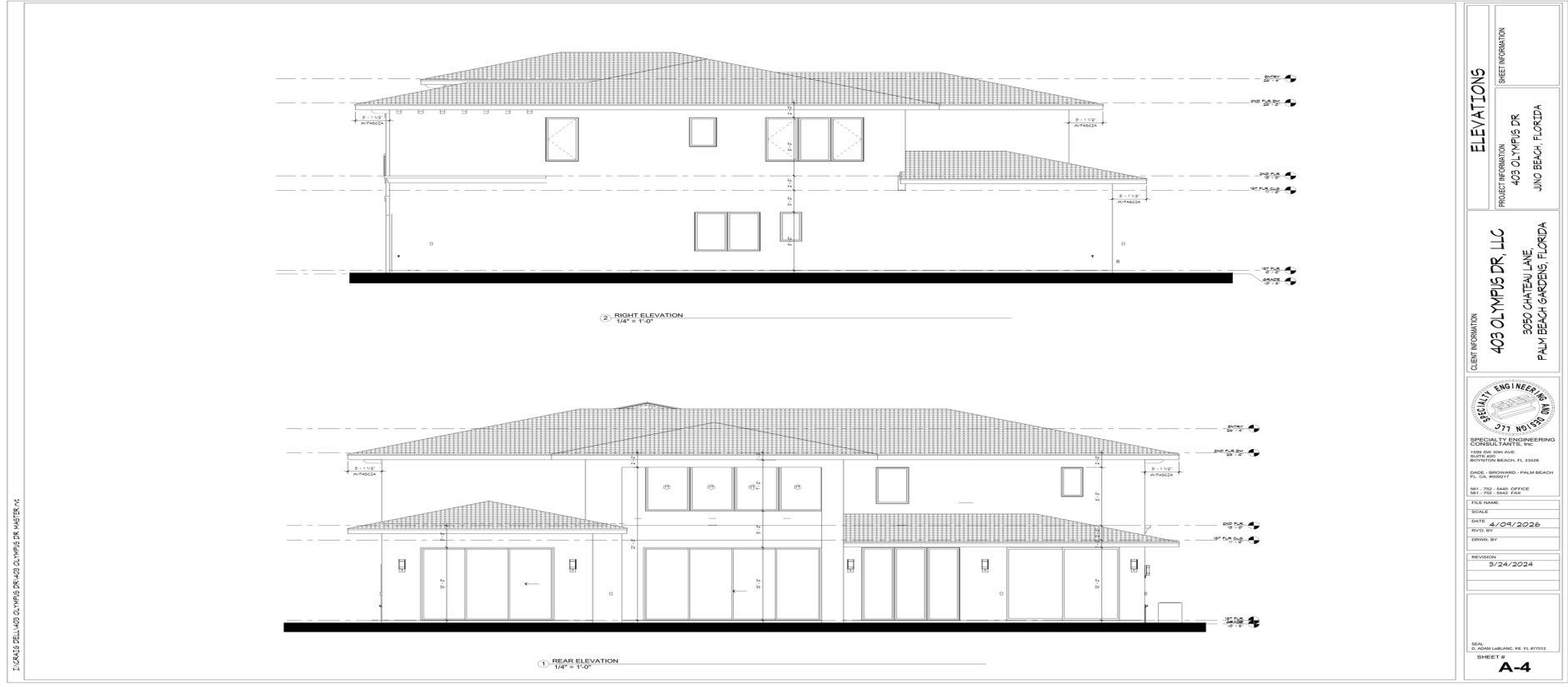
Measured Elevations — Front & Left



Sheet A-3 • Scale 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

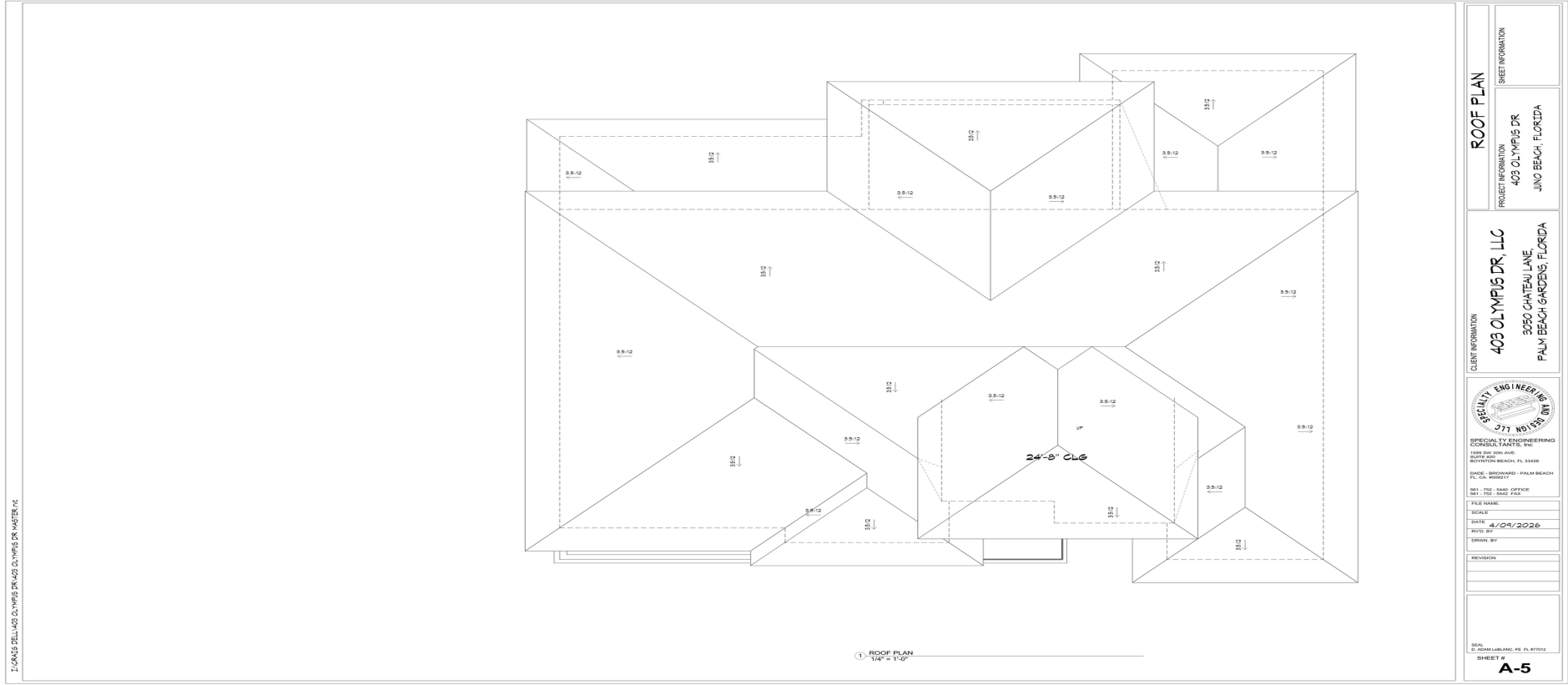
Measured Elevations — Rear & Right



Sheet A-4 • Scale 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

Roof Plan



Sheet A-5 • Scale 1/4" = 1'-0" • Cascading hip/gable Spanish tile roof volumes at 3.5:12 pitch

CRITERION 1 & 4 — MATERIALS

Material & Color Board



MATERIAL & COLOR BOARD



Placeholder — board to follow under separate cover

403 OLYMPUS DRIVE — PROPOSED STYLE REVISION

From Mid-Century Modern to Mediterranean Revival



ORIGINAL SUBMISSION
Modern (Mid-Century)



PROPOSED REVISION
Mediterranean Revival

Element	Original Submission	Proposed Revision
Roof	Standing-seam metal; multi-gable/hip; 11'-28'-4" datums	Spanish tile; cascading hip/gable; same 3.5:12 pitch; height unchanged at 29'-11½"
Entry	Covered portico; wood-tone-clad entry tower	Arched glazed volume; covered loggia; arched door w/ iron hardware
Windows	Thin dark-aluminum-framed rectangular glazing	Arched & multi-light casement windows w/ stucco trim bands
Railings	Glass-and-metal balcony railing	Aluminum Juliet balconies, matched to window frame color
Materials	Light sand stucco + single wood-tone accent	Stucco (Alabaster SW 7008) + trim bands + tile roof + wood garage door/outriggers

Site plan, floor plans, footprint, living area, and zoning data are unchanged.

403 Olympus Dr • Juno Beach, FL • Sec. 34-116 Submission

CRITERION 2 — DESIGN HARMONY

What the Code Requires

“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.”

— Code of Ordinances, Sec. 34-116(3)(b)(2)

Harmony is not about matching styles — the code says so explicitly. It is a multi-factor test measured against the preponderance of buildings within 300 feet in the same zoning district (RS-1). The following pages present the applicant's preliminary analysis, using the same methodology the Town applied to the adjacent property at 401 Olympus Drive.

CRITERION 2 — A PRELIMINARY STUDY AREA ANALYSIS

20 Homes Within 300 Feet, Same Zoning District

Address	Year Built	Lot Size	FAR	Total SF	SF Under Air	Story
401 Olympus Drive	2026*	14,120 SF (.324 ac)	0.47	6,576	5,744	2
431 Olympus Drive	1963	12,632 SF (.29 ac)	0.18	2,233	1,785	2
451 Olympus Drive	1972	12,632 SF (.29 ac)	0.29	3,674	3,274	2
461 Olympus Drive	2003	10,019 SF (.23 ac)	0.51	5,090	3,498	2
470 Sunrise Way	1959	18,295 SF (.42 ac)	0.15	2,666	1,638	1
460 Sunrise Way	1959	10,454 SF (.24 ac)	0.27	2,858	2,233	1
440 Sunrise Way	1978	10,019 SF (.23 ac)	0.32	3,206	2,677	1
420 Sunrise Way	1959	10,019 SF (.23 ac)	0.34	3,386	2,328	2
410 Sunrise Way	1958	10,019 SF (.23 ac)	0.23	2,328	1,388	1
401 Sunrise Way	1985	10,019 SF (.23 ac)	0.31	3,064	1,668	2
421 Sunrise Way	1958	10,019 SF (.23 ac)	0.34	3,393	2,042	1
441 Sunrise Way	1978	10,019 SF (.23 ac)	0.26	2,670	2,175	1
461 Sunrise Way	1966	10,454 SF (.24 ac)	0.26	2,662	1,878	1
391 Sunrise Way	1958	10,890 SF (.25 ac)	0.36	3,907	2,660	2
171 Ocean Drive	2008	10,019 SF (.23 ac)	0.53	5,400	4,663	2
210 Ocean Drive	1961	13,068 SF (.30 ac)	0.34	4,491	2,937	2
190 Ocean Drive	2016	13,939 SF (.32 ac)	0.42	5,966	5,065	2
160 Ocean Drive	1968	14,375 SF (.33 ac)	0.25	3,655	2,421	1*
140 Ocean Drive	1962	14,375 SF (.33 ac)	0.33	4,709	3,717	1*
120 Ocean Drive	2025	13,504 SF (.31 ac)	0.50	6,743	5,910	2
Study Area Average	—	11,944 SF (.27 ac)	0.33	3,934	2,985	55% 2-story
403 Olympus Drive (Subject)	—	14,385 SF (.330 ac)	0.47	6,720	5,885	2

* 401 Olympus Dr.: contemporaneous application, not yet built • Source: adapted from Staff Report, Aug. 3, 2026 (401 Olympus Dr.)

403 Olympus Dr • Juno Beach, FL • Sec. 34-116 Submission

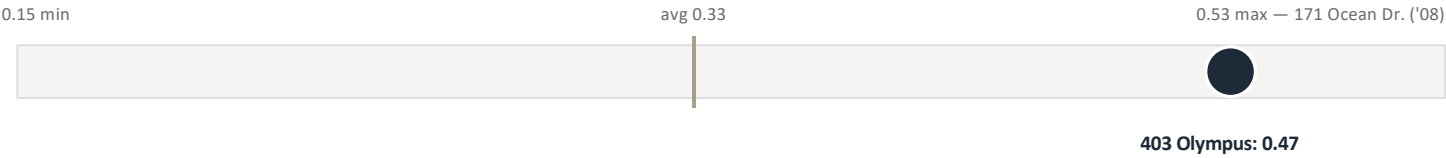
CRITERION 2 — DESIGN HARMONY

Inside the Study Area's Own Range

Total SF



FAR



The proposed home's size falls **inside the study area's own range** on both metrics — total square footage and Floor Area Ratio — without reaching the upper bound set by **120 Ocean Drive**, the most recently built home in the study area (2025), and remains well under twice the study area average.

CRITERION 2 — DESIGN HARMONY

Scale & Mass

Scale

Scale measures the visual proportion of the building relative to its surroundings — principally vertical scale, i.e., story count. The proposed two-story massing matches the preponderance of the 20-home study area, where 55% of homes — including the immediately adjacent properties at 431, 451, and 461 Olympus Drive — are also two stories.

Mass

Mass measures the relationship and size between a building's distinct volumes. Rather than one uniform block, the roof plan shows cascading hip and gable volumes at a consistent 3.5:12 pitch, stepping down from the 26'-4" entry ridge to the 23'-0" second-floor roof beam — breaking the building into the varied roof heights the Mediterranean Revival tradition calls for. At 6,720 total gross SF, the home also falls within the study area's 2,233–6,743 SF range and remains under twice the 3,934 SF average.

CRITERION 2 — DESIGN HARMONY

Bulk & Proportion

Bulk

Bulk measures the overall size and volume of the building, expressed through Floor Area Ratio (FAR) — total gross building area divided by lot size. The proposed FAR is 0.47 — inside the study area's 0.15–0.53 range, without reaching the 0.53 ceiling already established at 171 Ocean Drive.

Proportion

Proportion measures how a building's elements relate to one another and to the whole. Openings are proportioned in a graduated hierarchy: larger, arched openings at the ground floor and entry — including 10'-0" arched garage door and entry openings — establish a visually heavy base, with smaller, more frequent arched and casement windows above, each sized to its own bay.

CRITERION 2 — DESIGN HARMONY

Height & Orientation

Height

The RS-1 height limit is two stories and 30 feet.

29'-11½"

Sealed Elevations
Sheets A-3 / A-4

½" under maximum

The cascading hip and gable roof geometry keeps the building's visual mass distributed across several lower roof planes rather than reading as a single tall block — stepping down from the 26'-4" entry ridge to the 23'-0" second-floor roof beam.

Orientation

Orientation considers how the building situates itself on the site. As a standard interior lot with a single street frontage on Olympus Drive, the design addresses orientation through the composition of that one frontage and through generous, balanced setbacks on both sides. The front elevation is organized symmetrically around the dominant, arched entry volume, with matching two-car and one-car garage wings giving equal architectural weight to each side.

The building is also pulled back from both neighbors well beyond what orientation alone requires: 22.8' and 27.58' of side setback against a 10'-0" minimum on each side, and 33'-0" of rear setback against a 10'-0" minimum.

CRITERION 2 — DESIGN HARMONY

Site Planning & Landscaping

7,020 SF

Landscaped open space provided (49%) — well above the 3,596 SF (25%) minimum

22.8' & 27.58'

Side setbacks on both sides — over double and nearly triple the 10' minimum

33' - 0"

Rear setback provided — more than triple the 10' minimum

Site Planning

As a standard interior lot, the design minimizes impact on both adjoining properties equally — rather than one side at the minimum and one beyond it — through side setbacks well beyond code on every property line, together with landscaped open space nearly double the code minimum.

Landscaping

A full landscape plan detailing plant material, sizes, and quantities is in preparation and will be included as Exhibit F, to follow under separate cover.

MATERIALS & ARCHITECTURAL COMPONENTS

A Coordinated Material Palette

MATERIALS

- Smooth, light sand-finish stucco field walls
- Decorative stucco trim bands and keystone-profile surrounds at arched openings
- Spanish tile roofing throughout — the defining Mediterranean Revival material
- Wood fascia at the eaves; aluminum railings at the second-floor balconies

ARCHITECTURAL COMPONENTS

- Porches & balconies: aluminum-railed Juliet balconies at the second-floor windows, and a covered entry loggia at the ground floor
- Roof type: cascading hip and gable roof volumes in Spanish tile at a 3.5:12 pitch, anchored by the dominant central entry volume
- Entrances: an arched front door with iron strap hinges and hardware, set beneath the covered entry loggia

Entry detail, front elevation rendering



ARCHITECTURAL COMPONENTS — ROOF FORM & FENESTRATION

The Style, by the Numbers

The Mediterranean Revival roof geometry and arched fenestration are both grounded in the actual sealed roof plan and elevations — not generic descriptions.

Cascading Hip & Gable Tile Roofs

Spanish tile roofing at a consistent 3.5:12 pitch, cascading from the 26'-4" entry ridge — the defining Mediterranean Revival hallmark.

Deep-Set Arched Openings

Arched openings at the entry, both garage bays, and second-floor windows, each framed by a decorative stucco trim band.

Full-Height Arched Glazed Volume

A full-height, arched glazed volume anchors the building's center as its dominant, hierarchically important element.

Arched & Multi-Light Casement Windows

Arched windows at the entry and second floor, paired with multi-light casement windows at the ground floor.

STYLISTIC EXPRESSION

Harmony Doesn't Require Matching Styles — the Code Says So

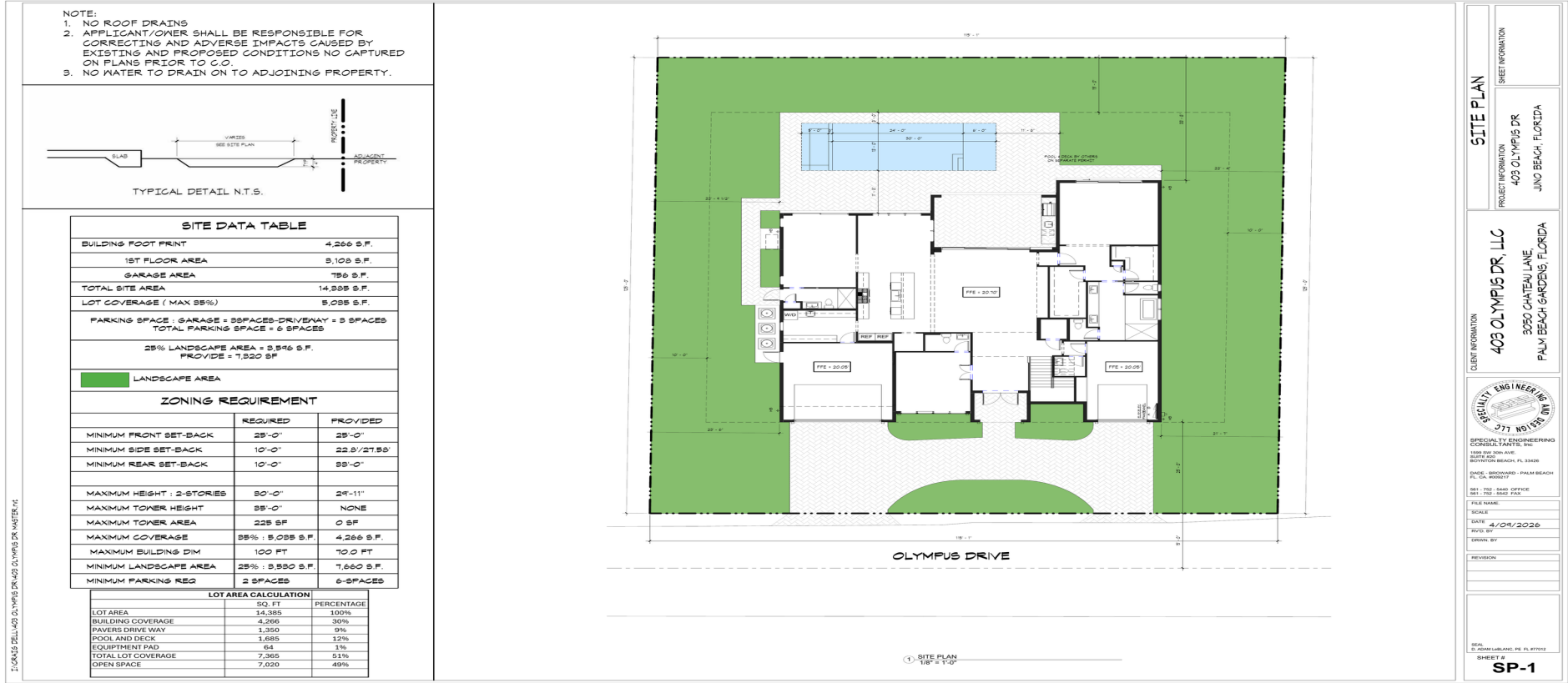
“The concept of harmony shall not imply that buildings must look alike or be of the same style.”

— Code of Ordinances, Sec. 34-116(3)(b)(2)

Where this design meets its neighbors is in the measures the code actually directs — setback, scale, mass, bulk, height, and site planning — each documented in the preceding pages using the same methodology the Town applied to the adjacent property at 401 Olympus Drive. Its stylistic expression — Mediterranean Revival — is one of the three styles expressly permitted under Sec. 34-116, carried out here in a coherent, fully resolved architectural vocabulary: cascading tile roof volumes, deep-set arched openings, and a consistent stucco, trim, and aluminum palette.

CONSTRUCTION DOCUMENTS

Site Plan



Sheet SP-1 • Scale 1/8" = 1'-0"

First Floor Plan

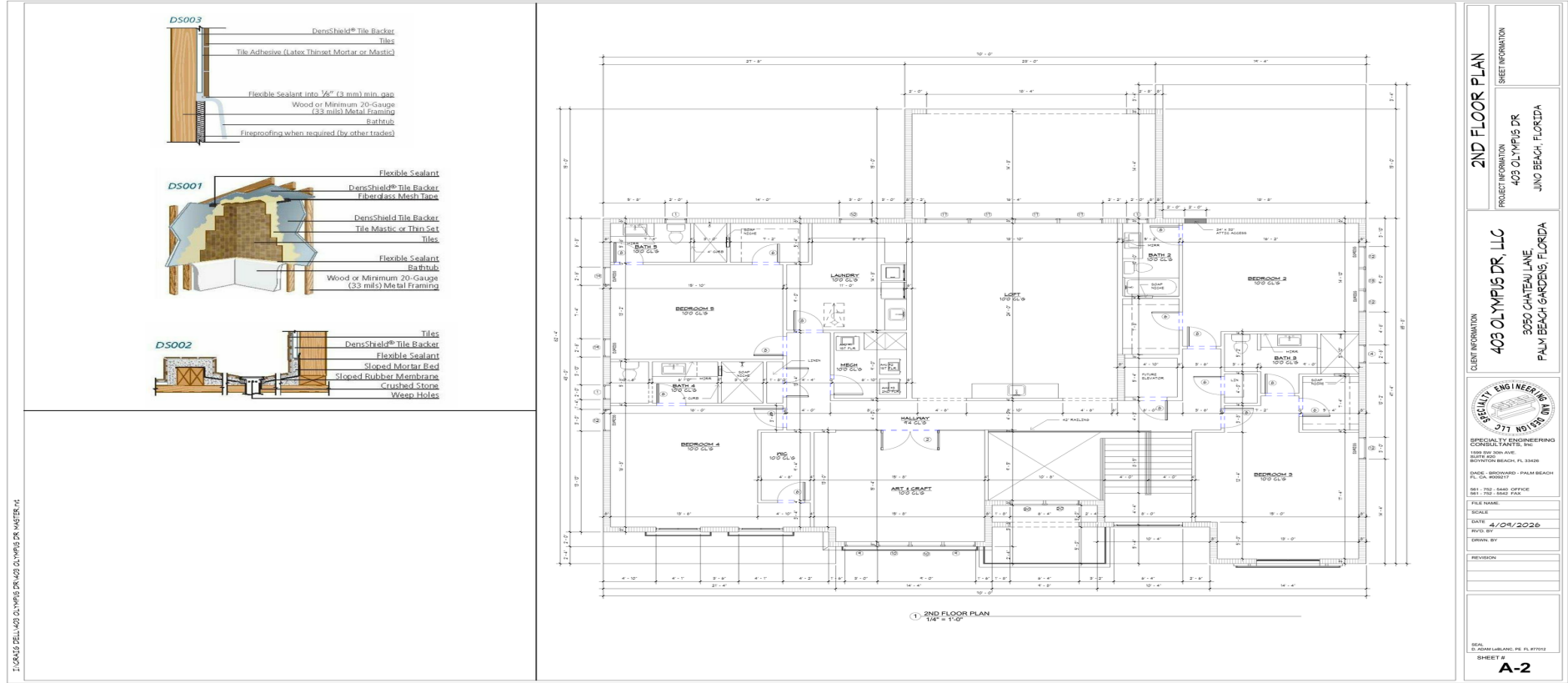


Town of Juno Beach — Architectural Review Committee

149

CONSTRUCTION DOCUMENTS

Second Floor Plan



Sheet A-2 • 2,824 SF A/C • Scale 1/4" = 1'-0"

CRITERIA 3 & 4 — MECHANICAL CONCEALMENT & ACCESSORY FEATURES

Equipment Kept Out of View

- A/C condensing units are sited along one interior side yard, away from the Olympus Drive frontage
- The gas meter, tankless water heater, and electric meter are grouped along the opposite side yard, adjacent to the one-car garage
- Equipment pad accounts for just 1% of total lot coverage
- Pool and deck (permitted separately) are enclosed within the rear yard, screened by the building mass and perimeter landscaping
- Accessory features — aluminum railings, garage doors, entry fixtures — are finished to match the Mediterranean Revival palette of the main structure

A Design That Meets the Code — On Every Point

- A considered, high-quality Mediterranean Revival design — expressly one of the three styles permitted under Sec. 34-116
- A building footprint of just 29.7%, leaving over 70% of this generously sized lot open
- Side setbacks of 22.8' and 27.58', well beyond the 10' minimum on both sides of the property
- Every other zoning standard met or exceeded — height, coverage, landscaping, and parking
- We respectfully request the Committee's review and approval of the proposed style revision

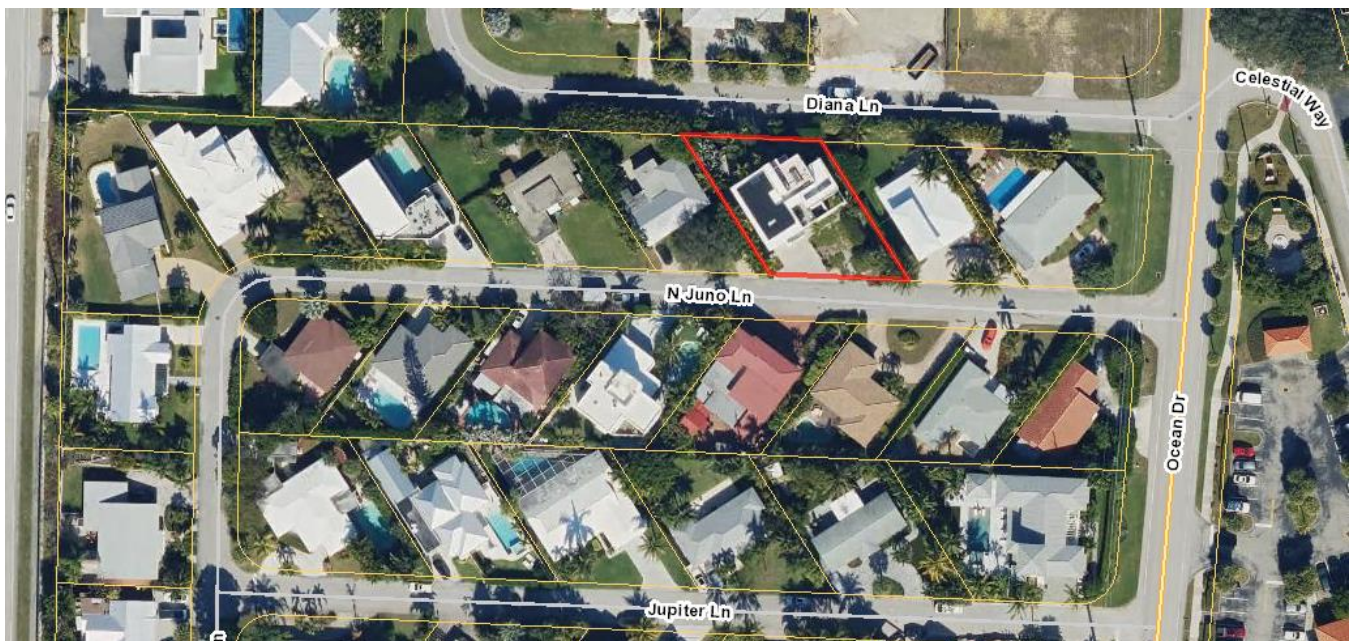
403 Olympus Dr, LLC • Thank you for your consideration



Meeting Name: Planning and Zoning Board
Meeting Date: September 21, 2026
Prepared By: Stephen Mayer
Item Title: Variance Request – (Jutta Laukin) 401 N. Juno Lane

INTRODUCTION:

The subject property is located at 401 N. Juno Lane (Jutta Laukien, Owner). The property is within the Residential Single-Family (RS-2) Zoning District. The surrounding properties adjacent and across the street are all within the same zoning district. The applicant is requesting approval of a variance to allow a gate structure to replace the approved railing that defined the extent of the 225 square foot tower area, thereby increasing the accessible area to include the entire western portion of the flat roof. The applicant's stated purpose of the accommodation is to provide maintenance for solar panels on that section of the flat roof.



Location Map

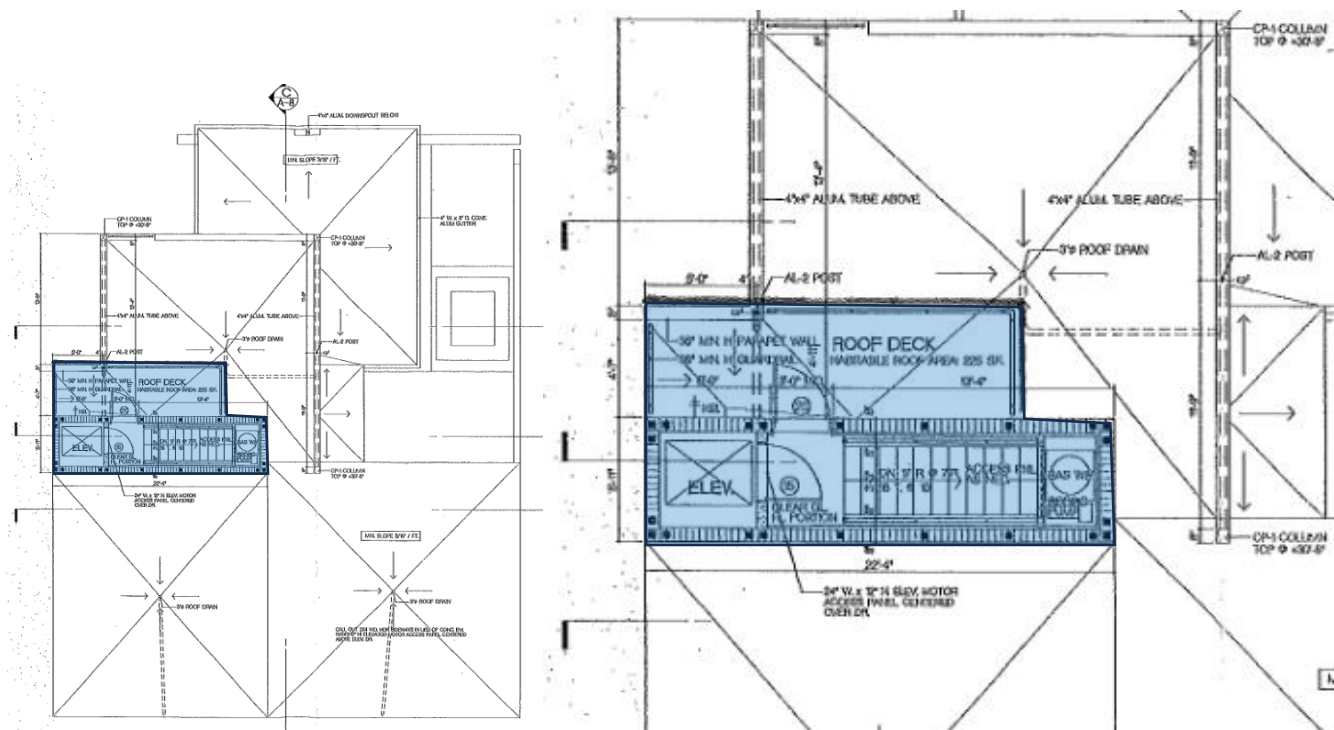
BACKGROUND:

The applicant is seeking a variance from the Town's Zoning Code Section 34-268 – maximum Tower Area for residential properties to allow a gate to be installed instead of a fixed fence or wall to secure the tower area from the rest of a flat roof. According to Section 34-268, the maximum "Tower Area" is 225 square feet for the RS-2 Zoning District. Section 34-4 defines the term "Tower Area" as "an open air or enclosed structural feature which is an integral part of the principal structure, and whose floor area, from outside wall to outside wall, is limited in size. Such structural feature is intended to provide additional scenic view opportunities."

The applicant describes the request to install a fence as part of the tower feature that includes a gate which will enable the applicant to access the portion of the roof where solar panels are installed. The gate will allow the solar panels to be maintained without requiring the applicant to access them from the ground via a crane, cherry picker (or ladder).

Original Approval and Code Enforcement Case

On May 7, 2015, Juno Beach Building Permit No 15-4716 was issued for construction of a new single-family residence, which included a 225 square foot tower feature which encompassed an elevator, stairs, vestibule, mechanical closet, and a roof deck, as shown in the blue on the permit extract below:



Following inspections, a Certificate of Occupancy was issued on May 2, 2018. The railings and walls surrounding the tower feature defined and limited the enclosed and open-air area as approved by the permit. However, since that time, the applicant has modified the tower area, by removing the previously installed roof top railing without a permit and therefore expanding the portion of the tower feature to be greater than 225 square feet. Rather than include all the details of the modification/removal, please refer to Juno Beach Code Enforcement Case No. 25-10-61 for details (attached).

Recently, a Code Enforcement Special Magistrate Order provided the following corrective actions:

- Install a railing as noted in the plans associated with Juno Beach Building Permit No. 15-4716 that limits the habitable roof-top deck/tower feature area to a maximum of 225 square feet.
Remove all furniture, appliances, etc. that are outside of the previously approved habitable roof-top deck/tower feature area of 225 square feet.

At the hearing, the owner requested that she be given the opportunity to apply for a variance or special exception, or seek modification or amendment to Juno Beach Building Permit No. 15-4716. At the hearing, the Special Magistrate determined that one hundred twenty (120) days is a reasonable period of time for such application to be applied for, considered and acted on by the Town.

The owner submitted the Variance Application on August 6, 2026, the application was deemed complete on August 20th after additional information was provided by the owner.

The Applicant is questioning the need for a variance

On the application form, the applicant claims that the town is interpreting the code to treat the portion of the roof accessible via the gate as part of the tower feature. The applicant claims that the variance is not required because the gate does not enlarge the habitable tower area and does not enlarge the tower feature. They feel that the variance is a result of the Town's interpretation of an ambiguous or poorly drawn definition.

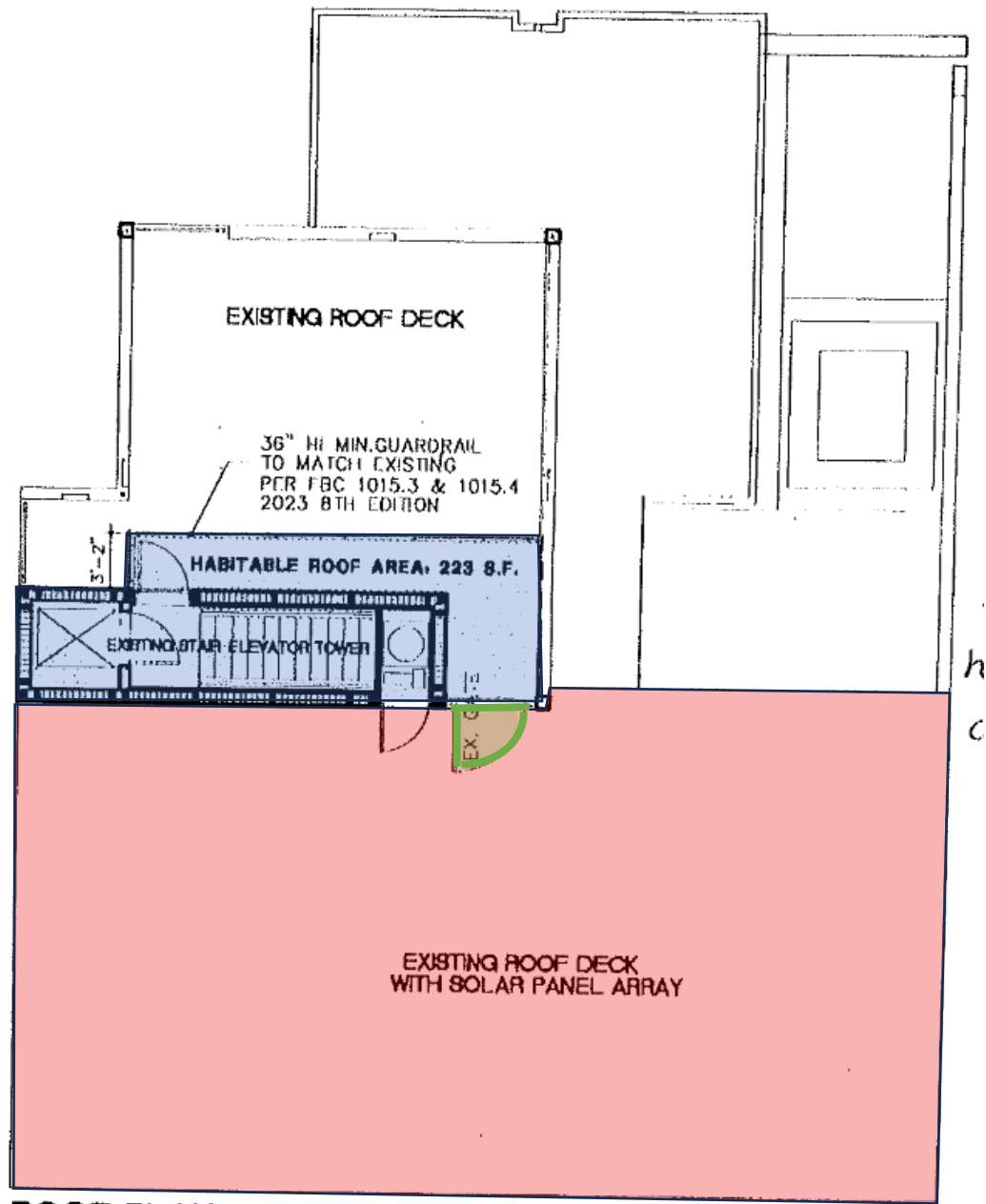
What is a Tower Area and why is the variance required?

The Town finds that the definition is clear and has been consistently applied. Pursuant to the definition of a "Tower" under Town Code Section 34-4 and the maximum footprint limits under Section 34-268, a tower feature is treated as a single, unified structural feature whose floor area is strictly limited in size. Where a tower feature incorporates a gate in lieu of a permanent enclosing fence or railing, the accessible area outside the gate must be included in the total floor area calculation. Because the inclusion of a gate provides direct access to and functional use of the adjacent exterior space, that area forms part of the unified structural feature and must be counted against the maximum allowable area limit (e.g., the 225 sq. ft. maximum).

Tower means an open air or enclosed structural feature which is an integral part of the principal structure, and whose floor area, from outside wall to outside wall, is limited in size. Such structural feature is intended to provide additional scenic view opportunities.

In summary, staff is requiring a variance to allow the gate based on the following sections of the Town Code of Ordinances:

- Section 34-268: Establishes site plan review requirements for the RS-2 district, specifically limiting tower areas to a maximum of 225 sq. ft.
- Section 34-4: Defines; as an open air or enclosed structural feature which is an integral part of the principal structure, and whose floor area, from outside wall to outside wall, is limited in size. Such structural feature is intended to provide additional scenic view opportunities.



Applicants' Proposed Roof Plan showing the Tower Feature area is in blue (223 sq. ft. if a fixed railing was placed instead of the proposed gate). The proposed gate is green. The area with the solar panel arrays that will be accessible by the installation of the gate is red.

DISCUSSION:

The Town Code definition of a *variance* is a relaxation of the terms of the [code] where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. To that end, the Board of Adjustment may grant a variance only if it determines that each of the five criteria are met. Please see below the five variance criteria, the applicant's response to the criteria is part of the application and are attached, staff's response in **bold**:

Staff notes the Town Code allows for a viewing area above the maximum height restrictions but does not allow an open 3rd floor in the form of a flat roof utilized as habitable area. This is why the tower area is distinctly defined in the code to limit the maximum tower area to 225 square feet. Furthermore, the town clearly defined the tower area as including the entire structural feature of the tower, to prevent the utilization of the flat roof as part of the tower area. The Town Code is specifically designed to prevent the applicant from modifying the railing to allow full use of the eastern section of the flat roof as a habitable deck. Now the applicant is requesting a gate access to the western section of the roof. The applicant may state that the intended use is for maintenance, but staff has no ability to restrict the use. We only can restrict access by requiring a wall or fence. This is the reason the strict code interpretation is important and in staff's professional judgement should not be varied.

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
The applicant claims because the home was constructed as a Net Zero Energy home, Platinum LEED level with immovable large solar panel system on the flat roof, that the set of circumstances is peculiar to this structure and unlike any other structure in Juno Beach. The applicant claims that the area will never be used for anything other than solar collection. There is also a water tank for the hot water in the same area as the panels, located inside a structure attached to the tower area.

Staff contends that any number of homes with a flat roof may have similar utility on the roof, in the form of air condensers, solar panels and other utilities. In a similar manner, gate access from the tower structure would benefit other homeowners with ease of maintenance, rather than access the roof from the ground level via a ladder or other external means. Those other properties would also desire to benefit from the viewing access it would grant them as well. If this property is afforded rooftop access and view, numerous other properties could claim the same conditions and circumstances exist for them and would likewise desire a similar variance.

- (2) The special conditions or circumstances do not result from the actions of the applicant;
The applicant claims that they do not want to install the fence with a gate to expand square footage of the tower area. They wish to install it for maintenance purposes only.

However, staff does not have the ability to monitor and control the use of the roof for maintenance only. The applicant was using the eastern portion of the roof without knowledge of the town because the area of a flat roof is not easily monitored by the town. Aerial photographs with evidence of an outdoor kitchen and seating were used to help verify the abuse of the deck after potential years of usage. There is no guarantee from the staff perspective how the western portion will be used in the future, by this applicant or the next owner. The only thing staff can control is access to the roof. Installing a gate will provide the applicant with unincumbered access to the western section of the roof. Maintenance of the solar panels can be achieved, as is achieved elsewhere, by using a ladder to gain access to the roof.

- (3) A granting of the variance requested will not confer upon the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district;

Staff disagrees with the applicant that the zoning language is vague. An interpretation under which installing a gate, a means of access, and the removal of a section of fence or wall which prevents access, does in fact increase the Tower Feature area, which is defined to be limited in size and not to exceed 225 sq. ft.

For this reason, granting the variance would create a special privilege to the applicant not afforded to other structures.

- (4) A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter and would work unnecessary and undue hardship on the applicant; and

The literal interpretation of the code provisions does not deprive the applicant of any common rights enjoyed by other properties within the RS-2 zoning district. The applicant has not proven that the code does not provide commonly shared ease of maintenance on rooftops that are commonly enjoyed by all.

- (5) A prior application for the granting of the variance had not been submitted within the preceding 12 months.

The applicant has not filed for a variance within the past 12 months.

RECOMMENDATION:

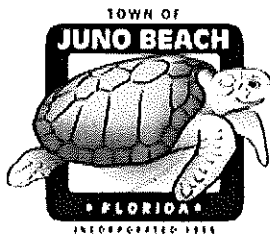
Staff recommends that the Planning and Zoning Board recommend to the Town Council, sitting as the Board of Adjustments and Appeals, the requested variance from Code Section 34-268 of the Town's Code of Ordinances to install a gate and thereby increase the maximum Tower Area **be denied**.

If the Planning and Zoning Board recommends approval of the variance, staff finds that the following conditions of approval are necessary and recommended:

- Pursuant to Florida Building Code, SECTION R-312 GUARDS AND WINDOW FALL PROTECTION, the applicant shall provide required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, and shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads. Guards shall be installed along all edges of the western portion of the flat roof prior to the certificate of completion of the gate access to the tower structure, in a manner acceptable to the Building Official and Director of Planning and Zoning.

Attachment(s):

1. Variance Application w/ applicant's backup material.
2. Town of Juno Beach Code Enforcement Case No. 25-10-61



TOWN OF JUNO BEACH
PLANNING AND ZONING DEPARTMENT
340 OCEAN DRIVE
JUNO BEACH, FL 33048
PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only
Date Stamp

Item #4.

TOWN OF JUNO BEACH
16

2026 AUG -6 P 3: 21

Application for Variance Petitions

A *Variance* is a relaxation of the terms of the Town of Juno Beach Comprehensive Zoning Ordinance (Chapter 34, and subsequent amendments) where such variance will not be contrary to the public interest and where, owning conditions peculiar to the property and not the result of the actions of the applicant a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. As used in said ordinance, a variance is authorized only for height, area, and size of structure or size of yards, parking requirements and open spaces. Establishment or expansion of use or density otherwise prohibited or not permitted shall not be allowed a variance.

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date this application at the end of Section III. If appropriate, complete the power of attorney form on page 4 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) that identify the peculiarity of your specific situation, and that clarify your petition/application.
4. A filing fee of **\$500.00 must accompany each application upon submittal. The applicant will also be responsible** for providing all property identification information and property owners within a 300' radius surrounding the subject property; and will be responsible for postage cost associated with mail-out materials related to the petition.
5. All materials required shall accompany this application **at time of submission** to the Planning & Zoning Department; and the deadline for all required material is **three weeks prior to the date of the Board of Adjustment hearing** for which this petition is being requested.

Section II

Town of Juno Beach Application
Variance – 3/16, 7/19, 7/24

Page 1 of 6

Please Complete the Following:*Applicant/Agent Information:*Name of Applicant: Jutta Laukien Contact Phone #: 561 373-5392Address of Applicant: 401 N Juno Lane, Juno Beach, FL 33408

*If the applicant has an agent, or will be represented by anyone other than the applicant.

*Name of Agent: _____ Contact Phone #: _____

*Address of Agent: _____

*Regarding the Subject Location (where the variance is being requested):*Street Location: 401 N Juno Lane, Juno Beach, FL 33408

Name of Subdivision: _____

Block: _____ Lot: _____

Regarding the Variance Petition:

Please describe the variance being requested, including the section of Town Code subject to variance:

The variance requested is to allow the applicant to install a fence as a part of the tower feature at the Subject Location that includes a gate which will enable the applicant to access the portion of her roof where her solar panels are installed. The gate will allow the solar panels to be maintained without requiring the applicant to access the solar panels from the ground via use of a crane or cherry picker. The Code Section at issue is Section 34-268 which the Juno Building Department is interpreting to preclude the applicant from installing the gate as part of her fence enclosure on the basis that the existence of a gate enlarges the tower area. The applicant does not believe this is a correct interpretation of the code, but requests a variance from and interpretation that the 225 square foot limitation as it relates to the Subject Property is violated by the addition of a gate as part of the fence enclosure.

Section 34-4 of the Town's Zoning Code defines "*Tower*" means an open air or enclosed structural feature which is an integral part of the principal structure, and whose floor area, from outside wall to outside wall, is limited in size. Such structural feature is intended to provide additional scenic view opportunities. It does not contain any language that would support the

the Town's interpretation that providing a gate for access to the area where the solar panels are fixed on the roof increases the size of the Tower feature. It is a well-established principle in zoning law that ambiguous restrictions on the use of land are construed narrowly, in favor of the free use of property. If the ordinance is genuinely ambiguous as to whether fenced enclosure area counts toward tower square footage, that ambiguity should be resolved against the Town's expansive reading. An interpretation under which installing a gate, a means of access, not a structural addition, retroactively triggers a zoning violation for a previously-approved, unrelated rooftop improvement (the solar array) produces an absurd result the ordinance's drafters could not have intended.

Section III

Please address (in written form) the criteria listed below:

While considering a variance petition, the Board of Adjustment shall have the power to authorize upon appeal such variance from the terms of the zoning code as will not be contrary to the public interest, where, owing to specific conditions, a literal enforcement of the provisions of the Code will result in an unnecessary and undue hardship. A variance from the terms zoning code shall not be granted unless the Board of Adjustment finds that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

Applicant Response: The applicant's home was constructed as a Net Zero Energy home Platinum Leed Level with a large solar panel system on its flat roof that consumes the entire section of flat roof precluding its use for any other purpose which was permitted by Juno Beach. The solar panels are mounted on stands that are embedded in the concrete roof and are immovable. The area will never be used for anything other than solar collection. There is also a water tank for the hot water in the same area as the panels. This makes the applicant's property unlike most other properties in Juno Beach.

2. The special conditions or circumstances do not result from the actions of the applicant;

Applicant Response: If the ordinance is read so that a fence-and-gate enclosure providing access to a rooftop automatically enlarges the "tower feature" to encompass the entire fenced or gated area — including unrelated equipment like solar panels — that result flows from the Town's interpretation of an ambiguous or poorly drawn definition, not from any voluntary act of the Applicant designed to circumvent the size limit. The Applicant does not want to install the fence with a gate in order to expand tower square footage; Applicant wants to install it for a lawful, unrelated access purposes. A hardship is not "self-created" merely because the Applicant undertook a permitted, unrelated improvement (the solar panel system) that the Town's enclosure/access rules now sweep into an unrelated size restriction.

The Applicant's proposed action (installing solar panels, adding a gate for access) would be independently lawful and not undertaken with reference to, or in an effort to avoid, the tower size restriction. Where the claimed "enlargement" is a byproduct of the Town's method of measuring

the tower rather than any physical change to the tower itself, the resulting need for a variance, if one is even required, is not attributable to the Applicant's conduct.

Item #4.

3. A granting of the variance requested will not confer upon the applicant any special privilege that is denied by said Ordinance to other lands, buildings or structures in the same district;

Applicant Response: The Applicant will have no special privilege that is not conferred to others because the Applicant will simply be able to access the solar panels and water tank in a safe and reasonable manner without having to resort to cost-prohibitive unsafe actions like cherry-pickers and ladders. The area accessible through the gate is not an open area that can be used as a social area allowing the Applicant to have a greater open space than allowed under the code as the area is fully covered by the solar collectors. Future homes in Juno Beach might have the same or similar setup as solar has become more popular in recent years and legislation is supporting further implementation.

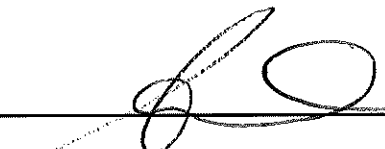
4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work an unnecessary and undue hardship on the applicant.

Applicant Response: The town is interpreting the code to treat the portion of the roof accessible via the gate as part of the Tower feature even though the applicant will not be able to use that area of the roof for anything other than solar collectors. This subjects the applicant to excessive costs to access and maintain her solar system in violation of Florida Statute Section 163.04 by driving up the cost of owning and operating the residential property with the solar collectors.

5. A prior application for the granting of the variance had not been submitted within the preceding twelve (12) months.

Applicant Response: Applicant has never submitted a variance request before this request.

According to Chapter 34, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming to the Zoning Ordinance. The Board of Adjustment may also prescribe a reasonable time limit within which the action for which the variance is required shall commence, be completed, or both.



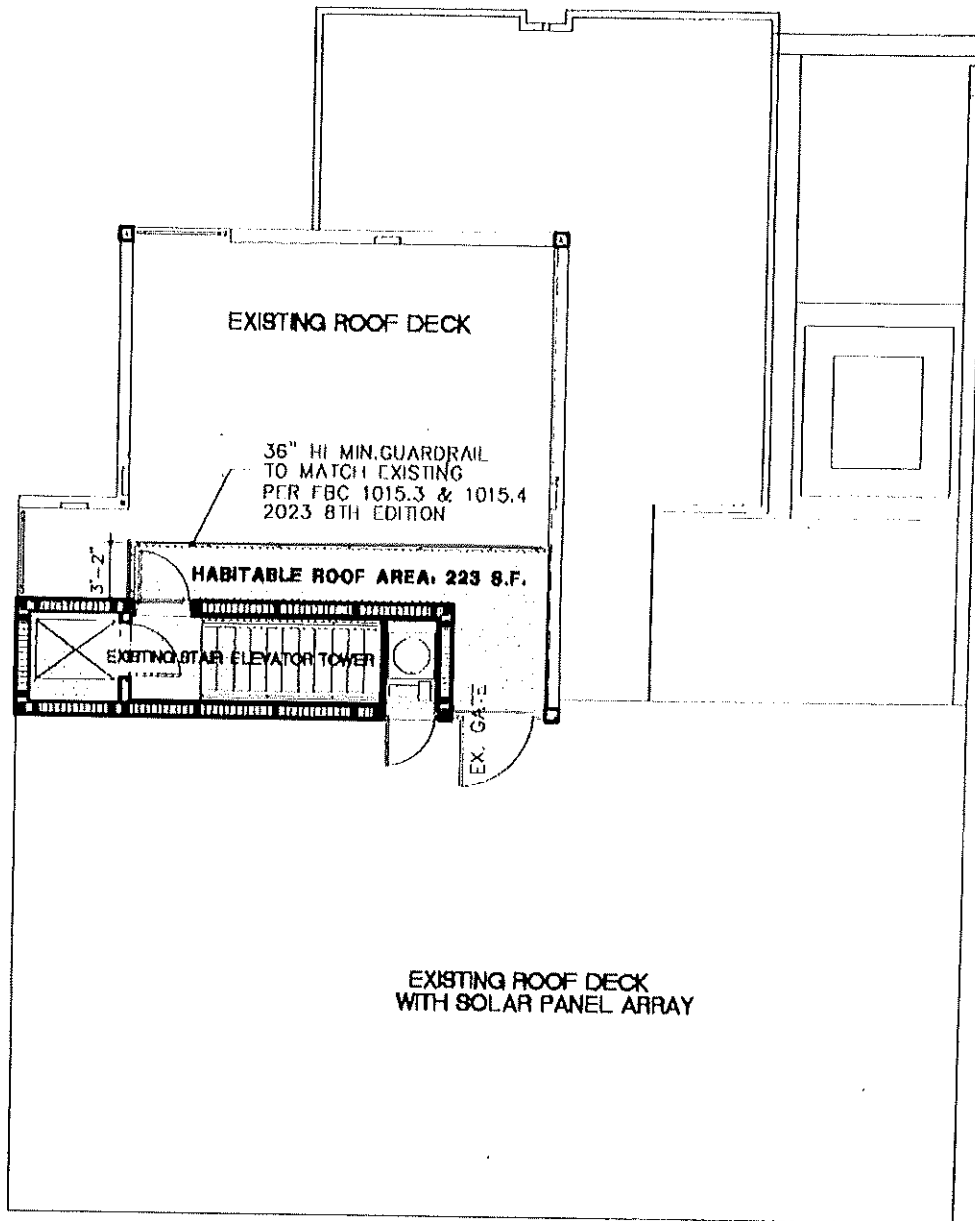
Applicant's Signature

08-06-26

Date

Print Name

Julia Laukity

**ROOF PLAN****1/8"=1'-0"**

Mitchell O'Neil
A.I.A., P.A.
ARCHITECT
www.oneilarchitect.com

947 N. Alt. A1A
Suite C
Jupiter, Florida
33477

Ph. 561-746-1113
oneilarchitect@live.com
REG. NO. 10338
ALL RIGHTS RESERVED © 2000

Roof top Railing Alteration for:
Jutta Laukien
401 North Juno Beach Lane
Lot 7, 8 and 9
Juno Beach, Florida

Revisions:
Date / Description
ISSUE 5-4-26

Witness' Signature

Date

Item #4.



8/6/20

Print Name Stephen Meyer

Power of Attorney

Name of Applicant: _____ Contact Phone _____

Mailing Address: _____

Property Address (description): _____

Name of Agent: _____

Contact Phone of Agent: _____

The Undersigned, being the true Applicant for the real property described above, does hereby grant unto the Agent, stated above, the full right and power of attorney to make application to the Town of Juno Beach for an easement abandonment petition/request and act as the representing agent for any subsequent processes for said property. It is understood that limitations, conditions

and restrictions may be placed upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any application/petition proceeding to limit the Applicant to only allow themselves the opportunity to apply for an abandonment petition/request. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning & Zoning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS AND SEALS
THIS _____ DAY OF _____ 20____.

Applicant

Witness

Applicant

Witness

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the true owners of the real property described above and that they executed the power of attorney for the purposes stated therein.

Sworn and subscribed this _____ day of _____ 20____.

Notary Public

SEAL

(For Office Use Only) Variance

Mailing/Billing Information

Date given to Town Clerk's Office: _____

Deadline for Mailing: _____

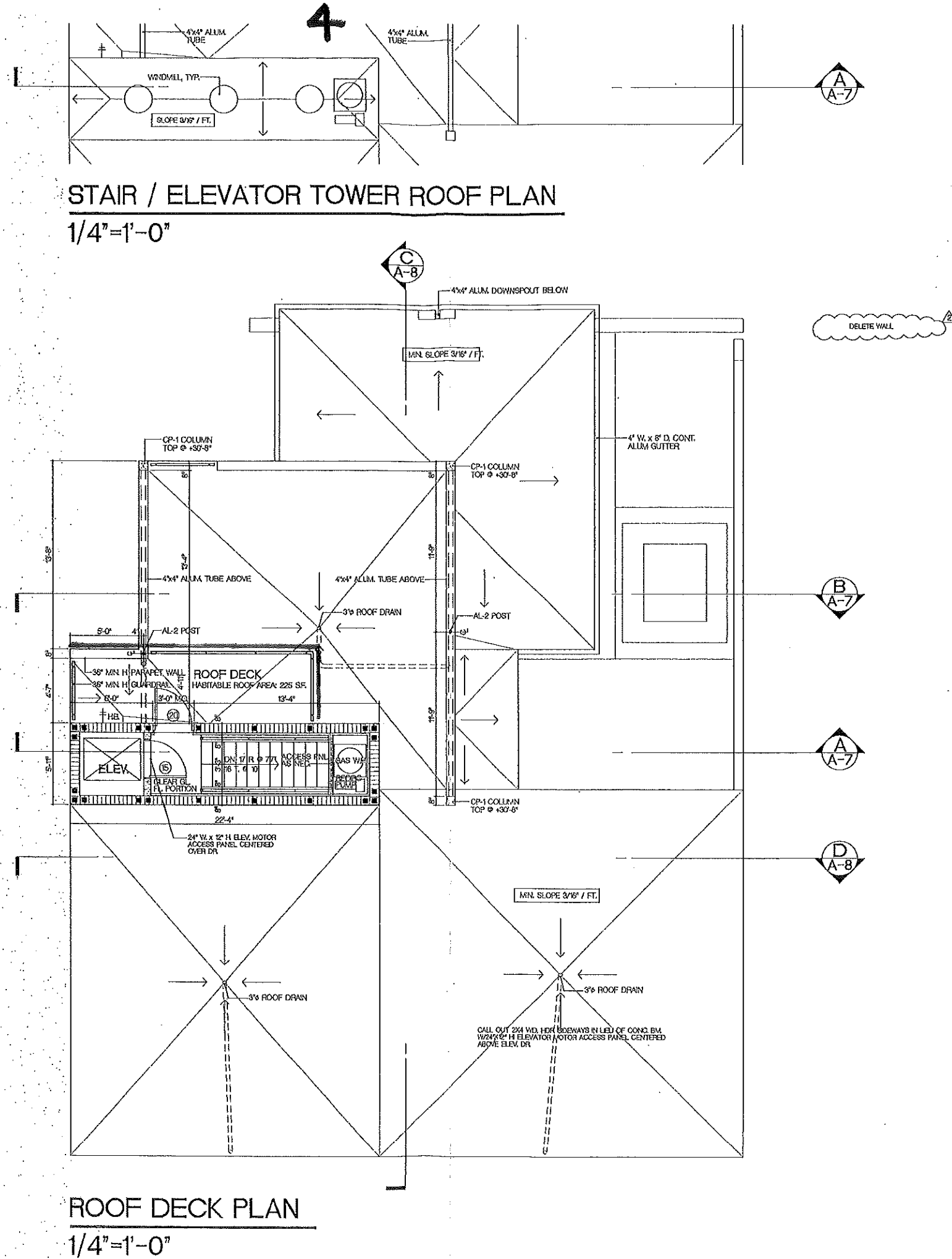
Name of Applicant: _____

Mailing Address for Billing: _____

Postage: \$ _____ Legal Ad: \$ _____ = Total: \$ _____

Date _____ payment _____

Received: _____



Mitchell O'Neill
A.I.A., ARCHITECT
www.oneilarchitect.com
Item #4.

947 N. Alt. A1A
Suite C
Jupiter, Florida
33477
Ph. 561-746-1113
mitch@oneilarchitect.com
REG. NO. 10338

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Drawing and Specifications are the property of the Architect.
The drawings shall not be used for other projects
without the written consent of the Architect.
The Architect shall not be responsible for the completion
of the project by others, except by agreement in writing.

Seal:
[Signature]
4/13/15

BenchMark House

A Residence for:
Julia Loukian
401 North Juno Beach Lane
Lot 7, 9 and 9
Juno Beach, Florida

Notes:

Revisions:
Date / Description
ISSUE 2-24-15
DELETE WALLS 4-10-15

Sheet No.:
A-4
167









**Special Magistrate Hearing
Code Enforcement Case No. 25-10-61
April 22, 2026**

Staff Report

**Re: Jutta Laukien
401 N Juno Lane
Juno Beach, FL 33408**

Case No. 25-10-61:

- **Modification / removal of a previously-installed roof-top railing / fence without a Juno Beach Building Permit.**
- **Modification /removal of a previously-installed roof-top railing / fence so that its installation no longer complies with the original and approved plans and configuration associated with Juno Beach Building Permit No. 15-4716.**
- **Modification / removal of a previously-installed roof-top railing which expanded the total portion of the tower feature area to greater than 225 sq. ft.**

Code Sections

Section 105.1 – Florida Building Code – Buildings Permits (Obtain Required Permit) – Required. *Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.*

Section 34-31 – Juno Beach Code of Ordinances – Building Permits Required – *No structure shall be erected, moved, added to, or structurally altered without a valid and legally issued permit therefore, issued by the zoning administrative official r designee, except such permit shall be construed to only allow uses and structures that are in conformance with the provisions of this chapter.*

Section 34-33 – Juno Beach Code of Ordinances – Construction / Use As Approved – *Building permits or certificates of occupancy issued on the basis of plans and applications approved by the Town authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed to be a violation of this chapter, and punishable as provided in section 34-34.*

Section 34-268 – Site Plan Review Requirements – Juno Beach Comprehensive Zoning Ordinance – Site Plan Review Requirements (Residential Single-Family (RS -1, -2, -3, -4, -5) Zoning District) – *Maximum Tower Area: 225 sq. ft.*



The subject property is a single-family residence located at 401 N Juno Lane in the First Addition Subdivision. The owner of the property is Jutta Laukien. (Pg 1)

On May 7, 2015, Juno Beach Building Permit No. 15-4716 was issued for construction of a new single-family residence at 401 N Juno Lane. To close the building permit and issue a Certificate of Occupancy, all building and zoning inspections were required to be successfully completed. Following the required inspections to ensure compliance with the approved plans, including the maximum area for the rooftop tower structure, the Certificate of Occupancy was issued on May 2, 2018. (Pgs 2-3)

On September 2, 2025, Andrew Russo, Real Estate Developer, reported via Sworn Affidavit that the rooftop tower feature at Ms. Laukien's residence exceeded 225 sq. ft.

Based on this report, Staff reviewed the approved plans for the residence and found that a tower feature with a maximum area of 225 sq. ft was, in fact, approved. (Pg 4) Further investigation by Staff using aerial pictures available on the Palm Beach County Property Appraiser Website revealed that modifications to the original plans were made at some unknown time which enlarged the tower feature's area to greater than the allowable square footage. It was determined that the tower feature and associated railing had been modified / removed which expanded the tower feature to an area greater than 225 sq. ft. (Pgs 4-8)

Based on these findings, Code Compliance Officer Hamel issued a Notice of Violation on October 2, 2025 to Ms. Laukien and cited the above-noted sections in the Florida Building Code and Juno Beach Code of Ordinances. The Compliance Date noted on the NOV was November 7, 2025. (Pgs 9-10)

The Corrective Actions included the following:

- Install a railing as noted in the plans associated with Juno Beach Building Permit No. 15-4716 that limits the habitable roof-top deck / tower feature area to a maximum of 225 sq. ft. *Note: A Juno Beach Building Permit must be applied for and issued for the installation of the required railing and the roof-top deck / tower feature must be returned to its original condition as was specified in the approved plans and permits for the residence including railings, decking material, etc. as may be needed.*
- Remove all furniture, appliances, etc. that are outside of the previously approved habitable roof-top deck / tower feature area of 225 sq. ft.

On October 7, 2025, Ms. Laukien left a voicemail for Ms. Hamel requesting to meet to discuss the issues related to the NOV and the tower structure.

On October 30, 2025, Frank Davila, Director of Planning & Zoning, met with Ms. Laukien to discuss the violation regarding the tower feature issues and the necessary corrective actions in order to come into compliance. Ms. Laukien requested a 3-month extension to the Compliance Date as she would be traveling out of the country. As requested, Ms. Laukien also provided pictures of the roof-top deck / tower feature. Upon consideration, the extension was approved by Staff. (Pgs 11-13)



On February 9, 2026, Ms. Hamel emailed Ms. Laukien as the 3-month extension for compliance with the Corrective actions included in the NOV dated October 2, 2025 had expired. Ms. Hamel requested that if the Corrective Actions were not already completed, that arrangements be made to do so immediately. Ms. Hamel also mentioned that an on-site inspection would be necessary to confirm compliance. (Pg 14)

On February 26, 2026, Ms. Hamel issued a Notice of Hearing as there was no resolution to the matter. (Pg 16)

On March 3, 2026, Ms. Hamel spoke with Ms. Laukien at which time Ms. Laukien reported that she received the Notice of Hearing and that her attorney would be contacting Mr. Davila, regarding an exemption due to the roof-top solar panels. Although the Hearing was originally scheduled for March 19, 2026, the Hearing was rescheduled for April 22, 2026.

On April 17, 2026, David Tassle, Tempe Law, met with Mr. Davila on behalf of Ms. Laukien to discuss the case and the next steps to be taken, including the possibility of a Stipulation and Waiver of Hearing Agreement between the 2 parties.

Statement of Current Conditions

The required Corrective Actions have not been completed to date and the area of the roof-top tower feature at 401 N Juno Lane still exceeds the maximum area of 225 sq. ft.

Staff Recommendation

Staff recommends Jutta Laukien be found in violation as follows:

- Violation of Section 105.1 of the Florida Building Code.

And

- Violation of Sections 34-31, 34-33, and 34-268 of the Juno Beach Code of Ordinances.

Recommended Fine

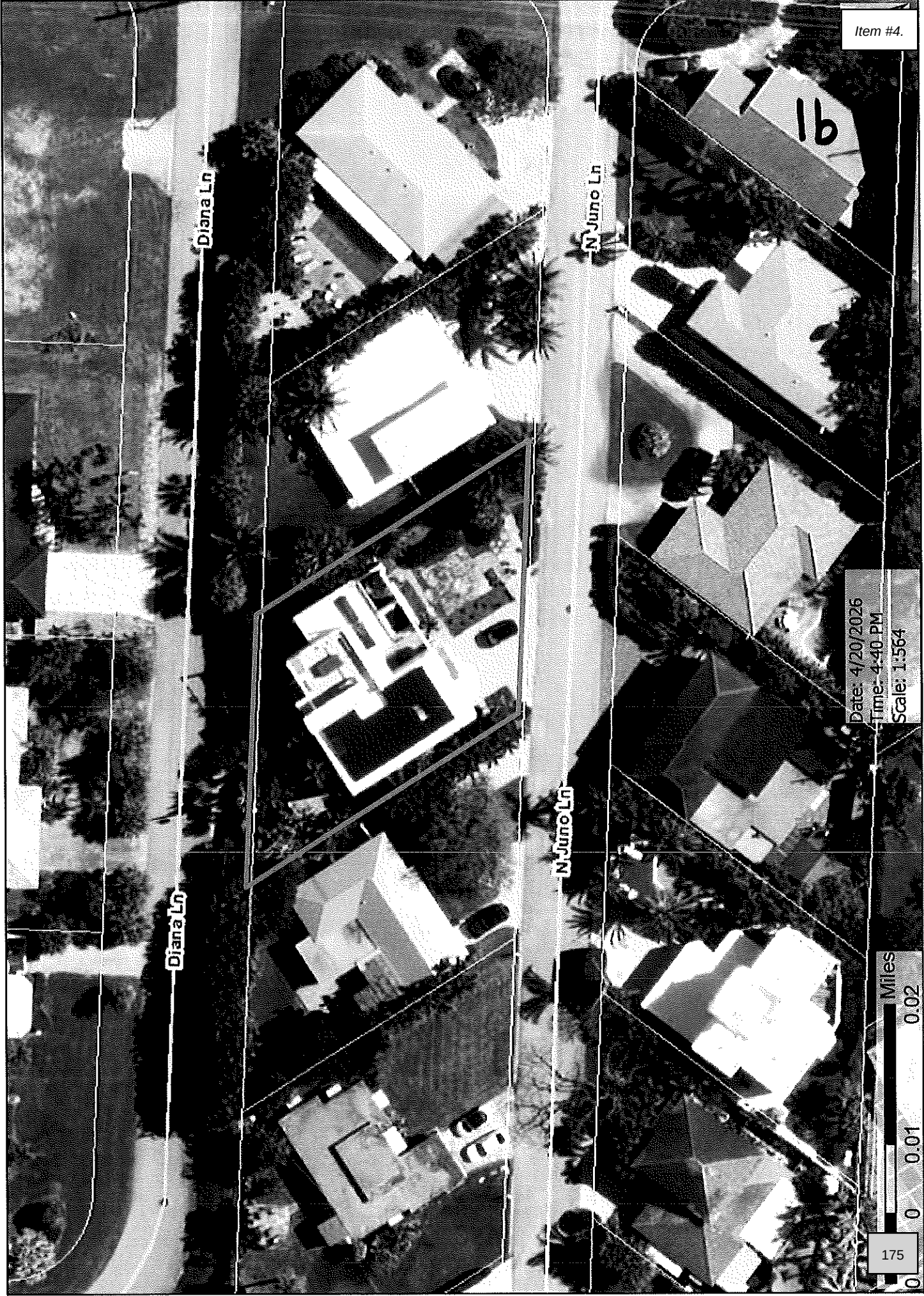
Staff recommends that an additional 30-day extension be authorized in order for Ms. Laukien to take the necessary steps to achieve compliance with the issues related to the roof-top tower feature that exceeds the maximum permitted area of 225 sq. ft.

If compliance is not achieved within the 30-day timeframe, Staff recommends that a fine of \$175.00 per day be imposed and continue until compliance is achieved and confirmed by Staff.

Staff also recommends the Town of Juno Beach be reimbursed for all administrative costs associated with Code Enforcement Case No. 25-10-61.

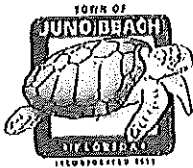
1a





Date: 4/20/2026
Time: 4:40 PM
Scale: 1:564





Juno Beach Building Division
340 Ocean Drive
Juno Beach, FL 33408-
Phone: (561)656-0314 Fax: (561)775-0812

Expires: **1/10/2020**

Permit #: **15-4** Item #4.

Permit Type: **Residential Building**
Work Classification: **New**
Issue Date: **5/7/2015**

SBL No.,

Project Address

401 Juno Lane N
Juno Beach, FL 33408

28-43-41-28-02-000-0070

Owner Information

Address

Phone

Cell

Jutta Laukien

136 Segovia Way
Jupiter FL 33458-

(561)373-5392

136 Segovia Way
Jupiter FL 33458-

Contractor(s)

Phone

Primary Contractor

FIRST FLORIDA DEVELOPMENT & CON: (772)692-1387

Yes

Required Inspections:

For inspections call: **(561)656-0314**

Inspection

IVR

See Permit Record

Proposed Construction / Details
Construction of new single family CBS home

Valuation: **\$ 634,907.21**
Total Sq Feet: **4949**

Fees Due	Amount
Additional Service Fee	\$27,617.00
Additional Service Fee	\$12,300.00
Base Fee - Single Family New	\$1,500.00
Change of Contractor	\$50.00
County Library Impact Fee	\$30.62
County Parks Impact Fee	\$53.91
County Public Buildings Impact Fee	\$27.92
County School Impact Fee	\$155.74
DBPR Fee	\$308.25
DCA Fee	\$308.25
Police Impact Fee	\$57.93
RES General and Administrative Impact Fee	\$534.81
Sewer Improvement Fee	\$75.00
Upfront Fee	\$6,750.00
Water Improvement Fee	\$500.00
Total:	\$50,269.33

Total	Amt Paid	Amt Due
\$ 50,269.33	\$ 50,269.33	\$ 0.00

Building Department
Copy

Certificate of Occupancy

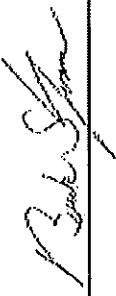
Town of Juno Beach
Building Division

This certificate issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction codes or use. For the following:

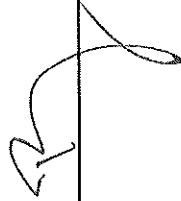
Parcel Number: 28-43-41-28-02-000-0070 Date Issued: 5/2/2018
Permit No. 15-4716 Subdivision/Project: Juno Beach 1st Addition
Permit Type: Residential Building Contractor: FIRST FLORIDA DEVELOPMENT & CONSTRUCT

Owner: Jutta Laukien

Location: 401 Juno Lane N
Juno Beach FL 33408



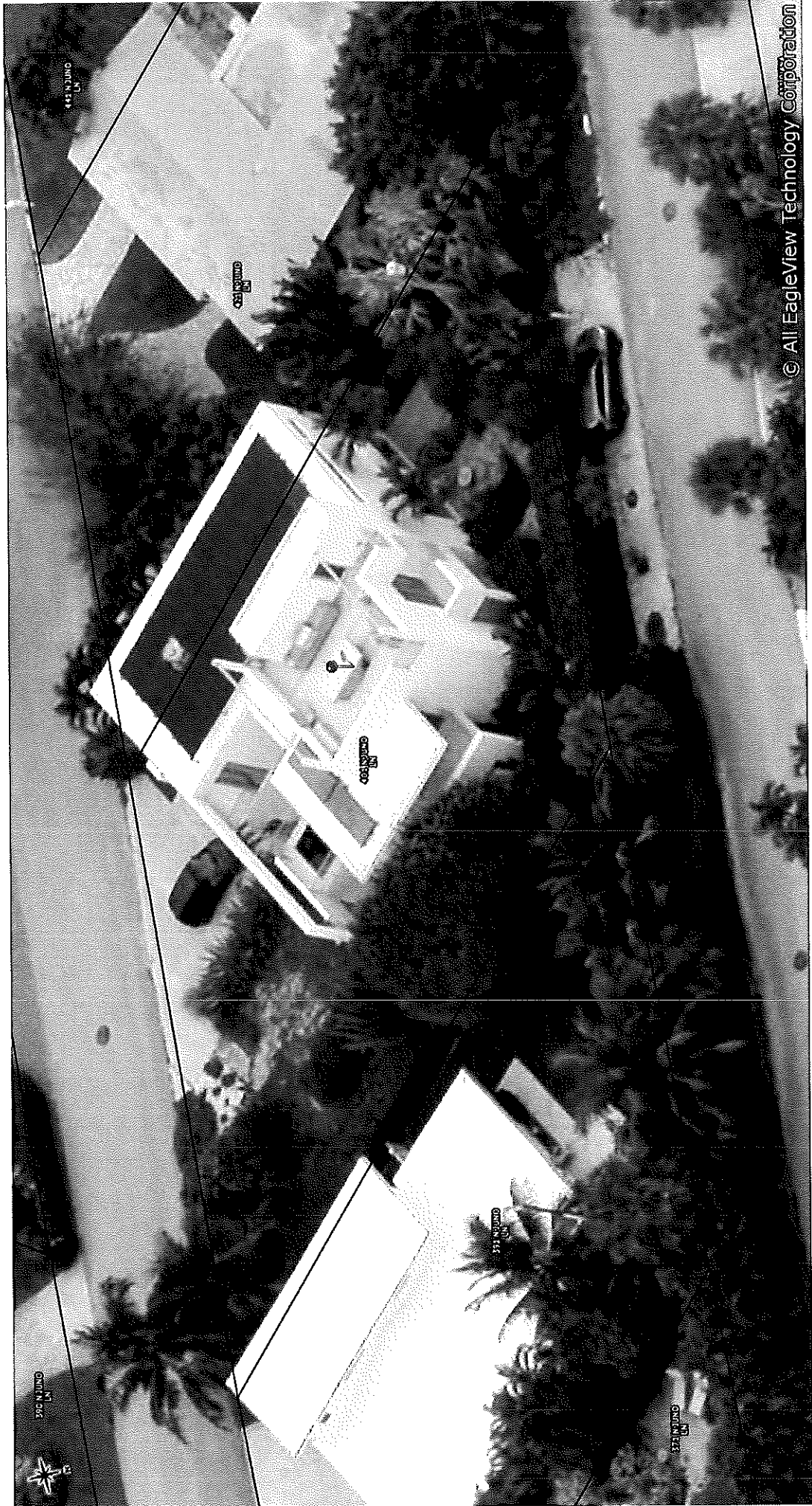
Building Official



Planning & Zoning Director

Not Transferable
POST IN A CONSPICUOUS PLACE

401 N Juno Lane

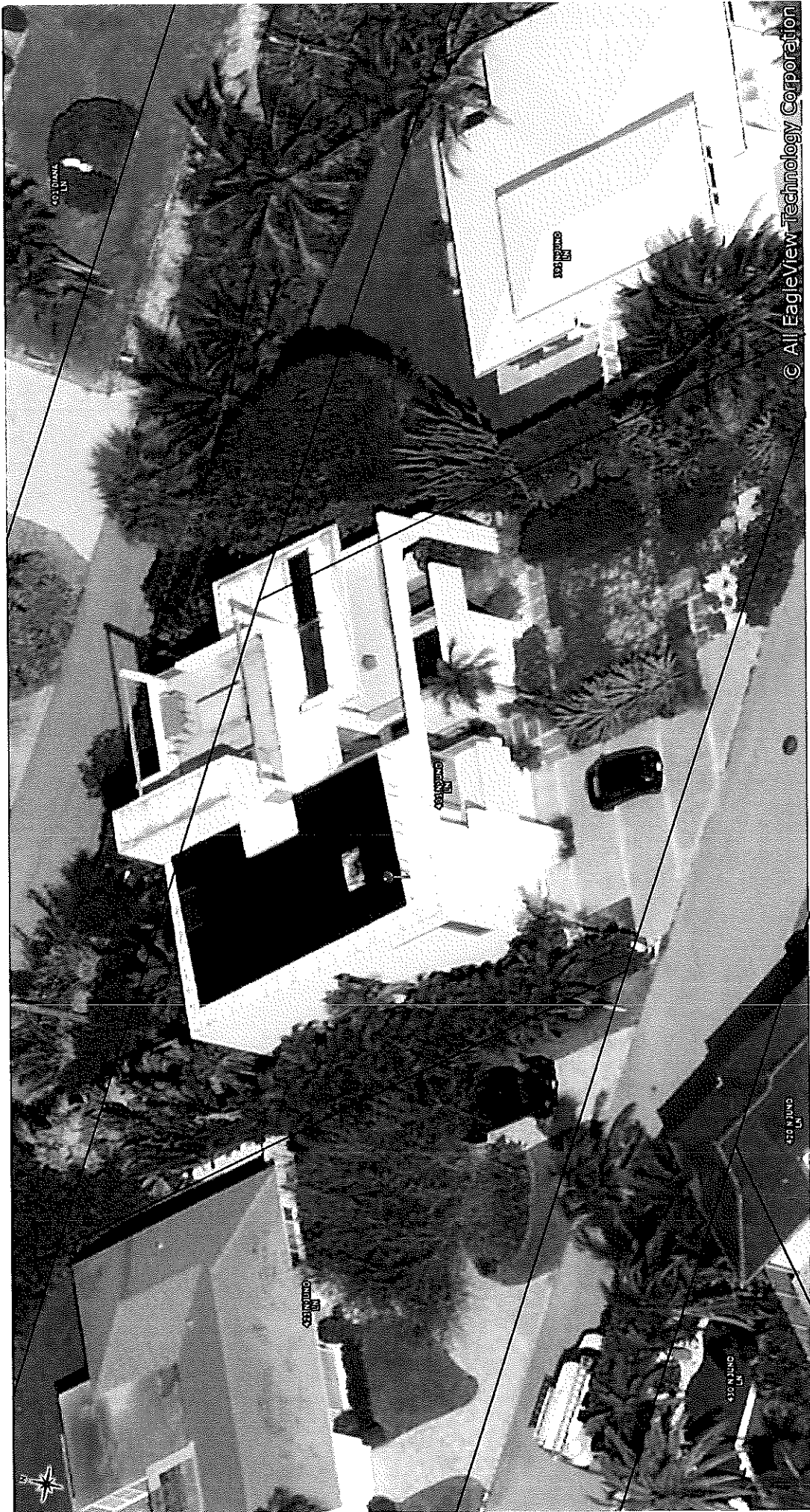


Item #4.

401 N Juno Lane



401 N Juno Lane

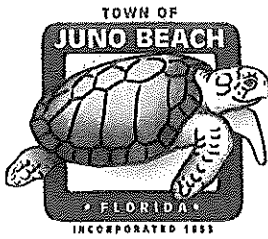


© All EagleView Technology Corporation

Item #4.

401 N Juno Lane





Town of Juno Beach Code Enforcement

340 Ocean Drive
Juno Beach, Florida 33408
Telephone: (561) 626-1122
Fax: (561) 775-0812

Case Number: CE-25-10 Item #4.
Issue Date: 10/02/2025
Compliance Date: 11/07/2025

NOTICE OF VIOLATION

Jutta Laukien • 401 N Juno Lane • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

You are hereby notified that a review of the following property:

Parcel Number: 28-43-41-28-02-000-0070
Location Address: 401 N Juno Lane • Juno Beach, FL

Zip Code

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

OFFICIAL ORDINANCES CITED AND CORRECTIVE ACTION REQUIRED:

Ordinance Description

Violation 1: 105.1 - Florida Building Code - Permits - Building Permits (Obtain Required Permit) - Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Corrective Action

Apply for and obtain Juno Beach Building Permit as required / authorized for re-installation of the roof-top / tower feature railing which served to limit the maximum total habitable tower area (both inside and outside) to 225 sq. ft. as required in Section 34-268 of the Juno Beach Code of Ordinances.

Ordinance Description

Violation 2: 34-31 - Juno Beach Comprehensive Zoning Ordinance – Building Permits Required – No structure shall be erected, moved, added to, or structurally altered without a valid and legally issued permit therefore, issued by the zoning administrative official or designee, except such permit shall be construed to only allow uses and structures that are in conformance with the provisions of this chapter.

Corrective Action

Apply for and obtain Juno Beach Building Permit as required / authorized for re-installation of the roof-top / tower feature railing which served to limit the maximum total habitable tower area (both inside and outside) to 225 sq. ft. as required in Section 34-268 of the Juno Beach Code of Ordinances.

Ordinance Description

Violation 2: 34-33 - Juno Beach Comprehensive Zoning Ordinance – Construction and Use as Provided in Applications, Plans, Permits and Certificates of Occupancy. - Building permits or certificates of occupancy issued on the basis of plans and applications approved by the Town authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed to be a violation of this chapter, and punishable as provided in section 34-34.

Corrective Action

Ensure compliance with the approved use, arrangement, and construction set forth in the approved plans for Juno Beach Building Permit No. 15-4716 for construction of a new single family CBS home which specifically limit the habitable roof-top deck / tower feature area (both inside and outside) to a maximum of 225 sq. ft. Remove all furniture, appliances, etc. that are outside of the previously approved plans for the outside portion of the tower feature.

Ordinance Description

Violation 3: 34-268 - Juno Beach Comprehensive Zoning Ordinance – Site Plan Review Requirements (Residential Single-Family (RS -1, -2, -3, -4, -5) Zoning District) – Maximum Tower Area: 225 sq. ft.

Item #4.

Corrective Action

Return roof-top deck / tower feature area to the design and conditions approved in Juno Beach Building Permit No. 15-4716 for construction of a new single family CBS home which specifically limit the habitable roof-top deck / tower feature area (both inside and outside) to a maximum of 225 sq. ft. Remove all furniture, appliances, etc. that are outside of the previously approved plans for the outside portion of the tower area.

Officer Comments

The roof-top deck / outside portion of the tower feature and associated railing have been modified / removed which has expanded the habitable roof-top deck / outside portion of the tower feature area to greater than 225 sq. ft. This is contrary to the original and approved plans and configuration associated with Juno Beach Building Permit No. 15-4716.

As the roof-top deck / outside portion of the tower feature currently exists, it (as well as its use) do not comply with the limitations regarding the maximum allowable area (both inside and outside) of 225 sq./ft. for the habitable roof-top deck / tower feature area.

Corrective Actions must include:

- **Install a railing as noted in the plans associated with Juno Beach Building Permit No. 15-4716 that limits the habitable roof-top deck / tower feature area (both inside and outside) to a maximum of 225 sq. ft.**

Note: A Juno Beach Building Permit must be applied for and issued for the installation of the required railing and the roof-top deck / tower feature must be returned to its original condition as was specified in the approved plans and permits for the residence including railings, decking material, etc. as may be needed.

- **Remove all furniture, appliances, etc. that are outside of the previously approved outside portion of the habitable roof-top deck / tower feature area.**

The Town of Juno Beach is notifying you of a code violation as stated above. Please notify the Town of Juno Beach Code Enforcement office at (561) 626-1122 on or before Friday, November 7, 2025 that the violation has been corrected and that you are now in compliance. If you fail to notify the code compliance official, it will be presumed that the violation continues to exist and a Special Magistrate Hearing will be scheduled. You will be responsible for all costs associated with the hearing and may be issued fines by the Special Magistrate.

Lynn Hamel
Code Compliance Officer
Town of Juno Beach
lhamel@juno-beach.fl.us
(561) 627-0818



Frank Davila <fdavila@juno-beach.fl.us>

Item #4.

Re: Roof stuff

1 message

Frank Davila <fdavila@juno-beach.fl.us>

Mon, Nov 3, 2025 at 11:30 AM

To: Jutta Laukien <jlaukien@gmail.com>, Lynn Hamel <lhamel@juno-beach.fl.us>

Hello Jutta,

Staff is in receipt of your email and request. Prior to moving forward with your request, please include additional pictures of all sides of the flat roof area to include the entrance.

Respectfully,

Frank Davila, CFM

Director of Planning and Zoning

Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
PH: (561)656-0306
FX: (561)775-0812

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may, therefore, be subject to public disclosure.

On Thu, Oct 30, 2025 at 8:16 PM Jutta Laukien <jlaukien@gmail.com> wrote:

Frank,

Thank you for taking the time to discuss the situation with me today. I see your points and I think you could see my viewpoint.

Please see attached pics. I will work on removing the steel table and the barbecue grill so we won't be using the roof for food prep or art.

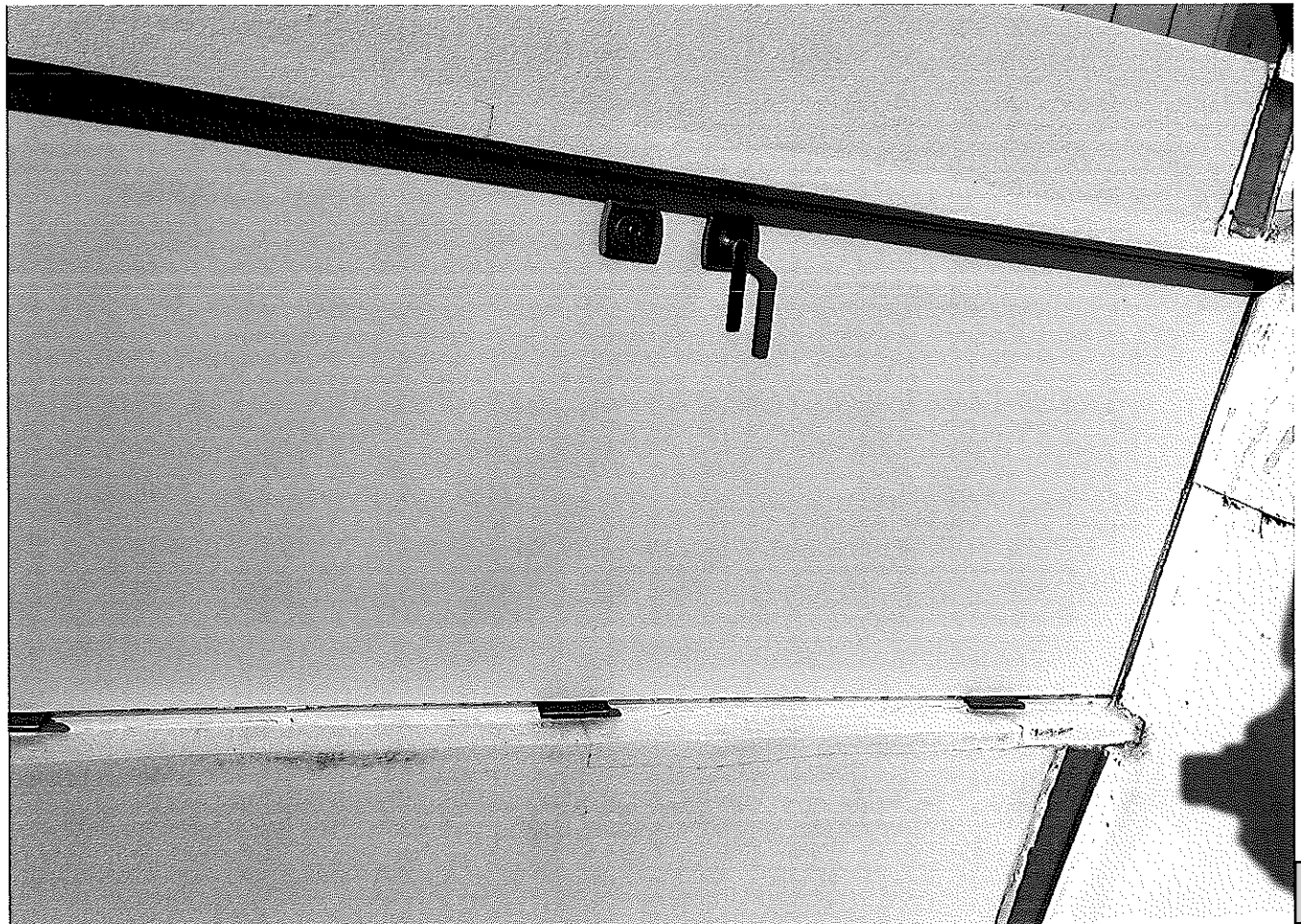
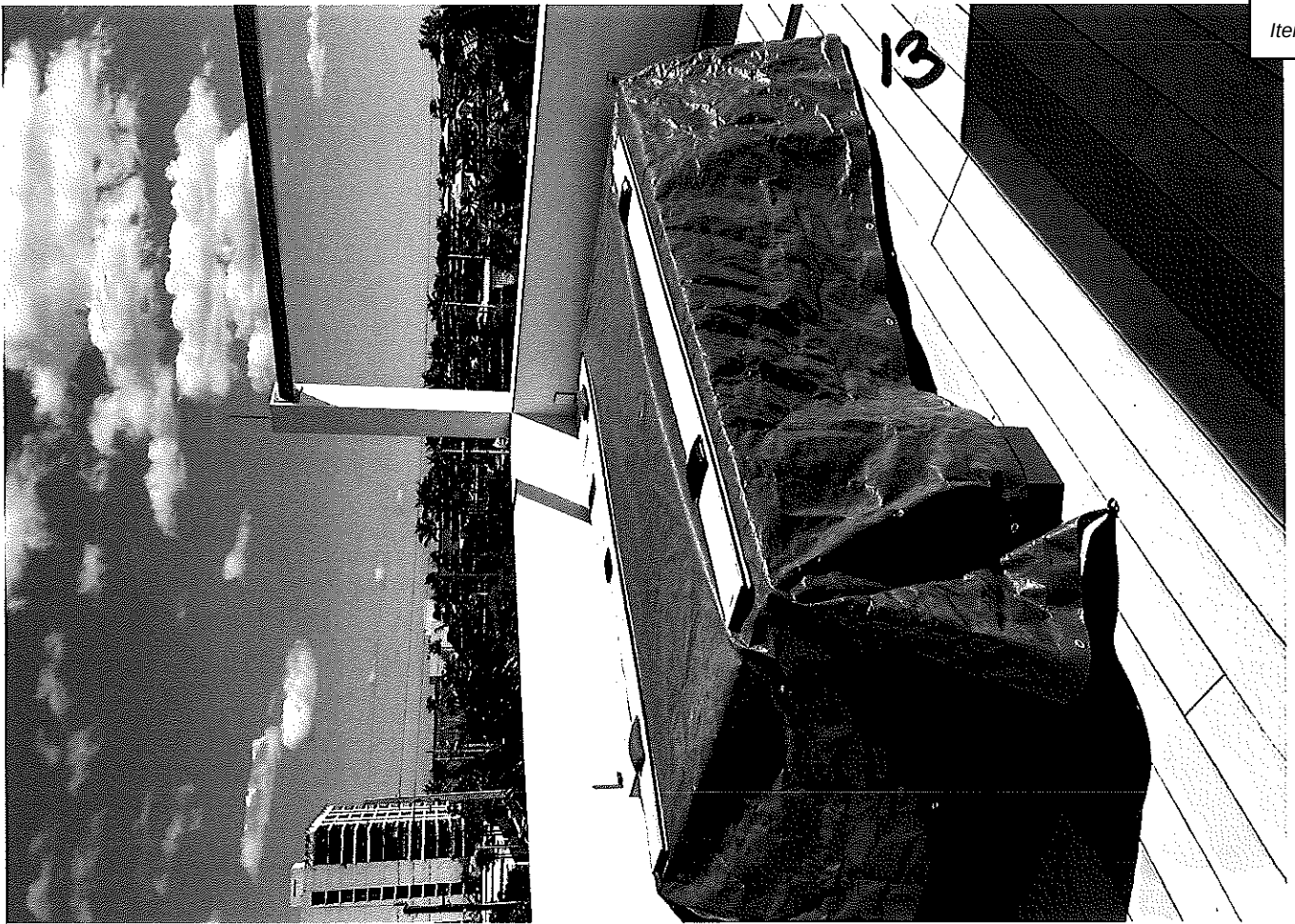
However, I will need time to find workers to accomplish this and a place to which to donate the table to or otherwise deposit it.

If you can grant me a three month extension as I will be abroad for a project.

Additionally, I would like to petition the council to grant me the possibility to access my utilities through an ordinance? change.

Best,
Jutta





401 N Juno Lane - Tower Feature DRAFT

1 message

Lynn Hamel <lhamel@juno-beach.fl.us>
To: Jutta Laukien <jlaukien@gmail.com>
Cc: Frank Davila <fdavila@juno-beach.fl.us>

Mon, Feb 9, 2026 at 10:11 AM

Good Morning Jutta,

The three-month extension for compliance with the Corrective Actions included in the Notice of Violation (NOV) dated October 2, 2025 (Case No. 25-10-61) has expired. As referenced in the NOV and per Section 34-268 of the Juno Beach Code of Ordinances, the maximum allowable area for tower features is 225 square feet.

If the Corrective Actions have not yet been completed, please arrange to do so immediately. As a reminder, the Corrective Actions included the following:

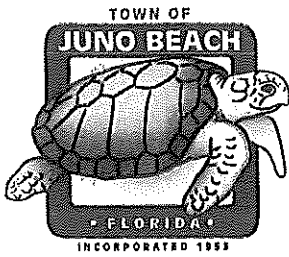
- Install a railing as noted in the plans associated with Juno Beach Building Permit No. 15-4716 that limits the habitable roof-top deck / tower feature area (both inside and outside) to a maximum of 225 square feet.
 - Note: A Juno Beach Building Permit must be applied for and issued for the installation of the required railing and the roof-top deck / tower feature must be returned to its original condition as was specified in the approved plans and permits for the residence including railings, decking material, etc. as may be needed. *As of today's date, I do not see that a Juno Beach Building Permit Application has been submitted or issued for the re-installation of the railing.*
- Remove all furniture, appliances, etc. that are outside of the previously approved outside portion of the habitable roof-top deck / tower feature area.

Please let me know when we can schedule the on-site inspection as we would like to get this matter resolved.

Thank you for your cooperation.

Respectfully,

Lynn Hamel
Code Compliance Officer
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
561/627-0818
lhamel@juno-beach.fl.us



NOTICE OF HEARING

Town of Juno Beach Code
Enforcement
340 Ocean Drive
Juno Beach, Florida 33408
Telephone: (561) 626-1122
Fax: (261) 775-0812

Case Number: CE-25-10 Item #4.

15

Date: 2/26/2026
Compliance Date: 11/07/2025

Jutta Laukien
401 N Juno Lane
Juno Beach, FL 33408

Dear Property Owner or Responsible Party:

You are hereby notified that an inspection of the following property:

Location Address:

Parcel No.

401 N Juno Lane
Juno Beach, FL

28-43-41-28-02-000-0070

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

Code Violations:

105.1 – Florida Building Code - Permits - Building Permits (Obtain Required Permit)
34-31 – Building Permits Required
34-33 – Construction/Use as Approved
34-268 – Site Plan Review Requirements – Maximum Tower Area: 225 sq. ft.

You are hereby formally notified that on **Thursday, March 19, 2026 @ 9:00 AM** there will be a hearing conducted by the Town of Juno Beach Special Magistrate in the Council Chambers of the Town of Juno Beach, Town Center, 340 Ocean Drive, concerning the violations as listed above. The violation(s) specific to this case is included in the Notice of Violation dated October 02, 2025. (A copy of this Notice of violation is enclosed for your reference.)

Failure to appear may result in the Special Magistrate proceeding in your absence. IF the violation is corrected prior to the hearing date, the case still may be presented to the Special Magistrate.

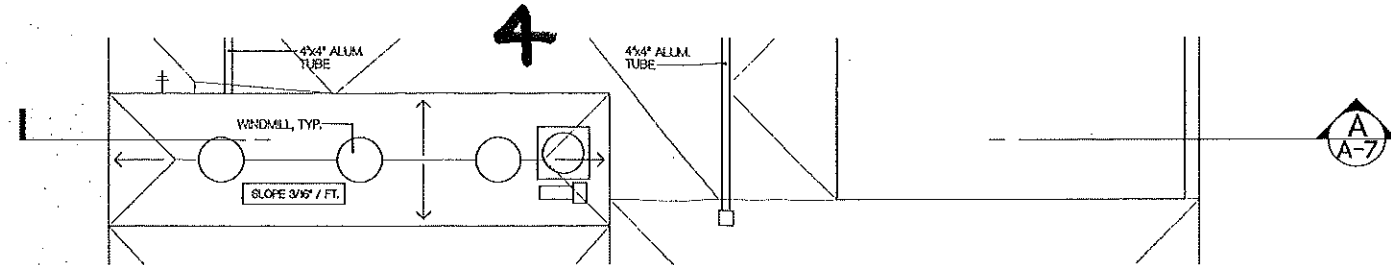
Should you be found in violation, the Special Magistrate may enter an order against you and may levy a fine of up to \$250.00 a day, per violation, for every day that the violation continues beyond the date set in its order for compliance. If the Town of Juno Beach prevails in demonstrating a violation, the order entered by the Special Magistrate shall require you to pay all costs incurred by the town of Juno Beach in prosecuting the case.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses, as well as question the witnesses against you, prior to the Special Magistrate making a determination.

Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

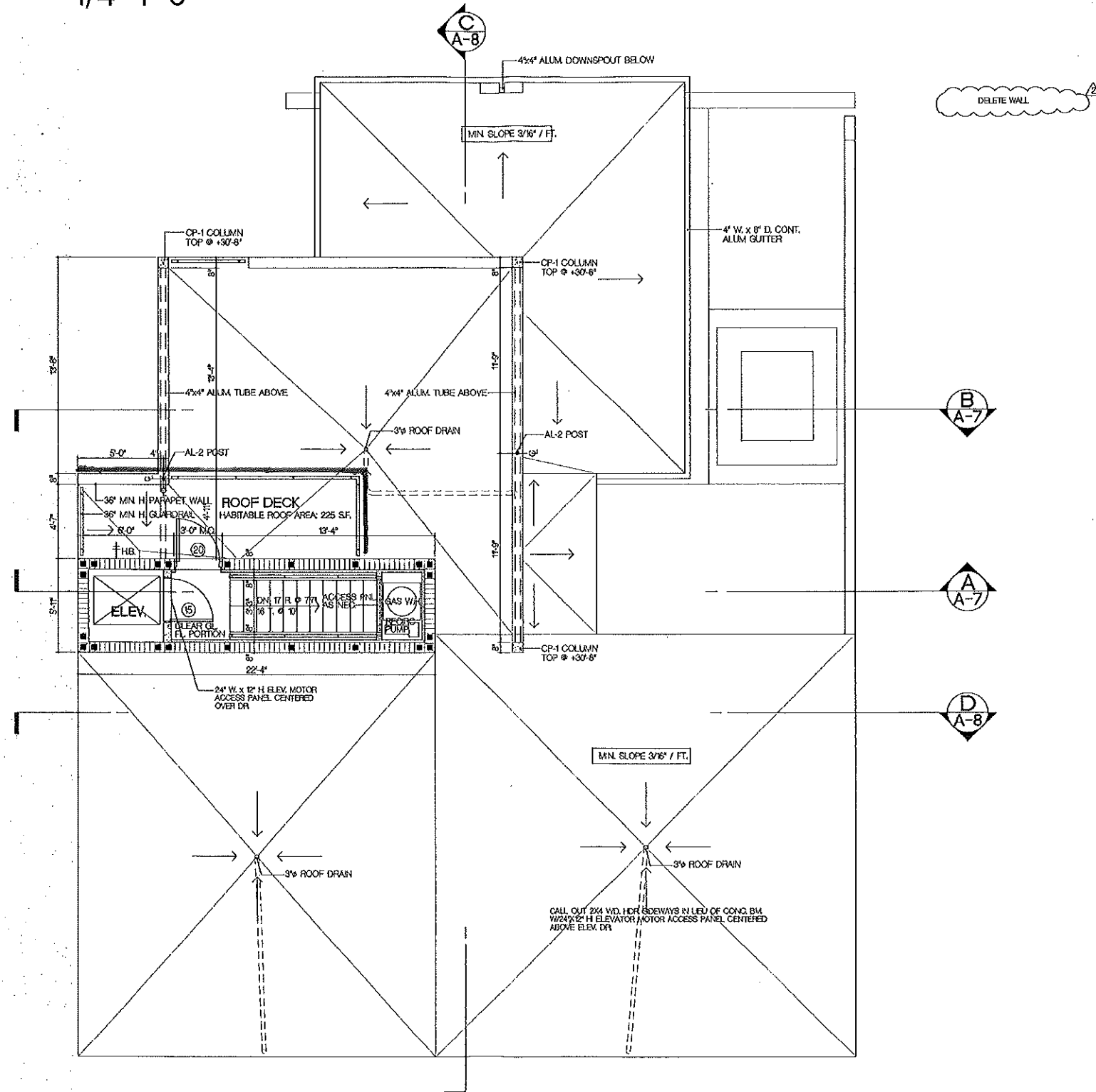
Sincerely,

Lynn Hamel
Code Compliance Officer
Town of Juno Beach
lhamel@juno-beach.fl.us
(561) 627-0818
On behalf of:
Morris (Skip) G. Miller
Special Magistrate



STAIR / ELEVATOR TOWER ROOF PLAN

1/4"=1'-0"



ROOF DECK PLAN

1/4"=1'-0"

Mitchell O'Neill
A.I.A. ARCH. Item #4.
 www.oneonellarchitect.com
 947 N. Alt. A1A
 Suite C
 Jupiter, Florida
 33477
 Ph. 561-746-1113
 mitch@oneonellarchitect.com
 REG. NO. 10338

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 Drawings and specifications are the property of the Architect.
 The drawings and specifications are not to be used for other projects,
 for matters to the project or for the completion of
 the project by others, except by agreement in writing.

Seal:

Benchmark House
 A Residence for:
 Juliet Loukian
 401 North Juno Beach Lane
 Lot 7,9 and 9
 Juno Beach, Florida

Notes:

Revisions:
 Date / Description
 ISSUE 2-24-15
 A DELETE WALLS 4-10-15