



PLANNING AND ZONING BOARD AGENDA

August 03, 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 - July 6, 2026

BOARD ACTION/DISCUSSION ITEMS

2. Variance Request – San Remo – Height of Front Yard Wood Fence
3. Appearance Review – 401 Olympus Drive
4. Appearance Review – 403 Olympus Drive
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.

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

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING AND ZONING BOARD MINUTES

July 6, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: JIM EHRET, CHAIR (*Via Zoom*)
 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: __

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

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

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

Town Attorney Good provided an update on the status of the proposed code amendments related to HB 399, as previously directed by the Town Council.

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 - June 1, 2026

MOTION: *Reimers/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. Architectural Pattern Book Public Outreach *(Revised presentation attached)*

The Board provided individual comments regarding the Architectural Pattern Book. No motion was made, and no formal action was taken.

(See attached handout provided by Boardmember Graboski)

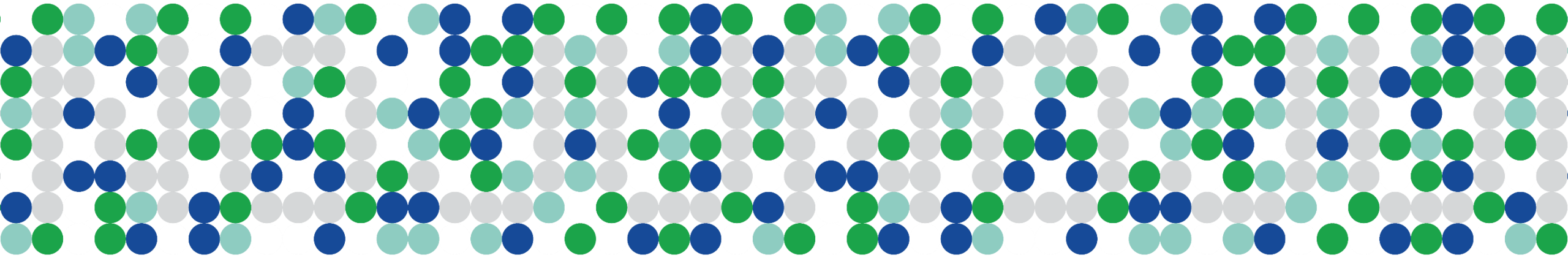
COMMENTS FROM THE BOARD - None

ADJOURNMENT

Vice Chair Rudolph adjourned the meeting at 5:30pm.

Jim Ehret, Chair

Caitlin E. Copeland-Rodriguez, **Town Clerk**



Juno Beach

Architectural DESIGN GUIDELINES



Introduction

Purpose & Intent

- Establish architectural character standards; protect and promote Juno Beach vernacular architecture; guide new development.

Applicability

- Required for all residential, commercial, institutional, and municipal construction. Historic districts follow additional code requirements.



Juno Beach Context

Historic Districts:

- Zephyr Way
- Saturn Lane
- Beachbound

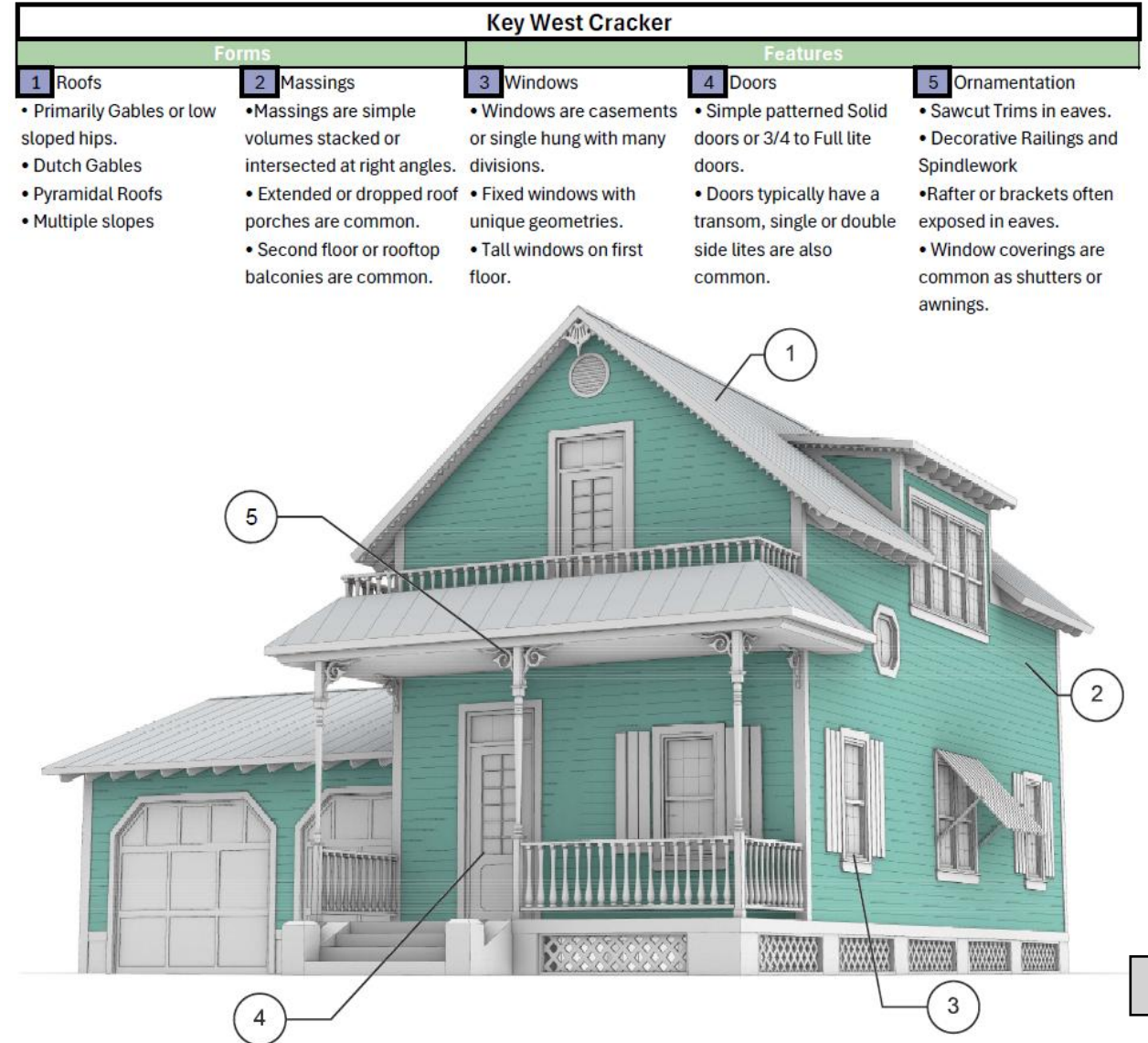


Architectural Styles

- Key West Cracker (Late Victorian)
- Mediterranean Revival (Spanish Revival)
- Early to Mid-Century Modern (Modern)
- Limited hybrid combinations

Key West Cracker – Late Victorian

- Climate-responsive vernacular architecture with gabled roofs, porches, shutters, decorative wood details, and raised forms.
- Simple massing, casement/single-hung windows, transoms, spindle-work, brackets, exposed rafters, pastel colors.

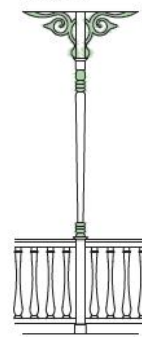


Key West Cracker – Late Victorian

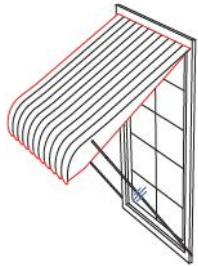
LOUVERED WINDOW SHADE



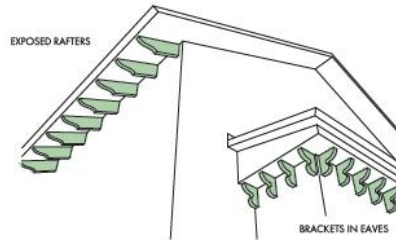
SPINDLEWORK



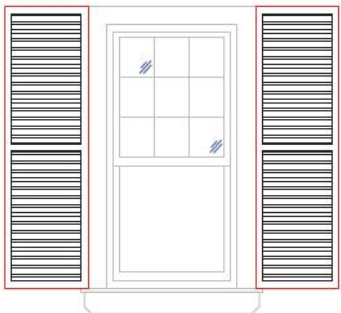
CLAM SHELL AWNING



EXPOSED RAFTERS



SHUTTERS



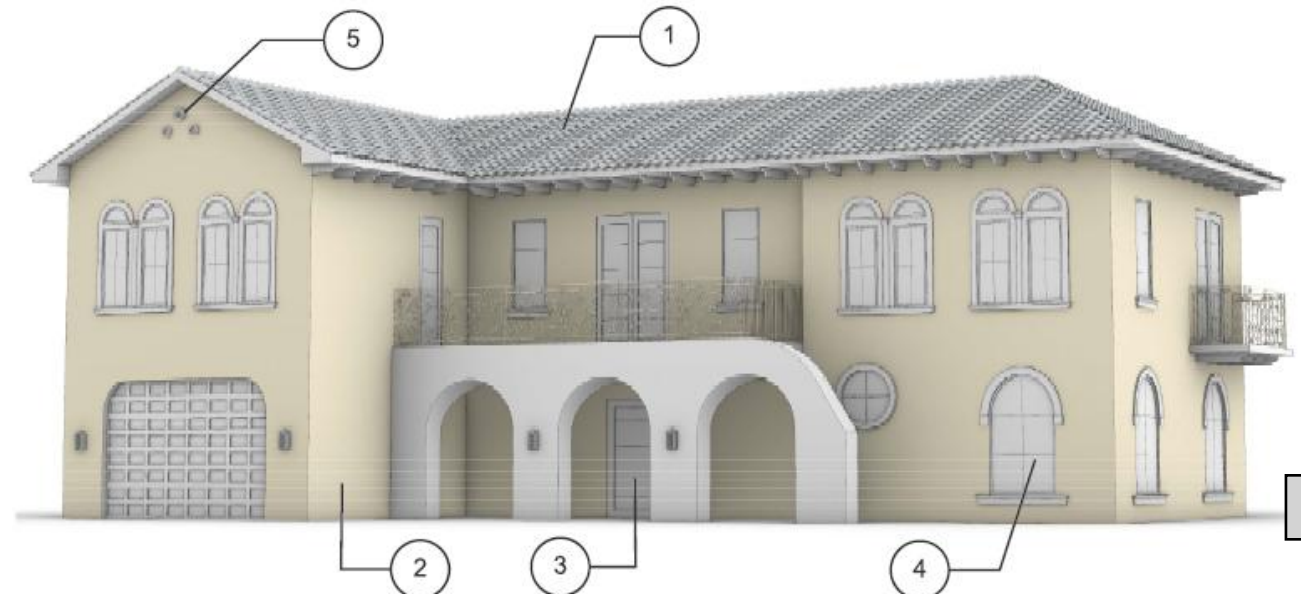
DECORATIVE SAWCUT TRIMS



Mediterranean Revival – Spanish Revival

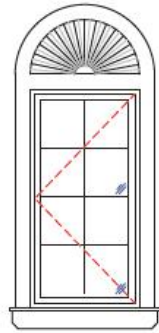
- Inspired by Florida resort architecture; permanence, courtyards, stucco walls, tile roofs, arches, towers, and wrought iron.
- Balanced asymmetry, arched openings, decorative trims, chimneys, textured stucco, and classical influences.

Mediterranean Revival				
Forms		Features		
1 Roofs	2 Massings	3 Windows	4 Doors	5 Ornamentation
• Primarily and gables. • Cascading hips • Pyramidal Roofs • Octagonal Roofs on towers or over small extrusions of the massings.	• Volumes are balanced visually with a single dominant, typically a tower or entrance. • Full height front entry porches are common. • Elevated balconies and porches accessed from the second floor. • Variety of roof heights with mix of gables and hips and/or anchored by a tower or chimneys.	• Windows are casements, fixed, or single hung with many divisions. • Fixed windows with geometries. • Largest windows are on the lower levels and ground the massing.	• Simple patterned Solid doors or 3/4 to Full lite doors. • Arched doors are common. • Doors are often adorned with decorative iron work.	• Decorative precast or stone window trims. • Facades often feature the classical orders. • Chimneys anchor massings



Mediterranean Revival – Spanish Revival

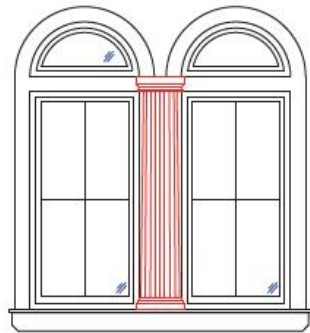
Item #1.



MULTI-LITE CASEMENT WINDOW



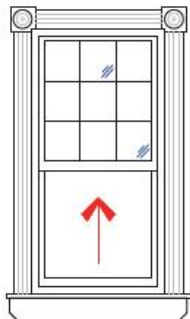
20



DOUBLE-ARCHED WINDOW WITH CLASSICAL ORDER



21

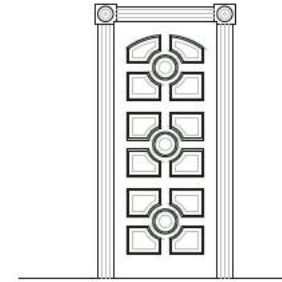


SINGLE HUNG WINDOW



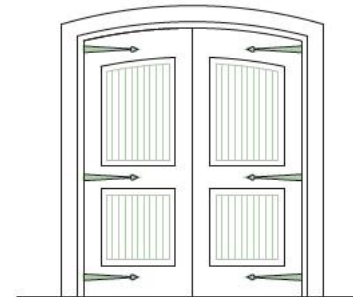
22

ORNATE PATTERNED DOOR
WITH DECORATIVE TRIM



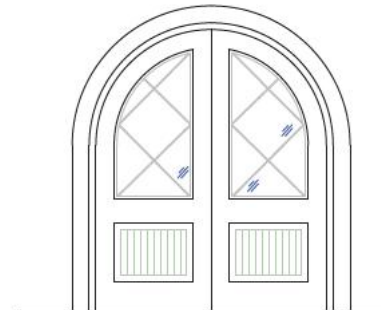
23

ARCHED DOORS
WITH IRON ORNAMENT & HARDWARE



24

DOUBLE-SASH DOORS



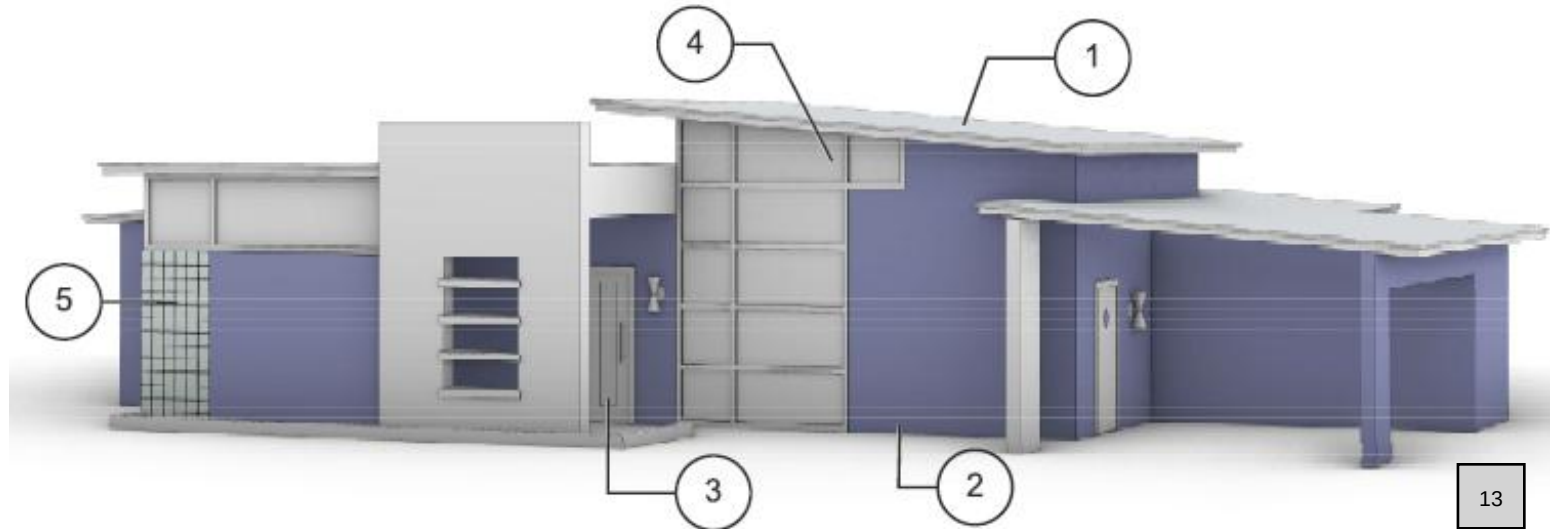
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Mid-Century Modern

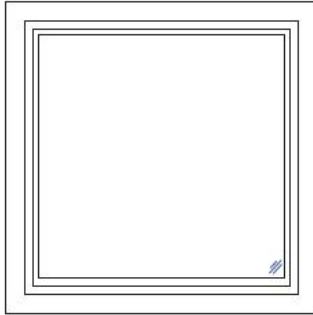
- Postwar modernism emphasizing horizontality, geometric forms, indoor-outdoor living, and minimal ornament.
- Large fixed windows, corner glazing, flat or low-slope roofs, pivot doors, geometric lighting, and simple materials.

Mid-Century Modern				
Forms		Features		
1 Roofs	2 Massings	3 Windows	4 Doors	5 Ornamentation
• Low Slope Shed Roofs • Low Sloped Gables • Flat Roofs	• Massing consists of simple geometric volumes carved and/or grouped to form indoor-outdoor rooms. • Individual volumes have varying heights.	• Windows large fixed windows with few divisions. • Fixed windows with unique geometries. • Corner Windows and windows that follow slope of the roof are common. • Scale of fenestrations are well proportioned to	• Oversized solid doors with large hardware. • Doors with simple patterns of rectangular lites. • Doors often have large sidelites and transoms.	• Decorative precast or stone window trims. • Facades often feature the classical orders. • Geometric light fixtures.



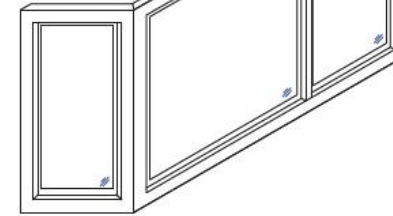
Mid-Century Modern

LARGE FIXED PANE WINDOW



35

FIXED PANE CORNER WINDOW



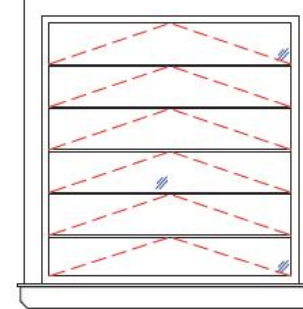
38

WINDOWS THAT SLOPE WITH ROOF



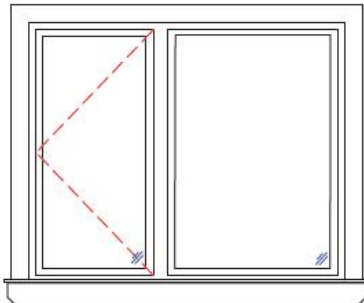
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AWNING WINDOWS



39

SINGLE CASEMENT PANE



37

A Hybrid Architecture

- Limit mixing to two styles; covered entries, screened equipment, coordinated signage, and style-consistent materials.



Design Review Checklists

- There are checklists for each architectural style.
- They are designed to assist staff and the Board with identifying compliance with required architectural style(s).
- The checklist(s) components are divided into Form, Features and Materials, colors and quality standards.
- The checklist(s) includes an open-ended description how the proposed architecture complies with the required component.



Design Review Checklist Example

KEY WEST CRACKER

		<i>The proposed development includes the following:</i>	<i>How was this achieved?</i>
FORM	1	Building form is representative of Key West Cracker Architecture.	
	2	Façades have clear visual heirarchy.	
	3	Façades create depth with protrusions or step-backs in the massing.	
	4	Varied roof heights with varied pitches and /or dormers.	
	5	Volumes are elevated on pedestals or raised foundations.	
	6	Scale of fenestrations are well proportioned to elevations.	
FEATURES	7	Window types and division are representative of the style.	
	8	Window coverings adorn elevations.	
	9	Decorative wood trims adorn porch railings and columns, balconies, and eaves.	
	10	Doors are decoratively patterned or have large lites.	
	11	Simple, light color (often white) wood trims at windows and doors.	

MATERIALS	12	Cladding is appropriated for Key West Cracker Architecture.	
	13	Roofing materials are appropriate for Key West Cracker Architecture.	
	14	Materials and Trims establish hierarchy of textures with moments of visual relief.	
	15	Materials are durable and of high quality.	
	16	Pastel primary exterior wall colors contrasted with whites and/or vibrant similar accent colors.	
	17	Material colors are harmonious and the color scheme is consistently applied.	



Review of Booklet / Goal

- Review of Draft Architectural Design Guidelines.
- Promote high-quality development while preserving Juno Beach's architectural identity.



Comment Review: Site Standards

- Lighting Standards: Chapter 34 of the Code has standards for commercial centers and turtle protection. Nothing relating to single family residential exists in the current code.
- FAR: Chapter 34 regulates lot coverage as a percentage and building heights has building height regulations.



Comment Review Site Standards cont.

- Dune Protection: Comments about protecting primary and secondary dunes to help regulate beach erosion.
 - Chapter 34 –Division 8 Coastal Regulations. Limits land disturbance east of the Coastal Construction Control Line.
- Floodplain: Comment suggest homes in flood zone be on pier-and-beam rather than slab-on-grade to elevate about the base flood elevation.
 - Base flood elevation for most of Juno Beach land in Special flood hazard zone is 6.00.
 - There are pros and cons to both foundation types, following FEMA standards would allow either foundation type assuming Finished Floor Elevation is above the base flood elevation.



Comment Review: Architecture

- Hybrid Architecture: What are the limitations?
 - 2 styles maximum?
 - What combinations would be allowable?
- Building Form: "Pyramid Approach"
 - Concept shapes building massing and centers the home on the property.
 - Works best on larger frontages.
 - Creates some conflict with existing setback and height requirements.
 - The resulting form does not resemble the architectural styles of Juno Beach.
- Sustainable Construction Practices
 - Florida Building Energy Conservation Code Promotes sustainable buildings.
 - LEED?
 - WELL?



Comment Review: Commercial Standards

- Commercial Standards are underdevelopment, current draft only lightly mentions the standard.
- Building massings for Commercial Retail are inherently different than the massings of residential styles due to function.
 - Because of this the chosen style should be represented through ornamental features and materiality.
- Other components to be addressed in the guideline:
 - Shaded walks along retail frontage.
 - Safe pedestrian gathering or dining spaces.
 - Building facades create visual interest.
 - Building mounted signage consistency and aesthetic.



Comment Review: Applicability

- Applicability in the current the guideline addresses Single-family new construction and renovations as well as retail commercial.
 - Wording will be edited to provide clarity.
 - Comments indicate there is a need for guidelines regulating condo and multi-family construction.

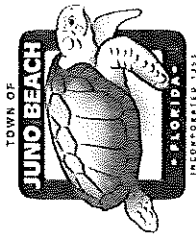


Comment Review: Review and Enforcement

- How should checklists be scored? While the evaluation criteria are intentionally subjective, reviewers should use a consistent and objective scoring methodology.
- Evidence-Based Scoring
 - Require reviewers to cite a reason for every score below a threshold.
 - Score 3: No justification required.
 - Score 2: Brief comment required.
 - Score 1: Specific deficiency must be identified.

This helps reduce arbitrary scoring and makes reviews defensible and works with the current checklist format presented in the draft.
- Should checklist criteria be weighted? Example: Building massing and materials are stronger visual indicators of a style than some of the ornamental features.





TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #:

2

DATE:

NAME:

John Stellato

PHONE NO.:

561-891-1778

REPRESENTING (IF APPLICABLE):

ADDRESS:

401 Sunset Way

CHECK WHAT MAY APPLY:

☐ SUPPORT

☒ OPPOSE

☐ I WISH TO SPEAK

Item #1.



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

Fw: Submit Comments for the Draft Pattern Book by Monday, July 6 at 12PM

1 message

ncwmvnh <ncwmvnh@aol.com>

Fri, Jul 3, 2026 at 1:55 PM

To: Caitlin Copeland <ccopeland@juno-beach.fl.us>, Juno Beach Town Council DD Halpern <dhalpern@juno-beach.fl.us>, Carol Rudolph <pbgsoccer@aol.com>, Robert Reimers <breilers@aol.com>, "jim@ehret-consulting.com" <jim@ehret-consulting.com>, Frank Davila <fdavila@juno-beach.fl.us>, Council <town_council@juno-beach.fl.us>

All,

This notice was first sent on July 2 at 2:33 pm.

Juno Beach town hall is closed today, July 3. It is a federal holiday and the July 4 holiday weekend celebrating the birth of our nation 250 years ago.

Yet, the town sent this 38 page document to be studied, reviewed and commented on by residents by NOON on MONDAY while the town staff are not even at work.

This looks more like a stunt, a gimmick so some can say "we sought public input" than an actual process for public engagement. Whoever greenlighted this shows no respect for the process or the taxpayers - especially this national holiday weekend.

The P&Z members do not seem to have a town e-mail, collectively or individually, so I am asking the clerk to distribute to those whose contact information I do not have. I would call, but you are on vacation. h

There also seems to be several issues dealing with postings, e-mails, addresses, town web site. I am asking that all five members of Council acknowledge that they saw this message.

Nancy Wolf

----- Forwarded Message -----

From: Juno Beach <nr@juno-beach.fl.us>**To:** "ncwmvnh@aol.com" <ncwmvnh@aol.com>**Sent:** Thursday, July 2, 2026 at 02:33:27 PM EDT**Subject:** Submit Comments for the Draft Pattern Book by Monday, July 6 at 12PM[View this email in your browser](#)

YOU'RE INVITED TO ATTEND THE PLANNING & ZONING BOARD MEETING

This Meeting will introduce the first draft of the Town's Architectural Design Guideline Book ("Pattern Book"). The goal is for the Community to provide comments and direction to the consultant for the final draft.

Planning & Zoning Board Meeting Details

Monday, July 6, 2026

4:00PM

Town Center Council Chambers / [YouTube](#)

To view the Draft Pattern Book: [Click Here](#)

If you are unable to attend the meeting in person, please submit any comments or questions via email to Director of Planning & Zoning Frank Davila at fdavila@juno-beach.fl.us by **Monday, July 6 at 12PM.**

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340 Ocean Drive, Juno Beach, FL 33408

www.juno-beach.fl.us

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MAY 14, 2026 | THE SOUTHAMPTON PRESS

WATER MILL SALE BREAKS RECORDS

Developer plans to
renovate properties

BY MICHAEL WRIGHT

mikewright@expressnewsgroup.com

A California retail development company closed this past week on the long-anticipated sale of Water Mill's two largest retail properties for \$39 million. The selling brokers claim the sale sets a new record for the largest retail transaction in the history of the South Fork.

The sale includes Water Mill Square, at 670 Montauk Highway, and the 30,000-square-foot commercial plaza known as The Mill, formerly the Water Mill Shoppes, at 760 Montauk Highway — both of which the buyers said they plan to

SALE: Water Mill Sale Breaks Records

FROM PAGE A1

substantially renovate and redesign with an eye to making them more appealing and welcoming to pedestrians and potential tenant shopkeepers alike.

Together, the two properties currently comprise nearly 30 individual retail, restaurant and professional spaces and represent about 84 percent of Water Mill's gross leasing area, according to the brokers.

The buyers of the two properties were River Oaks Properties and the Runyon Group, a Los Angeles-based company that specializes in development and redevelopment of what one profile of the company called "boutique lifestyle centers" that focus on blending lively retail and restaurant properties with inviting cultural spaces.

Last fall Runyon's principals, Joseph Mill and David Fishbein, appeared before the Southampton Town Planning Board to run through their vision for remaking the two properties — which they were already in contract to purchase.

They described plans to focus on refreshing the exteriors of the buildings and remaking the outdoor spaces at both properties to make them more accessible.

"We think 670 Montauk Highway is a real special building — we think it's just magical. We think there's huge opportunity in those small alleyways for intimate spaces," Miller told the Planning Board at the time.

The partners said they plan to ask for permission to divide some of the larger spaces — like the former Blockbuster and Soul Cycle space, into smaller spaces, increasing the total number of storefronts from the current 19 to 22.

They said that along with refresh-

ing the building facades, they had already begun work on extensive changes to the 1-acre green at the center of The Mill, working with a local landscape architect, Stacy Paetzel, to create a broader open space that interfaces with the businesses better and to create a more densely landscaped frontage along the Montauk Highway, to better separate the space from the vehicular congestion in hopes of making it a more appealing place for customers leaving a shop to linger.

"I want this to be a place that I can bring my kids and grab a bite to eat and let them run around that central space without worrying they could trip and literally fall into the highway," Miller said in November. "And while the central green will be this large, organized, rational section, we want to provide opportunities for intimate spaces."

The pair said that they saw the remaking of the Sagaponack General Store as the model for how rejuvenating an old space in the right way.

Contacted this week, a Runyon Group spokesperson said the company is not yet sure when they expect to bring a formal proposal for the renovations at the two Water Mill shopping centers to the town.

Maggie Hund, the head of Brand for Runyon Group, said that the company will be working with River Oaks Properties on the redevelopment and management of the two sites.

"Runyon will lead the vision, tenancing and management of the Water Mill investment in partnership with River Oaks, which has retained Pegasus Investments Real Estate Advisory Inc. as advisor and asset manager," a statement from Runyon said.

The properties were sold by Robert Zecher and Benjamin Rinzler of Vault Development Partners.

Rinzler's family are the longtime owners of the Water Mill Square and with Zecher acquired The Mill property in 2023 for \$13.1 million.

The sale was brokered by Hal Zwick and Jeffrey Sztorc of the Hamptons Commercial Real Estate Team at Compass, who had also helped Vault acquire The Mill property in 2023.

"This is one of the best assemblages I have ever seen created and sold," Zwick said.

"Assets with this level of visibility, tenancy and long-term upside are incredibly rare, and achieving a record-setting sale speaks to both the quality of the properties and the continued demand from investors."

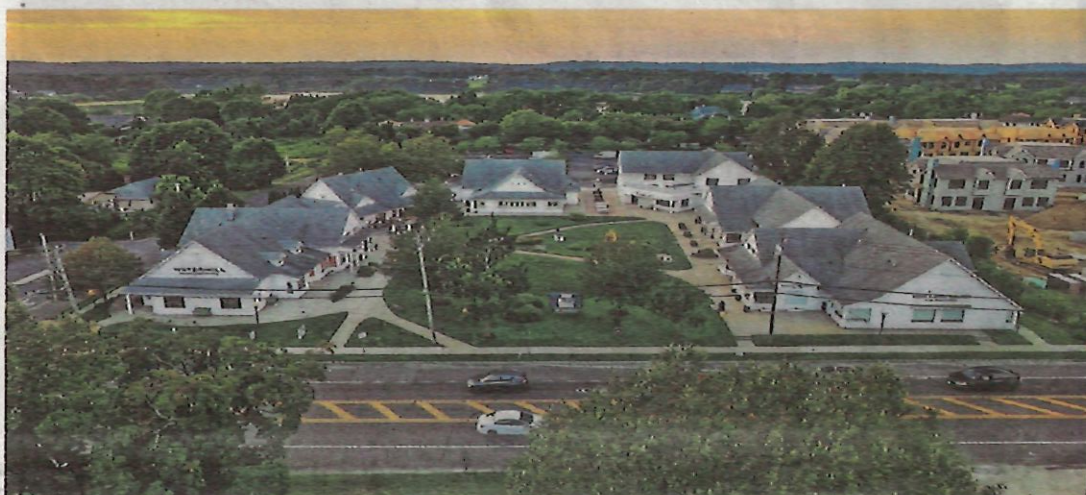
The profitability prospects for all of downtown Water Mill — but The Mill shops and restaurants in particular — are getting a substantial boost this year with the completion of Watermill Crossing, a 38-unit luxury townhouse development immediately adjacent to The Mill. Rinzler said he hopes that the new owners will continue and expand on the hopes his family had for Water Mill retail when they first invested there.

Water Mill Square comprises 20,500 square feet of retail, restaurant and office space situated on 2.26 acres. The Mill totals 29,314 square feet across 3.66 acres.

"This portfolio has been a cornerstone of the Water Mill community for years, and it's been incredibly rewarding to see it evolve into such a vibrant retail destination," Zecher said of The Mill in a press release about the sale released by Compass on May 6.

"When my father, Milton, and I bought Water Mill Square, we had a vision to shepherd a renaissance in Water Mill; making it a destination for experience and culture," he said. "I look forward to seeing the new owners' continuation of this shared vision."

Item #1.



The \$39 million sale of two retail parcels in Water Mill broke records.

COMPASS



Meeting Name: Planning and Zoning Board

Meeting Date: August 3, 2026

Prepared By: Stephen Mayer

Item Title: Variance Request – San Remo – Height of Front Yard Wood Fence

BACKGROUND:

The subject property is located at San Remo Townhouses Condominiums at 1000 Ocean Drive, within Residential Multiple Family – Moderate Density (RM-2) Zoning District. Please see the location map and table below and the next page for the subdivision name and zoning of adjacent properties.

Location Map

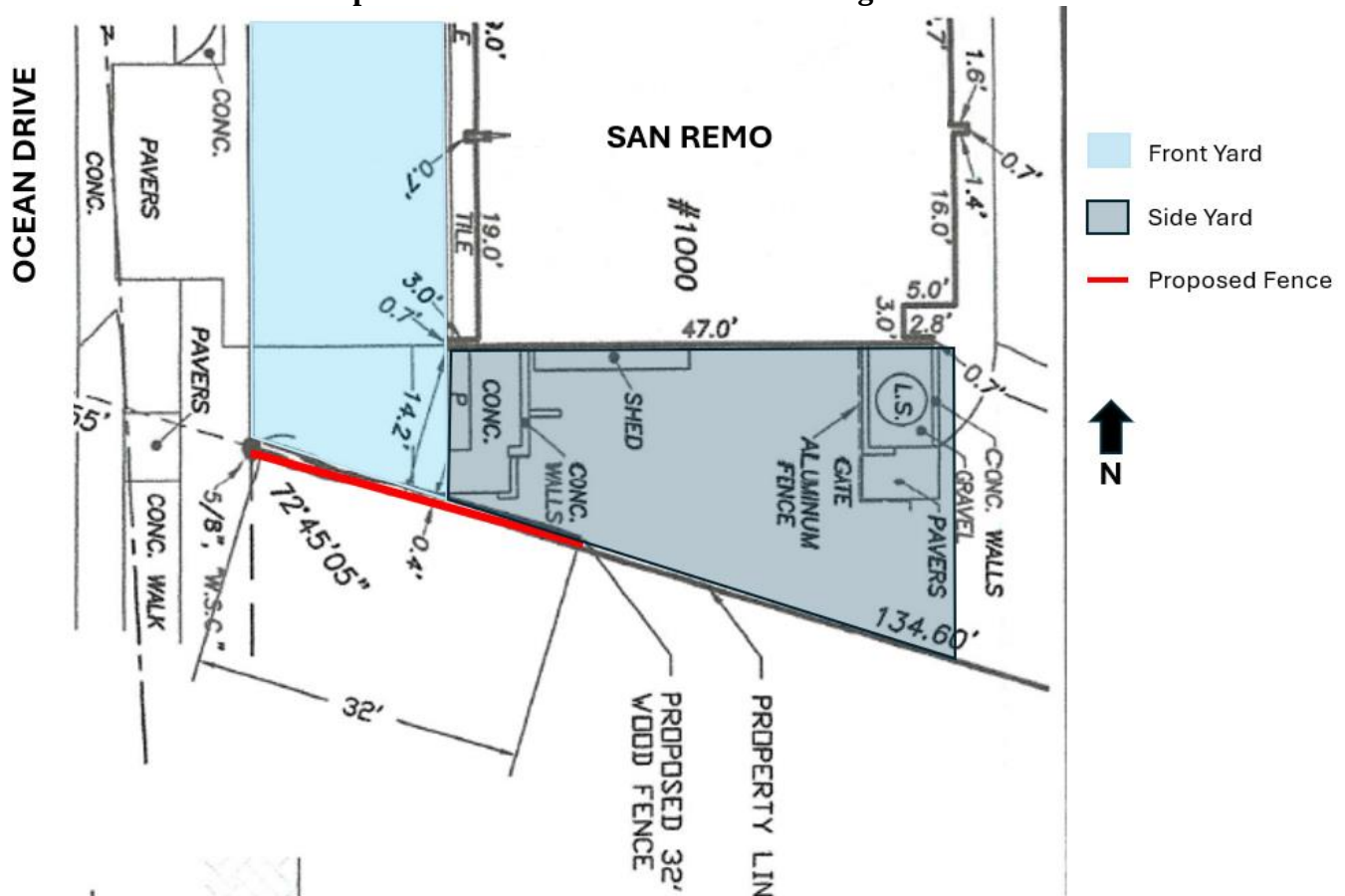


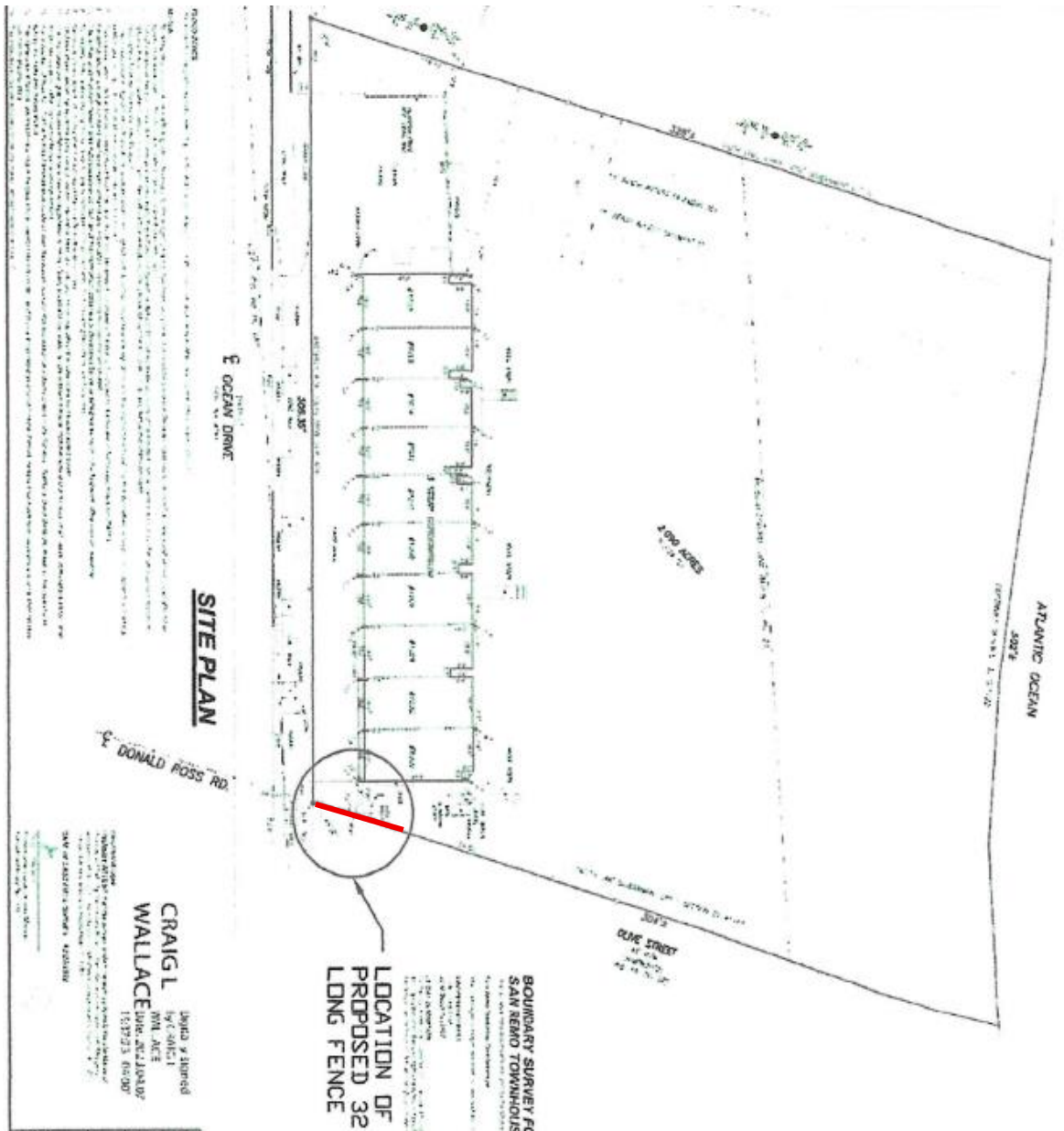
Adjacent Properties

	Use	Zoning
North	Beach	Public Recreation (PR)
South	Surfside Park	Residential Multiple Family - High Density (RH)
East	Atlantic Ocean	N/A
West	Sea Images of Juno Beach Condominiums	Residential Multiple Family - Moderate Density (RM-2)

The applicant is seeking a variance from the Town's Zoning Code 34-905 - Building site area regulations table of the Town Code of Ordinances, which requires a wall or fence in the front yard to have a maximum height of four (4) feet, to allow the construction of thirty two (32) feet of six (6) foot high board on board wood privacy fence on the southwest corner of the San Remo Condominium Property.

Proposed Site Plan with Front Fence Height Variance





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**:

- (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;



As shown in the proposed site plan, the proposed fence is in the front of the building and therefore is considered in the front yard; however, the subject property is located adjacent to a public beach access (JB 0), which has recently been improved by the Town. One of the recent improvements to JB 0 is the shower area (picture above). This is located immediately adjacent to the southwest corner of the San Remo Townhomes Condo site. As you can see from the picture, an individual utilizing the shower would be able to see over the existing 4' high screen into the front yards and side windows of San Remo. This represents a unique situation for the property, which limits privacy more than usual for the area.

The proposed area is only affecting the southwest corner, which is impacted by the public improvements at JB 0. These special circumstances exist and are peculiar to this location, as it is adjacent to a public beach access; therefore, staff finds that the applicant does have existing circumstances 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 pictures on the next page demonstrate that the fence will be fully screened from public view by a tall hedge along Ocean Drive.



- (2) The special conditions or circumstances do not result from the actions of the applicant;

The improvements by the Town to JB 0 was not due to actions of the applicant, which has brought the public to a vantage point that views the property and the windows of the southernmost unit. The applicant has not modified the landscape buffer to reduce the privacy of the site, however, plantings on the JB 0 side has been reduced. The special circumstances clearly do not result from the actions of the applicant.

- (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;

The granting of the variance will not confer upon the applicant a special privilege as this is a unique circumstance.

- (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 deprive the applicant of privacy rights enjoyed by other properties within the RM-2 zoning district, without adequate screening to prevent the public using JB 0 from looking directly into the windows of a private property.

- (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.

As stated above there is a undue hardship not caused by the applicant, in that a public dune walkover exists causing unusual and unnecessary impacts to the subject property side yard adjacent to the walkover. The relaxation of the code for wall height appropriately mitigates this undue hardship. Appropriate conditions to apply to this petition are as follows and professionally recommended by staff:

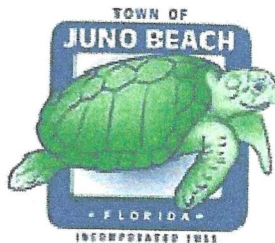
1. If the proposed construction does not commence within 6 months of the date the variance is granted, the variance shall become null and void; and
2. The fence shall be always maintained with appropriate vegetation, such as the existing hedge on Ocean Drive, or along the southern/exterior side, so as not to disturb the natural, aesthetic value of the area around the public beach access way.

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 34-905 of the Town's Code of Ordinances to increase the front yard fence or wall height from four (4) feet to six (6) feet along the southwest corner of the subject property **be approved**.

Attachment(s):

1. Variance Application w/ applicant's backup material.



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 #2.

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

Please Complete the Following:

Applicant/Agent Information:

Name of Applicant: SAN REMO CONDO ASSOC INC Contact Phone #: 561 6765485
Address of Applicant: 474 ZEPHYR DR. JUNO BEACH FL 33408

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

*Name of Agent: Thomas Condon Contact Phone #: 541 315 6985
*Address of Agent: 4671 W INDIANTOWN RD SEASIDE JUPITER FL 33458

Regarding the Subject Location (where the variance is being requested):

Street Location: 1000-1012 Ocean Dr.

Name of Subdivision: Saw Reno Townhomes

Block: _____ Lot: _____

Regarding the Variance Petition:

Please describe the variance being requested: SEE ATTACHED

Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
(561) 626-1122



Date: Monday, May 11, 2026

Thomas Edward Condon
DUANE THOMAS INCORPORATED
6671 W Indiantown Road
Jupiter FL 33458
tom.duanethomasinc@gmail.com

Permit Number 26-13313 F
Job Address: 1000-1018 OCEAN DRIVE, JUNO BEACH 33408

Dear Thomas Edward Condon,

Staff has completed its review of plans for the San Remo - 1000-1018 / Association that is to be located at 1000-1018 OCEAN DRIVE, JUNO BEACH 33408. Comments from this review follow.

Zoning Review Comments

The following comments have been provided by Stephen Mayer. Should you have any questions or require additional information regarding any of these comments, please contact Stephen Mayer by telephone at (561) 656-0312 or by email at smayer@juno-beach.fl.us.

Per Section 34-905, entitled Walls and fences, the maximum height of a fence in the front yard is 4'. Reduce the height of the fence from 6' to 4' at the point the fence is forward of the building facade (front corner). The fence may continue to be 6' adjacent to the building wall.

TO REPLY TO COMMENTS, PLEASE UPLOAD TO YOUR PROJECT BY FOLLOWING THESE STEPS: Log onto [MGConnect.org](https://mgconnect.org), "Open" the project, select the "Docs" tab, upload documents and "submit"

Thank you,

Stephen Mayer

San Remo Townhouses
1000-1018 Ocean Drive
Juno Beach, FL

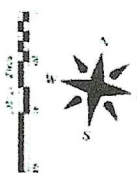
Regarding the Variance Petition:

The variance is being requested for the installation of a privacy fence on the South side of the property as shown on attached drawings.

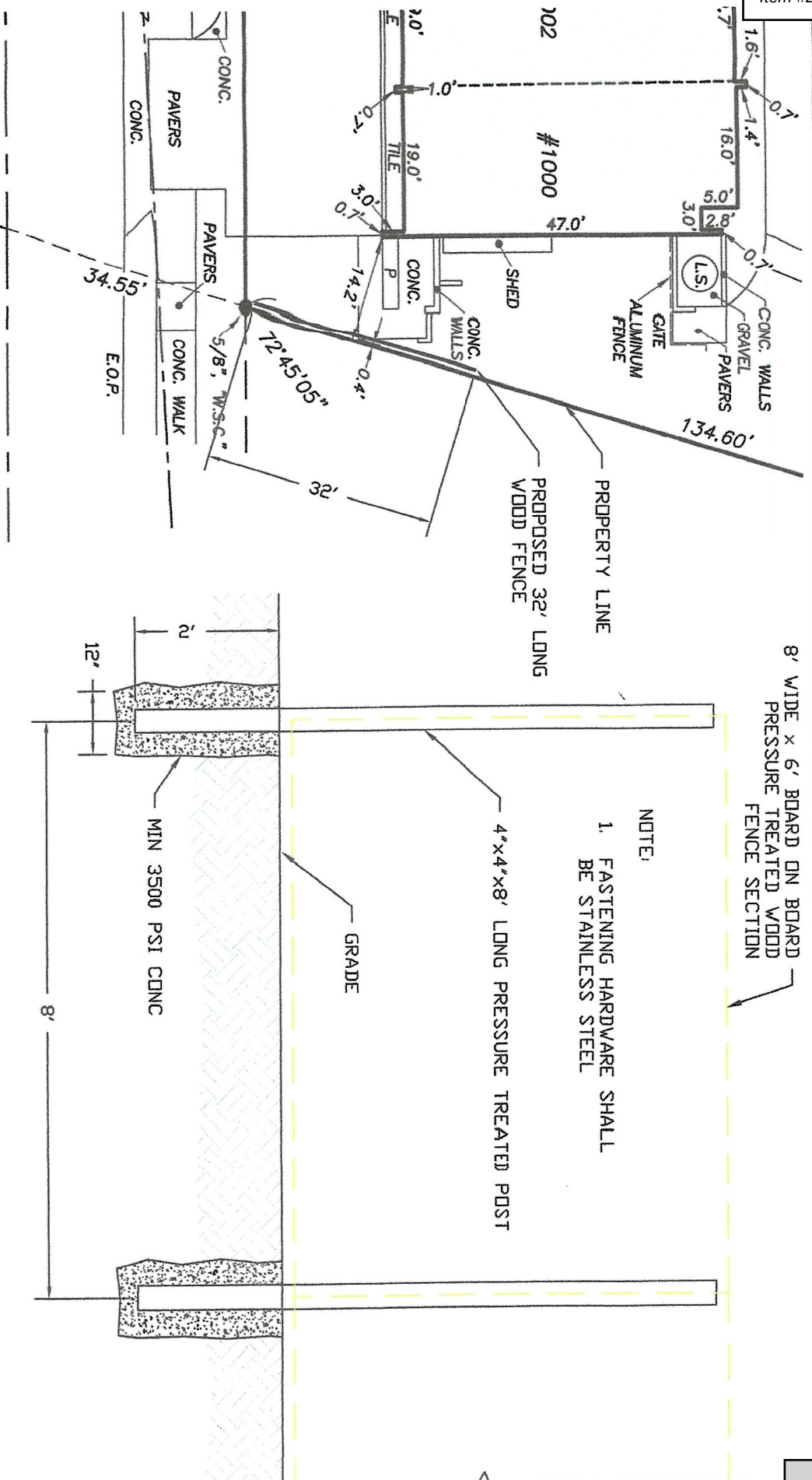
Approximately 16' of the 32' fence extends forward of the building façade (Attached drawings). A variance is being requested from the Town Ordinance Section 34-905, entitled Walls and Fences, maximum height in front yard is 4', Applicant request to use the full height of the fence of 6' from the East point to the West point.

Attachments

1. Site plan and fence location.
2. Engineers Plan
3. Photo looking at fence location from North, Applicants Property.
4. Photo looking at fence location from West, located behind hedge.
5. Photo looking at fence from South, shower of Town Beach Access.
6. Fence Panel



SHEET 1 OF 2



PLAN VIEW

Scale
0 Feet 10

PROFESSIONAL ENGINEER
STATE OF FLORIDA
MICHAEL BABER, P.E. #52575

Dwight M Baber
Digitally signed by Dwight M Baber
Date: 2026.04.28 15:41:25 -0400

WOOD FENCE
SAN REMO
1000 OCEAN DRIVE
JUNO BEACH, FL 33408
MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-596-4374

DATE	REVISIONS	SHEET 2 OF 2
4/28/26	INITIAL DRAWINGS COMPLETED	









Palm Beach Ga... 11PM

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Palm Beach Ga... 11PM

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Shop All Services

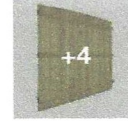
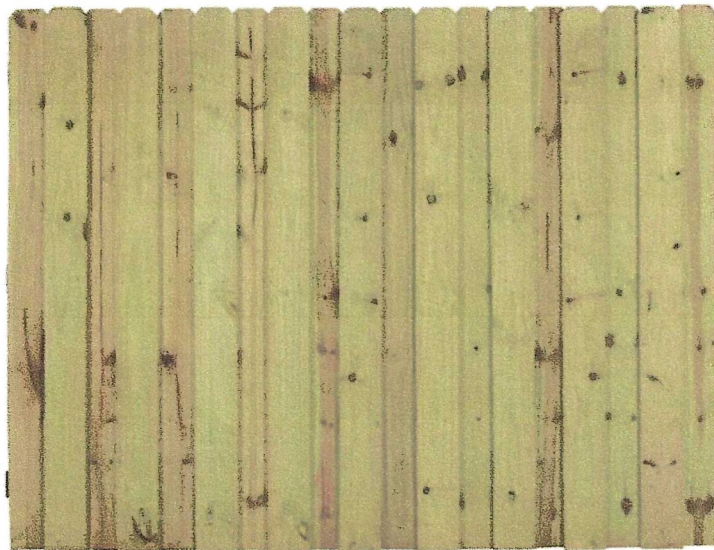
DIY

Log

[...](#) / [Fencing & Gates](#) / [Wood Fencing](#) / [Wood Fence Panels](#) / [ProWood Wood Fence Panels](#)

Internet # 312444053 Model # 136852 Store SKU # 1005172269

Feedback

**6 ft. x 8 ft. Pressure-Treated Pine Board-On-Board Fence Panel (2 in. x 4 in. Backer Rails)**

★★★★☆ (18) Questions & Answers (9)

\$79⁹⁸Pay **\$54.98** after **\$25 OFF** your total qualifying purchase upon opening a new card. [Apply for a Home Depot Consumer Card](#)

- Pressure-treated to resist rot, decay, insects, and harsh weather

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: Yes Because of the recent Revised Beach Access

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

Applicant Response: They do not

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: VARIANCE WILL NOT

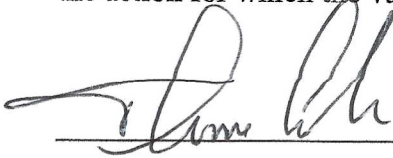
4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work unnecessary an undue hardship on the applicant.

Applicant Response: Yes in Reference to privacy

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

Applicant Response: NONE HAS BEEN

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

Thomas Cowden

Print Name



Witness' Signature

Margaret Dexters

Print Name

6-9-26

Date

6-9-26

Date

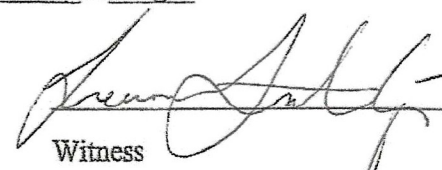
Power of Attorney

Name of Applicant: SAN Remo CONDO Assoc Inc Contact Phone 561-676-5485
 Mailing Address: 474 Zephyr DR. Juno Beach FL 33408
 Property Address (description): 1000-1018 OCEAN DR.
 Name of Agent: Thomas CONDON Pres Duane Thomas Inc.
 Contact Phone of Agent: 561 315-6985

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 8th DAY OF June 2026.


 Applicant Kevin Reik
Treasurer San Remo


 Witness Trevor Hutch Jr

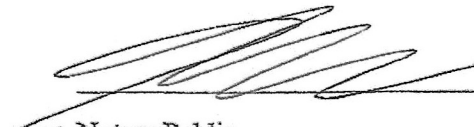
Applicant

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 8th day of June 2026.

TIMOTHY MURAEKY
 Notary Public, State of Michigan
 County of Macomb
 My Commission Expires 09-13-2029
 Acting in the County of Franklin


 Notary Public

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

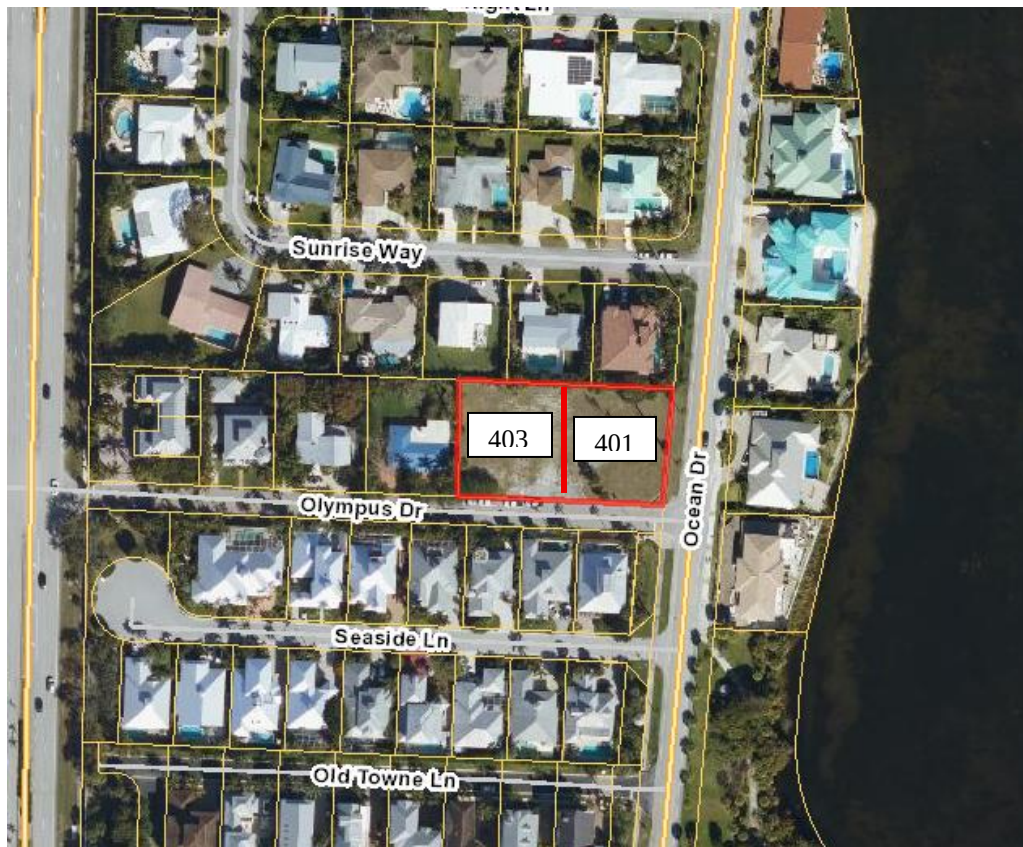
Page 5 of 6



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>	<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 except for materials and architectural components (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. How the building situates itself on the site and connects with the surrounding streetscape.

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 pay special attention to create a corner lot presence and make a better attempt to create double facing facades by addressing the side corner with architectural features.

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 criterion #1. Regarding appearance review criterion #2, the applicant does not meet the materials and architectural components of 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



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: 401 OLYMPUS LLC

Property Control Number: 28-43-41-28-01-000-0324 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 FLORIDA STYLE HOME.

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

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

Construction Company Name: COASTAL CONTRACTORS OF SOUTH FLORIDA INC.

Phone Number: 722-579-7012 E-mail: MICHAEL.A.FOX01@OUTLOOK.COM

Property Owner's Name: 401 OLYMPUS LLC

Owner's Address (if different from project address): 3050 CHATEAU LANE, PALM BCH GARDENS 33410

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.

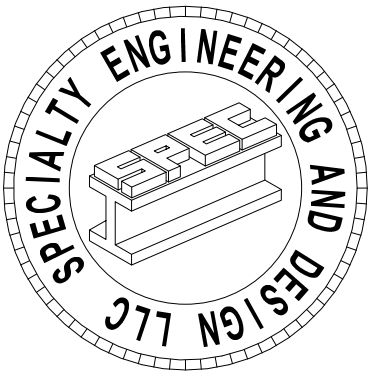


401 OLYMPUS DRIVE
JUNO BEACH, FLORIDA

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



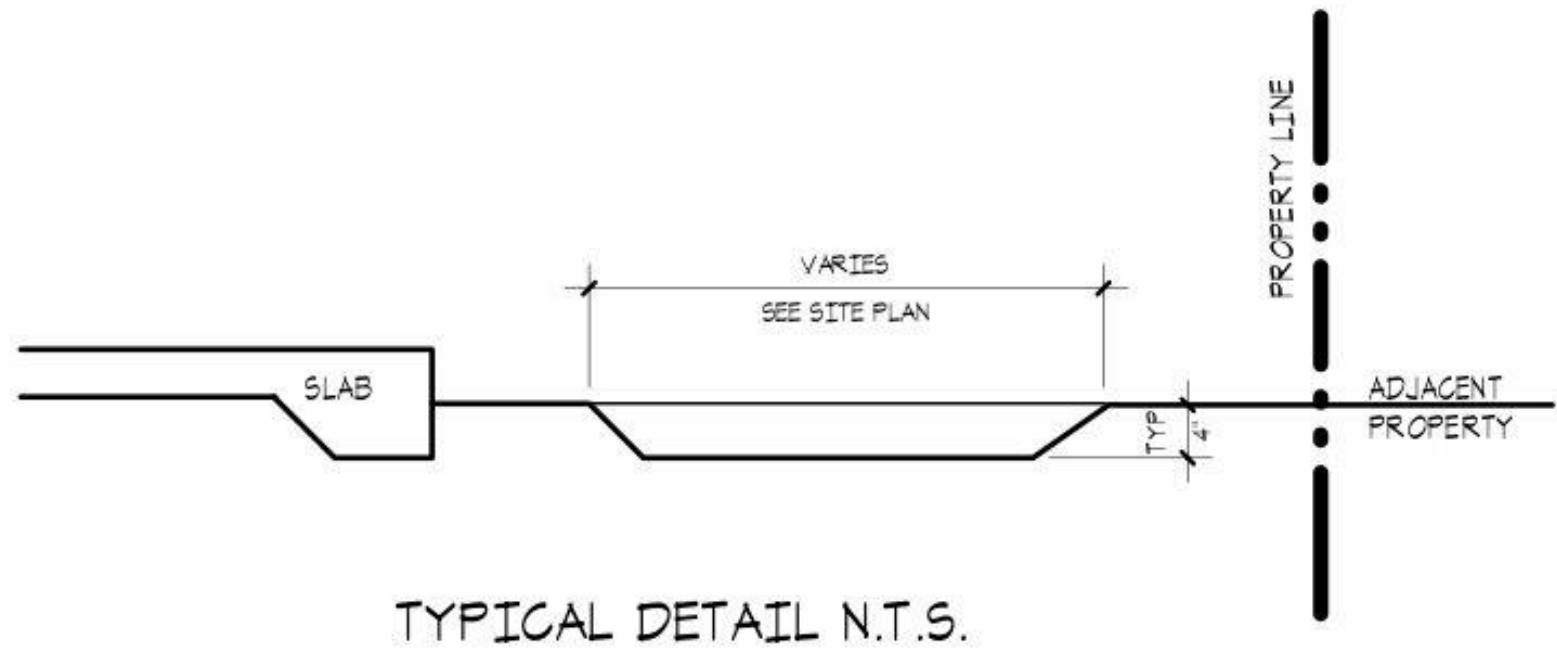
SPECIALTY ENGINEERING
AND DESIGN, LLC

11599 SW 30th AVE.
SUITE #1
BOYNTON BEACH, FL 33426

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

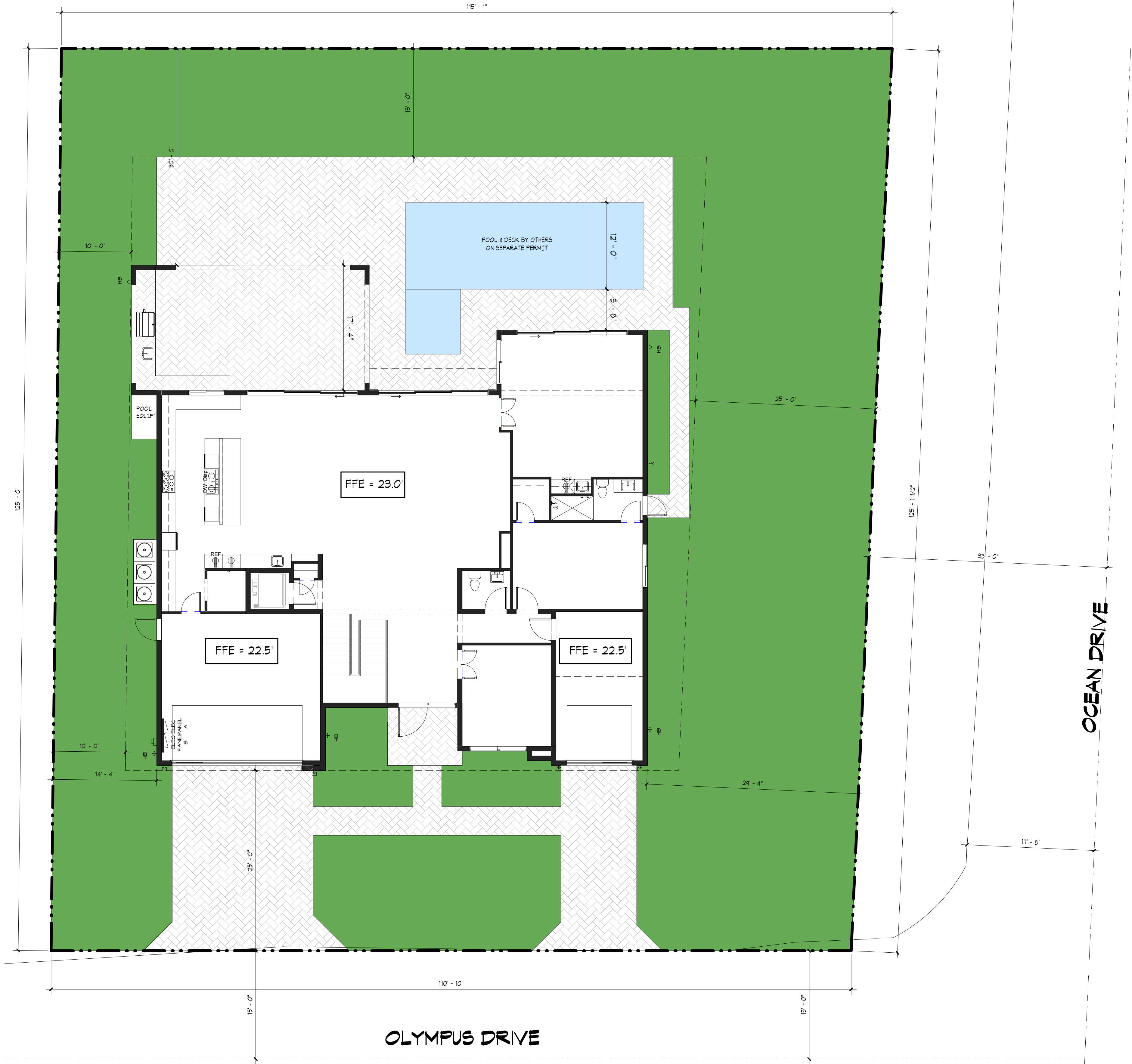
561 – 752 – 5440 OFFICE
561 – 752 – 5542 FAX

- 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'-4"
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

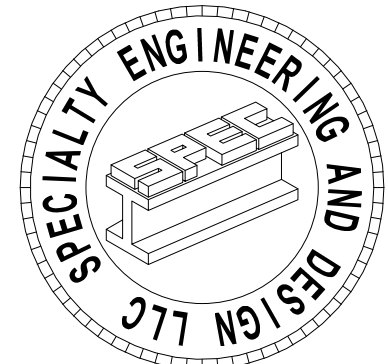
SHEET INFORMATION

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
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 4/09/2026

R.V.D. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

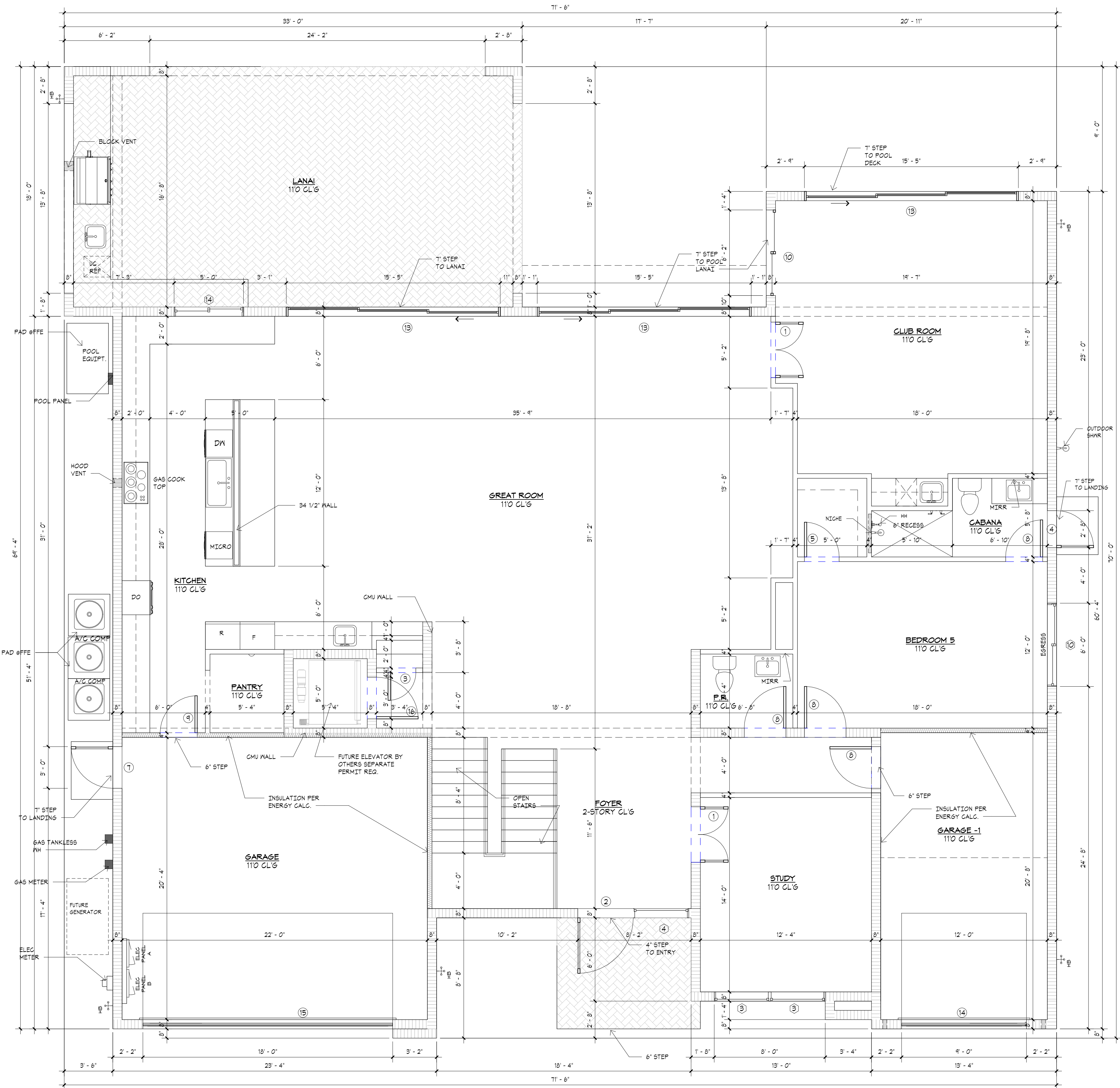
SP-1

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	813 SF	
	2218 SF	
Grand total	7962 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 FEN 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.



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		5
5	2' - 0"	4' - 0"	24" X 48" FIXED GLASS		2
6	3' - 0"	6' - 0"	36" X 64" FIXED GLASS		2
7	5' - 0"	6' - 0"	48" X 72" FIXED GLASS		2
10	6' - 0"	6' - 0"	72" X 72" HOR SLIDER		1
11	8' - 0"	3' - 0"	96" X 36" FIXED GLASS		1
12	9' - 0"	2' - 0"	108" X 24" FIXED GLASS		4
13	5' - 0"	3' - 0"	60" X 36" FIXED GLASS		1
14	5' - 0"	7' - 0"	60" X 84" HOR SLIDER		1
Grand total: 27					27

DOOR SCHEDULE					
Mark	Description	WIDTH	HEIGHT	Finish	Count
				Comment	
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"		8
6	2680 POCKET DOOR	2' - 6"	8' - 0"		2
7	2880 FRENCH 1-LITE	2' - 8"	8' - 0"		1
8	2880 INTERIOR DOOR	2' - 8"	8' - 0"		11
9	2880 SC	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	8'0 X 8'0 GARAGE DOOR	9' - 0"	8' - 0"		1
15	18'0 X 8'0 GARAGE DOOR	18' - 0"	8' - 0"		1
16	2880 INTERIOR DOOR	3' - 0"	8' - 0"		2
17	8080 XX SGD IMPACTED	8' - 2"	8' - 0"		1
Grand total					42

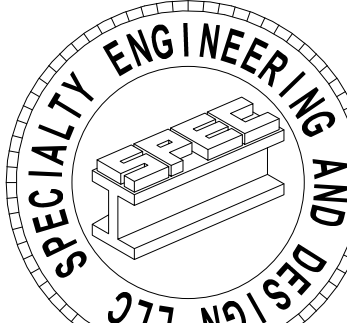
1ST FLOOR PLAN

SHEET INFORMATION

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
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE
4/09/2026

RVD. BY

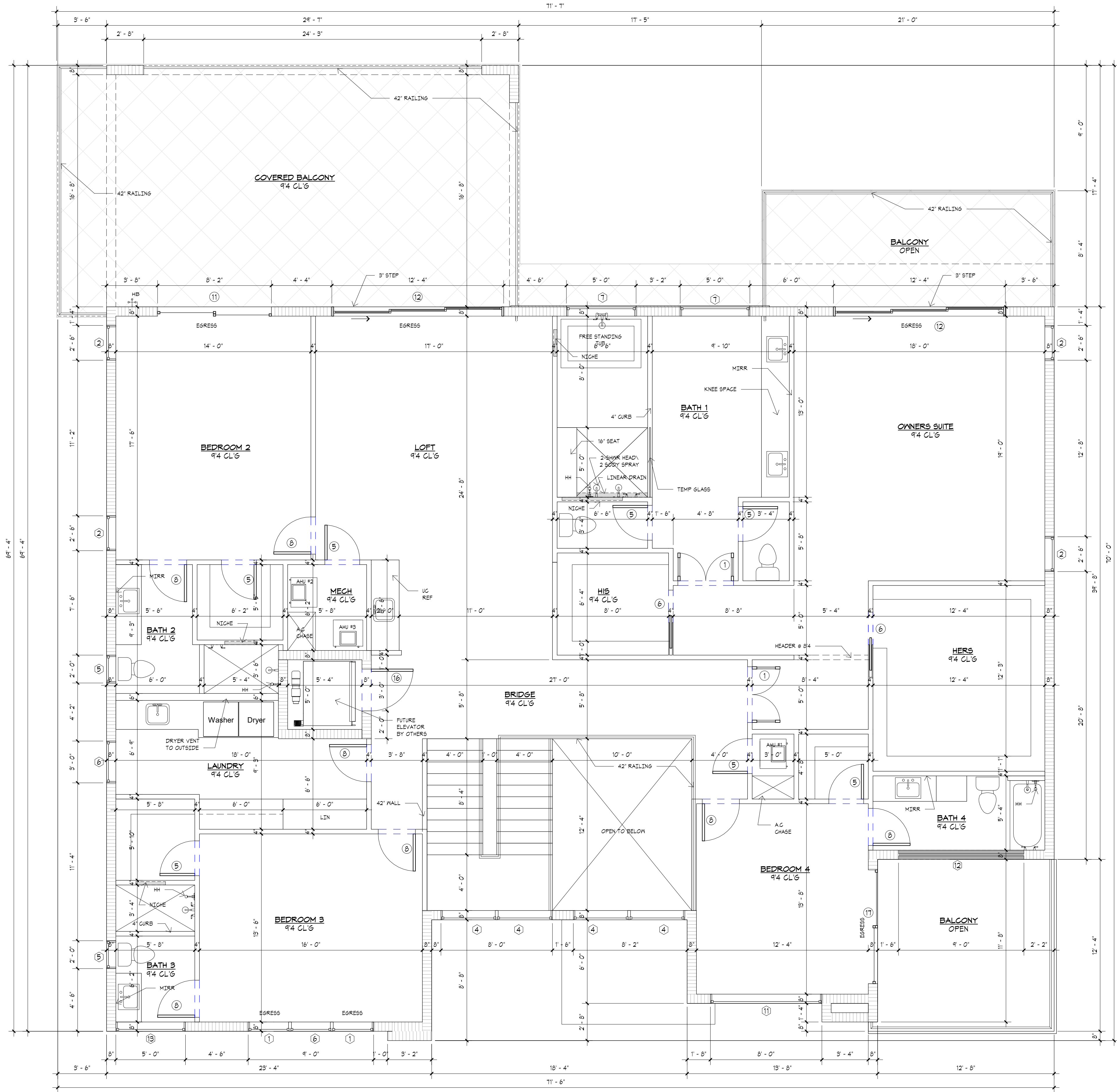
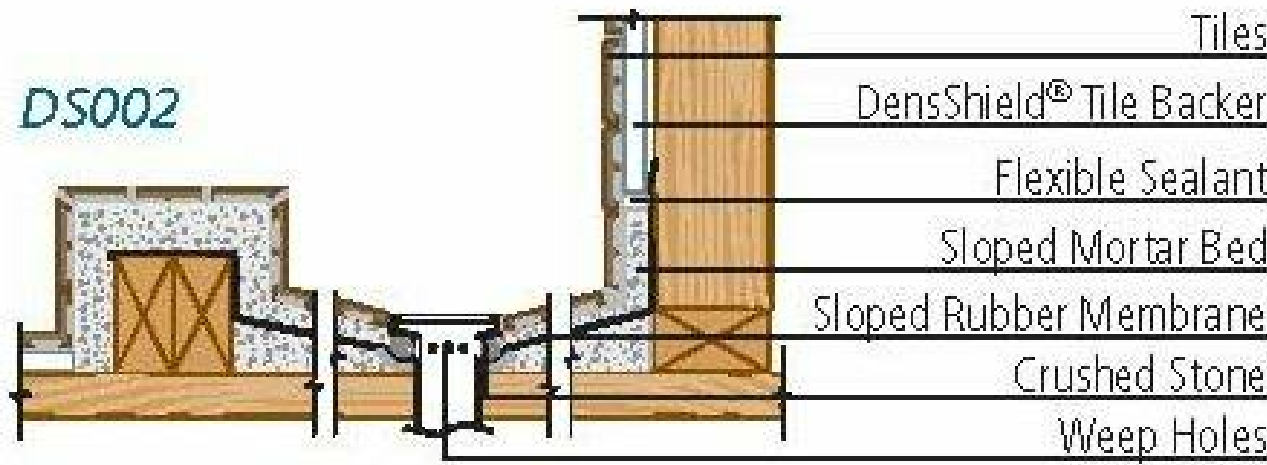
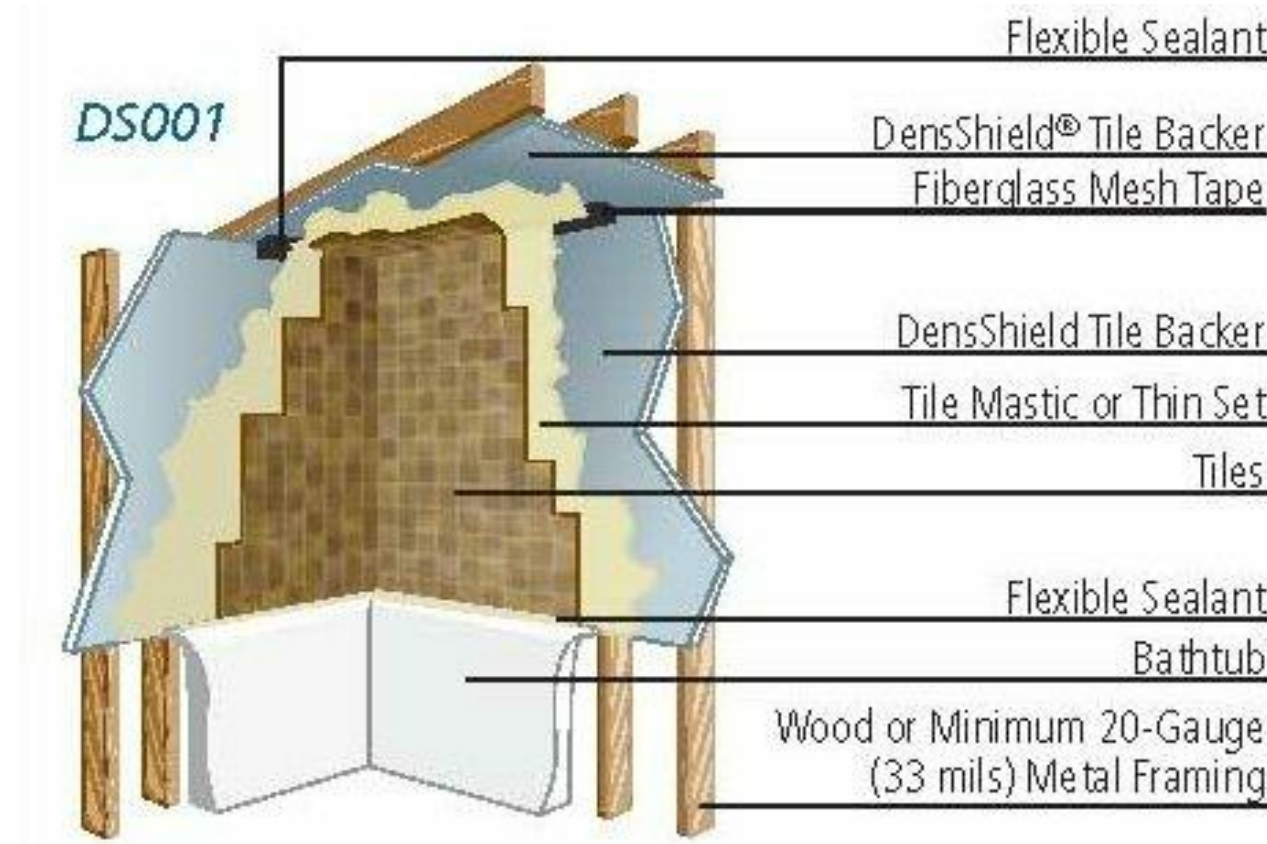
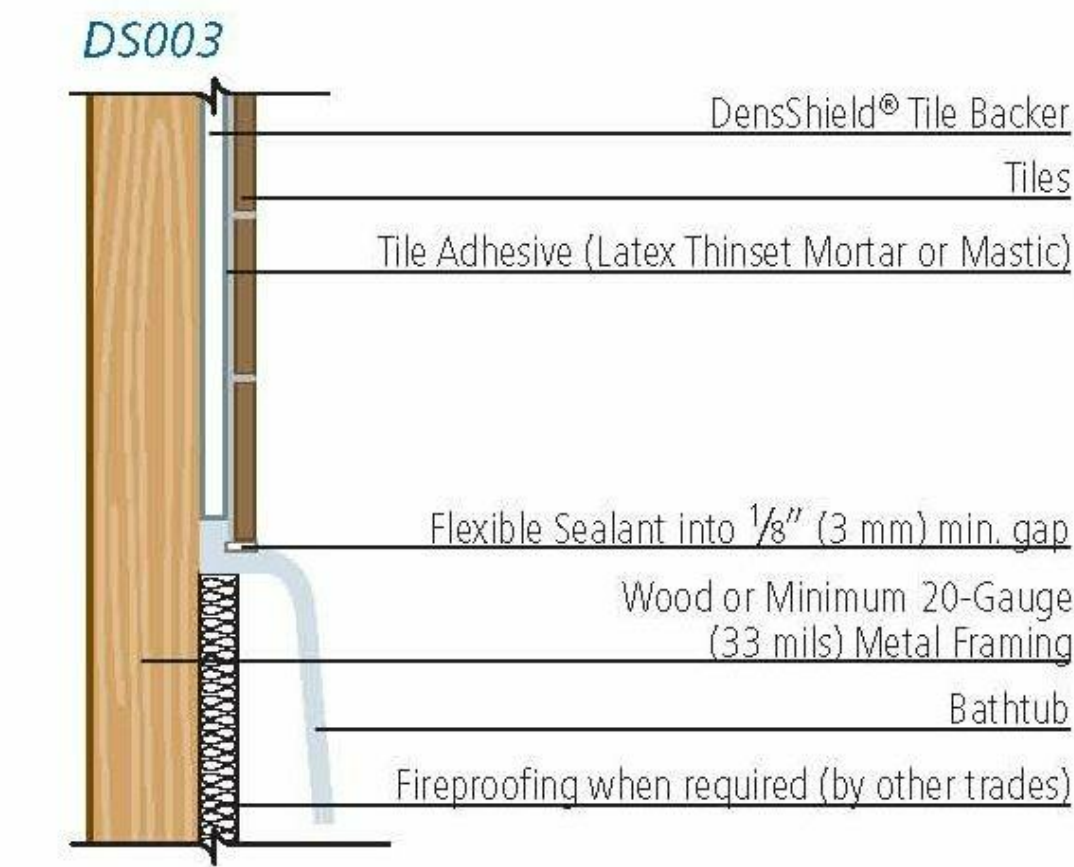
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REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A-1

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

Item #3.

2ND FLOOR PLAN

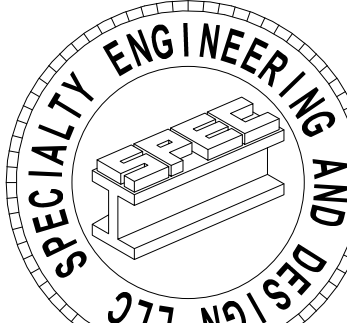
SHEET INFORMATION

PROJECT INFORMATION

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
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561 - 752 - 5440 OFFICE
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FILE NAME.

SCALE

DATE 4/09/2026

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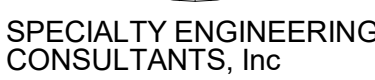
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SHEET #
A-2

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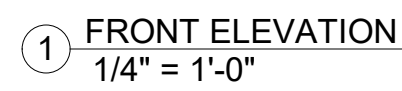
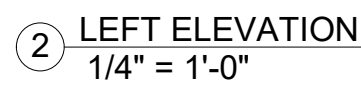
DADE - BROWARD - PALM BEACH
FL. CA. #009217

FILE NAME.

DATE 4/09/2026

SHEET #

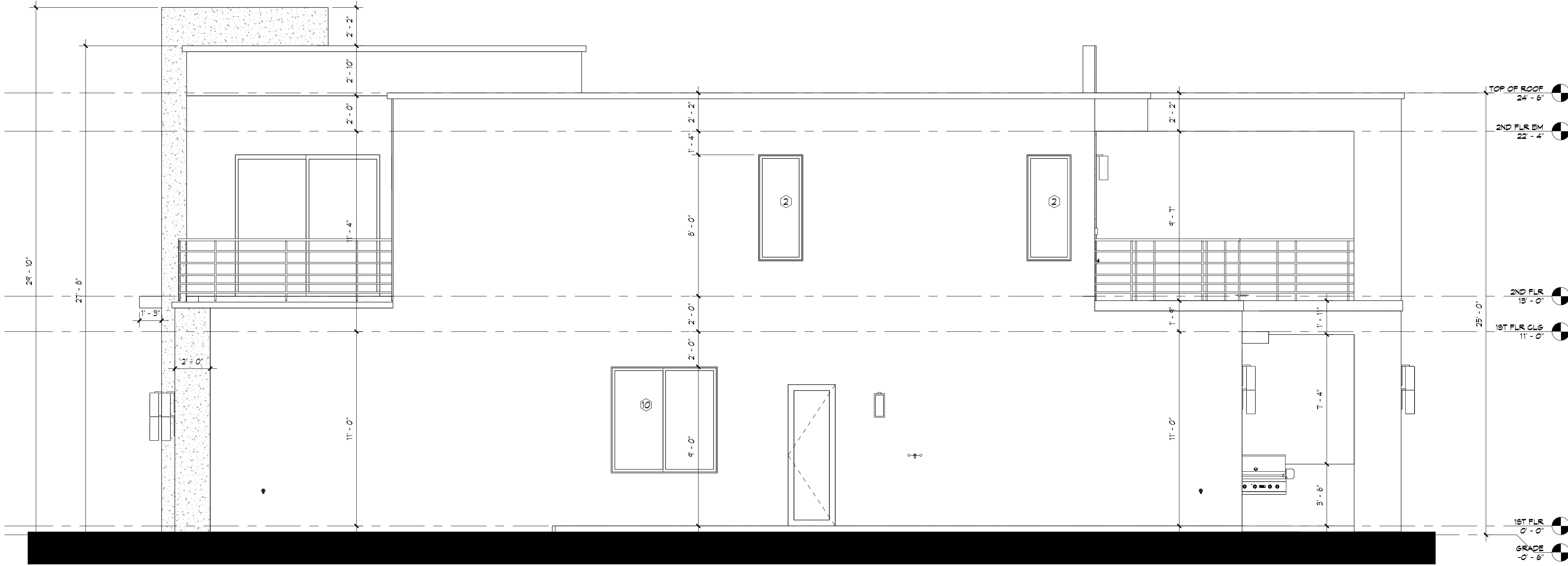
A-3



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

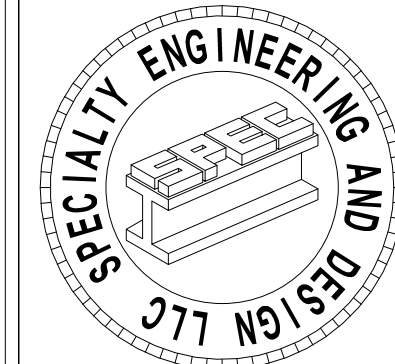


2 RIGHT ELEVATION
1/4" = 1'-0"

ELEVATIONS

CLIENT INFORMATION

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



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FILE NAME.

SCALE

DATE 4/09/2026

RVD. BY

DRWN. BY

REVISION

3/24/2024

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

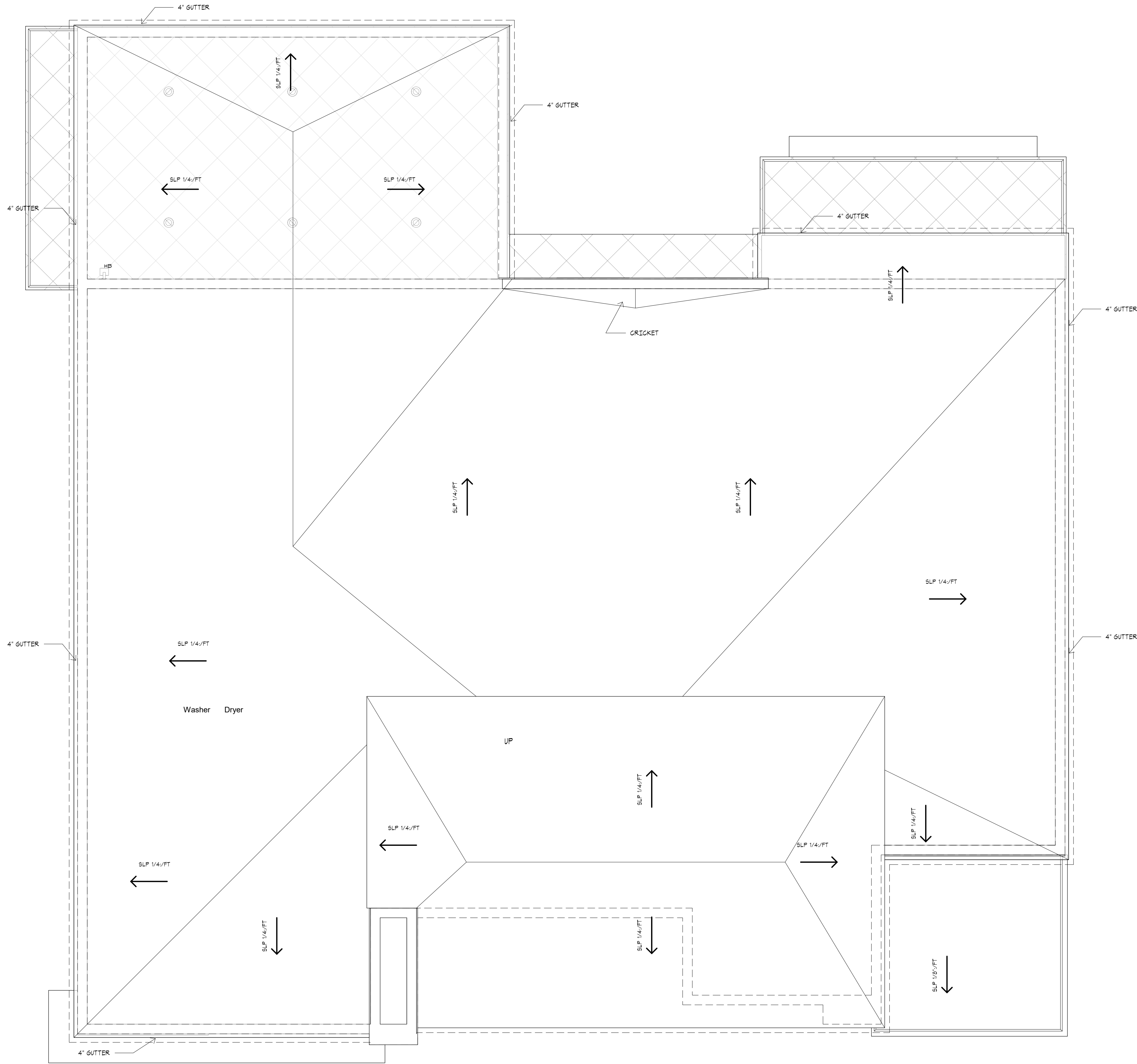
A-4

SHEET INFORMATION

PROJECT INFORMATION
401 OLYMPUS DR
JUNO BEACH, FLORIDA

Item #3.

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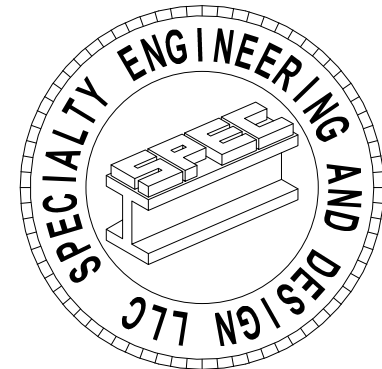


1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN

CLIENT INFORMATION

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



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CONSULTANTS, Inc

1599 SW 30th AVE.
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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

SHEET INFORMATION

401 OLYMPUS DR
JUNO BEACH, FLORIDA

Item #3.

April 20, 2026
 Town of Juno Beach
 Architectural Review Board
 340 Ocean Drive
 Juno Beach, FL 33408

Project: New Construction of 401 Olympus Drive, Juno Beach
Reference: Appearance Review Criteria Letter

Dear Members of the Architectural Review Board,

This narrative explains how the 401 Olympus Drive project meets the ARB Appearance Review Criteria by conforming to Section 34-116.

Our goal was to design a new house that appears as a house intentionally built for the area and would provide a sense of presence with architectural style consistent with the neighboring houses. The proposed new house is of a design and proportion, which enhances and maintains harmony with the other single-family residences in the surrounding area.

1. The proposed new house maintains harmony in the area by building within the setbacks and mirroring adjacent properties to mass and proportion. To keep the Bulk/Mass/Scale in visible proportion to the neighbors, the design is to keep a similar look from the street to maintain the appearance consistent to the current houses in relation to the size, scale and bulk of the house, which helps create harmony within the community. The total sqft of some of the other immediate houses in RS-1 are as follows: 120 Ocean Dr 8,459 sqft, 190 Ocean Drive 7,557 sqft, 171 Ocean Drive 6,503 and 410 Old Town Ln 8,743 sqft. The total sqft of 401 Olympus Drive is 7,962 sqft.
2. The style of the house presents itself as a modern Florida style house. With the introduction of clean geometric lines with an emphasis on large glass windows with bronze frames, smooth finish stucco, flat roof, smooth soffit detail, a blend of cementous stucco and limestone porcelain materials to enhance exterior elevation and blend with the natural elements. This is in keeping with section 34-116 b. 1 and 2.
3. The materials and color palette for the residence is similar to nearby properties in keeping with a creamy white walls. The soffit and fascia will be a lite bronze/brown and hints of trim will be painted in a brown/gray. All colors keeping in line with 34-116 b.1, 2 and 4.
4. The single-family residence does have an elevator (shaft not visible), and the stair shaft is integral with the design of the house featuring large glass openings which

allows natural light. There is no roof top equipment. This is in keeping with section 34-116 b.3.

5. The single-family residence is less than 35' from average grade to decorative roof peak in keeping with section 34-116 b.5 and Sec. 34-268.
6. The location of the residential type condensing unit and pool pump equipment is located on the side of the house and screened from its neighbors. This is consistent with the location of mechanical systems for the adjacent neighbors and in keeping with section 34-116 b.6.
7. The proposed new residence complies with the town's community appearance standards of section 116.b.7 by maintaining harmony with the existing fabric of the street, keeping similar massing to those residences adjacent to the residence.

We respectfully request your approval of the addition at 401 Olympus Drive and look forward to completing a project which will enhance the community's overall appearance. If you have any questions, do not hesitate to contact the undersigned.

Thank you,

Craig Dell

**401 OLYMPUS DRIVE
JUNO BEACH, FLORIDA**

Figure 1 - Existing Home / Lots



Figure 2 - Neighboring home 2nd house to theWest: 431 Olympus (2233/1785 sqft)



Figure 3 - Neighboring home to the North: 171 Ocean Dr (6503/4663 sqft)



Figure 4 - Neighboring home to East: 120 Ocean Dr (8459/5910 sqft)



Figure 5 - Neighboring home to East: 140 Ocean Dr (4709/3717 sq.ft.)



Figure 6 -Neighboring home to the North/East: 190 Ocean Dr (7557/5065 sqft)



Figure 7 – Neighboring Home South: 410 Old Towne Ln (8743/5391 sqft)



Figure 8 - Home on Olympus: 13204 US Highway / Commercial 8802 Town homes.



Figure 11 - Home on Olympus: 461 Olympus Dr (5090/3498 sqft)





401 OLYMPUS DRIVE

APPEARANCE REVIEW

PLANNING AND ZONING BOARD

AUGUST 3, 2026

APPLICATION

- 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)
- Height is 29'4"



APPEARANCE REVIEW CRITERIA (SECTION 34-116B)

b. Appearance review criteria.

1. Architectural style representative of or reflecting the vernacular of Old Florida style

- Late Victorian (Key West Cracker)
- Spanish revival (Mediterranean)
- Modern (early to mid-20th century)
 - 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

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

3. Elevator and stairwell shafts and other modern operations and features shall be completely concealed or incorporate the elements of the architectural style

4. Shall have all on-site structures and accessory features compatible in design, materials, and color

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical

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

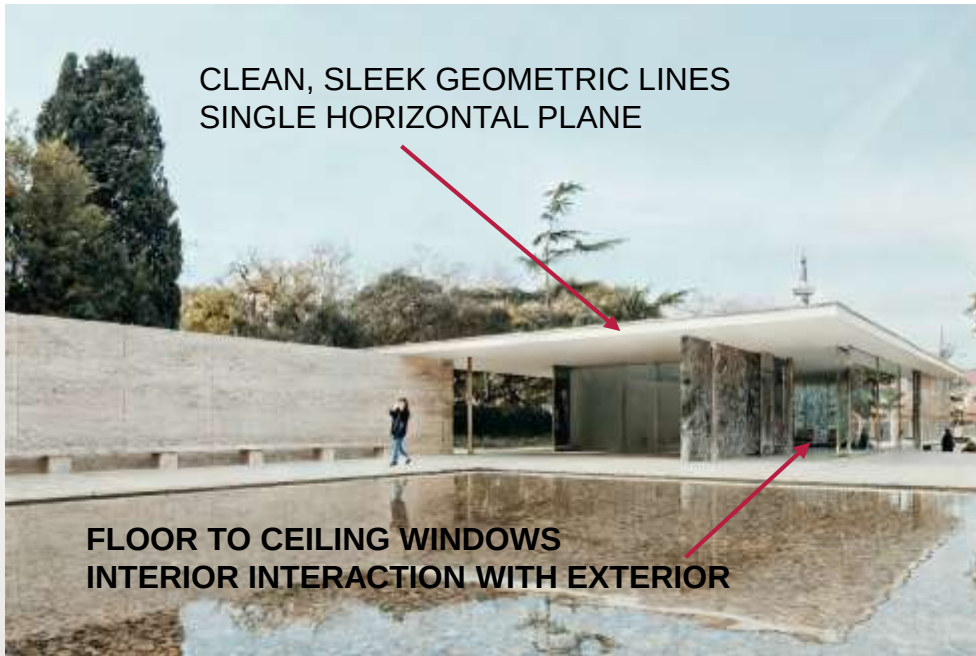
7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter)

CRITERIA I – ARCHITECTURAL STYLE

- Applicant provides justification of the architectural style (attached)
- Identifies the architecture as Mid-Century Modern
- Cites the design is in the spirit of Ludwig Mies van der Rohe and Richard Neutra, prominent Mid-Century Modern architects
- Cites the “clean, unornamental geometric shapes stacked in asymmetrical masses”

MID CENTURY MODERN – LUDWIG REIS VAN DER ROHE

“Less is More”



CLEAN, SLEEK GEOMETRIC LINES
SINGLE HORIZONTAL PLANE

FLOOR TO CEILING WINDOWS
INTERIOR INTERACTION WITH EXTERIOR

BARCELONA PAVILION

OBTAINED MINIMALISM THRU

- SMALL AND LIGHT COLOR PALETTE
- SMALL AND LIGHT NATURAL MATERIALS
- CREATION OF NEGATIVE SPACE VS. ADDITIVE BLOCKS



EXTENDED ROOF PLANES
DEEP EAVES TO CREATE SHADE

MID CENTURY MODERN – LUDWIG REIS VAN DER ROHE

“Less is More”



FARNSWORTH HOUSE

- FLOOR TO CEILING WINDOWS AND CORNER WINDOWS
- CLEAN SLEEK LINES WITH A SINGLE HORIZONTAL PLANE
- ONE COLOR AND TWO MATERIALS
- NATURAL LIGHTING



- LONG HORIZONTAL PLANES
- EXTENDED ROOF PLANES
- CLEAR NATURAL SIGHTLINES AND VISTAS

MID CENTURY MODERN – LUDWIG REIS VAN DER ROHE

“Less is More”



ESKENAZI SCHOOL OF ART, ARCHITECTURE DESIGN, INDIANA UNIVERSITY
SIMPLE COLOR PALLET, LIGHT MATERIALS, SIGHT LINES USING CEILING TO FLOOR GLASS
SLEEK VERTICAL LINES, SINGLE HORIZONTAL PLANE
CREATION OF NEGATIVE SPACE ON FIRST FLOOR
GEOMETRIC SHAPES



VILLA TUGENDHAT
LOW PITCHED ROOF AND ROOF HEIGHT VARIETY
CORNER WINDOWS
INTERACTION WITH NATURE

MID CENTURY MODERN – RICHARD NEUTRA



KAUFMANN DESERT HOUSE
CEILING TO FLOOR AND CORNER WINDOWS
INTERACTION WITH NATURE
CREATION OF OPEN SPACE ON MANY LEVELS

LARGE EXTENDED EAVES TO CREATE SHADE

ROOF HEIGHT VARIETY



MID CENTURY MODERN – RICHARD NEUTRA



LOVELL HOUSE

NEGATIVE SPACE

SIMPLE COLOR AND MATERIAL PALETTE

LIBERAL USE OF FLOOR TO CEILING WINDOWS AND CORNER
WINDOWS TO CREATE NATURAL LIGHT



COMPARISON OF ARCHITECTURAL STYLES



KEY ELEMENTS OF ROOF STRUCTURE FOR MID-CENTURY MODERN STYLE

NOT PEAKED BY A CENTRAL GABLE OR HIP
➤ RATHER, PEAK SHOULD BE OFF CENTER

NOT OVERLAPPING HIPPS OR GABLES
➤ RATHER, BUTTERFLY OR FLAT + SLOPE

NOT CROSS-HIPPED
➤ RATHER FLAT OR SINGLE ANGLED SLOPE

NOT OPEN GABLE WITH HIPPED WINGS
➤ RATHER FLAT + LOW SLOPE

INSTEAD OF ONE FLAT LEVEL ROOF
➤ RATHER, USE MULTIPLE LEVELS OF FLAT ROOF OR FLAT + SLOPE

MID-CENTURY MODERN MODERN VS. RANCH ROOFLINES



WEST-SOUTH.COM



- FEW EXTENDED ROOF EAVES OVER WINDOWS
- NO CHANGE IN MASS WHERE MATERIALS CLASH ON THE SAME PLANE
- FEW CLEAR SIGHT LINES
- FEW INTERACTIONS BETWEEN THE INTERIOR AND THE EXTERIOR
- BUSY COLOR PALETTE AND MATERIALS

- FAÇADE FACING OCEAN IS BLANK, NO ARCHITECTURAL DETAIL OR INTERFACE
- THICK, HEAVY ROOF LINES AND VERTICAL PLANES, NOT SLEEK
- NOT A SINGLE HORIZONTAL PLANE, BUT MANY HEAVY THICK VERTICAL PLANES
- COULD USE MORE CREATION OF NEGATIVE SPACE
- LACK OF VARIETY OF ROOF LINE – SUCH AS A LOW-PITCHED SLOPE

CRITERIA 2 - HARMONY

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

Section 34-4 Definitions

“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”

Section 34-116b

COMPARISON TABLES

Item #3.

300 FEET STUDY AREA

Address	Year Built	Lot Total Square Feet (acres)	Lot Size to Total Square Feet Ratio	Total Square Feet	Square Feet Under Air	Story
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
Average		.27 acres 11,375 SF	0.33	3,795	2,840	53%

STAFF RECOMMENDATION

- It is the staff's professional opinion that the proposed new two-story home is **NOT** in harmony as it relates to the **architectural style** as it is not a good example of Mid-Century Modern, nor is it in harmony in comparison to the architectural style of the other structures in the study area and is incompatible with the surroundings due to the appearance of contemporary style architectural massing, use of heavy materials and colors, and strong verticality.

APPLICANT'S PRESENTATION

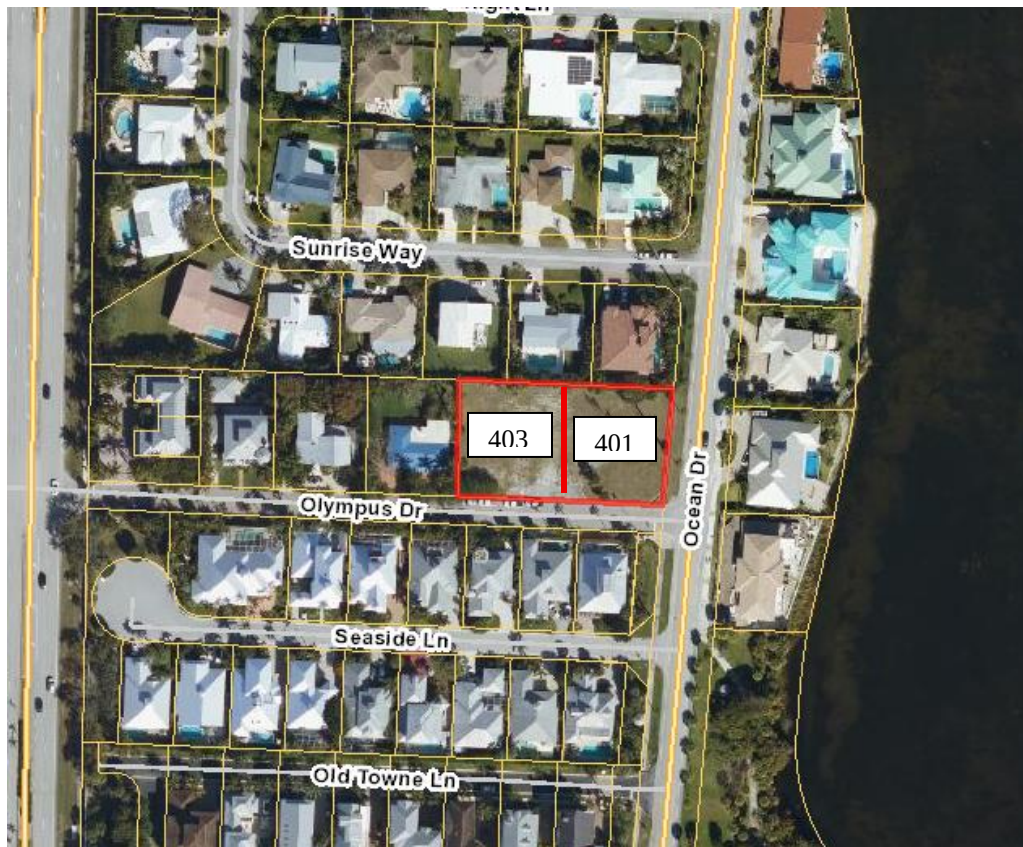




Meeting Name: Planning & Zoning Board
Meeting Date: August 3, 2026
Prepared By: Stephen Mayer
Item Title: Appearance Review – 403 Olympus Drive

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 percentage 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
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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
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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 two-story structures, the proposed home is in harmony with the preponderance of the study area. Furthermore, the visual effect of the proposed two-story is compatible with the other two-story homes in the near proximity. 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 in the upper end of the range and well above the 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. Based on metrics alone, the bulk of the proposed home is **not** harmonious in relation to its surroundings.

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 criterion #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 criterion #1. Regarding appearance review criterion #2, the applicant does not meet the mass, bulk, and materials and architectural components of 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 6,835 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 #4.

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

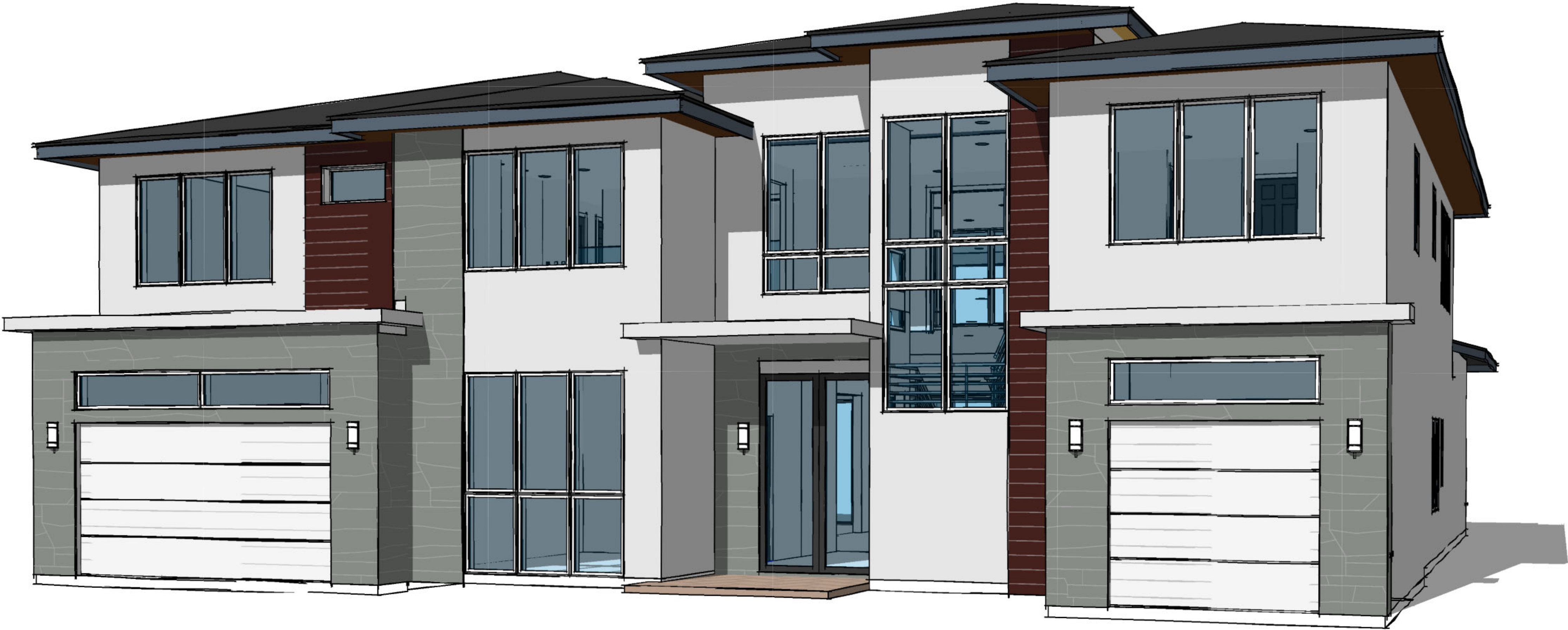
Property Owner's Name: 403 OLYMPUS LLC

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.

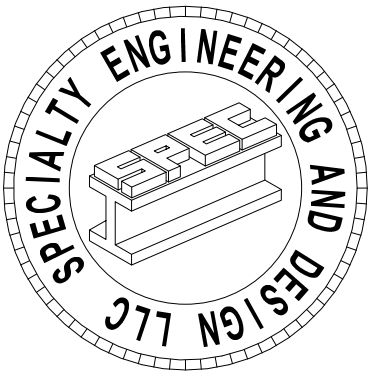


403 OLYMPUS DRIVE
JUNO BEACH, FLORIDA

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



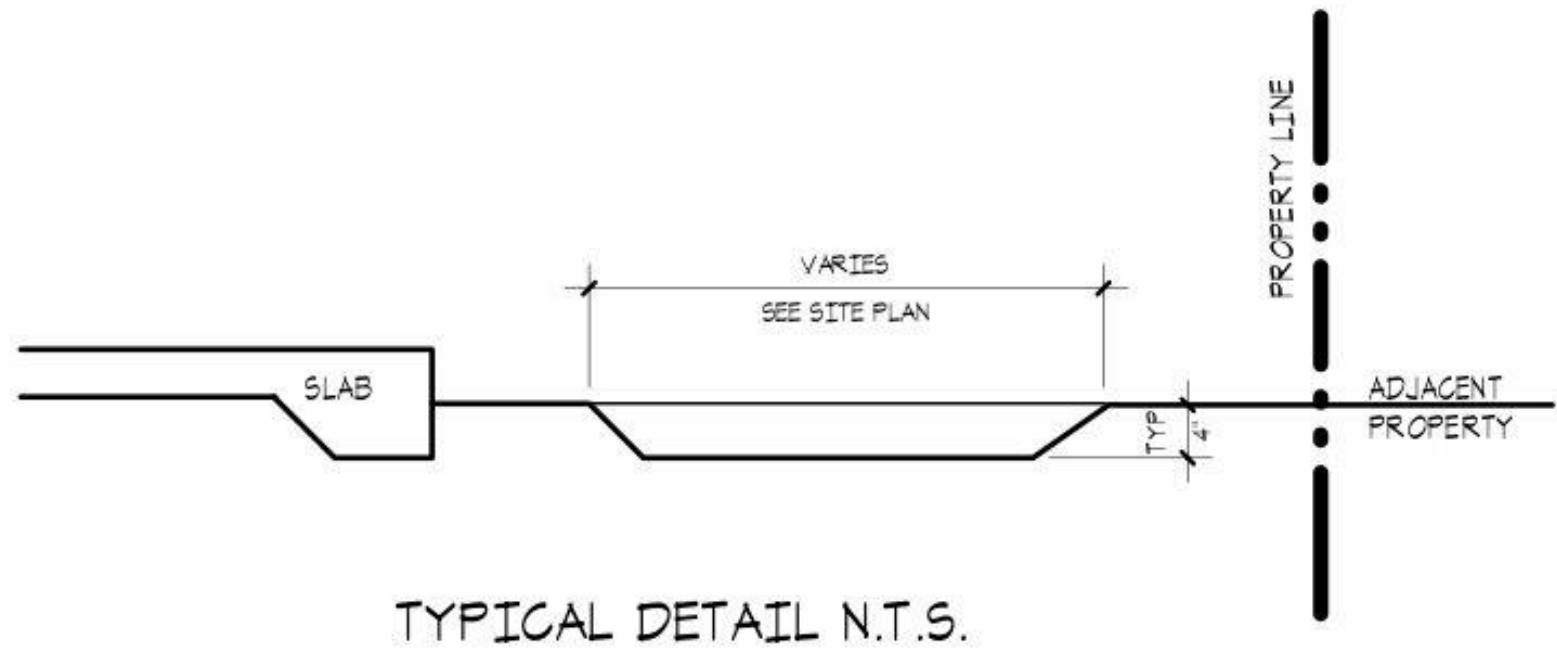
SPECIALTY ENGINEERING
AND DESIGN, LLC

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

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

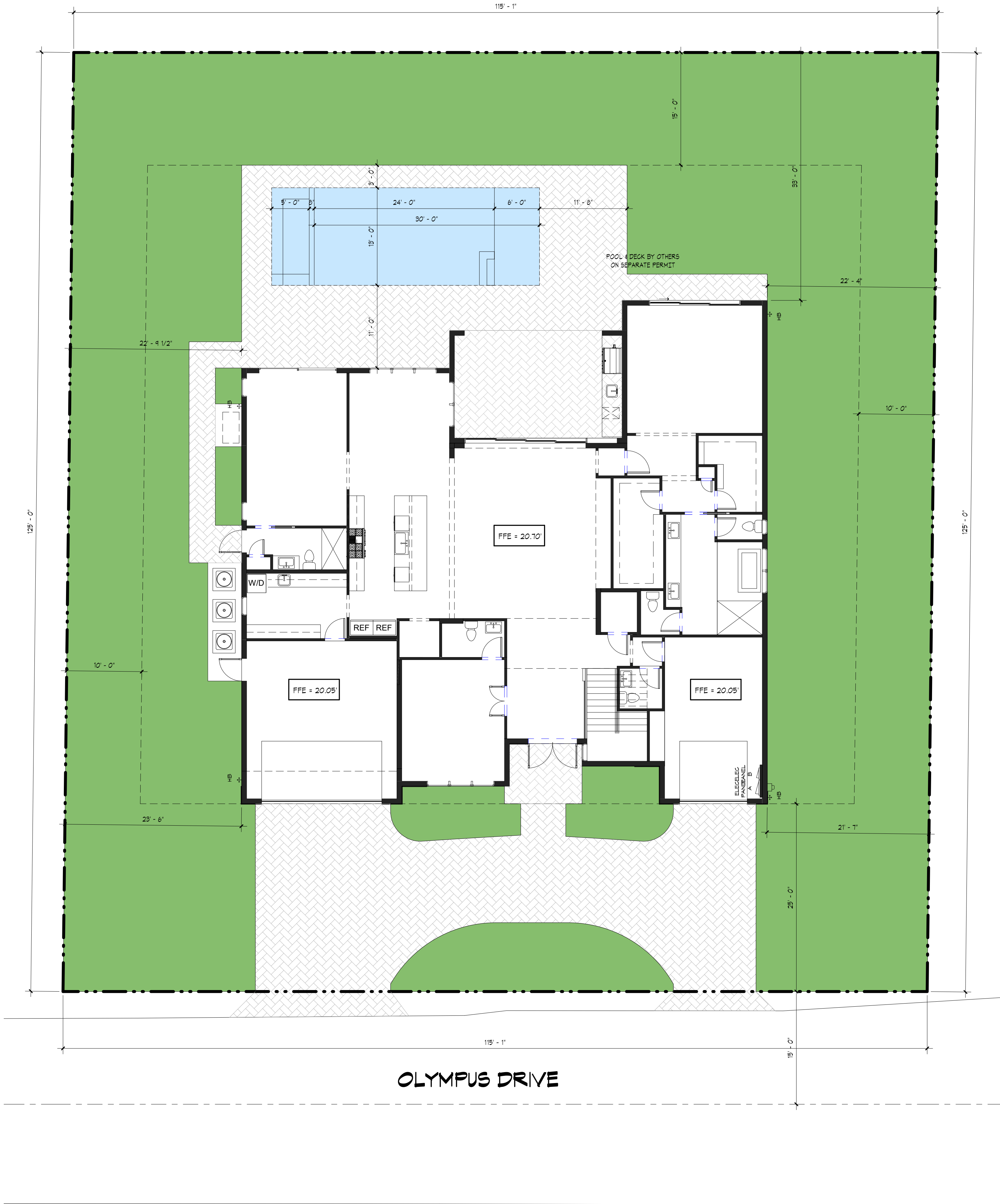
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

- 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	3,103 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'/27.53'
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

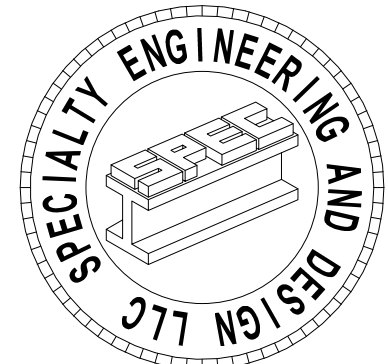
SHEET INFORMATION

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

DRWN. BY

REVISION

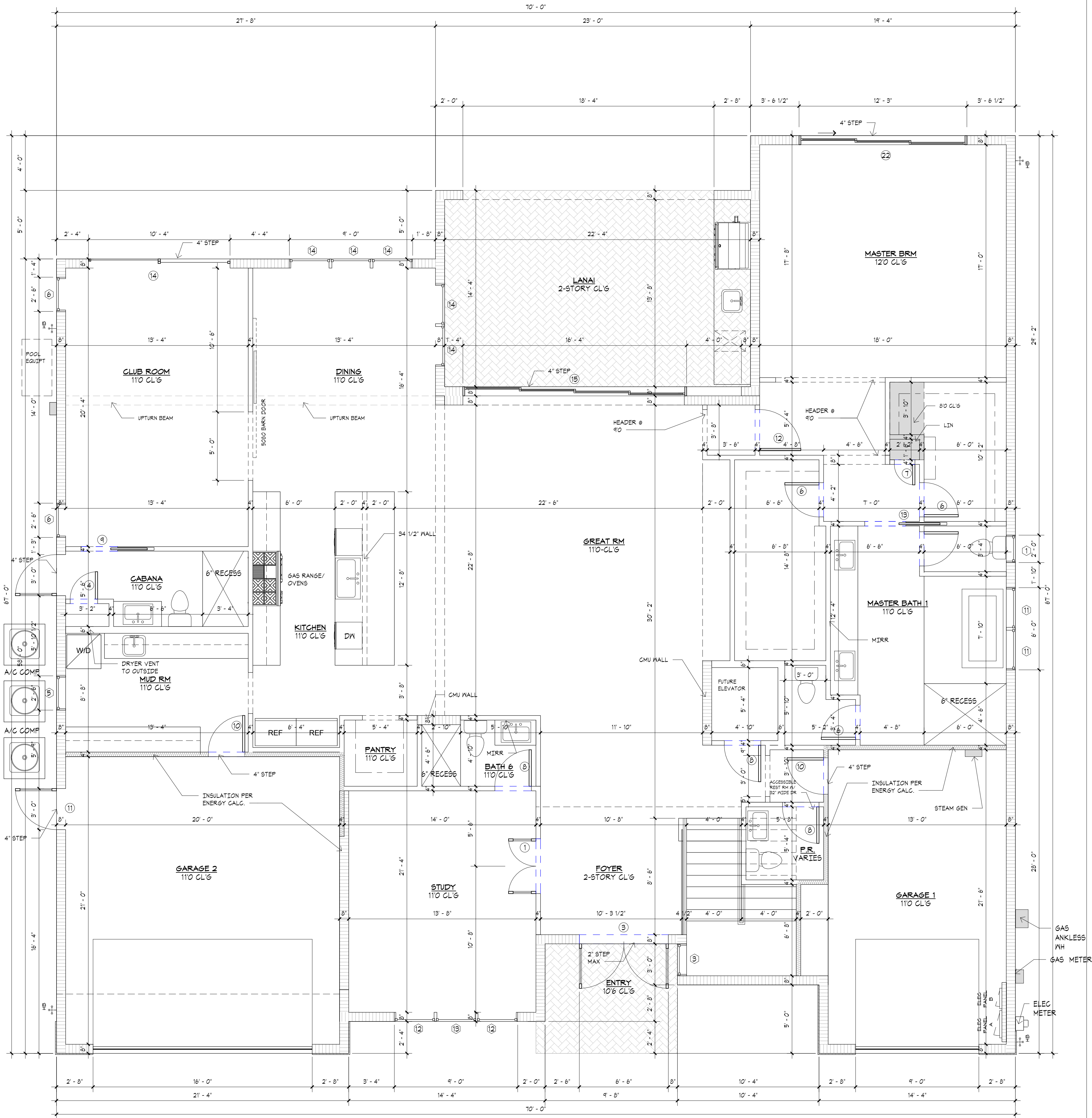
SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

SP-1

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C AREA	3108 SF
2ND FLOOR A/C AREA	2893 SF
	6000 SF
LANAI	323 SF
ENTRY	79 SF
GARAGE	756 SF
	1158 SF
Grand total	7158 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 FIN. 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.



WINDOWS SCHEDULE				
Mark	Rough Opening Width	Height	Description	Count
1	2' - 0"	4' - 0"	24" X 48" FIXED GLASS	4
2	2' - 4"	2' - 0"	28" X 24" FIXED GLASS	2
3	2' - 4"	7' - 0"	28" X 84" FIXED GLASS	1
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
10	3' - 0"	5' - 0"	36" X 60" FIXED GLASS	2
11	3' - 0"	5' - 4"	36" X 64" FIXED GLASS	2
12	3' - 0"	6' - 0"	36" X 72" CASEMENT EGRESS	10
13	3' - 0"	6' - 0"	36" X 72" FIXED GLASS	5
14	3' - 0"	10' - 0"	36" X 120" FIXED GLASS	5
15	3' - 2"	2' - 0"	38" X 24" FIXED GLASS	4
16	3' - 0"	4' - 0"	36" X 36" FIXED GLASS	3
18	4' - 0"	2' - 0"		1
19	8' - 0"	2' - 0"	96" X 24" FIXED GLASS	2
20	9' - 0"	2' - 0"	108" X 24" FIXED GLASS	1
21	3' - 2"	6' - 0"	38" X 72" FIXED GLASS	6
22	5' - 8"	2' - 0"	68" X 24" FIXED GLASS	2
23	2' - 6"	6' - 0"		3
60	4' - 1"	7' - 0"	49" X 84" FIXED GLASS	4
Grand total: 61				61

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	2-30100 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 SGD	10' - 4"	10' - 0"		1
15	160100 XXX Sliding Glass Door	16' - 4"	10' - 0"		1
16	9080 ALUMINUM GARAGE DOOR	16' - 0"	8' - 0"		1
17	16080 ALUMINUM GARAGE DOOR	16' - 0"	8' - 0"		1
19	2680 INTERIOR DOOR	2' - 6"	8' - 0"		1
20	2-2080 INTERIOR DOOR	4' - 0"	8' - 0"		1
22	120100 XXX SGD	12' - 4"	10' - 0"		1
Grand total					41

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

1ST 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

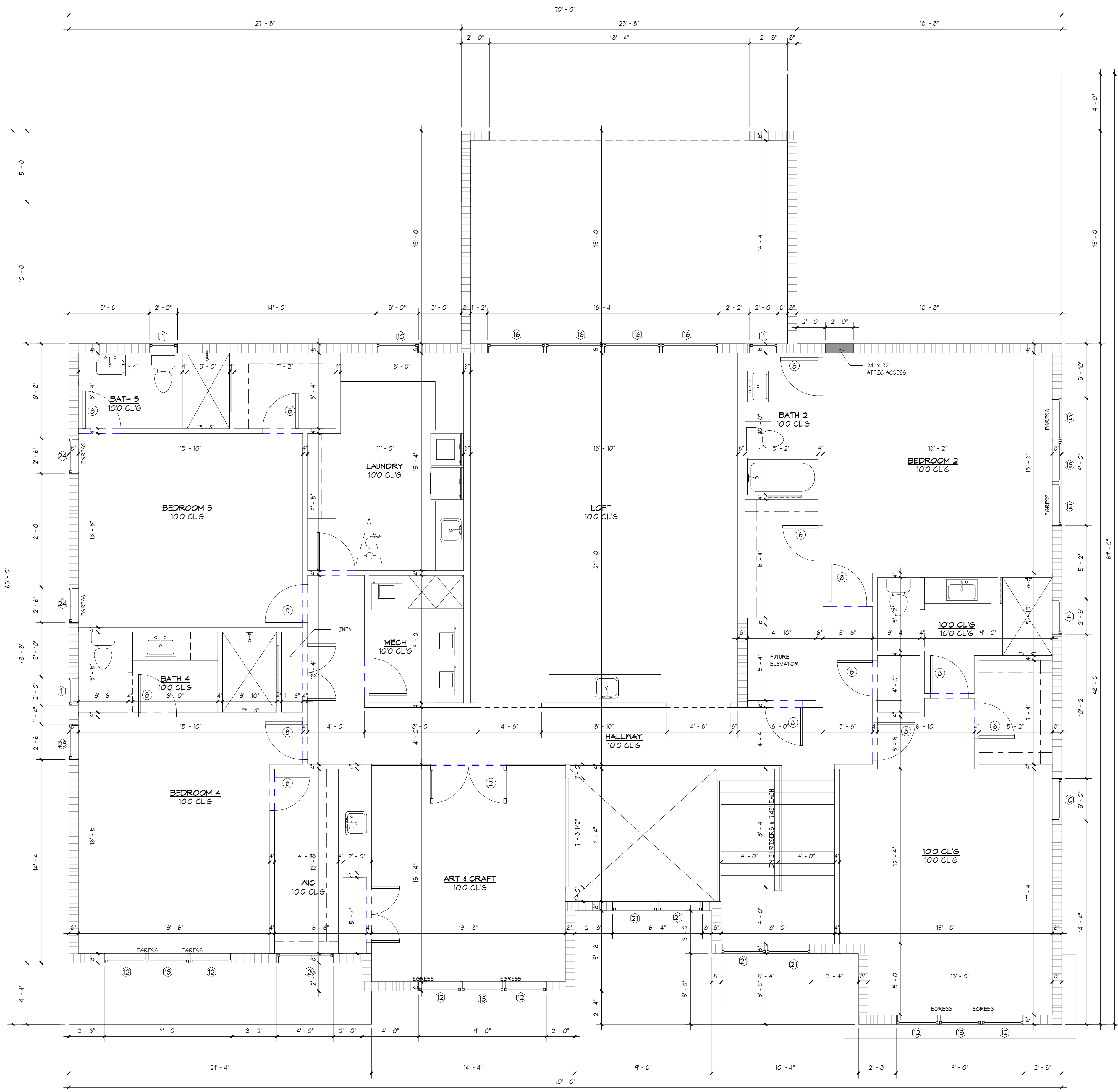
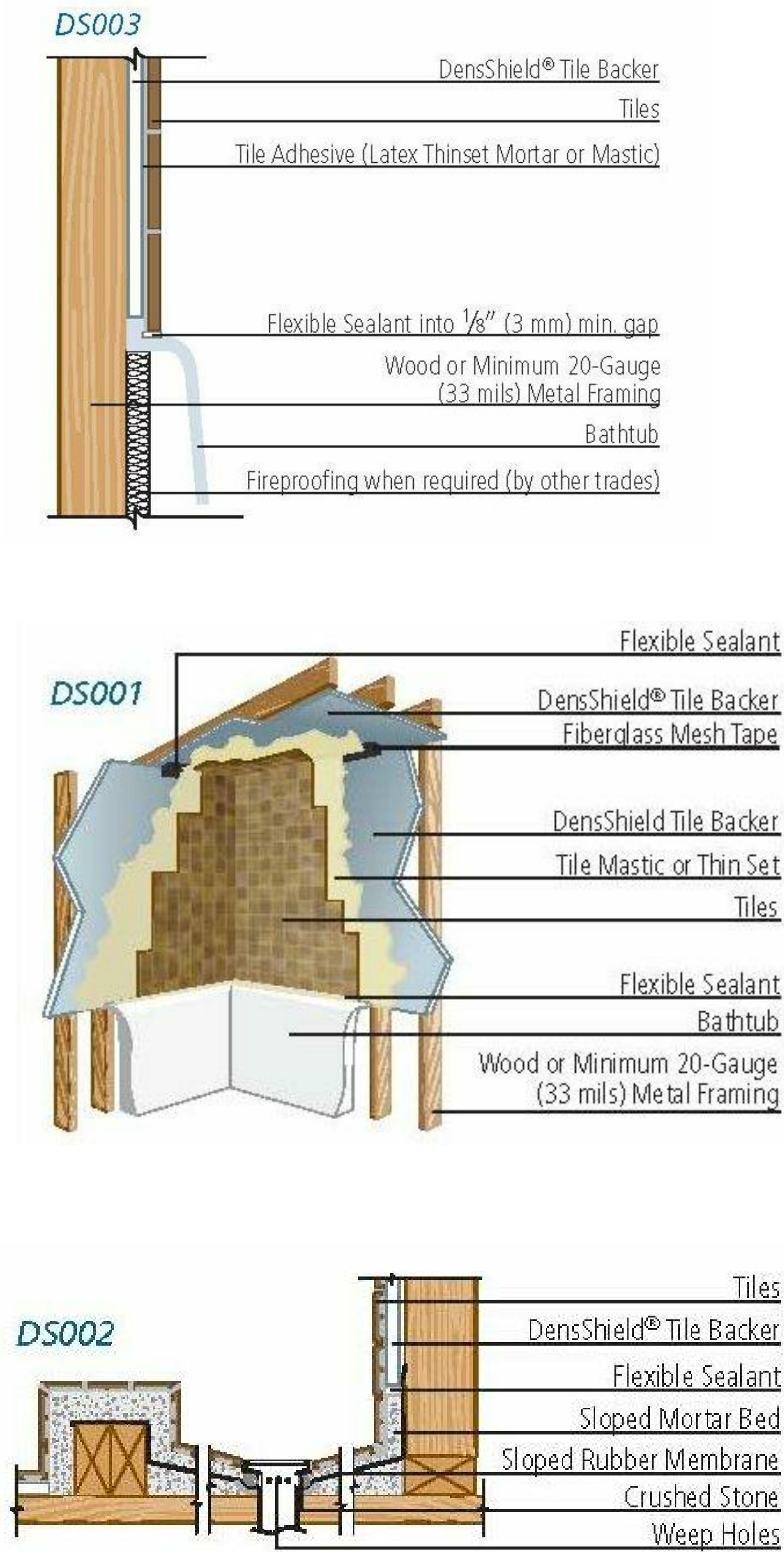
REVISION

SEAL
D. ADAM LeBLANC, PE FL #7012

SHEET #
A-1

104

I:\CRAIG DELL\403 OLYMPUS DR\403 OLYMPUS DR MASTER 2ND FLR.rvt



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

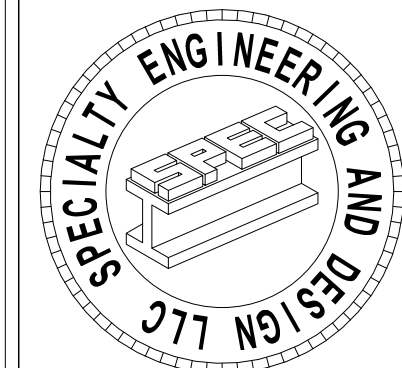
2ND FLOOR PLAN

SHEET INFORMATION

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

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3050 CHATEAU LANE,
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FILE NAME.

SCALE

DATE

4/09/2026

RVD. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

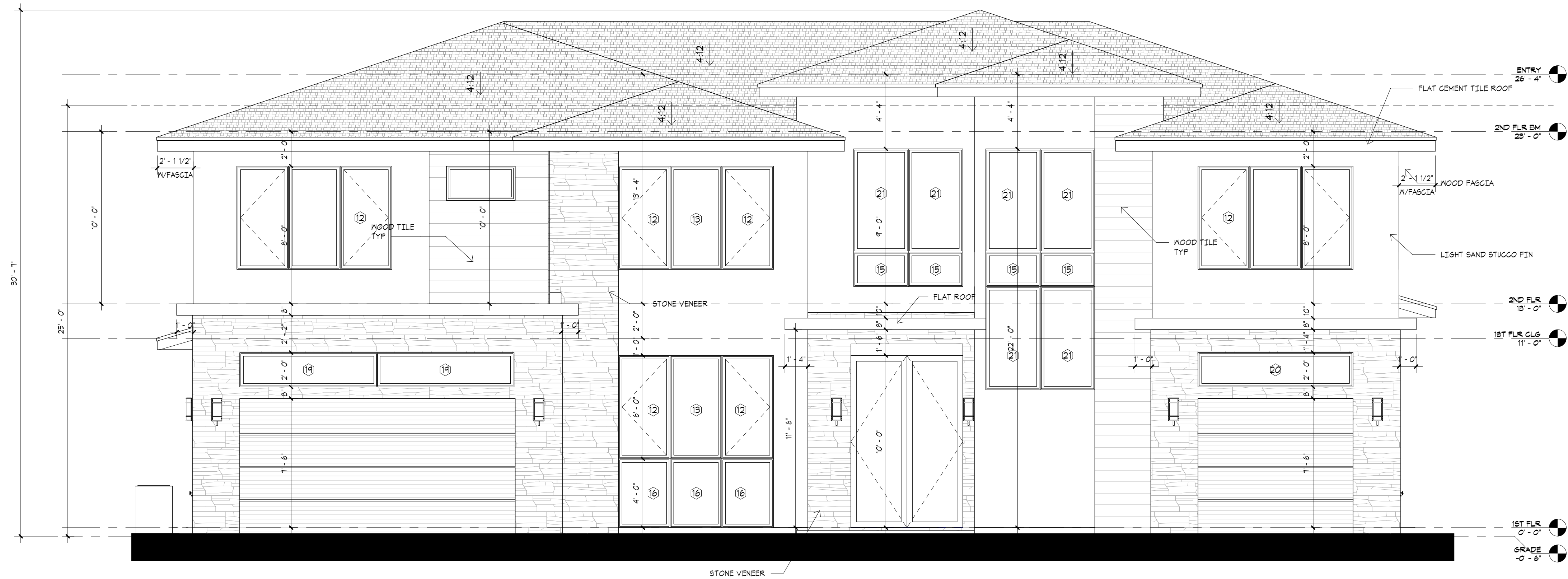
SHEET #

A-2

I:\CRAIG DELL\403 OLYMPUS DR\403 OLYMPUS DR MASTER.rvt



② LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

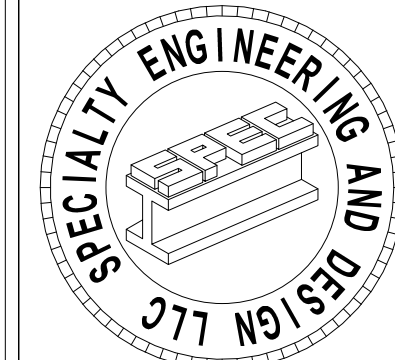
ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

CLIENT INFORMATION

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



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CONSULTANTS, Inc

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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

R.V.D. BY

DRWN. BY

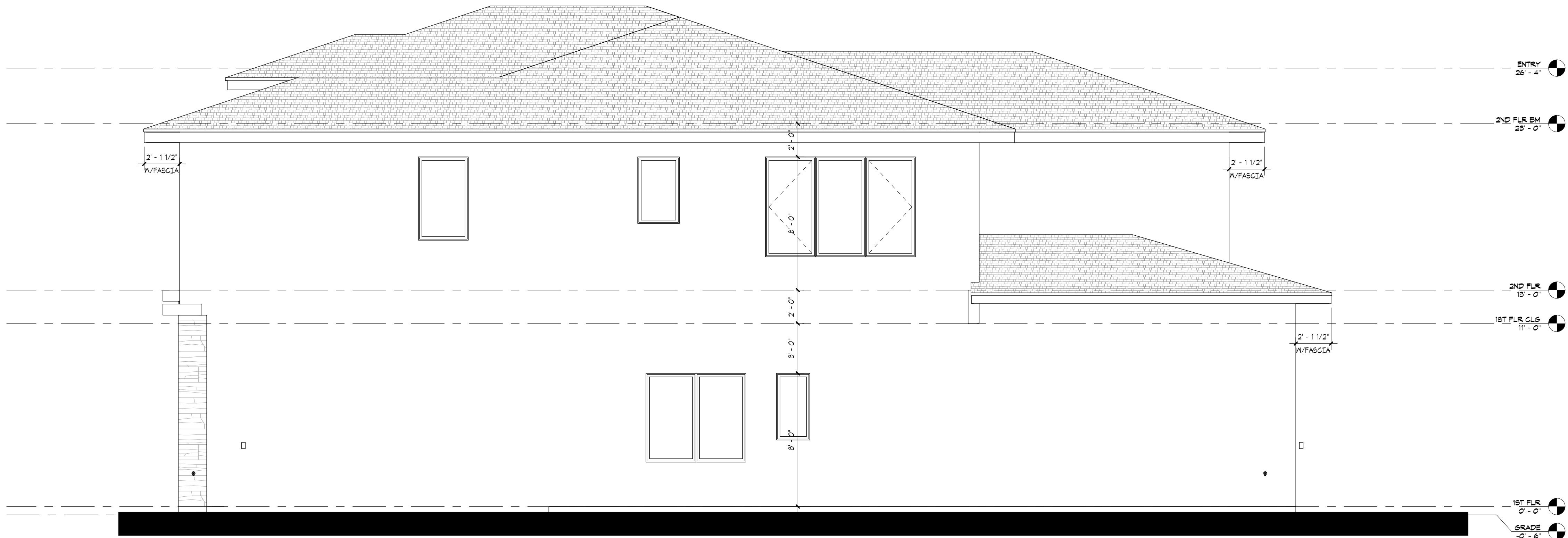
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

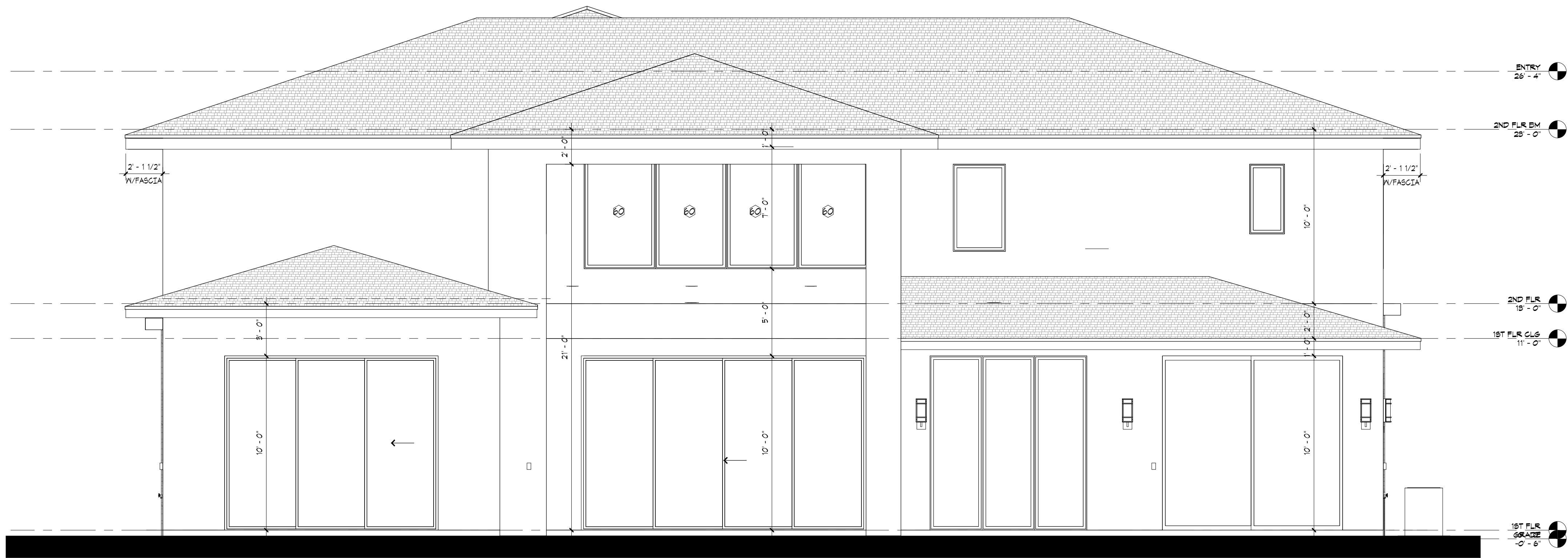
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A-3

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② RIGHT ELEVATION
1/4" = 1'-0"



① REAR ELEVATION
1/4" = 1'-0"

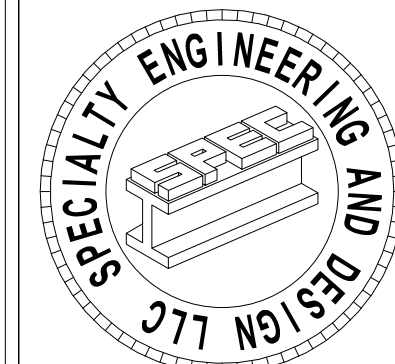
ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

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FILE NAME.

SCALE

DATE 4/09/2026

RVD. BY

DRWN. BY

REVISION

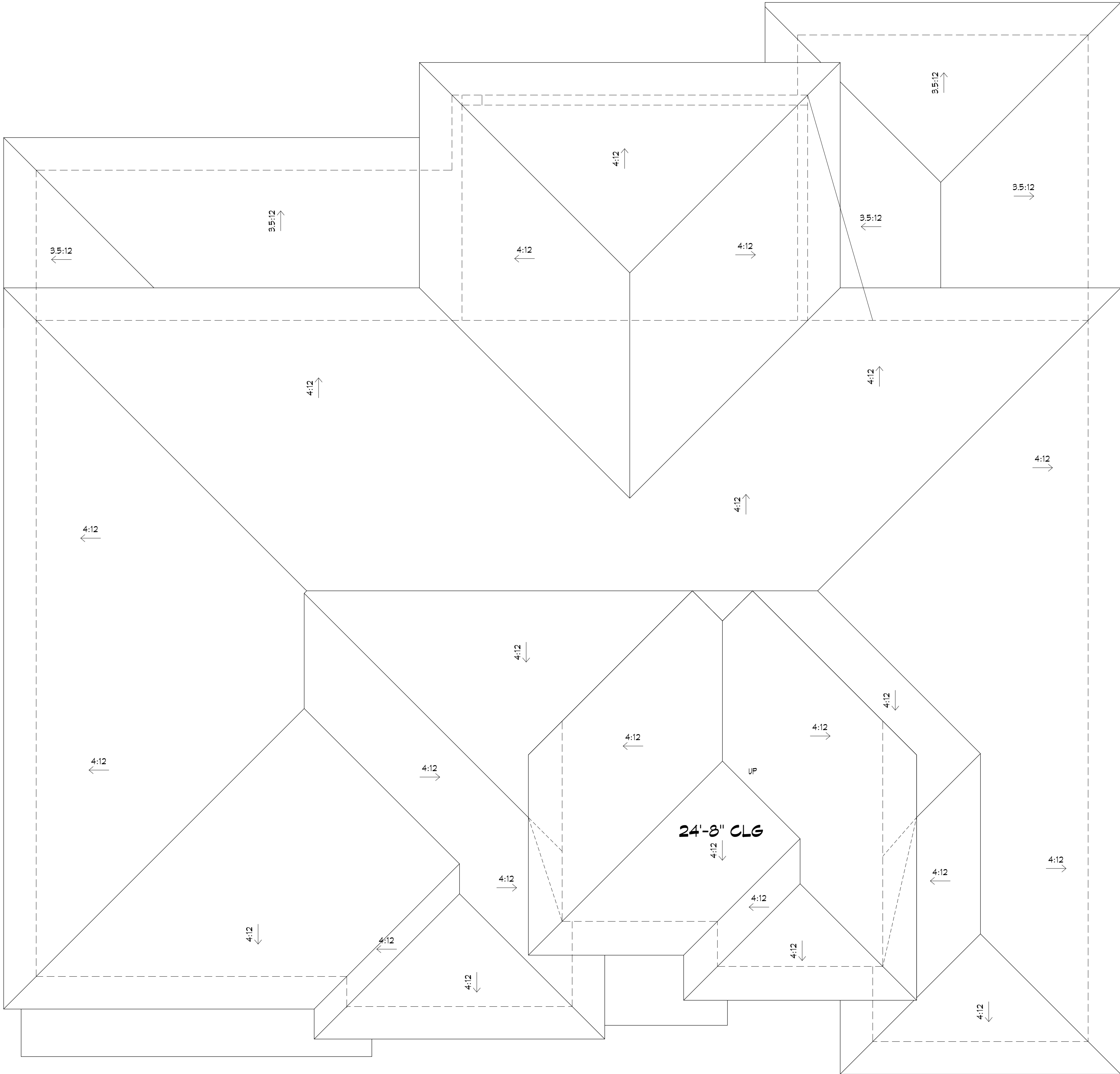
3/24/2024

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-4

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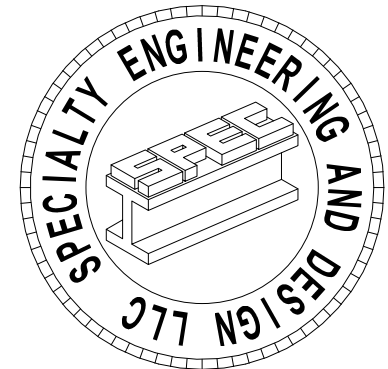


1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN

PROJECT INFORMATION
403 OLYMPUS DR
JUNO BEACH, FLORIDA

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



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561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 4/09/2026

R/V'D. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-5

April 17, 2026
 Town of Juno Beach
 Architectural Review Board
 340 Ocean Drive
 Juno Beach, FL 33408

Project: New Construction of 403 Olympus Drive, Juno Beach
Reference: Appearance Review Criteria Letter

Dear Members of the Architectural Review Board,

This narrative explains how the 403 Olympus Drive project meets the ARB Appearance Review Criteria by conforming to Section 34-116.

Our goal was to design a new house that appears as a house intentionally built for the area and would provide a sense of presence with architectural style consistent with the neighboring houses. The proposed new house is of a design and proportion, which enhances and maintains harmony with the other single-family residences in the surrounding area.

1. The proposed new house maintains harmony in the area by building within the setbacks and mirroring adjacent properties to mass and proportion. To keep the Bulk/Mass/Scale in visible proportion to the neighbors, the design is to keep a similar look from the street to maintain the appearance consistent to the current houses in relation to the size, scale and bulk of the house, which helps create harmony within the community. The total sqft of some of the other immediate houses in RS-1 are as follows: 120 Ocean Dr 8,459 sqft, 190 Ocean Drive 7,557 sqft, 171 Ocean Drive 6,503 and 410 Old Town Ln 8,743 sqft. The total sqft of 403 Olympus Drive is 7,158 sqft.
2. The style of the house presents itself as a contemporary/transitional Florida style house. With the introduction of clean geometric lines with an emphasis on large glass windows with bronze frames, smooth finish stucco, pitched roof with flat cement tiles, exposed soffits, a blend of wood look composite material and limestone porcelian materials to enhance exterior elevation and blend with the natural elements. This is in keeping with section 34-116 b. 1 and 2.
3. The materials and color palette for the residence is similar to nearby properties in keeping with a creamy white walls. The soffit and fascia will be a lite bronze/brown and hints of trim will be painted in a brown/gray. The color pallet used at 401 Olympus Drive will be the similar as used at 430 Jupiter Lane and 401 Diana Lane. All colors keeping in line with 34-116 b.1, 2 and 4.
4. The single-family residence does have an elevator (shaft not visible), and the stair shaft is integral with the design of the house featuring large glass openings which

allows natural light. There is no roof top equipment. This is in keeping with section 34-116 b.3.

5. The single-family residence is less than 35' from average grade to decorative roof peak in keeping with section 34-116 b.5 and Sec. 34-268.
6. The location of the residential type condensing unit and pool pump equipment is located on the side of the house and screened from its neighbors. This is consistent with the location of mechanical systems for the adjacent neighbors and in keeping with section 34-116 b.6.
7. The proposed new residence complies with the town's community appearance standards of section 116.b.7 by maintaining harmony with the existing fabric of the street, keeping similar massing to those residences adjacent to the residence.

We respectfully request your approval of the addition at 403 Olympus Drive and look forward to completing a project which will enhance the community's overall appearance. If you have any questions, do not hesitate to contact the undersigned.

Thank you,

A handwritten signature in black ink, appearing to read 'Craig Dell', with a stylized flourish at the end.

Craig Dell

**403 OLYMPUS DRIVE
JUNO BEACH, FLORIDA**

Figure 1 - Existing Home / Lots



Figure 2 - Neighboring home to the West: 431 Olympus (2233/1785 sqft)



Figure 3 - Neighboring home to the North: 171 Ocean Dr (6503/4663 sqft)



Figure 4 - Neighboring home to East: 120 Ocean Dr (8459/5910 sqft)



Figure 5 - Neighboring home to East: 140 Ocean Dr (4709/3717 sq.ft.)



Figure 6 -Neighboring home to the North/East: 190 Ocean Dr (7557/5065 sqft)



Figure 7 – Neighboring Home South: 410 Old Towne Ln (8743/5391 sqft)

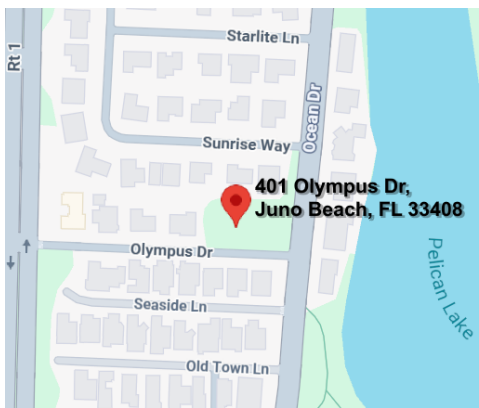


Figure 8 - Home on Olympus: 13204 US Highway / Commercial 8802 Town homes.



Figure 11 - Home on Olympus: 461 Olympus Dr (5090/3498 sqft)





LEGAL DESCRIPTION:

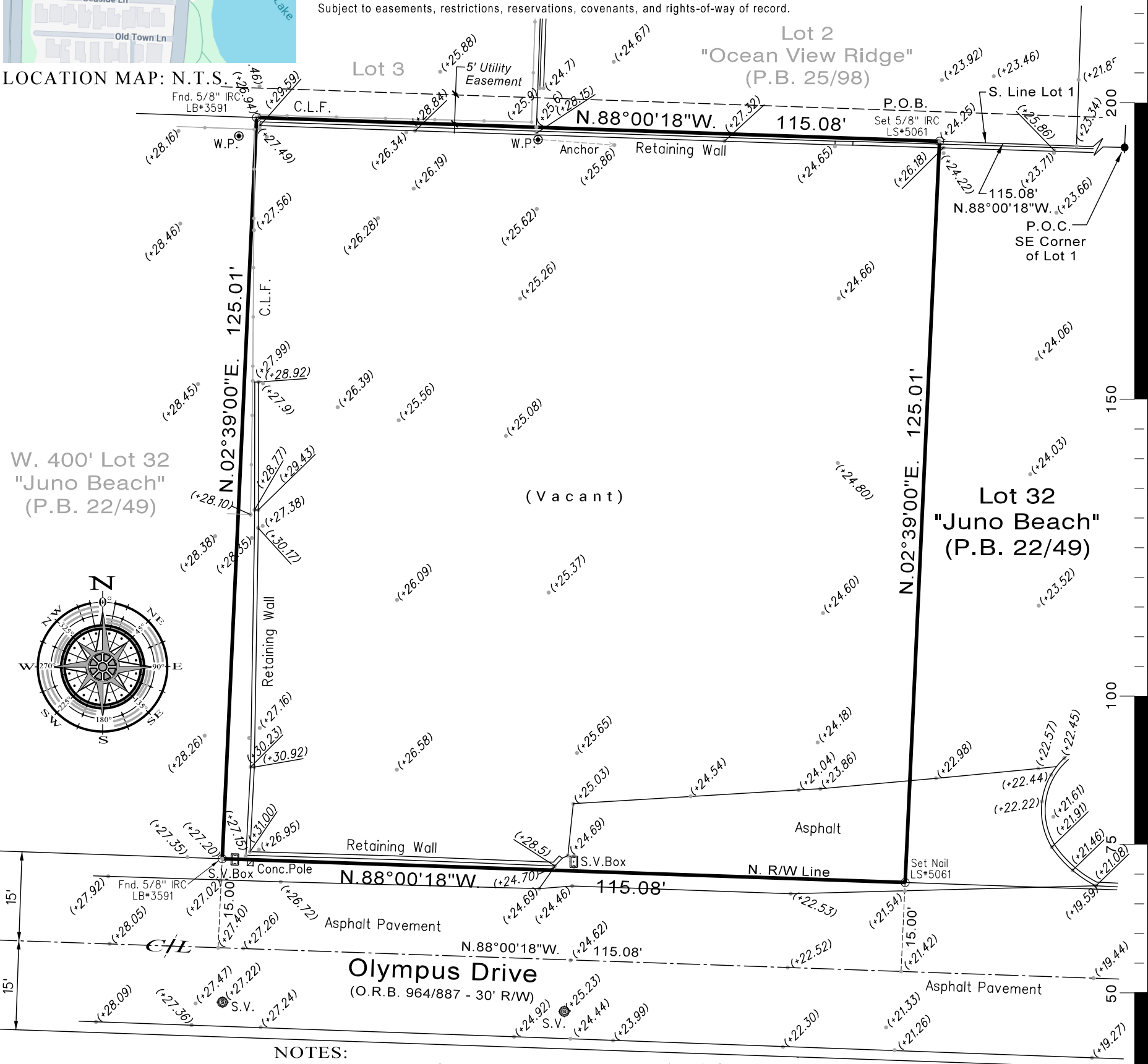
A portion of Lot 32, Juno Beach, Palm Beach County, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 22, Page 49, said lands being more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Ocean View Ridge, according to the plat thereof, as recorded in Plat Book 25, Page 98, Public Records of Palm Beach County, Florida; thence N.87 33/64 59'41"W., along the South line of said Lot 1 and the westerly extension thereof, a distance of 115.08 feet; thence S.02 33/64 39'37"W., a distance of 125.01 feet to a point on the North right-of-way line of Olympus Drive as recorded in Official Records Book 964, Page 887, Public Records of Palm Beach County, Florida; thence S.87 33/64 59'41"E., along said North right-of-way line, a distance of 110.83 feet to a point on the East line of said Lot 32, said line being the West right-of-way line of U.S. Highway No. 1, also known as Florida State Road No. 5; thence N.04 33/64 36'19"E., along said West right-of-way line, a distance of 125.03 feet to the Point of Beginning.

Said lands situate in the Town of Juno Beach, Palm Beach County, Florida, and containing 14,120 square feet (0.324 acres), more or less.

Subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

LOCATION MAP: N.T.S.



- ABBREVIATIONS:**
- A/C - AIR CONDITIONER
 - ALUM. - ALUMINUM
 - ASPH. - ASPHALT
 - BFP - BACKFLOW PREVENTER
 - BLDG. - BUILDING
 - CATV - CABLE TV
 - C.B. - CATCH BASIN
 - C.B.S. - CONCRETE BLOCK & STUCCO
 - C.L.F. - CHAIN LINK FENCE
 - C/O - CLEAN-OUT
 - CONC. - CONCRETE
 - COV. - COVERED
 - EL. - ELEVATION
 - ELEC. - ELECTRIC
 - F.F. - FINISHED FLOOR
 - F.H. - FIRE HYDRANT
 - GAR. - GARAGE
 - FND. - FOUND
 - M.H. - MANHOLE
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORDS BOOK
 - P.B. - PLAT BOOK
 - PROP. - PROPOSED
 - P.C.P. - PERMANENT CONTROL POINT
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - R/W - RIGHT OF WAY
 - S.F. - SQUARE FEET
 - TEL. - TELEPHONE
 - UT-DR - UTILITY & DRAINAGE EASEMENT
 - W.M. - WATER METER
 - W.V. - WATER VALVE

BEARING NOTE:

Bearings are based upon Grid North, Transverse Mercator Florida East Zone #901 State Plane Coordinate System NAD83 (2011 adjustment), by survey and GPS observations.

401 Olympus Drive, Juno Beach, FL 33408

Juno Beach (P.B. 22/49)

NOTES:

- Elevations when shown refer to the North American Vertical Datum (NAVD) of 1988.
- This firm has made no attempt to locate footings and/or foundations or other underground improvements (unless otherwise noted).
- The lands shown hereon have not been abstracted by this firm regarding matters of interest by other parties, such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- This drawing is the property of H P A , S u r v e y o r s , I n c. and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used or reproduced whole or in part without written authorization.
- All Iron Pipes/or/Rods, Nails & Discs, set by this Firm, set with Cap/or/Disc with L.B. 5061.
- All easements shown on the attached drawing are per the record plat (unless otherwise noted).

LEGEND:

- C/L or CENTERLINE
- B/L or BASELINE
- (+00.00) ELEVATION, AS-BUILT
- (+00.00) ELEVATION, PROPOSED
- FLOW ARROW
- EDGE OF WATER
- MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- SURVEY POINTS

BENCHMARK:

NGS BM "T 625"; Rod in Casing (no lid); PID# DJ2361; E. side of A1A; 380 S. of C/L Celestial Way; inbetween curb and face of walk; Lat. 26°51'59.08"N., Long. 80°03'12.30"W.; Elevation = +25.47 NAVD88.

This survey is certified to the following:

-
-
-
-

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "Boundary Survey" complies with the "Standards and Practices" for surveys as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbicke, Professional Land Surveyor No. 5061, State of Florida

Date of Last Field Work: 04/02/2026

FLOOD INFORMATION:

Community No: 120208
Name: Town of Juno Beach
Map No.: 12099C0381G
Panel No / Suffix: 0381 G
Date of FIRM: 12/20/2024
Firm Zone: X
Base Flood EL.: N/A

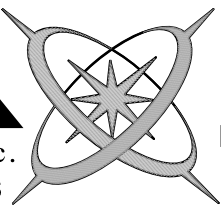
Not Valid Unless Signed and Embossed with the Raised Seal of the Attesting Florida Registered Professional Land Surveyor and Mapper

Date: 04/02/2026

MAP of SURVEY: BOUNDARY SURVEY Scale: 1"=20', Sheet 2 of 2 Sheets

HPA

H P A , S u r v e y o r s , I n c.
Land Development Services



LAND DEVELOPMENT CONSULTANTS

LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS

Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161

215 Via Villagio, Hypoluxo, Florida 33462

Phone: (561) 427-0990

Email: hpasurveyor@yahoo.com

Revisions: n/a



403 OLYMPUS DRIVE

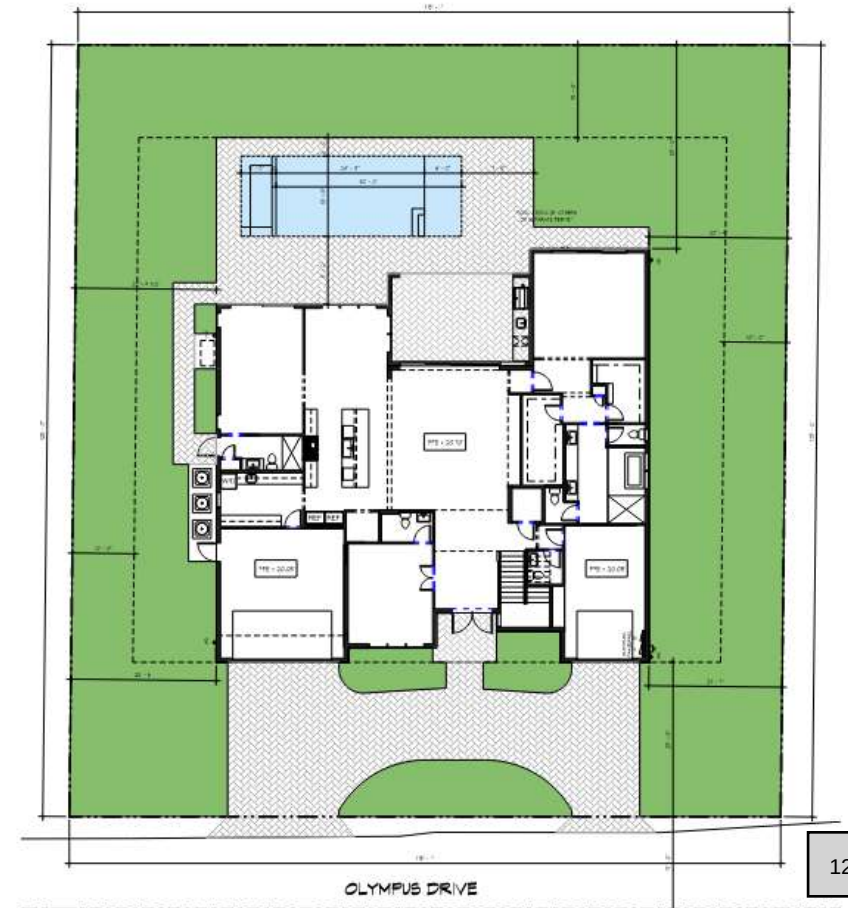
APPEARANCE REVIEW

PLANNING AND ZONING BOARD

AUGUST 3, 2026

APPLICATION

- 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)
- Height is 29'11"



APPEARANCE REVIEW CRITERIA (SECTION 34-116B)

b. Appearance review criteria.

1. Architectural style representative of or reflecting the vernacular of Old Florida style

- Late Victorian (Key West Cracker)
- Spanish revival (Mediterranean)
- Modern (early to mid-20th century)
 - 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

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

3. Elevator and stairwell shafts and other modern operations and features shall be completely concealed or incorporate the elements of the architectural style

4. Shall have all on-site structures and accessory features compatible in design, materials, and color

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical

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

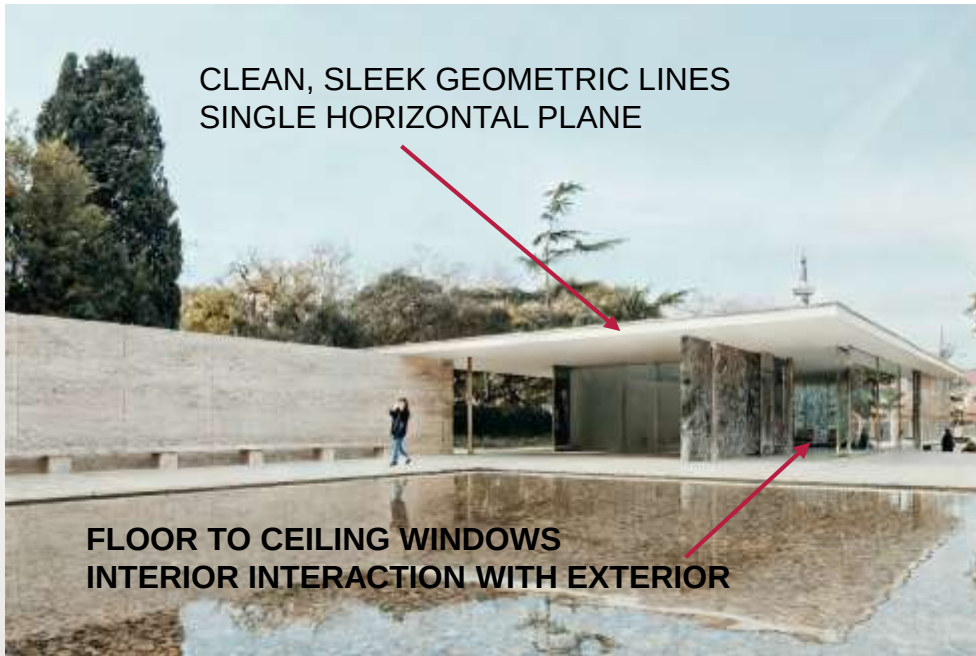
7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter)

CRITERIA I – ARCHITECTURAL STYLE

- Applicant provides justification of the architectural style (attached)
- Identifies the architecture as Mid-Century Modern
- Cites the design is in the spirit of Ludwig Meis van der Rohe and Richard Neutra, prominent Mid-Century Modern architects
- Cites the “clean, unornamental geometric shapes stacked in asymmetrical masses”

MID CENTURY MODERN – LUDWIG REIS VAN DER ROHE

“Less is More”



CLEAN, SLEEK GEOMETRIC LINES
SINGLE HORIZONTAL PLANE

FLOOR TO CEILING WINDOWS
INTERIOR INTERACTION WITH EXTERIOR

BARCELONA PAVILION

OBTAINED MINIMALISM THRU

- SMALL AND LIGHT COLOR PALETTE
- SMALL AND LIGHT NATURAL MATERIALS
- CREATION OF NEGATIVE SPACE VS. ADDITIVE BLOCKS



EXTENDED ROOF PLANES
DEEP EAVES TO CREATE SHADE

MID CENTURY MODERN – LUDWIG REIS VAN DER ROHE

“Less is More”



FARNSWORTH HOUSE

- FLOOR TO CEILING WINDOWS AND CORNER WINDOWS
- CLEAN SLEEK LINES WITH A SINGLE HORIZONTAL PLANE
- ONE COLOR AND TWO MATERIALS
- NATURAL LIGHTING



HORIZONTAL VS VERTICALITY
OBTAINED BY

- LONG HORIZONTAL PLANES
- EXTENDED ROOF PLANES
- CLEAR NATURAL SIGHTLINES AND VISTAS

MID CENTURY MODERN – LUDWIG REIS VAN DER ROHE

“Less is More”



ESKENAZI SCHOOL OF ART, ARCHITECTURE DESIGN, INDIANA UNIVERSITY
SIMPLE COLOR PALLET, LIGHT MATERIALS, SIGHT LINES USING CEILING TO FLOOR GLASS
SLEEK VERTICAL LINES, SINGLE HORIZONTAL PLANE
CREATION OF NEGATIVE SPACE ON FIRST FLOOR
GEOMETRIC SHAPES



VILLA TUGENDHAT
LOW PITCHED ROOF AND ROOF HEIGHT VARIETY
CORNER WINDOWS
INTERACTION WITH NATURE

MID CENTURY MODERN – RICHARD NEUTRA



KAUFMANN DESERT HOUSE
CEILING TO FLOOR AND CORNER WINDOWS
INTERACTION WITH NATURE
CREATION OF OPEN SPACE ON MANY LEVELS

LARGE EXTENDED EAVES TO CREATE SHADE

ROOF HEIGHT VARIETY



MID CENTURY MODERN – RICHARD NEUTRA



LOVELL HOUSE

NEGATIVE SPACE

SIMPLE COLOR AND MATERIAL PALETTE

LIBERAL USE OF FLOOR TO CEILING WINDOWS AND CORNER
WINDOWS TO CREATE NATURAL LIGHT



COMPARISON OF ARCHITECTURAL STYLES



KEY ELEMENTS OF ROOF STRUCTURE FOR MID-CENTURY MODERN STYLE

NOT PEAKED BY A CENTRAL GABLE OR HIP
➤ RATHER, PEAK SHOULD BE OFF CENTER

NOT OVERLAPPING HIPPS OR GABLES
➤ RATHER, BUTTERFLY OR FLAT + SLOPE

NOT CROSS-HIPPED
➤ RATHER FLAT OR SINGLE ANGLED SLOPE

NOT OPEN GABLE WITH HIPPED WINGS
➤ RATHER FLAT + LOW SLOPE

INSTEAD OF ONE FLAT LEVEL ROOF
➤ RATHER, USE MULTIPLE LEVELS OF FLAT ROOF OR FLAT + SLOPE

MID-CENTURY MODERN MODERN VS. RANCH ROOFLINES





- MULTI HIP ROOF LINE MASSING IS NOT MID-CENTURY MODERN
- NO SINGLE HORIZONTAL PLAN
- FEW CLEAR SIGHT LINES
- LACK OF NEGATIVE SPACE, ONLY ADDITIVE BLOCKS
- NO CHANGE IN MASS WHERE MATERIALS CLASH ON THE SAME PLANE

- VERY FEW FLOOR TO CEILING OR CORNER WINDOWS
- FEW INTERACTIONS BETWEEN THE INTERIOR AND THE EXTERIOR
- BUSY COLOR PALETTE AND MATERIALS – VERY HEAVY
- STONE MATERIAL IS NOT VERNACULAR

CRITERIA 2 - HARMONY

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

Section 34-4 Definitions

“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”

Section 34-116b

COMPARISON TABLES

Item #4.

403 OLYMPUS DRIVE DOES NOT MEET TEST 1 OF THE MASS AND BULK AS IT IS LARGER THAN THE LARGEST HOME

Address	Year Built	Lot Total Square Feet (acres)	Lot Size to Total Square Feet Ratio	Total Square Feet	Square Feet Under Air	Story
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%

STAFF RECOMMENDATION

- It is the staff's professional opinion that the proposed new two-story home is **NOT** in harmony as it relates to the **architectural style** as it is not a good example of Mid-Century Modern, or any style required by the Town code, nor is it in harmony in comparison to the architectural style of the other structures in the study area and is incompatible with the surroundings due to the appearance of contemporary style architectural massing, use of heavy materials and colors, and strong verticality. Nor is it in harmony as it relates to two (2) of the elements of harmony (mass and bulk) in comparison to the other structures in the study area compatible with the surroundings.

APPLICANT'S PRESENTATION





Meeting Name: Town Council Regular Meeting
Meeting Date: August 3, 2026
Prepared By: Zackery Good, Esq., Town Attorney
Item Title: 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.

REQUESTED ACTION:

Hold a public hearing and consider a recommendation to the Town Council of approval or denial of Ordinance No. 801, amending Section 34-116, Town Code of Ordinances to conform with Florida Statutes as amended by HB 399 (2026).

BACKGROUND:

On March 27, 2026, the Governor of Florida signed House Bill 399 into law. Effective January 1, 2027, HB 399 amends Section 163.3194, Florida Statutes, to add the following subsection (7):

(7)(a) Local government comprehensive plans and land development regulations must include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category.

(b) Land development regulations must incorporate measures for mitigating or minimizing potential incompatibility.

(c) 1. Before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds, local government staff must identify with specificity each area of incompatibility and may recommend mitigation measures to the applicant.

2. If the applicant has proposed mitigation measures, the local government may not deny an application on compatibility grounds unless the denial includes written

findings stating that the proposed mitigation measures are inadequate and that feasible mitigation measures do not exist.

3. A denial of an application on compatibility grounds must specify with particularity the area or areas of incompatibility, including applicable standards and an explanation of any mitigation measures considered and declined by the applicant, or the basis for determining that feasible mitigation measures do not exist. References to “community character” or “neighborhood feel” are not sufficient, in and of themselves, to support a denial of an application on compatibility grounds.

4. A local government’s approval of an application may include requirements or conditions to mitigate or minimize compatibility concerns.

(d) This subsection does not apply to any of the following:

- 1. Compatibility between uses in different future land use categories, including rural, agricultural, conservation, open space, mixed-use, industrial, or commercial use.*
- 2. Applications for development within planned unit developments or master planned communities.*
- 3. Applications for development within historic districts designated before January 1, 2026.*

The Town of Juno Beach’s current land development regulations pertaining to compatibility of residential uses and appearance review, commonly known as “harmony” review do not provide explicit standards related to compatibility, which will be required effective January 1, 2027, pursuant to HB 399. In considering amendments to the Town Code of Ordinances to comply with HB 399, the Planning and Zoning Board needs to be aware that Senate Bill 180, signed into law on June 26, 2026, will prohibit the Town of Juno Beach from adopting land development regulations or review procedures that are more restrictive or burdensome until at least October 1, 2027.

The Town Attorney, in coordination with Town Staff, prepared a revision to Section 34-116, Town Code of Ordinances, which the Town Council preliminarily reviewed at the June 24, 2026, Town Council Meeting. Pursuant to consensus of Town Council, the proposed amendment is now before the Planning and Zoning Board as an ordinance for consideration.

DISCUSSION:

Ordinance No. 801, amending 34-116, Town Code of Ordinances to conform with Florida Statutes as amended by HB 399 (2026) is attached hereto for consideration. The proposed changes include the insertion of objective criteria utilized to assess bulk and mass; scale; and proportion. Because the objective factors are required to be adopted by HB 399 and are to be considered *informative* to the appearance review analysis and not *dispositive*, the overall review and approval authority remains the same, meaning the proposed changes are not likely to be considered more restrictive or burdensome.

RECOMMENDATION:

At this time, Staff recommends the Planning and Zoning Board hold a public hearing and consider a recommendation to the Town Council of approval or denial of Ordinance No. 801, amending Section 34-116, Town Code of Ordinances to conform with Florida Statutes as amended by HB 399 (2026).

Attachment:

1. Ordinance No. 801, amending Section 34-116, Town Code of Ordinances to conform with Florida Statutes as amended by HB 399 (2026)

TOWN OF JUNO BEACH, FLORIDA

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.

WHEREAS, Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, provide municipalities with governmental, corporate, and proprietary powers to conduct municipal government, perform municipal functions, and render municipal services, and to exercise any power for municipal purposes except as expressly prohibited by law; and

WHEREAS, the Town Council of the Town of Juno Beach, Florida, as the governing body of the Town, is authorized pursuant to Chapters 163 and 166, Florida Statutes, to adopt and amend land development regulations; and

WHEREAS, effective January 1, 2027, HB 399 (2026) amends Section 163.3194, Florida Statutes, to require any application denied on compatibility grounds "must specify with particularity the area or areas of incompatibility, including applicable standards and an explanation of any mitigation measures considered and declined by the applicant, or the basis for determining that feasible mitigation measures do not exist"; and

WHEREAS, the Town Council desires to amend 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 the requirements of HB 399 (2026) by providing the objective factors utilized to evaluate whether a proposed structure is in harmony; and

WHEREAS, it is the Town Council's express intent that the objective factors are to be considered *informative* to the appearance review analysis and not *dispositive*, so that the overall review and approval authority remains the same, meaning the proposed changes are not intended to be more restrictive or burdensome; and

WHEREAS, the Town's Planning and Zoning Board, acting as the Local Planning Agency, has conducted a duly noticed public hearing on this Ordinance and transmitted its recommendation to the Town Council; and

1
2 **WHEREAS**, the Town Council finds that adoption of this Ordinance is in the best
3 interests of the public health, safety, and general welfare of the Town of Juno Beach.
4

5 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE**
6 **TOWN OF JUNO BEACH, FLORIDA, as follows:**
7

8 **Section 1. Adoption of Recitals.** The foregoing "Whereas" clauses are
9 hereby ratified as true and confirmed and are incorporated herein.
10

11 **Section 2. Amendments.** The Town Council hereby amends Section 34-
12 116, "Site Plan and Appearance Review," of Chapter 34, "Zoning," to read as
13 follows (underlined text is added):
14

15 **Sec. 34-116. Required; criteria.**

16 No construction or clearing of land may begin in any district prior to review
17 and approval of the site plan and appearance. The review shall consist of:

18 (1) Consideration of the application by the development review
19 committee (DRC), which may recommend approval, denial, or approval
20 with modifications and/or conditions;

21 (2) Consideration of the application by the town planning and zoning
22 board, which may recommend approval, denial, or approval with
23 modifications and/or conditions; and

24 (3) Final review and approval or denial, or approval with modifications
25 by the town council. Single-family detached dwellings not located within an
26 approved planned unit development shall be subject to appearance review
27 and approval or denial, or approval with modifications by the town
28 planning and zoning board, with site plan review by the town planning and
29 zoning department. Single-family dwellings within an approved planned
30 unit development shall be subject to site plan and appearance review and
31 approval only by the town planning and zoning department in accordance
32 with the established design criteria. The criteria to be used in this review
33 shall be to ascertain that the proposed site plan for new development
34 meets the following criteria:

35 a. Site plan criteria.

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

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

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

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

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

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

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

8. Complies with all sections of this chapter.

b. 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;

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

buildings or structures within 300 feet from the proposed site of the same zoning district. The foregoing consideration shall include the following objective criteria analysis submitted by the director or designee to the applicable reviewing body:

i. Bulk and Mass Analysis: (a) if the proposed total square footage and floor area ration ("FAR") is within the range of the total square footage of the study area as defined above, and less than double the average total square footage, then the proposed structure is harmonious in bulk and mass; (b) if the proposed total square footage and FAR is outside of the range, but maintains less than double the average of the structures in the study area, other factors such as setbacks, orientation of the building, landscaping, and architectural components like balconies may be considered as mitigating factors; (c) if the proposed total square footage and FAR is more than double the average and exceeds the otherwise highest values in the study area, the structure is not likely to be considered harmonious.

ii. Scale Analysis: (a) if more than one half of the structures in the study area are the same number of stories or higher, then the proposed structure is harmonious in scale; (b) if the proposed height is not harmonious with more than half of the structures in the study area, the immediately adjacent structures shall be considered with greater weight in the recommendation of approval or denial by the director.

iii. Proportion Analysis: if the architectural elements such as doors, garage doors, windows, and roof pitch and style are consistent, then the proposed structure is harmonious in proportion.

In the event of a denial, the applicable reviewing body shall cite to the aforementioned objective criteria analysis in its decision. However, said objective criteria analysis shall be informative to the applicable reviewing body, not dispositive, and the applicable reviewing body shall maintain its discretion to approve or deny an appearance or site plan review application based upon the totality of the circumstances and any or all mitigation efforts presented by the applicant;

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;

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;

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;

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

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

Section 3. Conflicts. All ordinances or parts of ordinances of the Town of Juno Beach, Florida, which are conflict with this Ordinance, are hereby repealed to extent of such conflict.

Section 4. Codification. The provisions of this Ordinance shall become and be made a part of the Zoning Code of the Town of Juno Beach, Florida. The sections of this Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

Section 5. Severability. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

Section 6. Effective Date. This Ordinance shall be effective immediately upon final adoption.

[Remainder of page intentionally blank]

FIRST READING this ____ day of _____, 2026.

SECOND, FINAL READING AND ADOPTION this ____ day of _____, 2026.

AYE

NAY

DAVE SANTILLI, MAYOR

AYE

NAY

DIANA DAVIS VICE MAYOR

AYE

NAY

DD HALPERN, VICE MAYOR PRO TEM

AYE

NAY

SCOTT SHAW, COUNCILMEMBER

AYE

NAY

MAX FRASER, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CAITLIN E. COPELAND-RODRIGUEZ, MMC
TOWN CLERK

TG LAW PLLC
TOWN ATTORNEY



Meeting Name: Planning & Zoning Meeting

Meeting Date: August 3, 2026

Prepared By: Andrea Dobbins, Project/Risk Manager

Item Title: Florida Recreation Development Assistance Program (FRDAP) Grant Application for JB1 Beach Access

DISCUSSION:

At the July 22, 2026 Town Council meeting, staff was directed by Council to apply for the FY27/28 FRDAP grant for the JB1 Beach Access Dune Walkover. This application will be for \$150,000 which is a 75%/25% match. The state will provide \$112,500 and the Town will provide \$37,500 towards the completion of this renovation project. The state is accepting grant applications until September 22, 2026.

The grant application process requires that this proposed project be brought before an advisory board for review and the Planning and Zoning Board fulfills this requirement. This is an existing beach access point but has never been completely renovated. This will be the last beach access structure to be renovated that is owned and maintained by the Town. All the other structures have been renovated and have been rebuilt with composite lumber that will last upwards of 50 yrs. Most of the renovations have been funded with state funding through the FRDAP program. These grant funds are generally distributed in the summer (2027) once the Governor has approved the state budget.

Due to turtle nesting season and the limited construction window this project, if awarded, would take place in FY28/29.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board supports the Town Council's decision to move forward with the application process for the renovation of JB1 Beach Access for the FY27/28 Florida Recreation Development Assistance Program Grant.



Meeting Name: Planning & Zoning Meeting

Meeting Date: August 3, 2026

Prepared By: Andrea Dobbins, Project/Risk Manager

Item Title: Florida Recreation Development Assistance Program (FRDAP) Grant Application for Pelican Lake Park

DISCUSSION:

At the July 22, 2026, Town Council meeting, staff was directed by Council to apply for the FY27/28 FRDAP grant for Pelican Lake Park. This application will be for \$150,000, which is a 75%/25% match. The state will provide \$112,500 and the Town will provide \$37,500 towards the completion of this renovation project. The state is accepting grant applications until September 22, 2026.

The grant application process requires that this proposed project be brought before an advisory board for review and the Planning and Zoning Board fulfills this requirement. Pelican Lake Park serves as the main public gathering space for the community. The park boasts a wide variety of amenities including gazebos, fountains and fitness trails that offer residents a place to recreate. This grant would fund improvements to the fitness trail and area around the fountain at Friendship Circle. A proposed trellis structure would provide a shaded area for residents.

These grant funds are generally distributed in the summer once the Governor has approved the state budget.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board supports the Town Council's decision to move forward with the application process for the FY27/28 Florida Recreation Development Assistance Program Grant for Pelican Lake Park.