



PLANNING & ZONING BOARD MEETING AGENDA

May 19, 2025 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/towncouncil/webform/public-comments#_blank (all comments must be submitted by Noon on day of Meeting). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). Make 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 - April 7, 2025

BOARD ACTION/DISCUSSION ITEMS

2. Appearance Review – 370 Apollo Drive

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING & ZONING BOARD MEETING MINUTES

April 7, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

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

ABSENT: BRIAN COLE, BOARDMEMBER

AUDIENCE: 10

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

PRESENTATIONS

1. Swearing in Newly Appointed Planning & Zoning Board Members
2. Designation of Chair & Vice Chair for Planning & Zoning Board
Town Attorney Rubin opened nominations for the positions of Chair.
Boardmember Ferguson nominated Michael Stern.
Michael Stern accepted.
With no further nominations, Michael Stern was selected as Chair.
Town Attorney Rubin opened nominations for the positions of Vice Chair.
Chair Stern nominated Jim Ferguson.
Jim Ferguson accepted.
With no further nominations, Jim Ferguson was selected as Vice Chair.
3. Annual Review of Sunshine Laws
4. Annual Review of Planning and Zoning Board Duties and Responsibilities

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

Town Clerk Copeland confirmed the upcoming meeting dates for the year with the Board.

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 4:06pm.

Public Comments Closed at 4:06pm.

CONSENT AGENDA

5. Planning & Zoning Board Meeting Minutes - March 3, 2025

MOTION: *Ferguson/Ehret 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.)

6. Appearance Review – 401 Diana Lane

MOTION: *Ferguson/Butler made a motion to approve the application for appearance review for the proposed single-family residence at 401 Diana Lane.*

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

COMMENTS FROM THE BOARD - None

ADJOURNMENT

Chair Stern adjourned the meeting at 5:05pm.

Michael Stern, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk



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

New P & Z Board Member Brian Cole statement for the record for April 7th Meeting

1 message

Brian Cole <bcoolski@yahoo.com>

Sat, Apr 5, 2025 at 4:27 PM

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

Good afternoon, P & Z Board members:

I would like to thank the Juno Beach Town Council for their vote of confidence in allowing me to serve on the P & Z Board for the next 1-year term. I have to apologize for being absent this afternoon to be sworn in, due to my already pre plotted flight schedule. I look forward to working with Juno Beach Staff and each of you being sworn in today, to continue to preserve and protect the current and future zoning codes in place in our great town of Juno Beach. With that being said and not being present this afternoon I would like one comment entered into the record today regarding agenda item titled "Appearance review for 401 Diana Lane." from what I understand from Staff review there are several areas with regard to the towns "Harmony" criteria currently in place where the future plans for 401 Diana Lane do not meet. I also know that some of the criteria is subjective in nature and that a more definitive definition is in need in our town's codes. Therefore, I believe this vote to approve or not approve the Appearance review for 401 Diana should wait until next month after the town Council workshops on architectural and appearance review for single family homes had produced a more clear and definitive definition of "Harmony". I believe this will also help the P & Z board have better path of checks and balances to either approve or not approve an applicant's request.

Thank You
Brian Cole



Meeting Name: Planning & Zoning Board
Meeting Date: May 19, 2025
Prepared By: Stephen Mayer
Item Title: Appearance Review – 370 Apollo Drive

DISCUSSION:

The Town has received an application for Appearance Review from Carlos Bonilla (“Agent”) on behalf of Maria Paituvi Bonet and Ryan Robert Bradley (“Applicants and Owners”) for the property located at 370 Apollo 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 two-story home with a tower feature was built in 2003 and is approximately +/- 4,490 square feet in size (3,211 square feet under air), with a lot area of .31 acres or +/- 13,504 square feet.



The Applicant is seeking to construct a 1,071 square foot first and second story living area, 767 square feet is an addition over the existing garage, and the remainder (304 sq ft) is an internal reduction of the existing garage to living space. This will increase the total building square footage under roof from 4,490 square feet to 5,255 square feet. The total footprint remains unchanged (3,521 sq ft), thereby maintaining the lot coverage of 26%. Section 34-116(3) (b) (items 2 through 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Architectural Review Board) to determine whether the proposed addition meets the criteria below. For the Board's review and consideration, staff has provided its professional opinion to the Appearance Review Criteria (staff response is in **bold**).

Appearance Review Criteria

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

The area of the lot is +/-13,504 sq. ft., or 0.31 acres, and the proposed lot coverage ratio of the 3,521 sq. ft. footprint would be 26%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure with a tower structure. In the backup materials provided, page S2 indicates how applicant has provided a review of the residential structures in the context of the property. Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

<i>Address</i>	<i>Year Built</i>	<i>Lot Total Square Feet (acres)</i>	<i>Tower Feature</i>	<i>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
371 Apollo Drive	1963	.25	No	.22	2,442	1384	1
401 Apollo Drive	1962	.23	No	.23	2,342	1546	1
411 Apollo Drive	1959	.23	No	.27	2,735	1987	1
431 Apollo Drive	1965	.23	No	.27	2,734	1316	1
441 Apollo Drive	1968	.33	No	.16	2,427	1464	1
370 Apollo Drive Existing	2003	.31	Yes	.33	4,490	3211	3
Proposed			Yes	.39	5,255	4,282	3
400 Apollo Drive	1959	.23	No	.25	2,527	1823	1
410 Apollo Drive	1960	.23	No	.27	2,736	1829	1

							Item #2.
440 Apollo Drive	1973	.28	No	.25	3,152	2266	1
470 Apollo Drive	2004	.28	No	.33	4,143	3147	1
411 Diana Lane	1974	.23	No	.29	2,932	2022	1
401 Diana Lane	1971	.23	No	.26	2,613	1,832	1
<i>Average</i>			<i>0%</i>	.26	2,969		<i>0%</i>

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

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

Study Area Summary Statistics: FAR Range is 0.16 to 0.33. FAR Average = 0.26

TOTAL Sq. Ft. Range = 2,342 to 4,143 square feet. TOTAL Sq. Ft. Average = 2,969 square feet

According to the table above, the proposed second-story addition would result in an increase in overall square footage of the proposed residence (by 765 Sq. Ft.) and then be outside the range of the total square footage for the study area, as the existing home is already the top of the range. The proposed square footage (5,255 Sq. Ft.) would be 1,112 sq ft larger than the largest existing home in the study area. Staff notes the applicant is proposing a second-story above existing footprint and will not be increasing the lot coverage. The proposed second-story addition is located on the rear and side of the property, away from street and is incorporated into the existing 2-story with a tower feature house. The applicant is proposing to decrease the size of the garage internally, in lieu of more living space under air.

Since the requested total square feet (5,255 sq ft) is under twice the average total square footage (5,938 sq ft), staff considers other harmony factors such as proper site orientation, landscaping, proportion, materials and architectural styles. The addition uses the existing materials and architectural styles and would blend into the existing home, and the use of angles help diminish the visual impact of the house. The location of the second-story addition over the garage is set back 64 feet from the front and provides for better proportion of the house as a whole, balancing the third-story tower element and existing second-story. The property is well landscaped and much larger than other houses in the study area. Using FAR as a better metric, the request will increase the volume of the house in relation to the lot to .39. The Planning and Zoning Board recently approved a 5,421 square foot house on a smaller, neighboring lot at 401 Diana Lane, which calculated to .54 FAR, far less than the proposed. Please note that staff were unable to use the numbers (sq. ft.) for 401 Diana Lane in the study area as this house has not been constructed yet but was recently approved.

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;

There are no changes to the architectural features of the 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;

There are no additional accessory structures on this site.

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;

The height of the applicant's addition will comply with these criteria, the addition to the existing 2-story will enhance the horizontal appearance of the house. The maximum height of the proposed home is not increasing.

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

There are no new mechanical equipment proposed.

Harmony

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious (please see below). Harmony means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning landscaping, materials and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression.

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

Staff's response: The proposed structure on 370 Apollo Drive is a total of 5,255 gross sq. ft., 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 0.39. The size and volume of the proposed single-family home is not compatible to the average Floor Area Ratio (the average is 0.26) and total square footage (the average is 2,969). The proposed bulk is 1.7 times the average home in the study area. In terms of FAR, the proposed ratio is 1.5 times the average FAR.

Staff notes that 401 Diana Lane was approved as a 5,421 square foot home with an FAR of 0.54, but the home has not been constructed yet, so could not technically be used in the study area. However, due to mitigating conditions explained in the previous staff analysis, the bulk is not more than twice the average in the study area, and in fact smaller in size and volume than that approved at 401 Diana Lane, which is adjacent to the proposed home.

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 range between 2,342 sq. ft. and 4,143 sq. ft. (not including the subject house) with the average size being 2,969 sf. ft. The proposed structure is 5,255 total gross sq. Therefore, the mass of the proposed single-family home is not within the range and 1.7 times above the average in the context of the other structures located in the study area. The proposed addition is 1,112 sq. ft larger than the largest house within 300 feet of the property. Staff notes that 401 Diana was approved as a 5,421 square foot home with an FAR of 0.54, but the home has not been constructed yet, so could not be used in the study area.

Proportion means the visual effect of relationship of one portion to another or of a portion to the whole, or of one thing to another.

Staff's response: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building. The applicant is maintaining the style of the building and not changing elements such as windows, doors and garage doors. The proportion of the proposed building is improved by the addition of the second story.

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 (proportion) is not compatible, as the visual effect of the addition increases the total square footage size of the second story, and the study area only includes one-story houses other than the subject property. Please note that since 100% of the existing homes in the study area are one-story structures, the proposed home is not in harmony with the preponderance of the study area. Staff notes that the approved home at 401 Diana Lane is two stories with a third-story tower element, but the home has not been constructed yet, so technically could not be used in the study area. Also, the home already has an existing tower structure higher than the proposed second story.

In summary, it is the staff's professional opinion that the proposed two-story addition above the existing garage of the home is in harmony with the other structures in the study area. This is particularly the case when the other components of harmony, such as landscape, orientation, materials, and setbacks are taken into consideration.

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 1,071 square feet of first and second-story living area (under air), with a 767 square foot addition of living space over the existing garage and the remaining 304 square feet reduction of garage space to first floor living area.

ATTACHMENTS:

370 Apollo 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 #2.

Appearance Review Board 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, with the submittal deadline being on the Monday twenty-eight (28) days prior to the meeting, all comments shall be addressed fourteen (14) days prior to the meeting. A pre-application meeting with staff is required prior to the submittal of the application.

Date: _____

Project Address: 370 APOLLO DRIVE

Property Control Number: 28-43-41-28-13-000-0130 Zoning District: RS-1

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). This renovation includes the expansion of the existing second floor over the garage. Interior renovations will also be completed but will not affect the architectural elements of the house. The existing front door will be relocated within the existing front porch area to create a larger foyer. The proposed expansion will maintain the existing footprint and tropical style of the house and match existing roof. The existing setback, landscaping and orientation of the house will remain as is therefore preserving the existing harmony in the area.

Design Professional Name: Carlos Bonilla License #: FL-94799

Phone Number: 561-744-4900 E-mail: carlos@1bta.com

Construction Company Name: TBD

Phone Number: _____ E-mail: _____

Property Owner's Name: Maria Paituvi Bonet & Ryan Robert Bradley

Owner's Address (if different from project address): _____

Phone Number: 305-984-9162 E-mail: m_paituvi09@icloud.com

Applicant/Owner signature:  Date: 02/27/2025

Please note: The Appearance Review Board (ARB) 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.



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Item #2.

The applicant shall address in detail how the proposed project plans to meet the Appearance Review Criteria. The response shall be submitted as an attachment to the ARB Application.

1. 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 within 300 feet from the proposed site of the zoning district.
2. 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;
3. 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;
4. 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;
5. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;
6. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
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Item #2.

Application Check List:

The following items are requested of the applicant as Planning & Zoning Staff will review the following:

- ☒ Pre-application meeting.
- ☒ Existing/previously approved site plan with file number (if applicable)
- ☒ Signed and sealed survey
- ☒ Architectural Plans (shall include site plan, elevation drawings).
- ☒ Copy of plans previously reviewed and approved by staff or the Planning and Zoning Board, if applicable, with reference to the previous project.
- ☒ Color photos of existing property
- ☒ Proposed site plan with dimensions and clouding of the changes occurring.
- ☒ Building Site Area Regulations for Applicable Zoning District (including: required, Proposed calculations for Lot Coverage, Setbacks, Height, and Landscape Open Space, etc.) [Calculations included in Sheet SP-1 of Plan Set.](#)
- ☒ Provide existing and proposed elevations with dimensions.
[No changes to existing elevation proposed. Copy of previous elevation survey included.](#)
- ☒ Provide a roof plan, if only proposing a partial reroof cloud which areas will be worked on Call out the material, color, and type (barrel, shingle, concrete, S-tile)[Sheet A-3 and A-3.1 of Plan Set.](#)
- ☒ Indicate location of all mechanical equipment (A/C Units, Pool Equipment, Cooling Towers, and Generators) [No changes to the equipment location proposed. Existing location depicted on sheet SP-1 and other sheets.](#)
- ☒ Indicate fences, walls, and gates proposed in site plan with dimensions and clouding the changes occurring, indicate material, color, finishes, and style. See Section 34-905. - Walls and Fences[No changes to existing fences or gates. Only exterior wall being altered is the existing front door being relocated. Existing door will remain just relocated. See sheet A-1](#)
- ☐ Once all staff comments have been addressed ten (10) Copies of 24" x 36" plans shall be submitted at least fourteen (14) days prior to the Planning & Zoning Board Meeting.

February 27, 2025

To: Town of Juno Beach Architectural Review Board
340 Ocean Drive
Juno Beach, FL 33408

Re: Proposed Renovation at 370 Apollo Drive

Dear members of the Architectural Review Board,

We would like to start presenting this project by emphasizing that our proposed house renovation is intended to provide more living space while appealing to the existing look and character of the house and the harmony of the area.

The house currently includes three bedrooms and a den. The proposed expansion will provide four bedrooms and a den by altering the layout of the first and second floor and creating an additional area on the second floor. The expansion of the second floor will be over the existing garage without affecting the footprint of the house. The goal is to maintain the footprint, setbacks and tropical appearance of the existing house to preserve the harmony in the area in consideration with scale, bulk, mass and proportion.

The addition above the garage will blend with the existing style of the house, including the decorative grid in the existing columns and house corners to ensure that the addition is seamless and in accord with the existing design. The addition over the garage will actually provide a more proportional and uniform look of the house which is currently more vertical than horizontal. The garage is located on the far back corner of the lot, therefore providing the opportunity to expand the living space without creating an imposing look in the area or the frontage of the house. This position of the house is ideal to build over the garage without creating a “new look” of the house, imposing or encroaching over the adjacent lots. Note that the garage sits on the far back of the lot and the addition to the second floor will not overlook directly over the homes on the adjacent lots (please refer to aerial photographs provided).

The existing setback, landscaping and orientation of the house will remain as is therefore preserving the existing harmony in the area. There are no changes proposed to the current location of the mechanical equipment of the house, which is currently on the back side of the house. It is worth noting that the percent landscape will remain above 55% for this lot after this renovation.

As mentioned above, the addition will actually create a more uniform and proportional look from every angle of the house. In this same manner, we propose to include a railing around the flat part of the roof on the third floor to mimic the railing on the second floor for uniformity. The proposed railing will match the railing on the second floor balcony. The existing window layout on the third floor will remain the same to maintain the current style of the house.

The new proposed second floor roof line will be a hip style roof in metal to match the existing roof material & color. In keeping the harmony of the existing house, similar materials, matching color motif and light fixture style will be incorporated to match the current style of the house.

This is a corner lot with a vacant lot adjacent to the south and a one-story house to the west in zone RS-1. Based on the trends in the area, we anticipate that the adjacent vacant lot will likely be developed in the next few years and most likely be a larger house, similar to what has been constructed in nearby lots such as 401 N Juno Ln and 391 Neptune Road (located within 300 feet but in zone RS-2) and what is currently being considered for the lot diagonally behind our lot at 401 Diana Ln. The proposed expansion of approximately 756 square feet of under roof area will result in a ratio of gross area to lot size of 0.39 (total Under Roof Area to Lot Size ratio) which is within the range of properties located within 300 feet of the house, including 401 N Juno Ln (0.66 ratio) and 391 Neptune Road (0.5 ratio), and slightly above the range of the properties located within 300 feet limited to zone RS-1 which are mainly older homes. Not within the 300 feet buffer but along Apollo Drive and approximately 370 feet from the project site, the property located 471 Apollo Drive presents a ratio of 0.43 and an under roof area (5,421 sft) larger than the area proposed herein (5,257 sft). See table below compiled based on property appraiser data.

Properties located within 300ft in Zone RS-1					
Address	Area Under Air (sft)	Total Under Roof Area (sft)	Lot (acres)	Lot (sft)	Ratio (Total sft to Lot sft)
370 Apollo -Proposed*	3978	5257	0.31	13504	0.39
370 Apollo - Existing*	3211	4490	0.31	13504	0.33
400 Apollo	1823	2527	0.23	10019	0.25
470 Apollo	3147	4143	0.28	12197	0.34
440 Apollo	2266	3107	0.28	12197	0.25
401 Diana Ln	1832	2613	0.23	10019	0.26
411 Apollo Dr	1987	2735	0.23	10019	0.27
371 Apollo Dr	1384	2442	0.25	10890	0.22
401 Apollo Dr	1546	2342	0.23	10019	0.23
410 Apollo Dr	1829	2736	0.23	10019	0.27
431 Apollo Dr	1316	2734	0.23	10019	0.27
451 Ocean Dr	Undeveloped				
411 Diana Ln**	2022	2932	0.23	10019	0.29
Properties located within 300ft but outside Zone RS-1					
401 N Juno Ln	3185	5477	0.19	8276	0.66
391 N Juno Ln	1823	2349	0.16	6970	0.34
390 Neptune Rd	1470	2079	0.13	5663	0.37
391 Neptune Rd	1798	2804	0.13	5663	0.50
400 Neptune Rd	1176	1919	0.13	5663	0.34
371 N Juno Ln	1740	2224	0.23	10019	0.34

Properties located along Apollo Drive between 300-375 feet distance					
451 Apollo Dr	3333	4515	0.33	14375	0.31
441 Apollo Dr	1464	2427	0.33	14375	0.17
461 Apollo Dr	1330	2566	0.24	10454	0.25
471 Apollo Dr	3765	5421	0.29	12632	0.43
*Refer to calculations provided in architectural plans					
**Currently under consideration for the development of large home.					

This proposed expansion will allow us to provide a more versatile space for our children (12 and 13 years old). We also house our nephew while he finishes high school and until we moved here, we also housed Ryan's aging father in our home in Abacoa. In anticipation for the future, the additional bedroom and living space upstairs will provide the space for him to reside with us again. We are hoping to create this additional space to allow everyone to feel at home now and also provide the space for future generations.

We respectfully request your approval of the addition for 370 Apollo Drive. Thank you for your time and consideration.

Sincerely,

Ryan Bradley and Maria Paituvi Bonet

Attachments:

- Architectural Plan Set – Including Elevation Drawings
- Photos depicting location of proposed second floor addition
- Photos of properties located along Apollo Drive
- Elevation Survey















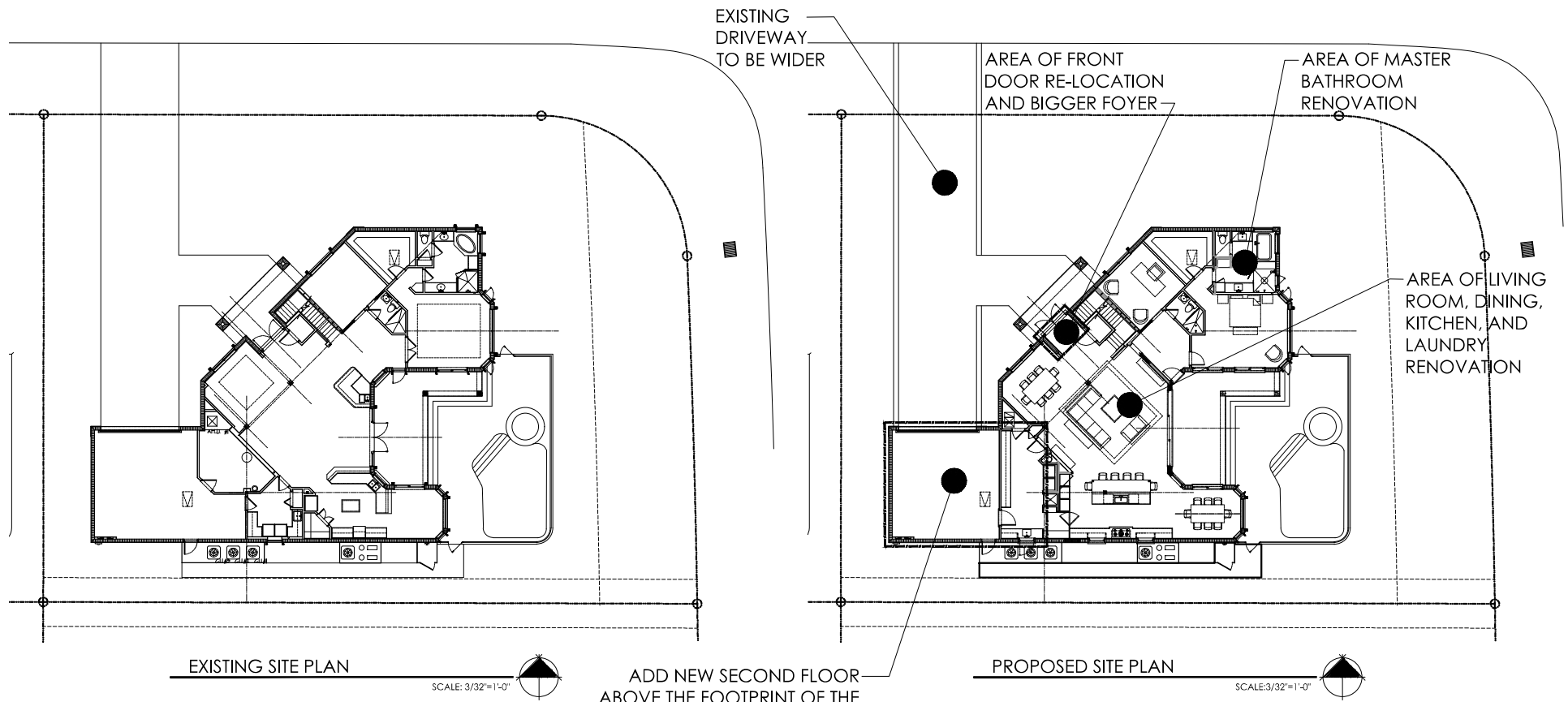
Properties Located Along Apollo Drive

Item #2.









EXISTING SITE PLAN

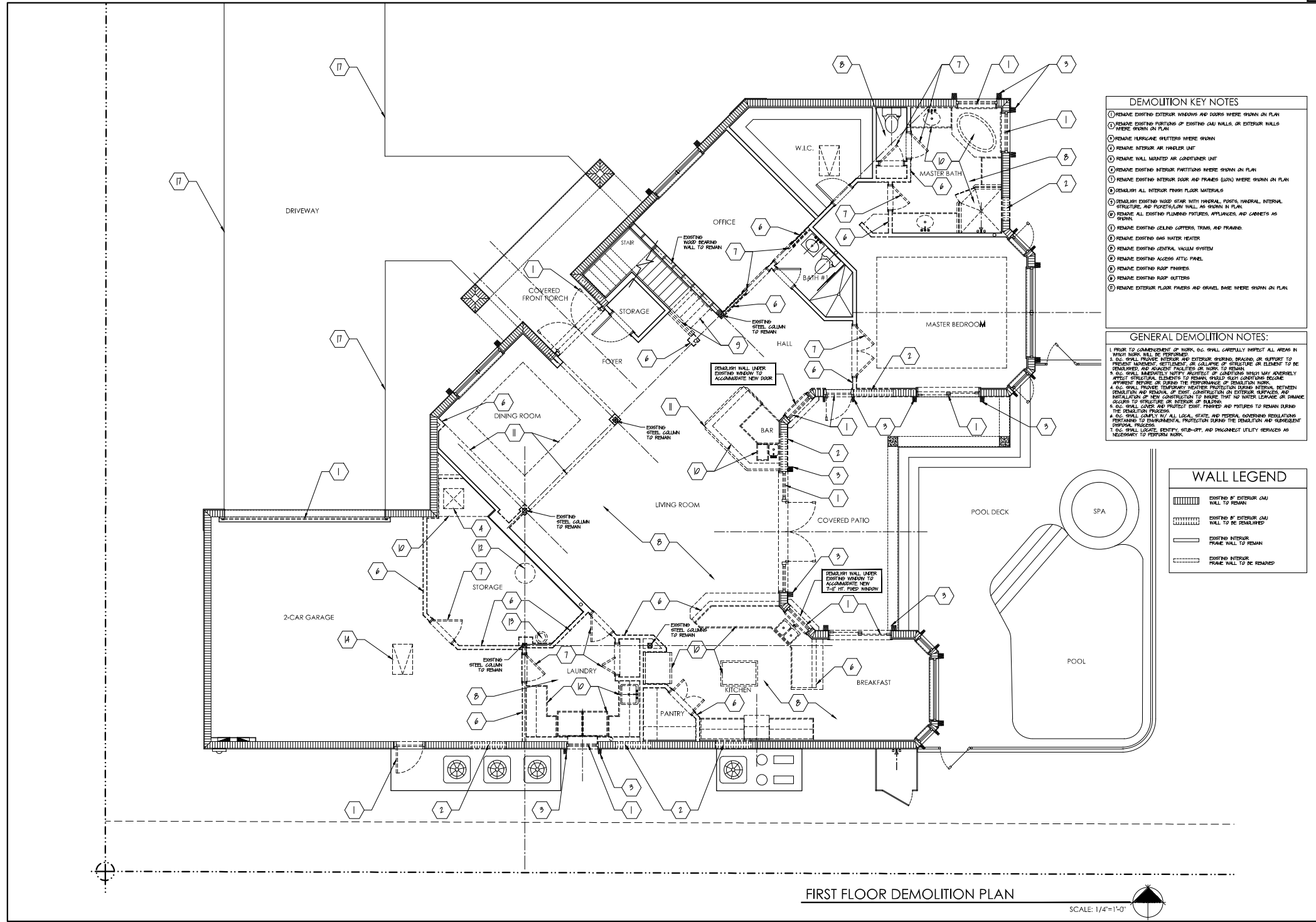
SCALE: 3/32"=1'-0"

ADD NEW SECOND FLOOR
ABOVE THE FOOTPRINT OF THE
EXISTING 1-STORY GARAGE.
EXISTING SECOND AND THIRD
FLOORS TO BE RENOVATED.

PROPOSED SITE PLAN

SCALE: 3/32"=1'-0"

JUNO BEACH - PRELIMINARY SUBMITTAL 2025-FEB-26



DEMOLITION KEY NOTES

1. REMOVE EXISTING EXTERIOR WINDOWS AND DOORS WHERE SHOWN ON PLAN.
2. REMOVE EXISTING PORTIONS OF EXISTING GAU WALLS, OR EXTERIOR WALLS WHERE SHOWN ON PLAN.
3. REMOVE HURRICANE SHUTTERS WHERE SHOWN.
4. REMOVE INTERIOR AIR HANDLER UNIT.
5. REMOVE WALL MOUNTED AIR CONDITIONER UNIT.
6. REMOVE EXISTING INTERIOR PARTITIONS WHERE SHOWN ON PLAN.
7. REMOVE EXISTING INTERIOR DOOR AND FRAMES (SWN) WHERE SHOWN ON PLAN.
8. DEMOLISH ALL INTERIOR FLOOR MATERIALS.
9. DEMOLISH EXISTING ROSS STAIR WITH HANDRAIL, POSTS, HANDRAIL, INTERNAL STRUCTURE, AND PORCE/LAWN WALL AS SHOWN IN PLAN.
10. REMOVE ALL EXISTING PLUMBING FIXTURES, APPLIANCES, AND CABINETS AS SHOWN.
11. REMOVE EXISTING CEILING COFFERS, TRIMS, AND TRIMING.
12. REMOVE EXISTING GAS WATER HEATER.
13. REMOVE EXISTING CENTRAL VACUUM SYSTEM.
14. REMOVE EXISTING ACCESS ATTIC PANEL.
15. REMOVE EXISTING ROOF FINISHES.
16. REMOVE EXISTING ROOF GUTTERS.
17. REMOVE EXTERIOR FLOOR FINISHES AND GRAVEL BASE WHERE SHOWN ON PLAN.

GENERAL DEMOLITION NOTES:

1. PRIOR TO COMMENCEMENT OF WORK, D.C. SHALL CAREFULLY INSPECT ALL AREAS IN WHICH WORK WILL BE PERFORMED.
2. D.C. SHALL PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
3. D.C. SHALL IMMEDIATELY NOTIFY ARCHITECT OF CONDITIONS WHICH MAY ADVERSELY AFFECT STRUCTURAL ELEMENTS TO REMAIN SHOULD SUCH CONDITIONS BECOME APPARENT BEFORE OR DURING THE PERFORMANCE OF DEMOLITION WORK.
4. D.C. SHALL PROVIDE TEMPORARY PROTECTION AGAINST COLLAPSE, INTERFERE WITH INSTALLATION OF NEW CONSTRUCTION TO INSURE THAT NO WATER LEAKAGE OR DRAINAGE OCCURS TO EXTERIOR OR INTERIOR OF BUILDING.
5. D.C. SHALL COVER AND PROTECT EXIST. FINISHES AND FIXTURES TO REMAIN DURING THE DEMOLITION PROCESS.
6. D.C. SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION DURING THE DEMOLITION AND SUBSEQUENT DISPOSAL PROCESS.
7. D.C. SHALL LOCATE, IDENTIFY, SHUT-OFF, AND DISCONNECT UTILITY SERVICES AS NECESSARY TO PERFORM WORK.

WALL LEGEND

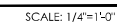
- EXISTING 8" EXTERIOR GAU WALL TO REMAIN
- EXISTING 8" EXTERIOR GAU WALL TO BE DEMOLISHED
- EXISTING INTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO BE REMOVED

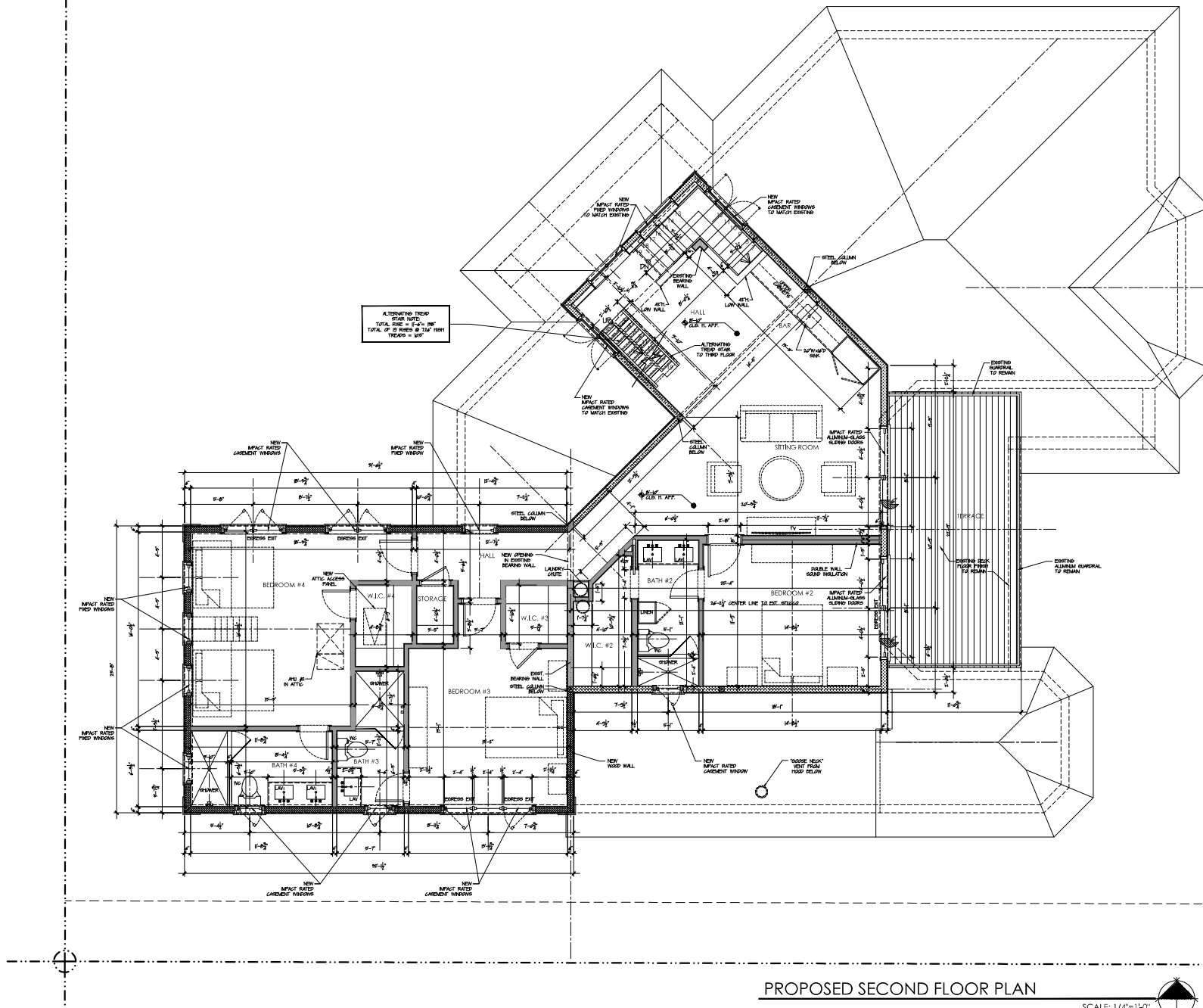
FIRST FLOOR DEMOLITION PLAN

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



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









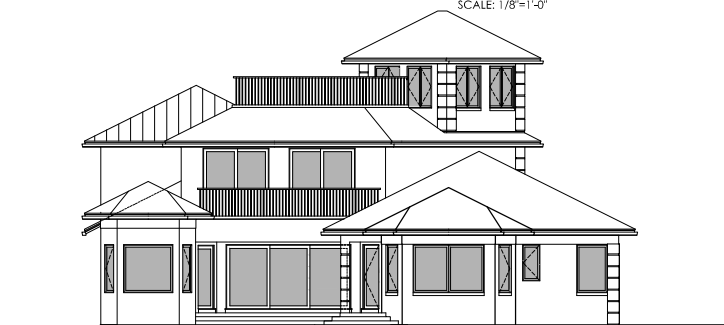
EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/8"=1'-0"



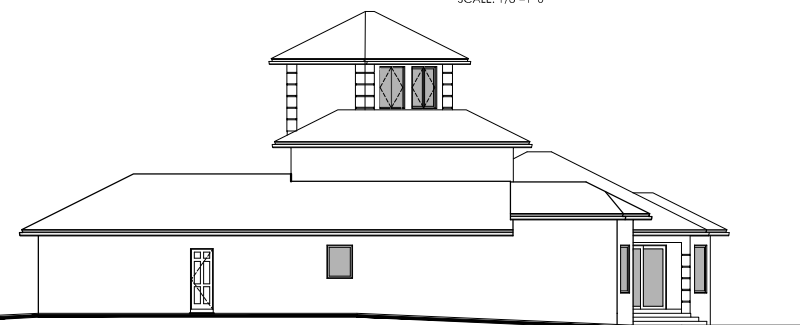
PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"



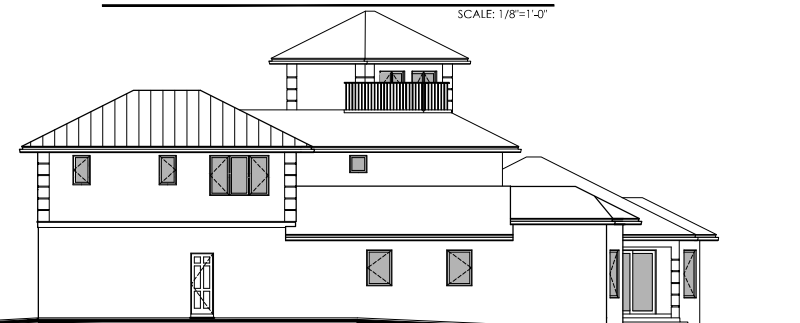
EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0"



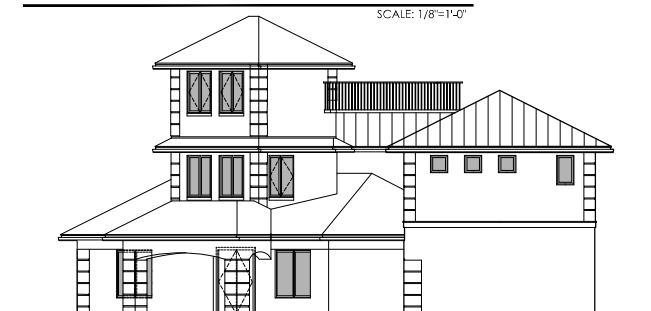
EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION

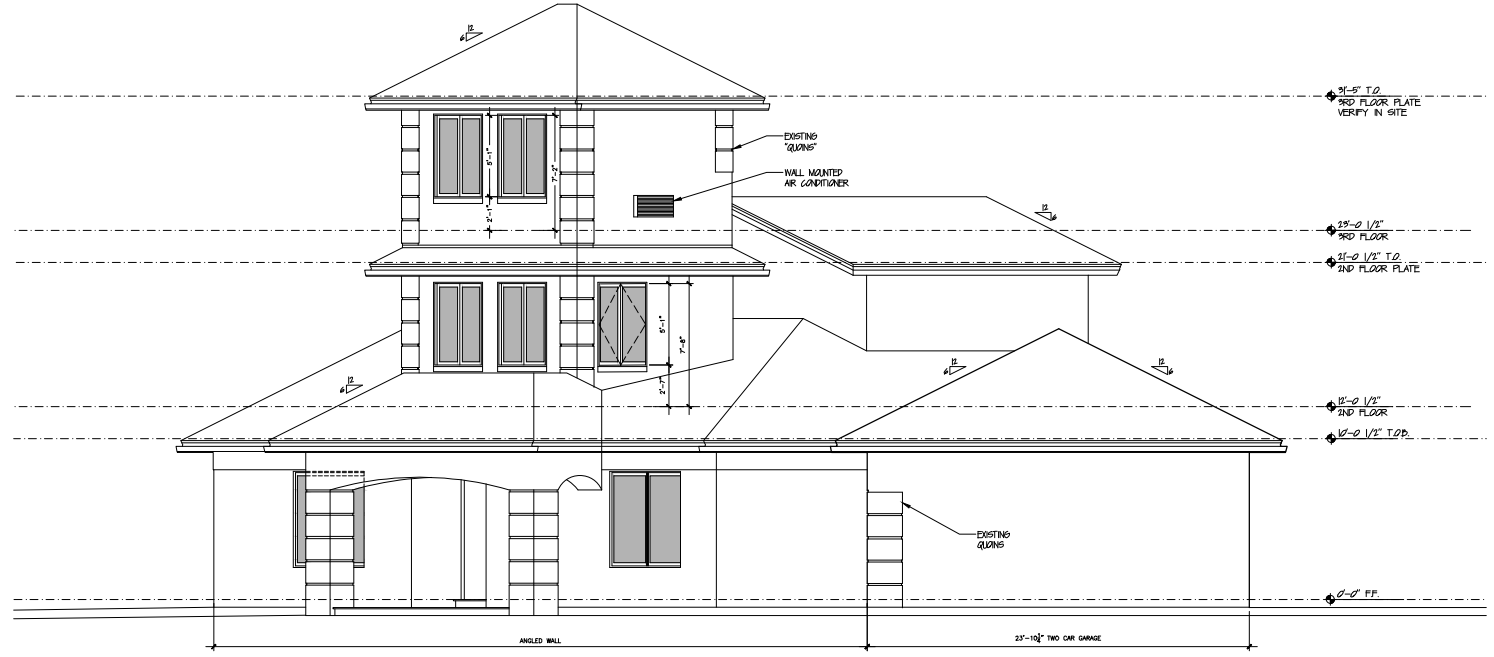
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION

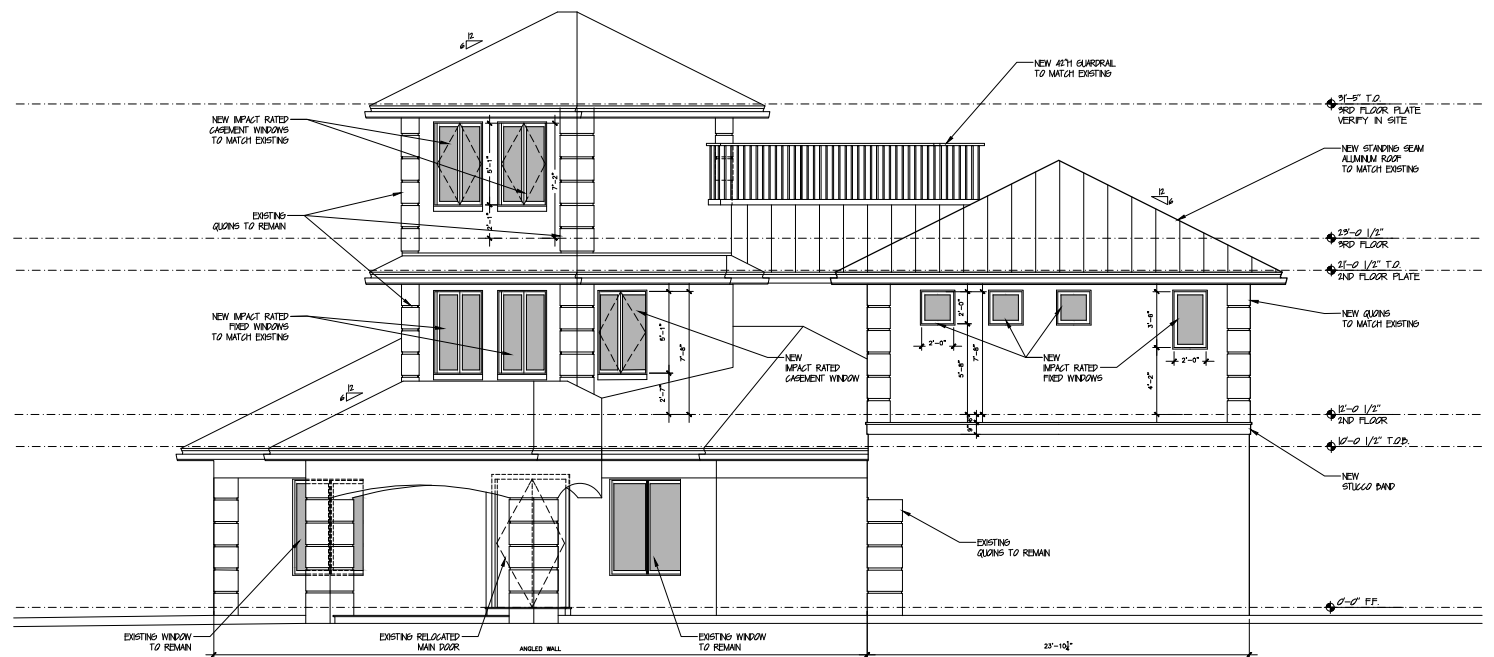
SCALE: 1/8"=1'-0"

ALL ELEVATIONS



EXISTING WEST ELEVATION

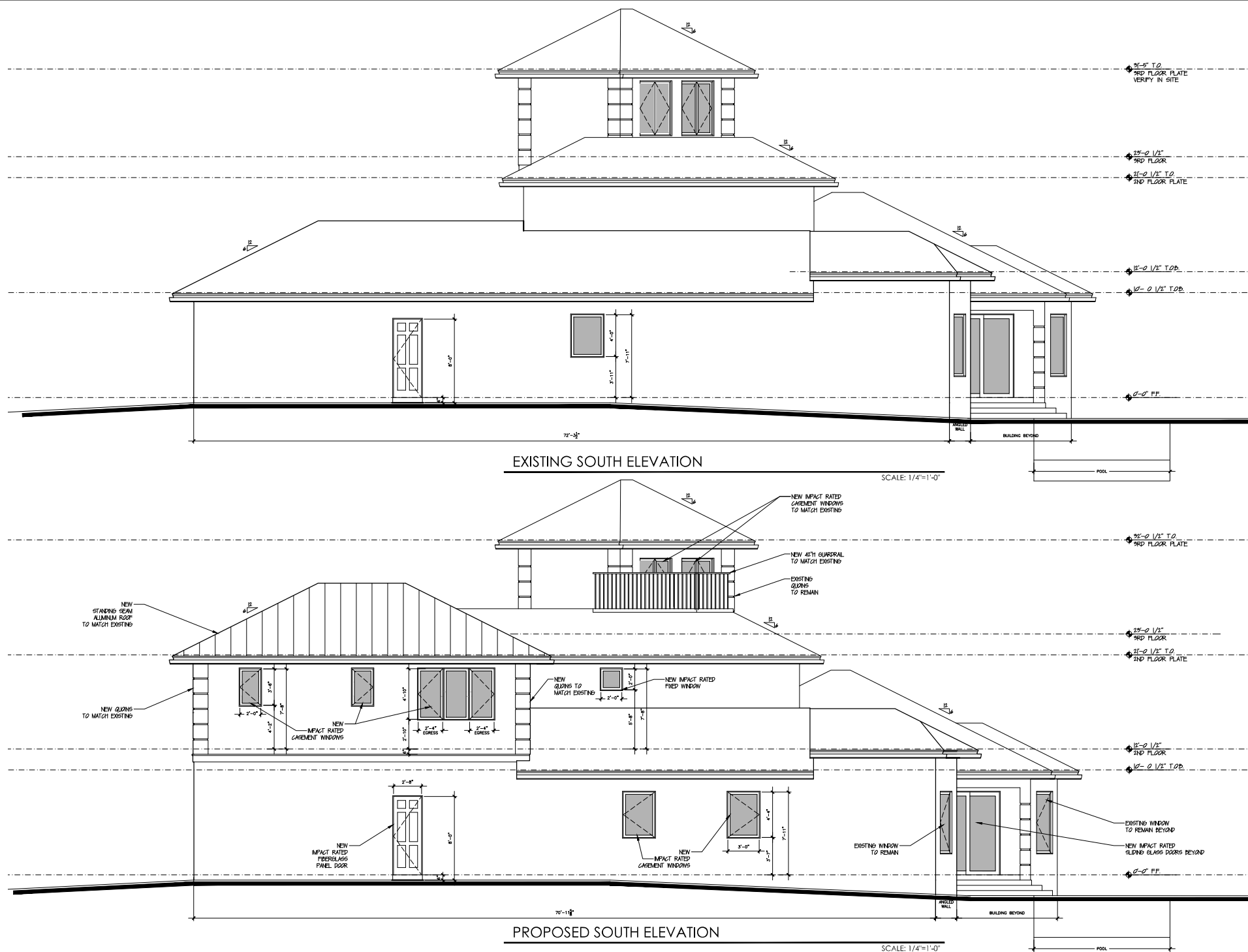
SCALE: 1/4"=1'-0"

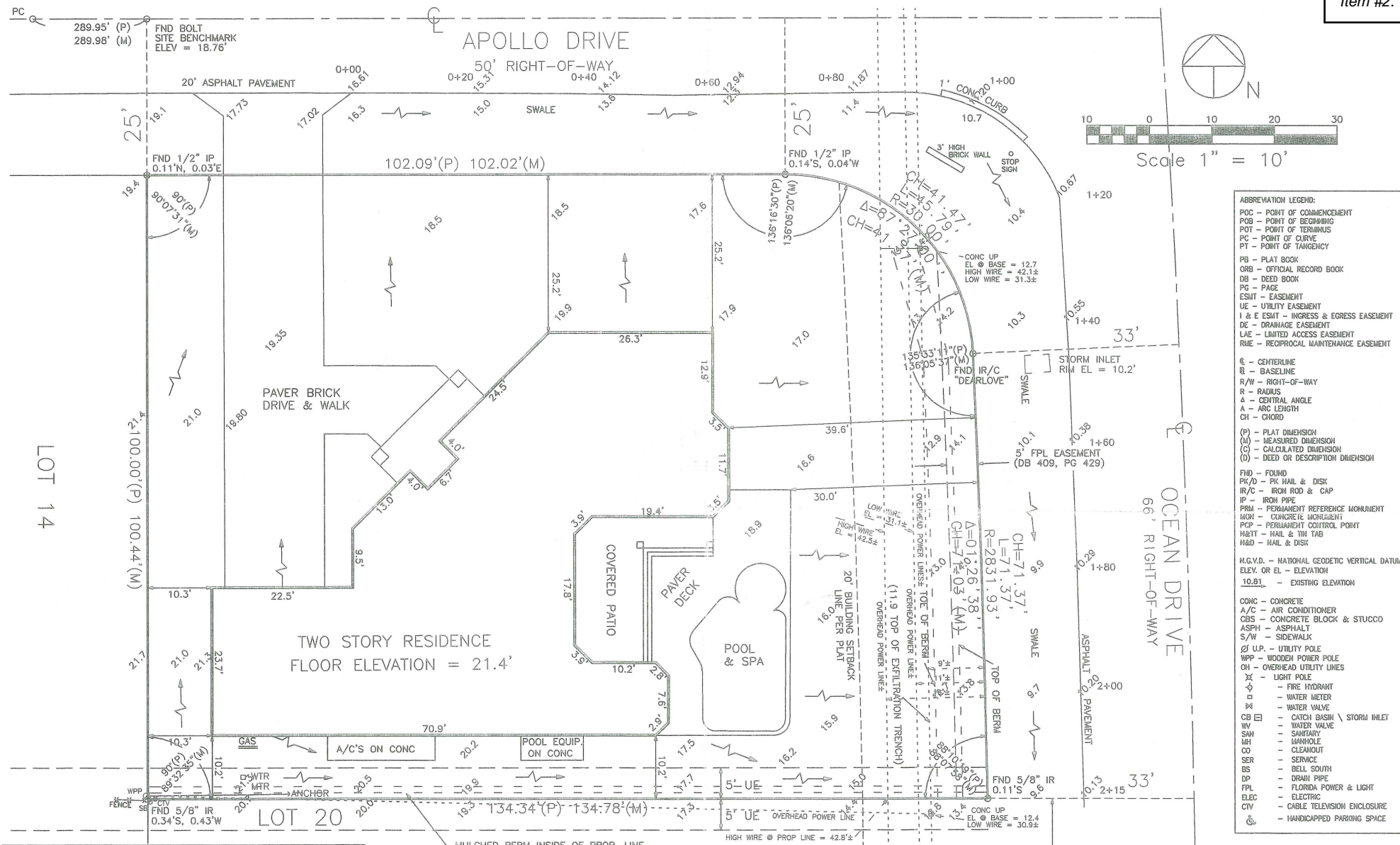


PROPOSED WEST ELEVATION

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

JUNO BEACH - PRELIMINARY SUBMITTAL 2025-FEB-26





DESCRIPTION:

LOT 13 OF "SEA VIEW RIDGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. SUBJECT TO ALL PERTINENT MATTERS OF RECORD, CONTAINING 0.309 ACRES, MORE OR LESS.

MULCHED BERM INSIDE OF PROP. LINE
 0.5'± ABOVE EX. PROP. LINE EL.

CERTIFIED TO:

FREDERIC S. HERING & MARIE-ELLAINE HERING;
 LEE B. SAYLER, P.A.;
 AND ATTORNEYS' TITLE INSURANCE FUND, INC.

TOP OF INLET
 EL. = 8.6'

STORM INLET
 (RAISED) RIM EL. = 9.2'

NOTES:

- 1) BENCHMARK REFERENCE: PALM BEACH COUNTY "93-89 A03-1 1991", ELEVATION 11.005' NGVD, PER pbc ENGINEERING DEPARTMENT.
- 2) DATE OF LAST FIELD WORK: 5-02-03.
- 3) SYMBOLS AS SHOWN ARE NOT TO SCALE.
- 4) REFERENCE: ATTORNEYS' TITLE INSURANCE FUND COMMITMENT No. OF-0541658; ITEM #5 IS NOT VALID.
- 5) SUBJECT PROPERTY IS WITHIN FLOOD ZONE "C" PER FIRM COMMUNITY PANEL No. 120208 0001 C, LAST REVISED 9-30-82.

RPB CONSULTING, INC.
 FLORIDA L.B. No. 7022

BY: *[Signature]* 5-7-03
 DATE
 FOR THE FIRM:
 ROBERT P. BLASZYK
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA REG. NO. 4133

NO.	DATE	REVISION	FIELD BOOK/PAGE	APPRO. BY
11	5-07-03	DRAINAGE AS-BUILT	58/55	RPB
11	5-03-03	FINAL	58/51	RPB
10	9-28-02	STEMWALL / FORMBOARD	63/1	RPB
9	8-28-02	LOCATION OF INLET TO SOUTH	63/1	RPB
8	8-12-02	FEMA ZONE NOTE (S)	FEMA	RPB
7	7-08-02	TANK, DRAINFIELD & WATER SUPPLY	CLIENT	RPB
6	7-03-02	DRAINAGE ARROWS, BORING LOC'S & SEPTIC NOTE REV	CLIENT / BIG	RPB
5	5-22-02	SEPTIC SYSTEM PER CLIENT	N/A	RPB
4	5-15-02	SEPTIC SYSTEM PER CLIENT & DAWSON/STANLEY	N/A	RPB
3	4-28-02	WELLS, SITE BENCHMARK & PROPOSED BUILDING	58/50	RPB
2	7-24-01	FPL LINES	FPL	RPB
1	7-18-01	FPL ESMT PER DB 409, PG 429 & REV NOTE #3	58/42	RPB

RPB Consulting, Inc.
 Land Surveying and Mapping

7741 North Military Trail, Woodbine Commons, Suite 1, Palm Beach Gardens, Florida 33410
 Phone & Fax: (561) 841-7468 E-mail: rpbconsulting@earthlink.net

**Lot 13 of
 Sea View Ridge
 June Beach, Florida**

BOUNDARY SURVEY

PRELIMINARY - NOT FOR CONSTRUCTION - 2025-MAR-19



PROPOSED BACK-SIDE VIEW 3D RENDER

N.T.S.



PROPOSED FRONT VIEW 3D RENDER

N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION - 2025-MAR-19



Item #2.

2024 Google