



PLANNING AND ZONING BOARD AGENDA

December 04, 2023 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). The Town Clerk or designee will read public comments into the record at the appropriate time for no more than three (3) minutes; or 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 3:30pm 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. Comments needing a reply will be referred to Staff for research; a report will be forwarded to The Board; and citizens will be contacted.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - November 6, 2023

BOARD ACTION/DISCUSSION ITEMS

2. Seminole Golf Club Variance Request
3. Ordinance 780 – Harmony Criteria

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING AND ZONING BOARD MINUTES

November 06, 2023 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

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

ABSENT: MICHAEL STERN, BOARDMEMBER

Audience: 6

CALL TO ORDER – 4:01PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

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

COMMENTS FROM THE PUBLIC

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Public Comments Opened at 4:03pm.

Public Comments Closed at 4:03pm.

CONSENT AGENDA

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

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

ACTION: *The motion passed unanimously.*

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

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

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

ACTION: *The motion passed unanimously.*

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

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

(Public Comment Period was opened during this item.)

ACTION: *The motion passed unanimously.*

COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Davis adjourned the meeting at 4:57pm.

Diana Davis, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk

Town of Juno Beach

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



Who and What

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

▶ WHERE

- ▶ The property is located at 401 Zenith Lane



Background

- ▶ The Property is zoned Residential Single Family (RS-2) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing home was built in 1953 and is approximately +/- 1,540 square feet in size, with a lot area of +/- 8,104 square feet. The property is located within the Juno Beach 1st Addition Lots 23 to 25.
- ▶ Staff conducted a review of residential structures along Zenith Lane from 321 to 401 Zenith Lane where the applicant's property is located, and observed the following:



401 Zenith Lane

381 Zenith Lane



361 Zenith Lane



351 Zenith Lane



Item #1.

331 Zenith Lane





321 Zenith Lane

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

*Applicant

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

Discussion

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

- ▶ In addition, the proposed addition shall increase the overall size of the structure by +/-27.8%, or more than a quarter of the size of the existing building (Mass), from +/-1,456 square feet to +/-1,861 square feet. According to the table above, the increase in overall square footage of the proposed residence will be within the range of the total square footage of the structures along Zenith Lane.
- ▶ Secondly, the proportional increase of this addition (+/-404 square feet or +/- 27.8%) is 72 percent less than the overall size of the existing single residential home, which is +/-1,456 square feet (Proportion). Thus, the visual effect of the addition on the applicant's structure will be compatible with the other structures along Zenith Lane. Additionally, the proposed garage is designed to be proportionate to the existing residence.

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

Recommendation

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

Town of Juno Beach





Meeting Name: Planning and Zoning Board
Meeting Date: December 4, 2023
Prepared By: F. Davila, CFM
Item Title: Seminole Golf Club Variance Request

BACKGROUND:

The subject property is located at 901 Seminole Boulevard and it is the home of Seminole Golf Club, a private golf club. The subject property is approximately 149.21 acres in size, is within the Private Recreation (REC-PRIV) zoning district and has a future land use designation of Recreation/Open Space.

The applicant is seeking a variance from Section 7-21(c)(2) of the Town Code of Ordinances to allow the applicant to conduct a substantial improvement to the Clubhouse, in which the cumulative cost of the repair/rehabilitation exceeds 50 percent of the market value of the building, without having to elevate the building's finished floor to the Base Flood Elevation (BFE) plus eighteen inches (18').

The proposed improvements to the Clubhouse include:

- Windows and doors replacement
- Structural reinforcement of openings
- Hydro blasting, water proofing
- Re-stucco and repaint exterior building
- Grading site for proper drainage
- Provide accessibility ramp at east of the building
- Installation of fire sprinklers system
- Install fire suppression and Vesda Early Smoke Detection System
- Replace electrical and mechanical components
- Administration office, women's locker room renovation
- Update kitchen equipment and flooring
- Upper level Vanilla Box Buildout
- Replace ductwork and grilles as required

It is important to note that the Seminole Golf Club Clubhouse has met the criteria for the National Register listing from the Florida Division of Historical Resources, and the Florida Department of State has determined that the building is individually eligible for the National Register of Historic Places under

criterion B and C for Architecture with a local level of significance for the period between 1929-1974 (see attachments #2 and #3).

DISCUSSION:

The Town Code's definition of a Floodplain Regulation *variance* is "a grant of relief from the requirements of this section, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this section or the Florida Building Code." Chapter 7 (Floodplain Regulations) of the Town's Code of Ordinances has considerations and conditions for the issuance of a variance. In addition, Section 7-7(e) of the Town's Code of Ordinances provides the following authorization of variances for historic buildings:

"A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code."

Chapter 12 of the Florida Building Code – Historic Buildings, section 1301.3 Flood Hazard Areas, exception (4) states that for the purpose of the exception, a historic building is "Determined eligible by the Florida State of Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district" (see attachment #4).

In reviewing requests for variances, the Zoning Board of adjustment and appeals shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the town;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

In reviewing requests for variances, the Planning and Zoning Board and Zoning Board of Adjustment and Appeals shall determine the following (staff’s response is in **bold**):

- a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

The golf club was built in 1929 and designed by Mariam Sims Wyeth and the course was designed by Donald Ross. The Clubhouse has been deemed a historic structure under the Florida Building Code and the Town’s definition. In order to preserve the historic character and design of the building, the applicant is unable to raise its finished floor elevation from 5.18 NAVD to the Town’s requirement of approximately 11.5 NAVD (includes freeboard requirement).

- b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

The proposed improvements will leave the buildings elevations the same, and will improve the current conditions of the property and land by grading the property to allow for better drainage (this will be reviewed by the Town’s Civil Engineer). The property is private and no public expense, nuisances, nor fraud or victimization of the public will be caused.

- c. The variance is the minimum necessary, considering the flood hazard, to afford relief;

The granting of the variance is the minimum necessary to be able to conduct a substantial improvement to harden the building without losing its historic character.

Under the Town’s definition for Historic Structure (Sec. 7-12), the Seminole Golf Club Clubhouse has been determined to be eligible for the exception to the flood hazard area requirements of the Florida Building Code, existing Building, Chapter 12 Historic Buildings. As indicated in Sec 7-7(e), a variance is *authorized to be issued* for the repair, improvement, or rehabilitation of a historic building that is determined to be eligible for the exception to the flood resistant construction requirements of the Florida Building Code, upon determination that the proposed repair, improvement, or rehabilitation will not preclude the building’s continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building (see attachment #5).

If the Planning and Zoning Board recommends approval of the variance, staff recommends the imposition of the following conditions:

1. If the proposed construction does not commence within 24 months of the date the variance is granted, the variance shall become null and void;
2. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of the court in such a manner that it appears in the chain of title of the affected parcel of land; and
3. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a

written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board recommend approval the requested variance for the Seminole Golf Club Property, subject to the conditions set forth above.

Attachments:

1. Variance Application
2. Florida Division of Historical Resources – Historical Structure Form
3. Florida Department of State PSIQ response
4. 2020 FBC, Chapter 12 Historic Buildings, Section 1201 General
5. Architects determination letter

Town of Juno Beach
340 Ocean Drive: Juno Beach, FL 33408
Phone: (561) 656-0312: Fax: (561) 775-0812

**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, owing 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: ALLAN RYAN, SEMINOLE GOLF CLUB Contact Phone #: 561-626-1331
Address of Applicant: 901 SEMINOLE BLVD, JUNO BEACH 33408

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

*Name of Agent: KEITH SPINA, SPINA O'ROURKE Contact Phone #: 561-684-6844
*Address of Agent: 285 BANYAN BLVD., WPB, FL 33401

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

Street Location: 901 SEMINOLE BLVD, JUNO BEACH 33408
Name of Subdivision: PROPERTY CONTROL NUMBER 28-43-41-33-00-001-0000
Block: _____ Lot: _____

Regarding the Variance Petition:

Please describe the variance being requested: A REQUEST FOR VARIANCE FROM SECTION
'7.2.C.2' AS PERMITTED BY 'SECTION 7-7 (e) HISTORIC BUILDINGS' TO ALLOW THE
FINISHED FLOOR ELEVATION TO REMAIN 5.18 NAVD AND 3.40. THE FEMA BASE FLOOD
ELEVATION IS 10.00 NAVD

Section 7-7 (e)Historic buildings. A variance is authorized to be issued for the repair, improvement, or
rehabilitation of a historic building that is determined eligible for the exception to the flood resistant
construction requirements of the Florida Building Code, Existing Building, Chapter 11 Historic
Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not
preclude the building's continued designation as a historic building and the variance is the minimum
necessary to preserve the historic character and design of the building. If the proposed work
precludes the building's continued designation as a historic building, a variance shall not be granted
and the building and any repair, improvement, and rehabilitation shall be subject to the requirements
of the Florida Building Code.

Section III

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

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

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

Applicant Response: THE EXISTING STRUCTURE IS HISTORIC (MASTER SITE FILE# PB20328)
AND CAN NOT BE MODIFIED TO COMPLY WITH THE REQUIRED FINISHED FLOOR ELEVATION.

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

Applicant Response: THE EXISTING STRUCTURE IS HISTORIC (MASTER SITE FILE# PB20328)
AND PREDATES THE REQUIRED FINISHED FLOOR ELEVATION.

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

Applicant Response: THE VARIANCE REQUEST IS PERMITTED UNDER SECTION 7-7 (e).

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: THE VARIANCE REQUEST IS PERMITTED UNDER SECTION 7-7 (e). COMPLYING
WITH THE REQUIRED FINISHED FLOOR ELEVATION WOULD RESULT IN UNDUE HARDSHIP TO THE APPLICANT.

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

Applicant Response: CONFIRMED

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.

Allan Ryan
Applicant's Signature

10/31/23
Date

ALLAN RYAN

Print Name
Francesca Segeck
Witness' Signature

10.31.23
Date

Francesca Segeck
Print Name

Power of Attorney

Name of Applicant: Qllam Ryan Contact Phone 561.389.2402
Mailing Address: 1 North Alenaxis St., Suite 400, West Palm Beach, FL. 33401
Property Address (description): 901 Seminole Blvd, Seho Beach, FL. 33408
Name of Agent: Keith Spina
Contact Phone of Agent: 561.684.6844

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 31st DAY OF October 2023

[Signature]
Applicant

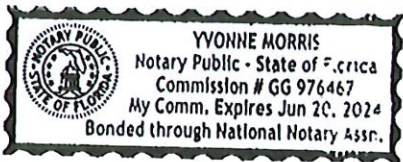
[Signature]
Witness

Applicant

[Signature]
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 31st day of October 2023.



[Signature]
Notary Public

SEAL

(For Office Use Only)

Variance Mailing/Billing Information

Date given to Town Clerk's Office: _____

Deadline for Mailing: _____

Name of Applicant: _____

Mailing Address for Billing: _____

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

Date payment Received: _____



KEITH SPINA
TAMMY O'ROURKE
WILLIAM CALDWELL
JESSICA GOMES

November 01, 2023

Frank Davila
Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Project: VARIANCE APPLICATION – PROPOSED SCOPE OF WORK
SEMINOLE GOLF CLUB
Juno Beach, FL 33408

To Whom It May Concern:

Scope of work as listed below:

EXISTING BUILDING:

- Windows and doors replacement
- Structural Re-inforcing of openings
- Hydro blasting, water proofing
- Re-stucco and repaint exterior building
- Regrading site for proper drainage
- Provide Accessibility Ramp at East of the building

LIFE SAFETY:

- Install Fire Sprinkler System
- Install Fire Suppression & Vesda Early Smoke Detection System
- Replace all electrical components

INTERIOR IMPROVEMENTS:

- Administration Office renovation
- Update Kitchen Equipment and Flooring
- Women's Locker Room Renovation
- Upper Level Vanilla Box Buildout

MECHANICAL UPGRADE:

- Upgrade existing system
- Replace ductwork and grilles as required

Very truly yours,

KEITH M. SPINA
CEO

HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Site#8 PB20328
Field Date 7-24-2023
Form Date 7-31-2023
Recorder # _____

Original
 Update



Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none): Seminole Golf Club Multiple Listing (DHR only) _____
Survey Project Name _____ Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Street Number 901 Direction _____ Street Name Seminole Street Type Boulevard Suffix Direction _____
Address: _____
Cross Streets (nearest / between) east of US1/ A1A and west of the Atlantic Ocean
USGS 7.5 Map Name RIVIERA BEACH USGS Date 2023 Plat or Other Map _____
City / Town (within 3 miles) Juno Beach In City Limits? yes no unknown County Palm Beach
Township 41S Range 43E Section 33 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 28-43-41-33-00-001-0000 Landgrant _____
Subdivision Name _____ Block 661 Lot 0000
UTM Coordinates: Zone 16 17 Easting 594645 Northing 2971302
Other Coordinates: X: -80.047261 Y: 26.860164 Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1929 approximately year listed or earlier year listed or later
Original Use Clubhouse From (year): 1929 To (year): 2023
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: _____ Nature refer to attached list
Additions: yes no unknown Date: _____ Nature refer to attached list
Architect (last name first): Wyeth, Marion Sims Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)
Original owner - Seminole Golf Club

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe not in historic district

DESCRIPTION

Style Mixed, none dominant Exterior Plan Irregular Number of Stories 3
Exterior Fabric(s) 1. Stucco 2. Stone 3. Wood/Plywood
Roof Type(s) 1. Hip 2. Gable 3. Flat
Roof Material(s) 1. Barrel tile 2. Built-up 3.
Roof secondary struc. (dormers etc.) 1. Not applicable 2.
Windows (types, materials, etc.)
refer to attached list
Distinguishing Architectural Features (exterior or interior ornaments)
refer to attached list

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Historic Golf Course designed by Donald Ross and original Caretaker Residence (1929)

DHR USE ONLY		OFFICIAL EVALUATION	DHR USE ONLY	
NR List Date	SHPO - Appears to meet criteria for NR listing: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date <u>8/17/23</u>	Init <u>[Signature]</u>	
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)			

HISTORICAL STRUCTURE FORM

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Stucco 2. Tile
 Structural System(s): 1. Concrete block 2. Wood frame 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. Poured Concrete Footing

Main Entrance (stylistic details)
 Wrought iron entry gate with arched wood door. Quoin surround at arched area. Sundial above entry.

Porch Descriptions (types, locations, roof types, etc.)
 West open loggia with arched openings and stucco decorative trim. Exposed ceiling with pecky cypress.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource
 refer to attached

Archaeological Remains None Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits | <input checked="" type="checkbox"/> Sanborn maps |
| <input checked="" type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input checked="" type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS) | <input checked="" type="checkbox"/> historic photos | <input checked="" type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input type="checkbox"/> other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

- Appears to meet the criteria for National Register listing individually? yes no insufficient information
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed)
 refer to attached

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. 'architecture', 'ethnic heritage', 'community planning & development', etc.)
 1. Architecture 3. _____ 5. _____
 2. Entertainment/recreation 4. _____ 6. _____

DOCUMENTATION

- Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
- 1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
- 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

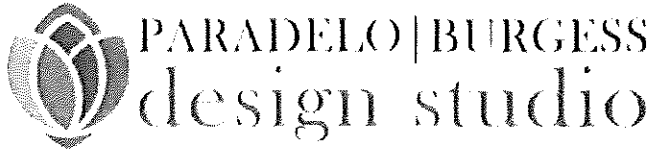
Recorder Name Polly Daugherty Affiliation _____
 Recorder Contact Information 561-366-7512 / polly@paradeloburgess.com / 1177 Clare Ave Ste 7, West Palm
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
 When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

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August 2, 2023

Re: **Seminole Golf Club – Additional Information**

The following dates and scope of work was determined based on architectural drawings and information provided by the club. The club was originally constructed starting in 1929.

Alterations

Date	Scope
1930	Alterations to the Ladies Locker Room.
1939	Door modifications, modifications to Women's Locker Room, new stairs and paving outside Women's Locker Room and modifications at Storage in basement.
1940	Modification at basement office including new fixed glass window / desk to entry lobby; modification includes new millwork, steps and railing.
1941	New signpost, sash screens and venetian blinds.
1946	Modifications to Women's Locker Room and new Walk-in Refrigerator.
1947	Modifications at existing Kitchen.
1950s	Existing Terrace was covered with steps located to the east of the Luncheon Loggia.
1951	Modifications to Women's Locker Room and spiral stair removed at Men's Locker Room. Enclosure of Locker Room area to the west of Men's Locker Room.
1954	Modifications to Lunch Loggia and Bar.
1959	Modifications to East Lunch Terrace.
1960	Modifications to office and Men's Wash Room.
1962	Modifications to Swimming Pool and Deck.
1965	Added handrail at main entrance.
1972	Office addition at basement.
1984	Alteration to service baths.
1980s	Added air conditioning.
2000	Renovation of Pro Shop.
2017	Roof was replaced.
2020	Filled in pool due to lost saltwater draw, restored Luncheon Loggia floor to original terrazzo, restored Ladies Lounge walls to original.

Additions

Date	Scope
1930	Addition of the Ladies Lounge with uncovered East Terrace.
1936	Addition of New Loggia to the west of the Card Loggia.
1940s	Added Staff Dining Room.
1947	New Staff Dining Room.
1951	Pantry Addition/ Office (southeast of Lunch Loggia).
1961	Loggia addition (northeast area of upper terrace).
1970-80s	Locker Room extension.
1990s	Add shoe room (east of men's bathroom), mechanical modifications, and added maintenance office in basement.
2014	Addition of New Caddie area, Golf Storage and Turn (Snack Bar).

Style:

As with many of the historical structures by Marian Sims Wyeth, there is a mix of architectural styles. There are elements of **Georgian Revival** (or **British Colonial**) with quoins at the corners, a cornice at the roof line, intermediate banding, a hip roof and a raised foundation. **Spanish Revival** (or **Mediterranean Revival**) elements include a stucco wall finish, terra cotta tile roof, arched windows above doors, open balconies with an iron railing, an emphasis on the chimney and a color contrast between the roof and wall color.

Windows:

- Casement, wood, single, 9 pane, shutters
- Casement, wood, single, 4 pane
- Casement, wood, pair, 10 pane
- Casement, wood, pair, 8 pane
- Casement, wood, pair, 6 pane
- Casement, wood, pair, 3 pane, shutters
- Fixed, wood, arched, 14 pane radial

Distinguishing Architectural Features

- Quoins at corners
- Quoins at windows
- Cornice at roof line
- Intermediate banding
- Hip roof
- Raised foundation
- Stucco wall finish
- Terracotta roof tile
- Arched windows above doors
- Open balconies with iron railings
- Emphasis on chimney
- Color contrast between roof and wall color
- Terraces
- Exposed pecky cypress rafters
- Pecky cypress exterior rafter tails
- Arched loggias
- Stone at exterior
- Original lighting (iron or similar)
- Several painted sundials (one original remains)
- Arched iron entry gate
- Wood lattice decorative trim at clerestory windows
- Iron railings
- Original furniture from era
- Original terrazzo flooring
- Original fireplaces / mantels
- Original lockers (designed by architect)

Narrative Description of Resource

Construction for this clubhouse started in 1929 which was designed by Marion Simms Wyeth. The architect was known for his confident architectural style which typically blended the French Revival, Mediterranean Revival and Georgian Revival styles. Another distinct structure he designed for Palm Beach includes Mar-a-Lago. Wyeth designed over 700 structures around Palm Beach during his 54 years of practice.

This submittal includes scans of the original drawings that range from 1929 through 1984. As evident in the historic photographs, this was one of the first structures built in the area. At the same time, the golf course, designed by Donald Ross, was constructed. The owners, through this research, were excited to find original trace paper sketches and contracts for the golf course.

The original drawings show a timeline of renovations. Originally the property was two story (with a basement) and included a terrace with pool and tennis courts. Over the years, there were additions that matched the architectural style of the original clubhouse; these additions were developed by the original architectural firm. Additions include additional terraces and loggias. Several of the covered loggias and terraces were later enclosed. The basement was eventually designed with offices.

What is striking about visiting the location today is how much of the building matches the original design such as the original flooring in the Luncheon Loggia, the original pecky cypress ceilings throughout, the original lattice at the clerestory windows and many other features. The entry is also very similar to the original wrought iron gate and sundial above. It has always been important to the owner, in new renovations and additions, to maintain the look of the club as close to the original as possible.

With this added attention to the history of the building, some noticeable features have been identified as having been lost, such as the Indian head shutters above the front entry. With this understanding of the history, the client may decide to reproduce these as historic drawings are available to assist in this effort. Further, the club is taking action to archive all historic documents available.

Overall, this is a beautiful example of 1920s architecture which has been appreciated throughout the long history of the Seminole Golf Club.

Opinion of Resource Significance – Explanation of Evaluation

Criterion A – The property of structure is associated with events that have made a significant contribution to the broad patterns of our history.

It is evident through the aerial photographs that this is one of the earliest structures in this area. The building and golf course has not only had an impact on the local community but also the golf course community as it is considered, by Golf Digest, as one of the top 15 golf courses in the country and number one in Florida.

Criterion B – The property is associated with the lives of persons significant in our past.

The building was designed by Marion Sims Wyeth who was a predominant architect in the Palm Beach area designing over 700 structures including Mar-a-Lago. He was the first Palm Beach architect to be inducted into the American Institute of Architects. The designer of the golf course was Donald Ross, who was a prolific and influential designer having completed over 400 courses throughout his career.

Criterion C – The property embodies the distinctive characteristics of a time, period or method of construction or represents the work of a master, or possesses high artistic values, or presents a significant and distinguishable entity whose components lack individual distinction.

This building is a fine example of clubhouse architecture in the late 1920s. This is an example of a mix of Georgian Revival and Spanish Revival which includes features such as quoins at the corners, cornice at the roof, terracotta roof, arched windows, open balconies with iron railing and an arched loggia. The building, which additions and renovations have occurred over this years, is a remarkable example that still has much of the original design intent intact.

Criterion D – The property has yielded, or is likely to yield, information important in prehistory or history.

This building is an important reflection of the architecture from the 1920s.



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 14, 2023

Ms. Polly Daughtery
Paradelo Burgess Design Studio
1177 Clare Avenue, Suite 7
West Palm Beach, Florida 33401

RE: PSIQ response for Seminole Golf Club (FMSF# PB20328), 901 Seminole Boulevard, Juno Beach, Florida 33408, Palm Beach County

Dear Ms. Daughtery,

Thank you for submitting a Preliminary Site Information Questionnaire (PSIQ) for the above referenced project. After reviewing the submitted materials, our office has determined that the building is individually eligible for the National Register of Historic Places (NRHP) under criterion B and C for Architecture with a local level of significance for the period between 1929-1974. The Seminole Golf Club building is a significant example of club house architecture with Mediterranean Revival and Colonial Revival influences, designed by master architect Marion Sims Wyeth. Our office has also determined that the site is individually eligible for the (NRHP) under criterion B and C for Landscape Architecture with a local level of significance for the same period. The golf course itself is a significant course design by master golf course architect Donald Ross, with unique features within his larger body of work. Our office recommends nominating the Seminole Golf Club and Course together as a single property.

The Seminole Golf Club may also be eligible at the local level under Criteria A in the areas of Community Planning and Development, Entertainment/Recreation, or Social History, though more research needs to be done to determine which of these areas is most appropriate for listing.

The next step is the preparation of a National Register form, which will be emailed to you. The instructions for completing the form are available online as *National Register Bulletin 16A: How to Complete the National Register Registration Form*, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

If you have any questions, please contact me by email at samantha.schmidt@dos.myflorida.com, or by telephone at (850) 245-6365.

Sincerely,



Sam Schmidt
Historic Preservationist
Bureau of Historic Preservation
Department of State

2020 Florida Building Code, Existing Building, 7th edition

Chapter 12 – Historic Buildings

SECTION 1201 GENERAL

1201.1 Intent and purpose.

It is the intent of this chapter to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces and features that make these buildings historically or architecturally significant.

1201.2 Scope.

The provisions of this code acknowledge the need to preserve the character of historic buildings and shall apply to the repair, alteration, restoration, change of occupancy, addition and relocation of historic buildings.

1201.3 Flood hazard areas.

In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

Exception: If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing resource within a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

1201.4 Accessibility requirements.

For accessibility requirements, see the Florida Building Code, Accessibility.



KEITH SPINA
TAMMY O'ROURKE
WILLIAM CALDWELL
JESSICA GOMES

November 01, 2023

Frank Davila
Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Project: VARIANCE APPLICATION
SEMINOLE GOLF CLUB
Juno Beach, FL 33408

To Whom It May Concern:

As the Architect of record for the above referenced project, it is my determination that the proposed repair, improvement, and rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building.

Very truly yours,

A handwritten signature in black ink, appearing to read 'KMS', is written over a horizontal line.

KEITH M. SPINA
CEO



Meeting Name: Planning and Zoning Board
Meeting Date: December 4, 2023
Prepared By: F. Davila, CFM.
Item Title: Ordinance 780 – Harmony Criteria

DISCUSSION:

At the December 14, 2022, Town Council meeting, Council gave consensus to have staff gather definitions from other municipalities for the term “harmony.”

At the March 6, 2023, Planning and Zoning Board meeting, the Board made a motion to recommend that Town Council direct staff to create an ordinance to define the term “harmony” by looking to the definitions used by the Village of North Palm Beach and City of Lake Worth Beach and by adding specific requirements to Section 34-116(b)(2) of the Town Code to address harmony utilizing language from the Town of Palm Beach.

At the March 22, 2023, Town Council meeting, Council gave direction to staff to proceed with drafting language to address the recommendation made by the Planning and Zoning Board.

At the May 1, 2023, Planning and Zoning Board meeting, the Board reviewed and discussed proposed Ordinance No. 763 and unanimously recommended to Town Council to adopt Ordinance No. 763.

At the May 24, 2023, Town Council meeting, Council reviewed and discussed Ordinance No. 763. During the discussion, the contents of Senate Bill 250 was reviewed as Ordinance No. 763 may not be able to be adopted on second reading due to it being construed as more restrictive and burdensome. However, Attorney Torcivia advised the Council that it was able to proceed with the first reading. Town Council unanimously passed proposed Ordinance No. 763 on first reading.

At the July 26, 2023, Town Council meeting, Staff informed Council that Senate Bill 250 was approved by Governor DeSantis. It was staff’s opinion that Ordinance No. 763, as proposed on first reading, created a more restrictive or burdensome amendment to the Town’s Land Development Regulations (Chapter 34), and that its implementation and enforcement creates a more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, and development permit. Specifically, staff was concerned with addition of the 300 foot radius when determining harmony. Town Council reviewed and discussed Ordinance No. 763 on second reading and unanimously approved it with staff’s recommended change to remove the last sentence regarding the 300-foot radius.

Town staff is proposing to add the previously approved language (approved by P&Z Board on May 1, 2023) for the requirements addressing the term “harmony” under code section 34-116(3)(b)(2) (additional language is underlined and deleted language is stricken through):

2. Is of a design and proportion which enhances and is in harmony with the area; The concept of harmony shall not infer 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 encompass all buildings or structures within 300 feet from the proposed site.

Please note that the previously approved language is not being changed (as approved in Ord. 763). This includes the definition for the terms *harmony, scale, mass, bulk, and proportion* under Code Section 34-4.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review proposed Ordinance No. 780 and provide a recommendation to Town Council

Attachment(s):

- Proposed Ordinance No. 780.

TOWN OF JUNO BEACH, FLORIDA

ORDINANCE NO. 780

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AMENDING CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES TO ADDRESS HARMONY; AMENDING DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," BY AMENDING SECTION 34-116, "REQUIRED; CRITERIA," TO PROVIDE A DEFINED RADIUS WHEN DETERMINING HARMONY WITH THE AREA; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Town's Zoning Code currently provides that when reviewing an application for site plan and appearance approval, the Planning and Zoning Board and the Town Council determine that the proposed project "is of a design and proportion which enhances and is in harmony with the area;" and

WHEREAS, at the recommendation of the Planning and Zoning Board, the Town Council wishes to amend Chapter 34, "Zoning," of the Town Code of Ordinances to provide additional criteria for determining harmony during site plan and appearance review; and

WHEREAS, the Town's Planning and Zoning Board has conducted a public hearing on this Ordinance and provided its recommendation to the Town Council; and

WHEREAS, the Town Council has determined that adoption of this Ordinance is in the best interests of the general welfare of the Town of Juno Beach.

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

Section 1. The foregoing "Whereas" clauses are hereby ratified as true and confirmed and are incorporated herein.

Section 2. The Town Council hereby amends Division 4, "Site Plan and Appearance Review," of Article II, "Administration and Enforcement," of Chapter 34, "Zoning," of the Town Code of Ordinances by amending Section 34-116 "Required; criteria," to read as follows (additional language underlined):

Sec. 34-116. - Required; criteria.

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

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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 buildings when determining harmony with the area shall encompass all buildings or structures within three hundred (300) feet from the proposed site.

- 1 3. Elevator and stairwell shafts and other modern
- 2 operations and features of a building shall be
- 3 either completely concealed or shall incorporate
- 4 the elements of the architectural style of the
- 5 structure; rooftop equipment and elevator and
- 6 mechanical penthouse protrusions shall be
- 7 concealed; and parking garages and other
- 8 accessory structures shall be designed with
- 9 architectural features and treatments so that they
- 10 are well proportioned and balanced and in
- 11 keeping with the architectural style of the principal
- 12 structure;
- 13
- 14 4. Shall have all on-site structures and accessory
- 15 features (such as but not limited to light fixtures,
- 16 benches, litter containers, including recycling
- 17 bins, traffic and other signs, letter boxes, and bike
- 18 racks) compatible in design, materials, and color;
- 19
- 20 5. Shall have a design in which buildings over 40
- 21 feet in height shall appear more horizontal or
- 22 nondirectional in proportion rather than vertical,
- 23 accomplished by the use of architectural
- 24 treatments as described in these criteria;
- 25
- 26 6. Shall locate and design mechanical equipment
- 27 with architectural treatments so that any noise or
- 28 other negative impact is minimized;
- 29
- 30 7. Complies with the town's community appearance
- 31 standards (see article IV, division 14 of this
- 32 chapter).
- 33

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Juno Beach.

Section 4. If any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 5. All ordinances or parts of ordinances of the Town of Juno Beach, Florida, which are in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be effective immediately upon adoption.

Ordinance No. 780
Page 4

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FIRST READING this _____ day of _____, 2024.

SECOND, FINAL READING AND ADOPTION this _____ day of _____, 2024.

AYE

NAY

ALEXANDER COOKE, MAYOR

AYE

NAY

PEGGY WHEELER, VICE MAYOR

AYE

NAY

MARIANNE HOSTA, VICE MAYOR PRO TEM

AYE

NAY

ELAINE K. COTRONAKIS, COUNCILMEMBER

AYE

NAY

DD HALPERN, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CAITLIN COPELAND-RODRIGUEZ
TOWN CLERK

LEONARD G. RUBIN
TOWN ATTORNEY