



PLANNING AND ZONING BOARD AGENDA

November 06, 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 for October 2, 2023
2. Criteria for Publication of Projects

BOARD ACTION/DISCUSSION ITEMS

3. Appearance Review – 401 Zenith Lane

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING & ZONING BOARD MEETING MINUTES

October 02, 2023 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: DIANA DAVIS, CHAIR
JIM FERGUSON, VICE CHAIR
MICHAEL STERN, BOARDMEMBER
NANCY WOLF, BOARDMEMBER (*Via Zoom*)
JANE LE CLAINCHE, ALTERNATE BOARDMEMBER

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

ABSENT: LAURE SHEARER, BOARDMEMBER

Audience: 6 (*1 Via Zoom*)

CALL TO ORDER – 4:00pm.

PLEDGE ALLEGIANCE TO THE FLAG

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COMMENTS FROM THE TOWN ATTORNEY AND STAFF

COMMENTS FROM THE PUBLIC

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Public Comments Opened at 4:03pm.

Public Comments Closed at 4:06pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for September 19, 2023

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

ACTION: *The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS

- 2. Discussion on Floor Area Ratio (FAR) – *(See attached handouts provided by Chair Davis.)*

Chair Davis, Boardmember Le Clainche, and Boardmember Wolf gave consensus to have staff look into utilizing Floor Area Ratio (FAR) limitations for residential districts in Town.

COMMENTS FROM THE BOARD *(Public Comment Period was opened during this item.)*

Chair Davis passed the gavel.

MOTION: *Wolf/Davis made a motion to ask the Town Council to have staff and land use attorney look into SB102 and see where it makes sense to preserve the properties in Town.*

ACTION: *Motion failed 3-2 with Chair Davis and Boardmember Wolf in favor.*

Chair Davis, Boardmember Le Clainche, and Boardmember Wolf gave consensus to have staff provide an update on SB102 on the next agenda; an update on the criteria for development activity on the Town’s website; and a review of the rezoning and future land use criteria for educational purposes.

ADJOURNMENT

Chair Davis adjourned the meeting at 5:22pm.

Diana Davis, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk

To: Planning and Zoning Staff and Board Members

From: Diana Davis, Chair Planning and Zoning Board

Date: 9-29-2023

RE: Floor Area Ratio – agenda item October 2, 2023 - Planning and Zoning Board meeting

Frank Davila provided a memo that gave the “green book” definition of Floor Area Ratio and stated that FAR was on the Board’s priority list to address. In order to provide some context for this discussion, I am providing the following:

Historical Context for Prioritized Item – Floor Area Ratio

1. A Planning and Zoning Charette was held in April 2023, where it was anticipated by myself and others that the community would weigh-in on important topics to land use planning in our community such as Harmony terminology and whether measurable-objective means were needed. In February 2023, prior to the charette, the Board decided not to discuss the defining or the analysis of the term “harmony” until after the charette, when it was expected that we would gauge community input on these important concepts. Unfortunately, the Charette did not cover concepts of harmony.
2. Town Council adopted in July 2023, Ordinance 763, a definition of “harmony” that is used by the Board in its architectural and site plan reviews. The Harmony definition includes terms such as “Mass” and “Bulk” and “Scale.” However, there is no measurable terminology used within the definition. **Attachment**

Defining the Perceived Problem with Not having Objective Definitions.

3. The Town of Juno Beach does have objective standards that are measurable within Section 34-268, for zoning areas RS 1 – RS 5 for example, for min lot size, min set backs, max. height, and max. lot coverage. The question is whether these standards that result in a decision that a building is in harmony with its surroundings or are additional term definitions needed. There are other measurable standards within our code for the other zoning areas. **Attachment**
4. The perceived problem that we are solving for to determine what is out of harmony – for example, 461 Olympus Drive, the house designed by Architects William Waters and Rick Gonzalez is a good example of harmony, which was Rick Gonzalez home for many years. It looks like the different sections were built over time and it is proportional to the lot that it is built upon. The square foot numbers for Olympus Drive are found on the Palm Beach County Property Appraiser’s web site, however the lot size is not provided on the same web site, so the min lot size for this zoning class was used to calculate FAR:



FAR estimate based on neighborhood lot size	square ft	FAR	
	living space		
431 Olympus	2233	0.22	
451 Olympus	3674	0.37	
461 Olympus	5090	0.509	Rick Gonzalez design and build

5. In addition to 461 Olympus Drive as a good example of harmony, an example of a home arguably not in harmony due to its mass, size, bulk (all terms not included in our definition of harmony when it was built) is 451 South Juno Lane. While the architecture is pleasing and in harmony with the area and it looks like the different sections were built over time, arguably its mass, size and bulk are not proportional to the lot that it is built upon or neighboring properties. Even with the set back requirements, lot coverage and other measurable standards of Section 34-268, arguably this home is not in harmony with its neighbors. Note that FAR calculations are estimated only as the min lot size was used and not the actual lot size.

Estimate based on neighborhood lot size	Square Footage	FAR ***
FAR based on min 8,000 sq. ft. lot	Living Space	
35% lot coverage	min 2800	

390 South Juno Lane	1566	
401 South Juno Lane	2126	
405 South Juno Lane	3504	
410 South Juno Lane	2085	
430 South Juno Lane	2328	
431 South Juno Lane	2236	
440 South Juno Lane	2263	
451 South Juno Lane	6606	0.82
460 South Juno Lane	3189	
461 South Juno Lane	3037	
FAR if lot min 8,000	3,600	0.45
FAR if lot min 8,000	4,000	0.5



Height – above neighboring properties as seen above from adjacent streets three houses away and in photo below as seen by next door neighbor.



6. Example from Fort Lauderdale neighborhood that does not have objective standards for determining what is in harmony with the neighborhood. Note that a definition of mid-century modern architecture for Juno Beach was also not decided at the Charette. See



photo

Benchmarking other Communities for their Objective Measurable Standards for Harmony

7. Benchmarking other communities such as the Town of Palm Beach and Lake Worth Beach, they do use measurable terms such as Cubic Content Ratio or Floor Area Ratio in their definitions of harmony. The Cubic Content Ration is more difficult to calculate than Floor Area Ratio. See definitions used by Lake Worth Beach and note that different lot sizes or neighborhoods or zoning classes can have different FAR.

Lake Worth Municipal Code

Floor: The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Floor area total: The sum of the gross horizontal area of all of the floors of a building, except a basement or sub-basement as defined, measured from the exterior faces of exterior walls or supporting columns.

Floor area ratio: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

Lake Worth Beach Land Development Regulations
Sec. 23.3-8. (c) - SF-TF 14—Single-family and two-family residential

Maximum FAR is 0.60.

The FAR shall be 0.55 for lots up to 4,999 square feet;

The FAR shall be 0.50 for lots between 5,000 square feet and 7,499 square feet; and

The FAR shall be 0.45 for lots 7,500 square feet and greater

An additional 0.05 of FAR may be granted for a LEED certified or Florida Green building.

To: Planning & Zoning Board and Town Staff

From: Diana Davis, Chair person Planning & Zoning Board

Date: 10/1/2023

RE: SB 102, Live Local Act, allowing Affordable Housing high-rise buildings within our Commercial Zoning Districts

I wanted to ask the Board again for a motion to "request that Town Council take urgent action to implement ordinances, policies and/or procedures for applicants that submit a SB 102 affordable housing project application within our community."

SB 102 leaves open to interpretation by local governments, certain definitions, what zoning site plan requirements apply, enforcement conditions for local governments, and the procedures for public notification of an application for one of these high-rise 40% affordable housing projects.

Since our last meeting, the Town Attorney and Town Staff have put information concerning SB 102 on the Town's website. The bill required information to be published by October 1st, and it is a good first step in providing information about SB 102's application in Juno Beach. Our Town Manager has indicated that he is open to further definition of terms, drafting procedures, and creating enforcement criteria.

For enforcement within the Town of Juno Beach, what if at some point the building under SB 102 is charging more than "affordable housing rental rates" or falls below the 40% that it is charging affordable housing rates? If Juno Beach is going to enforce these requirements, we need an ordinance that assigns penalties, such as \$250 per day per violation and definition of what a violation may be. Also of note, violations of the comprehensive plan in Florida have carried penalties of tearing down the non-compliant build. We have a range of enforcement options that should be spelled out in ordinance whether monetary fines or building removal.

For site plan criteria, it should be stated that we will apply setbacks and other site plan requirements¹ that appear in our zoning code for 12 story buildings, if the applicant is proposing the highest height allowed within one mile of the project, and not the lesser setbacks within a commercial zoning district that per our code are only 60 ft in height (typically 4 stories).

¹ **From 34-267 RH Zoning District Site Plan Requirements:** *High-rise setback: for multiple-family, all buildings shall be set back so as to provide at least a 30-foot setback from all property lines. There shall be added an additional five feet of setback at ground level for each additional story beyond the first two stories. Such setbacks need not exceed 60 feet. For those lots having a width of 200 feet or less as recorded in the office of the county property appraiser at the time of adoption of the ordinance from which this chapter is derived, maximum setbacks need not exceed 50 feet. However, the maximum building dimension on such lots shall not exceed 150 feet.*

From: David Dyess <ddyess@juno-beach.fl.us>
Sent: Saturday, September 30, 2023 3:45 PM
To: msdianadavis@gmail.com
Cc: Alexander Cooke <alexander@alexander-cooke.com>
Subject: Re: Urgent action on Live Local Act - Town Council Meeting 9-27-23

Apologize for the delay in response. Below is from the presentation and the resolution I thought you were referring that we should do. That is a zoning in progress.

→ I do think there are some non-zoning code changes that we could adopt either by resolution or policy as you have suggested. I'm not sure that we need to spell out every piece of the code the developer has to abide by rather than a statement of all comp plan and zoning codes must be strictly complied with except those preempted by the law. Public notice by staff upon receiving an application and figuring out how to handle the monitoring and enforcement of the affordability requirement could also go in that resolution.

I'll see what Len is coming up with.

To: Planning & Zoning Board and Town Staff

From: Diana Davis, Chairperson Planning & Zoning Board

Date: 10/1/2023

RE: Seminole Major Site Plan Amendment Proposal – major projects in Town information on the Town of Juno Beach webpage

The proposal to create a new maintenance entrance on Ocean Drive adjacent to Juno Dunes Way, is a controversial portion of the Major Site Plan Amendment proposal that needs to be accompanied by sufficient information to evaluate its impacts on Ocean Drive traffic. There are concerns about the maintenance trucks and heavy equipment's ability to ingress and egress on Ocean Drive without causing traffic congestion and backup while the gate is being unlocked opened and closed for their entrance into the gated facility. There are concerns about traffic impacts to our residents traveling to and from their homes with trucks paused in Ocean Drive while accessing gated maintenance areas. There are also concerns about our emergency response vehicles answering calls from our Fire House 15, and the need that they are not impeded in any way.

Is the problem to be solved by the proposed maintenance entrance on Ocean Drive, their ability to have trucks and heavy equipment access the newly proposed open concrete storage material bays where materials such as sand, rock, mulch, and cut vegetation will be stored? Did Seminole Golf Course provide evidence of exploring alternative solutions for access, such as paving their already existing interior roadway? Or other solutions such as moving the proposed concrete storage bays to other more accessible locations?

From the Town's webpage, "The Seminole Golf Club is a private golf course consisting of 18-holes, a club house, a material storage area, and a maintenance facility, they are located at 901 Seminole Blvd. The applicant is requesting site modifications to the existing materials storage area and maintenance facility area on the property, which includes a new entrance into the material storage area from Ocean Drive (adjacent to Juno Dunes Way). The 149.21-acre property has a land use designation of Recreation/Open Space, and a zoning designation of Private Recreation. The first Development Review Committee meeting took place at the Town Center on August 31st 2023."

I appreciate the additional information on the website under major projects, and the information provided on this item in the Activities Report to alert our Board of this project being reviewed by Planning and Zoning Staff.



Meeting Name: Planning and Zoning Board
Meeting Date: November 6, 2023
Prepared By: F. Davila, CFM.
Item Title: Criteria for Publication of Projects

DISCUSSION:

Per the consensus of the Board, please see below the criteria used for publication of projects within the Town's website, GIS Map, Customer Portal (Building Permit software), and review by the Architectural Review Board.

-Town's Ongoing Projects:

Any major projects (excludes single family homes) happening within Town limits on private or public property.

-Town's GIS Map:

Any major developments (includes new construction for single family homes) on private property.

-Customer Portal:

Any building permit within Town limits will appear in the online customer portal.

-ARB Criteria:

Any major renovation and/or new residential construction requires an Architectural Review Board Application. *Major renovations are projects that exceed 50% of improvement value of the structure.



Meeting Name: Planning and Zoning Board (Architectural Review Board)

Meeting Date: November 6, 2023

Prepared By: Curt Thompson, Principal Planner

Item Title: Appearance Review – 401 Zenith Lane

BACKGROUND:

The Town has received an application for appearance review from Mr. Michael Nigro (property owner) for property located at 401 Zenith (“Property”). The Property is zoned Residential Single Family (RS-2) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing home was built in 1953 and is approximately +/- 1540 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.



401 Zenith Lane (Applicant's/Subject Property)

DISCUSSION:

The Applicant is seeking to construct a 404 square foot addition, consisting of a bedroom and a garage at the front (east side) along the side (north side) of the residence. In addition, the applicant is proposing to erect a trellis above the front porch area of his residence. Section 34-116(3) (b) (items 2 thru 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Architectural Review Board)

to determine whether or not 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;

The area of the lot is +/-8,104 sq. ft., the proposed lot coverage shall be +/- 1,861 sq. ft. or 23% which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The home is a one-story structure and is approximately +/- 12 feet in height.

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 – Applicant's Property



381 Zenith Lane



361 Zenith Lane



351 Zenith Lane



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:

<i>Address</i>	<i>Year Built</i>	<i>Exterior Wall</i>	<i>Roof Structure</i>	<i>Roof Cover</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
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

* Applicant

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 proposed addition (+/-404 square feet or +/- 27.8%) is 72 percent less than the overall size of the existing single residential home, which is currently +/-1,456 square feet (Proportion). 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.

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;

Not applicable, the applicant is not proposing an elevator nor stairwell with this application/petition.

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 this criteria. The height of the structure will be approximately +/-12 feet. The garage is designed to be non-directional rather than vertical.

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

The proposed location of the mechanical equipment shall be behind the proposed garage, which will screen the equipment from public view along Zenith Lane. Also, according to Section 34-908, all mechanical equipment shall be screened from public view on all sides when feasible using any combination of landscaping and opaque materials.

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

Not applicable, the scope of work does not include any private or public street.

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.



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

Architectural 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: 10/05/2023 Building Permit #: 23-1192

Project Address: 401 Zenith Lane, Juno Beach, FL 33408

Property Control Number: 23-43-41-28-02-0000 Zoning District: RS-2
0230

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). Remodel and Addition of the existing single family residence.

Design Professional Name: Jorge Perez License #: AR0015536
Phone Number: 561-609-8410 E-mail: JLPerezinc@outlook.com

Construction Company Name: Ellen Andel Custom Homes
Phone Number: 561-846-0808 E-mail: ellen@ellenandel.com

Property Owner's Name: Michael Nigro Revocable Trust
Owner's Address (if different from project address): 11670 Lake Shore Pl N Palm Beach FL 33408
Phone Number: 561-545-0877 E-mail: mike.nigro@icloud.com

Applicant/Owner signature: Michael Nigro Date: 10/6/23
Printed Name: Michael Nigro Title: Owner

Application Check List:

- Pre-application meeting.
- Written description that clearly conveys what is existing, what is being proposed, and how the project meets code section 34-116 Appearance Review criteria. (See page #2).
- Color photos of existing property.
- 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.

401 Zenith Lane, Juno Beach, FL 33408

Explanation of how the proposed project observes the Appearance Review Criteria

Dear Mr. Thompson.

This narrative explains how the 401 Zenith Lane project meets the ARB Appearance Review criteria by conforming to Section 34-116.

Our goal was to design an addition that would not look like an addition, but that would blend with the existing house and appear that was there from the initial construction of the house. The proposed home addition is of a design and proportion, which enhances and maintains harmony with the other Zenith Lane houses and the area.

1. The proposed addition consists of converting the existing one-car garage into a bedroom, constructing a new single-car garage, enhancing the front of the house by reducing the impervious area of the driveway and creating more landscape area, and building a pergola or wood trellis frame system to define the front entrance. The addition maintains the low residential scale of the community by keeping the same roof slope and not adding a second story. The proposed addition maintains harmony in the area by building within the setbacks, maintaining the existing massing and height, repeating the same materials used in the existing "modern-style" house, and increasing the landscape area as recommended in the sect. 34-116 b. 1. and 2.
2. The single-family residence addition has no elevators and stairway shafts. The remodel of the house purposely is a one-story addition in order to maintain the low scale of the surrounding houses in the street and the neighborhood. This is in keeping with sect. 34-116 b. 3.
3. The single-family residence addition maintains harmony, proportion, and scale with the existing structure in the following ways:
 - a) The addition mimics the same materials and structural elements for the bedroom and one-car garage addition.
 - b) The proposed fenestration replicates the existing garage door and bay window with code-compliant aperture.
 - c) The addition maintains the same low roof slope. However, a Standing Seam Metal Roof system will replace the existing asphalt shingle roof.
 - d) Expanded the landscaping area in the front yard by reducing the driveway area and covering it with St. Augustine grass and a new irrigation system.
 - e) The stucco-finished house will be painted white with blue accent fascia boards in keeping with the sect. 34-116 b. 4.
4. The single-family residence is less than twelve feet high at the ridge of the roof, above grade in keeping with sect. 34-116 b. 5.
5. The location of the residential type condensing unit and pool pump equipment is located on the side of the house, within the building setbacks. This is consistent with the location of the mechanical systems for the adjacent neighbors and in keeping with sect. 34-116 b. 6.

Explanation of how the proposed project observes the Appearance Review Criteria

6. The proposed addition complies with the town's community appearance standards of sect. 34-116. b. 7 by maintaining harmony with the existing fabric of the street, keeping the same mass and proportion of the existing structure, which preserves the scale of the house compatible with the surrounding houses.

We respectfully request the approval of the addition at 401 Zenith Lane and look forward to completing a project, which will serve as a model to the community.

Sincerely

Jorge Perez, AIA



Curt Thompson <cthompson@juno-beach.fl.us>

401 Zenith Lane Square Feet Clarification

1 message

Jorge Perez <jlperezinc@outlook.com>

Tue, Oct 24, 2023 at 9:38 AM

To: "cthompson@juno-beach.fl.us" <cthompson@juno-beach.fl.us>, "ihickey@juno-beach.fl.us" <ihickey@juno-beach.fl.us>

Cc: Stephan Claren <stephan@clarenarchitecture.com>

Good morning Curt.

This email is a clarification of the square feet addition for the subject project.

Site Plan SP-1 incorrectly depicted the proposed addition as 656 sq. ft. The correct area of the new square feet addition is 404 sq. ft.

Please see the attached revised SP-1 depicting the correct number for the square feet addition.

Sincerely

Jorge

Jorge L. Perez, AIA

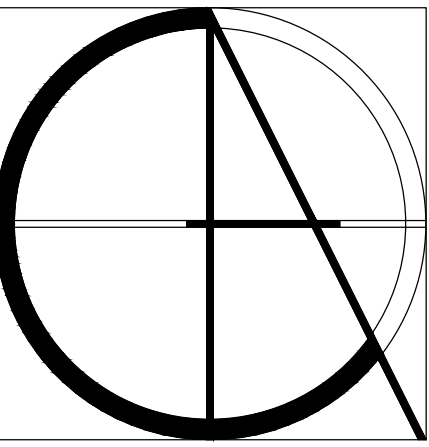
architect

AR-0015536

JLPerezInc@bellsouth.net

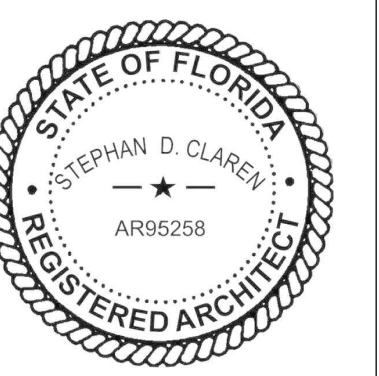
561-609-8410

 REVISED_SP-1 (1).pdf
662K



Claren Architecture + Design, Inc.
 AA26002865
 6400 CONGRESS AVE, SUITE 2150
 BOCA RATON, FL 33487
 561.961.4884
 www.clarenarchitecture.com

Remodel / Addition for:
Michael Nigro
 401 Zenith Lane
 Juno Beach, FL 33408



PROJECT #	23-039
DATE	9-8-2023
REV #	DATE
2	ZONING COMMENTS 10-23-2023
3	
4	
5	
6	
7	
8	

SHEET #

SP-1

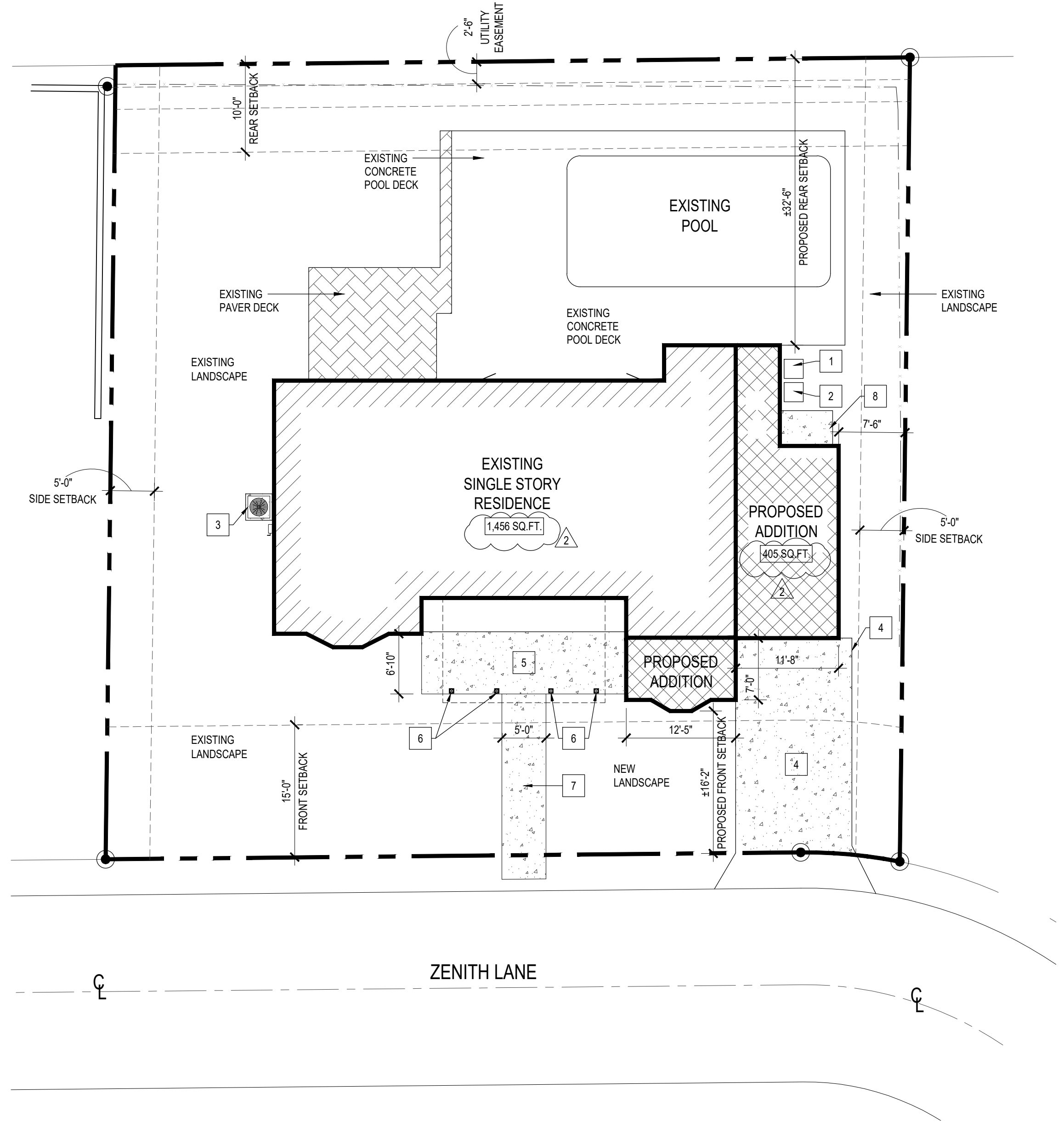
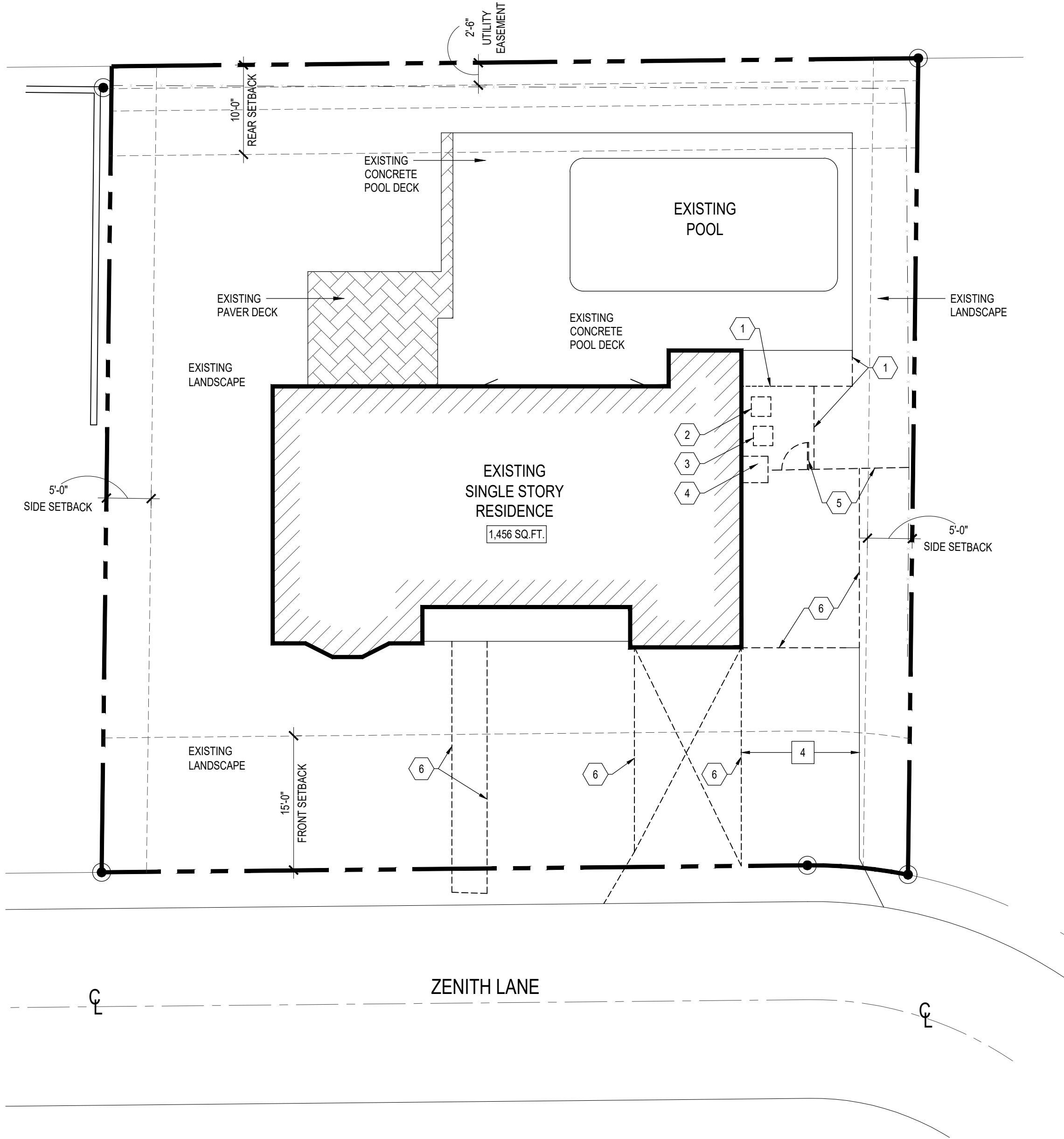
SITE PLAN DEMOLITION KEY NOTES

----- EXISTING TO BE REMOVED

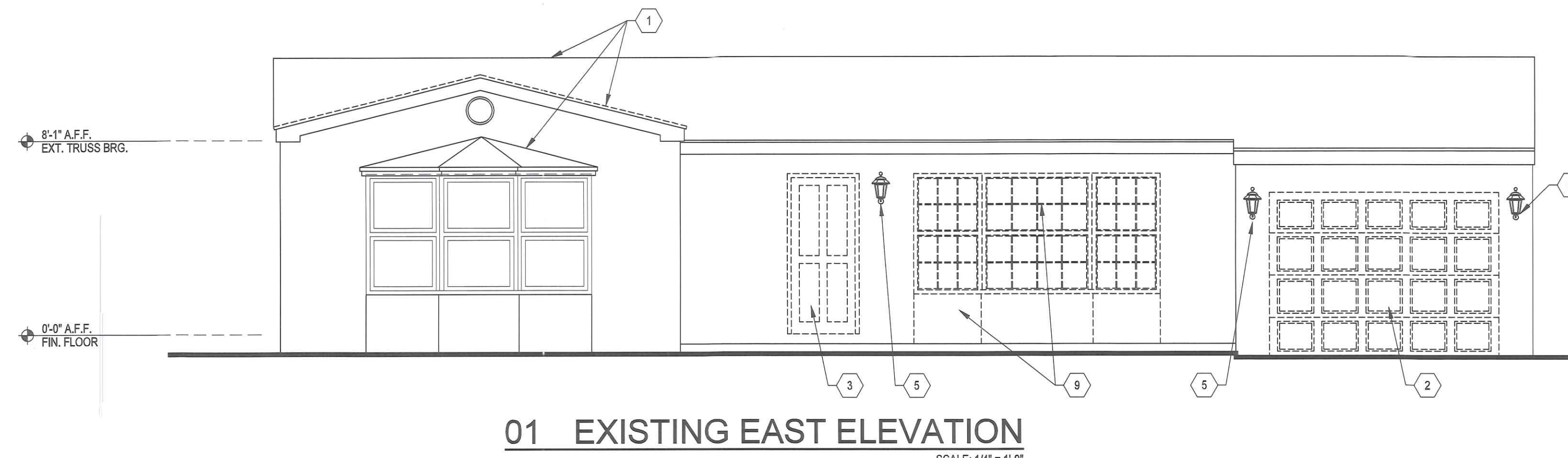
- 1 REMOVE PORTIONS OF EXISTING CONCRETE SLAB TO ACCOMMODATE NEW CONSTRUCTION. FIELD VERIFY.
- 2 REMOVE AND RELOCATE EXISTING WATER FILTRATION SYSTEM AND ASSOCIATED CONNECTIONS. CAP AS REQUIRED.
- 3 REMOVE EXISTING CONDENSER AND ASSOCIATED CONNECTIONS. REMOVE EXISTING CONCRETE PAD. CAP AS REQUIRED.
- 4 REMOVE AND RELOCATE EXISTING POOL EQUIPMENT AND ASSOCIATED CONNECTIONS. REMOVE EXISTING CONCRETE PAD. CAP AS REQUIRED.
- 5 REMOVE EXISTING FENCING AND GATE
- 6 REMOVE EXISTING CONCRETE WALKWAY AND DRIVEWAY AS REQUIRED TO ACCOMMODATE ADDITION

SITE PLAN KEY NOTES

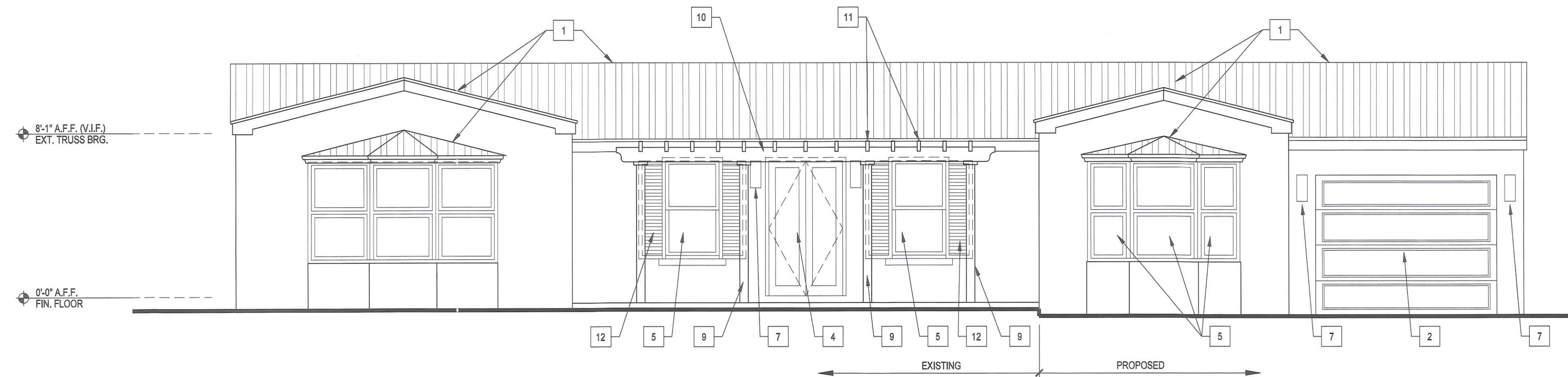
- 1 EXISTING WATER FILTRATION SYSTEM @ NEW LOCATION. PROVIDE NEW CONC. PAD, DISCONNECT, ETC.
- 2 EXISTING POOL EQUIPMENT @ NEW LOCATION. PROVIDE NEW CONC. PAD, DISCONNECT, ETC.
- 3 NEW CONDENSER UNIT. PROVIDE NEW CONC. PAD, DISCONNECT, ETC.
- 4 REUSE AS MUCH OF EXISTING CONCRETE DRIVEWAY AS POSSIBLE. FIELD COORDINATE.
- 5 NEW CONCRETE PORCH.
- 6 NEW WOOD POSTS.
- 7 NEW CONCRETE WALKWAY EXTENDED AS REQUIRED.
- 8 NEW CONCRETE STOOP.



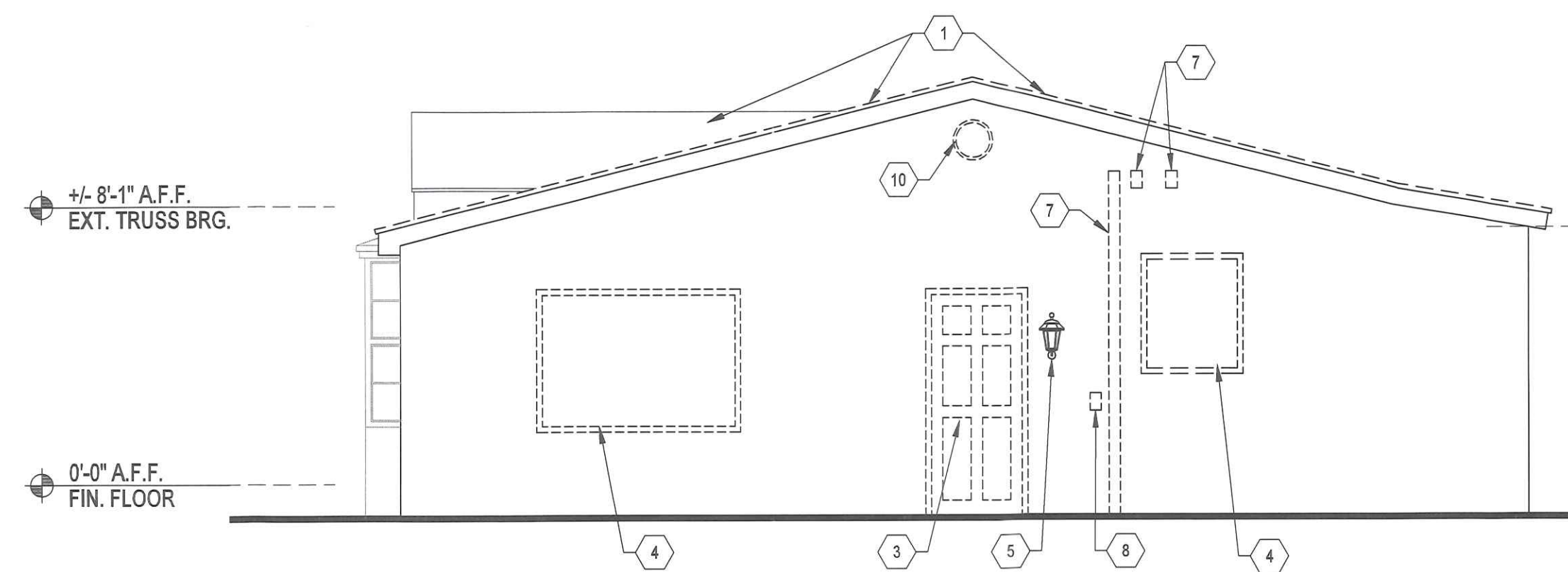
NOTES:
 1. SEE BOUNDARY SURVEY BY OTHERS.
 2. TOTAL AREA UNDER ROOF - 1,860 SQ. FT.



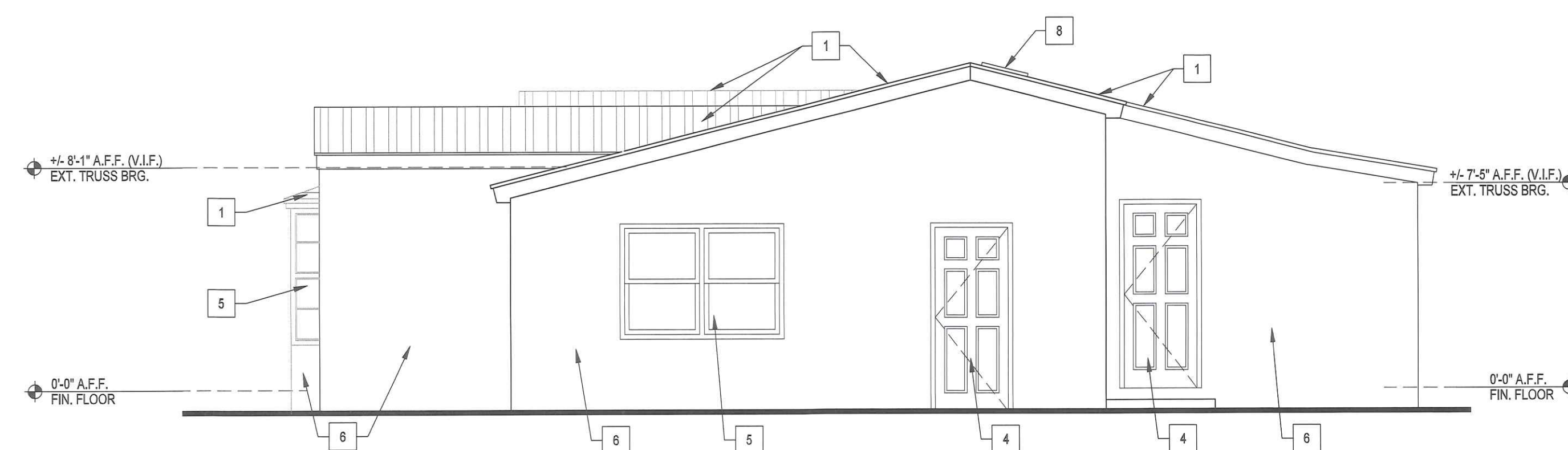
01 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



02 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



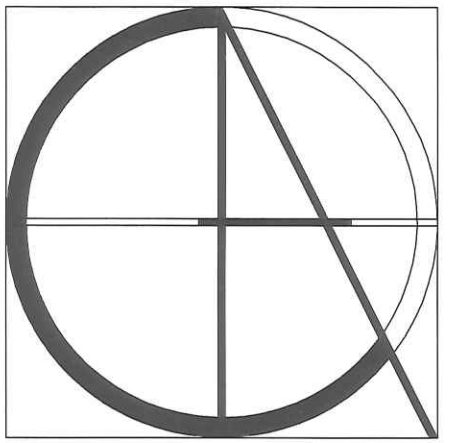
04 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION ELEVATION KEY NOTES

- 1 REMOVE EXISTING SHINGLE ROOF
- 2 REMOVE EXISTING GARAGE DOOR
- 3 REMOVE EXISTING DOOR AND FRAME
- 4 REMOVE EXISTING WINDOW
- 5 REMOVE EXISTING LIGHT FIXTURE
- 6 REMOVE EXISTING CASING
- 7 REMOVE EXISTING VENT
- 8 REMOVE EXISTING COMPRESSOR DISCONNECT / SWITCH AND RELOCATE OR INSTALL NEW PER OWNER
- 9 REMOVE EXISTING BAY WINDOW IN ITS ENTIRETY
- 10 REMOVE EXISTING DECORATIVE TRIM

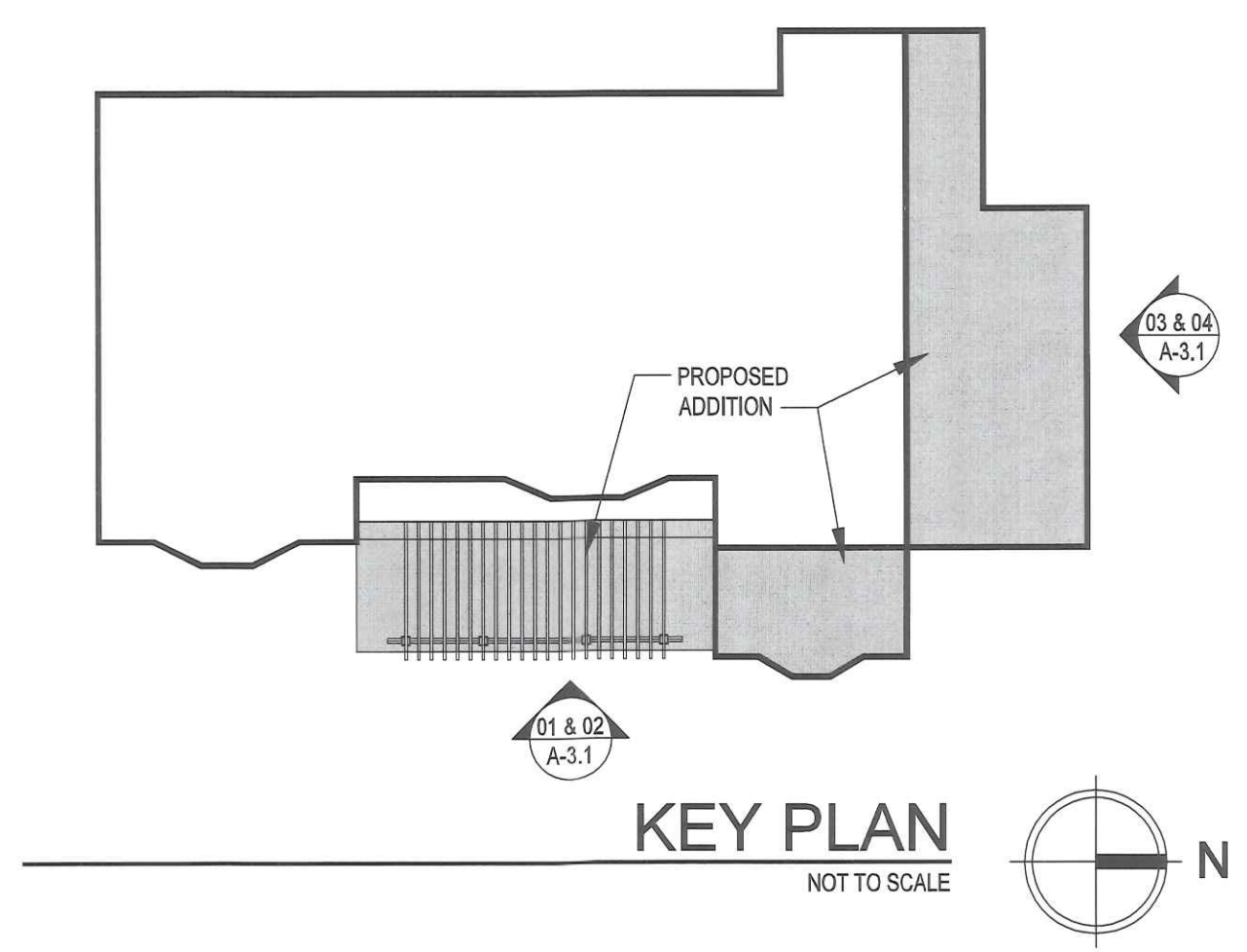
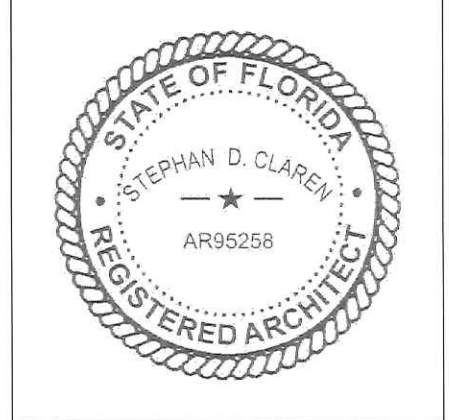
ELEVATION KEY NOTES

- 1 NEW STANDING SEAM METAL ROOF
- 2 NEW IMPACT RATED GARAGE DOOR
- 3 NEW IMPACT RATED ENTRY DOOR
- 4 NEW IMPACT RATED DOOR
- 5 NEW IMPACT RATED WINDOWS
- 6 NEW STUCCO FINISH TO MATCH EXISTING
- 7 NEW DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL PLAN
- 8 NEW IMPACT-RATED SKYLIGHT
- 9 WOOD COLUMN
- 10 (2) 2 x 8 WOOD BEAM (SEE STRUCTURAL)
- 11 2 x 6 WOOD TRELIS @ 10" O.C.
- 12 ALUMINUM DECORATIVE SHUTTERS
- 13 NEW SHOWER HEAD AND CONTROLS. COORDINATE WITH PLUMBER



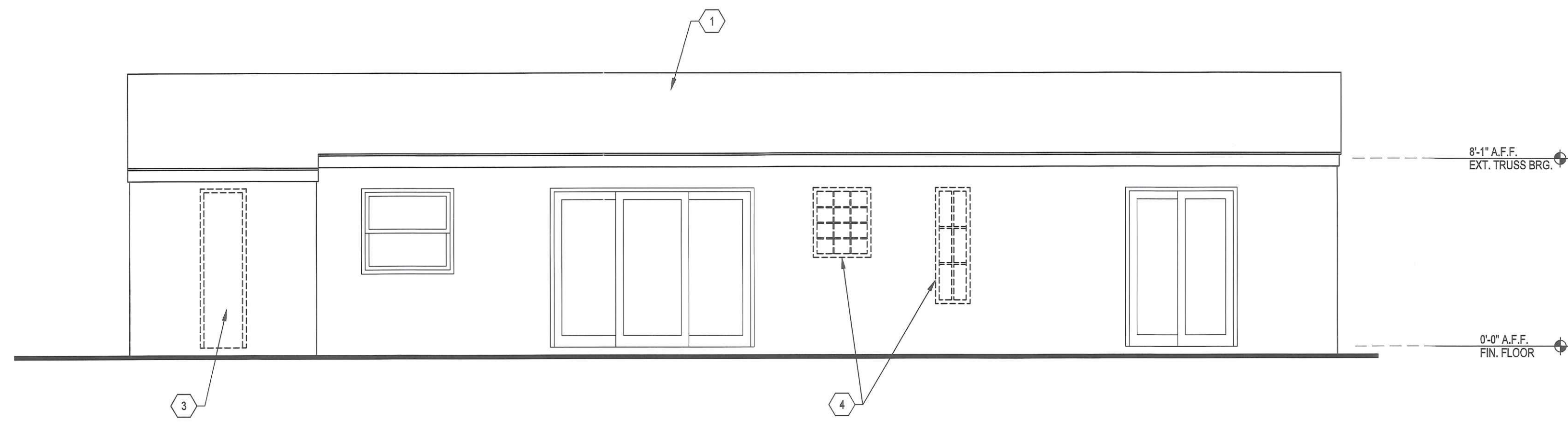
Claren Architecture + Design, Inc.
AA26002865
6400 CONGRESS AVE., SUITE 2150
BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

Remodel / Addition for:
Michael Nigro
401 Zenith Lane
Juno Beach, FL 33408

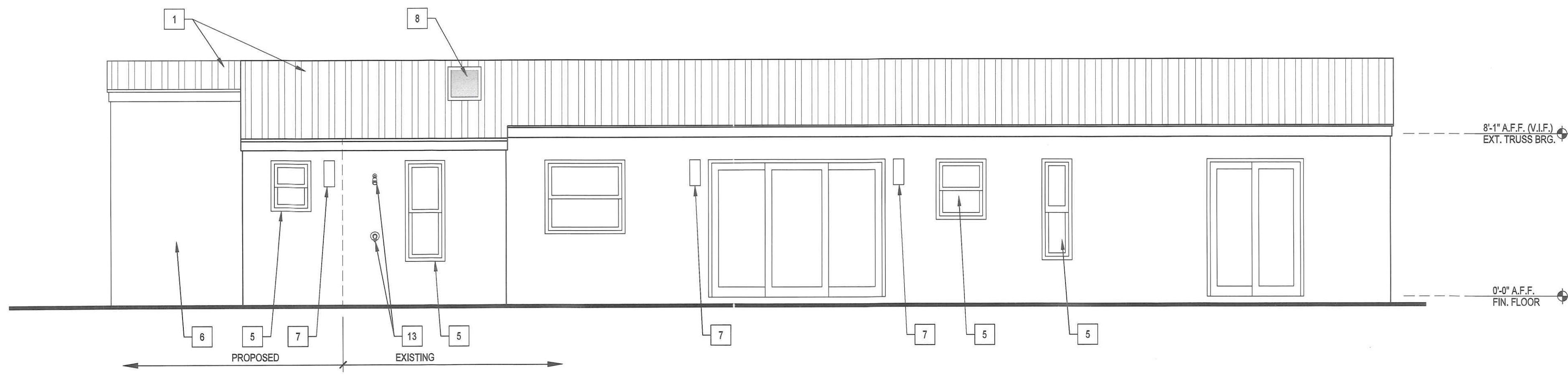


PROJECT #	23-039
DATE	9-8-2023
REV #	DATE
SHEET #	

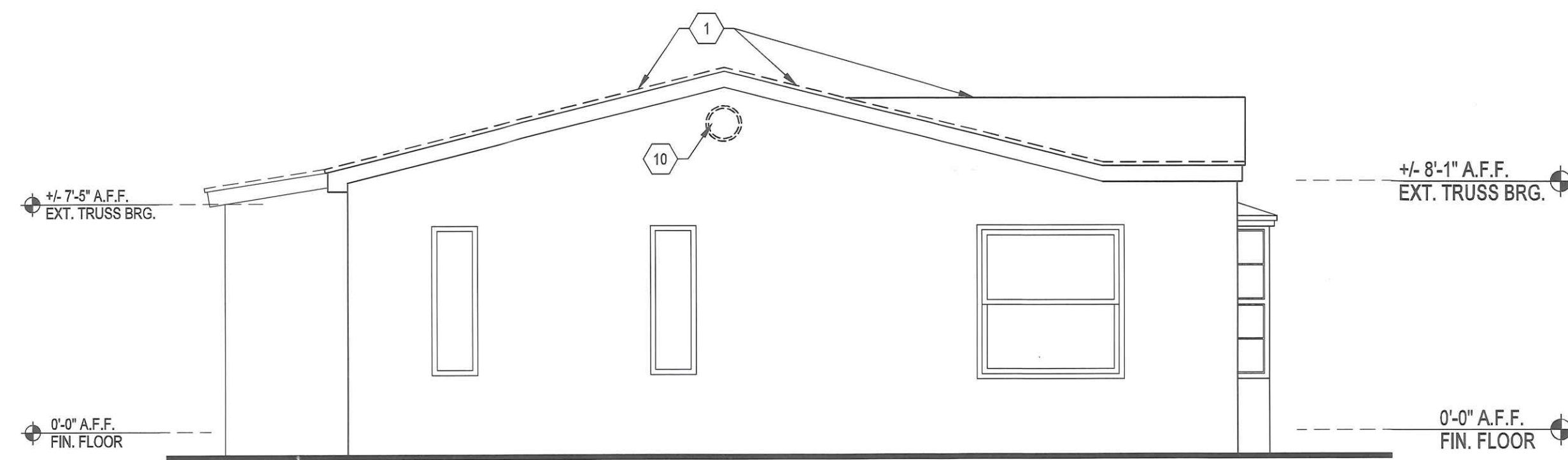
A-3.1
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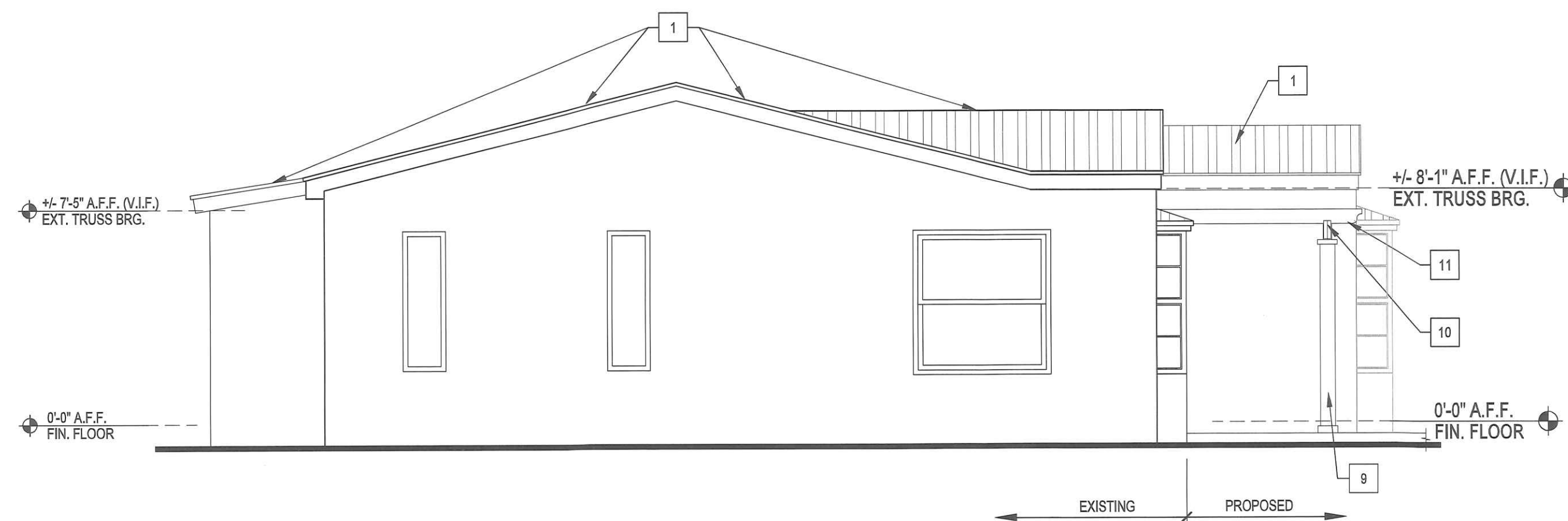
01 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



02 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



03 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



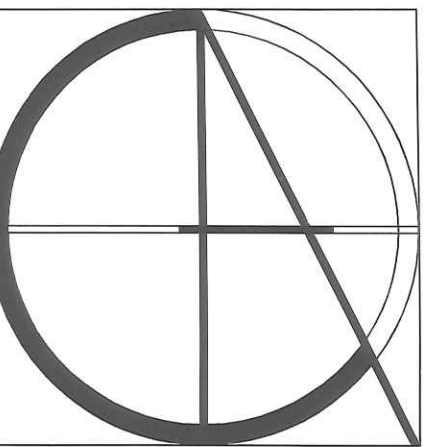
04 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION ELEVATION KEY NOTES

- 1 REMOVE EXISTING SHINGLE ROOF
- 2 REMOVE EXISTING GARAGE DOOR
- 3 REMOVE EXISTING DOOR AND FRAME
- 4 REMOVE EXISTING WINDOW
- 5 REMOVE EXISTING LIGHT FIXTURE
- 6 REMOVE EXISTING CASING
- 7 REMOVE EXISTING VENT
- 8 REMOVE EXISTING COMPRESSOR DISCONNECT / SWITCH AND RELOCATE OR INSTALL NEW PER OWNER
- 9 REMOVE EXISTING BAY WINDOW IN ITS ENTIRETY
- 10 REMOVE EXISTING DECORATIVE TRIM

ELEVATION KEY NOTES

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- 3 NEW IMPACT RATED ENTRY DOOR
- 4 NEW IMPACT RATED DOOR
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- 8 NEW IMPACT-RATED SKYLIGHT
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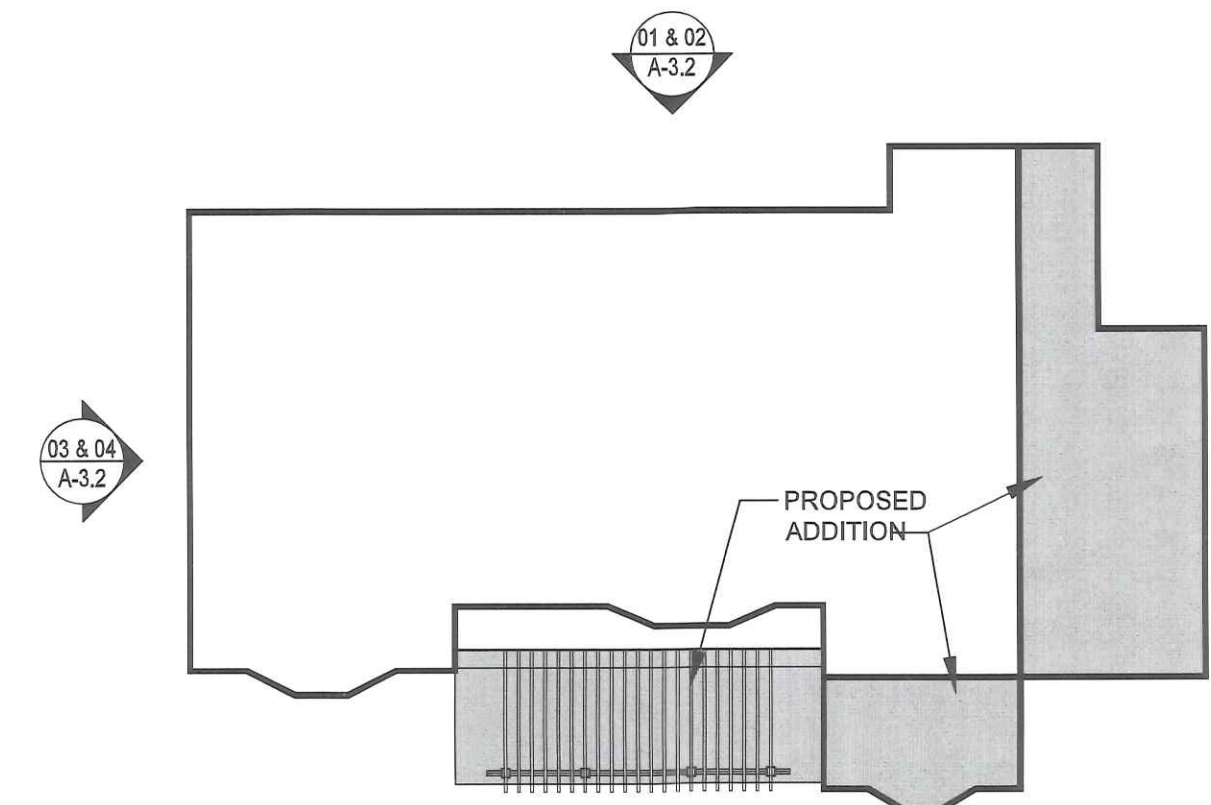
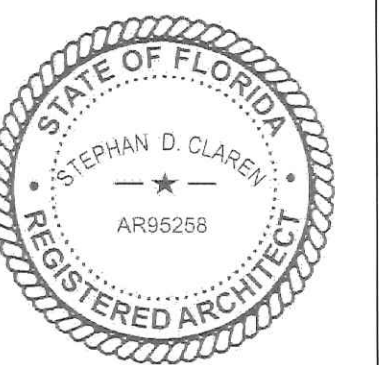


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BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

Remodel / Addition for:

Michael Nigro
401 Zenith Lane
Juno Beach, FL 33408



KEY PLAN
NOT TO SCALE

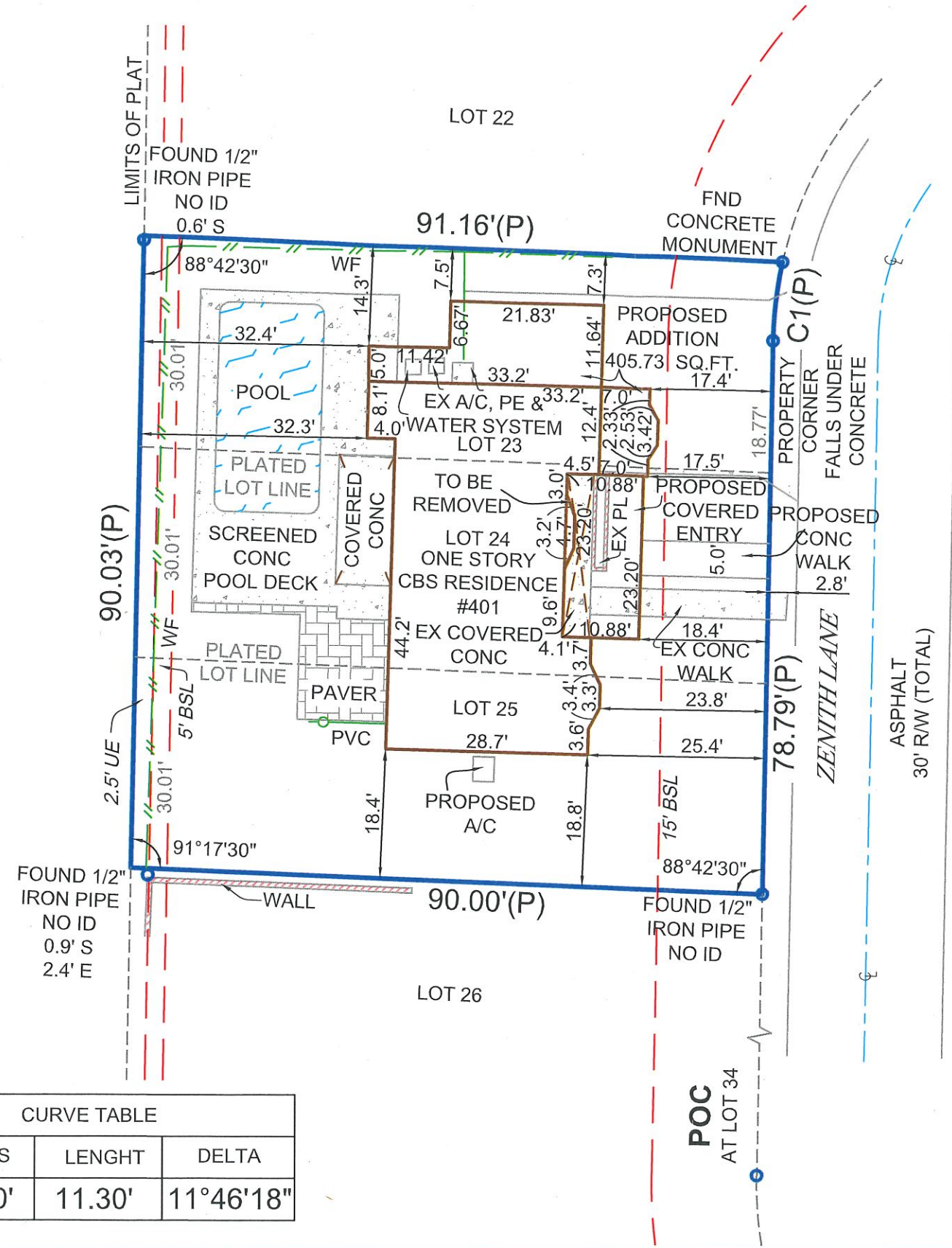
PROJECT #	23-039
DATE	9-8-2023
REV #	DATE
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SHEET #	

A-3.2

- GENERAL LEGEND:**
- A/C = AIR CONDITIONER
 - AF = ALUMINUM FENCE
 - BCR = BROWARD COUNTY RECORDS
 - BM = BENCHMARK
 - BSL = BUILDING SETBACK LINE
 - CB = CATCH BASIN
 - CBS = CONCRETE BLOCK STRUCTURE
 - CBW = CINDERBLOCK WALL
 - CHATT = CHATTAHOOCHEE
 - C/L = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CME = CANAL MAINTENANCE EASEMENT
 - CO = CLEAN OUT
 - CONC = CONCRETE
 - D = DELTA (CENTRAL ANGLE)
 - DE = DRAINAGE EASEMENT
 - E = EAST
 - EB = ELECTRIC BOX
 - ELEV = ELEVATION
 - X 0.00' = ELEVATION
 - EOP = EDGE OF PAVEMENT
 - EOW = EDGE OF WATER
 - EX = EXISTING
 - FDH = FOUND DRILLHOLE
 - FF = FINISHED FLOOR
 - FH = FIRE HYDRANT
 - FN = FOUND NAIL
 - FND = FOUND
 - FPL = FLORIDA POWER AND LIGHT
 - IF = IRON FENCE
 - IP = IRON PIPE
 - IR = IRON ROD
 - INV = INVERT
 - L = ARC LENGTH
 - LP = LIGHT POLE
 - N = NORTH
 - N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
 - N&D = NAIL & DISC
 - NO ID = NO IDENTIFICATION
 - MF = METAL FENCE
 - MH = MAN HOLE
 - OH = OVERHEAD CABLES
 - OR = OFFICIAL RECORD BOOK
 - O/S = OFFSET
 - PB = PLAT BOOK
 - PBCR = PALM BEACH COUNTY RECORDS
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PG = PAGE
 - PL = PLANTER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - P&M = PLAT AND MEASURED
 - PP = POOL PUMP
 - PRC = POINT OF REVERSE CURVATURE
 - PVCF = POLYVINYL CHLORIDE FENCE
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - S/W = SIDEWALK
 - SIR = SET 3/4" IRON ROD #6677
 - SND = SET NAIL & DISC
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - W = WEST
 - WF = WOOD FENCE
 - WM = WATER METER
 - WV = WATER VALVE

- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- ° DEGREE SYMBOL
- AT&T BOX
- CATCH BASIN
- CENTERLINE
- LIGHT POLE
- CABLE TV RISER (CA/TV)
- UTILITY BOX
- FIRE HYDRANT
- ELECTIC BOX
- VALVE
- WATER METER
- UTILITY POLE
- PROPERTY CORNER
- SEWER CLEANOUT
- SEWER MANHOLE

CURVE TABLE			
	RADIUS	LENGHT	DELTA
C1	55.00'	11.30'	11°46'18"



LEGAL DESCRIPTION:
 LOTS 23, 24 AND 25, "FIRST ADDITION TO JUNO BEACH", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. Item #3.

CERTIFICATIONS:
MICHAEL NIGRO REVOCABLE TRUST

SURVEYORS NOTES:

- (1.) ANGLES AS SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR CONVEYANCE
- (7.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.

BOUNDARY SURVEY

PROPERTY ADDRESS:
 401 ZENITH LANE,
 NORTH PALM BEACH, FL 33408

FLOOD ZONE: X	DATE OF SURVEY:
BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS 05/09/2023
COMMUNITY #: 120208	PLOT PLAN ADDED 09/29/2023
PANEL & SUFFIX: 0381 F	
DATE OF FIRM: 10/5/2017	

SCALE: 1" = 20'
CADD: NM
CHECKED BY: EWD
INVOICE #: 23-58786
SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Ernest W Duncan Digitally signed by Ernest W Duncan
 Date: 2023.10.04 12:07:23 -04'00'

ERNEST W DUNCAN PSM., STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS 5182
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 6677
 (954) 777-4747
 5400 SOUTH UNIVERSITY DRIVE
 DAVIE, FLORIDA 33328 SUITE 216



For realtor.com - 05/03/2023
Sanchez, 352-661-...



For realtor.com - 05/05/2023
R. Beachez MCA - 2629682

TOWN OF JUNO BEACH
RECEIVED

2023 OCT 10 AM 10:53



