



Meeting Name: Planning & Zoning Board
Meeting Date: October 6, 2025
Prepared By: Stephen Mayer
Item Title: Appearance Review – 421 N. Juno Lane

DISCUSSION:

The Town has received an application for Appearance Review from Mitch and Sam Miller, representing Village Architects (“Agent”) on behalf of Bart Collins, representing Juno 421 LLC (“Applicants and Owners”) for the property located at 421 N. Juno Lane (“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 vacant lot is 0.16 acres or +/- 6,975 square feet in area. The location of the property is shown in the aerial photo below:





Rendering of Proposed new home at 421 N. Juno Lane

Staff note: please refer to the architectural elevations in your packet for the most accurate depiction of the facade

The Applicant is seeking to demolish the exiting home and construct a new two-story home at a total of 3,921 square feet, not including lanais or balcony space. The total footprint is 2,434 (34.9% lot coverage), thereby just under the maximum lot coverage of 35%. Section 34-116(3) (b) (items 2 through 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Appearance Review Board) to determine whether the proposed addition meets the criteria below. For the Board's review and consideration, staff has provided the following analysis of the Appearance Review Criteria (staff response is in **bold**).

Due to the pre-emptions of Section 163.3202 F.S, staff does not review and will not make any comments regarding Section 34-116.(3)(b) item 1, which is entirely related to architectural style.

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;

As it is pre-empted by Section 163.3202, F.S. staff offers no comment or analysis on the Building Design Element components of the proposed home as defined by the statute.

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

The area of the lot is +/-6,975 square feet, or 0.16 acres, and the proposed lot coverage ratio would be 34.9%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story building. In the backup materials provided, page S2 indicates how applicants have provided a review of the residential structures in the context of the property. Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

<i>Address</i>	<i>Year Built</i>	<i>Lot Total Square Feet (acres)</i>	<i>Tower Feature</i>	<i>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
440 N Juno Lane	1976	6,970 (.16)	No	.461	3,214	2,363	2
450 N Juno Lane	1951	6,534 (.15)	No	.256	1,674	1,366	1
470 N Juno Lane	1951	6,970 (.16)	No	.237	1,650	1,236	1
401 Zenith Lane	1953	8,276 (.19)	No	.235	1,944	1,600	1
481 N Juno Lane	1988	10,890 (.25)	No	.272	2,960	2,482	2
471 N Juno Lane	1953	10,018 (.23)	No	.324	3,246	2,700	1
461 N Juno Lane	2017	6,970 (.16)	No	.556	3,877	2,327	2
441 N. Juno Lane	1953	9,583 (.22)	No	.145	1,385	1,045	1
421 N. Juno Lane	1959	6,970 (.16)	No	.254	1,772	1,469	1

Proposed			No	.563	3,921	3,539	2
401 N Juno Lane	2018	8,276 (.19)	Yes	.544	4,503	3,185	2
391 N Juno Lane	1959	6,970 (.16)	No	.337	2,349	1,823	1
371 N. Juno Lane	1957	10,018 (.23)	No	.222	2,224	1,740	1
401 Ocean Drive	1971	5,227 (.12)	No	.333	1,738	1,618	1
380 N Juno Lane	1957	6,970 (.16)	No	.227	1,581	1,581	1
390 N. Juno Lane	1959	6,970 (.16)	No	.238	1,661	1,289	1
420 N Juno Lane	1957	6,970 (.16)	No	.459	3,199	2,747	2
430 N Juno Lane	1959	6,970 (.16)	No	.490	3,414	2,638	2
461 Jupiter Lane	1962	9,147 (.21)	No	.281	2,571	2,045	1
441 Jupiter Lane	1958	7,405 (.17)	No	.364	2,694	1,952	1
431 Jupiter Lane	1965	8,276 (.19)	No	.350	2,895	1,812	1
411 Jupiter Lane	1956	8,276 (.19)	No	.193	1,594	1,202	1
391 Jupiter Lane	1956	8,276 (.19)	No	.189	1,565	1,461	1
381 Ocean Drive	2020	11,325 (.26)	Yes	.465	5,262	4,177	2
390 Jupiter Lane	2025	8,370 (.19)	Yes	.604	5,059	4,618	2
410 Jupiter Lane	1983	9,147 (.21)	No	.393	3,592	2,601	2
430 Jupiter Lane	2024	8,276 (.19)	No	.578	4,780	4,190	2
440 Jupiter Lane	1956	9,147 (.21)	No	.261	2,383	1,543	1
460 Jupiter Lane	1976	9,147 (.21)	No	.239	2,184	1,736	1
<i>Average</i>			<i>10%</i>	<i>.340</i>	<i>2,889</i>	<i>2,162</i>	<i>36%</i>

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

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

Study Area Summary Statistics: FAR Range is .145 to .604. FAR Average = .340

TOTAL Sq. Ft. Range = 1,565 to 5,262 square feet. TOTAL Square Foot Average = 2,889 square feet

Staff's response: According to the table above, the proposed two-story home would result in a new home inside the range of the total square footage for the study area. The proposed square footage (3,921 Square Feet) would be 1,341 square feet smaller than the largest existing home in the study area, which is at 5,262 square feet located at 381 Ocean Drive. The proposed home is 1,032 square feet larger than the average square footage of the homes in the study area.

3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

Staff's response: All modern operations and features of the building are completely concealed. There are no roof top equipment, elevator or mechanical penthouse protrusions being proposed. Due to the pre-emption of Section 163.3202, F.S, staff have not reviewed the architectural features of the accessory structures.

4. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

Staff's response: The review of design, materials and color are pre-empted by Section 163.3202, F.S and will not be reviewed by staff. Staff notes that a privacy fence and front yard pool are being requested by separate permits.

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

Staff's response: The review of design for buildings over 40 feet is not applicable as the height of the building is under 40 ft. In addition, the review of design is pre-empted by Section 163.3202, F.S.

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

Staff's response: All mechanical equipment shall be screened from view, as required by code. Staff will not review architectural treatments as their review is pre-empted by Section 163.3202, F.S.

Harmony

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

Scale means the proportions of a building in relation to its surroundings, particularly other buildings in the surrounding context.

Staff's response: Please note that 64% of the existing homes in the study area are one-story structures. In addition, the home located immediately to the east is a two-story home with a tower feature and the home to the west is a one-story home. The three homes located across the street are two-story homes, please refer to the applicants' pictures (surrounding properties).

Mass means the relationship and sizes between different volumes of a building or structure.

Staff's response: As mentioned, the total gross square footage for the other structures in the study area ranges between 1,565 to 5,262 square feet square feet (not including the subject house) with the average size being 2,889 square feet. The proposed structure is 3,921 total gross square feet. Therefore, the mass of the proposed single-family home is within the range.

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

Staff's response: The proposed structure on 421 N. Juno Lane is a total of 3,921 gross square feet, which is within the range of the homes in the study area. The Floor Area Ratio of the total gross area of the building to the lot size is .563, which is below the maximum FAR in the study area (.604)

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

Staff's response: Based upon the submitted plans, staff summarizes the front and rear (street facing) facades with the following windows, doors and garages:

- The front façade (22' tall by 48'5" wide)
 - One door (8' tall by 8'8" wide, including casement windows)
 - One French door 8' tall by 5' wide)
 - Two first-story windows (8' tall by 5' 2" wide each)
 - Three first-story windows side by side by side (5'11" tall by 2'8" each)
 - One second-story triple window (6' tall by 8'1" wide), and
 - Two second-story windows (6'tall by 2'6" wide each)
- The rear façade (22' tall by 48.5" wide)
 - One-car garage door (8' tall by 7'10" wide)
 - One recreational garage door (8' tall by 5'11" wide)
 - One first-story French door (8' tall by 5'3" wide)
 - One first-story window (6' tall by 5'8" wide)
 - Two second-story French doors (8'2" tall by 5' wide each)
 - One second-story French door (8'2" tall by 8'8" wide), and
 - One second-story window (5'11" tall and 8' wide).

Height. The height limitations for RS-2 is two-stories and 30 feet.

Staff's response: The proposed two-story building is 30'in height. This is the maximum code allows. 36% of the study area are two story buildings, including the adjacent neighbor (401 N Juno Lane) to this property.

Orientation. Where the building is located on the site and the presence of privacy features.

Staff's response: The applicant has designed a residence on a through lot, utilizing Diana Lane for a rear loaded driveway to a garage in the rear yard at the minimum 10-foot rear setback. They also desire to locate a pool in the front yard along N. Juno Lane at the minimum 15-foot front setback. The side setbacks are at 6 feet and 9 feet for a total minimum of 15 feet. They have indicated to staff that they desire to provide the mandatory 5-foot safety fence around the pool and robust landscaping to conceal the pool from N. Juno Lane. They are also proposing a 3-foot-high picket fence in the front yard.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 3,524 square feet of open space, or 50.5%. As mentioned above, the applicant is utilizing the through lot to provide rear loaded access to a garage, using the minimum 10-foot setback. They also provide a front yard pool at a minimum of 15 feet and 5 feet from the side yard line.

Landscaping. The provision of landscaping.

Staff's response: Single-Family homes are exempt from the Town's Landscape Requirements as indicated in Section 34-1080. The applicant has indicated to staff that they intend to provide landscaping in the front and rear yards. Please note that fences located in the front yard are required to have continuous landscaping on the street side.

Materials and Architectural components.

Staff's response: The review of materials and architectural styles are not permitted due to Section 163.3202, F.S.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review the information that has been provided, and consider approval or denial or approval with modifications, considering constructing a new two-story home at a total of 3,921 square feet.

ATTACHMENTS:

421 N. Juno Lane Appearance Review Application and Backup Material