



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

Appearance Review Application

The following information and items shall be provided to the Planning and Zoning Department for processing and dissemination in association with scheduling of submittals before the Town's Planning and Zoning Board. The Board meets on the First Monday of each month, unless otherwise changed. The submittal of a completed packet, to include the application, plans, photos, etc. shall be submitted on the Monday, forty-five (45) days prior to the meeting. All of staff's comments shall be addressed twenty-one (21) days prior to the meeting. An application is deemed complete once staff has determined that all comments have been addressed via notification to the applicant by email or mail. A pre-application meeting with staff is required prior to the submittal of the application.

Date: May 1, 2025

Project Address: 441 Apollo Drive

Property Control Number: 28-43-41-28-13-000-0080 Zoning District: RS-1 Single Family

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). _____

Create an 840 sq. ft. addition to the main residence consisting of a home office, bathroom, storage closet and an outdoor covered exercise equipment area. NOTE: There is no kitchen in the addition per Town zoning and ordinances. Create a new 205 sq. ft. covered outdoor kitchen. The new addition will match the existing materials and colors and not be visible to the street. Provide a 6 ft. tall site wall with breeze block details to enclose the pool area.

Design Professional Name: Ralph Cantin, A.I.A. License #: AR 0015176

Phone Number: 561-310-8039 E-mail: tincan1015@gmail.com

Construction Company Name: TBD

Phone Number: _____ E-mail: _____

Property Owner's Name: Richard G. Rosetti

Owner's Address (if different from project address): 1202 Troy Schenectady Rd. Latham, NY 12110

Phone Number: 518-857-8709 E-mail: rich@rgrosetti.com

Applicant/Owner signature: Richard Rosetti Date: 5/2/25

Please note: The Appearance Review solely addresses the Appearance Criteria of the proposed project, it does not encompass a zoning, engineering, or building review. Further reviews by Town staff will commence once a building permit has been submitted.



441 Apollo Drive

Rosetti Residence
441 Apollo Drive
Juno Beach, FL 33408

Code Data

Florida Building Code Residential (FBC-R)
8th Ed. (2023)
Florida Fire Prevention Code 8th Ed. (2023)
National Electrical Code NFPA70 2023
Occupancy Group: R-3
Construction Type: VB Unprotected
Town of Juno Beach
RS-1 Zoning: Single Family
Flood Zone X

Project Description

- Create a new 840 sq. ft. addition (597 sq. ft. air conditioned) to the main residence consisting of a home office, bathroom, storage closet and outdoor covered exercise equipment area.
NOTE: There is no kitchen in the addition per Town zoning and ordinances.
- Create a new 205 sq. ft. covered outdoor kitchen.
- The new addition will not be visible to the street and will feature breeze block and other mid-century details in harmony with the existing structure and neighborhood.
- Provide 6 ft. tall site wall with breeze block details to enclose the pool area.

General Notes

- Contractor shall perform work in compliance with all codes and ordinances in effect in the Town of Juno Beach.
- Do not scale drawings, use plan dimensions. Report any discrepancies to Owner/Architect before proceeding with construction.
- Contractor shall coordinate the work of all the trades.
- Contractor to verify and coordinate all finishes with Owner.
- Contractor shall verify all utilities, electrical and mechanical equipment prior to construction.
- Contractor shall perform the work in first class workmanlike manner, complete, in place, and ready for use.

Building Area by Renovation Status		
ID	Name	Area
Existing		
A01	Existing Residence	1,637
A02	Garage	439
A03	Front Porch	61
A04	Rear Porch	242
		2,379 ft ²
New		
A05	Breezeway	45
A06	Exercise	179
A07	Office Porch	39
A08	New Addition	597
A09	Outdoor Kitchen	205
		1,065 ft ²
		3,444 ft ²

Building Area

Building Area Schedule by HVAC		
ID	Name	Area
01 Conditioned		
A01	Existing Residence	1,637
A08	New Addition	597
		2,234 ft ²
02 Unconditioned		
A02	Garage	439
		439 ft ²
03 Exterior		
A03	Front Porch	61
A04	Rear Porch	242
A05	Breezeway	45
A06	Exercise	179
A07	Office Porch	39
A09	Outdoor Kitchen	205
		771 ft ²
		3,444 ft ²

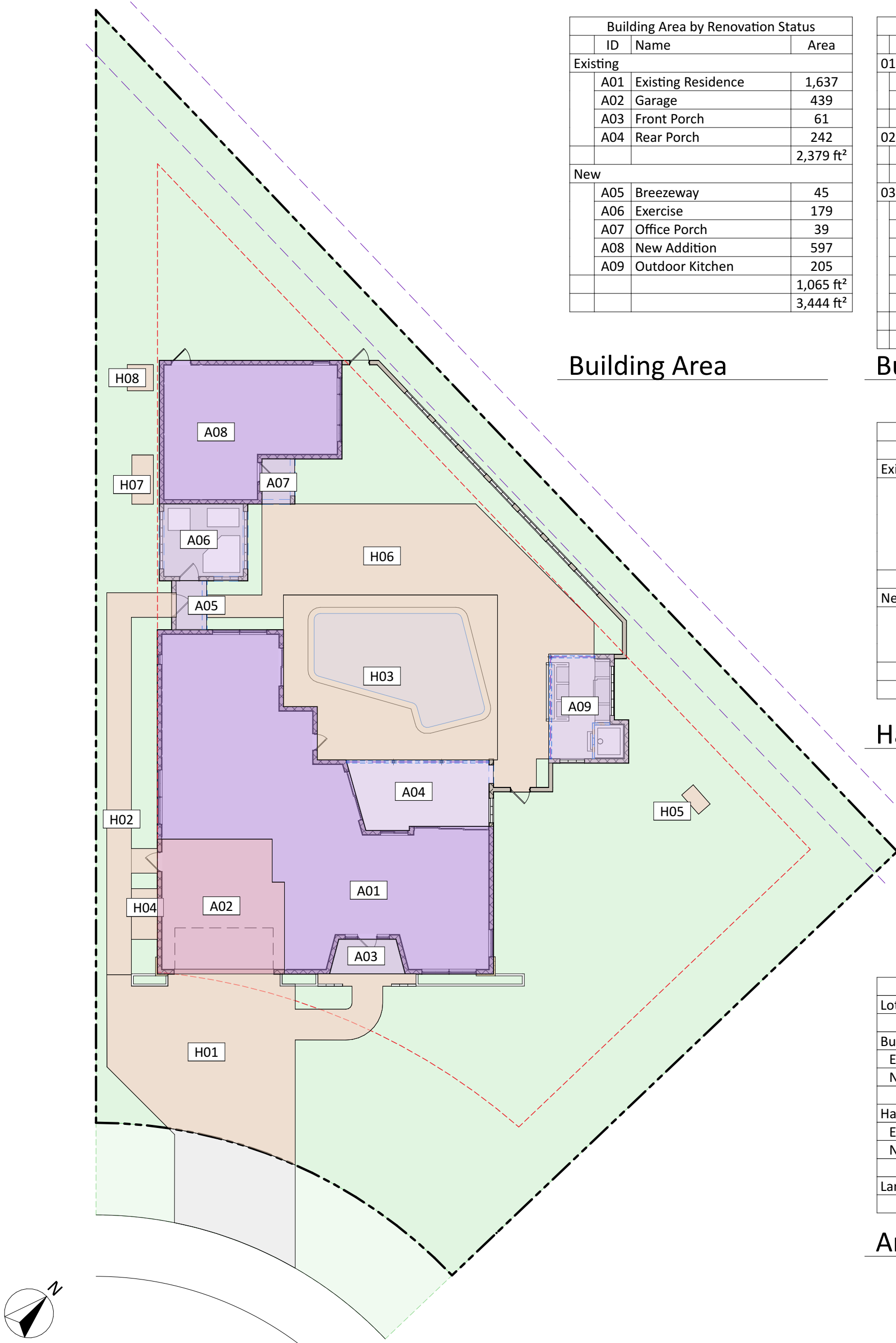
Building Area by HVAC

Hardscape Area by Renovation		
ID	Name	Area
Existing		
H01	Driveway	880
H02	Walk	295
H03	Pool & Patio	887
H04	Pad	35
H05	Generator Pad	10
		2,107 ft ²
New		
H06	Patio Extension	991
H07	Pool Equip Pad	28
H08	HVAC Pad	18
		1,037 ft ²
		3,144 ft ²

Hardscape Area

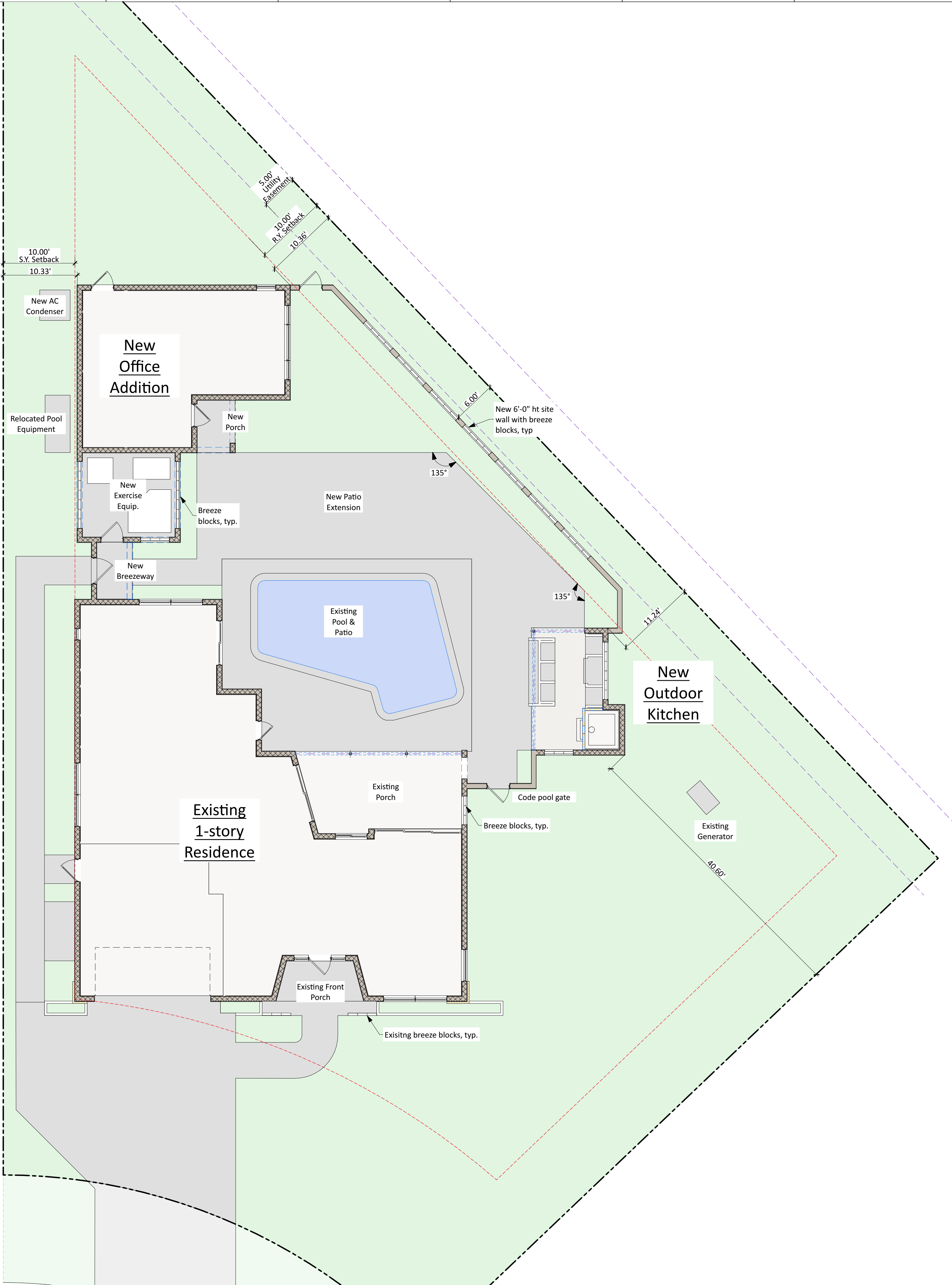
Area Calculations		
Lot Area	14,431	100%
Building Area (35% max.)		
Existing	2,379	
New	1,065	
	3,444	23.9%
Hardscape Area		
Existing	2,107	
New	1,037	
	3,144	21.8%
Landscape Area (25% min.)		
	7,843	54.3%

Area Calculations



Site Plan Area Diagram

Scale: 1/16" = 1'-0"



Proposed Site Plan

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



Ralph Cantin
Architect, Inc.

Ralph Cantin A.I.A.
FL Lic. AR0015176
150 Windward Drive
Palm Beach Gdns, FL 33418
(561) 310-8039
ralphcantin@gmail.com

Project Name

Rosetti Residence

Project Address

441 Apollo Drive
Juno Beach FL 33408

Issues & Revisions

ID	Date	Description
JB-ARB	5/13/25	Transmittal Set

Sheet Name

Site Plan

Juno Beach ARB

Project No. 295 Rosetti

Sheet Date 5/13/25

Drawn By RTC

Sheet No.

A101



Rosetti Residence

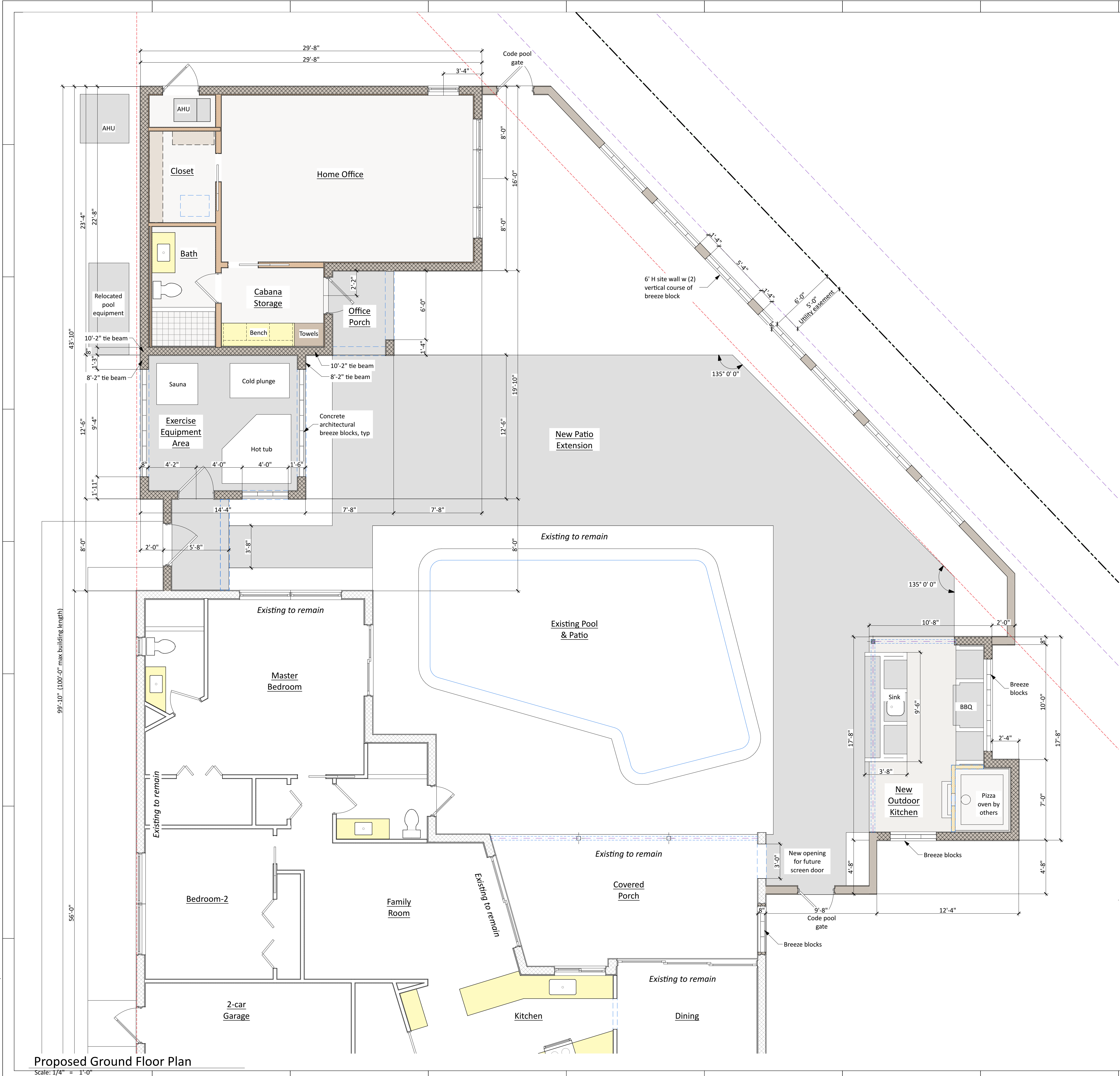
441 Apollo Drive
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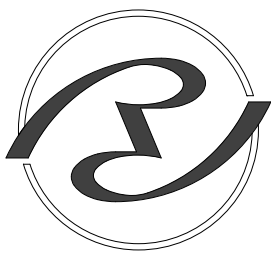
Issues & Revisions		
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JB-ARB	5/13/25	Transmittal Set

Proposed Floor Plan

Sheet No.

A102





Ralph Cantin
Architect, Inc.

Ralph Cantin A.I.A.
FL Lic. AR0015176
150 Windward Drive
Palm Beach Gdns, FL 33418
(561) 310-8039
ralphcantin@gmail.com

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Proposed Roof Plan

Juno Beach ARB

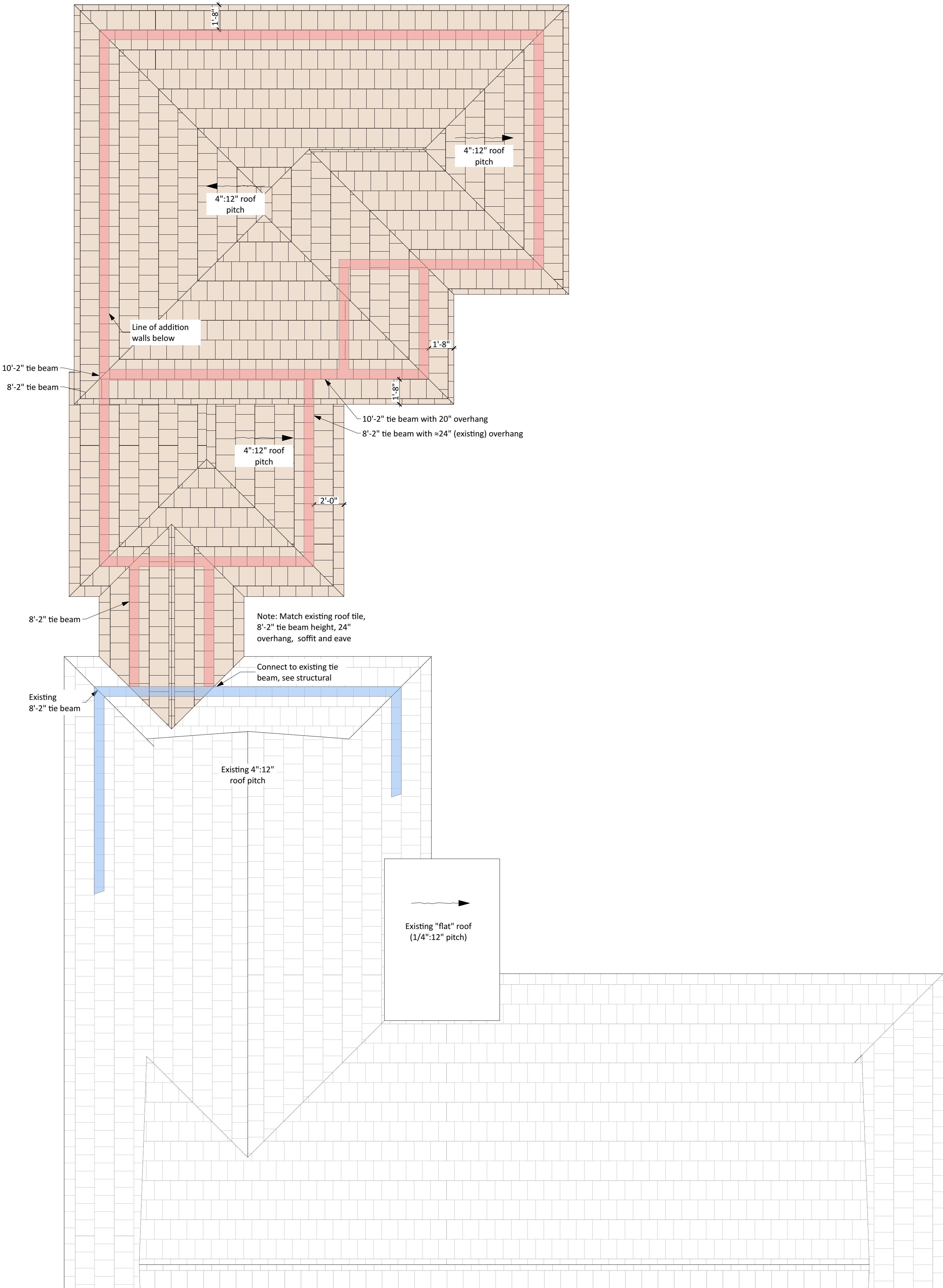
Project No. 295 Rosetti

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Sheet No.

A103



Proposed Roof Plan

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



431 Apollo Dr



411 Apollo Dr



401 Apollo Dr



371 Apollo Dr



441 Apollo Dr



410 Apollo Dr



400 Apollo Dr



370 Apollo Dr



451 Apollo Dr



440 Apollo Dr



461 Apollo Dr



470 Apollo Dr



461 Apollo Dr



411 Diana Lane



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Issues & Revisions

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Sheet Name

Neighborhood
Images

Juno Beach ARB

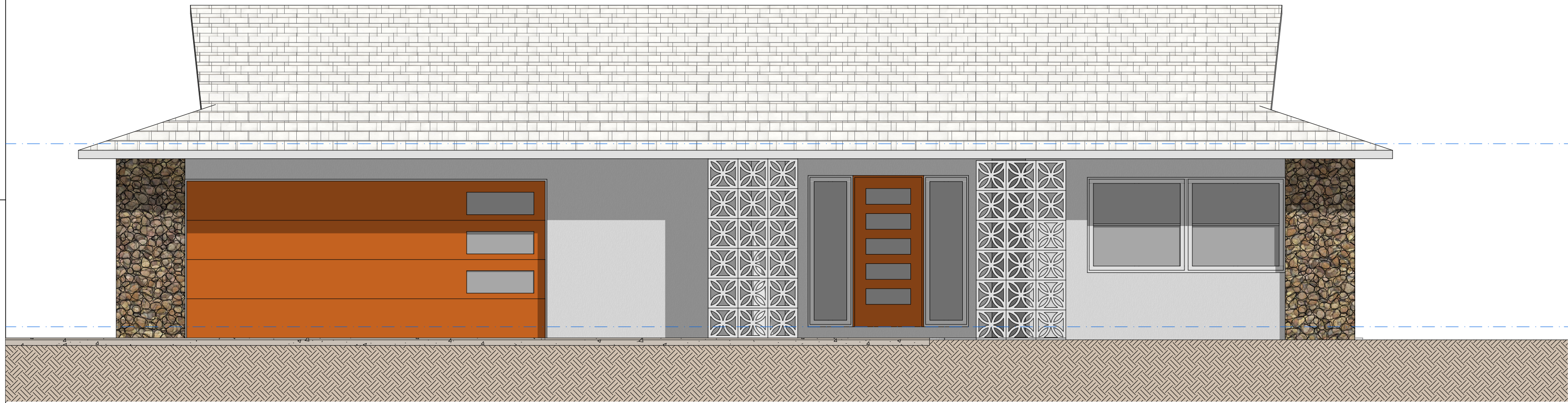
Project No. 295 Rosetti

Sheet Date 5/13/25

Drawn By RTC

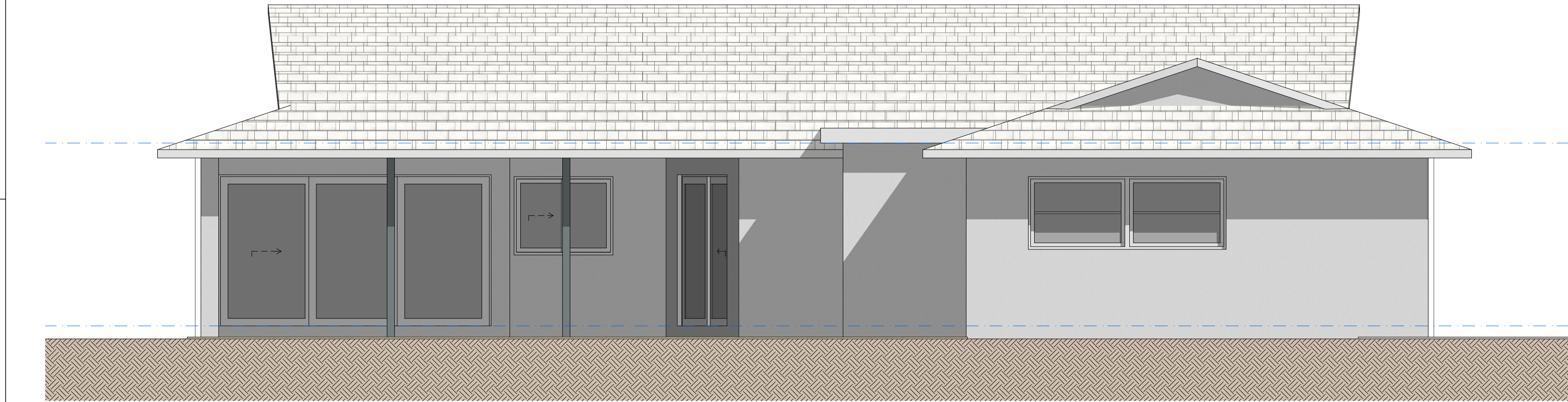
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A201a



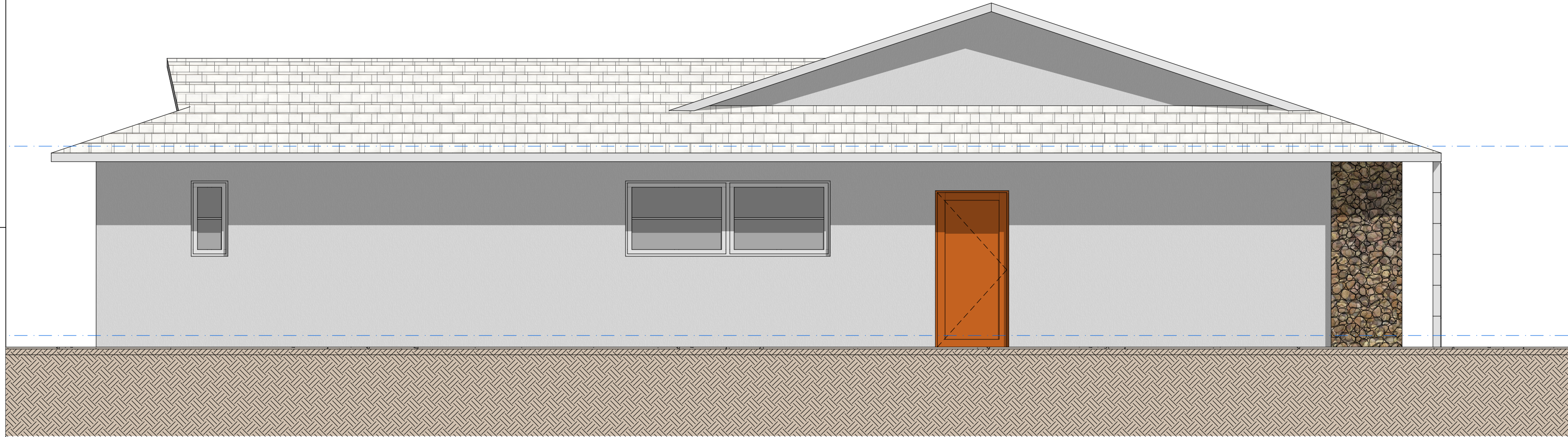
Existing East (Front) Elevation

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



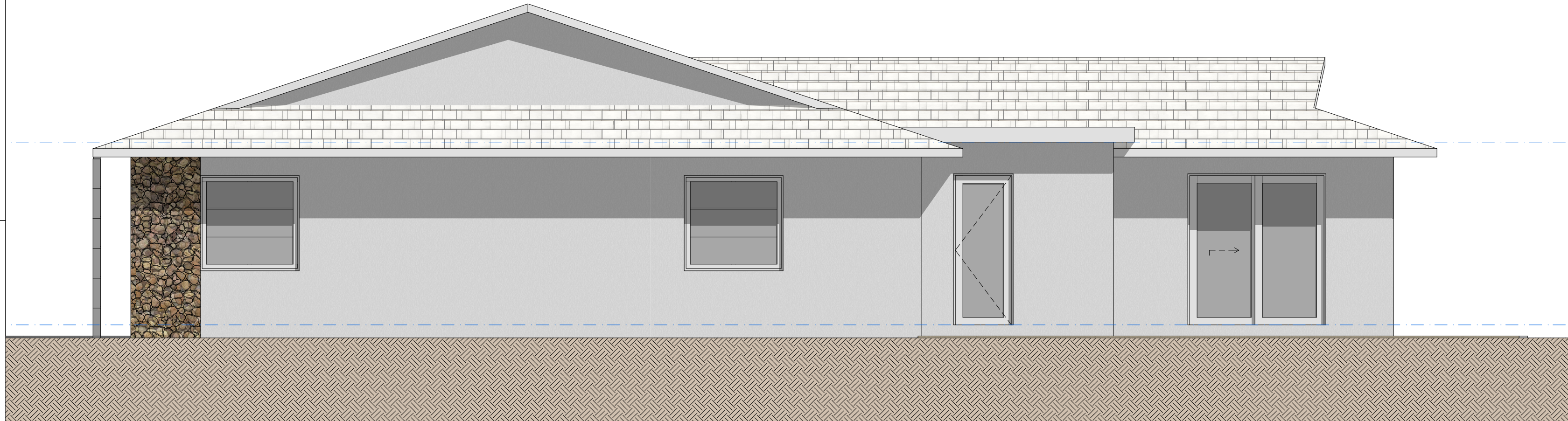
Existing West (Rear) Elevation

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



Existing South (Side) Elevation

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



Existing North (Side) Elevation

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



441 Apollo Dr



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Ralph Cantin A.I.A.
FL Lic. AR0015176
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(561) 310-8039
ralphcantin@gmail.com

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Issues & Revisions

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Existing Elevations

Juno Beach ARB

Project No. 295 Rosetti

Sheet Date 5/13/25

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Sheet No.

A201b



Ralph Cantin
Architect, Inc.

Ralph Cantin A.I.A.
FL Lic. AR0015176
150 Windward Drive
Palm Beach Gdns, FL 33418
(561) 310-8039
ralphcantin@gmail.com

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Issues & Revisions

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Proposed Elevations

Juno Beach ARB

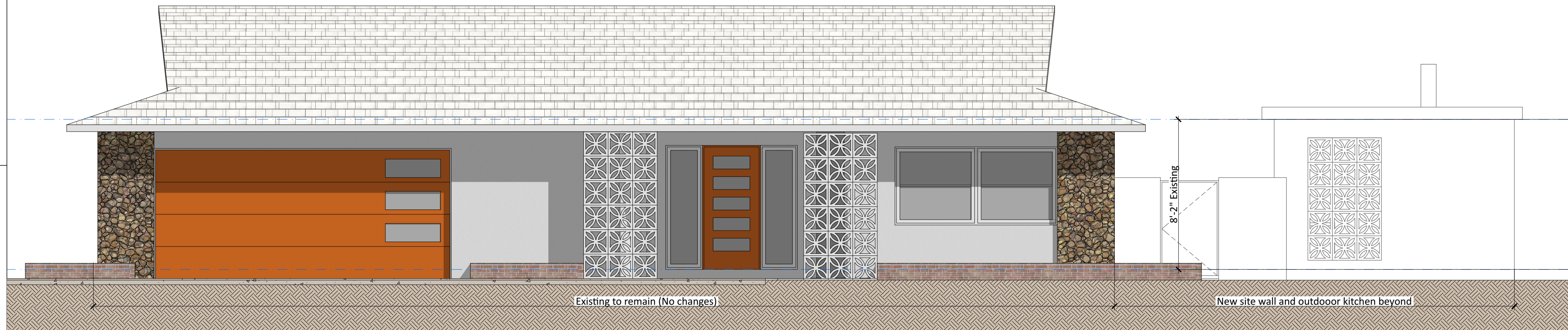
Project No. 295 Rosetti

Sheet Date 5/13/25

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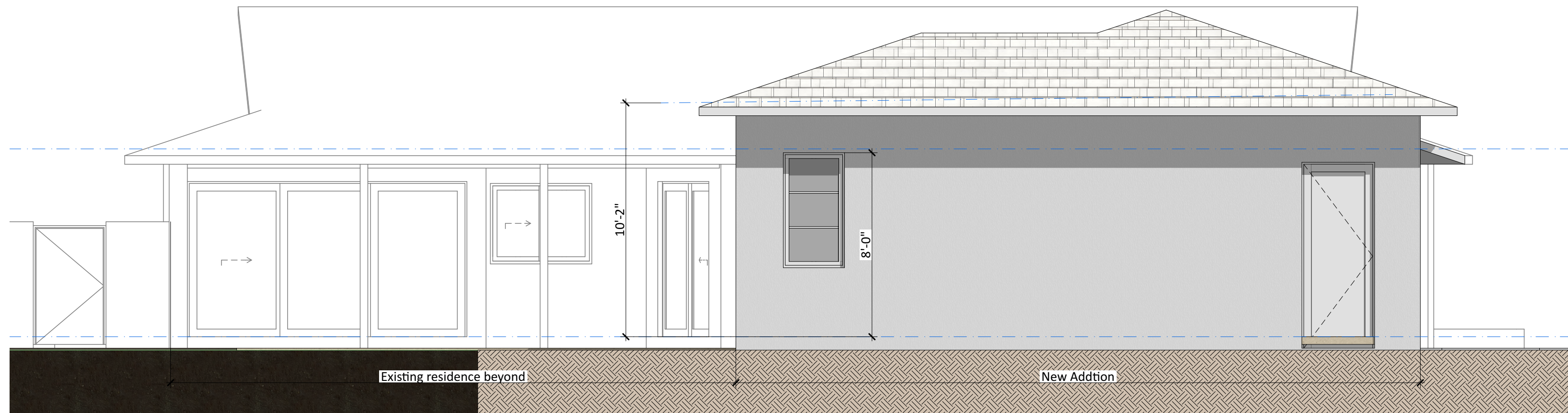
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A201



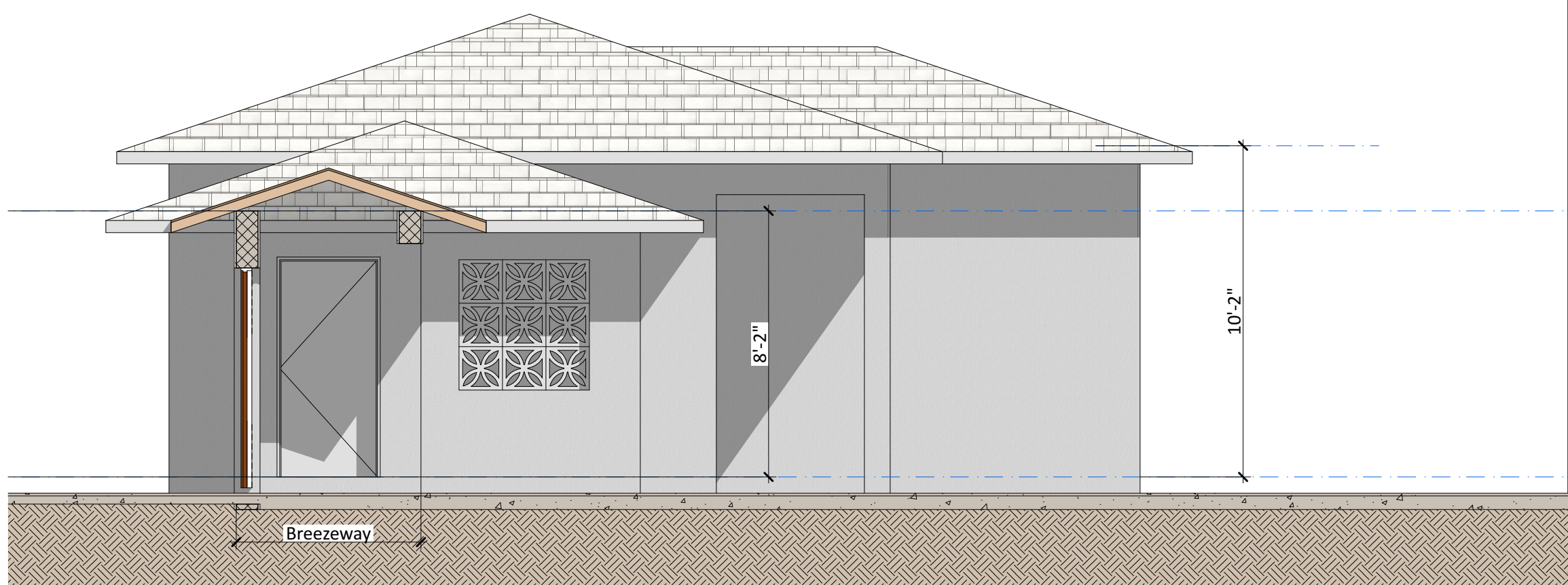
Proposed East (Front) Elevation

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



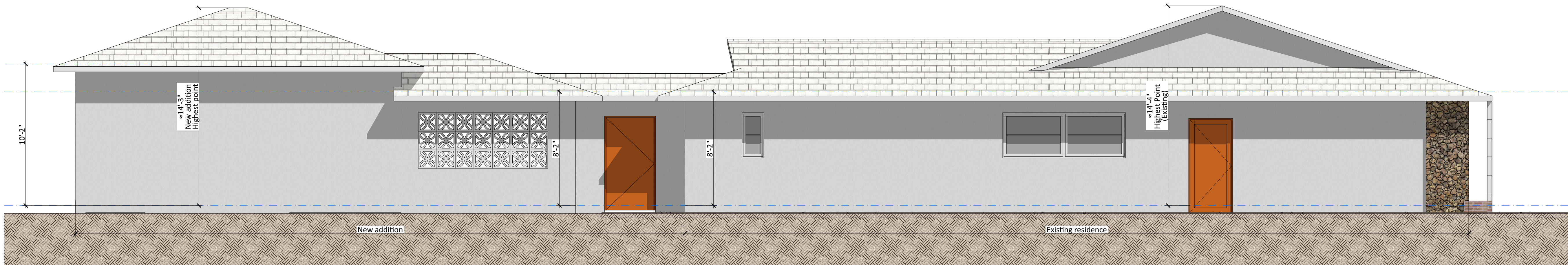
Proposed West (Rear) Elevation

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



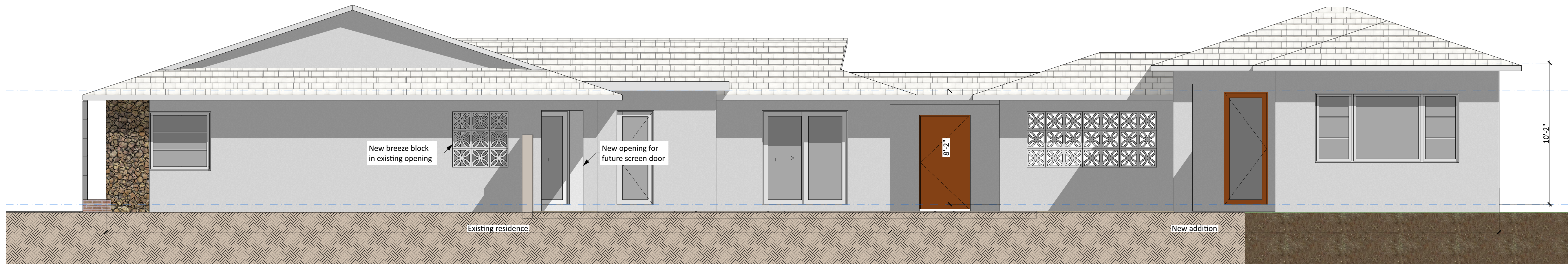
Proposed East (Courtyard) Elevation

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



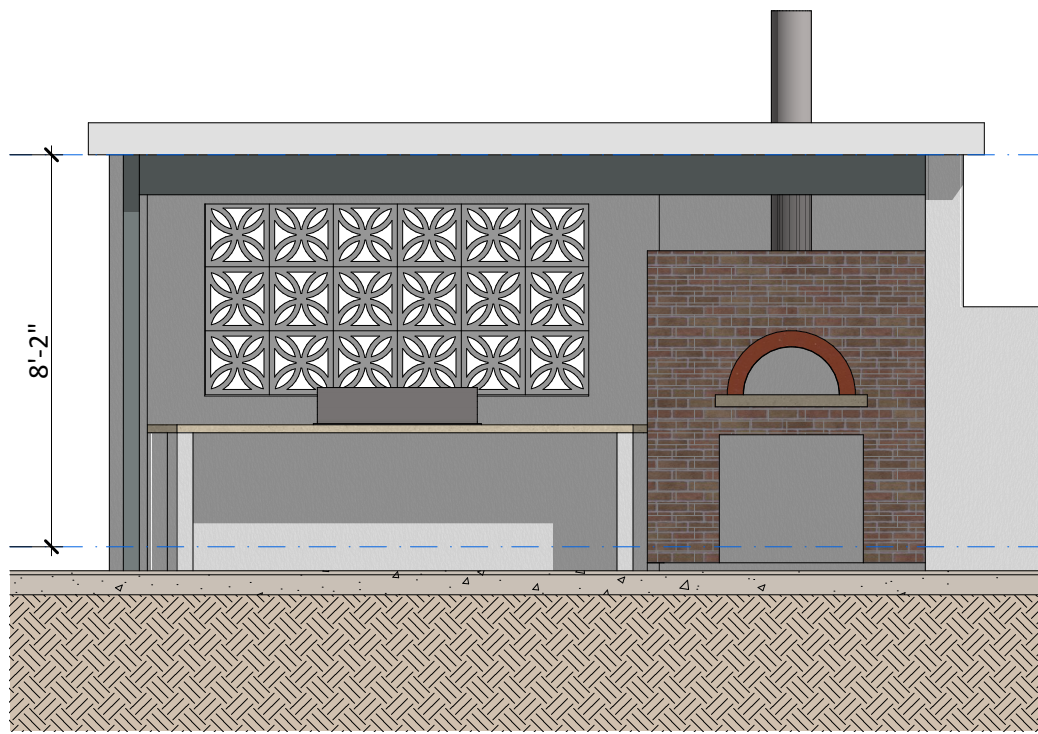
Proposed South (Side) Elevation

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

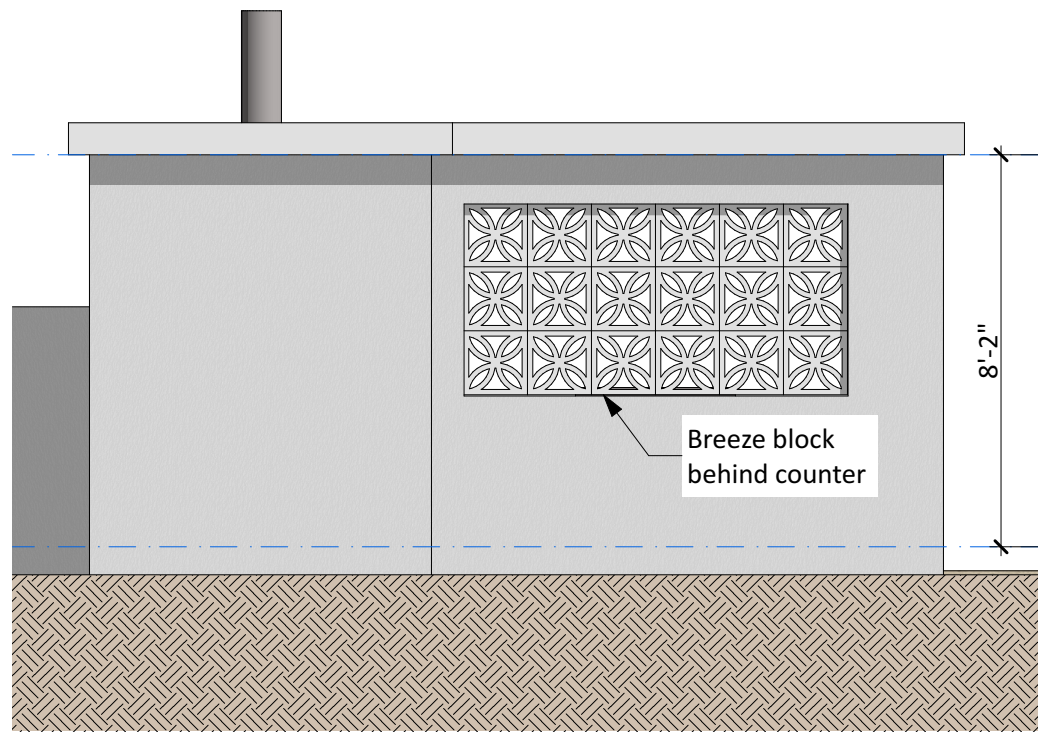


Proposed North (Side) Elevation

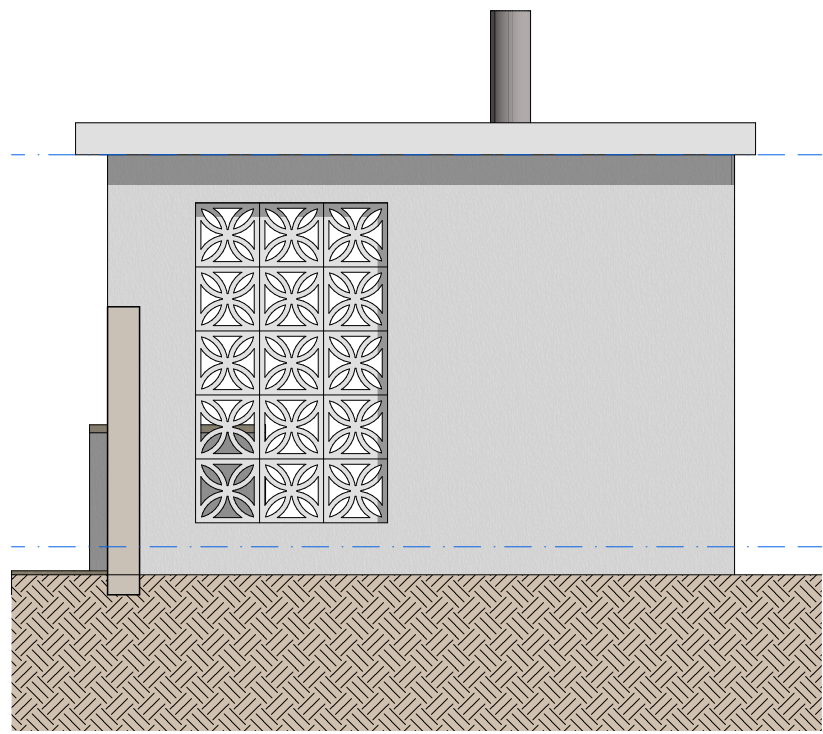
Scale: 1/4" = 1'-0"



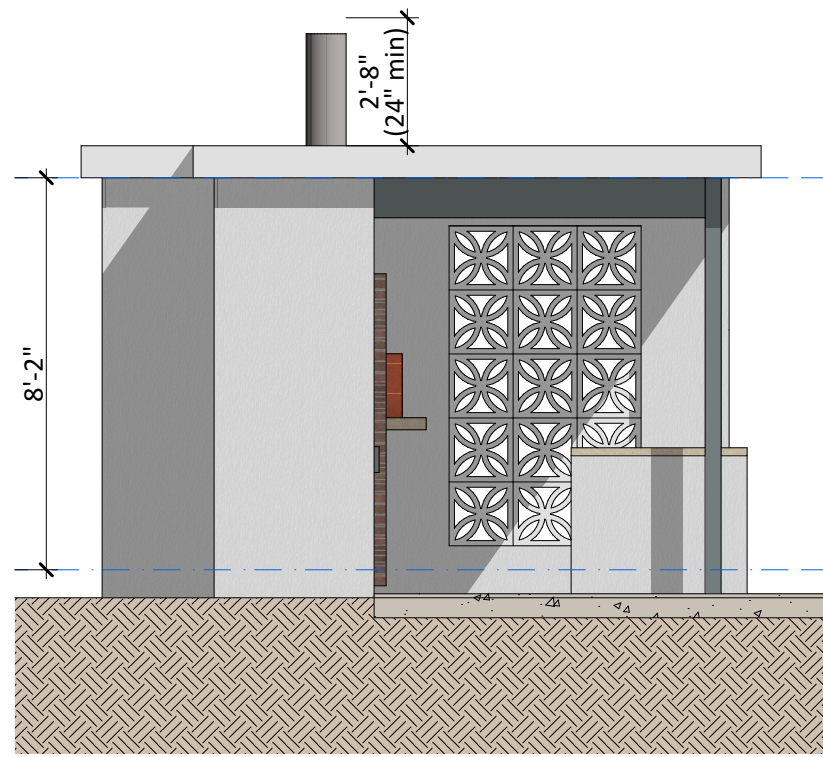
Proposed Outdoor Kitchen South Elevation
Scale: 1/4" = 1'-0"



Proposed Outdoor Kitchen North Elevation
Scale: 1/4" = 1'-0"



Proposed Outdoor Kitchen East Elevation
Scale: 1/4" = 1'-0"



Proposed Outdoor Kitchen West Elevation
Scale: 1/4" = 1'-0"



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Issues & Revisions

ID	Date	Description
JB-ARB	5/13/25	Transmittal Set

Sheet Name

Outdoor Kitchen
Elevations

Juno Beach ARB

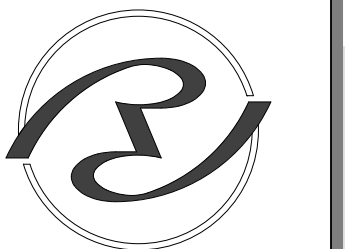
Project No. 295 Rosetti

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Sheet No.

A202



Ralph Cantin
Architect, Inc.

Ralph Cantin A.I.A.
FL Lic. AR0015176
150 Windward Drive
Palm Beach Gdns, FL 33418
(561) 310-8039
ralphcantin@gmail.com

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Rosetti Residence

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Issues & Revisions		
ID	Date	Description
JB-ARB	5/13/25	Transmittal Set

Sheet Name
3D Views

Juno Beach ARB
Project No. 295 Rosetti
Sheet Date 5/13/25
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Sheet No.

A203