

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 clonavis 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

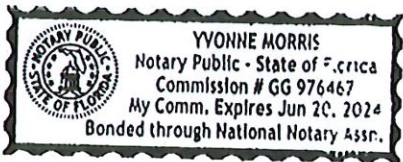
Applicant

[Signature]
Witness

[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,

A handwritten signature in black ink, appearing to read 'KMS', with a horizontal line extending from the end.

KEITH M. SPINA
CEO