



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: 28-43-41-28-02-0000 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.

401 Zenith Lane, Juno Beach, FL 33408

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 &lt;cthompson@juno-beach.fl.us&gt;

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## 401 Zenith Lane Square Feet Clarification

1 message

Jorge Perez &lt;jlperezinc@outlook.com&gt;

Tue, Oct 24, 2023 at 9:38 AM

To: "cthompson@juno-beach.fl.us" &lt;cthompson@juno-beach.fl.us&gt;, "ihickey@juno-beach.fl.us" &lt;ihickey@juno-beach.fl.us&gt;

Cc: Stephan Claren &lt;stephan@clarenarchitecture.com&gt;

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

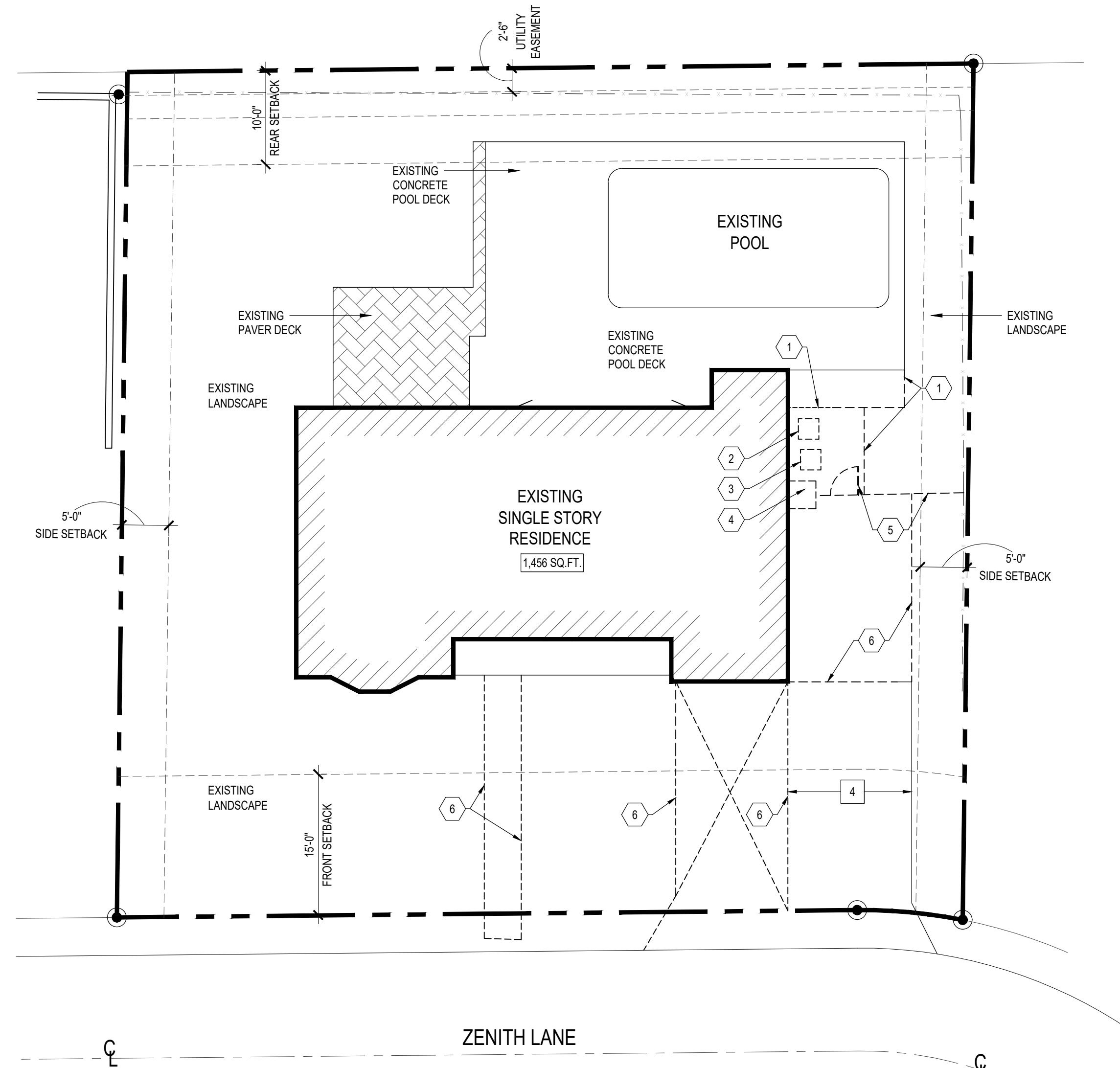
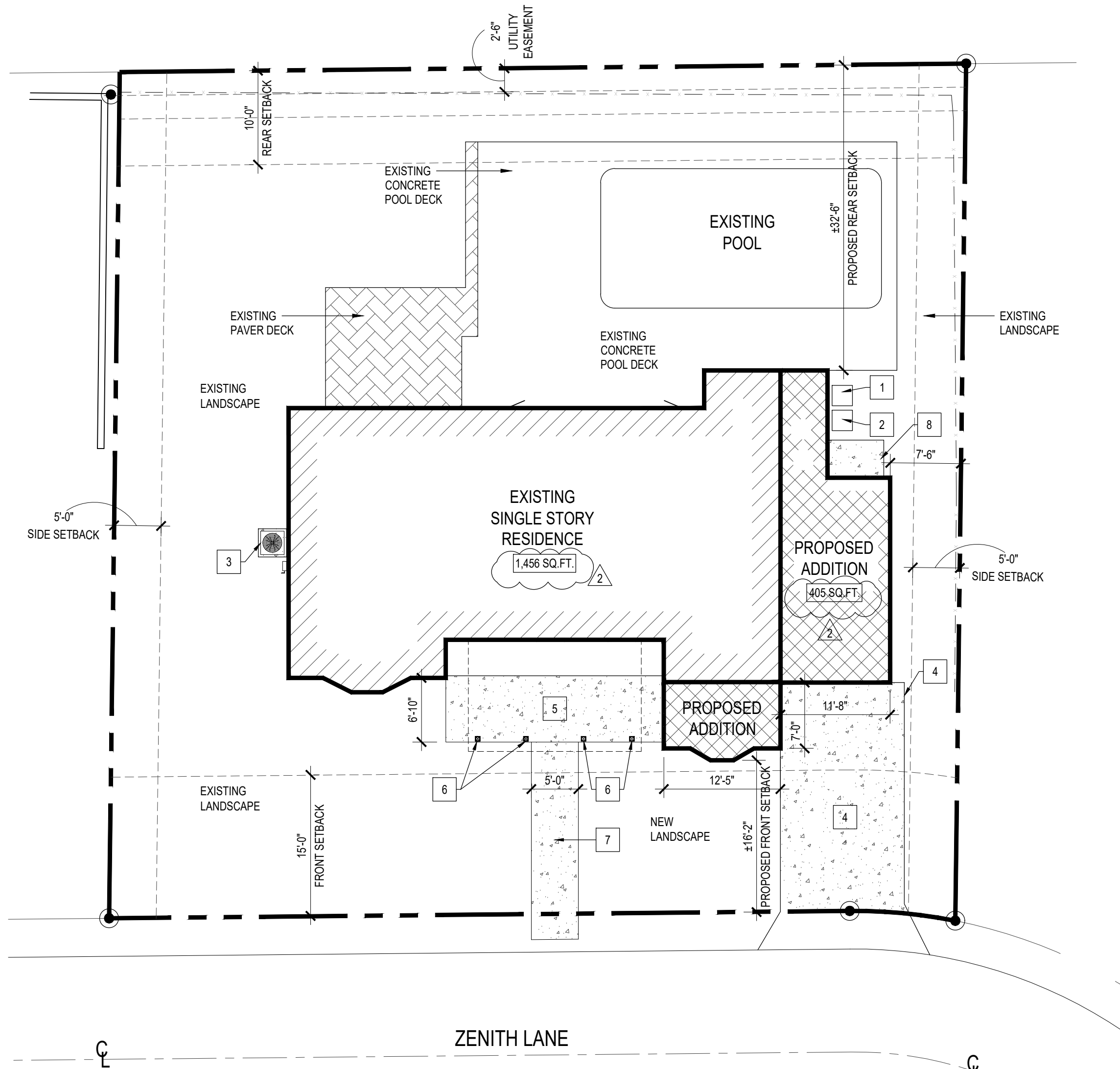
[JLPerezInc@bellsouth.net](mailto:JLPerezInc@bellsouth.net)

561-609-8410

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 REVISED\_SP-1 (1).pdf  
662K





SITE PLAN DEMOLITION KEY NOTES

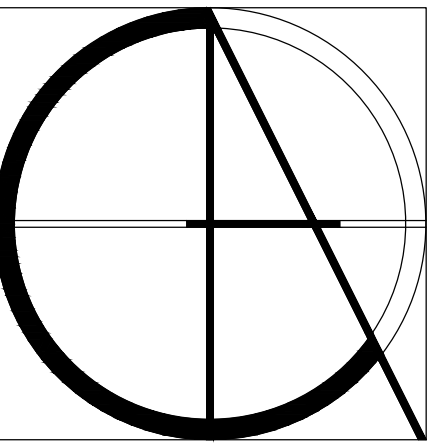
- EXISTING TO BE REMOVED
- 1 REMOVE PORTIONS OF EXISTING CONCRETE SLAB TO ACCOMMODATE NEW CONSTRUCTION. FIELD VERIFY.
- 2 REMOVE AND RELOCATE EXISTING WATER FILTRATION SYSTEM AND ASSOCIATED CONNECTIONS. CAP AS REQUIRED.
- 3 REMOVE EXISTING CONDENSER AND ASSOCIATED CONNECTIONS. REMOVE EXISTING CONCRETE 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.

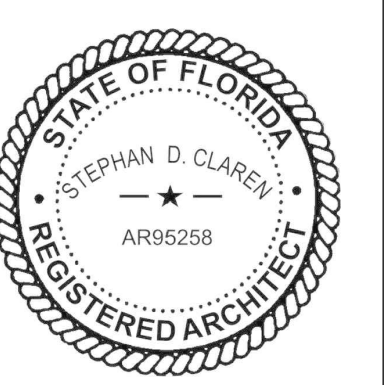
SITE DATA TABLE

	RS-2 REQUIRED / ALLOWED (Zenith Ln.)	RS-2 PROPOSED (Zenith Ln.)
Minimum lot area	8,000 sq. ft.	8,104 sq. ft.
Minimum lot width	75 ft.	90 ft.
Minimum lot depth	90 ft.	90 ft.
Maximum density	4 units/acre	N/A
Minimum front setback	15 ft. (A), (B), (C)	16 ft.
Minimum side setback	15 ft. total, 5 ft. per side (A)	18.4 ft. Left side / 7'-3" Right side
Minimum rear setback	10 ft. (B)	32 ft.
Maximum height	2 stories, 30 ft. (D)	1 story, 12 ft. (B)
Maximum tower height	None, but must be in proportion with rest of building	N/A
Maximum tower area	225 sq. ft.	N/A
Maximum coverage	35%	23%
Minimum ocean setback	50 ft. west of CCCL	>50 ft. west of CCCL
Minimum living area (habitable space)		
1-bedroom	1,000 sq. ft.	N/A
2-bedroom	1,200 sq. ft.	N/A
3-bedroom	1,400 sq. ft.	1,581 sq. ft.
Maximum building dimension	100 ft.	64 ft.
Minimum landscaping requirement	25%	45%
Minimum parking requirements	2 spaces/unit (C)	2 spaces/unit
Loading	N/A	N/A
High-rise setback	N/A	N/A
Minimum accessory structure setback	5 ft. (E)	N/A
Accessory structure maximum height	12 ft.*	N/A
Accessory structure maximum building dimension	12 ft.** (F)	N/A



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

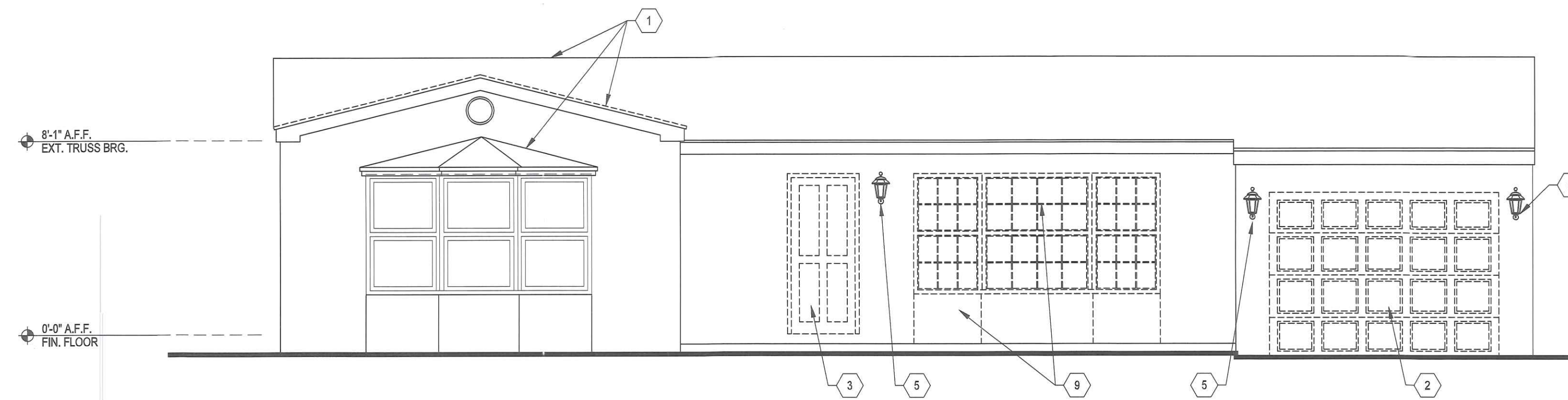
Remodel / Addition for:  
**Michael Nigro**  
401 Zenith Lane  
Juno Beach, FL 33408



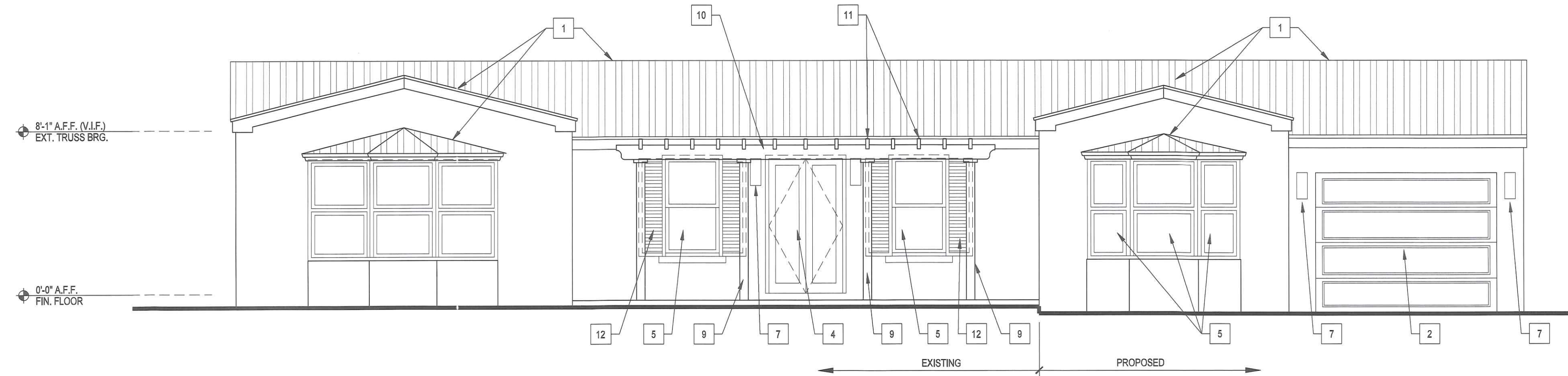
PROJECT #	23-039
DATE	9-8-2023
REV #	DATE
2	ZONING COMMENTS 10-23-2023
3	
4	
5	
6	
7	
8	

SHEET #  
**SP-1**

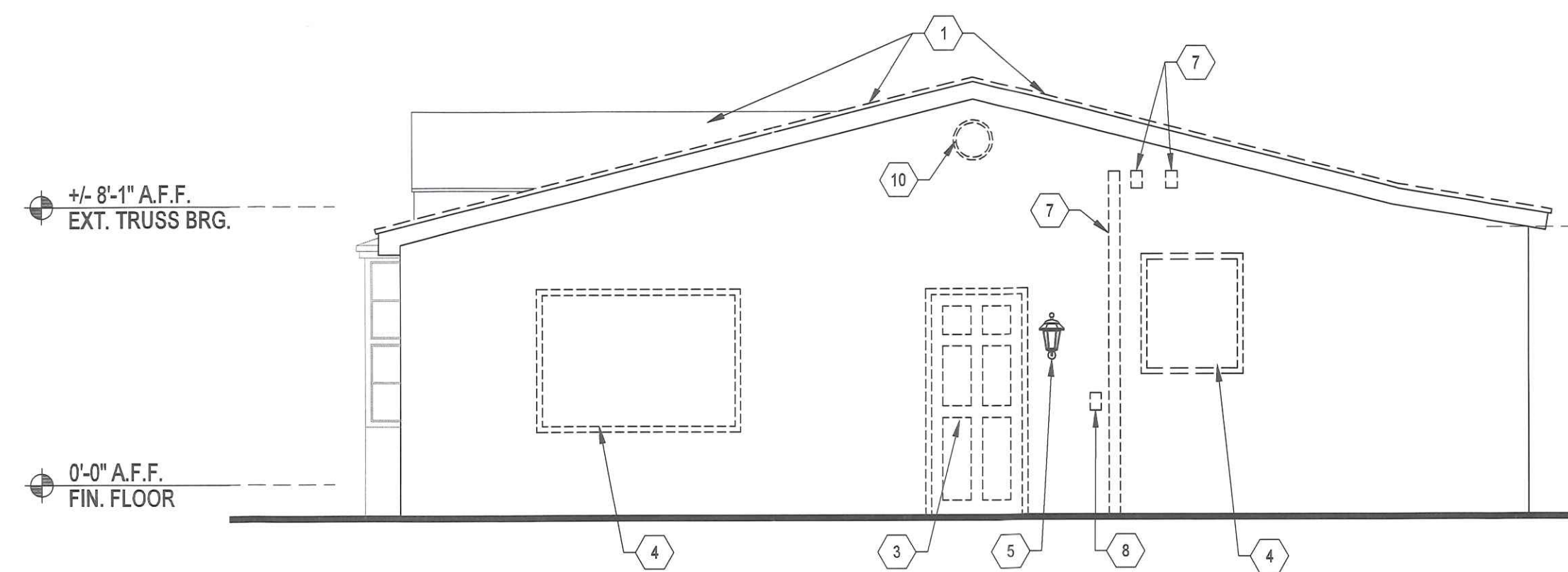




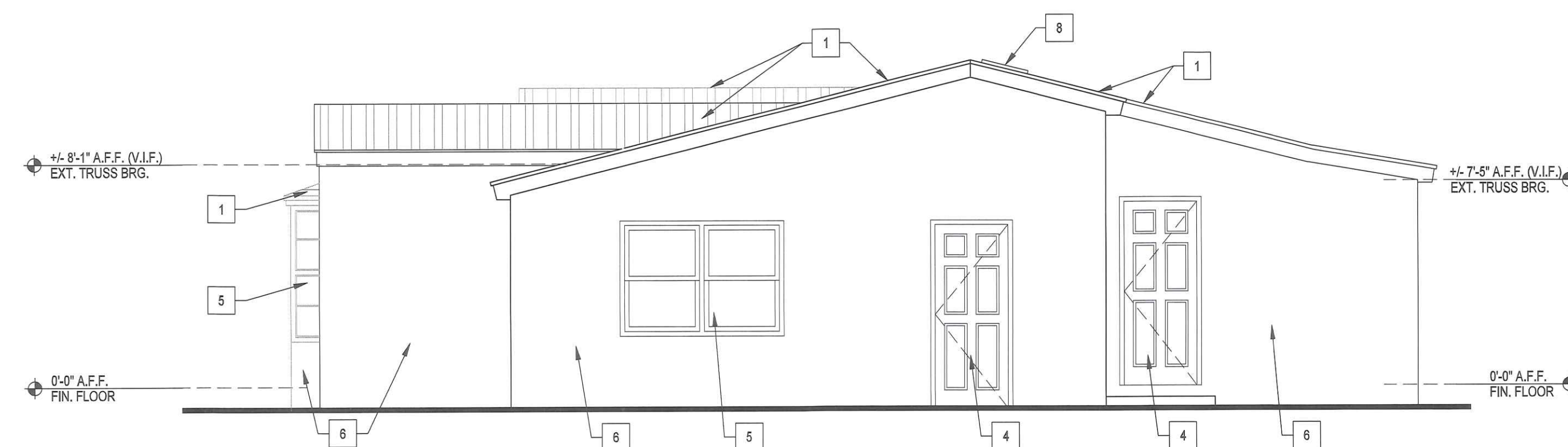
**01 EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



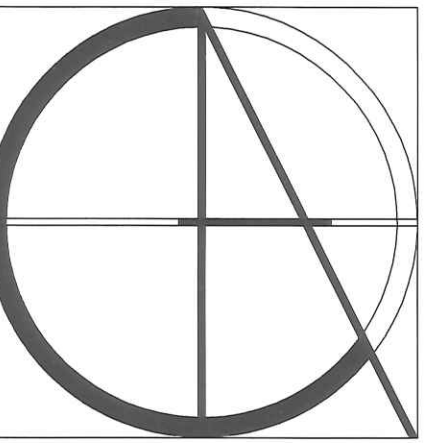
**04 PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**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 TRELLIS @ 10" O.C.
- 12 ALUMINUM DECORATIVE SHUTTERS
- 13 NEW SHOWER HEAD AND CONTROLS. COORDINATE WITH PLUMBER

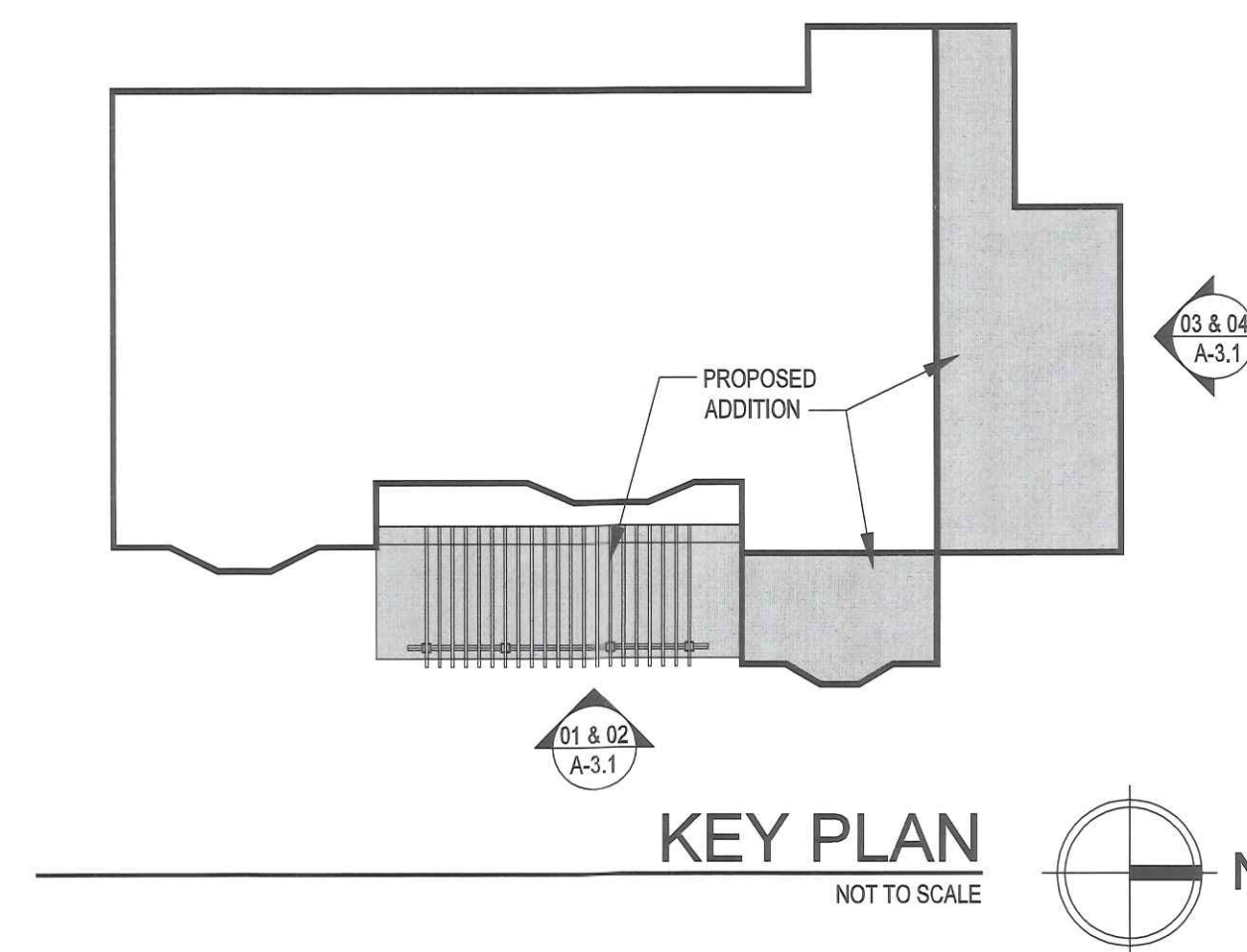
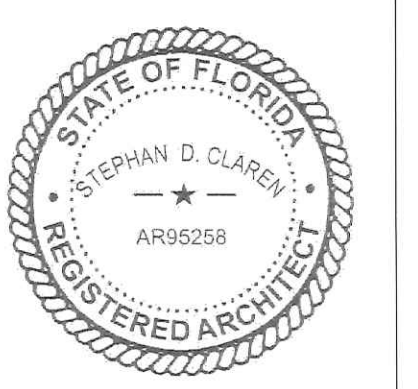


**Claren Architecture + Design, Inc.**

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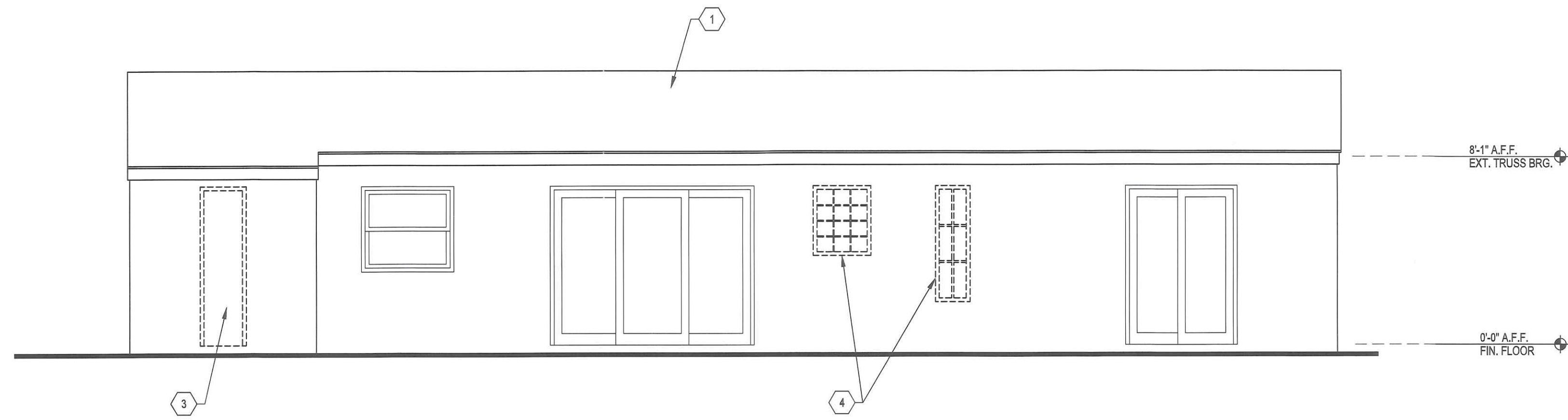


PROJECT #	23-039
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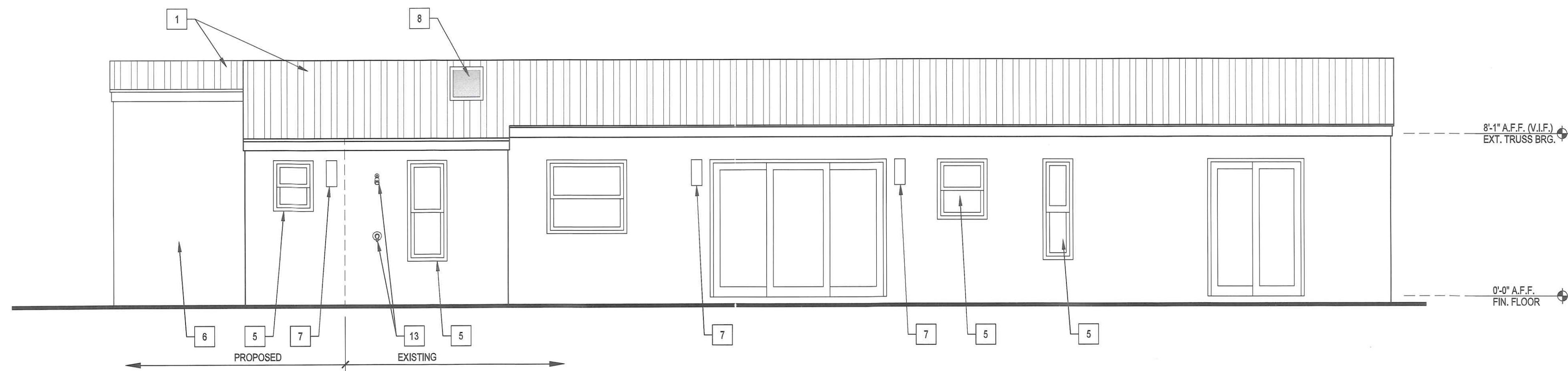
**A-3.1**

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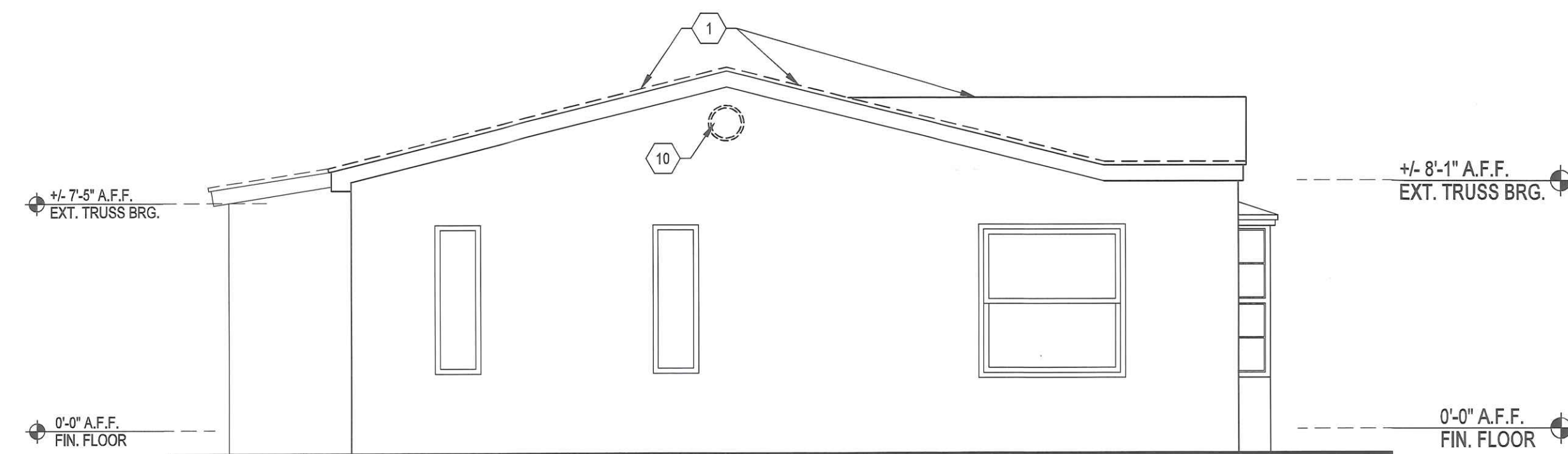




**01 EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



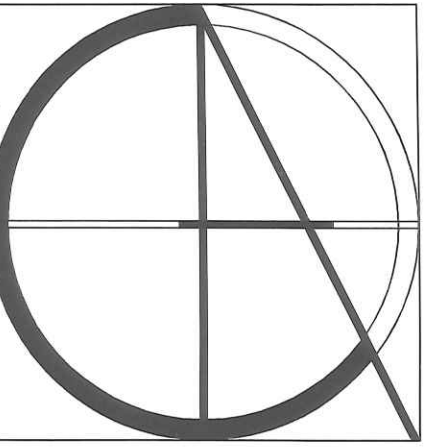
**04 PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**DEMOLITION ELEVATION KEY NOTES**

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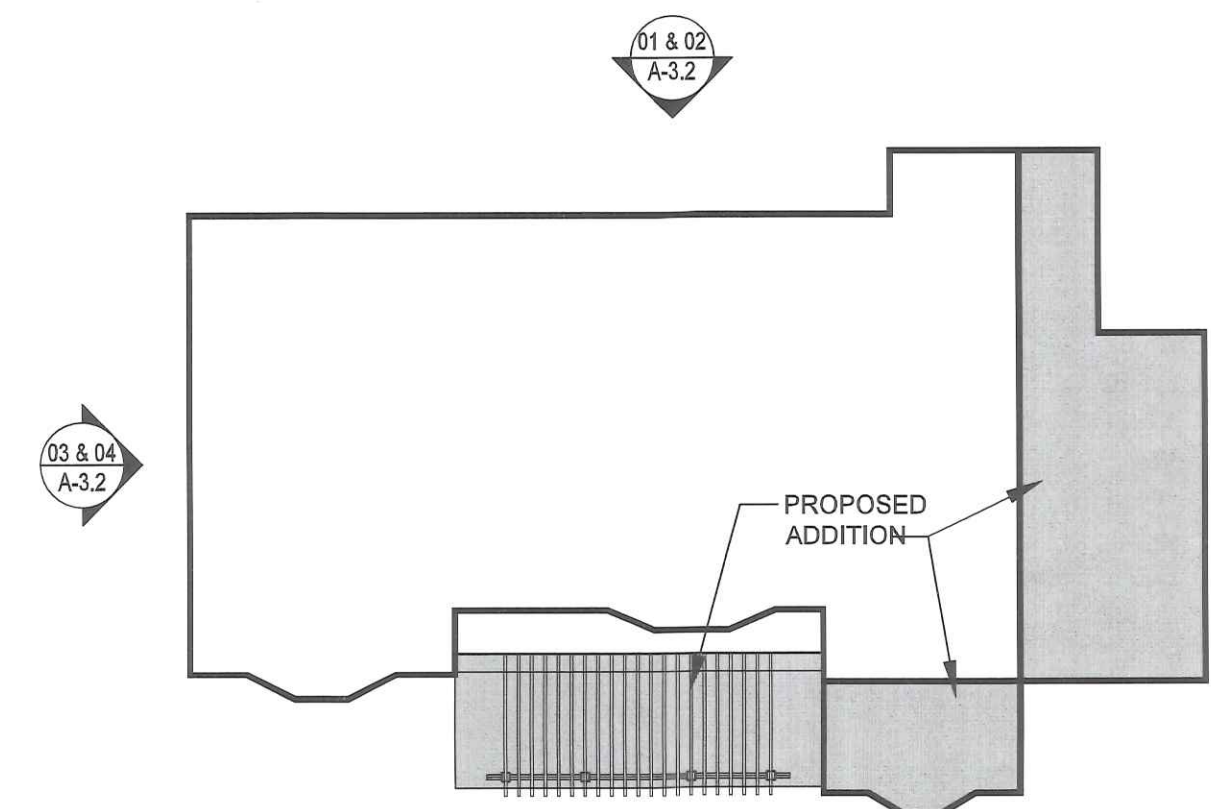
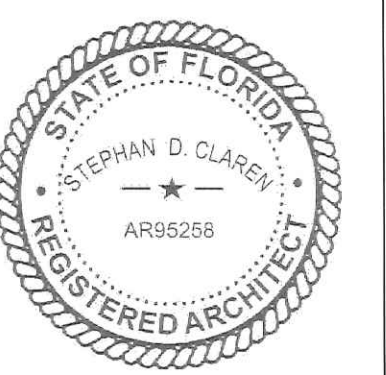


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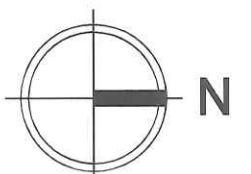
AA26002865  
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**KEY PLAN**  
NOT TO SCALE



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

**A-3.2**

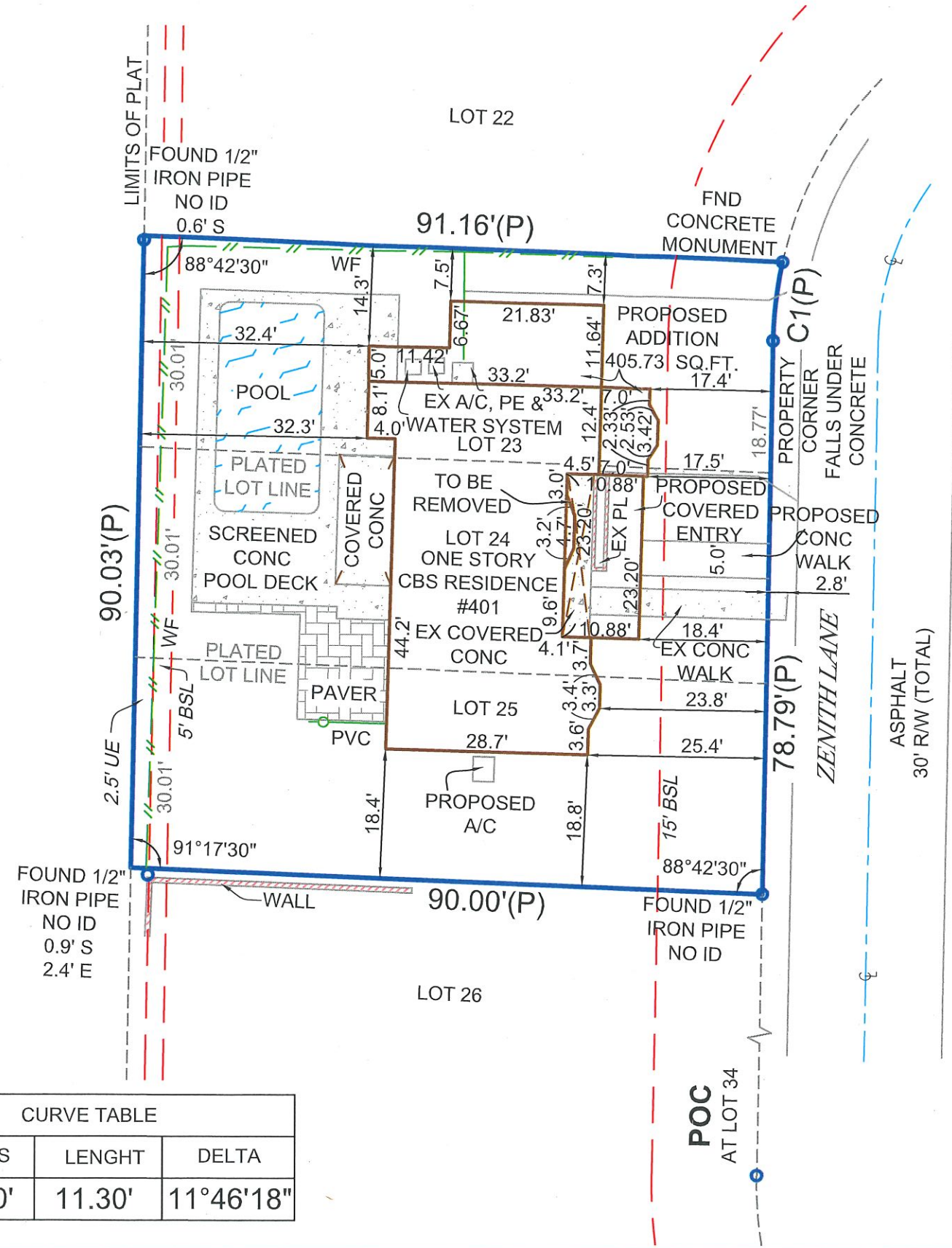
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- GENERAL LEGEND:**
- A/C = AIR CONDITIONER
  - AF = ALUMINUM FENCE
  - BCR = BROWARD COUNTY RECORDS
  - BM = BENCHMARK
  - BSL = BUILDING SETBACK LINE
  - CB = CATCH BASIN
  - CBS = CONCRETE BLOCK STRUCTURE
  - CBW = CINDERBLOCK WALL
  - CHATT = CHATTAHOOCHEE
  - 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	LENGT	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.

**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:	SCALE: 1" = 20'
BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS	CADD: NM
COMMUNITY #: 120208	PLOT PLAN ADDED	CHECKED BY: EWD
PANEL & SUFFIX: 0381 F		INVOICE #: 23-58786
DATE OF FIRM: 10/5/2017		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





RECEIVED  
OCT 10 AM 10:52

For realtor.com - 05/03/2023  
Sanchez, 352-661-1111





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



TOWN OF JUNO BEACH  
RECEIVED

2023 OCT 10 AM 10:53





