TOWN COUNCIL REGULAR MEETING

REVISED AGENDA

October 22, 2025 at 5:00 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: If any person decides to appeal any decision of the Town Council 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/@townofjunobeach477/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); make a 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 5:00pm and no other entries will be permitted.**

All matters listed under Consent Agenda, are considered to be routine by the Town Council 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

PRESENTATIONS

1. Palm Beach Metropolitan Planning Organization Presentation

COMMENTS FROM THE TOWN MANAGER, 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 Town Council). Town Council will not discuss these items at this time.

CONSENT AGENDA

2. Town Council Meeting Minutes for September 24, 2025
3. Proclamation – Florida City Government Week 2025
4. Proclamation – Veterans Day
5. Town Event Dates for 2026
6. Special Event Request - 2025 Palm Beach Holiday Boat Parade
7. Special Event Request - Holy Spirit Lutheran Church Christmas Eve Eve Service
8. Memorandum of Understanding - Health Care District of Palm Beach County
9. Year to Date (YTD) Financial Statements

COUNCIL ACTION/DISCUSSION ITEMS

10. Kagan Park Discussion
11. Discussion on Record Keeping
12. The Waterford Major Modification to a Planned Unit Development with Special Exception
13. Lawsuit Challenging SB 180
14. Selection of Panelists to Participate in Master Development Plan Forum Work Session & Scheduling of Forum Date
15. Frenchman's Creek Charity Foundation, Inc. Donation
16. Contract for Professional Legal Services

COMMENTS FROM THE COUNCIL

ADJOURNMENT

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: Andrea Dobbins, Project/Risk Manager

Item Title: Palm Beach Metropolitan Planning Organization Presentation

DISCUSSION:

Mr. Brian Ruscher, AICP, Deputy Director of Multimodal with the Palm Beach Metropolitan Planning Organization is here to provide an update on the Florida Greenway and Trails System.

ATTACHMENTS:

PowerPoint presentation by Brian Ruscher

Florida Greenway and Trails System Updates

PALM BEACH
Metropolitan Planning
Organization

Juno Beach Town Council

OCTOBER 22, 2025

Statewide Trail Planning

Florida Greenways and Trails Council (FDEP)

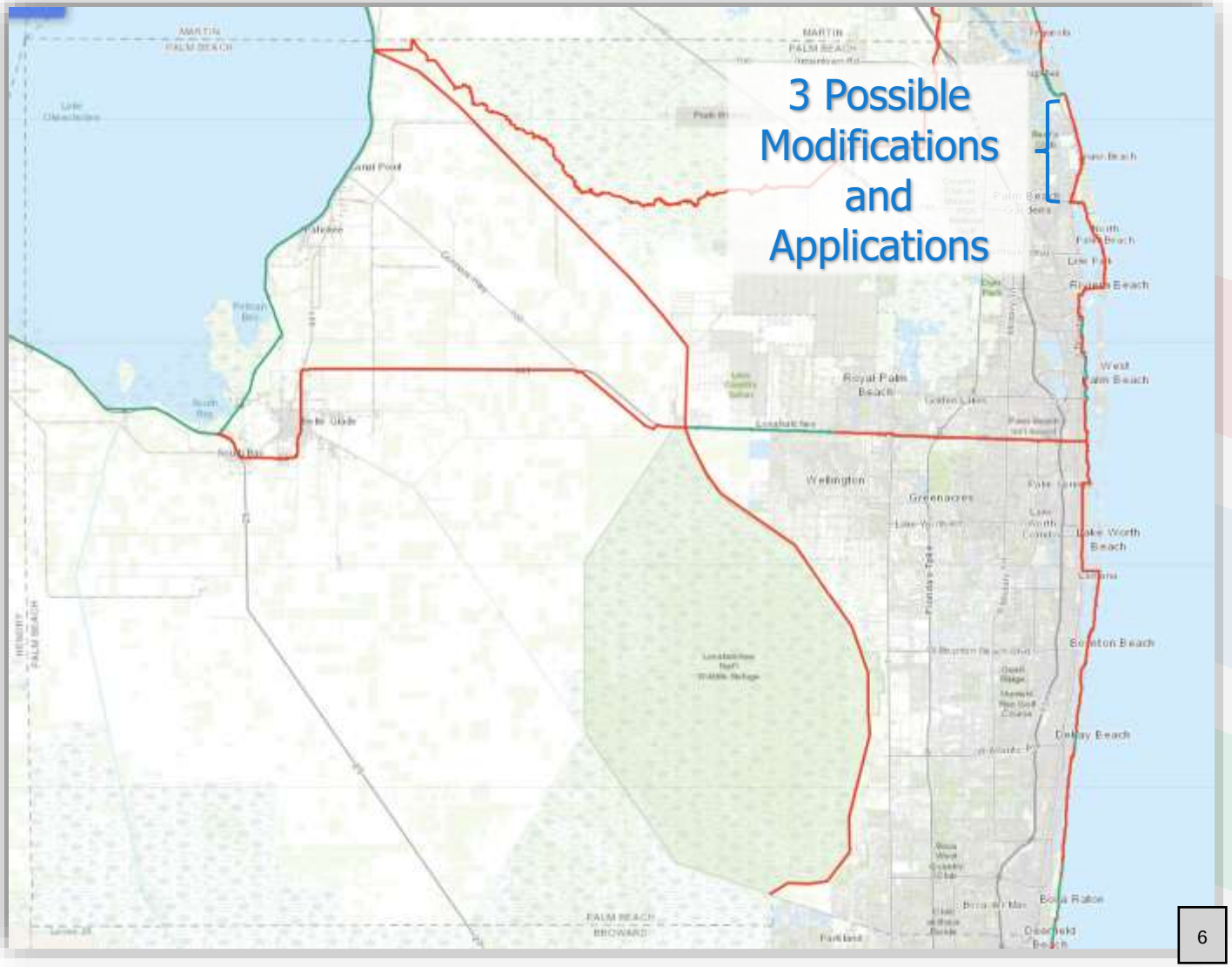
- Approves Priority Networks (Paved, Unpaved, Paddle Trails)
- Updated every 5 years
- Florida Department of Environmental Protection + Greenways and Trails Council

Shared-Use Nonmotorized Trail Program (FDOT)

- $50M/Annually for Paved FGTS Trail Network (+ legislative support)
- Funds are divided between 2 regional trails and other statewide projects
- Annual funding program (funds concept to construction)
- Requires maintenance commitment

MPO Role

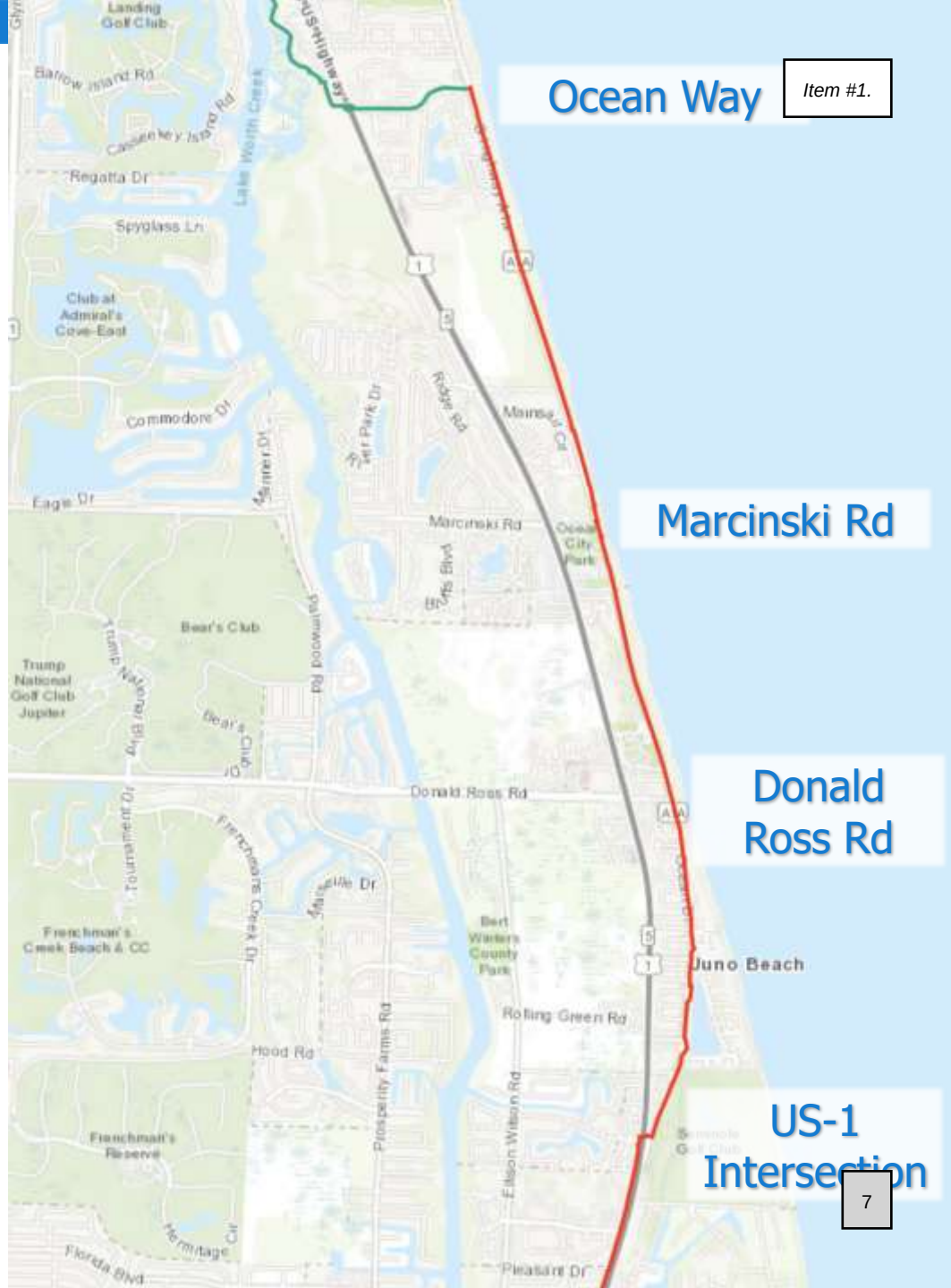
- Help Communities Close "Gaps"
- Priority Project List
- Facilitate difficult conversations
- Utilize funding efficiently



Current "Trail" Alignment

A1A from Ocean Way to Ocean Drive

- Competing demand for the public space
- Limited Right-of-Way
- US 1 utilized North and South of the existing "Gap" to PGA Bvld
- Any change requires feedback from Jupiter, Juno Beach, and Palm Beach County



A1A Limitations

Limited Resources

Enforcement + Signage are good approaches, but effects are marginal and time limited

Competing Demands

Limited right-of-way + Popularity of A1A

Photos courtesy of the Palm Beach Post

Current Conditions

A1A from Ocean Way to Juno Beach (approx.)

- Limited right-of-way: parking, travel lanes, bike lane, sidewalks, drainage
- High demand for daily recreational activity (competing needs)

Current Conditions

Juno Beach

- Limited right-of-way: travel lanes, bike lane, sidewalks, drainage
- High demand for daily recreational activity (competing needs)
- Residential development + Town Popularity

US-1 Overview map

: US-1

: City Boundary

Planning Agency

- FDOT funding for only one sidewalk widening
- Bicycle lanes improved would be a future project
- Landscaping and maintenance costs

Existing typical street section of US-1 through Juno Dunes Natural Area looking north

Focus area is widening Sidewalk

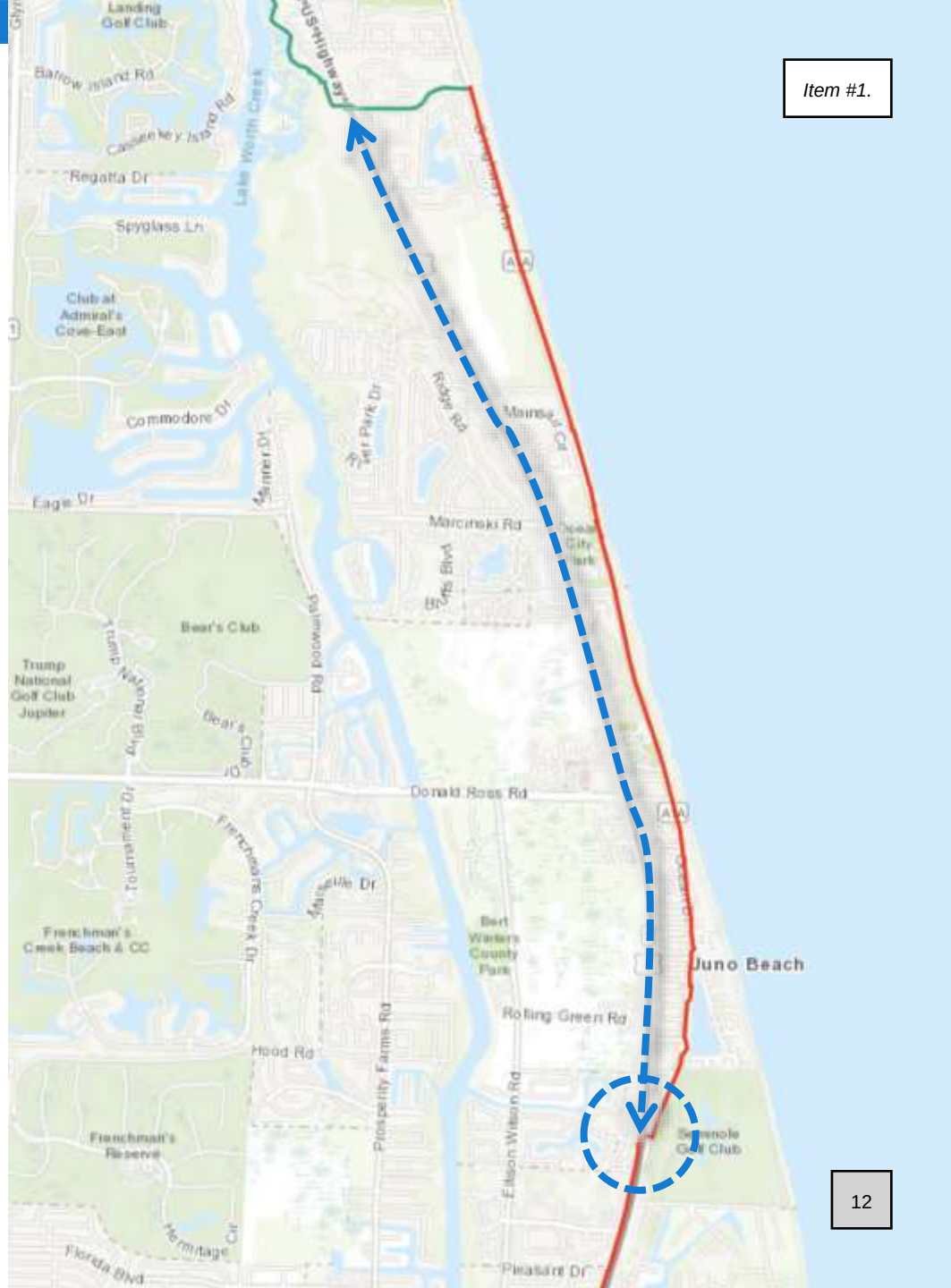
Proposed typical street section of US-1 through Juno Dunes Natural Area looking north

MPO Requests for Consideration

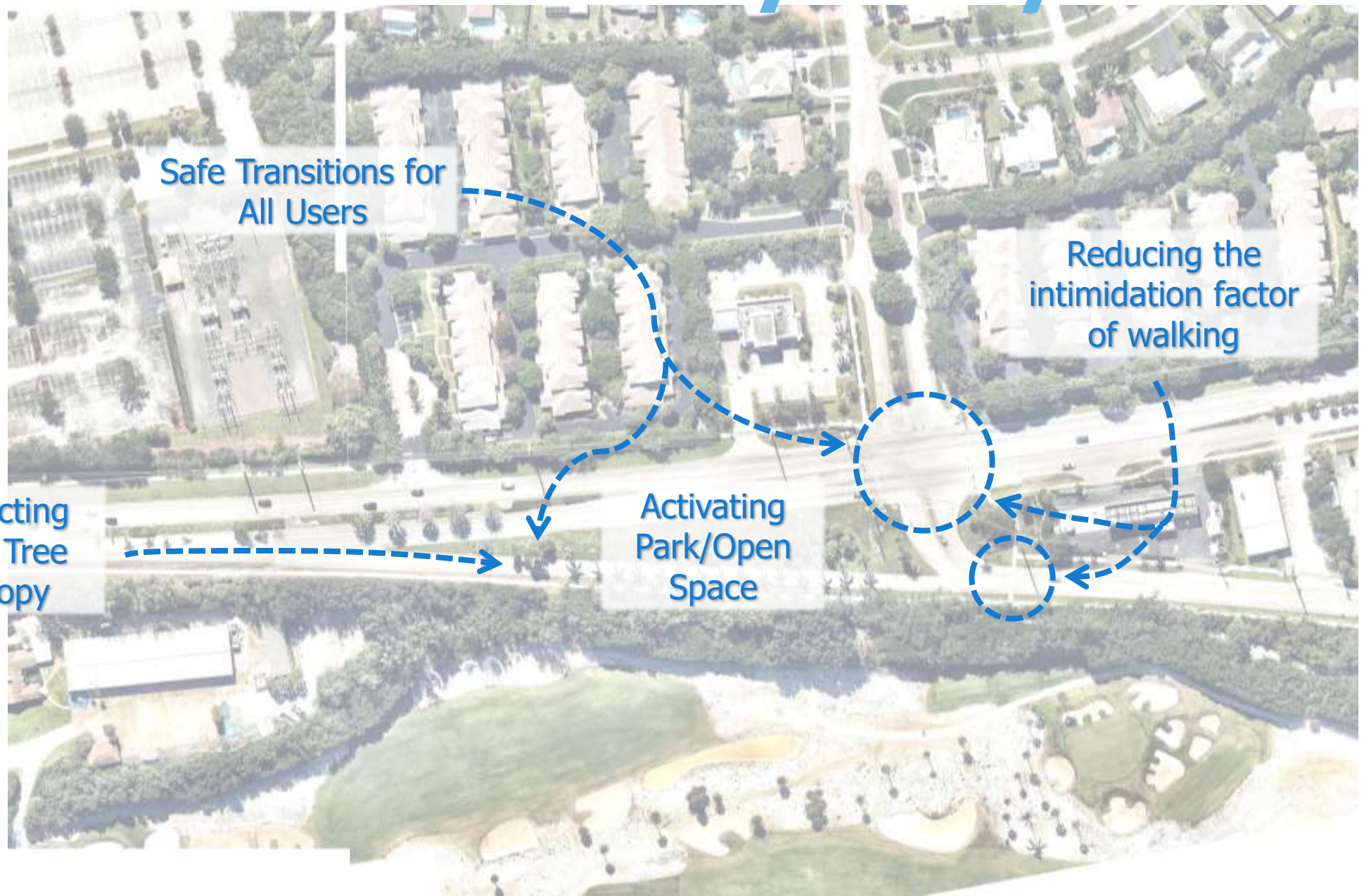
Request: Shift the statewide Trail corridor from Ocean Drive to US-1

Process: MPO drafts backup for Support by Town Staff and Elected Leaders (Letter + Map)

If alignment is accepted, apply for *Feasibility Study* to ensure drainage, ROW, crossings, & public support for the trail



Need for a Feasibility Study



PALM BEACH
Metropolitan Planning
Organization

TOWN COUNCIL REGULAR MEETING MINUTES

September 24, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT:	PEGGY WHEELER, MAYOR JOHN CALLAGHAN, VICE MAYOR DIANA DAVIS, VICE MAYOR PRO TEM MARIANNE HOSTA, COUNCILMEMBER DD HALPERN, COUNCILMEMBER
ALSO PRESENT:	ROBERT A. COLE, TOWN MANAGER LEONARD RUBIN, TOWN ATTORNEY CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK FRANK DAVILA, DIRECTOR OF PLANNING & ZONING ANDREA DOBBINS, PROJECT/RISK MANAGER NICOLE LONG, ADMINISTRATIVE SECRETARY TO TOWN CLERK

CALL TO ORDER – 5:30OPM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have Item #14 moved up to after Item #10.

COMMENTS FROM THE TOWN MANAGER, 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 Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:33pm.

Public Comments Closed at 6:08pm.

CONSENT AGENDA

1. Town Council Meeting Minutes for August 26, 2025
2. Work Session – Master Plan Development Discussion Minutes for September 3, 2025
3. Town Council Meeting Minutes for September 8, 2025

4. Special Town Council Meeting Minutes for September 16, 2025
5. Palm Beach County Interlocal Agreement- Internet and Phone Services
6. Year to Date (YTD) Financial Statements
7. Memorandum of Understanding related to storm debris sites
8. Asset Disposals

MOTION: *Halpern/Callaghan made a motion to approve the consent agenda as amended to include a hard copy of Councilmember Halpern's statement to the September 16, 2025 Town Council Meeting minutes.*

ACTION: *The motion passed unanimously.*

COUNCIL ACTION/DISCUSSION ITEMS

9. 2nd Budget Hearing – Approving the Millage Rate and Budget for FY 2025-2026

MOTION: *Halpern/Hosta made a motion to approve Resolution No. 2025-14 setting the millage tax rate at 1.8195 mills which is 5.67% above the rolled-back rate of 1.7219.*

ACTION: *The motion passed unanimously.*

Mayor Wheeler, Vice Mayor Callaghan, and Vice Mayor Pro Tem Davis gave consensus to have staff provided an update on the Treasure Coast Regional Planning Council's contract & timeline.

MOTION: *Halpern/Hosta made a motion to approve Resolution No. 2025-15 adopting the FY 2025-2026 annual budget of $10,645,492.*

ACTION: *The motion passed unanimously.*

10. Renovation of Dune Walkover Structure and Drainage Improvements; JB0

MOTION: *Halpern/Hosta made a motion to award the contract for services to renovate the Donald Ross Road Dune Walkover JB0 to Underwater Engineering Services, Inc (UESI) in an amount not to exceed $346,361, which includes the base bid of $314,874 plus a 10% contingency, with the additional $96,361 to come from the One Cent Surtax Fund.*

ACTION: *The motion passed unanimously.*

14. Council Discussion on Site Plan and Appearance Review for Single Family Homes

(See attached handouts from Vice Mayor Callaghan and Vice Mayor Pro Tem Davis.)

MOTION: *Halpern/Davis made a motion to join Senate Bill 180 lawsuit.*

Council gave unanimous consensus to defer the voting on this motion to Comments from Council.

Mayor Wheeler recessed the meeting at 7:47pm.

Mayor Wheeler reconvened the meeting at 7:55pm.

MOTION: *Davis/Halpern made a motion to continue using the existing codes and have a further discussion on Vice Mayor Callaghan's proposal.*

ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

MOTION: *Callaghan made a motion to adopt his proposed language into the code.*

ACTION: *Motion failed for lack of a second.*

DRAFT

Mayor Wheeler passed the gavel.

***MOTION:** Wheeler made a motion to have staff look into Vice Mayor Callaghan's proposal and bring back proposed language to the Town Council at the next meeting.*

***ACTION:** Motion failed for lack of a second.*

***MOTION:** Halpern made a motion to continue with Option #2 – continue to conduct appearance review consistent with the regulations currently in effect in tandem with having staff review Vice Mayor Callaghan's proposal and bringing back proposed language to the Town Council.*

***ACTION:** Motion failed for lack of a second.*

Mayor Wheeler passed the gavel.

***MOTION:** Wheeler made a motion to have staff look at Vice Mayor Callaghan's proposal in a voluntary form and bring it back to the Town Council.*

***ACTION:** Motion failed for lack of a second.*

Mayor Wheeler passed the gavel.

***MOTION:** Wheeler/Hosta made a motion to proceed with Option #1 – continue with the direction provided in May to the extent not preempted by Senate Bill 180 and revert to base zoning.*

***ACTION:** The motion failed 2-3 with Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern opposed.*

11. Options for Community Survey: Master Development Plan

    ***MOTION:** Davis/Halpern made a motion to approve Option #2 – POLCO Engage & Custom Survey Development at a cost not to exceed $15,000.*

    ***ACTION:** The motion passed 3-2 with Mayor Wheeler and Vice Mayor Callaghan opposed.*

12. ~~Kagan Park Discussion~~
13. ~~Discussion on Record Keeping~~

COMMENTS FROM THE COUNCIL

***RESTATED MOTION:** Halpern/Davis made a motion to have staff and the Town Attorney provide Council with information on the Senate Bill 180 lawsuit including the draft resolution example from North Palm Beach.*

***ACTION:** The motion passed 3-2 with Mayor Wheeler and Councilmember Hosta opposed.*

Council gave unanimous consensus to postpone the October 1, 2025 Council Briefing Work Session to November 7, 2025 at 1pm.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:59pm.

_____ _____

Peggy Wheeler, Mayor Caitlin Copeland-Rodriguez, Town Clerk

DRAFT

Provided by Vice Mayor Callaghan on September 25

PROPOSED NEW ORDINANCE SECTION AS PART OF SEC. 34-116

APPEARANCE REVIEW FOR SINGLE-FAMILY DETATCHED DWELLINGS THAT ARE NOT WITHIN AN APPROVED PLANNED UNIT DEVELOPMENT

No construction of any single-family detached dwelling that is not within an approved Planned Unit Development may begin in any district prior to review and approval of an Appearance Review Application by the town Planning and Zoning Department.

Review of the Application, including the Application Checklist and associated plans, will be based on the following criteria:

1.

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. For applications received prior to October 2027 the concept of harmony shall not imply that buildings must have greater setbacks, lower maximum heights, smaller tower areas, smaller maximum building dimensions, greater landscaping area requirements, or smaller maximum coverages than those listed in the District Regulations for Residential Single-Family Zoning Districts (i.e. Rs-1 thru RS-5).

Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, and landscaping. For the purpose of this section, the comparison of harmony between buildings shall consider the buildings or structures within the same zoning district as the proposed site;

2.

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 including elevator and mechanical penthouse protrusions shall be concealed; and 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;

3.

Shall have 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) that are compatible in design, materials, and color;

4.

SUGGESTED CODE CHANGES (add the **BOLD UNDERLINED**, delete the ~~STRIKETHROUGH~~)

Sec. 34-116. - Required; criteria **– other than single-family detached dwellings that are not within an approved planned unit development**

No construction or clearing of land may begin in any district prior to review and approval of the site plan and appearance. The review shall consist of:

(1)

Consideration of the application by the development review committee (DRC), which may recommend approval, denial, or approval with modifications and/or conditions;

(2)

Consideration of the application by the town planning and zoning board, which may recommend approval, denial, or approval with modifications and/or conditions; and

(3)

Final review and approval or denial, or approval with modifications by the town council. ~~Single-family detached dwellings not located within an approved planned unit development shall be subject to appearance review and approval or denial, or approval with modifications by the town planning and zoning board, with site plan review by the town planning and zoning department.~~ Single-family dwellings within an approved planned unit development shall be subject to site plan and appearance review and approval only by the town planning and zoning department in accordance with the established design criteria. The criteria to be used in this review shall be to ascertain that the proposed site plan for new development meets the following criteria:

a.

Site plan criteria.

1.

Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;

2.

Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;

3.

such as glass, steel, iron, and concrete; and the use of natural light though large and expansive windows;

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 same zoning district as the** proposed site ~~of the same zoning district;~~

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;

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;

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;

6.

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

7.

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

Item #2.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, Sep 24, 2025 at 11:31 AM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, September 24, 2025 - 11:31am

Submitted by anonymous user: 76.110.84.106

Submitted values are:

First Name Natasha
Last Name Fraser
Address 500 S Lyra Cir
Email Address ndducf@yahoo.com
Agenda Item Number (Ex: 1, 2, 3) 1
Public Comment / Question
Good evening council,
My name is Natasha Fraser , I don't know where to start. The last few weeks of council meetings have gotten more contentious and uglier. It has to stop; there will be no progress moving forward at this rate.

I see there will be discussion again on-site plan appearance review for single family homes. Glad to see this is still being talked about. The integrity and harmony of Juno Beach is necessary; it is how we maintain the beauty and uniqueness that drew us all to this town in the first place. We do not want to see more generic, giant white boxes, with little or no character or charm looming over their neighbors.

I have heard on multiple occasions that DD Halpern and Diana Davis's newsletters are the cause of the resident's "anger". It is not the newsletters; it is your residents sitting at the stop light on Donald Ross looking at Caretta and saying how did this happen? I was a resident during its approval, and was uninvolved and unaware assuming our town council was making the best decisions for our town. I am no longer uninvolved and I am aware. I will continue to advocate for our beautiful town, and work to try to keep it, the gem that it is.

On the topic of newsletters, I read through a newsletter from Marianne Hosta, in which she names a Juno resident by first name and last initial and the building where she resides- then went on to call her a hypocrite. This is unacceptable, unprofessional, and frankly unsafe.

Thank you,
Natasha Fraser

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19983

PC.

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: PC **DATE:**

NAME: JEFF JENNINGS **PHONE NO.:** 561-818-2662

REPRESENTING (IF APPLICABLE):

ADDRESS: 1667 PLEASANT DR NPB

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: Public **DATE:** 9-24-2025

NAME: Scott Shaw **PHONE NO.:** 561. 801 2748

REPRESENTING (IF APPLICABLE): Self

ADDRESS: 400 Apollo Dr

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

Item #2.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, Sep 24, 2025 at 9:40 AM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, September 24, 2025 - 9:40am

Submitted by anonymous user: 172.58.135.114

Submitted values are:

First Name Scott
Last Name Shaw
Address 400 Apollo Dr., Juno Beach, FL 33408
Email Address shaw4098@bellsouth.net
Agenda Item Number (Ex: 1, 2, 3) Public comment
Public Comment / Question
My name is Scott Shaw and I reside at 400 Apollo Dr.

I spoke at the August 26 Council meeting and described evidence of unethical withholding of information by Attorney Rubin in regards to the approval of the plan for 401 Diana. During my talk I mentioned evidence to support my claim and found more evidence afterwards.

I'm raising this issue again because the response from Mayor Wheeler and Manager Cole was so disappointing. Mayor Wheeler said she could not discuss an existing case which is silly because the case is 100% in the public domain. Manager Cole claimed he was unable to conclude there was unethical withholding even though he had a wheelbarrow-load of evidence in front of him. Then, at the Sept 16 Council meeting, DD Halpern argued for the termination of Manager Cole for other reasons and I have to agree.

In that September 16 meeting we heard about the issue of the 90-10 residential-to-commercial ratio at Plaza de Mer. It was an opportunity for the mayor to eliminate confusion by constructing a simple sentence such as "The ratio of residential to commercial at the Plaza will be 75-25". She did not. Instead the mayor went on an angry diatribe against DD Halpern and Diana Davis.

That issue has townfolk riled up to the point there was a heated confrontation at the August 22 Council Hour. I learned about the confrontation at the rally on Donald Ross a few days later, and also watched Assistant Chief Saloio describe the interaction at 1:58 on the video of the September 16 Council meeting.

My main point is that we all need to think ahead and plan to vote. This Town's management needs a good housecleaning.

One more issue .....
At the September 15 PZ meeting, an agenda item was approval of a 7500 ft home at 451 Ocean Dr, at the corner of Ocean Dr and Diana Lane. Please go to the Juno website and watch the video.

4 of 5 Board members, plus alternate Rudoph, went on for 25 minutes talking about how the house is too big. Most nearby homes are less than 3000 ft. The proposal is for a home twice that size plus 25 percent more. Then they approved the plan.

I've heard multiple times that the city building is on land once owned by the family of the owner of 451 Ocean. About 20 years ago we bought land in NC near the estate of a family who had been around for decades. Family members who lived nearby had a sense of entitlement. It was like a lingering claim on our land because they had always lived there. I had 3 instances where they parked broken down vehicles in the field. Its as though you can legitimize encroachment on the neighbor's property by talking multiple times about how long you've been around. It reminds me of 451 Ocean. It's a lovely story, but it doesn't mean anything.

But don't forget about 401 Diana. That's where the new owner wants to build a mansion that hovers over the neighb and encroach on the neighbor's privacy. That neighbor is me. I've nicknamed that plan the "9-toilet AirBNB".

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19976

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: Public Comments **DATE:** 9/24/25

NAME: David Cox **PHONE NO.:**

REPRESENTING (IF APPLICABLE):

ADDRESS: 911 Ocean Dr

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: Comments from Public **DATE:** 9-24-25

NAME: CHARLIE HOLLINGS **PHONE NO.:** 561 282-8933

REPRESENTING (IF APPLICABLE):

ADDRESS: 1679 Pleasant Drive 33408

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☑ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: **DATE:** 9/24/2025

NAME: CYNTHIA FRASHER **PHONE NO.:** 631-603-8701

REPRESENTING (IF APPLICABLE):

ADDRESS: FLORAL DR. JUNO

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: **DATE:** 9/24/25

NAME: Glenn Black **PHONE NO.:** 561 358-2041

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: DATE:

NAME: William Lemon PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: DATE: 9/24/25

NAME: TEO MENDEZ PHONE NO.: 561 543 5000

REPRESENTING (IF APPLICABLE): The FISH HOUSE

ADDRESS: 13980 US 1 Juno Beach

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: _____ **DATE:** _____

NAME: Anne Bosso **PHONE NO.:** _____

REPRESENTING (IF APPLICABLE): Comments from Public

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: ALL of Them **DATE:** 9-24-25

NAME: Siobhan O'Donnell **PHONE NO.:** 561 510 5422

REPRESENTING (IF APPLICABLE): _____

ADDRESS: N Lyra

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: 14 **DATE:**

NAME: Larry Sorsby **PHONE NO.:** 732-996-9864

REPRESENTING (IF APPLICABLE):

ADDRESS: 495 Zephyr Way

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: 14 **DATE:** Sept. 24 2025

NAME: John Stellato **PHONE NO.:** 561-691-7378

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

In Florida, a Planning & Zoning Director cannot apply purely subjective restrictions on single-family homes or any other land-use category. Their role is to administer and enforce objective standards adopted by ordinance in the Town's land development code, comprehensive plan, or applicable overlay districts.

Florida Law Framework

- Comprehensive Plan (Chapter 163, Florida Statutes): All zoning and land-use decisions must be consistent with the adopted comprehensive plan.
- Land Development Code: The standards for single-family restrictions (setbacks, height, lot coverage, etc.) must be written in the code, adopted by ordinance, and applied uniformly.
- No Subjectivity Allowed: A planning official cannot "make up" restrictions based on personal preference or subjective judgment. They must point to the ordinance or code section that provides the standard.

When It Becomes a Problem

- If a Director imposes unwritten rules ("I don't think this fits the neighborhood" without a code citation), that's an arbitrary and capricious action — which courts in Florida have struck down.
- Florida courts have held that land-use regulations must be clear, objective, and consistently applied, not left to personal discretion.
- Overreach of this kind could expose the municipality to legal challenge under due process and equal protection grounds.

Proper Process

- If the Town believes new single-family restrictions are needed (architectural design, density, size, etc.), they must be adopted by ordinance, after public hearings, and applied prospectively to all.
- The Director may interpret existing code, but cannot create or enforce subjective standards outside of what Council has lawfully adopted.

A Planning & Zoning Director in Florida cannot apply subjective single-family restrictions. All restrictions must be rooted in adopted ordinances, not personal discretion.

There is solid legal grounding in Florida law that you can point to. Here are the main legal authorities that apply:

1. Florida Statutes – Comprehensive Plan Consistency

- §163.3194(1)(a), Fla. Stat. – "All development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan shall be consistent with such plan."

  ☞ This means any restriction must come from the adopted Comprehensive Plan or Land Development Code, not from a Planning & Zoning Director's subjective judgment.

2. Florida Statutes – Land Development Regulations

- §163.3202(2), Fla. Stat. – Requires land development regulations to contain specific and uniform standards for:
  Use of land
- Lot sizes
- Building dimensions
- Yard requirements
- Density and intensity of use

  ☞ By law, these standards must be written, objective, and consistently applied.

3. Case Law – Arbitrary/Subjective Restrictions

- Broward County v. G.B.V. Int'l, Ltd., 787 So. 2d 838 (Fla. 2001): The Florida Supreme Court held that land-use decisions must be based on adopted criteria and cannot be denied for arbitrary or subjective reasons.
- City of Boynton Beach v. Janots, 254 So. 2d 207 (Fla. 4th DCA 1971): Court struck down zoning actions that were vague and subjective, emphasizing due process requires clear, objective standards.

4. Due Process & Equal Protection

- Arbitrary enforcement of unwritten, subjective standards can violate the Due Process Clause of the Florida and U.S. Constitutions.
- Equal protection issues arise if restrictions are applied differently to one homeowner versus another without a codified basis.

Legal Summary:
A Planning & Zoning Director in Florida cannot apply subjective single-family restrictions. All restrictions must come from adopted ordinances or codes that meet the requirements of Florida Statutes §163.3202 and §163.3194. Courts have struck down attempts to enforce subjective or arbitrary land-use controls as unlawful.

🏡 Protect Juno Beach Property Rights

Why Ordinance 780 Must Be Repealed

⚖️ The Harmony Codes (1992–2024)

✅ Built on fairness, simplicity, and certainty

✅ Treated all homeowners equally

✅ Provided clear, objective standards

✅ Preserved the character of Juno Beach

🚫 What Ordinance 780 Did

- Replaced objective guidelines with vague, discretionary/subjective rulings
- Enacted without clear metrics for enforcement
- Left property owners, buyers, and staff in confusion
- Passed without meaningful public input or understanding

📜 Florida Law

- No subjective restrictions allowed on single-family homes
- Planning & Zoning Directors must enforce objective standards
- Florida Statutes §163.3202 & §163.3194 require adopted ordinances/codes
- A planning official cannot "make up" restrictions based on subjective judgement
- Courts have struck down arbitrary land-use controls as unlawful
- Ordinance 780 exposes Juno Beach to costly lawsuits

💰 Why It Matters

- Homes are residents' largest financial asset
- Ordinance 780 threatens property values & retirement security
- Declining values reduce inheritance and harm community stability

🗣️ Council & Public Misled

- Council believed they were only defining "Harmony"
- Did not realize they were drastically altering property rights
- Two supporters (Hosta & Wheeler) now call for repeal
- Another admitted she did not understand her vote
- The public never had a fair chance to comment or grasp the impact prior to adoption

✅ The Solution

- Repeal Ordinance 780
- Reinstate the proven Harmony Codes
- Restore clarity, fairness, and trust in governance
- Protect both the character of Juno Beach and the financial security of homeowners

📣 Community Support

- 170+ residents have signed a petition demanding repeal
- Repealing 780 is not a step backward—it's a return to balanced, lawful governance

✨ Let's restore the Harmony Codes.

✨ Let's restore trust.

✨ Let's protect Juno Beach homeowners.

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: _____ **DATE:** _____

NAME: Cris Bosso **PHONE NO.:** _____

REPRESENTING (IF APPLICABLE): Harmony

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: _____ **DATE:** _____

NAME: Marcia Wolf **PHONE NO.:** _____

REPRESENTING (IF APPLICABLE): Harmony

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: Site Plan & Appearance Review **DATE:** 9-24-25

NAME: Rod Dunn **PHONE NO.:**

REPRESENTING (IF APPLICABLE):

ADDRESS: 440 Sunset Way

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

Item #2.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Fri, Sep 19, 2025 at 3:25 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Friday, September 19, 2025 - 3:25pm

Submitted by anonymous user: 172.58.135.17

Submitted values are:

First Name Debra
Last Name Levulis
Address 401 Sunset way Juno Beach FL 33408
Email Address johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3) 14 Architectural Review Appearance Review for Single Family Homes
Public Comment / Question
As Juno Beach Town Councilors you are all fiduciaries for us taxpayers per our town charter. Removing the single family appearance architectural review requirements protects us taxpayers from unnecessary Bert Harris lawsuits. As required fiduciaries you serve the towns single family homeowners by protecting our full property rights. Do the right thing as our fiduciaries codify option 1 remove single family appearance architectural review. Thank You.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19974

Received after Public Comment Period for Item #14

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: harmony **DATE:** 9-24-2025

NAME: Linda Flanabitmig **PHONE NO.:** 561-371-0800

REPRESENTING (IF APPLICABLE):

ADDRESS: 471 N. Lyra Circle

CHECK WHAT MAY APPLY:

- [ ] SUPPORT
- [ ] OPPOSE
- [x] I WISH TO SPEAK

Public Comment Period for Item #14

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: Amendment 2 **DATE:**

NAME: William Kinard **PHONE NO.:**

REPRESENTING (IF APPLICABLE):

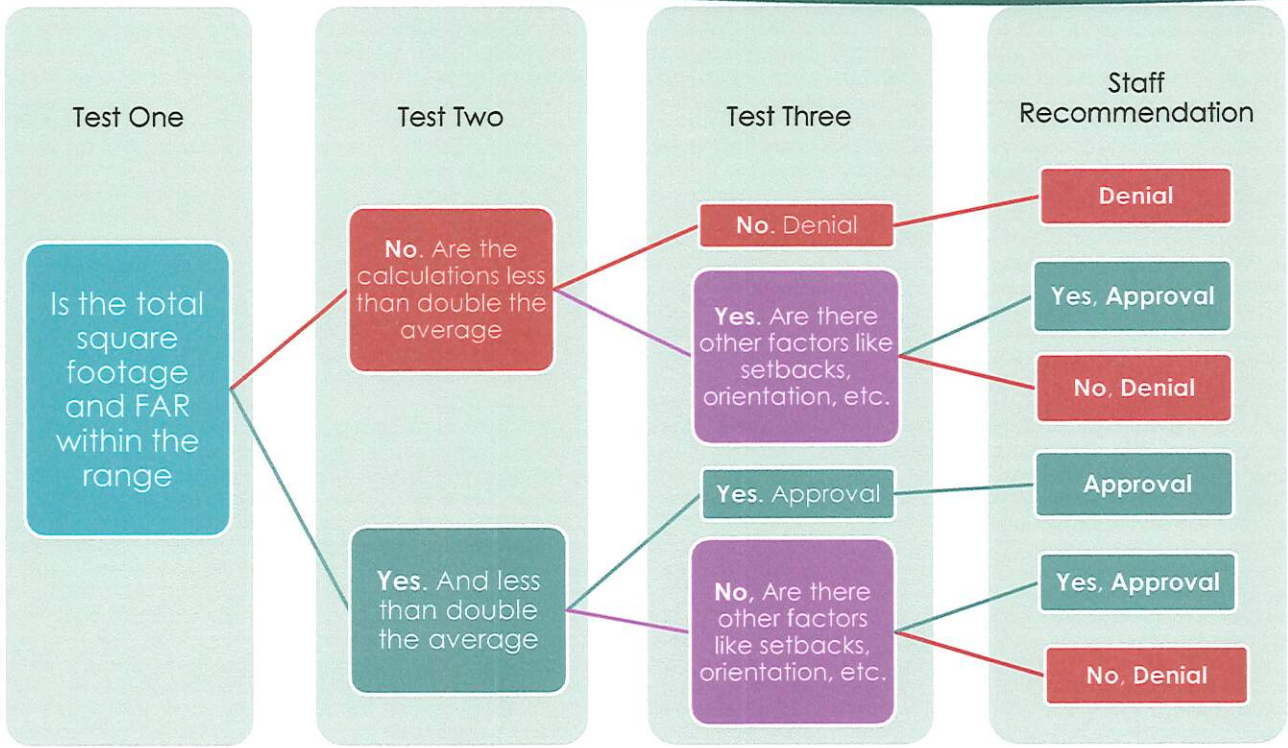
ADDRESS:

CHECK WHAT MAY APPLY:

- [ ] SUPPORT
- [ ] OPPOSE
- [x] I WISH TO SPEAK

Provided by VMPT Davis on September 24, 2025

Harmony – Staff Tests for Bulk and Mass



- Staff conducts test(s) for Bulk and Mass since the 300-foot study area was adopted

Harmony – Staff Tests for Bulk and Mass

Test One

Is the sq. ft. & FAR within the study area range? (Y or N – go to 2)

Test Two

Are calculations less than double the average? (Yes Approved, No go to test 3)

Test Three

Are calculations within 10-20% of the largest structure? (Y- likely approve, go to 4; No – probable denial go to 4)

Test Four

Are Mitigating factors present to compensate such as setbacks, orientation, architectural features; more subjective features?

Harmony Example – 451 Neptune Rd.

Comparative Analysis and Methodology

Address	Lot Total Square Feet	Tower Feature	Lot Size to Total Square Feet Ratio (FAR)	Total Square Feet	Square Feet Under Air	Story
390 Neptune	5,662.8	No	0.36	2,079	1,470	1
391 Neptune	5,662.8	No	0.49	2,804	1,798	2
491 Neptune	6,969.6	No	0.31	2,177	1,671	2
490 Neptune	5,662.8	Yes	0.32	1,820	1,573	1
481 Neptune	5,662.8	No	0.33	1,879	1,392	1
480 Neptune	5,662.8	No	0.33	1,920	1,424	1
471 Neptune	5,662.8	No	0.34	1,945	1,553	1
460 Neptune	5,662.8	No	0.56	3,185	2,364	2
451 Neptune	***5,662.8***	**Yes**	**0.70**	**3,961**	**3,234**	**2**
450 Neptune	5,662.8	No	0.28	1,606	1,254	1
441 Neptune	5,662.8	No	0.29	1,660	1,316	1
430 Neptune	5,662.8	No	0.38	2,174	1,265	1
421 Neptune	5,662.8	No	0.30	1,704	1,210	1
420 Neptune	5,662.8	No	0.35	1,970	1,646	1
411 Neptune	5,662.8	No	0.46	2,589	1,956	2
400 Neptune	5,662.8	No	0.34	1,919	1,176	1
531 Ocean Drive	6,098.0	No	0.27	1,648	1,553	1
Average	**N/A**	**N/A**	**0.36**	2,067	**1,539**	**N/A**

Subject Property

Properties removed from comparison due to different Zoning District

Study Area Map and Methodology

Harmony – Staff Tests for Scale (height)

Test One

Are more than half the structures in the 300' study area the same stories or higher? (Yes approve or No go to 2)

Test Two

Are the immediately adjacent structures the same stories or higher? (Yes Approved, No go to test 3)

Test Three

Is the scale within the allowable limits of 34-268? (Y- likely approve, go to 4; No – probable denial)

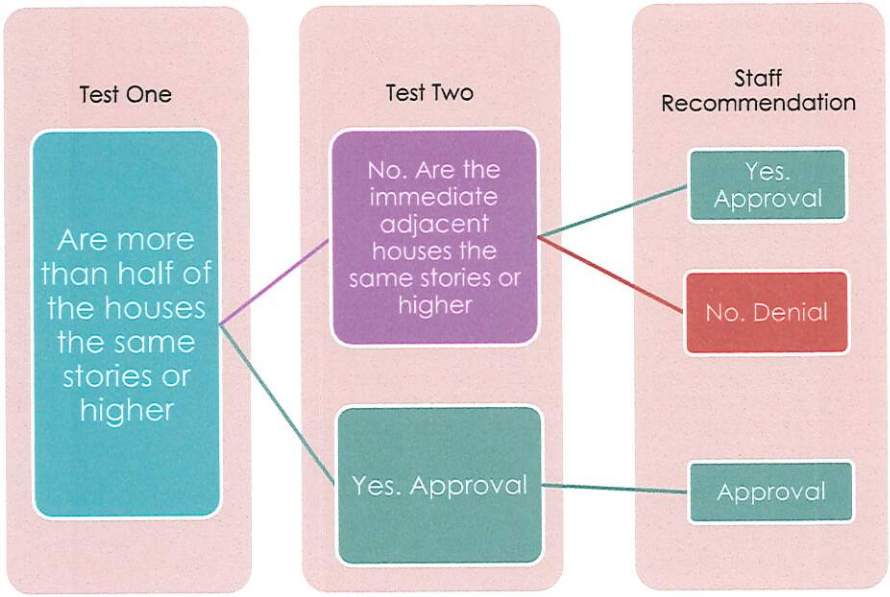
Test Four

Are Mitigating factors present to compensate such as orientation, architectural features; step-backs, limits on 2nd floor area?

Harmony – Staff Tests for Scale

8

- Tests for Scale



Single Family Homes Appearance Review 34-116(3)(b)(2)

Bulk & Mass Tests using Comparative analysis

1. Is Sq Ft & FAR within Study Area Range (Y or No - go to 2)
2. Are calculations less than double the average? (Y approved, No go to 3)
3. Are calculations within 10%-20% of the largest structure? (Y – go to 4, No denial)
4. Are other mitigating factors present to compensate (setbacks, orientation, site planning, architectural features, landscaping) [purple boxes – more subjective criteria. see, workshop guidance 5-2-25]

Scale Tests for Height/Stories

1. Are more than half the structures in the 300' study area the same stories or higher? Y approval, No – go to 2)
2. Are the immediately adjacent structures the same stories or higher (Y approval, No go to 3)
3. Is the scale within allowable limits of 34-268 (Y – go to 4, No denial)
4. Are other mitigating factors present to compensate (orientation, architectural features, step-backs, 2nd floor limits on area) [purple boxes more subjective criteria. see, workshop guidance 5-2-25]

Provided by VMPT Davis on September 24, 2025

To: Town Council, Town Manager, Town Clerk, Town Attorney
From: Diana Davis, Vice Mayor Pro Tem 9-19-2025
RE: Majority Vote Supports Appearance Review for Harmony — Need for Unified Direction.

I would like us to come together as a Town Council. By focusing on our common ground, we can avoid presenting a fractured front at our meetings or within the Town Manager newsletters, and provide clear direction to staff. The Council has repeatedly voted to continue **appearance review for harmony (Code 34-116(3)(b)2)** for single-family homes. This remains the majority position. In fact, the letter submitted by the Mayor's own family during the construction of a very large duplex next to their property eloquently describes the harm that oversized structures can cause to neighbors' quality of life and property values. (letter attached) Let's use this shared understanding that too large structures can damage existing residents' quality of life, and use this as a foundation for coming together on the harmony issue for single family homes and have staff work toward improving the harmony reviews.

It is not constructive for staff to prepare timelines or newsletters that advocate for eliminating appearance review in favor of site-plan-only review. Staff should not continue its advocacy for a policy rejected by the majority, especially when Council direction has been clear and consistent. This situation is similar to the **North Gazebo repair issue**: Council directed a repair, while staff repeatedly pushed for full replacement, until finally Council's direction prevailed.

Here, too, Council has been clear: harmony review must remain. This is especially important given **Senate Bill 180 (passed May 2nd, effective June 26, 2025)**, which prohibits new local ordinances that are more restrictive or burdensome. As our attorney confirmed in the June 21 memorandum, the mitigation measures suggested in staff's May 28 memo (e.g., adopting new step-backs or second-floor limitations) cannot move forward under SB 180. The only available mitigation against "supersized" single-family homes permitted is to continue using the harmony appearance review process that was in place prior to SB 180's cutoff date.

In my opinion, these are some of the Town Manager Timeline Omissions and my personal understanding of the votes as reflected in the minutes:

1. **May 2, 2025** – Florida House and Senate both adopt SB 180 with its prohibition on new more restrictive codes (Senate passed 34-1; House passed 106-0).
2. **May 2, 2025** – Appearance Review Workshop: Town Council directs staff to keep harmony reviews 34-116(3)(b)2, and clarify implementation guidance.

3. **May 28, 2025** – Council votes ***not*** to repeal Harmony Ordinance 780; votes to move forward with staff recommendations (my understanding was that staff assured Council "harmony" was preserved, see also Hosta's newsletter reporting harmony remained) on mitigation through site area regulations (34-268). Staff memo proposes new ordinances (e.g., step-backs, second-floor restrictions), but these would be preempted by SB 180 unless vetoed by the Governor and this information was not provided at the time of the vote by Town Council.

4. **June 23, 2025** – Attorney memorandum June 21 concludes that staff's May 28 proposal cannot proceed under SB 180. My understanding was that Council directed Staff that options be brought back to improve harmony review 34-116(3)(b)(2).

5. **June 26, 2025** – SB 180 becomes effective (Governor failed to veto; i.e., "failed to reject" so the law moves forward for effective date).

6. **July 23, 2025** – My understanding was that Council directed Staff that options be brought back to improve harmony review 34-116(3)(b)(2).

7. **August 26, 2025** - Staff brings back options based on site plan review 34-268 only and rejects most proposals as new code that cannot be adopted pursuant to SB 180. However, if the same proposals were reviewed as the mitigation criteria under the existing harmony reviews for Mass, Bulk and Scale, then there would be no SB 180 prohibition, since it would be clarifying existing codes which is allowed.
8. **September 8, 2025** – rushed vote at end of the meeting, selected option 1
9. **September 16, 2025** – reconsidered September 8th vote and affirm going back to the harmony reviews of 34-116(3)(b)2., bring back options with consideration of the mitigation options under our existing harmony reviews (purple boxes – subjective review that would allow a larger structure to be approved) .

10. **July 21, 2016 – Nine years ago the Zoning Board had "appearance review" authority in 34-28**, well before the date in Florida Statute for "building design materials" regulation is 2020. Florida Statute for building design materials does not require that the board is exercising this authority, only that it had been granted the authority for appearance review (which includes architectural review). See, Attorney Nancy Stroud opinion letter.

Request: Let us reaffirm that the majority policy is to maintain and improve harmony reviews for single-family homes. Staff should be directed to support this Council policy, not advocate for rejected alternatives that conflict with repeated Council votes or state law constraints. It is divisive to Town Council and divisive to the community.

Let's come together on shared interest to what is in the best interest of our residents – who should come first.

Importance of Going with the Majority Vote for Unified Direction: A personal antidote that may be helpful to move forward as a community, is that for me personally, I know with complete certainty of the critical importance and that it is in the Town's best interest to retain our architectural reviews for single-family homes, 34-116(3)b(1). The majority of our community responding to the survey that I conducted also want to retain architectural review. It is the belief of land use attorneys with whom I conferred that we have legitimate legal grounds to maintain our architectural reviews even with the language of the Florida Statutes that limit municipalities review of "building design elements." Especially when our P&Z Board Chair makes a comment that I interpreted to be, that if a SFH application is not in keeping with architectural standards (extremes such as a tar paper shack or McDonalds arches) that he would deny it with or without architectural review authority. **However, I have stopped advocating for architectural review, (except I included date PZ Board given appearance review authority to show it meets the statutory criteria and included here to demonstrate architectural review importance), as the majority on Town Council has a different opinion,** and believes somehow that "the always existing risk of litigation" (even if remote that we would lose) outweighs architectural integrity of our single-family homes, and that we should give up this very important review and allow whatever new construction that is proposed to be built without architectural reviews for our single-family home neighborhoods. **It really is important to move forward together when a majority on Town Council advocates for a position**, even in the case of architectural review, where it is a forever decision, and never again will Council be able to elect to use this authority once removed.

From: Lewis Wheeler <lewwheeler@comcast.net>
Sent: Saturday, March 23, 2019 4:46 PM
To: ffahy@aol.com; jrl1701@gmail.com; jason3072661@gmail.com; stukatz.sk@gmail.com; Caitlin Copeland <ccopeland@juno-beach.fl.us>
Subject: 461 Venus Development

CAUTION: This email originated from outside of the Town of Juno Beach. Whether you know the sender or not, do not click links or open attachments you were not expecting.

I am writing concerning the development at 461 Venus Drive. I, as well as other neighbors and residents are disappointed to again see that 3 of the P&Z board members forwarded this development on to Council even though they were not given proper information from our Planning and Zoning Dept and were not given guidance as to what the criteria are in approving or declining an application or asking for modifications of a development. Citizens showed up to the Planning and Zoning meeting and requested that they hold off on a vote so that the citizens would have the opportunity to review the plans. Several members of the community spoke about this issue on behalf of the surrounding neighborhoods.

It is my understanding that the entire code section for RMT was not given to the P&Z Board. The Board was only given the applicants forms that contained selected sections of the code and staff's opinion letter. Planning and Zoning should have had their zoning books at the meeting or at the least been given the entire code section on RMT Zoning. They should have also been advised of all the criteria in moving a development on to Council. And, if I am not mistaken, should have been given or referred to Division 4 SITE PLAN AND APPEARANCE REVIEW.

The Planning Dept did not fully explain the RMT criteria and required responsibility to the P&Z Board. In addition, information given to P&Z from staff for comparable heights of the structures surrounding this development are not accurate. This is reason enough to send the application back to Planning and Zoning so they can do a thorough job for Council.

Also, citizens did not have adequate time to look at the development and analyze the new plans. This is critical in order for Planning and Zoning to hear all of the possible infractions. Look at what happened last time when the developer had an extra floor on the building and no one caught it but the citizens!

These same citizens recommended to P&Z that this process be delayed because the P&Z meeting was on March 4th a Monday after the Board and citizens received it late day on Friday March 1st. This is insufficient notice for everyone involved.

This is an extremely important issue in town that does effect everyone because of the massiveness of the building so close to our Town Hall Park. In addition their will be a negative effect from the massive visual incompatibility on residents and visitors that travel daily on Ocean Drive!

One of our assets beside the wonderful beach and lake is the beautiful hillsides that make Juno Beach unique from the entrance to the south all the way to Donald Ross on the north. If this development is allowed to happen as it is presented it will be a stark

massive wall. It will also be a lasting reminder that Juno Beach will not be the quaint small town that we love.

Council does have complete authority to ask for modifications or additional information and requirements from the developer. That is why they are required to come before P&Z and Council. Not to just sign off on a development but to protect the residents by way of our RMT zoning codes which give absolute right as a P&Z Board or Council to require, modify or change items.

The Council can require or request any of the following:

Have the developer lower the building into the ground by a foot and push the building to the west as the original drawing showed so that the building is built into the hillside. This accomplishes the point of building on a hillside and that's having a floor nestled into the ground not having all the floors sticking above ground. Case in point; my house at 460 Atlantic Blvd. Does this require one more drawing? Sure it does but what they are presenting to you are preliminary drawings and the cost is very minimal compared to when they have a final set.
The two towers are illegal! Have them take them off or just have the one that is 225 sq ft that is allowed.
Deny the size by taking off a floor
Require the developer to bring in, (preferably before the council meeting), a physical scaled model of this building in relationship to the neighborhoods surrounding it and our park so that Council can see the reality of the massive development prior to any decision.

We are aware that P&Z and Council cannot deny a developer or home builder what is within their right from the zoning book but the code section that you see below ABSOLUTELY GIVES YOU THE RIGHT to require changes to their design and control this development legally. You can advise them what you, as a Council, want to see.

Staff might tell you this meets our zoning codes but look at what happened last time! During the last application the developer was able to get a project passed by P&Z and Council that had an illegal story as well as two towers. The citizens would like to bring in legal counsel to not only clarify Council's right within our code to modify this development but to give Council clarification on what our zoning book states.

As residents, we realize that the massing, scale, size and characteristics do not fit in with the quaintness of our town nor does it fit in with other existing homes in the area. It will sit on the side of the hill as tall as a 7 story condo! This will affect the landscape of our community forever.

We are fighting to have council watch over this town and tell the developers to modify the building to fit the zoning codes and vision of Juno Beach. This development needs approval because it is not a single family. Single family only needs The Planning Departments approval. Two-family, townhouse, townhouse clusters, multi-family all need to be scrutinized as does the commercial district. To make sure it's compatible with the vision of Juno Beach.

Here are the issues:

PROPORTION, SCALE AND MASSING TO THE CHARACTER OF THE SURROUNDING PROPERTIES.
The developer provided a self serving version of a rendering that does not give an accurate depiction of the "proportion, scale and massing of the project to the character of the surrounding developed properties." This is verbatim from the zoning book. The most accurate way to understand the relationship is to have a physical scale model of the structure and the surrounding neighborhoods of Surfside, Venus Drive, Ocean Side Drive, 460 Atlantic Blvd as well as Ocean Ridge.

The code is in place for P&Z and Council to be allowed and able to approve, deny or modify the plan of any 2 family home, townhomes, townhome clusters and multifamily from building large uncharacteristic buildings in relationship to "proportion, scale and massing as it relates to proportion scale and massing of other structures within the zoning district and within the neighboring areas." Again verbatim from the zoning book.

In addition to the RMT section there is a Division 4 - SITE PLAN AND APPEARANCE REVIEW Section 34-115 INTENT AND PURPOSE that contains wording that is similar to what the RMT code requires P&Z and Council to do and that is the following directly quoted from the zoning book.

"To ensure the best use and the most appropriate development and improvements of each lot in town."
"To protect the owners of lots to ensure that the surrounding lots will maintain or improve property values."
"In general, to provide adequately for a high type and quality of improvement in said town property and thereby enhance the property values and the quality of life in the town."

Also in our Zoning book under SECTION 34-116 REQUIRED CRITERIA Section B number 2 it says:
"Is of a design and proportion which enhances and is in harmony with the area."

The proportion, scale and massing is critical in approving or denying this development as well as the number of towers allowed.

When Len Rubin was asked about proportion, scale and massing in a letter from Chris Huffman he stated and I quote:

"In this context, proportion, massing and scale are relative concepts. I believe that the intent is to ensure that the proposed structure is not out of character with the surrounding area in terms of appearance. These concepts require a comparison between the proposed structure and the existing structures and are not strictly quantifiable. For example, notwithstanding the actual height and width, the scale and massing of a building can be mitigated through various materials or design elements. These are terms of art, which is why laypeople we must rely on the professional opinion and judgement of the Town's planning staff." Len Rubin

This is an opinion but not a practical answer. Leaving such an important decision to a Town Planner is not always wise. Town Planners are suppose to give all relevant information for Council to make their own decision not make these important decisions for Council. I am not being disrespectful and I realize that staff always tries to do a good

job but they do not live in town and this will not affect them. Our residents that live here and look at this development the rest of their lives will be affected. While Mr Rubin suggests that the citizens and Council are "laypeople and should rely on our Town Planner's judgement". I respectfully disagree. Neither of our town planners ever mentioned to P&Z or Council the issues from the Zoning Book that deal with the problems of character, scale and massing nor did they tell P&Z about the illegal extra story that does not follow our zoning codes. While our acting Town Planner is a fine young man I am not sure that leaving a decision that will affect the town and citizens the rest of our lives should be left solely up to the Town Planners recommendation.

Council's job is to be aware and make sure mistakes don't happen within our town. Council does not need to follow staff recommendations that may not comply with code. Nor should the citizens be ignored.

Len Rubins statement " out of Character in terms of appearance" holds true if a developer is building a structure whose appearance is not keeping within the neighborhoods similar appearance i.e a building that is next to the street that does not have windows or balcony's for relief. That is part of what "out of character" means BUT it also means within the existing neighborhoods and how it compares to existing structures in mass and scaling. That is quantifiable and that's why we have the zoning code that state that Council can quantify a building that dwarfs the neighborhood.

Section B clearly states Town "should NOT INCLUDE matters related solely to design, style, architectural theme or other purely aesthetic issues."

Again, I am asking the council to require the developer to provide a physical to-scale model of the neighbors to the south, the north and the Town Hall Park to the east prior to any approval. This slight delay allows the citizens an opportunity to present their position and it shows council an important aspect.....what this structure actually looks like on the lot compared to the surrounding area. It is also important step in order to see the proportion, mass, scaling and characteristics that is part of the approval process.

As you may recall from the previous application last year the renderings used misled both P&Z and the Council. These renderings made Council believe that this development was smaller than it was.

If you look at the rendering from the first submittal you cannot even see the 2nd unit or the 2nd tower on 461 Venus Drive. Also 460 Atlantic Blvd looks visually larger than it is. The developer is doing the same thing on this submittal to apparently get their project quickly approved.

Renderings in the new application are also visually inaccurate and are from angles that make the development look small. The developer shows a rendering from high in the air at the same elevation as their finished floor and that's at 33.5. Ocean Drive is approximately at 16 feet and the park is at 18 feet above sea level. You can see how these renderings benefit this developer. The town staff also told members of P&Z that the height of the proposed development is similar to my home at 460 Atlantic Blvd. That is incorrect information. The top of my roof is 38.5. The proposed development is at 49'. That is 11.5 feet higher. My finished floor elevation is at 32.5 a foot lower than the proposed development and we sit on the same elevation lots. This development should not be allowed to go higher than my house where the finished floor elevation is at 32.5.

Council will be shown a chart of all the homes surrounding the development and their elevations either prior to the meeting or at the meeting.

Lack of accurate information given to P&Z should alone warrant that this application be sent back to P&Z. If Council makes that decision it would also allow Planning and Zoning to:

A) Request a physical to-scale model to see the relationship to the surrounding areas
B) Be given correct and adequate information
C) Have the opportunity to see and hear the issues from the citizens to make an informed recommendation. (The citizens did not have enough time to analyze the structure and present to P&Z)

In addition property in the neighborhoods will be devalued. All of these points are critical because a decision can change the face of our community forever.

LOCATION ON PROPERTY
Please take note that if you allow this developer to push the building to the bottom of the lot it creates another issue. That issue is that at the top of the hill the elevation is 43 feet above sea level. That means the building is set into the ground 10 feet because the finished floor elevation is at 33.5. So you would not see one of the floors. This is similar to what you see at 460 Atlantic Blvd. You only see the entrance to the garage. By doing this you also push the building back towards the residential section verses it towering over the park. The number one reason that you want to do this is so massive walls are not constructed right next to our park on the east and in the back of the development at the west. If you can visualize the park at 18' above sea level at its highest point and the finished floor that is feet always from our park is at 33.5. That is 15.5 feet of walls to get to the finished floor right next to the park. So even though there might be several tiered walls, the walls are only feet apart so it still effectively is 15.5' of total walls. This is not what we should see next to our park or on the hillside! The developer should go back to the original location plan with the development back to the west. The original plan did have an extra floor and they have corrected that by taking it off but they should never have pushed the building down to the bottom where the hill could not absorb some of the height. By requiring them to go back to that plan would effectively make the development not look so massive. By pushing it back to 10' from the property line it puts 8-10' of that first floor underground!

TOWERS
The citizens have repeatedly advised the P&Z Board that two towers were not permitted by code.

Staff has told us that "it is staffs opinion" that a two-family dwelling unit is allowed to have two tower features. They use Mercury Rising as an example. Staff made a decision on a completely different zoning code. Mercury is in an RM00 area and is a totally different location with condos and townhomes around it . This does not mean they should allow it for RMT with residential homes surrounding this development. Staff made an error on the Mercury towers but should not be permitted to make the same mistake again! Just because staff states they did it before does not mean they should make the same mistake twice.

Remember staff recommended approval of the first application. This approval was legally challenged with a Writ of Certiorari by the neighbors. Staffs opinion or recommendation led Council to approve a two family structure that was illegal based on our towns zoning codes.

So the zoning book under RMT clearly states "a tower" whether it's a single family, two family, townhouse single, townhouse cluster,or multi family! "A tower" does not mean 2 towers.

If you applied staff's interpretation of a tower for each family unit think about what the future holds in all the the zoning districts RMT, RM00 and RM2 that code says "a tower". Every future two family, townhouse, townhouse cluster and multifamily could request towers for each unit. If these are narrow units it would almost be a solid additional story of towers.

This would open up a future troublesome issue for the town with staff interpreting the code as they suggest.

Council does not have an obligation to help sell the developers property by giving a tower for each unit. Nor is council responsible or required to follow "staffs opinion" because they did it on Mercury. The citizens are asking you to be aware of zoning infractions and future zoning issues.

PARKING/STORAGE
1. Current submitted site plan has only 56.5% parking when code specifically states one of the conditions of approval of an additional story is "must have 75% parking under floor area". The citizens do not believe that the percentage numbers for parking vs storage on the other homes cited by staff are accurate. 460 Atlantic Blvd is more around 80% parking and 20% storage.

RETAINING WALLS
The developers decision to move the building to the bottom of the lot creates a structure that sits at an elevation of 82.5 feet from sea level. The park sits at 18 feet above sea level which means to reach a finished floor elevation of 33.5 you need 2-3 stacked walls that will be 15.5 feet in total height right next to the Town Hall park.

So, if you can visualize solid stacked walls that total almost 15' combined. Then the building starts at 33.5 feet (461 Venus, finished floor) and then towers up to a height of 49' above that so a total of 64' above the park. So now this massive development is sitting down at the bottom of Venus Drive and towers over Town Hall Park at 64 feet in the air! The look from Ocean Drive and the park and as you travel up the hill will be looking at a massive condo building. Please try to imagine that visually. As you drive down Ocean Drive you will see The Tower condominium on the beach side and this development at 461 on the west. It creates a canyon or tunnel effect because the development at 461 is as high as a 7 story condo building! Without a physical to-scale model of the neighboring houses from Ocean Drive to the west and including Surfside, Venus Drive, Town Hall Park, 460 Atlantic Blvd and Ocean Ridge it is very difficult to visualize these walls and the massive structure. The development will affect the ambience and visual quaintness of our town.

ELEVATION

Another infraction was incurred when the developer did not use the elevation numbers on the original survey but put the low elevations onto the Town Hall Park site (the two surveys with the numbers will be provided). The building's finished floor elevation should be lowered by at least another foot to match the elevation on the house at 460 Atlantic Blvd that sits on the same elevation lot. The original survey elevations should have been used because the original structures were torn down and additional fill dirt was brought in to absorb the void where the basements were. This added fill allowed the developer to present a higher elevation.

Just because a developer brings a design does not mean Council need to approve every aspect if it goes against our code even if town staff recommends it.

During this application process I would ask that you:
Make sure you have the correct Zoning Book that provides for the entire code for RMT at the next meeting. The tower section has been left out of some of the books and is a critical section to follow.
Refer to RMT and also the Appearance Criteria and Required Certiorari in Division 4 of the Zoning Book.

Here is a list of the problems with the new application.

Two towers when code book, verified by attorneys, clearly states "a tower" or one tower no matter what type of structure
Mass size and scaling, proportion and characteristics of the neighborhoods
Lower Elevations not shown on developers plan that would have set the building at 32.5 vs 33.5
Height of the walls are also massive and create an almost prison like look
Building is pushed away from natural hillside so entire building is out of the ground instead of a story being in the ground as seen on Surfside and Atlantic Blvd homes.
High walls next to our Town Hall Park
Parking verses Storage ratio

Reliance on staff to provide correct information resulted in the citizens hiring an attorney and filing a Writ of Ceratori against the town because the building had two towers and an extra story.....both illegal in our zoning codes. Under staffs direction in the previous application the building had 4 stories and a cupola and did not meet our zoning codes. This new plan now has 3 stories and a cupola but these same attorney's believe that the second tower is in violation of the zoning codes and the mass size and scaling are also in violation of the town's zoning codes

The developer is obviously trying to maximize their profit with the massive size of the building and incorporating a second tower. The developer will be gone in two years and will have pocketed their profits. The citizen's in the neighborhood and visitors to the Town Hall Park will have to look at this massive structure for decades.

Every time you drive down Ocean Drive you will see a condo size building towering above our park creating a canyon/tunnel look on Ocean Drive. This is not consistent with keeping our quaint small town charm.

This development will also affect and lower property values on all neighboring properties because it is massive and it will block views. But worse yet it will look like a

giant condo among all the nice homes. Staff will tell you you can't protect views but the code states you can't diminish property values either.

So the proportion, scale and massing compared to the surrounding developed properties can lower our property values. Just because 461 Venus might be able to sell this development at a high dollar value does not mean it would not devalue all the properties surrounding it! Devaluation is a criteria for not approving the structure.

It will affect the ambience and visual quaintness of our town.

Here are some options for the Council:

Send this application back to P&Z because P&Z was not given sufficient and accurate information. This also gives the citizens the opportunity to present to P&Z so that their recommendation to council can come from understanding all pertinent information.
Council can have the developer submit a new plan that's compatible with the neighborhood.
Council can have the developer submit a new plan that's compatible with the neighborhood with only one tower and a finished floor of 32.5 set to the west of the property so that it is built into the side of the hill instead of protruding out of the ground.
Council can require the developer to lower the finished floor elevation to match the lot to the north that is at 32.5, move to the west of the lot and to remove the two towers. This would allow for scale and massing to be adjusted downward to be compatible with the neighborhood. (This is the best scenario).
Since the development on this site is not compatible regarding size and massing as well as less than 75% parking, DO NOT allow an additional story so it becomes a two story structure. The overriding element here is that the structure is not compatible with neighborhoods. As you drive up Venus Drive the home to the south have one story out of ground. The home to the north has 2 stories out of the ground (the 2nd story is a partial story). This massive development which is not single family but 2 family will have 3 stories and a cupola which is another 10 ft structure so you can call it 4 stories. Even though the developer says they are under the maximum lot coverage (by a few percentages) it really has little bearing. The reality of this project is that the development on the north unit is 8,527 sq ft total and the south unit is 8,527. That is 17,054 total sq ft of building!

Only council can protect our town. This is one of the last very large if not the largest lot in town. We will look and drive by this massive development every day.

We want to keep Juno Beach the quaint small town that it is and that feel is part of what we love about Juno Beach.

Please stand by the citizens vision and look at this application through the eyes of the citizens and not staff and the developer. Please do not allow a massive structure to be developed right to Ocean Drive and our beautiful Town Hall Park!

It will effect the landscape of our community forever.

Thank you for your consideration,
Lew Wheeler

Provided by VMPT Davis on September 24,

To: Town Council, Town Manager, Town Attorney, Town Clerk

From: Diana Davis, Vice Mayor Pro Tem

Date: September 25, 2025

RE: Response to Mayor Wheeler's false and damaging personal attack by her accusation of malfeasance at the Town Council meeting on September 8, 2025

For clarity, I would like to reference *Robert's Rules of Order, Newly Revised (12th Edition)(RONR)* — the nationally recognized parliamentary authority that provides guidance to our Town Council. I am providing these citations so that the record reflects how failed motions are properly understood and how debate among members is to be conducted. I respectfully ask that these be entered into the record, so both Council and residents have confidence in the process we follow.

- **Failed Motion = Still a Vote**
    - RONR (12th ed.) §4 – Handing of a Motion, summarized to provide that, *a vote is the expression of the will of the assembly, by voice, ballot, or other means, on a motion that has been put to a vote by the chair.*
    - A failed motion is a recorded vote — it means the assembly **did not adopt** the proposal.
- **Failure ≠ Misconduct**
    - RONR §43, Debate, – Debate and motions are the *"right of every member"* and an **essential duty** of elected representatives.
    - Reporting on the outcome of a vote is not malfeasance — it is part of informing residents about Council action.
- **Status Quo in This Context = Draft Plan Moving Forward**
    - RONR §4 – This section tells us that *If a motion is lost, the status quo is maintained.*
    - In this case, the "status quo" was that the draft master plan — with the 90/10 overlay — continued moving forward toward finalization under the consultant's contract.
    - Thus, the failure to reject 90/10 effectively signaled to consultant TCRPC, staff and developers that the draft remained on the table
- **Residents' Role in Deliberation**

- RONR §1:1 – 1:2 – Summarized as stating that *the deliberative assembly is a meeting of equals, where the rights of the minority are respected and the majority rules.*
- Citizen outcry and public engagement were legitimate forces in bringing the matter back and leading to the Council ultimately rejecting the 90/10 overlay.

- **Integrity of Council Members**
  - RONR §61 Disciplinary Procedures, explains that a*ccusations of misconduct must be based on facts and properly handled; debate must focus on merits of the question, not personal attacks.*
  - Accusing a Council member of malfeasance for reporting the parliamentary effect of a failed motion mischaracterizes the process and undermines civil debate.

"Under Robert's Rules, a failed motion is still a vote, and reporting its effect is not misconduct. My duty is to inform residents about how Council actions affect them — that is not malfeasance, Madame Mayor Wheeler, that is representation."

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Proclamation – Florida City Government Week 2025

DISCUSSION:

The City Government is the Government closest to most citizens, and the one with the most direct daily impact upon its residents.

Florida City Government Week is set aside as a time to recognize the important role played by city government in our lives. The Town of Juno Beach demonstrates this through our accessible Town Staff and community-oriented events.

RECOMMENDATION:

Town Staff recommends Town Council approve the Proclamation for Florida City Government Week 2025.

PROCLAMATION

Town of Juno Beach of Palm Beach County, Florida

Florida City Government Week 2025

WHEREAS, city government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, the Town of Juno Beach has a vision of a seaside community where neighbors join to share in our exceptional quality of life; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Florida City Government Week is set aside as a time to recognize the important role played by city government in our lives and the Town of Juno Beach demonstrates this through our accessible Town Staff and the community oriented events, such as Food Truck Nights, Juno Beach National Night Out Against Crime, Oktoberfest, Christmas by the Lake, Hanukkah Celebration, and monthly Coffee with a Cop and Council Hour programs.

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Florida that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, Florida City Government Week offers an important opportunity to convey to all the citizens of Florida that they can shape and influence government through their civic involvement.

NOW, THEREFORE, the Town of Juno Beach, does hereby proclaim October 20th – 26th, 2025 as:

"FLORIDA CITY GOVERNMENT WEEK"

IN WITNESS WHEREOF, I have here unto set my hand and caused the official seal of the Town of Juno Beach, Florida, to be affixed this 22nd day of October 2025.

TOWN OF JUNO BEACH, FLORIDA

_____

Peggy Wheeler, Mayor

ATTEST:

_____

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Proclamation – Veterans Day

DISCUSSION:

The Town of Juno Beach reflects upon the enormous contributions made to our country and community by our Veterans, we also pay tribute to those who are currently serving in our Armed Forces at home and abroad and who remain committed to sustaining this legacy of unyielding patriotism.

RECOMMENDATION:

Consider a motion to approve the Proclamation for Veterans Day.

PROCLAMATION

Town of Juno Beach of Palm Beach County, Florida

VETERANS DAY

WHEREAS, Florida is proud to be home to over 1.5 million Veterans; and,

WHEREAS, throughout the history of our nation, brave Floridians stepped forward to serve our country, defend our freedoms, and preserve the liberties that enrich both this nation and our community; and,

WHEREAS, Floridians live in freedom today because of the contributions and sacrifices made by those who served and by their family members; and,

WHEREAS, veterans and their family members are an essential part of Florida's workforce including businesses, government agencies, and non-profit organizations that benefit immensely from their education and training, leadership skills, and dedication to mission completion; and,

WHEREAS, veterans and their families are integral members of diverse communities, contributing their experiences, skills, and time to civic service and causes that make not only our state but our community the best place to live, work, and raise a family; and,

WHEREAS, on this Veterans Day, Floridians remember that we are forever indebted to those who stepped forward to defend the blessing of liberty; and,

WHEREAS, as we reflect upon the enormous contributions made to our country and community by our Veterans, we also pay tribute to those who are currently serving in our Armed Forces at home and abroad and who remain committed to sustaining this legacy of unyielding patriotism.

NOW, THEREFORE, THE TOWN OF JUNO BEACH, hereby recognizes November 11, 2025, as **VETERANS DAY**, and I, as Mayor, call this observance to the attention of our citizens.

PASSED AND DULY ADOPTED in regular session this 22nd day of October, 2025.

TOWN OF JUNO BEACH, FLORIDA

_____

Peggy Wheeler, Mayor

ATTEST:

_____

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Town Event Dates for 2026

DISCUSSION:

The following dates are being proposed for the 2026 events schedule:

- Night Out Against Crime – Thursday, February 12, 2026 from 4PM-7PM;
- Food Truck Night – Thursday, February 5, 2026 from 4PM-7PM;
- September 11th Remembrance Ceremony – Friday, September 11, 2026 from 8:30AM-9:30AM;
- Oktoberfest – Thursday, October 22, 2026 from 4PM-7PM;
- Veterans Day Ceremony – Wednesday, November 11, 2025 from 8AM-9AM;
- Christmas by the Lake – Friday, December 4, 2026 from 5PM-7PM; and
- Hanukkah Celebration – Thursday, December 10, 2026 from 5PM-7PM.

RECOMMENDATION:

Town Staff recommends that Town Council consider the proposed event dates for 2026.

AGENDA ITEM

Meeting Name: Town Council

Meeting Date: October 22, 2025

Prepared By: Duncan Clark

Item Title: Special Event Request - 2025 Palm Beach Holiday Boat Parade

DISCUSSION:

Staff received a request for a special event from Sarah Lott, Event Producer with Via Productions representing the Marine Industries of Palm Beach County. **This is a recurring event in Town at the same location along the Intracoastal Waterway from North Palm Beach red marker 28 to the Jupiter Lighthouse.**

The event is a Holiday Boat Parade, with a traveling firework display and volunteer boats collecting unwrapped toys at docks along the route for Toys for Tots. The date of the event is proposed for Saturday, December 6, 2025, and the event will take place from 6:00 pm to 8:30 pm. The location of the event takes place along the same strip of Intracoastal Waterway. The applicant has provided a map depicting this area. This event requires the Donald Ross Road Bridge to be up during the event and is expected to be closed for approximately 45 - 60 minutes.

The applicant will be charged the Permit Fee of $100 and a $500 Security Deposit for this event based on the attached adopted fee schedule for Off-Site Special Events. This fee and deposit do not include the required costs for outside assistance by the Police, or any other necessary support; those costs are the responsibility of the applicant during the application process. Based on the type of event the applicant will be responsible to provide all outstanding items 14 days prior to the date, or be subject to late fees and/or cancellation of event. Staff will apply all of the regular conditions for such an event on their regular application plus any conditions identified by the Town Council.

RECOMMENDATION:

Staff recommends that the Town Council consider the request for the Off-Site Special Event proposed in Juno Beach as stated above, subject to all conditions and requirements of the application, including any additional agency reviews/approvals

TOWN OF JUNO BEACH
PLANNING AND ZONING DEPARTMENT
340 OCEAN DRIVE
JUNO BEACH, FL 33048
PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only
Date Stamp
TOWN OF JUNO BEACH
RECEIVED
2025 AUG -6 P 3:07

Application for Off-Site Special Event

Note: The issuance of any Special Event permit from the Town of Juno Beach does not exempt the applicant from obtaining the appropriate Business Tax License (occupational license) and temporary liquor license from the State of Florida, Division of Alcoholic Beverages and Tobacco under Florida Statute, or, any other county or state required permits.

Fee Schedule:

Event Type	Deadlines Application/ Obligations	Application Fee	Permit Fee*	Security Deposit	Deadline Late Fee
Low-Impact (Up to 999 attendees)**	60/14 days prior to event	$100	$100/day	$500	$200
Medium-Impact (1000-4999 attendees)	120/45 days prior to event	$200	$500/day	$1,000	$400
High-Impact (5000+ attendees)	120/45 days prior to event	$300	$1,000/day	$5,000	$600

*Permit Fee will be determined by the Town Council for off-site events lasting 4 or more consecutive days.
**Low-Impact events consisting of 25 attendees or less will be approved administratively.

Notes: Please initial each item below to confirm your understanding:

SL Application Fee is due at time of Application submittal and is not refundable. Deadline Late Fee (if applicable) is an additional charge and is not refundable.

SL Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Department outlining obligations and fees.

SL Permit Fees and Security Deposit are due 14/45 days prior to the event. These fees may be refunded if the event is canceled or postponed at least 7/14 days prior to the event date.

SL After the event, Security Deposit, or a portion of, may be returned after an inspection is completed by Town Staff. The Town shall determine what portion of the Security Deposit may be returned.

SL Failure to comply with restrictions imposed automatically forfeits the Security Deposit.

SL Town Staff will determine if application will require additional conditions to be added or existing conditions modified, dependent upon each individual event.

SL Failure to provide the required obligations, fees and deposits 14 or 45 days prior to the event date, as indicated above, will subject the applicant to the Late Fee and/or cancelation of event.

SL Additional charges may apply for Police and/or Public Works services, Town Staff will determine what services are required. Please read Sections III and IV. Deadline for these fees are 14 or 45 days prior to the event date, as indicated above, subject to Late Fee and/or cancellation of event.

SL If it is determined that your event will require Police staff to be present, you must contact Extra Duty solutions in order to schedule the required Officers prior to your application being approved. Please note that the Extra Duty Solutions obligations shall be submitted 30 days prior to the event. Additional information on Extra Duty Solutions is provided in "Section III".

SL If any road closures are proposed, attach maintenance of traffic (MOT) plan. The individual preparing the MOT must be certified by the Florida Department of Transportation (FDOT) or equivalent to prepare a MOT. The MOT plan is required 45 days prior to the event. Police Officers may be required to direct traffic, and if so, a fee will be assessed.

Section I Instructions for Applicant

1. Applicant shall complete Section II of this application. (Town Staff will review the Applicants submittal and complete other sections as required.)

2. Attach the following with this application:
   a) Attach Application Fee, and Late Fee if applicable. (All fees are Payable to the Town of Juno Beach.)
   b) Plot/Site Plan (drawing/sketch), showing the site upon which you are proposing your special event, identifying parking areas, adjacent roadways, existing structures, proposed (temporary) structures/items, road closures, barricades/fences, etc.;
   c) Attach letter(s) of approval from all outside agencies: (i.e. Palm Beach County (PBC) Parks and Recreation, PBC-Traffic Division, PBC-Fire Rescue, Florida Department of Transportation, Department of Environmental Protection, Environmental Resources Management, Coast Guard, etc.)
   d) Copy of current insurance certification(s) with the **Town of Juno Beach** listed as **"Additionally Insured" with a minimum amount of $1,000,000.00 liability coverage**; (or state your ability to provide it with all other obligations).
   e) Notarized Letter of approval from property owner(s).
   f) Copy of Driver License.

3. Sign and date this application at the end of Section II.

Section II Required Information

- ***Regarding the Applicant:***

Name of Applicant/Sponsor: Sarah Lott Phone: 561-427-0500

Relationship to Organization Represented: Event Producer

Address of Applicant/Sponsor: 711 Commerce Way, Suite 5, Jupiter, FL 33469

Name, Address, Phone of Organization Represented: Marine Industries of PBC, 1208 US Highway 1, Suite B, NPB, FL 33408

Principal contact person on Event Day/Phone: Sarah Lott 561-632-6424

Alternate contact person on Event Day/Phone: Jerry Somma 561-262-0618

- ***Regarding the Subject Location (where the proposed special event is being requested):***

Address/Location: Intracoastal Waterway, North Palm Beach to Jupiter Lighthouse.

Name of Subdivision: N/A

- ***Regarding the Special Event Specifics:***

Please describe the special event being requested: Parade of decorated vessels from NPB to Jupiter led by traveling firework display & volunteer toy boats collecting new, unwrapped toys at docks for Toys for Tots Dec. 6, 2025

Indicate roadway(s) to be closed: Donald Ross Bridge

Indicate if amusement rides (type/quantity) are part of the event: N/A

Indicate if alcohol will be served at the event and who will serve: N/A

Indicate types of equipment, tents, trailers or other temporary structures that will be part of the event: N/A

Number of employees/volunteers working the event: approx. 20

Number of anticipated attendees for the event: approx. 50 vessels

Length of time proposed for the event to take place, including set-up and tear down, **(dates/times)**: Starts in North Palm Beach @ 6pm & should reach the Jupiter Lighthouse by 8:30 pm on Sat Dec. 6, 2025 / Donald Ross Bridge closed approx. 45-60 min.

- ***Regarding other Town Services:***
  If Police and/or Public Works services are being requested, please indicate your anticipated duties: *(Regardless of your anticipated need, Town staff may determine that Police and/or Public Works services are required for your event, refer to letter of approval):*
  Police Stationed at the East side of Donald Ross Bridge prior to & just after the parade passes. PWC will cover the West side of the bridge.
- ***Please <u>initial</u> each line to confirm attachments:***

SL Application Fee, and Late Fee, if applicable. (Payable to Town of Juno Beach)
SL Plot/Site Plan
SL Outside agency letter(s) of approval
SL Insurance Certificate
SL Notarized Letter from property owner
SL Copy of Driver License

Indicate items not submitted and reasons for non-submittal: Event not on private property

<u>Hold Harmless Agreement:</u>
In accordance with the Town of Juno Beach Code of Ordinances, in permitting any special event, the applicant shall meet all requirements set forth in Chapter 34 and is subject to Town Council approval. In addition, Town Staff shall prescribe appropriate conditions and safeguards and obligations and fees as required.

By submittal of this application, the sponsor agrees to indemnify and hold harmless the Town of Juno Beach, its officers, employees and agents from and against all loss, costs, expenses, including attorney's fees, claims, suits and judgments, whatsoever in connection with injury to or death of any person or persons or loss of or damage to property resulting from any and all operations performed by sponsor, its officers, employees, and agents under any of the terms of this Special Event Application.

If any unforeseen circumstance(s) occur and/or the sponsor fails to meet the requirements the Town has set forth, the Town Manager or Police Chief shall have the right to cancel or stop the event either before commencement of the event and/or during the event.

Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Director outlining obligations and fees.

Sarah Lott — Applicant/Sponsor Signature
8/5/25 — Date
Sarah Lott — Print Name

<u>Office Use Only:</u>

Received By
Date (Please Date Stamp)

Section III Police Department-Special Event Requirements

The following are additional obligations your organization may have to meet.

To schedule the required Police Officers for your event please visit Extra Duty Solutions at https://portal.extradutysolutions.com to submit your request, if this is your first time using the Extra Duty Solutions customer portal please register as a new customer. You can also reach our Extra Duty Solutions account team at 561-437-4499 or JunoBeachFL@extradutysolutions.com. As part of the Special Event review process the Police Department may impose fees for services as deemed appropriate for the type and impact of the proposed event. The Police Department may schedule a meeting to review the event specifics and Police Operational or Action Plan as determined by the Town. Items reviewed in the Plan include, but are limited to, the following:

- Operations Command Post needs, Incident Management;
- Traffic Control Plan, Road Closures, Parking Plan, Event Route management;
- Staffing needs, Day and Night patrol, Coordination with other agencies;
- Vendor setup and security;
- Attendee/Pedestrian access, security, monitoring and control;
- Equipment needs motorized and non-motorized, Communications;
- Providing of adequate volunteers, Volunteer meeting(s) with Police representative prior to, or on event day(s);
- The Principal of the event shall remain accessible to the Police Supervisor at all times during the event to provide necessary event management and control.

The Police Department will attempt to place officers during the requested dates and hours. Because of unforeseen circumstances, this application may not be filled when requested. Juno Beach Police Officers will not work in the capacity of a "bouncer" at a bar or other establishment where alcohol is served.

Rates

Regular Staff - $35.00 ***Officer - $68.94*** ***Supervisor (if required) - $80.43***

(Rates are subject to a $15.00 an hour premium on Town designated Holidays.)

****An additional 10% scheduling fee will apply to all police department pay rates***

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) OFFICERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF POLICE SERVICES MUST BE MADE 48-HOURS IN ADVANCE OR A THREE (3)-HOUR, PER OFFICER CHARGE WILL BE FORFEITED.***

Office Use Only:

3 Officers @ $68.94/hour: total of 9 hours = $ 620.46

1 Supervisors @ $80.43/hour: total of 3 hours = $ 241.29

Additional Fee(s): _____ $ 861.75

Payment Due Date:_____ Total Amount Due: $_____ Payment Received: Y / N

** Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.*

Reviewed By: _____

Approved by Police Chief/Designee: _____ 10/13/25

Section IV Public Works Department-Special Event Requirements

As part of the Special Event review process the Public Works Department may impose fees for services as deemed appropriate for the type and impact of the proposed event.

Public Works services include, but are not limited to, the following:

- Delivery, set-up and removal of traffic or parking control devices including portable message boards, barricades, signs, stakes, traffic cones and/or any other devices requested by the Town's Police Department.
- Random event site inspections to insure the Applicant removes trash/litter or debris from the event site as needed. Event usage area final inspection of public properties to insure adequate cleaning at event's end/closing and prior to release of security deposits, if applicable.
- Public Works staff time to clean, remove and dispose of any and all residual debris, trash or to repair damaged property incurred by the Applicant or Applicant's agents on the event site public property.

Rates

Regular Staff	***$35.00***
Supervisor (if required)	***$45.00***

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) STAFF MEMBERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF PUBLIC WORKS SERVICES MUST BE MADE 48-HOURS IN ADVANCED OR A THREE (3)-HOUR, PER STAFF MEMBER CHARGE WILL BE FORFEITED. PLEASE CONTACT FDAVILA@JUNO-BEACH.FL.US AND SHALLOCK@JUNO-BEACH.FL.US.***

Office Use Only:

_____ Regular Staff @ $35.00/hour: total of _____ hours = $_____
_____ Supervisors @ $45.00/hour: total of _____ hours = $_____

Payment Due Date:_____ Total Amount Due: $_____ Payment Received: Y / N

**** Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.***

Reviewed By: _____

Approved by Director of Public Works/Designee:_____

Section V Application Review

Director of Planning & Zoning	Date 10/10/25
Police Chief	Date 10/13/25
Public Works Director	Date 8/15/25
Project Coordinator/Risk Manager	Date
Finance Director	Date
Town Manager	Date

Section VI Post Event Inspection and Security Deposit Status

Post event Comments, Issues List and recommended Security Deposit withheld:

* _____ _____ ***Amount and Date Returned of the Security Deposit.***
Amount ***Date***

Director of Planning & Zoning	Date
Police Chief	Date
Public Works Director	Date
Finance Director	Date
Town Manager	Date

MARINE INDUSTRIES ASSOCIATION OF PALM BEACH COUNTY, INC.

MIAPBC is a not-for-profit organization created to promote and protect the sound growth of the marine industry in Palm Beach County for the benefit and education of its members, the community, and the environment.

BOARD OF DIRECTORS

Austin Burkett
President
E. J. Schrader Mattress Company, Inc.

Tamra FitzGerald
Vice President
Venue Marketing Group

Raymond Graziotto
Secretary
Seven Kings Holdings

Janet Zimmerman
Treasurer
Florida Inland Navigation District

Mallory Doremus
Palmdale Oil Company

Tino Garcia
Ferreira Construction Company, Inc.

George Gentile
2GHO

Rick Kozell
Law Office of Rick Kozell

Martin Murphy
JAMCO, Inc.

Doug West
Westwind Marine Advisors

STAFF

Alyssa Freeman
Executive Director

Paola Pineros
Marketing & Membership Manager

Stephanie Button
Administrative Manager

Rena Blades
Director of Community Outreach and Government Affairs, PBIBS

May 28, 2025

To Whom It May Concern:

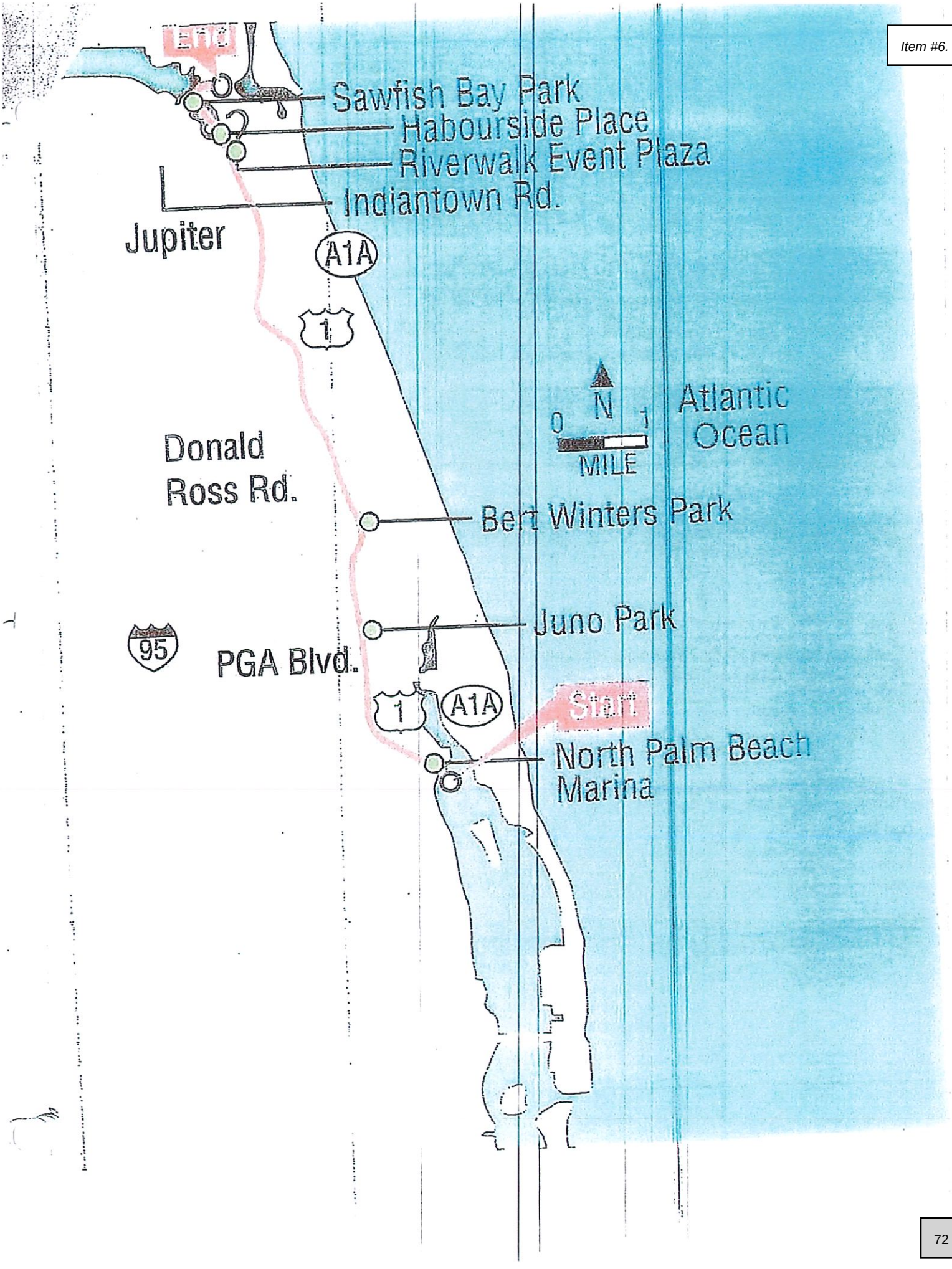
Via Productions, Inc. has full authorization to act as our (Marine Industries Association of Palm Beach County, Inc.) agent when applying for a special event permits that relate to the event known as the "2025 Palm Beach Holiday Boat Parade".

If you have any further questions, please feel free to contact me.

Sincerely,

Alyssa Freeman
Executive Director

Jupiter Inlet Colony
Limestone Creek
Jupiter
W Indiantown Rd
706
Juno Beach
91
1
A1A
Juno Ridge
95
786
Florida's Turnpike
PGA Boulevard
611
Palm Beach Gardens
© 2012 Europa Technologies
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2012 Google
North Palm Beach
Munyon Island
Imagery Date: 3/21/2011
26°53'01.71" N 80°03'57.79" W elev 3 m
710


Sawfish Bay Park
Habourside Place
Riverwalk Event Plaza
Indiantown Rd.
Jupiter
A1A
1
N
0
1
MILE
Atlantic Ocean
Donald Ross Rd.
Bert Winters Park
Juno Park
95
PGA Blvd.
1
A1A
Start
North Palm Beach Marina

VIDEO MESSAGE BOARD
PROVIDED BY: ACME BARRICADES
VIDEO MESSAGE BOARD
PROVIDED BY TOWN OF JUNO POLICE DEPT.
Kingdom Hall of Jehovah's Witnesses
TOWN OF JUNO BEACH TO CLOSE ROAD
DONALD ROSS ROAD BRIDGE
PBSO CLOSE ROAD
Frenchman's Harbor
3D

U.S. Department of Homeland Security
United States Coast Guard

Commander
United States Coast Guard
Sector Miami

100 MacArthur Causeway
Miami Beach, FL 33139
Phone: (305) 535-4317
Fax: (305) 535-4378

16750
July 01, 2025

Marine Industries Association of Palm Beach County, Inc.
Attn: Sarah Lott
1208 US Highway One
Suite B
North Palm Beach, FL 33408

Dear Ms. Lott:

I have received your Application for Approval of Marine Event, Form CG-4423, dated May 29, 2025. You requested approval for the Palm Beach Holiday Boat Parade scheduled for December 06, 2025 from 5:30 PM to 8:30 PM. The parade will travel along the Intracoastal Waterway from Day beacon 28 to Jupiter Lighthouse, in Palm Beach, Florida. I have reviewed your application and determined the proposed event does not require a Coast Guard Marine Event Permit, as outlined in 33 CFR Part 100, in that the event does not introduce any extraordinary circumstances or unusual hazards that would jeopardize the safety of human life on the navigable waters of the U.S. While no Coast Guard permit is required, you must comply with all existing Federal, State, and local laws and other requirements that may affect your ability to hold your event as proposed. You should take appropriate action to ensure compliance with all requirements prior to holding your event.

Marine events have a potential for unanticipated environmental consequences, and even temporarily disrupt the natural environment. Please note, disturbing or injuring a protected species is a violation of law. In addition, vessels may not anchor over coral reef under the Florida Coral Reef Protection Act. For additional guidance on protected species and to ensure compliance with the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C 1531 et seq.), you are encouraged to contact U.S. Fish and Wildlife Service South Florida Ecological Services Office at 772-562-3909 or by email at verobeach@fws.gov. Collision with and/or injury to a sea turtle, manatee, dolphin or other protected species must be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Wildlife Alert Hotline at 888-404-3922.

No person, municipality, county, or other governmental entity shall install a waterway marker (e.g. temporary buoys) without a permit from U.S. Army Corps of Engineers (http://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Obtain-a-Permit/). Should there be a need to install regulatory and/or informational waterway markers, you must also coordinate with FWC's Division of Law Enforcement, Boating and Waterways Section Waterways Management Unit (waterway.management@myfwc.com).

Although a Coast Guard permit is not required for this event, you are responsible for contacting this office if there are changes to the event date, number of participants and/or spectators, location, or any other significant changes that may necessitate reconsideration as to whether a permit is required.

I sincerely appreciate your proactive effort in bringing this marine event to my attention. Because of the dynamic nature of the waterway, boating, and maritime activities, the Coast Guard carefully considers the totality of the risks associated with each event on a case-by-case basis when determining whether a permit is needed. Although a Coast Guard Permit for Marine Event, Form CG-4424, is not required for this event, you should continue to submit an Application for Approval of Marine Event, Form CG-4423, for similar events you may sponsor in the future.

Furthermore, nothing in this determination restricts the Coast Guard's ability to take action under the Ports and Waterways Safety Act, Magnusson Act, or other authorities to ensure the safety of vessels, waterfront facilities, and the protection of the navigable waters and resources therein. Such actions could include promulgation of Regulated Navigation Areas or Limited Access Areas, broadcasting safety notices, disseminating safety flyers, or other actions taken under the authorities granted the United States Coast Guard.

The decision that your proposed event does not require a Coast Guard permit in no way implies the event is without risk or deemed completely safe, nor does it imply the Coast Guard has "approved" the event. As the event sponsor, you are responsible for the overall safety of the event and obtaining all applicable permits from other Federal, State, or local authorities.

Thank you for your interest in conducting a safe marine event. If you have any marine event permitting questions, please contact our Sector Miami Waterway's staff at (305) 535-4317/4307.

Sincerely,

Guerschom Etienne
Lieutenant, U.S. Coast Guard
By direction of the
Captain of the Port, Miami

Date: _____

I agree to and accept the above-mentioned terms.

_____ _____

Name Organization and Position

JUNO BEACH POLICE DEPARTMENT
340 Ocean Drive ♦ Juno Beach, Florida 33408 ♦ 561-626-2100

BRIAN J. SMITH
Chief of Police

August 12, 2025

Marine Industries of PBC
1208 U.S. Highway 1 Suite B
North Palm Beach, FL 33408

Dear Ms. Lott,

We reviewed your request for the road closure in conjunction with the Boat Parade event, scheduled for December 6th, 2025, with a request to close the east bound Donald Ross Bridge from 6:30PM to 8:30PM for the event.

As the law enforcement agency having jurisdiction over the subject roadway (Eastbound Donald Ross Rd. Bridge), we approve and give consent for the road closure for this event.

Sincerely,

Sgt. John Kenny
jkenny@junobeachpd.com
561-656-0342

August 14, 2025

Sarah Lott
Marine Industries Association of Palm Beach County
1208 US 1 B,
North Palm Beach, FL 33408

SUBJECT: PALM BEACH BOAT HOLIDAY PARADE 2025

Dear Ms. Lott,

The Palm Beach County Traffic Engineering Division has reviewed your request to close Donald Ross Road Bascule Bridge on Saturday, December 6, 2025 from approximately 6:00 pm till 8:00 pm.

This request has been approved.

It is our understanding that Palm Beach Sheriff's Department and Juno Beach Police Department will assume responsibility for traffic control and will coordinate with other emergency departments.

This permit is only valid with the presence of the Palm Beach Sheriff's Department and Juno Beach Police Department to oversee the traffic control. Also, please see the special event conditions that must be followed below as well.

Municipality shall be responsible to supply traffic control devices and personnel for crowd and traffic control.

Municipality shall be responsible to place traffic control devices prior to the parade event and remove traffic control devices at the closing of the parade event.

Municipality shall be responsible to ensure devices are placed to delineate an area a minimum of ten (10) feet from the location of void space/opening created by bridge opening, in order to prevent pedestrian and vehicular traffic from accessing this area.

Municipality shall be responsible to post personnel at a location to ensure pedestrian and vehicular traffic are prevented from accessing the delineated area, minimum of ten (10) feet from the void space/opening created by bridge opening.

Advance VMS board are to be installed 7 days in advance of scheduled closure.

If you have any further questions, please contact Graciela M'Causland at 684-4030.

Sincerely,

Graciela M'Causland
Construction Coordinator
Traffic Division

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

GM:ep
Attachment: Special Event Application, Route Map,
ec: Motasem Al-Turk, Ph.D., P.E., Director – Traffic Division
Melissa Ackert, P.E., Assistant Director – Traffic Division
Lee Gao, P.E., Senior Professional Engineer – Traffic Division
Fattoush Jafar, Ph.D., P.E., Traffic Engineer Ops Manager – Traffic Division
Hanane Akif, Senior Professional Engineer – Traffic Division
Amar Kalabic, Construction Coordinator – Traffic Division
Sean Reilly, Chief Traffic Inspector – Traffic Division
Shoshoni Deeley, Office Manager – Traffic Division
Adam Faustini, Director – Road & Bridge
Thomas A. Coppini, Public Works Superintendent – Road & Bridge
Chase Miller, Construction Project Manager – Road & Bridge
Zachary King, Chief Construction Coordinator – Construction Coordination
Albert W. Hoffman, Division Director III – Construction Coordination
William Tanto, Chief Construction Coordinator – Construction Coordination
Kathleen Farrell, Division Director III – Roadway Production
Kristine Frazell-Smith, Senior Professional Engineer – Roadway Production
Lisa De La Rionda, Director – Department of Public Affairs
Heather C. Shirm, Manager Digital Marketing and Communications – Public Affairs
Javier H. Lopez, Digital Marketing Coordinator – Public Affairs
Kara Dery, Supervisor Special Facilities – Parks & Recreation Division
Yash Nagal, Director of Transit Planning – Palm Tran
John Kenny – Sergeant - Juno Police Department – jkenny@junobeachpd.com
Sabrina Medina – Palm Beach County Sheriff's Office – medinas@pbso.org
Jose M. Gonzalez – PBC Fire Rescue - FIRE-FOO@pbcgov.org and JMgonzal@pbcgov.org

File: General - Special Events
Roads –
N:\TRAFFIC\SPECIAL EVENTS\2025 Special events approved\Donald Ross Boat Parade\Special Event Form Letter-Graciela M'Causland (north of Southern Blvd).docx

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: Duncan Clark

Item Title: Special Event Request Holy Spirit Lutheran Church Christmas Eve Eve Service

BACKGROUND:

Staff received a request for a special event from Julie Shapiro, Community Coordinator representing Holy Spirit Lutheran Church, which would take place on the pier in Town. **This is a recurring event in Town at the same location, which is why staff put it on the Consent Agenda**.

DISCUSSION:

The special event requested is to celebrate the holiday for church members and guests. There are anticipated to be approximately 3,000 attendees for this event. The applicant will be charged the permit fee of $500 and a $1,000 Security Deposit for this event based on the attached adopted fee schedule for Off-Site Special Events. This fee and deposit do not include the required costs for outside assistance by Police, or any other necessary support. Those costs are the responsibility of the applicant during the application process and shall be provided 45 days prior to the date of the event.

As indicated in the attached application, the event will be required to obtain outside agency and department approvals from Palm Beach County and Loggerhead Marine Life Center during the application process should the Town Council approve the event.

It is proposed to take place on Tuesday, December 23rd, from 11:00 am to 7:30 pm to allow for setup and breakdown. There will be one service to start at 5:30 pm on the Juno Beach Park Pier.

RECOMMENDATION:

Staff recommends that the Town Council consider the request for special event proposed in Juno Beach as stated above, subject to the applicant being responsible for the process for special events and all conditions and requirements following the application, including any additional agency reviews/approvals/fees.

TOWN OF JUNO BEACH
PLANNING AND ZONING DEPARTMENT
340 OCEAN DRIVE
JUNO BEACH, FL 33048
PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only
Date Stamp
TOWN OF JUNO BEACH
RECEIVED
2025 JUL -7 P 3:11

Application for Off-Site Special Event

Note: The issuance of any Special Event permit from the Town of Juno Beach does not exempt the applicant from obtaining the appropriate Business Tax License (occupational license) and temporary liquor license from the State of Florida, Division of Alcoholic Beverages and Tobacco under Florida Statute, or, any other county or state required permits.

Fee Schedule:

Event Type	Deadlines Application/ Obligations	Application Fee	Permit Fee*	Security Deposit	Deadline Late Fee
Low-Impact (Up to 999 attendees)**	60/14 days prior to event	$100	$100/day	$500	$200
Medium-Impact (1000-4999 attendees)	120/45 days prior to event	$200	$500/day	$1,000	$400
High-Impact (5000+ attendees)	120/45 days prior to event	$300	$1,000/day	$5,000	$600

*Permit Fee will be determined by the Town Council for off-site events lasting 4 or more consecutive days.
**Low-Impact events consisting of 25 attendees or less will be approved administratively.

Notes: Please initial each item below to confirm your understanding:

AS Application Fee is due at time of Application submittal and is not refundable. Deadline Late Fee (if applicable) is an additional charge and is not refundable.

AS Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Department outlining obligations and fees.

AS Permit Fees and Security Deposit are due 14/45 days prior to the event. These fees may be refunded if the event is canceled or postponed at least 7/14 days prior to the event date.

AS After the event, Security Deposit, or a portion of, may be returned after an inspection is completed by Town Staff. The Town shall determine what portion of the Security Deposit may be returned.

AS Failure to comply with restrictions imposed automatically forfeits the Security Deposit.

AS Town Staff will determine if application will require additional conditions to be added or existing conditions modified, dependent upon each individual event.

AS Failure to provide the required obligations, fees and deposits 14 or 45 days prior to the event date, as indicated above, will subject the applicant to the Late Fee and/or cancelation of event.

AS Additional charges may apply for Police and/or Public Works services, Town Staff will determine what services are required. Please read Sections III and IV. Deadline for these fees are 14 or 45 days prior to the event date, as indicated above, subject to Late Fee and/or cancellation of event.

Qs If it is determined that your event will require Police staff to be present, you must contact Extra Duty solutions in order to schedule the required Officers prior to your application being approved. Please note that the Extra Duty Solutions obligations shall be submitted 30 days prior to the event. Additional information on Extra Duty Solutions is provided in "Section III".

Qs If any road closures are proposed, attach maintenance of traffic (MOT) plan. The individual preparing the MOT must be certified by the Florida Department of Transportation (FDOT) or equivalent to prepare a MOT. The MOT plan is required 45 days prior to the event. Police Officers may be required to direct traffic, and if so, a fee will be assessed.

Section I Instructions for Applicant

1. Applicant shall complete Section II of this application. (Town Staff will review the Applicants submittal and complete other sections as required.)

2. Attach the following with this application:
   a) Attach Application Fee, and Late Fee if applicable. (All fees are Payable to the Town of Juno Beach.)
   b) Plot/Site Plan (drawing/sketch), showing the site upon which you are proposing your special event, identifying parking areas, adjacent roadways, existing structures, proposed (temporary) structures/items, road closures, barricades/fences, etc.;
   c) Attach letter(s) of approval from all outside agencies: (i.e. Palm Beach County (PBC) Parks and Recreation, PBC-Traffic Division, PBC-Fire Rescue, Florida Department of Transportation, Department of Environmental Protection, Environmental Resources Management, Coast Guard, etc.)
   d) Copy of current insurance certification(s) with the **Town of Juno Beach** listed as **"Additionally Insured" with a minimum amount of $1,000,000.00 liability coverage**; (or state your ability to provide it with all other obligations).
   e) Notarized Letter of approval from property owner(s).
   f) Copy of Driver License.

3. Sign and date this application at the end of Section II.

Section II Required Information

- ***Regarding the Applicant:*** Jami Melnick

Name of Applicant/Sponsor: Julie Shapiro Phone: 561.624.9663

Relationship to Organization Represented; Congregation + Community Coordinator

Address of Applicant/Sponsor: 13301 Ellison Wilson Rd
Juno Beach, FL 33408

Name, Address, Phone of Organization Represented: Holy Spirit Lutheran Church
-Same as above-

Principal contact person on Event Day/Phone: Julie Shapiro - 561.315.1800

Alternate contact person on Event Day/Phone: Jami Melnick - 772-260.1993

- ***Regarding the Subject Location (where the proposed special event is being requested):***

Address/Location: Juno Beach Pier

Name of Subdivision:

- ***Regarding the Special Event Specifics:***

Please describe the special event being requested: Christmas Eve, Eve Worship Service on Pier and Beach. Sound crew with 8-10 people, 5 generators to run equipment and a Stage set up for our band. At the end of the pier, Set up starts at 11am.

Indicate roadway(s) to be closed: None

Indicate if amusement rides (type/quantity) are part of the event: None

Indicate if alcohol will be served at the event and who will serve: None

Indicate types of equipment, tents, trailers or other temporary structures that will be part of the event: Stage for band at the end of the Pier.

Number of employees/volunteers working the event: 60

Number of anticipated attendees for the event: 3000

Length of time proposed for the event to take place, including set-up and tear down, **(dates/times)**: Dec 23, 2025 / 11am - 7:30pm

- ***Regarding other Town Services:***
  If Police and/or Public Works services are being requested, please indicate your anticipated duties: *(Regardless of your anticipated need, Town staff may determine that Police and/or Public Works services are required for your event, refer to letter of approval):*
  Police to direct traffic on A1A.

- ***Please <u>initial</u> each line to confirm attachments:***

  JS Application Fee, and Late Fee, if applicable. (Payable to Town of Juno Beach)
  JS Plot/Site Plan
  JS Outside agency letter(s) of approval
  JS Insurance Certificate
  JS Notarized Letter from property owner
  JS Copy of Driver License

Indicate items not submitted and reasons for non-submittal:

<u>Hold Harmless Agreement:</u>
In accordance with the Town of Juno Beach Code of Ordinances, in permitting any special event, the applicant shall meet all requirements set forth in Chapter 34 and is subject to Town Council approval. In addition, Town Staff shall prescribe appropriate conditions and safeguards and obligations and fees as required.

By submittal of this application, the sponsor agrees to indemnify and hold harmless the Town of Juno Beach, its officers, employees and agents from and against all loss, costs, expenses, including attorney's fees, claims, suits and judgments, whatsoever in connection with injury to or death of any person or persons or loss of or damage to property resulting from any and all operations performed by sponsor, its officers, employees, and agents under any of the terms of this Special Event Application.

If any unforeseen circumstance(s) occur and/or the sponsor fails to meet the requirements the Town has set forth, the Town Manager or Police Chief shall have the right to cancel or stop the event either before commencement of the event and/or during the event.

Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Director outlining obligations and fees.

Julia S — 6/23/25
Applicant/Sponsor Signature — Date

Julia Shapiro
Print Name

<u>Office Use Only:</u>

Received By — Date (Please Date Stamp)

Section III Police Department-Special Event Requirements

The following are additional obligations your organization may have to meet.

To schedule the required Police Officers for your event please visit Extra Duty Solutions at https://portal.extradutysolutions.com to submit your request, if this is your first time using the Extra Duty Solutions customer portal please register as a new customer. You can also reach our Extra Duty Solutions account team at 561-437-4499 or JunoBeachFL@extradutysolutions.com. As part of the Special Event review process the Police Department may impose fees for services as deemed appropriate for the type and impact of the proposed event. The Police Department may schedule a meeting to review the event specifics and Police Operational or Action Plan as determined by the Town. Items reviewed in the Plan include, but are limited to, the following:

- Operations Command Post needs, Incident Management;
- Traffic Control Plan, Road Closures, Parking Plan, Event Route management;
- Staffing needs, Day and Night patrol, Coordination with other agencies;
- Vendor setup and security;
- Attendee/Pedestrian access, security, monitoring and control;
- Equipment needs motorized and non-motorized, Communications;
- Providing of adequate volunteers, Volunteer meeting(s) with Police representative prior to, or on event day(s);
- The Principal of the event shall remain accessible to the Police Supervisor at all times during the event to provide necessary event management and control.

The Police Department will attempt to place officers during the requested dates and hours. Because of unforeseen circumstances, this application may not be filled when requested. Juno Beach Police Officers will not work in the capacity of a "bouncer" at a bar or other establishment where alcohol is served.

Rates

Regular Staff - $35.00 ***Officer - $68.94*** ***Supervisor (if required) - $80.43***

(Rates are subject to a $15.00 an hour premium on Town designated Holidays.)

****An additional 10% scheduling fee will apply to all police department pay rates***

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) OFFICERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF POLICE SERVICES MUST BE MADE 48-HOURS IN ADVANCE OR A THREE (3)-HOUR, PER OFFICER CHARGE WILL BE FORFEITED.***

Office Use Only:

2 Officers @ $68.94/hour: total of 6 hours = $413.64

_____ Supervisors @ $80.43/hour: total of _____ hours = $_____

Additional Fee(s): _____ $413.64

Payment Due Date:_____ Total Amount Due: $_____ Payment Received: Y / N

**** Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.***

Reviewed By: _____

Approved by Police Chief/Designee:_____

Section IV Public Works Department-Special Event Requirements

As part of the Special Event review process the Public Works Department may impose fees for services as deemed appropriate for the type and impact of the proposed event.

Public Works services include, but are not limited to, the following:

- Delivery, set-up and removal of traffic or parking control devices including portable message boards, barricades, signs, stakes, traffic cones and/or any other devices requested by the Town's Police Department.
- Random event site inspections to insure the Applicant removes trash/litter or debris from the event site as needed. Event usage area final inspection of public properties to insure adequate cleaning at event's end/closing and prior to release of security deposits, if applicable.
- Public Works staff time to clean, remove and dispose of any and all residual debris, trash or to repair damaged property incurred by the Applicant or Applicant's agents on the event site public property.

Rates

Regular Staff	***$35.00***
Supervisor (if required)	***$45.00***

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) STAFF MEMBERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF PUBLIC WORKS SERVICES MUST BE MADE 48-HOURS IN ADVANCED OR A THREE (3)-HOUR, PER STAFF MEMBER CHARGE WILL BE FORFEITED. PLEASE CONTACT FDAVILA@JUNO-BEACH.FL.US AND SHALLOCK@JUNO-BEACH.FL.US.***

Office Use Only:

_____ Regular Staff @ $35.00/hour: total of _____ hours = $_____
_____ Supervisors @ $45.00/hour: total of _____ hours = $_____

Payment Due Date:_____ Total Amount Due: $_____ Payment Received: Y / N

**** Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.***

Reviewed By: _____

Approved by Director of Public Works/Designee:_____

Section V **Application Review**

Director of Planning & Zoning	Date 10/10/25
Police Chief	Date 10/13/25
Public Works Director	Date
Project Coordinator/Risk Manager	Date
Finance Director	Date
Town Manager	Date

Section VI **Post Event Inspection and Security Deposit Status**

Post event Comments, Issues List and recommended Security Deposit withheld:

* _____ _____ ***Amount and Date Returned of the Security Deposit.***
Amount ***Date***

Director of Planning & Zoning	Date
Police Chief	Date
Public Works Director	Date
Finance Director	Date
Town Manager	Date

LOGGERHEAD
MARINELIFE CENTER

14200 U.S. Highway One
Juno Beach, Florida 33408
561.627.8280 • marinelife.org

Board of Directors

Monique S. Brechter
Chair
Karen Marcus
Vice Chair
Beau Standish
Treasurer
Diane Gray
Secretary
Susan Burke
Camille Coley
Sally Gates
Joseph A. Gibbons
Raymond E. Graziotto
Thomas Kodadek, Ph.D.
Matt Kuntz
Leanna Landsmann
Bart Livolsi
Maureen Lloyd
Ed Lunsford
Katharine Sinclair MacGregor
James F. Mullen IV, CPA
Jodi Oh
Pam Rauch
James A. Reiffel, M.D.
Crista Ryan
M.J. Saunders, Ph.D.
Erica Scherzer
Brian K. Waxman
Lynne Wells
Jeanette Wyneken, Ph.D.
Natasha Ziff

Executive Staff

Andy Dehart
President & CEO

June 20, 2025

Holy Spirit Lutheran Church
13301 Ellison Wilson Road
Juno Beach, FL 33408

Dear Jami,

As requested, Loggerhead Marinelife Center approves of Holy Spirit Lutheran Church holding Christmas Eve worship on the Juno Beach pier on Tuesday, December 23rd, 2025. We acknowledge that there is one service at 5:30 PM.

HSLC staff and volunteers may arrive at 11:00 AM the day of the event to set up. Please let me know if you have any questions.

Sincerely,

Kate Fratalia

Kate Fratalia
Vice President Retail

1% FOR THE PLANET

Charity Navigator FOUR-STAR

Platinum Transparency 2024 Candid.

Parks and Recreation Department
2700 6th Avenue South
Lake Worth, FL 33461
(561) 966-6600
Email: pbcparks@pbc.gov
www.pbcparks.com

Palm Beach County Board of County Commissioners

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

Interim County Administrator

Todd J. Bonlarron

"An Equal Opportunity Employer"

Official Electronic Letterhead

June 25, 2025

Julie E. Shapiro, Congregation & Community Coordinator
Holy Spirit Lutheran Church
13301 Ellison Wilson Road
Juno Beach, FL 33408

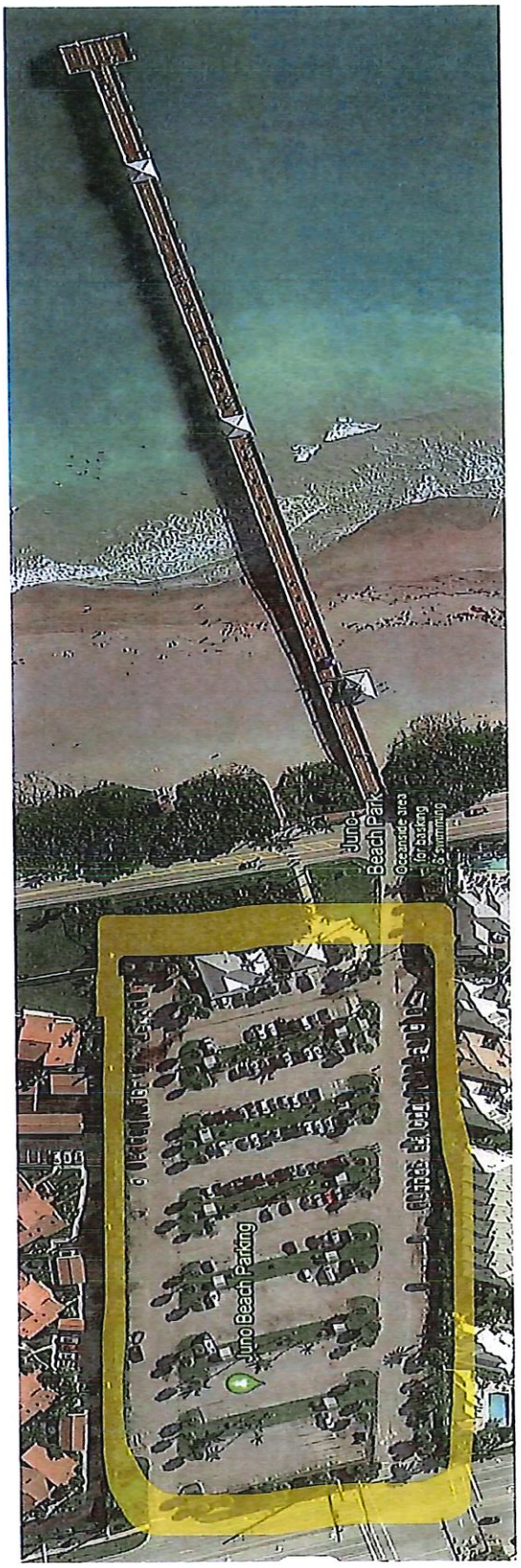
Dear Julie,

Thank you for reaching out with your request to hold the annual Christmas Eve Eve Service at the Juno Beach Pier on Tuesday, December 23rd, 2025, with a service scheduled for 5:30PM. We've reviewed the details you provided and have determined that a permit through our Special Events section is not required. We have also received the insurance certificate you submitted in advance.

We understand you are working with Kate Fratalia from Loggerhead Marinelife Center regarding logistics such as fees, availability, and use of the pier. As in previous years, the next step will be to present your request to the Town of Juno Beach. We understand that the Town will coordinate security, including parking, traffic, and pedestrian safety, and will provide two uniformed officers on site during your event.

Wishing you a joyful celebration.

Sincerely,
Myar Taha
Communication Specialist
Palm Beach County Parks and Recreation
2700 Sixth Ave. So.
Lake Worth, FL 33461



- Service will be held on the pier and on beach on both sides of the pier.
- Parking will be in the Juno Beach public parking lot. Overflow parking will be in the Publix complex across the street.
- No road closures.
- We will ask for Police to direct traffic and pedestrian parking.

AGENDA ITEM

Meeting Name: Town Council – Regular Meeting

Meeting Date: October 22, 2025

Prepared By: Chief Brian Smith

Item Title: Health Care District of Palm Beach County - MOU

DISCUSSION:

The Health Care District of Palm Beach County has opened a new treatment facility in West Palm Beach for Intervention Services relative to Mental Health. This facility accepts individuals in need of assistance who are willing to voluntarily go to the facility. The Health Care District of Palm Beach County has formed partnerships with numerous law enforcement agencies in Palm Beach County, to increase both the awareness of this treatment facility and encourage law enforcement agencies to facilitate assistance to individuals needing their mental health intervention.

The Juno Beach Police Department seeks this MOU with the Health Care District of Palm Beach County to provide an additional resource our Officers can utilize to better assist those with mental health emergencies in our community.

RECOMMENDATION:

Staff recommends that the Town Council approve the Memorandum of Understanding with the Health Care District and authorize the Mayor and Town Clerk to execute the Agreement on behalf of the Town.

MEMORANDUM OF UNDERSTANDING
BEHAVIORAL HEALTH SERVICES

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into the later of the 22nd day of October 2025 or the last date of signature ("Effective Date"), by and between the Health Care District of Palm Beach County, an independent special taxing district of the State of Florida subject to the Palm Beach County Health Care Act (Chapter 2003-326, Laws of Fla.) and its Affiliates and Subsidiaries ("District") and, the Town of Juno Beach], a Florida municipal corporation ("Town"). Together District and Town are collectively referred to as (the "Parties") and each individually is a ("Party").

W I T N E S S E T H:

WHEREAS, this MOU establishes a pilot program that can assist law enforcement to effectively respond to and link Palm Beach County residents to appropriate behavioral health or substance abuse services ("Services"); and

WHEREAS, the District is an independent special taxing district created with the intent of maximizing the health and well-being of Palm Beach County residents by providing comprehensive planning, funding and coordination of health care service delivery by creating a countywide comprehensive health care service; and

WHEREAS, the District and Town have recognized that creating a comprehensive and coordinated behavioral health system is a priority for many reasons including improving health care by connecting residents with quality, timely care through the least restrictive system of treatment, and reducing strain on the criminal justice system and hospital emergency rooms; and

WHEREAS, the District operates the Health Care District Community Health Center ("Clinic") currently located at 2051 45th St #300, West Palm Beach, 33407 and the Clinic provides the Services that may be needed by residents of Palm Beach County; and

WHEREAS, the Town's police department (Juno Beach Police, regularly encounters individuals who may benefit from the Services, and may be willing to voluntarily seek such Services in a clinical setting; and

WHEREAS, the Parties wish to develop a pilot program which would give the Police an additional tool to link such individuals to the Services on a voluntary basis and the Juno Beach Police is willing to transport individuals who voluntarily desire the Services to the Clinic; and

NOW THEREFORE, in consideration of the terms and conditions and mutual promises set forth herein and the benefits flowing each to the other, it is hereby agreed by and between the Parties hereto as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated herein by reference.

2. Cost and Services.

a. During the Term, the Parties are each responsible for their own costs of providing the services referenced herein to individuals in Palm Beach County.

b. Juno Beach Police officers will attempt to call the Clinic teams on a documented line to report on transport, estimated time of arrival and also confirm that this is a consensual encounter of an individual and that the individual does not meet criteria for Baker Act, Marchman Act, medical transfer or jail transfer and is voluntarily transporting over to the Clinic.

c. The District agrees to provide an initial behavioral health assessment ("Initial Assessment" to individuals brought to the Clinic by The Juno Beach Police to determine whether the individuals are in need of the Services.

d. The Juno Beach_Police agrees to bring individuals who voluntarily desire the Services to the Clinic for an Initial Assessment provided the individuals at the time of their initial encounter with the Juno Beach Police:

i. Do not satisfy Baker Act or Marchman Act Criteria per Juno Beach Police protocol;
ii. Are not in a medical emergency or in need of any other medical needs;
iii. Are non-violent;
iv. Are not committing a crime, under arrest or in law enforcement custody; and
v. Voluntarily agree to be transported to the Clinic for an Initial Assessment.

e. The Juno Beach Police agrees to remain at the Clinic during the Initial Assessment of the individual.

f. After the Initial Assessment, the Clinic may request that the individual voluntarily remain at the Clinic to receive Services or may determine that the individual is not in need of the Services.

g. If the individual is not eligible to receive the Services or elects to not voluntarily remain at the Clinic to receive the Services, The Juno Beach Police may leave the Clinic provided the individual at the time does not satisfy Baker Act or Marchman Act Criteria. If deemed necessary, the Juno Beach Police may assist with escorting the individual from the Clinic to any reasonable location or may be asked to transport the individual to a more appropriate health setting (e.g., a hospital emergency department).

3. **Development of Procedures and Protocols**. The District and the Town acknowledge that further procedures and protocols may need to be developed in order to consistently and appropriately implement the Pilot Program. The Town further acknowledges that such procedures and protocols are necessary and must be strictly

adhered to in order for the District to operate within the limits of its licenses. The Parties agree to, prior to implementation of the program, to develop such procedures and protocols that are mutually agreeable to the Parties. The Parties designee for developing such procedures and protocols are as follows:

As to the District: Chief Medical Director or designee
As to the Town: Chief of Police or designee

4. **Training.** The District and Juno Beach Police recognize that training may be necessary in order to maximize the benefits of the Pilot Program. Subject to the prior approval by the Chief of Juno Beach_Police and Chief Medical Director, and as frequent as necessary, the Parties will coordinate the necessary training.

5. **Hours of Operation.** The Pilot Program will be operational during the hours that the Clinic is open for business. The District will provide written notification to the Juno Beach Police of any change in operating hours.

6. **Data Sharing and Information Exchange.** Both the District and the Town agree that each requires information from the other to fully evaluate the effectiveness of the Pilot Program and optimize, expand or terminate the Pilot Program accordingly Without transferring any protected health information or any other sensitive data that may be protected pursuant to CJIS or HIPAA, the District and Town will share appropriate information reasonably necessary to serve and advance their interests.

7. **Pilot Program Start Date**: The Pilot Program will commence on the date agreed to by the Parties' representatives identified in Section 3 of this Agreement, but in no case any later than 60 days after approval of this MOU.

8. **Term; Termination**: This MOU shall continue in full force and effect for 18 months unless otherwise terminated pursuant to the terms and conditions set forth herein ("Term"). Either Party may terminate this MOU, with or without cause, upon ten (10) days written notice to the other Party.

9. **Notice**: Notice as required herein shall be considered sufficient when sent by certified mail or hand delivered to the parties at the addresses listed below.

District:
Chief Executive Officer
Health Care District of Palm Beach County
1515 N. Flagler Dr., Suite 101
West Palm Beach, FL 33401-3429

Town:
Attn: Chief of Police
Town of Juno Beach
Address: 340 Ocean Drive
Juno Beach, FL 33408

10. **No Assignment**. This Agreement shall not be assigned or transferred by either Party.

11. **Severability**. Should any provision of this MOU be declared invalid by a court of competent jurisdiction, same shall be deemed stricken here from and all other terms

and conditions of this MOU shall continue in full force and effect as if such invalid provision has never been a part hereof.

12. **Sovereign Immunity.** Without waiving their sovereign immunity and subject to the limitations set forth in Florida Statute § 768.28, the Parties shall be responsible for their own negligent or wrongful acts or omissions and the negligent or wrongful acts or omissions of their employees provided that such acts or omissions are within the scope of their employment. The Town and District waive all remedies with respect to each other, including, but not limited to, consequential and incidental damages. The remedies provided herein are exclusive. The Town and the District warrant they are self-insured and/or shall maintain liability insurance as required by law. To the extent, the Parties have partially waived their immunity to tort claims as described in s. 768.28, Florida Statutes, the Parties are protected for a claim or judgment by any one person in a sum not exceeding TWO HUNDRED THOUSAND DOLLARS ($200,000) and for total claims or judgment arising out of the same incident or occurrence in a total amount not exceeding THREE HUNDRED THOUSAND DOLLARS ($300,000). Personnel and agents of the Parties are not individually subject to actions arising from their official functions. Any damages allocated against the Parties as prescribed by Florida Statutes §766.112, are not subject to reallocation under the doctrine of joint and several liability to codefendants in professional liability actions. The sole remedy available to a claimant to collect damages allocated to a Party is as prescribed by Florida Statutes §768.28.

13. **Insurance.** Each Party shall maintain workers compensation coverage required by law, comprehensive general liability, and professional insurance covering each Party in such amounts as are acceptable by each Party. Insurance coverage may be obtained from commercial insurance carriers deemed acceptable by the Parties or by evidence of self-insurance programs.

14. **E-Verify**. Both Parties warrant and represent that they are in compliance with section 448.095, Florida Statutes, as may be amended. The Parties have registered with and use the E-Verify System, to electronically verify the employment eligibility of all newly hired workers. Either Party may terminate this MOU if it has a good faith belief that the other Party has knowingly violated Section 448.09 (1), Florida Statutes, as may be amended.

15. **Public Records**. Notwithstanding anything contained herein, as provided under Section 119.0701, F.S., both parties to this MOU shall comply with the requirements of Section 119.0701, F.S., as it may be amended from time to time. The parties are specifically required to keep and maintain public records required by law.

IF THE DISTRICT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT RECORDS REQUEST,

TOWN OF JUNO BEACH, [Chief Brian J. Smith – Juno Beach Police Department, 340 Ocean Drive, Juno Beach, FL 33408, bsmith@junobeachpd.com, 561-656-0334].

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OR DESIGNEE AT HEALTH CARE DISTRICT OF PALM BEACH COUNTY AT (561) 642-1022, RECORDSCUSTODIAN@HCDPBC.ORG 1515 N. FLAGLER DRIVE, SUITE 101, WEST PALM BEACH, FL 33401.

16. **Waiver.** Any waiver by either Party of any one or more of the covenants, conditions, or provisions of this MOU, shall not be construed to be a subsequent waiver of the same or any covenant, condition or provision of this MOU.

17. **Entire Understanding; Modification**. This Agreement constitutes the entire understanding of the Parties regarding the Pilot Program. It may not be modified or any of its provisions waived, unless such modification and/or waiver is in writing and is agreed to and signed by both Parties. This MOU will not create a legal entity, create any rights in third persons, or create any contractual obligations between the Parties. No provision of this MOU is intended to or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this MOU, including but not limited to any citizen or employees of the Town.

[Signature on Following Page]

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding Behavioral Health Services to be signed by their duly authorized officers.

HEALTH CARE DISTRICT OF PALM BEACH COUNTY

By: _____
Print Name: Darcy Davis, CEO

Date: _____, 2025

TOWN OF JUNO BEACH, a municipal corporation.

By: _____
[Authorized Signatory]

Date: _____, 2025

ATTEST:

_____
Town Clerk

Town Attorney's Office Approved as to Form and Legality

By: _____

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: E. Alves, CPA, Finance/HR Director

Item Title: Year to Date (YTD) Financial Statements

DISCUSSION:

Please find attached the YTD financial reports for your review. Figures are unaudited and subject to additional reconciliations and adjustments.

RECOMMENDATION:

This is an informational report to Town Council only and no action is required.

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2025 13

FUND: 01 GENERAL FUND				NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS					
	01	10101	GENERAL FUND CHECKING	.00	-546,479.07
	01	10102	PAYROLL CHECKING	.00	-384,246.30
	01	10106	CREDIT CARD ACCOUNT	.00	1,728,075.61
	01	10201	PETTY CASH	.00	600.00
	01	10202	PETTY CASH-PD	.00	250.00
	01	10410	WELLS FARGO-MM SWEEP	.00	3,489,128.73
	01	10412	MONEY MARKET	.00	2,789,127.54
	01	10420	POOLED CASH-STATE BD OF A	.00	702,910.82
	01	10421	FL PALM INVESTMENT	.00	3,263,204.12
	01	10424	FMIT-0-2 HQ BOND FUND	.00	251,240.31
	01	10425	FMIT-SHORT TERM BOND	.00	479,628.31
	01	10426	FMIT-INTERMEDIATE TERM BD	.00	582,745.80
	01	10435	CERTIFICATES OF DEPOSIT	.00	1,097,426.71
	01	11510	ACCOUNTS RECEIVABLE	.00	-6,768.87
	01	11590	AR-RETIREE INSURANCES	.00	137.76
	01	13310	DUE FROM OTHER GOV'T UNIT	.00	25,075.49
	01	13501	ACCRUED INTEREST RECEIVABLE	.00	182,135.08
	01	15500	PREPAID EXPENSES	.00	99,101.77
		TOTAL ASSETS		.00	13,753,293.81
LIABILITIES					
	01	20200	ACCOUNTS PAYABLE	.00	-31.02
	01	20205	FRIENDS OF THE ARTS	.00	-1,579.35
	01	20210	PENSION PAYABLE-FRS	.00	-186,263.43
	01	20211	RETIRE-GEN. EMP. PAYABLE	.00	-160,601.41
	01	20220	DEFERRED COMPENSATION	.00	-9,068.91
	01	20241	125-CAFE.HEALTH INSURANCE	.00	-12,192.11
	01	20242	125-CAFE. MEDICAL FSA	.00	36,942.71
	01	20245	ALLSTATE VOLUNTARY INSURANCE	.00	-1.48
	01	20250	125-CAFE. VISION CARE	.00	-11.24
	01	20295	PD-TAKE HOME CAR	.00	-17,385.00
	01	20810	DUE TO PALM BEACH COUNTY	.00	6,289.76
	01	20830	DUE TO STATE-BLDG PERMIT FEES	.00	-9,064.25
	01	20835	DUE TO STATE-REDLIGHT	.00	-13,981.16
	01	21700	WITHHOLDING TAXES	.00	-32,220.86
	01	21720	SOCIAL SECURITY TAXES	.00	-143,939.93
		TOTAL LIABILITIES		.00	-543,107.68
FUND BALANCE					
	01	17100	ESTIMATED REVENUES	.00	10,785,377.00
	01	17200	REVENUE CONTROL	.00	-9,163,196.25
	01	24100	APPROPRIATIONS CONTROL	.00	-10,785,377.00
	01	24200	EXPENDITURE CONTROL	.00	8,205,311.47
	01	24500	RESERVE FOR ENCUMBRANCE	.00	-87,500.00
	01	28000	NON-SPENDABLE PREPAID ITEMS	.00	-76,028.84
	01	28100	RESTRICTED-IMPACT FEE	.00	-81,892.60
	01	28101	RESTRICTED-IMPACT FEE LAW ENFO	.00	-8,831.01
	01	28102	RESTRICTED-CAPITAL PROJECTS	.00	-23,562.39
	01	28103	RESTRICTED ONE-CENT SURTAX	.00	-1,304,452.95

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2025 13

FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
FUND BALANCE				
01	28115	BUILDING CODE ENFORCEMENT	.00	-2,290,118.45
01	28120	RESTRICTED-LAW ENFORCEMENT	.00	-13,581.25
01	28121	RESTRICTED-STATE/LOCAL FORFEIT	.00	-109,314.40
01	28300	ASSIGNED-SUBSEQUENT YEAR	.00	-2,942,500.00
01	28400	UNASSIGNED-FUND BALANCE	.00	-5,277,076.70
01	28410	UNASSIGNED-CONTRIBUTIONS	.00	-40,571.32
	TOTAL FUND BALANCE		.00	-13,213,314.69
	TOTAL LIABILITIES + FUND BALANCE		.00	-13,756,422.37

** END OF REPORT - Generated by Emily Alves **

TOWN OF JUNO BEACH
MONTH ENDING SEPTEMBER 30, 2025

GENERAL FUND	Original FISCAL YEAR	Amended FISCAL YEAR	Actual		% To Amended
REVENUES	**2024-2025**	**2024-2025**	**YTD 9/30/25**	**Difference**	**Budget**
Ad Valorem Taxes	$4,231,420	$4,231,420	$4,249,408	($17,988)	100%
Local Option, Use & Fuel Taxes	57,283	57,283	44,520	12,763	78%
One-Cent Discretionary Surtax	305,851	305,851	288,995	16,856	94%
Utility Services Taxes	953,364	953,364	796,372	156,992	84%
Local Business Tax	70,000	70,000	20,794	49,206	30%
Building Permits	1,100,000	1,100,000	1,678,926	(578,926)	153%
Franchise Fees	100,000	100,000	84,543	15,457	85%
Permits, Fees & Special Assessments	159,950	159,950	168,620	(8,670)	105%
Grants	577,500	577,500	160,297	417,203	28%
Intergovernmental Revenue	536,079	536,079	409,235	126,844	76%
Charges for Services	40,000	40,000	15,010	24,990	38%
Fines and Forfeitures	25,500	25,500	9,999	15,501	39%
Investment Earnings	250,000	250,000	593,016	(343,016)	237%
Miscellaneous	86,000	86,000	743,462	(657,462)	864%
From Impact Fees-Restricted	38,840	38,840	0	38,840	0%
From Forfeiture Fund-Restricted	10,000	10,000	0	10,000	0%
From Contributions-Restricted	111,581	111,581	0	111,581	0%
From One-Cent Surtax-Restricted	566,649	566,649	0	566,649	0%
From Unassigned Fund Balance	1,565,360	1,565,360	0	1,565,360	0%
TOTAL REVENUES	**$10,785,377**	**$10,785,377**	**$9,263,196**	**$1,522,181**	86%
EXPENDITURES BY DEPARTMENT					
LEGISLATIVE					
Salaries	$42,000	$42,000	$41,020	$980	98%
Employee Benefits	3,213	3,213	3,138	75	98%
Operating Expenses	12,500	12,500	9,456	3,044	76%
TOTAL LEGISLATIVE	**57,713**	**57,713**	**53,614**	**4,099**	93%
FINANCE & ADMINISTRATION					
Salaries	$727,000	$727,000	$612,186	$114,814	84%
Employee Benefits	234,753	234,753	254,903	(20,150)	109%
Professional Fees	130,000	174,213	179,714	(5,501)	103%
Operating Expenses	190,900	262,049	262,296	(247)	100%
Capital Outlay	145,000	145,000	56,373	88,627	39%
TOTAL FINANCE & ADMINISTRATION	**1,427,653**	**1,543,015**	**1,365,472**	**177,543**	88%

TOWN OF JUNO BEACH
MONTH ENDING SEPTEMBER 30, 2025

	FISCAL YEAR	FISCAL YEAR	Actual		
COMPREHENSIVE PLANNING	**2024-2025**	**2024-2025**	**YTD 9/30/25**	**Difference**	**% To Amended Budget**
Salaries	$568,300	$568,300	$516,051	$52,249	91%
Employee Benefits	190,294	190,294	138,517	51,777	73%
Professional Fees	1,054,000	1,054,000	1,091,660	(37,660)	104%
Operating Expenses	71,700	71,700	68,881	2,819	96%
Capital Outlay	7,500	7,500	700	6,800	9%
TOTAL COMPREHENSIVE PLANNING	**1,891,794**	**1,891,794**	**1,815,810**	**75,984**	96%
LAW ENFORCEMENT					
Salaries	$1,989,200	$1,989,200	$1,806,254	$182,946	91%
Employee Benefits	1,035,402	1,035,402	905,340	130,062	87%
Professional Fees	53,700	53,700	20,956	32,744	39%
Operating Expenses	418,700	418,700	399,852	18,848	95%
Capital Outlay	268,000	268,000	255,842	12,158	95%
TOTAL LAW ENFORCEMENT	**3,765,002**	**3,765,002**	**3,388,244**	**376,758**	90%
PUBLIC WORKS					
Salaries	$368,250	$368,250	$319,204	$49,046	87%
Employee Benefits	146,155	146,155	107,007	39,148	73%
Professional Fees	20,000	20,000	49,778	(29,778)	249%
Operating Expenses	604,810	604,810	537,108	67,702	89%
Capital Outlay	1,414,000	1,414,000	253,135	1,160,865	18%
TOTAL PUBLIC WORKS	**2,553,215**	**2,553,215**	**1,266,233**	**1,286,982**	50%
GENERAL GOVERNMENT					
Insurance	440,000	440,000	315,388	$124,612	72%
Town Debt Service	0	0	0	0	0%
Contingency	650,000	534,638	0	534,638	0%
TOTAL GENERAL GOVERNMENT	**1,090,000**	**974,638**	**315,388**	**659,250**	32%
TOTAL EXPENDITURES	**$10,785,377**	**$10,785,377**	**$8,204,761**	**$2,580,616**	**76%**
Net Income YTD	**$0**	**$0**	**$1,058,436**		

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: September 24, 2025

Prepared By: Andrea Dobbins, Project/Risk Manager

Item Title: Kagan Park Discussion

DISCUSSION:

At the May 2023 Council meeting, the Town Council gave unanimous consensus to have staff work with Kompan, Inc., as the preferred vendor after selecting Kompan, Inc. from three companies when the replacement of the exercise equipment at Kagan Park was decided on in 2022. The Town Council requested Kompan, Inc. provide design options for the Kagan Park playground renovation project with a cost not to exceed $225,000. (See attached meeting minutes.)

The Town's purchasing policy, Section XIII, F, allows for exceptions to the formal bid process. This section states:

> "The Town may acquire or contract for non-real property, goods, or services without utilizing a sealed competitive method or the other purchasing methods prescribed herein where the Town Council determines by a majority affirmative vote that the sealed competitive method or the other procurement methods (i.e. obtaining written quotations) are not in the best interest of the Town, and that such acquisition without utilizing a sealed competitive method or the written quotations method will not result in the financial disadvantage of the Town. Such contracts shall be placed on the regular Town Council agenda."

At the May 2024 Council meeting, staff made a presentation with options for new playground equipment and a discussion about ground cover. The presentation featured the results from the community wide survey presenting the four (4) different playground designs from Kompan, Inc. (See attached documentation.) No decision was made at the May 2024 meeting.

At the June 2024 Council meeting, the Town Council unanimously approved applying for a FRDAP grant in the amount of $150,000. In July 2025, the Town was notified that the state did not approve the grant request.

(Please note: RMPK Funding has indicated that they will reapply for the FRDAP grant at no charge, if directed by the Town. The application deadline is September 30, 2025. A decision for funding would be made by the state July 2026 with executed agreements and commencement documentation taking about 6 months.)

There is currently $225,000 budgeted for the Kagan Park playground renovation project. $125,000 is from the One Cent Surtax fund and $100,000 from restricted funds.

Kompan, Inc. has indicated that they will honor the pricing from January 2024 even though the company has implemented a 10% increase as of January 2025. The estimate for equipment installation and the turf went up by $19,853.80. The reason for the increase is twofold. First, Safe 4 Play provided a quote to remove the playground equipment (which includes the concrete footers) and the rubber mulch ground cover. The increase also reflects an increase in material costs for the turf. The removal of the playground equipment poses undue liability to the Town; we do not have the ability to obtain the demolition permit required for the removal of the equipment since the Town is not a general contractor and it would be a drain on resources for the Public Works department with their heavy daily workload.

The new adjusted estimates for the playground renovation project total $224,525.10, with the pricing being honored from 2024. The current budget of $225,000 would cover the renovation which includes: new playground equipment; the demolition of the existing structure and the removal/disposal of the rubber mulch; all grading site work and drainage preparation; and the installation of the equipment and the turf. An additional 10% of contingency, $22,452, from the One Cent Surtax fund, would be requested to cover any unforeseen events or conditions during construction.

RECOMMENDATION:

Staff requests that the Town Council consider the options as presented and direct staff how to proceed.

ATTACHMENTS:

Meeting minutes from May 31, 2023; May 22, 2024; June 26, 2024

Memo Kagan Park Ground Cover Discussion (May 22, 2024) with backup

Kagan Park Playground Survey- Town Manager Dyess

Kompan, Inc. Pricing (playground equipment) 09/03/2025

Safe 4 Play Pricing (demolition, site work preparation, installation) 09/07/2025

DRAFT - MINUTES
TOWN OF JUNO BEACH
SPECIAL TOWN COUNCIL MEETING
May 31, 2023
Council Chambers/YouTube
340 Ocean Drive

PRESENT: ALEXANDER COOKE, MAYOR
PEGGY WHEELER, VICE MAYOR
MARIANNE HOSTA, VICE MAYOR PRO TEM
ELAINE K. COTRONAKIS, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: DAVID DYESS, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING

ABSENT:

Audience: 12

~ CALL TO ORDER – 5:30 PM
~ PLEDGE OF ALLEGIANCE TO THE FLAG
~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - *None*
(Time: :57 – 1:27) ***(TIME STAMP IS BASED OFF OF YOUTUBE VIDEO)***

1. **COMMENTS FROM THE PUBLIC** *(Time: 1:28 - 7:44)*
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 Town Council).* ***Town Council will not discuss these items this evening.*** *Any issues will be referred to Staff for investigation; a report will be forwarded to the Town Council; and citizens will be contacted.*

Public Comments Opened at 5:30pm.

Town Clerk Copeland-Rodriguez read a comment into the record *(see attached)*.

Beverly Gibel, 451 Olympus Blvd., commented on transparency for the Town website.

John Stelluto, 401 Sunset Way, expressed concern on the retirement party/gift funding approved at the last meeting.

Public Comments Closed at 5:36pm.

2. **KAGAN PARK EXERCISE EQUIPMENT** *(Time: 7:45 – 51:20)*
(Project Coordinator/Risk Manager Dobbins)

Project Coordinator/Risk Manager Dobbins reiterated what is being asked at this time of the Town Council and asked if they had any questions.

Council reviewed, discussed and asked staff questions on this item.

Public Comments Opened at 5:40pm.

April Sovich, Juno Beach Resident, commented on this item.

Jacqueline Herbsman, commented on this item.

Public Comments Closed at 5:45pm.

MOTION: *Halpern/Cotronakis made a motion to utilize the FRDAP funds for replacing the adult exercise equipment in Kagan Park.*

Town Clerk Copeland-Rodriguez conducted a roll call on the motion.

ACTION: *The motion passed 3-2 with Mayor Cooke and Vice Mayor Pro Tem Hosta opposed.*

Vice Mayor Wheeler, Councilmember Cotronakis, and Councilmember Halpern gave consensus to have green turf, blue exercise equipment, and balance board for Kagan Park.

The Council gave unanimous consensus to have staff work with Kompan on options for the Kagan Park Playground Equipment with the cost not to exceed of $225,000; and provide the options at the next meeting.

The Council gave unanimous consensus to move Item #5 up to Item #3.

3. **DISCUSSION ON PROPOSED LEAF BLOWER ORDINANCE – NOISE LEVEL AND FUEL TYPE** *(Time: 51:21 – 1:28:11)*
(Per the request of Councilmember Halpern)

Councilmember Halpern explained that residents have mentioned being in favor of this type of ordinance.

Public Comments Opened at 6:21pm.

Town Clerk Copeland-Rodriguez read comments into the record *(see attached)*.

David Cox commented on this item *(see attached)*.

DRAFT

Mr. Stelluto commented on this item.

Red Dunn, 440 Sunset Way, commented on this item.
April Sovich, Juno Beach Resident, commented on this item.

Public Comments Closed at 6:36pm.

Council reviewed, discussed and asked staff questions on this item.

MOTION: *Halpern/Hosta made a motion to create an ordinance banning the use of gasoline powered leaf blowers within the Town with a phased in adoption date.*

Town Clerk Copeland-Rodriguez conducted a roll call on this motion.

ACTION: *The motion passed unanimously.*

4. **DISCUSSION ON PLANNING & ZONING BOARD MAY 1, 2023 WORKSHOP**
(Time: 1:28:12 – 1:48:56)
(Director of Planning & Zoning Davila)

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

The council gave unanimous consensus to leave the Comprehensive Development Plan as is.

Public Comments Opened at 7:05pm.

Jim Ferguson commented on this item.

Public Comments Closed at 7:07pm.

Council reviewed, discussed, and asked staff questions on this item.

The Council gave unanimous consensus to not move forward with any recommendations except #5 – Topographical Features for which Council requested more discussion and detail from the Planning & Zoning Board.

5. **DISCUSSION ON THE PROCESS OF PRIORITIZING AGENDA ITEMS FOR THE PLANNING & ZONING BOARD** *(Time: 1:48:57 – 2:07:58)*
(Per the request of Vice Mayor Wheeler)

Vice Mayor Wheeler asked Council for a consensus to have the Planning & Zoning Board discuss setbacks in the Commercial General Zoning District.

Council reviewed, discussed, and asked staff questions on this item.

DRAFT

The Council gave unanimous consensus to have the Planning & Zoning Board discuss setback requirements for the Commercial General Zoning District; and the Wall/Fence Code.

The Council gave unanimous consensus to have a discussion regarding erosion protection measures for adjoining properties on a future agenda.

The Council gave unanimous consensus to have the Planning & Zoning Board discuss the topics on the list and then for the future to use the procedure of obtaining a consensus from the Board to add items relating to Chapter 34 only to the Board's agenda.

6. **COMMENTS FROM TOWN MANAGER** *(Time: 2:07:59 – 2:08:07) - None*

7. **COMMENTS FROM TOWN ATTORNEY** *(Time: 2:08:08 – 2:08:09) - None*

8. **COMMENTS FROM STAFF** *(Time: 2:08:10 – 2:08:39)*

   Town Clerk Copeland-Rodriguez went over upcoming event and meeting dates.

9. **COMMENTS FROM COUNCIL** *(Time: 2:08:40 – 3:19:15)*

   Councilmember Halpern inquired about hiring an additional code enforcement officer; expressed concern on traffic backup during events such as Art Fest; and asked to put a discussion on the next agenda about the turtle lighting for street lights.

   The Council gave unanimous consensus to put the discussion of turtle lighting on the next agenda.

   Councilmember Cotronakis expressed concern on the Mayor's email sent on May 25th.

   Council reviewed and discussed the retirement funds that were approved for former Town Manager Lo Bello and Finance Director Pazanski at the last meeting.

   Vice Mayor Wheeler, Councilmember Cotronakis, and Councilmember Halpern gave consensus to continue with retirement gifts for former Town Manager Lo Bello and Finance Director Pazanski in an amount not to exceed of $7,000 ($3,500 each); and have staff prepare options with costs for the joint retirement party to discuss at the next meeting.

   Vice Mayor Wheeler commented on the Town's maintenance including all areas of the Town and asked Council for a consensus to send a sympathy card to Ms. Pinard and family.

   No consensus was given.

Vice Mayor Wheeler asked for consensus to specify which Councilmembers were part of the consensus on future minutes.

The Council unanimously gave consensus to specify in the minutes which Councilmembers were part of the consensus.

Vice Mayor Wheeler inquired about the Veteran's Day monument and confirmed with staff that a ceremony will take place for the reveal.

Mayor Cooke announced that the Council is looking for Auditor Selection Committee members and inquired about the Caretta Project.

Director of Planning & Zoning Davila provided traffic updates from Palm Beach County and an update on the potential purchase of The Surf Condominium.

10. **ADJOURNMENT** *(Time: 3:19:16 – 3:19:30)*

Mayor Cooke adjourned the meeting at 8:48pm.

_____ _____

Alexander Cooke, Mayor Caitlin E. Copeland-Rodriguez, Town Clerk

DRAFT

Steve Allen
serealty@gmail.com

451 Olympus Drive
Juno Beach, Florida 33408

Phone 561-832-7880

May 29, 2023
To: Town Council of Juno Beach
From: Steve Allen

I support:

Another unbiased set of eyes looking over the finances of the town as a necessity. In every municipality there is waste and unnecessary expenditures. As tax payer I want transparency from an unbiased 3rd party made up of local citizens.

The going away party and monetary gift for Joe DeBello is an OUTRAGOUS waste of money. Joe was a very good Town Manager. He got compensated royally compared to other town managers in municipalities in Palm Beach County and in addition received an unbelievable retirement package. To spend $7-10,000 on a party is unconscionable and a waste of tax payers' money.

I suggest that the Town Council on their web site have a listing of all intended, current and projected projects and expenditures so any interested parties can view anytime (Transparency).

The main concerns for the Town Council should always be:
How can we preserve the uniqueness of this small beachside town.
How can the council be informative and always provide transparency of finances and agender items to the citizens of Juno Beach.

Sincerely,
Steve Allen

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Tue, Apr 25, 2023 at 4:08 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Tuesday, April 25, 2023 - 4:08pm

Submitted by anonymous user: 172.58.174.213

Submitted values are:

First Name Debra
Last Name Levulis
Address 401 Sunset Way Juno Beach FL
Email Address johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3) Item 17 Gas powered Leaf Blowers - This item was postponed until May.
Public Comment / Question
I am Debra Levulis residing at 401 Sunset Way Juno Beach. I and my husband John walk around Pelican Lake each day. We on a regular basis breathe in exhaust of of commercial landscaper gasoline power equipment being used around town hall and condo properties as well as home properties. This exhaust is unhealthy to breathe and is exceeding loud. There is an opportunity for our town to be concerned about this pollution and move to have landscaping companies move to cleaner and quieter battery powered landscaping equipment. Our town can give companies time and money grant incentives to comply to using only battery powered landscape equipment The town of Juno Beach must consider item 17 on the agenda to create an ordinance on limiting gasoline powered landscape equipment and create an strong enforcement policy to follow thank you.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19467

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Leaf Blowers

1 message

'Michelle Noga' via Council <town_council@juno-beach.fl.us> Mon, May 15, 2023 at 10:01 AM
Reply-To: Michelle Noga <michellenoga@mac.com>
To: town_council@juno-beach.fl.us

Dear Mayor Cooke, Vice Mayor Wheeler, Vice Mayor Pro Tem Hosta, Councilwoman Halpren and Councilwoman Cotronakis,

I have been a resident of Juno Beach for 13 years and love this beautiful coastal town and the quality of life it provides.

I am writing to let you know I am in favor of adopting the ordinances for leaf blowers in Juno Beach.

They are a chronic nuisance and health hazard. The toxic exhaust, dangerous dust and extreme noise they create are potentially harmful to everyone.

The EPA has shown that leaf blowers and other gas powered lawn and garden equipment expose workers and the public to high levels of toxic and carcinogenic emissions such as benzene, butadine, formaldehyde and fine particles.

The worst danger… The small particles they release known as "PM2.5" are an invisible and nasty pollutant. Particles of under PM2.5 remain in the air for up to several hours after discharge. They are breathable, and pass the lung blood barrier going directly into the blood of the circulatory system. PM2.5 have diameter of 2.5 micrometers or smaller. To put it in perspective, one strand of human hair is 70 micrometers which is 30 times larger than the largest fine particulate matter. So we can't tell when we are breathing in harmful contaminants.

The more documented research I read, the more I am in favor of banning them entirely.

Thank you for your consideration and appreciate all of the hard work you do to make Juno Beach a wonderful place to live.

Sincerely,

Michelle Noga
C: 561-801-3885
291 Mercury Circle #1
Juno Beach, FL 33408

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Fwd: Proposed Leaf Blower Ordinance

1 message

DD Halpern, Juno Beach Town Council <dhalpern@juno-beach.fl.us> Wed, May 24, 2023 at 11:56 AM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Please share with Council and print for the record if this hasn't been shared already.

Thank you,
DD Halpern
Town of Juno Beach
561-972-1644

#14

---------- Forwarded message ---------
From: **Diana Mosolf** <dlmosolf@gmail.com>
Date: Tue, May 9, 2023 at 11:59 AM
Subject: Proposed Leaf Blower Ordinance
To: Beach Juno <town_council@juno-beach.fl.us>
Cc: Mosolf Chuck <chuck.mosolf@gmail.com>, Holder Donna <donna2030@yahoo.com>, Noga Michelle <michellenoga@mac.com>, Conforti Michael <confortimike@yahoo.com>, Palumbo Liz <lizzpalumbo@gmail.com>, Packwood Tim <timpackwood80@gmail.com>, Ojea Peggy <pegojea@gmail.com>, Spies Ted <tspies1@gmail.com>, Schumacker Annette (Jerry) <schu_fam@comcast.net>

I am totally in favor of adopting both ordinances as pertains to leaf blowers.
The noise on Mercury Circle is obnoxious and deafening.
Diana Mosolf
241 Mercury Circle

Sent from Diana's new iPad Air

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Fwd: Leaf Blower Ordinance

1 message

DD Halpern, Juno Beach Town Council <dhalpern@juno-beach.fl.us> Wed, May 24, 2023 at 11:57 AM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Hi Caitlin,
Please print this for tonight's record of backup materials.

#14

Thank you,
DD Halpern
Town of Juno Beach
561-972-1644

---------- Forwarded message ---------
From: **Elizabeth Palumbo** <lizzpalumbo@gmail.com>
Date: Wed, May 10, 2023 at 12:50 PM
Subject: Leaf Blower Ordinance
To: <town_council@juno-beach.fl.us>

Hi Town Council,

We are in favor of supporting both proposed ordinances concerning the extremely noisy and negative impact created by "leaf blowers"...

Maybe landscape companies could even consider a noise cancelling"leaf vacuum" that would collect the clippings and compost them.

Thank you for addressing this concern for our beautiful town.
Liz Kehoe Palumbo

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, May 24, 2023 at 4:17 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, May 24, 2023 - 4:17pm

Submitted by anonymous user: 73.205.143.27

Submitted values are:

First Name Michael
Last Name Shea
Address 13878 Oleander Ave.
Email Address mjs1918@icloud.com
Agenda Item Number (Ex: 1, 2, 3) Discussion on proposed leaf blower ordinance.
Public Comment / Question
My wife and I very much support this proposed ban on gasoline powered leaf blowers in the town of Juno Beach. Our bedroom is 15 feet away from the back parking lot of the Park place office condominium on US one. Not only is the leaf blower startling to hear when we're sleeping with the windows open during the winter, but the incredible toxicity of the fumes blowing into our bedroom and the house creates a toxic atmosphere. Noise pollution and hydrocarbon pollution are serious threats and risk factors for many health problems as demonstrated in research literature. We support the same type of ordinance that the town of Palm Beach has.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19498

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Mon, May 29, 2023 at 3:09 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Monday, May 29, 2023 - 3:09pm

Submitted by anonymous user: 172.58.128.56

Submitted values are:

First Name Debra
Last Name Levulis
Address 401 Sunset Way Juno Beach FL
Email Address johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3) Agenda Item 5 Leaf Blower
Public Comment / Question
My husband and I walk around Pelican Lake daily and am assaulted regularly with ear deafening two stroke engine powered leafblower and edger and lawnmover exhaust and particle debris. This lawn maintenance routine by homeowners condos and our town is not healthy for the maintenance workers or us the residents . Battery powered lawn maintenance can environmentally friendly and keep all of us safer. If a company needs monetary help to switch from polluting maintenence equipment to battery power equipment there can be a grant awarded by our town to assist low income landscape companies.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19502

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Mon, May 29, 2023 at 4:45 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Monday, May 29, 2023 - 4:45pm

Submitted by anonymous user: 98.53.25.117

Submitted values are:

First Name Karen
Last Name Stevens
Address 402 Sea Oats Dr, Apt C
Email Address kgfs44@bellsouth.net
Agenda Item Number (Ex: 1, 2, 3) 5
Public Comment / Question
I live in Sea Oats and the blowing started at 8:15 this am. It has just now quieted down at 4:30pm. Not only is it terribly disturbing but they blow stuff all over which still requires you to rake out the mess they leave behind and discard. I would LOVE to see the use of leaf blowers go away. (Didn't some neighbor somewhere in America shoot his neighbor over a leaf blower?)The noise is is pretty unbearable. Thanks, I'll anxiously await this vote!

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19503

Provided by David Cox
at the 5/31/23 Special Town Council

Restrictions on blowers should be sound level based not whether they are gas or electric powered. Some Newer gas blowers have some ability to muffle the sound and many cordless electric ones have sound ratings. Muffling reduces power. You need power to direct debris in windy conditions.

First the Town should agree on a sound level at 50 ft either 65 or 70 db. And perhaps for a duration. Council would be well served to have a field test of various equipment that has a certified sound level.

They should apply only to commercial contractors not to homeowners.

Most complaints are probably about landscapers which is a weekly activity.

Blowing incidental to other construction work should be exempt.

Preparations before and after a hurricane should be exempt.

The Town could adopt an ordinance or amend a code to require landscapers working in the Town to provide documentation from the manufacturer as to the sound level of their blower. They could provide the model, brand and serial number of their equipment which would be on file. A modest fee could be charged as well as a fine for changing equipment without re-registering compliant equipment.

Potential Problems of banning gas blowers

1. How does a landscaper charge Lithium batteries in the field?
2. What is the danger if rain wets a Lithium battery while it is being charged?
3. Does he use an inverter and run his truck or use an onboard gas powered noisy generator?
4. Significant increase in cost of landscaping to residents.

Other sources of annoying sound pollution:

1. Trucks and commercial equipment backing up.
2. Power generators after a hurricane.
3. Motorcycles. Town has done a good job policing.
4. Loud car stereos. Town has done a good job policing.
5. Loud AC condensers through the wall in a condo. Very little can be done because of the scarcity of available equipment and energy code requirements.

TOWN OF JUNO BEACH • FLORIDA • INCORPORATED 1953

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: May 22, 2024

Prepared By: Andrea Dobbins, Project Coordinator/Risk Manager

Item Title: Kagan Park Ground Cover Discussion

DISCUSSION:

Kagan Park has had multiple types of ground cover over the years; sand, wood mulch and rubber mulch. Wood mulch has been used but proved to be difficult to keep in the designated play area. During the rainy season and any time a heavy rain event would occur the wood mulch would float over the plastic borders and get deposited throughout the park. Wood mulch breaks down, deteriorates, and needs to be replenished to maintain the fall height criteria for the play equipment. Sand, according to the handbook for "Public Playground Safety" does not meet the fall criteria for the Kagan Park playground equipment and the swings which requires an 8' fall height. The rubber mulch currently in the park, is validated by IPEMA (International Play Equipment Manufacturers Association), a 3rd party certification service for playground safety, and provided to the ASTM (American Society for Testing and Materials). The rubber mulch meets all the fall height requirements for the playground equipment.

At the May 8, 2024, Council meeting staff was directed to investigate ground cover options for the playground. The only two options for ground cover to meet the fall height safety criteria are rubber mulch or wood mulch or wood chips. An estimate was received to remove the rubber mulch and replace it with the wood mulch for a total cost of $19,422; removal $10, 422 + installation $9,000.

RECOMMENDATION:

Option 1 – Move forward with the selection and installation of a new playground and related turf ground cover as shown in the Kagan Park Playground Survey; Option #__. Funding is currently budgeted from the One Cent Surtax (sales tax) not to exceed the budgeted $225,000.

Option 2 – Cancel the playground selection and apply for a FRDAP grant in the amount of $150,000 (75% state funding/25% local funding) and make the immediate minor repairs to the existing equipment. Staff requests $10,000 from contingency for repairs and the grant application through RMPK Funding.

Option 3 - Cancel the playground selection and apply for a FRDAP grant in the amount of $150,000 (75% state funding/25% local funding) and make the immediate minor repairs to the existing equipment along with the temporary replacement of ground cover. Staff requests $30,000 from contingency for wood mulch ground cover, repairs and the grant application through RMPK Funding.

ATTACHMENTS:

Diagram from the Handbook for Public Playground Safety

Certificate of Compliance for Rubber Mulch

Kagan Park Playground Survey

Table 2. Minimum compressed loose-fill surfacing depths

Inches	Of	(Loose-Fill Material)	Protects to	Fall Height (feet)
6*		Shredded/recycled rubber		10
9		Sand		4
9		Pea Gravel		5
9		Wood mulch (non-CCA)		7
9		Wood chips		10

* Shredded/recycled rubber loose-fill surfacing does not compress in the same manner as other loose-fill materials. However, care should be taken to maintain a constant depth as displacement may still occur.

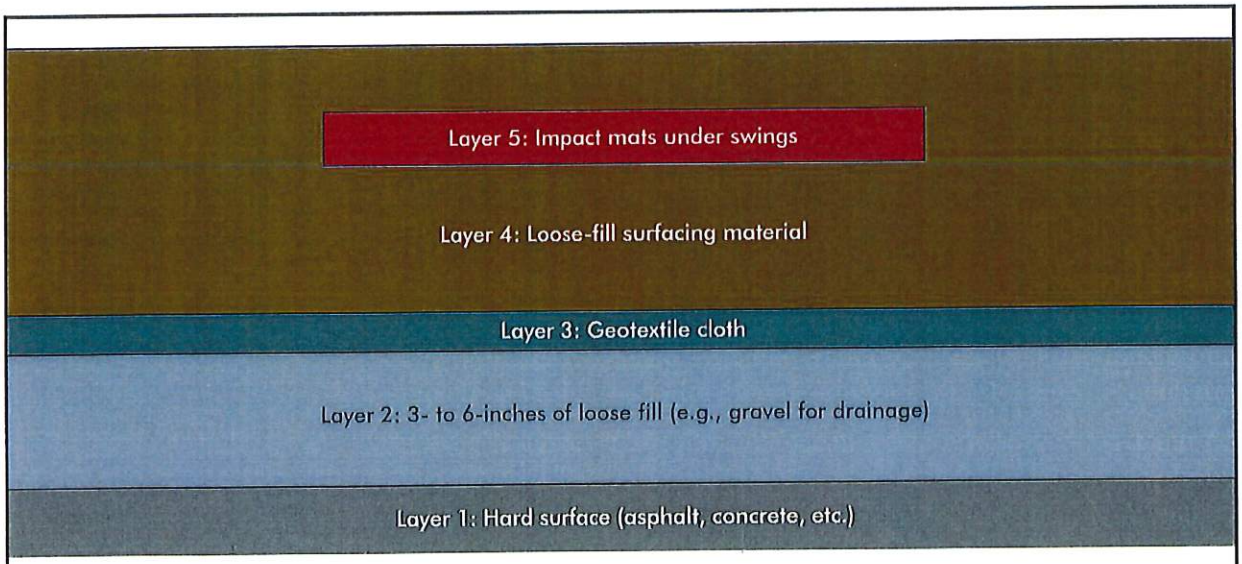


Figure 1. Installation layers for loose-fill over a hard surface

- Finishes, treatments, and preservatives should be selected carefully so that they do not present a health hazard to users.

2.5.2 Hardware

When installed and maintained in accordance with the manufacturer's instructions:

- All fasteners, connectors, and covering devices should not loosen or be removable without the use of tools.
- All fasteners, connectors, and covering devices that are exposed to the user should be smooth and should not be likely to cause laceration, penetration, or present a clothing entanglement hazard (see also §3.2 and Appendix B).
- Lock washers, self-locking nuts, or other locking means should be provided for all nuts and bolts to protect them from detachment.
- Hardware in moving joints should also be secured against unintentional or unauthorized loosening.

IPEMA INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION

TÜV SÜD America

IPEMA ASTM F1292-18 (SECTION 4.2) CERTIFICATE OF COMPLIANCE

ISSUE DATE: January 22, 2020
Requested By: Miracle of South Florida
Project: Town of Juno Beach

In the interest of public playground safety, IPEMA provides a third party certification service whereby TÜV SÜD America validates a manufacturer's certification of conformance to ASTM F1292-18 Standard Specification for Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment Standard, Section 4.2, Performance Criterion.

The manufacturers listed below have received written validation from TÜV SÜD America that the products listed conform with the requirements of ASTM F1292-18, Section 4.2.

The validation is made by testing at the specified fall height rating requested by the manufacturer, based upon its experience and knowledge of its products, instead of the "critical fall height" used in ASTM F1292-18. TÜV SÜD America validates that the impact attenuating performance criterion specified by ASTM F1292-18 (Section 4.2) has been met or exceeded.

MODEL #	COMMERCIAL NAME OF PRODUCT	PRODUCT LINE	THK/HT	MANUFACTURER
Nuplay	Nuplay	NuPlay	6" / 17'	IMC Outdoor Living

INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION

America

IPEMA ASTM F3012-14 CERTIFICATE OF COMPLIANCE

ISSUE DATE: January 22, 2020
Requested By: Miracle of South Florida
Project: Town of Juno Beach

In the interest of public playground safety, IPEMA provides a third-party certification service whereby TÜV SÜD America validates a manufacturer's certification of conformance to the ASTM F3012-14 Standard Specification For Loose-Fill Rubber for Use as a Playground Safety Surface under and around Playground Equipment.

The manufacturer listed below has received written validation from TÜV SÜD America that the product(s) listed conform with the requirements of ASTM F3012-14.

MODEL #	COMMERCIAL NAME OF PRODUCT	PRODUCT LINE	THK/HT	MANUFACTURER
Nuplay	Nuplay	NuPlay	6" / 17'	IMC Outdoor Living

Kagan Park
Playground Survey
148 Responders / 72 Verified

Four options were presented on the survey that showed site plan, renderings and a link to a 360-degree view.

Design Option Reminder

Option 1
IDS Sculpture

$200,756.15

All Responders	Verified Responders
2%	1%

Design Option Reminder

Option 2
Single Tower

$166,392.15

All Responders	Verified Responders
18%	19%

Design Option Reminder

Option 3
Ship

$243,462.32

All Responders	Verified Responders
47%	42%

Design Option Reminder

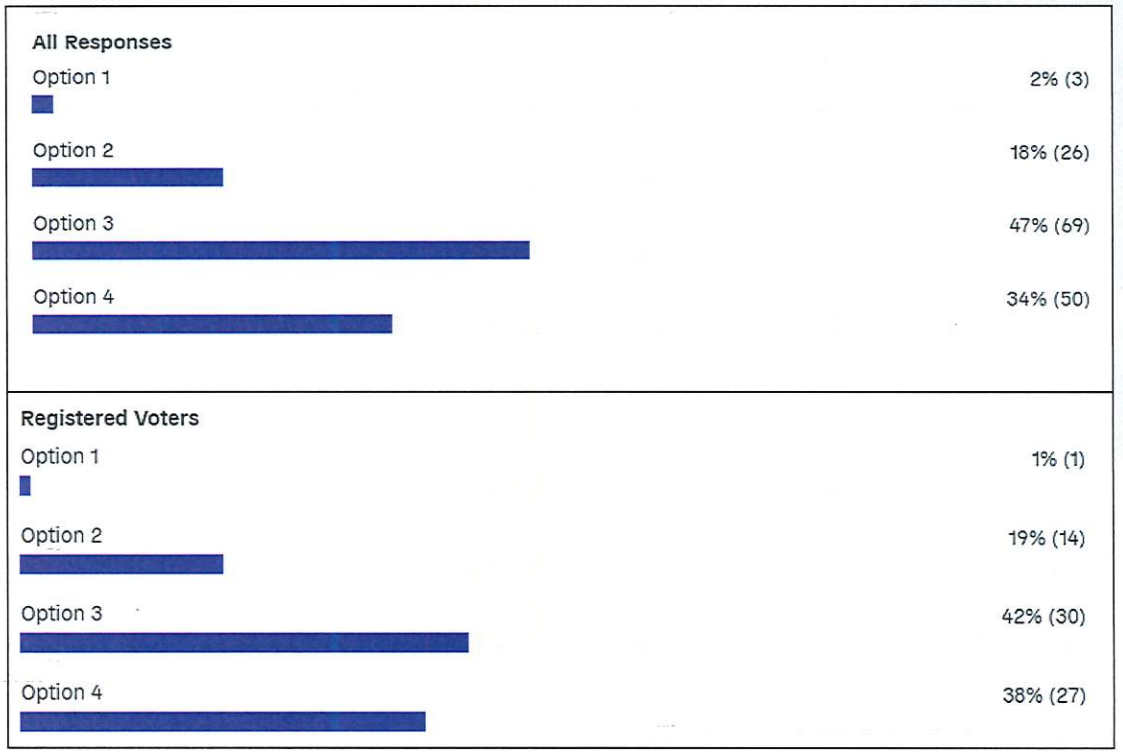
Option 4
Triple Tower

$204,170.55

All Responders	Verified Responders
34%	38%

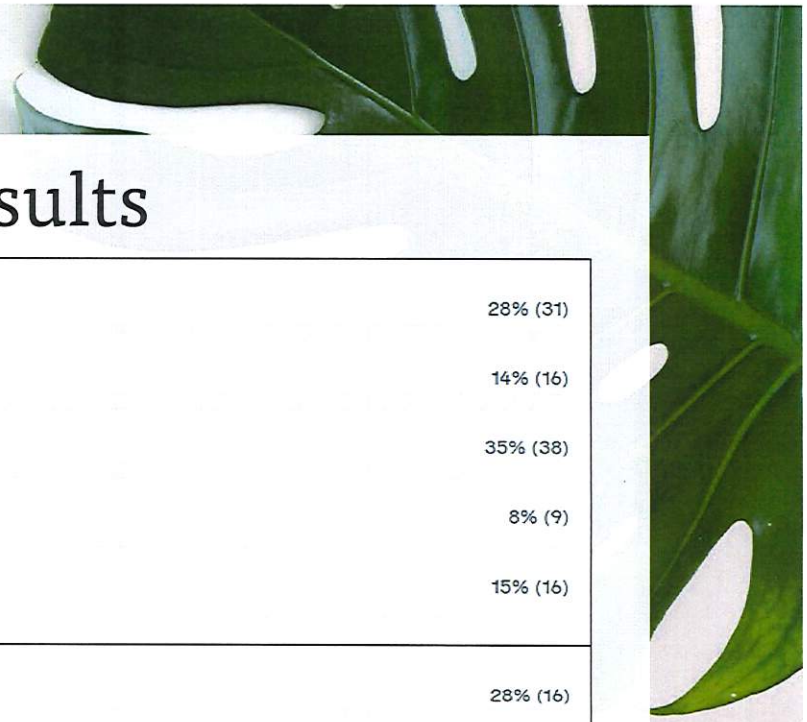
Primary Piece Results

Options 3 and 4 received the most votes. Only 3 votes separate the verified responder's selection with many commenting on having a ship playground at Loggerhead.



Primary Color Results

The natural tans and greens are the color options desired by both verified and non-verified responders.



All Responses

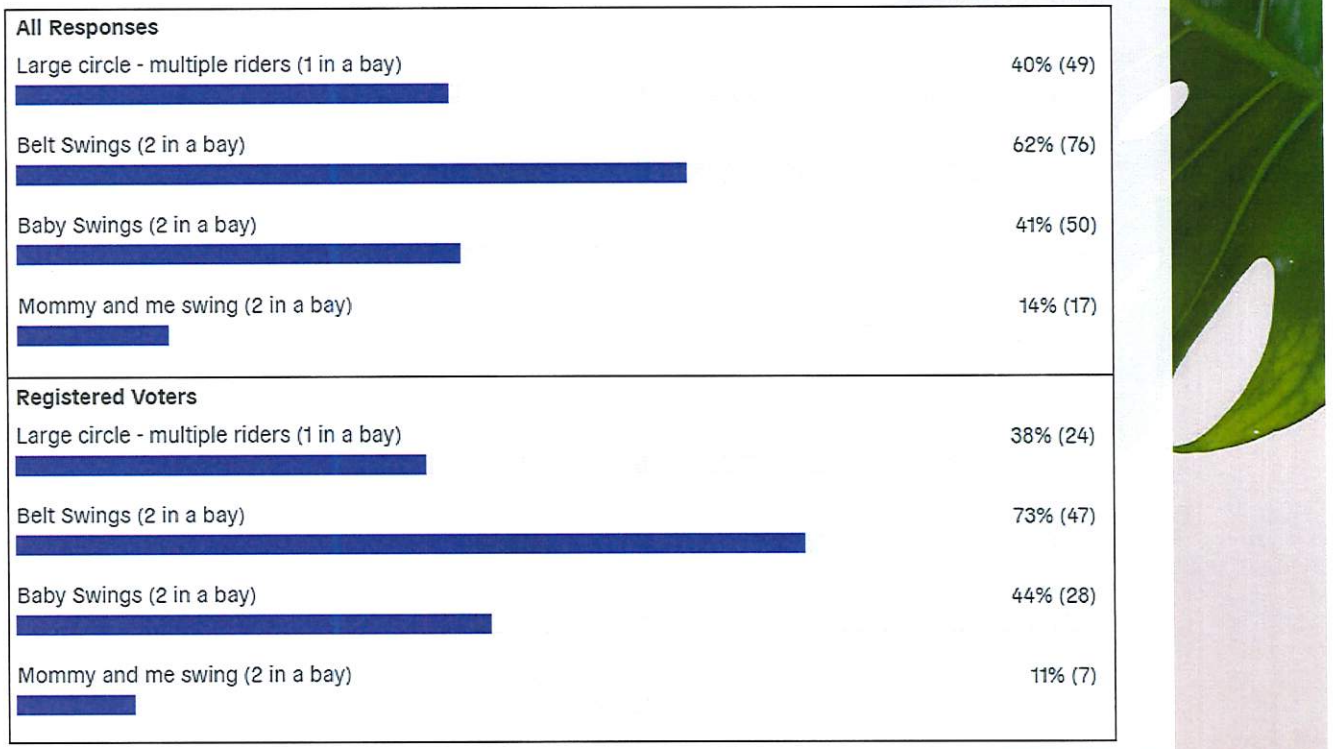
The bright blue, reds and yellows	28% (31)
The lime and dark greens	14% (16)
The natural tans and greens	35% (38)
Bright orange and blue	8% (9)
Pastel blues accent green	15% (16)

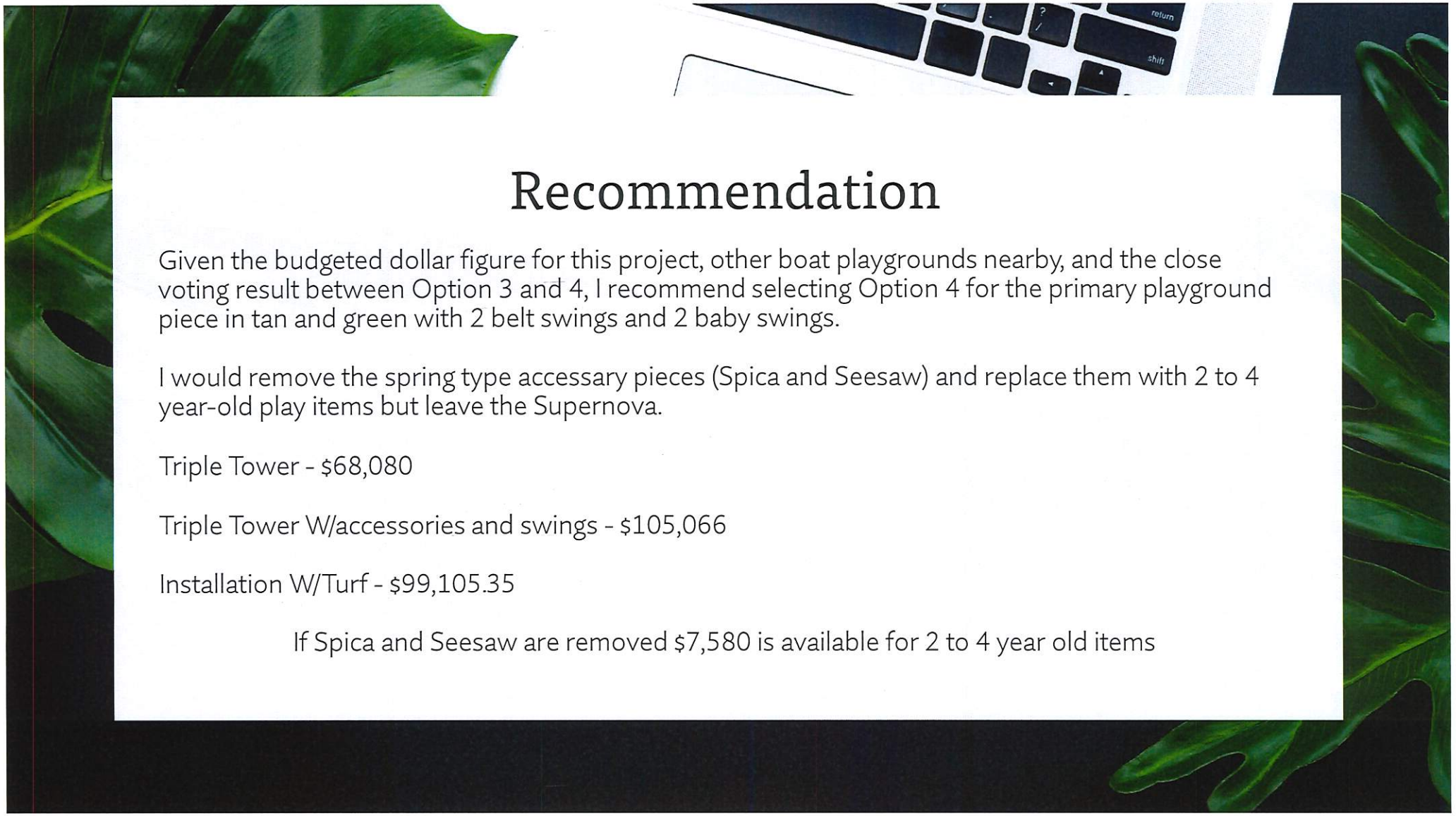
Registered Voters

The bright blue, reds and yellows	28% (16)
The lime and dark greens	12% (7)
The natural tans and greens	33% (19)
Bright orange and blue	10% (6)
Pastel blues accent green	18% (10)

Primary Swing Type Results

The two swing types most desired are belts swings (2 per bay) and baby swings (2 per bay), which is the current configuration at the playground now.





Recommendation

Given the budgeted dollar figure for this project, other boat playgrounds nearby, and the close voting result between Option 3 and 4, I recommend selecting Option 4 for the primary playground piece in tan and green with 2 belt swings and 2 baby swings.

I would remove the spring type accessary pieces (Spica and Seesaw) and replace them with 2 to 4 year-old play items but leave the Supernova.

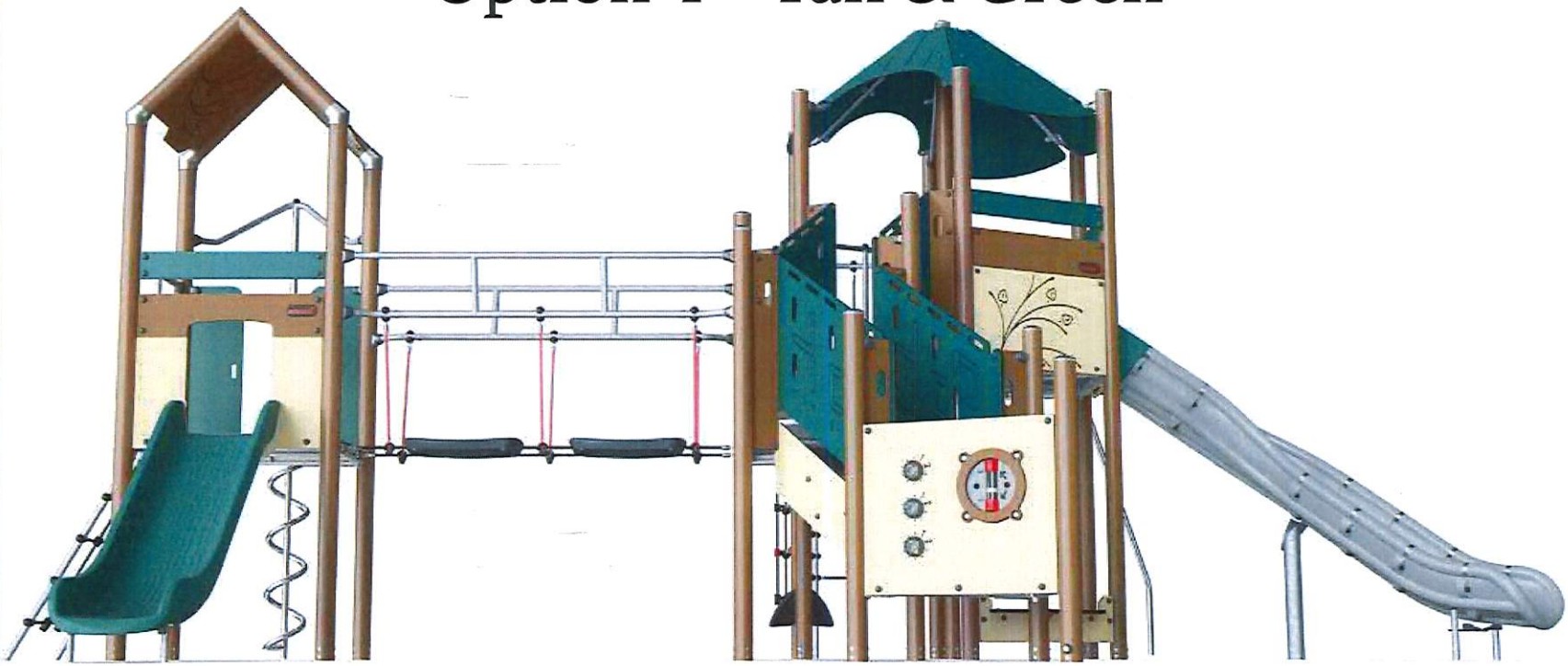
Triple Tower - $68,080

Triple Tower W/accessories and swings - $105,066

Installation W/Turf - $99,105.35

If Spica and Seesaw are removed $7,580 is available for 2 to 4 year old items

Option 4 – Tan & Green



Option 4 – Tan & Green

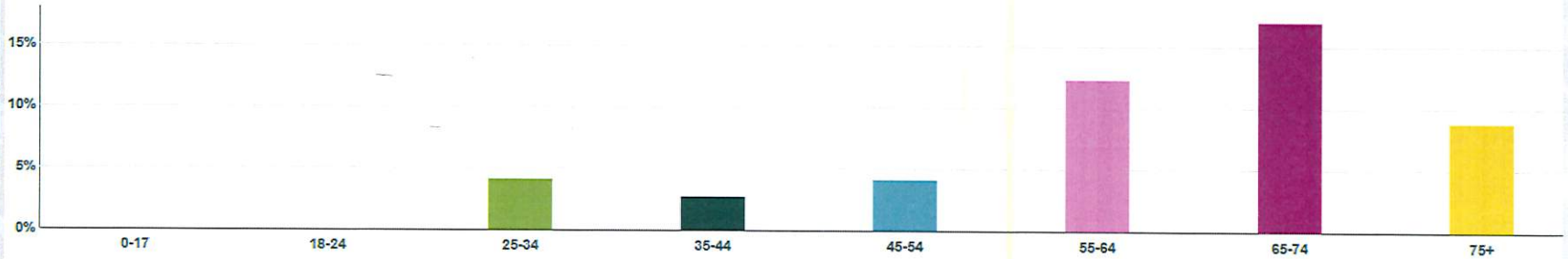
Option 4 – Tan & Green

Thank you

Demographics

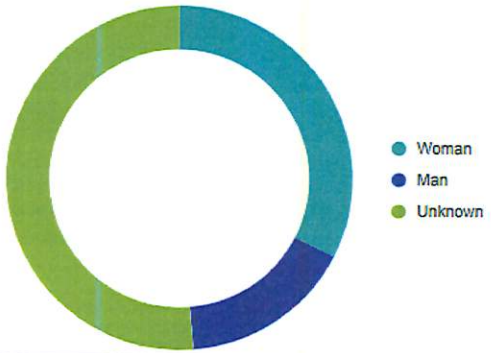
Age as reported by **voter registration records**

51.4% unknown



Gender as reported by **voter registration records**

51.4% unknown



TOWN COUNCIL MEETING MINUTES

May 22, 2024 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
DD HALPERN, VICE MAYOR
MARIANNE HOSTA, VICE MAYOR PRO TEM
JACOB ROSENGARTEN, COUNCILMEMBER
DIANA DAVIS, COUNCILMEMBER

ALSO PRESENT: DAVID DYESS, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ISABELLA HICKEY, SENIOR PLANNER
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
FIORELLA VERDECIA, ADMINISTRATIVE SECRETARY

AUDIENCE: 36

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA – *None*

PRESENTATIONS

1. Swearing in New Police Officers
2. Employee of the Year - 2023

COMMENTS FROM THE TOWN MANAGER, 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 Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:50pm.

Public Comments Closed at 6:09pm.

CONSENT AGENDA

3. Town Council Meeting Minutes for May 8, 2024
4. Special Event Request - 2024 Loggerhead Triathlon
5. Easement Agreements for Celestial Way Drainage Project
6. Asset Disposals
7. Year to Date (YTD) Financial Statements

MOTION: *Halpern/Rosengarten made a motion to approve the consent agenda.*

ACTION: *The motion passed unanimously.*

COUNCIL ACTION/DISCUSSION ITEMS *(A public comment period was provided for each item below.)*

8. Public Hearing and First Reading on Ordinance No. 788 – Electronic Publication of Legal Notices and Advertisements on Palm Beach County's Website

MOTION: *Davis/Rosengarten made a motion to approve Ordinance No. 788 on first reading.*

ACTION: *The motion passed unanimously.*

9. Legislative Updates – *(see attached updated memorandum.)* - *No Action Needed*
10. Kagan Park Ground Cover Discussion

MOTION: *Rosengarten/ Halpern made a motion to approve moving forward with selecting the new playground equipment and proceeding with Option #4.*

ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Davis opposed.*

Mayor Wheeler passed the gavel.

MOTION: *Wheeler/ Hosta made a motion to cancel the playground selection and apply for a FRDAP grant in the amount of $150,000 (75% state funding/25% local funding) and make the immediate minor repairs to the existing equipment; with a funding request of $10,000 from contingency for the repairs and the agreement for RMPK's services for the grant application.*

ACTION: *The motion failed 2-3 with Vice Mayor Halpern, Councilmember Rosengarten, and Councilmember Davis opposed.*

MOTION: *Davis made a motion to cancel the playground selection and apply for a FRDAP grant in the amount of $150,000 (75% state funding/25% local funding) and make the immediate minor repairs to the existing equipment along with the temporary replacement of ground cover; with a funding request of $30,000 from contingency for the repairs, wood mulch ground cover, and the agreement for RMPK's services for the grant application.*

ACTION: *The motion failed for lack of a second.*

11. Discussion on Reconsidering Bicycle Access At JB# 7

Mayor Wheeler, Councilmember Rosengarten, and Councilmember Davis gave consensus to have staff create a warning policy to enforce against bicycle offenders at JB#7.

12. Suggestions for code improvements for new projects requiring a landscape plan.

    Council gave unanimous consensus to have staff obtain a landscaping code benchmark comparative analysis utilizing codes from Palm Beach County, Town of Palm Beach, Town of Jupiter, and other similar jurisdictions.

13. Discussion on a relief option for nonconforming single-family residences

    Council gave unanimous consensus to have staff proceed in preparing a code text amendment for the mechanical equipment section of Chapter 34 to incorporate language that addresses minor changes for equipment installed pursuant to a permit that would otherwise be considered nonconforming.

14. Discussion on a Proposed Modified Donation Policy

    Council gave unanimous consensus to have staff proceed in creating a resolution to adopt the proposed modified donation policy to provide that Council approve all donations of public safety equipment and to reference Council consideration of the Town's financial goals or positions.

15. Discussion on Polco Survey Ideas

    Council gave unanimous consensus to have staff send out a survey to gather input from the public on the Council's goals.

COMMENTS FROM THE COUNCIL

(See attached handout provided by Councilmember Rosengarten.)

Council gave unanimous consensus to have staff propose an amendment to the code to regulate the height of tiered walls.

Mayor Wheeler, Vice Mayor Halpern, and Councilmember Davis gave consensus to get a list of all 2024 eligible grants along with more detailed information and a longer timeframe to review.

Council gave unanimous consensus to have a discussion on the replacement of the chain link fence adjacent to the dune walkover (JB7); and have the Hanukkah be from 5pm-7pm, to match the duration of the Christmas by the Lake event.

Vice Mayor Halpern, Councilmember Rosengarten, and Councilmember Davis gave consensus to have a discussion on North Palm Beach's recent Ordinance regulating the volume and massing of single-family dwellings on the next agenda.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:08pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

TORCIVIA, DONLON, GODDEAU & RUBIN, P.A.

701 Northpoint Parkway, Suite 209
West Palm Beach, Florida 33407-1950
561-686-8700 Telephone / 561-686-8764 Facsimile
www.torcivialaw.com

Glen J. Torcivia
Lara Donlon
Christy L. Goddeau*
Leonard G. Rubin*

*FLORIDA BAR BOARD CERTIFIED
CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

Jennifer H.R. Hunecke
Susan M. Garrett
Elizabeth V. Lenihan*
Ruth A. Holmes
Ben Saver
Tanya M. Earley
Daniel Harrell, Of Counsel

May 22, 2024

To: Mayor, Vice Mayor, and Members of the Town Council

From: Leonard G. Rubin, Town Attorney

Re: 2024 Legislative Update

Below please find a brief update on bills passed during the 2024 legislative session that could impact the Town.

BILLS ENACTED INTO LAW

HB 1365 – Unauthorized Public Camping and Public Sleeping

This bill prohibits local governments from authorizing or allowing persons to regularly engage in public camping or sleeping on public property. The phrase "public camping or sleeping" is defined as: (1) lodging or residing overnight in a temporary outdoor habitation used as a dwelling or living space and evidenced by the erection of a tent or other temporary shelter, the presence of bedding or pillows, or the storage of personal belongings; or (2) lodging or residing overnight in an outdoor space without a tent or other temporary shelter.

Further, it allows counties to establish and operate designated sleeping areas for persons experiencing homelessness. Such areas would have to meet basic health and safety requirements and would be overseen by the Department of Children and Families. If a county elects to designate such an area within the boundaries of a municipality, it can only do so with a majority vote of the municipality's governing body. This bill does not require a municipality to establish or operate a designated sleeping area.

Beginning January 1, 2025, municipalities and counties can be sued by their residents, local business owners, or the Attorney General for authorizing or otherwise allowing public camping or sleeping. Before initiating a lawsuit, a plaintiff must give written notice of the alleged violation and five business days to cure it. If a resident or business owner prevails in a civil action, the court may award them court costs, attorneys' fees, investigative costs, witness fees, and deposition costs.

This bill is codified at section 125.0231, Florida Statutes, and has an effective date of October 1, 2024.

SB 1526 – Local Regulation of Nonconforming and Unsafe Structures

This bill, also known as the "Resiliency and Safe Structures Act," restricts, with limited exceptions, local governments from prohibiting the demolition of nonconforming or unsafe structures, including historical structures, that are seaward of the coastal construction control line. The bill also authorizes the automatic replacement of the structure without requiring the new structure to have historical features or characteristics and prohibits local governments from imposing additional redevelopment restrictions that depart from existing requirements for a similarly situated parcel.

This bill is codified at section 553.8991, Florida Statutes, and took effect upon being signed into law on March 22, 2024.

HB 377 – License or Permit to Operate a Vehicle for Hire

This bill provides that a person who holds a valid, active license or permit issued by a county or municipality to operate a vehicle for hire may operate a vehicle for hire in any other county or municipality without being subject to additional licensing or permitting requirements and without paying additional license or permit fees so long as certain requirements are met.

This bill is codified at section 320.0603, Florida Statutes and has an effective date of July 1, 2024.

SB 676 – Food Delivery Platforms

This bill concerns the regulation of food delivery platforms, defined as a business that acts as a third-party intermediary for the consumer by taking and arranging for the delivery or pickup of orders from multiple food service establishments. This bill expressly preempts the regulation of food delivery platforms to the state.

This bill is codified at section 509.103, Florida Statutes, and took effect upon being signed into law on April 2, 2024.

HB 1451 – Identification Documents

This bill prohibits counties and municipalities from accepting as identification any identification card or document issued by any person, entity, or organization that knowingly issues such identification cards or documents to individuals who are not lawfully present in the United States, except when the documentation is issued by or on behalf of the federal government.

This bill is codified at sections 125.0156 and 166.246, Florida Statutes, and has an effective date of July 1, 2024.

HB 271 – Motor Vehicle Parking on Private Property

This bill makes several changes to the regulation of private parking lot operations and explicitly allows private parking lot signage to be regulated by the municipality in which the property is located.

This bill is codified at section 715.075, Florida Statutes and has an effective date of July 1, 2024.

HB 463 – Lights Displayed on Fire Department Vehicles

This bill authorizes certain government-owned fire department vehicles to show or display blue lights if authorized in writing by the fire chief of the government agency and if shown or displayed only on the rear of such vehicles.

This bill is codified at section 316.2397, Florida Statutes, and has an effective date of July 1, 2024.

SB 1628 – Local Government Actions

This bill provides that if a bond issue amount is greater than $500 million, the bond referendum must be held at a general election. Further, it eliminates the exception from the requirement to complete a business impact estimate for ordinances concerning a comprehensive plan amendment or land development regulation, including zoning, initiated by a county or municipality. Comprehensive plan amendments and land development amendments initiated by a private party remain exempt.

This bill is codified at sections 100.261 and 166.041, Florida Statutes, and has an effective date of October 1, 2024.

HB 433 – Employment Regulations

This bill prohibits municipalities from establishing, mandating, or otherwise requiring an employer (other than the municipality itself) to meet or provide heat exposure requirements not otherwise required under state or federal law. Further, this bill provides that a municipality may not, through its purchasing or contracting procedures, seek to control or affect the wages of employee benefits

provided by its vendors or use wage or employment benefits as an evaluation factor. It also preempts local governments from regulating scheduling, including predictive scheduling, by a private employer except as required by state or federal law, or pursuant to federal grant requirements.

This bill is codified at sections 448.106, 448.077, and 218.077, Florida Statutes, and has an effective date of July 1, 2024.

HB 1557 – Department of Environmental Protection

This bill would allow municipalities to use the Resilient Florida Grants Program to update their inventory of critical assets and for the cost of permitting projects designed to achieve reductions in the risks or impacts of flooding and sea level rise using nature-based solutions. It further requires a vulnerability assessment to make use of the best available information through the Florida Flood Hub as certified by the Chief Science Officer. This bill also expands the types of projects that can be submitted for inclusion in the Statewide Flooding and Sea Level Rise Resilience Plan.

This bill is codified at section 380.093, Florida Statutes, and has an effective date of July 1, 2024.

HB 601 – Law Enforcement and Correctional Officers

This bill prohibits municipalities from adopting or attempting to enforce any ordinance relating to the investigation of complaints of misconduct by law enforcement or correction officers, or authorizing civilian oversight of law enforcement agencies' investigation of complaints of misconduct by law enforcement or correctional officers.

This bill is codified at section 112.533, Florida Statutes, and has an effective date of July 1, 2024.

HB 267 – Building Regulations

This bill would amend regulations relating to building permits in numerous ways, including,

- Amending the Florida Building Code to state that sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing one-family or two-family dwelling or townhouse if certain conditions are met.
- Providing that a local government must approve, approve with conditions, or deny a complete and sufficient building permit application within the following time frames, unless the applicant waives such timeframes in writing:
    - 30 business days for residential units less than 7,500 square feet,
    - 60 business days for residential units 7,500 square feet or more,
    - 60 business days for signs on nonresidential buildings that are less than 25,000 square feet,
    - 60 business days for multifamily residential, not exceeding 50 units; site plan approvals and subdivision plats not requiring public hearing or public notice; and lot grading and site alteration,

- 12 business days for an applicant using a master building permit consistent with section 553.794, Florida Statutes, to obtain a site-specific building permit, and
- 10 business days for an applicant for a single-family residential dwelling applied for by a contractor licensed in this state on behalf of a property owner who participates in a Community Development Block Grant-Disaster Recovery program administered by the Department of Commerce.

- Requiring a local government to provide written notice to the applicant within 5 business days after receipt of the application of what additional information is needed or the application is automatically deemed to be properly completed and accepted.
- Providing an applicant has 10 business days for submitting revisions when an application fails to meet applicable regulations, and providing the local enforcement agency has 10 business days after receiving the revisions to approve or deny the building permit, unless the applicant agrees to a longer period in writing.
- Allowing local governments to use certain fees to upgrade technology hardware and software systems to enhance service delivery.
- Adopting a new section concerning thermal efficiency standards for unvented attic and unvented enclosed rafter assemblies.
- Providing that when an applicant utilizes the alternative plans review and inspection procedures in section 553.791, Florida Statutes, by utilizing a private provider who is licensed as an engineer or architect, the local building official must issue a permit or provide written notice regarding plan deficiencies within 10 business days, otherwise, the permit application is deemed approved as a matter of law.
- Prohibiting local code enforcement agencies from auditing the performance of building code inspection services by private providers operating within the local jurisdiction until the agency has created standard audit procedures for the agency's internal inspection and review staff. The audit procedures must be publicly available online and in print versions, and the audit results for the prior two quarters must also be publicly available.

This bill is codified in various sections of the Florida Statutes and has an effective date of January 1, 2025.

SB 328 – Affordable Housing

This bill amends various provisions of the Live Local Act including:

- Clarifies that the phrase "currently allowed" density, height, and floor ratio does not include any bonus, variance, or other special exemption provided for in the local government's regulations.
- Provides that a municipality may not restrict the floor area ratio of a proposed development below 150 percent of the highest currently allowed floor area ratio on any land in the municipality where development is allowed.

- Provides that if the proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential use that is within a single-family residential development with at least 25 contiguous single-family homes, the municipality may restrict the height of the proposed development to 150% of the tallest building on any property adjacent to the proposed development, the highest currently allowed height in the municipality's regulations, or 3 stories, whichever is higher.
- Modifies parking reduction requirements for developments near a major transportation hub or within a transit-oriented development or area.
- Requires municipalities to maintain on their websites a policy containing procedures and expectations for certain administrative approvals.

This bill is codified at section 166.04151, Florida Statutes, and took effect upon being signed into law on May 16, 2024.

SB 1084 – Department of Agriculture and Consumer Services

This bill, among other things, preempts the regulation of electric vehicle charging stations to the state and prohibits municipalities from enacting or enforcing any regulation relating to electric vehicle charging stations.

This bill is codified at section 366.94, Florida Statutes, and has an effective date of July 1, 2024.

PROPOSED CONSTITUTIONAL AMENDMENTS

HJR 7017 – Annual Adjustment to Homestead Exemption Value

This bill proposes a constitutional amendment to require an annual adjustment to the value of certain homestead exemptions (applicable to all taxes, except school taxes) each year for inflation using the percent change in the Consumer Price Index, if such percent change is positive. The constitutional amendment must be approved by at least 60% of voters during the November 2024 election.

If approved, this constitutional amendment would take effect on January 1, 2025.

BILLS THAT HAVE PASSED THE HOUSE AND SENATE

HB 7019 – Exemption of Homesteads

This bill would implement HJR 7017 if it is approved by the voters by requiring an annual adjustment to the value of certain homestead exemptions each year for inflation using the percentage change in the Consumer Price Index, if such percent change is positive. The bill would also require the Legislature to appropriate moneys to offset the reductions in ad valorem tax revenue experienced by fiscally constrained counties.

This bill would be codified at sections 196.031 and 218.136, Florida Statutes, and would take effect on January 1, 2025.

HB 479 – Alternative Mobility Funding Systems

This bill revises and provides additional guidance concerning the use of mobility plans and the collection of mobility fees. It provides that if a county and municipality charge the developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must enter into an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts. The interlocal agreement must ensure that the developer is not charged twice for the same transportation capacity impacts, establish a plan-based methodology for determining the legally permissible fee to be charged, and provide a method for the proportionate distribution of the revenue collected or provide a method of assigning responsibility for the mitigation of the transportation capacity impacts belonging to the county and the municipality. The county or municipality issuing the building permit must collect the fee unless agreed to otherwise. This bill also provides that if by October 1, 2025, the interlocal agreement is not executed, the developer shall receive a 10 percent reduction in the total fee calculated and additional administrative requirements shall be imposed on the local government.

This bill further provides that when increasing an impact fee based on a study, a local government can only use available data within the past four years and the new study must be adopted within twelve months of its initiation.

This bill would be codified at sections 163.3164, 163.3180, and 163.31801, Florida Statutes, and has an effective date of October 1, 2024

SB 812 – Expedited Approval of Residential Building Permits

This bill requires municipalities that have 10,000 residents or more and 25 acres or more of contiguous land that the municipality has designated in its comprehensive plan and future land use map as land that is agricultural or to be developed for residential purposes to create a program to expedite approval of residential building permits. The program must include a two-step application process for the adoption of a preliminary plat and allows the applicant to identify the percentage of planned homes or the number of building permits that the governing body must issue. At an applicant's request, the municipality must issue no less than 50% of the permits for dwellings to be built if certain conditions have been met. It also requires the municipality to establish a registry with at least three qualified contractors who may be used for processing and expediting the review of an application for a preliminary plat. To avail itself of this program, an applicant must indemnify the municipality from liability or damages resulting from the issuance of a building permit.

This bill would be codified at section 177.073, Florida Statutes, and would be effective upon enactment.

SB 1420 – Department of Commerce

This bill would amend requirements related to comprehensive plan amendments and requires local governments to adopt comprehensive plan amendments within 180 days after the receipt of agency comments, otherwise, the amendments are deemed withdrawn. Additionally, within 10 working days after adoption, a local government must transmit all comprehensive plan amendments to the state land planning agency and any other agency or local government that provided timely comments, otherwise, the amendments are deemed withdrawn.

This bill would be codified at section 163.3184, Florida Statutes, and has an effective date of July 1, 2024.

SB 280 – Vacation Rentals

This bill amends laws concerning vacation rentals. While regulation of vacation rentals is generally preempted to the state, it allows local governments to require the registration of vacation rentals with a local vacation rental registration program. In order to register a property under the local vacation rental registration program, local governments may require the operator of a vacation rental to, among other things, pay in full all recorded municipal liens against the subject vacation rental premises; designate and maintain at all times a responsible party who is capable of responding to complaints or emergencies related to the vacation rental; and comply with maximum overnight occupancy standards (no more than two people per room plus two, or at a minimum of 50 sq ft. per person).

Local governments may impose a fine of up to $500 per day for failure to register under the local program or for failure to continue to meet registration requirements. Before issuing a fine, the local government must issue a written notice of violation and provide the vacation rental operator 15 days to cure the violation. A certified copy of an order imposing a fine may be recorded in the public records and thereafter constitute a lien against the real property on which the violation occurred. This bill further provides standards for when a local government may suspend or revoke a vacation rental registration.

This bill also includes new requirements for advertising platforms of vacation rentals including a requirement that the advertising platforms collect and remit all required taxes; require persons listing a vacation rental to include state and local registration numbers; and adopt anti-discrimination policies. The regulation of advertising platforms is preempted to the State.

This bill would be codified at numerous sections of Florida Statutes and has an effective date of July 1, 2024.

HB 473 – Cybersecurity Incident Liability

This bill exempts municipalities from lability in connection with a cybersecurity incident if the municipality substantially complies with the current training and cybersecurity standards

requirements under Section 282.3185, Florida Statutes. It further provides that failure of a municipality to substantially implement a cybersecurity program that complies with the standards of section 768.401 is not evidence of negligence and does not constitute negligence per se. If a municipality is named as a defendant in an action relating to a cybersecurity incident, the municipality has the burden of proof to establish substantial compliance.

This bill would be codified at section 768.401, Florida Statutes, and would be effective upon becoming law.

SB 674 – United States-produced Iron and Steel in Public Works Projects

This bill provides that when a governmental entity enters into a contract for a public works project or for the purchase of materials for a public works project, they must include a contract requirement that any iron or steel product permanently incorporated in the project be produced in the United States, except in limited circumstances. A "public works project" means an activity paid for with any state-appropriated funds or state funds administered by a governmental entity which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any governmental entity.

This bill would be codified at section 255.0993, Florida Statutes, and has an effective date of July 1, 2024.

Should you have any questions or be in need any additional information any of the bills referenced above, please do not hesitate to contact me.

WHITE House Briefing Statement

Item #10.

JULY 27, 2023

Provided by Councilmember Rosengarten

Biden-Harris Administration Announces Actions to Lower Housing Costs and Boost Supply

Launches first-of-its-kind program to address land use and zoning barriers that limit housing

President Biden's economic vision is about building an economy from the middle out and bottom up, not the top down— that's Bidenomics. A critical foundation of that vision, and the central goal of the Biden-Harris Administration's Housing Supply Action Plan, is an economy where everyone has access to a safe and affordable home. That vision means lowering costs, including by building and preserving more housing, particularly for lower- and middle-income households. Today's announcements will lower housing costs by tackling challenges that have stifled affordable housing for decades, as well as seizing immediate opportunities:

- Reducing barriers to build housing like restrictive and costly land use and zoning rules;
- Expanding financing for affordable, energy efficient and resilient housing; and
- Promoting commercial-to-residential conversion opportunities, particularly for affordable and zero emissions housing.

Recent data show that inflation in rental markets is decelerating and more apartments are on track to be built this year than any year on record. The Administration's actions are directly leading to the creation of tens of thousands of affordable housing units. For example, jurisdictions participating in the American Rescue Plan's (ARP) HOME program will produce at least 20,000 units of affordable housing and support an additional 23,000 households with rental assistance, non-congregate shelter, or supportive services. Treasury recently announced that communities across

the country will use ARP State and Local Fiscal Recovery Fund funds for 2,500 separate projects and developments to meet housing needs and combat homelessness. And since the Administration's restart of the Federal Financing Bank's Risk Sharing program, almost 12,000 rental homes have been created or preserved.

Today's actions further build on the Biden-Harris Administration's Housing Supply Action Plan and updates announced last fall, and are a down payment on the historic housing investments proposed in the President's Budget that would boost supply, lower costs and cut dangerous climate pollution, promote homeownership, protect renters, and promote fair housing. They also complement the actions by the Biden-Harris Administration in just the last week, including a crackdown on junk fees in the rental housing market, and new steps announced today that build on its Blueprint for a Renters Bill of Rights.

Reducing Barriers to Build Housing Like Restrictive and Costly Land Use and Zoning Rules

Local land use laws and zoning regulations limit where, and how densely, housing can be built. This constrains housing supply, perpetuates historical patterns of segregation, prevents workers from accessing jobs, and increases energy costs and climate risk. Today, the Biden-Harris Administration is announcing new actions to fund jurisdictions committed to removing barriers that restrict housing production and preservation, including by:

Announcing the Department of Housing and Urban Development's (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) program. Restrictive local land use rules slow down housing production, or prohibit housing being developed at all, which increases the costs to rent or purchase a home. Such restrictive rules are often also inconsistent with fair housing principles. This first-of-its-kind $85 million federal program will provide communities with funding to identify and remove barriers to affordable housing production and preservation. HUD will award grants of up to $10 million to jurisdictions that have an acute demand for affordable housing and are working to identify, address, or remove barriers to housing production and preservation. Funding can be used for planning and policy activities to allow for higher-density zoning and rezoning for multifamily

and mixed-use housing, streamlining affordable housing development, and reducing requirements related to parking and other land use restrictions. Funding can also be used for infrastructure activities necessary for the development or preservation of housing.

Reducing land-use restrictions and improving transportation access to housing. Earlier this month, the Department of Transportation announced its Reconnecting Communities and Neighborhoods (RCN) program, which will provide up to $3.16 billion for planning and capital construction projects that prioritize disadvantaged communities and improve access to daily destinations. This includes improving connections to affordable housing, fostering equitable development, and increasing housing supply through zoning reform. RCN includes a $450 million Regional Partnership Challenge that will incentivize stronger regional partnerships to tackle persistent equitable access and mobility challenges, with land use reform as a key priority.

Encouraging the improvement of land use in Economic Development Administration grant programs. The Economic Development Administration (EDA) updated its "Investment Priorities" that guide the agency's grantmaking to include an emphasis on efficient land use, where commercial uses, economic activity, and employment opportunities are concentrated and accessible to nearby residential density. Moving forward, EDA will more explicitly incentivize projects that include an emphasis on density in the vicinity of the project – which can in turn encourage greater housing supply and allow people to live closer to work and services they need.

Expanding Financing to Create and Repair Affordable, Energy Efficient and Climate Resilient Housing

Gaps in access to financing, along with the complexity of mixing funding sources, limit the production or preservation of affordable housing. The Biden-Harris Administration is taking the following actions to expand financing for affordable, energy efficient, and climate resilient housing going forward:

Providing new financing for affordable, energy efficient, climate resilient

housing and clean energy investments. This month, the Environmental Protection Agency (EPA) announced its $27 billion Greenhouse Gas Reduction Fund (GGRF), which will mobilize private capital and provide financing for thousands of clean energy projects, including cost-saving retrofits of existing homes and buildings, construction of zero emissions buildings, and commercial to residential conversions, among others. Such investments will reduce pollution and lower utility costs. This announcement follows HUD's announcement of its Green and Resilient Retrofit Program with over $830 million available in grants and loan subsidy, for loan commitments up to $4 billion, to modernize existing HUD-assisted affordable homes so they remain available for families into the future. The Department of Energy also released $90 million to advances efficiency and resilience through building codes, and HUD, FHA, and the United States Department of Agriculture proposed modernizing energy codes.

Making it easier to build and rehabilitate apartments with FHA-insured mortgages. HUD announced new guidelines that increase the dollar amount threshold at which a multifamily loan is considered a large loan and is subject to additional underwriting requirements from $75 million to $120 million. This change will simplify underwriting and reduce development costs for large multifamily properties financed with FHA-insured mortgages without presenting undue risk to FHA, significantly expanding commitments for affordable housing financing. HUD will review this large loan limit annually.

Streamlining financing for the creation of affordable housing. HUD announced that it will allow larger loans to participate in the agency's Low Income Housing Tax Credit (LIHTC) Pilot Program, which increases the number of apartment sites eligible for a program that streamlines financing. HUD also updated guidelines to allow public housing authorities (PHAs) to more easily use housing vouchers and mixed-finance transactions to create or preserve housing.

Repairing and expanding affordable housing. HUD published new guidance for public housing authorities and multifamily housing owners participating in the Rental Assistance Demonstration, providing them with additional tools to repair and build deeply affordable housing. The guidance also promotes water- and energy-efficiency investments, and includes new

requirements that address climate resilience, adopts stronger energy efficiency standards, and supports repairs to thousands of existing affordable units in the next three years.

Empowering homeowners to be part of the solution by increasing financing for onsite housing units. In April, FHA proposed updates that, if implemented, would make it easier to finance accessory dwelling units (ADUs), which are additional onsite housing units. Among the changes is the ability to include projected rental income from an ADU as part of the qualifying income when purchasing or refinancing a home. This added flexibility would expand opportunities for low- and moderate-income homeowners to benefit from the wealth-building potential of ADUs while increasing the stock of affordable housing.

Promoting Commercial-to-Residential Conversions

Across the country, commercial vacancies are affecting urban and regional economies. Commercial-to-residential conversion can counteract those effects, reenergize local economies, and add to the supply of housing. The adaptive reuse of these properties also presents an opportunity to create zero-emissions housing, which will reduce energy costs for residents and cut dangerous climate pollution. Recognizing that opportunity, the Biden-Harris Administration is launching a new commercial-to-residential conversion initiative that is:

Leveraging federal funding and other tools to support conversions. The White House will lead a new interagency working group to develop and advance federal funding opportunities that support the conversion of commercial properties to housing, and leverage climate-focused federal resources to create zero emissions and affordable units. For example, programs like HUD's PRO Housing announced today, as well as investments from President Biden's Inflation Reduction Act and Bipartisan Infrastructure Law, can be used for such conversions. As part of this initiative, the General Services Administration (GSA) will launch an effort to identify and market surplus federal properties that represent the best opportunities for commercial-to-residential conversions. Ongoing conversion projects from GSA dispositions are already producing over 1,000 new housing units. The initiative will continue to convene developers, municipalities, and other

stakeholders to learn about opportunities and challenges.

Funding research that supports commercial to residential conversions. This week, HUD announced new funding to support research on office-to-residential conversions, including producing a new guide for state and local policymakers on how to make these projects more economically viable. Building on a public convening held this week on office-to-residential conversions, HUD will release a policy brief on this topic later this year.

###

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Fri, May 17, 2024 at 6:40 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Friday, May 17, 2024 - 6:40pm

Submitted by anonymous user: 172.58.132.53

Submitted values are:

First Name Debra
Last Name Levulis
Address 401 Sunset Way Juno Beach FL 33408
Email Address johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3) Item 12 Update landscape requirements for new developments
Public Comment / Question
Landscape codes for Juno Beach have not been updated by the town council. Required landscaping for commercial and mutifamily developments that have been built have not always had their required landscaping replaced after storms and other losses. Prohibited plant species have taken over commercial and multi family and single family homes throughout Juno Beach. Code enforcement has not enforced removing the prohibited plants. Our town keeps losing our tree canopy. Our town needs proactive tree planting replacing lost trees around pelican lake to set an example for our neighboring homes and businesses.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19659

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 12 DATE ___/___/___

Name: [illegible] Phone#: _____

Representing: (*if applicable*) _____

Address: _____

Check what may apply:

- ◎ Support
- ◎ Oppose
- ◎ I wish to speak
- ◎ I would like my comment read into the record

Comments: _____

_____

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 11 DATE 5/22/2023

Name: CHARLES HOLLINGS Phone#: 561 282-8933

Representing: (*if applicable*) _____

Address: 2084 RADNOR ROAD

Check what may apply:

- ◎ Support
- ◎ Oppose
- ◎ I wish to speak
- ◎ I would like my comment read into the record

Comments: _____

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# _____ DATE 5/22/24

Name: Erin Gaston Phone#: _____

Representing: (*if applicable*) _____

Address: Jupiter

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: Electric renew March 2024

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# general DATE 5/22/24

Name: Mikki Isadoron Phone#: 561-756-1823

Representing: (*if applicable*) _____

Address: 11260 Glen Orchard Lane Boynton Beach

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: on election Integrity

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# general None DATE 5/22/24

Name: Candace Rojas Phone#: 561 573 7831

Representing: (*if applicable*) American Sovereign

Address: 3006 Waterside Circle Boynton Beach FL 33435

Check what may apply:

- ◎ Support
- ◎ Oppose
- ◎ I wish to speak
- ◎ I would like my comment read into the record

Comments: _____

_____

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# _____ DATE 5/21/24

Name: Mike ZARZANO Phone#: _____

Representing: (*if applicable*) The Florida FIX

Address: _____

Check what may apply:

- ◎ Support
- ◎ Oppose
- ◎ I wish to speak
- ◎ I would like my comment read into the record

Comments: _____

_____

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# general DATE 5/22/24

Name: Erin Aktas Phone#: 954-298-8509

Representing: (*if applicable*)

Address: 122 W Royal Palm Circle Jupiter FL

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: Election Integrity

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# DATE 5/22/24

Name: Beverly Gibel Phone#:

Representing: (*if applicable*)

Address: 451 Olympus Drive

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments:

Gmail

Item #10.

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, May 22, 2024 at 11:46 AM

Submitted on Wednesday, May 22, 2024 - 11:46am

Submitted by anonymous user: 104.138.201.81

Submitted values are:

First Name Mike
Last Name Lewis
Address 570 Ocean Drive, Apt 302
Email Address lewislaw45@gmail.com
Agenda Item Number (Ex: 1, 2, 3) Non agenda ite
Public Comment / Question
My thanks again to the Council Members for their public service.
There's nothing very easy about trying to govern and find common ground, especially in today's polarized political environment.
I'm grateful that our members are intent on focusing on doing what is best for our community as a whole.
As a lawyer for more than 50 years, I totally understand the importance of freedom of speech, open sunshine laws, and the opportunity to express one's views publicly. By the same token, little or nothing is ever achieved by yelling and making personal attacks on our Council Members. I would hope that going forward any disagreements with policy decisions are expressed politely and courteously, an approach that will reflect well on our citizens and our wonderful town.
Thank you.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19662

Item #10.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Please Read This Comment At Today's Concil Meeting

1 message

Siobhan O'Donnell <cjreinc@gmail.com> Wed, May 22, 2024 at 11:57 AM
To: "Town Of Juno Beach Caitlin Copeland Rodriguez, MMC, Clerk" <CCopeland@juno-beach.fl.us>

May 22, 2024

Good afternoon Council Members,

Please take immediate action to regain full control over our Police Department's budget so that the residents of this town can fund the needs of the police. At the April 24, 2024 council meeting we learned that a group of private individuals, who created their private corporation that they named the "Juno Beach Police Foundation", have been meeting in private with our Police Chief, ***without*** our elected Council Members, to decide our Town's Public Safety needs and the needs of our Police Department. The elected Town Council Members must be the ones who the Police Chief meets with to discuss the needs of the police department. And the Town should pay for these needs from the Town's budget. Of all of the reasons that we pay taxes, the most important reason is Public Safety which includes the safety of our police officers who put their lives on the line every day so that we can go about our lives with a sense of security and safety.

Also, please make a motion and hold a vote to stop one of your fellow council members from sending extremely inappropriate emails to the town where she attacks and attempts to ridicule residents who have voiced their concerns during the public comment period as this is an attempt to interfere with the democratic process.

Thank you,
Siobhan O'Donnell
431 N Lyra Cir.

TOWN COUNCIL MEETING MINUTES

June 26, 2024 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
DD HALPERN, VICE MAYOR
MARIANNE HOSTA, VICE MAYOR PRO TEM
JACOB ROSENGARTEN, COUNCILMEMBER
DIANA DAVIS, COUNCILMEMBER

ALSO PRESENT: DAVID DYESS, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
MICHAEL VENTURA, FINANCE DIRECTOR
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ISABELLA HICKEY, SENIOR PLANNER
TIM HANNON, ACTING DIRECTOR OF PUBLIC WORKS
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 20

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Council gave unanimous consensus to move Item #12 up to Item #8; and pull Items #3 and #4 from the consent agenda to discuss.

PRESENTATIONS

1. Swearing In New Police Officer
2. Preliminary 2024-2025 Budget Presentation

***MOTION:** Halpern/Rosengarten made a motion to re-bid the landscaping contract utilizing the same scope of work.*

***ACTION:** The motion passed 4-1 with Councilmember Davis opposed.*

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF

Council gave consensus to move forward with the Veterans Memorial brick program for Juno Beach Veterans and their families.

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 Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 6:26pm.

(See attached handout from Pleasant Ridge resident Charles Hollings.)

Public Comments Closed at 6:42pm.

CONSENT AGENDA

~~3. Town Council Goal Planning Workshop Minutes - May 20, 2024~~

~~4. Town Council Meeting Minutes for May 22, 2024~~

5. Proclamation – 13th Annual KidsFit Jamathon
6. Donation from Frenchman's Creek Charities Foundation, Inc.
7. Year to Date (YTD) Financial Statements

MOTION: *Halpern/Davis made a motion to approve the consent agenda as amended.*

ACTION: *The motion passed unanimously.*

COUNCIL ACTION/DISCUSSION ITEMS *(A Public Comment Period was provided for each item below.)*

3. Town Council Goal Planning Workshop Minutes - May 20, 2024

Vice Mayor Halpern, Councilmember Rosengarten, and Councilmember Davis gave consensus to remove the term "unanimous" and add "(not in priority order)" to the end of the introductory sentence; add "and efficiency of council meetings" to item #5; and add "and code review" to item #7.

MOTION: *Davis/Halpern made a motion to approve the Goal Planning Workshop Minutes for May 20, 2024 as amended.*

ACTION: *The motion passed unanimously.*

4. Town Council Meeting Minutes for May 22, 2024

MOTION: *Halpern/Rosengarten made a motion to approve the meeting minutes for May 22, 2024 as amended.*

ACTION: *The motion passed 4-1 with Councilmember Davis opposed.*

8. Special Event Request – Turtle Fest 2025

MOTION: *Davis/Rosengarten made a motion to approve the Special Event Request – Turtle Fest 2025.*

ACTION: *The motion passed unanimously.*

9. Public Hearing and Second Reading on Ordinance No. 785 - Schedule of Off-Street Parking Requirements Multiple-Family Use *(see attached handout from Councilmember Davis)*

MOTION: *Halpern/Davis made a motion to approve Ordinance No. 785 as amended by incorporating additional grandfathering language in Section 7 on second and final reading.*

ACTION: *The motion passed unanimously.*

Council gave consensus to have a discussion on underground and subterranean parking on a future agenda.

10. Public Hearing and Second Reading on Ordinance No. 788 – Electronic Publication of Legal Notices and Advertisements on Palm Beach County's Website

MOTION: *Davis/Halpern made a motion to approve Ordinance No. 788 on second and final reading.*

ACTION: *The motion passed unanimously.*

11. Public Hearing and First Reading on Ordinance No. 786 – Tower Definition

(See attached handouts from Councilmember Davis and resident Paul Kneeland.)

Council took no action on the Ordinance and gave consensus to have a discussion on tower height at a future meeting.

12. Public Hearing and First Reading on Ordinance No. 787 – Artificial Turf Definition

MOTION: *Davis/Halpern made a motion to approve Ordinance No. 787 on first reading.*

ACTION: *The motion passed 3-2 with Mayor Wheeler and Vice Mayor Pro Tem Hosta opposed.*

13. Selection of Planning & Zoning Board Member/Alternate Member

MOTION: *Halpern/Rosengarten made a motion to approve Erik Zlanabitnig as a regular Planning & Zoning Board member.*

ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Davis opposed.*

MOTION: *Hosta/Davis made a motion to approve Jim Ferguson as a regular member of the Planning & Zoning Board.*

ACTION: *The motion passed 3-2 with Vice Mayor Halpern and Councilmember Rosengarten opposed.*

MOTION: *Halpern made a motion to approve Erik Zlanabitnig as an alternate member of the Planning & Zoning Board.*

Mr. Zlanabitnig declined.

ACTION: *The motion failed for lack of a second.*

Jonathan Butler was selected as the Alternate Boardmember *(see attached ballot sheets)*.

14. Resolution No. 2024-07 - Modified Donation Policy

Vice Mayor Halpern, Councilmember Rosengarten, and Councilmember Davis gave consensus to include the term "training" in Section V.1(b) after "items" and lower the dollar amount for Staff approval from $10,000 to $5,000; and modify Section V.1(d) to state "all donations" in lieu of "any donation."

MOTION: *Davis made a motion to approve Resolution No. 2024-07 – Modified Donation Policy as amended.*

ACTION: *The motion failed for lack of a second.*

MOTION: *Davis/Halpern made a motion to approve Resolution No. 2024-07 – Modified Donation Policy as amended.*

ACTION: *The motion passed unanimously.*

15. Police Foundation Donation Request

    MOTION: *Hosta/Davis made a motion to approve the Juno Beach Police Foundation's donation of optical sights and suppressors for all Juno Beach Police Department patrol rifles.*

    ACTION: *The motion passed 4-1 with Councilmember Rosengarten opposed.*

16. Town Wide Sidewalk & Pavers

    MOTION: *Davis/Rosengarten made a motion to move this item to the next meeting agenda.*

    ACTION: *The motion passed unanimously.*

17. Resolution #2024-9 Approving 2023-2024 Budget Amendment

    MOTION: *Halpern/Rosengarten made a motion to approve Resolution No. 2024-07 – Amending the budget for fiscal year 2023-2024.*

    ACTION: *The motion passed unanimously.*

~~18. Town Council Goal Planning Report for FY 2024-2025~~

~~19. Strategic Visioning Plan~~

~~20. Discussion on Replacement of the Chain Link Fence at JB7~~

~~21. Discussion on Regulating the Volume and Massing of Single-Family Dwellings~~

COMMENTS FROM THE COUNCIL

Mayor Wheeler, Vice Mayor Halpern, Councilmember Rosengarten, and Councilmember Davis gave consensus to have staff proceed with the process of getting the bridge openings changes to on the hour.

Council gave consensus to proceed with the FRDAP grant application for replacing the Kagan Park equipment.

MOTION: *Rosengarten/Hosta made a motion to approve $3,000 from contingency for the FRDAP application.*

ACTION: *The motion passed unanimously.*

Mayor Wheeler, Vice Mayor Halpern, and Councilmember Davis gave consensus to have a discussion on a policy for funding additional training for Council members.

Vice Mayor Halpern, Vice Mayor Pro Tem Hosta, and Councilmember Rosengarten gave consensus to have a discussion on the amount of commercial vs. residential on developable and re-developable sites on a future agenda.

Council gave consensus to have one on one evaluation meetings with the Town Manager; and have a discussion on the zoning inspection process on a future agenda.

Vice Mayor Halpern, Councilmember Rosengarten and Councilmember Davis gave consensus to have a discussion on returning site plan review of single-family residences to the Planning & Zoning Board on a future agenda.

Sales Proposal

Quote No. SP157180-1
Customer No. C001015
Document Date 09/03/2025
Expiration Date 11/02/2025

Town Of Juno Beach
Andrea Dobbins
340 Ocean Drive
Juno Beach, FL 33408

Sales Representative Katie Moffitt
Email KatMof@Kompan.com
Phone No. 561-427-3619 / 800-426-9788

Project Name US297028 Kagan Park Playground Renovation

No.	Description	Qty	Unit	Unit Price	Net Price
	EQUIPMENT				
GXY801421-3717	Spica 1 In-ground 90cm Total CO_2 Emission 281.7 LB (281.7 LB/Pieces)	1	Pieces	2,750.00	2,750.00
PCM310632-0950	Triple Tower, Wackle - Greenline In-Ground Total CO_2 Emission 4,605.2 LB (4,605.2 LB/Pieces)	1	Pieces	68,080.00	68,080.00
GXY960012-3717	Supernova - Grey/Lime Green In-ground 90cm Total CO_2 Emission 977.0 LB (977.0 LB/Pieces)	1	Pieces	9,890.00	9,890.00
M18113-12P	Octopus Seesaw - Greenline In-ground 60cm Total CO_2 Emission 846.4 LB (846.4 LB/Pieces)	1	Pieces	4,830.00	4,830.00
KSW924-CUSTOM	CUSTOM - Swing Frame, 4 Seat, 8 ft H In-ground 20402915	1	Pieces	8,060.00	8,060.00
PAR3003-0604	Sign M 5-12 Years HDG - In-Ground Total CO_2 Emission 111.8 LB (111.8 LB/Pieces)	1	Pieces	800.00	800.00
FREIGHT	Freight	1	Pieces	7,155.95	7,155.95

Sales Proposal

Quote No.	SP157180-1
Customer No.	C001015
Document Date	09/03/2025
Expiration Date	11/02/2025

Town Of Juno Beach
Andrea Dobbins
340 Ocean Drive
Juno Beach, FL 33408

Sales Representative	Katie Moffitt
Email	KatMof@Kompan.com
Phone No.	561-427-3619 / 800-426-9788

Project Name US297028 Kagan Park Playground Renovation

No.	Description	Qty	Unit	Unit Price	Net Price
US-ENGSTAMP-DRW-2	Engineered Stamped Drawings 6-10 pieces	1	Pieces	4,000.00	4,000.00

This quote is for equipment only. No site work, surfacing or installation is included.

Customer is responsible for safety surfacing appropriate to the max fall height of equipment.

Please allow 11-13 weeks for product delivery upon order placement.

Description	Qty	Net Price
No. of Products	6	
Subtotal - Products		94,410.00
Subtotal - Installation		4,000.00
Subtotal - Freight		7,155.95
Total USD		**105,565.95**

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Kagan Park Playground
10 Celestial Way
North Palm Beach, FL 33408

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.
Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.
Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.
Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Address: _____

City, State, Zip: _____

Contact: _____

Contact Email: _____

Contact Phone (Office): _____

Ship To: _____

Address: _____

City, State, Zip: _____

Contact: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____
(PLEASE PROVIDE A COPY OF CERTIFICATE)

Sales Proposal

Quote No.	SP157180-1
Customer No.	C001015
Document Date	09/03/2025
Expiration Date	11/02/2025

Town Of Juno Beach
Andrea Dobbins
340 Ocean Drive
Juno Beach, FL 33408

Sales Representative	Katie Moffitt
Email	KatMof@Kompan.com
Phone No.	561-427-3619 / 800-426-9788

Project Name US297028 Kagan Park Playground Renovation

Safe 4 Play LLC
303 E Woolbight Rd #271
Boynton Beach, FL 33435
+15615778999
josh@safe4play.net
www.safe4play.net

Estimate

ADDRESS
Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

SHIP TO
Kagan Park Opt 4
340 Ocean Drive
Juno Beach, FL 33408

ESTIMATE # 3322
DATE 09/07/2025
EXPIRATION DATE 10/07/2025

ACTIVITY	QTY	RATE	AMOUNT
Juno Beach Kagan Park Option 4			
Removal of Equipment Removal of Exisitng playground equipment	1	7,000.00	7,000.00
02 Site Work:02 Site Work Site work of Existing Grades and Elevations. Areas to be graded based on the existing elevations currently on property. All elevation pitch to be directed toward open field directly east of playground area. **At this point no Fill changes in elevations are being proposed* **Turf area existing subgrade to be pitched toward open field directly east.** **Perimeter drain to be installed inside playground area and drain into field directly east of Playground**	1	17,504.00	17,504.00
Removal of existing safety surface Removal of Existing Rubber Mulch within playground Boarders. Haul away and Disposal. Footprint: 3474 Sqft	3,474	2.50	8,685.00
INSTALL PLAYGROUND Professional Installation of Playground Equipment provided in Option 4 by Kompan. All workmanship for installation will carry a 12 month warranty. (1) Spica 1 (1) Triple Tower Wackle (1) Supernova (1) Octopus Seesaw (1) 2 Bay Swing Set with Basket Swing (1) Sign	1	22,543.35	22,543.35

DISCLAIMER: Turf does get hot in direct sunlight, although it does not retain or rediate much heat. Safe4Play LLC does not guarentee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiney surfaces, or glass top tables can create a magnifing affect and melt the turf. Compression, laying down of fibers are considered normal wear & tear.

ACTIVITY	QTY	RATE	
Drawings provided by Playground manufacture. Permit to be applied by Safe 4 Play with no fees at this time.			
INSTALL TURF:INSTALL TURF Provide all necessary material and installation for 3474 SQFT of artificial turf. Price includes sub-base, turf and supplies, and delivery. Site will be returned to pre-installation condition. Turf Details: 3474 Scope: 4in Stone Base- Level and Compact over subgrade. Subgrade to be pitched east toward open field as indicated in Line Items #2 Nailer System- Provide and installation of Composite nailer boards around perimeter for securing turf. Safety Fall Pad: Provide and installation of safety fall pad to meet the CFH max of 9'1" per provided information. Artificial Turf: Provide and Installation of IPEMA certified playground turf. All turf provided shall meet and/or exceed all ASTM standards. Perfect Turf Play 55 or Shaw Industries Play 50 Green Turf is allocated at this time.	1	63,226.80	63,226.80

Note: This estimate is not a contract or a bill, it is our best guess at the total price to complete the work stated above, based upon our initial inspection, but may be subject to change. If prices change or additional parts and labor are required, we will inform you prior to proceeding with the work.

SUBTOTAL	118,959.15
TAX	0.00
TOTAL	**$118,959.15**

A 50% DEPOSIT required on all orders including installation.

100% PAYMENT due on Material only order.

Accepted By

Accepted Date

DISCLAIMER: Turf does get hot in direct sunlight, although it does not retain or rediate much heat. Safe4Play LLC does not guarentee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiney surfaces, or glass top tables can create a magnifing affect and melt the turf. Compression, laying down of fibers are considered normal wear & tear.

AGENDA ITEM

Meeting Name: Town Council Meting

Meeting Date: September 24, 2025

Prepared By: John Callaghan, Vice Mayor

Item Title: Discussion on Record Keeping

DISCUSSION:

I requested this Discussion item based on the report I gave to Council during our April 23 meeting (starting at 3:13 of the video) and my request during the July 25 meeting for a discussion to be scheduled. I believe better access to vital town records will enable the Council to make better policy decisions in the future. My specific concerns include:

- the lack of a formal town policy on recordkeeping,
- past records that do not exist or are not accessible, and
- records that do exist but are not readily accessible to the Council or general public.

Town Recordkeeping Policy

It appears that the Town Clerk's job description includes preserving all permanent Council and other Town records and setting up and maintaining a records retention and destruction system for the Municipal Center. However, it is not clear to me as to who, if anyone, is responsible for determining how long other town records that are not considered as "permanent" should be kept, and who is responsible for maintaining and preserving them.

Missing Records

It appears many vital Planning and Building Department records are not accessible. It's my understanding that Palm Beach County handled the town's Building Permitting up until 2005, and the City of Palm Beach Gardens handled it in 2006 and 2007. For example, staff has been unable to locate items such as the original plans for the Universe Boulevard stormwater drainage system, and financial records regarding responsibilities for maintenance of that system. Records such as these should be considered as "permanent" and never discarded.

Difficult Record Access

The town uses many different systems for maintaining and preserving records. Emails are kept in an online Gmail account. Building Department permits, plans, applications, fee records, and correspondence are kept electronically online at My Government Online (MGO) Connect since 2018. Some older building plans are on photo negatives that can only be viewed through a Microfiche reader or printed by a Microfiche printer. Council meeting minutes, agendas, etc. are on the town's Civic Plus website. Some other day to day records are kept on a Laserfiche "S" drive with each town department keeping their department records there. Some older Building plans have been scanned to the S drive as well. Financial records are kept on a separate system. Many records have not been scanned at all and only exist as paper files.

RECOMMENDATION:

A clear Town Recordkeeping Policy should be developed by the Town Manager and adopted by Council.

The newly budgeted administrative personnel should allow for the Town Clerk to assist in developing and implementing the Policy. This Policy should include a listing of all of categories of existing town records including responsibilities for maintaining, adding to, and preserving them. This Policy might include obtaining copies of as many of the missing records as practical from other governmental agencies. It could also include making more town records available to the Council and general public while preserving necessary confidential information.

Obtaining, scanning, and categorizing older records will entail considerable personnel manhours, and should be considered a longer-term, ongoing project. Volunteers might be considered to help, but space and logistical limitations make this approach problematic in the near term.

AGENDA ITEM

Meeting Name: Town Council

Meeting Date: October 22, 2025

Prepared By: Mayer, Stephen

Item Title: Major Site Plan/PUD Amendment – Waterford Reconfiguration and Modifications of the Existing Senior Living Facility

PLANNING AND ZONING BOARD:

At the September 15, 2025, Planning and Zoning Board meeting, the Board voted unanimously (5-0) to recommend approval subject to the conditions outlined in staff's memorandum to the Town Council. Resident comments included Charlie Hollins from Pleasant Ridge Property Owners Association and Jeff Jennings, a resident on Pleasant Drive. Charlie Hollins mentioned that the primary concern is that all current conditions remain, especially that construction equipment shall not be staged or use Pleasant Drive to access the site. The secondary concern is that the proposed landscape buffer along the applicant's southern property line, included a 24" high cocoplum hedge and a row of 12" high / 2.5" caliper silver buttonwood trees. He specifically requested a *Clusia rosea* hedge to be maintained 24' tall. Mr. Jennings agreed with Mr. Hollins and requested that no lighting spill over to the residential lots.

Staff Responses: Staff notes that condition #8 requires that all "off-site lighting impacts to adjacent properties to the south, west, east and north shall be minimized". Staff has reviewed the photometric plan provided by the applicant and notes that the photometric plans shows that light spillage is 0.2 footcandles or less on to the residential lots. All down lighting is requested to be shielded to reduce glare to the residential lots.

All prior conditions of approval do remain in the resolution, and staff notes that we have modified the existing condition #16 to read, "There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW", which should satisfy Mr. Hollins' primary concern.

Mr. Hollins' secondary concern is regarding the landscape buffer and the visual effect of

the height and proximity of the proposed building. The applicant has provided a *Clusia rosea* hedge along the entire southern boundary, along with the previously proposed cocoplum hedge along the boundary closest to the proposed building and the silver buttonwood trees. The applicant has provided a cross section which shows the visual impacts of the proposed landscaping buffer in relation to the height of the proposed building and the size of the setback between the residential lots and the independent living building.

Staff notes that a *clusia rosea* maintained at 8' can be maintained to provide an almost wall like hedge. However, at 20' or higher, these plants form thick trucks to maintain the height and become more like trees than they are hedges. This would make them extremely inefficient to maintain for the intended purpose. Staff reminds that the buffer also includes a row of silver buttonwood to provide tree size landscaping to accompany the double lining of cocoplum and clusia hedges. For this reason, staff has modified condition #17 to read:

17. The applicant shall plant *clusia rosea* hedge (minimum 5ft in height at the time of planting) along the entire length of the residential lots on the southern property line. The *Clusia Rosea* hedge shall be maintained at 8' at minimum thereafter.

Staff Updates: The applicant has provided a new landscape and tree disposition plan which satisfies staff's condition #18. The applicant has demonstrated that they will preserve to the maximum extent practicable the existing vegetation on the eastern side of the existing pond. Therefore, condition #18 will be marked satisfied, see below:

18. Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake. – **Satisfied**

Staff Updates: The applicant has provided a new landscape plan showing the installation of a *cocoplum* hedge on the southern property line located adjacent to the first 2 Single Family Homes on Pleasant Drive, east of Building D (duplex). The applicant is proposing to plant these prior to the start of construction so they can serve as a landscape buffer during construction. Staff is recommending the following condition of approval:

19. The Cocoplum hedge (minimum 5ft in height at the time of planting) shall be planted prior to the start of construction, in conjunction with other erosion control measures (silt fence, construction fence, etc.) as indicated in the erosion and sedimentation control plan.

BACKGROUND:

Introduction

Lifespace Communities, Inc (Applicant) has submitted an application for a Major Modification to an approved Development Plan for the Waterford Planned Unit

Development (PUD) Special Exception to improve pedestrian circulation, reduce the number of parking spaces provided, reconfigure the buildings and open space, and reduce the total number of beds from 638 to 578 for the existing senior living facility campus with continuous care for its residents. This modification is from their 2022 approval, adopted by Town Council via Resolution R-2022-05 on April 27, 2022.

A. Site Characteristics

The existing 14.52-acre subject site, known as "The Waterford", is located southwest of the Universe Boulevard and US Highway One intersection at 601 Universe Boulevard in the Town of Juno Beach. It is presently comprised of one parcel with a Parcel Control Number (PCN) of 28-43-41-33-11-001-0000. This parcel retains a Town of Juno Beach Future Land Use (FLU) designation of High Density Residential, up to 22 units per acre (HDR) and a zoning district classification of Commercial Office (CO) with a Special Exception for a Planned Unit Development (PUD). The Waterford is an existing senior living facility with multiple structures arranged in a campus style setting.

Figure 1 – Site Aerial

B. Development History:

The existing Waterford campus has received numerous development approvals from the Town of Juno Beach. The Waterford was initially approved in November 1979 through the adoption of Ordinance 213. Resolution Number 2008-05 allowed for an expansion of The Waterford's hospital wing in the health care facility. On April 27, 2022, via Ordinance No. 739, the Town annexed approximately 1.45 acres of land that was previously a part of the Pleasant Ridge Plat and was an unconstructed portion of the Osceola Right-of Way north of Pleasant Drive. Resolution 2002-04, the Town vacated and abandoned an unconstructed portion of the Osceola Right of way north of Pleasant Drive. Ordinance No 750 and 751 rezoned and amended the Future Land Use from Palm Beach County to the Town's High Density Residential (HDR) and Commercial Office (CO Zoning district, allowing the abandoned right of way to be a part of the amended PUD. R-2022-05 modified the

development plan for the Waterford PUD/SE to allow for the reconfiguration and expansion of the existing campus.

C. Development Proposal:

The current development proposal is for a Major Site Plan Modification to the approved Planned Unit Development-Special Exception for the existing 14.52-acre Waterford Campus. The Applicant proposes to modify the 2022 approved plan to reconfigure Building B, which was approved as one building with Memory Care/Assisted Living and Independent Living. It is now proposed as two separate buildings (buildings B and H). Building B was approved to be seven stories and 90 feet tall on the north side of the building, and three stories and 25 feet tall on the south side. The proposed Building B is now three stories and 51 feet tall (down from seven stories and 90 feet), and the maximum height for Building H is four stories and 64 feet tall (up from three stories and 25 feet). However, a section of Building H will step down to three stories and 50 feet tall.

Additional pedestrian connections are being proposed around buildings B and H, which will allow emergency services to access the entire perimeter of the building. Traffic circulation has been removed around the south and east sides of Building B and H. There is also a modification of the number of parking spaces provided from 453 spaces to 380 spaces. A parking plan is included in the proposed development program.

Finally, the open spaces area on the southern portion of the site is being reconfigured and labeled as 6,881 square feet. This open space is in the same location and is relative in size.

D. Type/Use Breakdown

The proposed modifications to the subject site will allow for a continuum of care which is presently not available to residents of the existing campus. Presently, The Waterford accommodates only the Independent Living (IL) and Skilled Nursing (SN) components associated with elderly care. As part of the proposal, the Applicant wishes to provide Assisted Living and Memory Care in addition to the existing IL and SN components to allow for a continuum of care and relieve current high-capacity issues. A breakdown of the resident count associated with the existing campus and proposed expansion can be found below:

Approved number of beds by Resolution 2022-05

APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS

Proposed number of beds – 2025 submittal

PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS

Total number of beds if approved

TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS

E. Project Data

Please find listed below the pertinent site plan data and information in reference to the current application. The information is as follows:

	FLU	Zoning	Existing Use
North	Commercial (COM)	Commercial Office (CO)	Professional Offices
South	*(Palm Beach County)* Medium Residential, 5 Units Per Acre (MR-5)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
East	*(Palm Beach County)* Low Residential, 2 Units Per Acre (LR-2)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
West	Moderate Density Residential (MODR)	Residential Multiple Family – Moderate Density (RM-2)/PUD	Multi-Family Residential

North: Immediately north of the subject site is the Universe Boulevard right-of-way. Across Universe Boulevard is the Florida Power & Light Headquarters site, which retains a FLU designation of Commercial and a Zoning designation of CO.

South: Immediately south of the subject site is the Pleasant Ridge subdivision. This community retains an unincorporated FLU designation of MR-5 and a Zoning designation of RH.

East: East of the subject site is the Power Financial Credit Union office building and the US Highway 1 right-of-way. The Power Financial Credit Union office retains a FLU designation of Commercial and a Zoning designation of Commercial Office. Continuing across US Highway 1 there are two single-family residential communities known as Seminole Landing and Captain's Key. The Seminole Landing community retains an unincorporated FLU designation of LR-1 and an RH/RS Zoning designation. The Captain's Key Community retains an unincorporated FLU designation of LR-2 and an RS Zoning designation, even though the community has been annexed into Juno Beach.

West: Immediately west of the subject site is the Ocean Trace community. This community retains a Town FLU designation of Moderate Density Residential (Up

to 15 DU/AC) (MODR), and a Zoning designation of Residential Multiple Family – Moderate Density (RM-2) with a PUD overlay.

The applicable Town Code requirements and the applicant's compliance with those requirements are summarized in the following table:

Site plan information –		
	Planned Unit Development (PUD)/ Commercial Office (CO)	**Applicant's proposal**
Minimum total area	15,000 sq. ft. or 12,000 sq. ft. in mixed use areas where residential uses are provided.	**695,653 sq. ft. (15.97 ac)**
Minimum lot width	100 ft. total	**890 ft. (approximately)**
Minimum lot depth	150 ft. or 120 ft. in mixed use areas	**At least 717 ft.**
Maximum lot coverage	50%	**29.3%**
Building Height	90 Feet (2022 approved height)	**64 Feet (modified height)**
Density	18 dwelling units/gross acre	**18 dwelling units per acre**
Front yard setback	30 ft. from street line	**30 feet**
Side yard setback	10 ft. per side	**23 ft. from west property line & 15 feet from east property line**
Rear yard setback	15 feet	**17 feet & 30 feet (along Pleasant Drive residential lots)**
Ocean setback	50 feet west of CCCL	**Not applicable**
Landscaped open Space	10% of Total Lot Area	**29.6%**
Distance between principal structure on same property	The minimum distance between principal structures on the same lot shall be 30 feet	**Not applicable**
Minimum landscaped open space	15% of lot area – PUD Standard	**29.6%**
Minimum parking	See article IV, division 4 of this chapter. (1 space per adult, plus 1 per four residents plus 1 employees on shift of greatest employment.). 353 total parking spaces.	**380 parking spaces total**

DISCUSSION:

Section 34-116 of the Town Code provides that no construction may begin in any district prior to review and approval of the site plan and appearance by the Development Review Committee (DRC), Planning and Zoning Board and Town Council.

The Development Review Committee (DRC) reviewed the proposed project on two occasions and moved the project forward once the Committee's technical comments were addressed. Based on the DRC's recommendation, Staff has determined that the application meets all technical requirements.

Below is the Planning and Zoning Staff's determination of compliance with the Site Plan Standards regarding the proposed Major Site Plan/PUD Amendment (**in bold**):

1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;

Staff Response: Complies.
The proposed project modifications will be in conformity with the Town's Comprehensive Development Plan as the density of the PUD is not changing. The proposed site plan modification will allow the site to retain a density of 15.15 dwelling units per acre, which is below the maximum permitted density of 18 dwelling units per acre.

2. Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;

Staff Response: Shall Comply.
The proposed Major Site Plan Amendment has a sidewalk and vehicular traffic system made up of 4- to 5-foot-wide sidewalks, 10-foot by 19-foot parking stalls and 25-foot-wide drive aisles to accommodate residents and visitors. The existing main access off Universe Boulevard will be modified to accommodate additional traffic associated with the proposed expansion. The proposed modifies the internal circulation of slightly, by removing the right of way around the perimeter of Building B..

3. Has adequate provision for public services, including but not limited to access for police, fire and solid waste collection;

Staff Response: Complies.
The applicant has indicated the location of fire hydrants, and adequate access to accommodate police and fire services. WM (formerly known as Waste Management) has provided a letter of service and capacity for the proposed amendment. Please note that the number of beds will decrease from 638 to 578, thereby decreasing the provisions for public services.

4. Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;

Staff Response: Shall Comply.
The property is currently serviced by Seacoast Utility Authority for potable water and sanitary sewer and will continue to be serviced by Seacoast once the

reconfiguration and expansion has been completed with the addition of the continuous care facility for its residents. The Town Engineer has reviewed and approved all preliminary drainage plans.

5. Is planned in accordance with natural characteristics of the land, including but not limited to slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;

Staff Response: Shall Comply
The proposed reconfiguration will have changes to grade and drainage in order to facilitate construction and shall be accomplished in accordance with building design standards that will be subject to review by the Town's Building Official and other agencies during the permitting and field review process. **The relocation of the easternmost lake will not occur under this proposed amendment, the trees on the east side of the lake are recommended to stay by staff to the maximum extent practicable.**

6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;

Staff Response: Shall Comply
The proposed on-site modifications are designed to not degrade any existing environmental features or native vegetation. A review of the landscape plan has been completed, and staff has provided recommendations for certain landscape (trees and palms) to remain to the maximum extent practicable, see condition of approval #18.

7. Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;

Staff Response: Complies.
The Waterford Community is located over 3,600 linear feet from the Juno Beach shoreline and is therefore not in close proximity.

8. Complies with all sections of this chapter:

Staff Response: Shall Comply
With conditions imposed, it is the Planning and Zoning Staff's professional opinion that this project will comply with all sections of the Zoning Code.

Architectural Review Criteria

The existing Waterford PUD/SE was approved to be in compliance with the appearance review standards. The proposed modification maintain those approved standards. The proposed reconfigured structures are designed to match the existing character of the Waterford campus and will fulfill all the criteria for Appearance Review. The proposed amendment will not impact and only improve upon elements of landscaping and

streetscaping previously approved.

Parking

Pursuant to Section 34-981, entitled off-street parking plans, the applicant is proposing an alternate parking plan when special circumstances exist for a particular use (beds vs. independent living) which causes it not to meet the required minimum spaces or if shared parking is desired. A parking study acceptable to the town planning and zoning department has been submitted for review by the planning and zoning board and approval by town council. The Town's Traffic Engineer has reviewed the proposed parking study submitted by JFO Group, INC. , traffic engineer consultant for the applicant, whose analysis indicate a need of only 195 parking spaces if utilizing the 6th Edition of the Parking Generation Manual from the Institute of Transportation Engineers (ITE). The Town's parking requirement requires a total of 353 parking spaces. Using a hybrid approach, allowing the applicant to use the ITE parking demand for assisted living, memory care, and skilled nursing, and the Town's parking requirements for independent living, a total of 345 parking spaces are required. However, the number of parking spaces (380) provided exceeds both the minimum parking spaces requirement by the Town or by the ITE.

Table 1: Parking Analysis Summary

	Proposed Development		Parking Required by Town of Juno Beach Land Development Code[7]	Parking Generation Manual, 6th Edition Institute of Transportation Engineers - 85th Percentile -	As required in June 5, 2025 DRC Comments
	# of Units	# of Beds			
Independent Living	290	478	1 per residence (IL) = 290 spaces	290 DUs X 0.48 = 140	1 per residence (IL) = 290 spaces[8]
Assisted Living	24	24	1 for every 4 patients (skilled, Rehab, Memory Care, Assisted Living) - 100 / 4 = 25 spaces	100 Beds X 0.55 = 55	100 Beds X 0.55[9] = 55
Memory Care	16	16			
Skilled Nursing	45	60	1 per staff = 38 spaces per shift (114 Employees/3)		
Total	**375**	**578**	**353**	**195**	**345**
Proposed Parking			**380 Parking Spaces**		

Height

The existing development is consistent with height restrictions. Per Section 34-1333, a multiple-family structure in the RH district is permitted to be a maximum of 12 stories and 130 feet in height. The tallest existing building on the campus is 12 stories and 121 feet tall.

Staff notes that the overall height of the approved building is being reduced from seven stories and 90 feet to a maximum of four stories and 64 feet. The 2022 approved building is being reconfigured into two buildings separated by use, with the Memory Care (MC) building at four stories on the north side of the existing lake, and the Independent Living (IL) building at four/three stories on the south side of the existing lake. The four-story

section of the IL building is 50 feet from the rear property line and is adequately buffered from single-family uses. The building then steps down to three stories and 50 feet high, with a 30-foot setback from the rear property line.

Landscaping and Buffers

The previously approved buffers range from 8 to 15 feet in width and will remain consistent with the 2022 approvals. Of note, a 15-foot landscape buffer is provided along the southern property line with a 6-foot masonry wall along the right of way section of Pleasant Drive. Along the residential lots, the applicant will continue to utilize the existing fences on the Pleasant Drive properties as the required buffer wall or fence, as building a new one in this location might create a narrow strip of land that would not be easily accessible or maintained.

Pursuant to Section 34-1079, landscaping serves to provide a visual buffer between otherwise incompatible types of land uses and Section 34-1330, special exception uses, the three-story assisted living facility, a special exception in the Commercial Office zoning district, shall provide for screening and buffering with respect to type, dimensions and location. The proposed three-story section of the Independent Living (IL) building abuts the one-story single family residential lots along the rear property line, with a 30-foot setback from the rear yards of the single-family lots. Therefore, staff recommends a condition of approval which provides a taller landscape buffer treatment which may provide visual screening.

> **Staff recommended condition:** The applicant shall provide at minimum Clusia rosea hedge at minimum 5' at planting, along the entire length of the residential lots on the southern property line. The Clusia Rosea hedge shall be maintained at 8' at minimum thereafter;

Staff also notes that the 2022 approved site plan anticipated a disturbance of the lake feature on the eastern side of the property to build Building B. As it is within the area of work for this modification and the because the lake configuration will no longer be disturbed, it is reasonable to be able to protect the existing vegetation along the eastern side of the existing lake. Section 34-1084(h), landscape requirements states that "existing vegetation shall be preserved to the maximum extent practicable". Therefore, staff recommends the following condition of approval to preserve those existing trees which serve as a natural amenity on the eastern bank of the pond, and as a natural buffer to US Highway One.

1. **Staff recommended condition:** Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake. – Satisfied

Special Exception Uses - Section 34-1330

The proposed project is a reasonable use that is compatible with the Commercial Office CO Zoning District and the PUD Special Exception. The application is consistent with Staff's review of the project during the DRC review process. Please see the applicant's responses to the Special Exception Criteria on page 12-14 of the proposed Justification Statement. Staff agrees with the applicant's assessment of the Special Exception criteria, subject to the conditions outlined in the next section below.

Conditions of Approval

Based on staff's, the DRC's review of the proposed project, and the recommendation from the Planning and Zoning Board, the Planning and Zoning Staff recommends that the Town Council consider the Site Plan for the reconfiguration and modifications of the Waterford Community be approved, subject to the conditions outlined below:

1. The applicant shall comply with all requirements of Seacoast Utility Authority for water and sewer services;

2. Final civil engineering and utility/water management plans shall be reviewed and approved by the Town Engineer and the appropriate utility providers prior to any land clearing or grading. Further, surface water management and water use permits shall be subject to approval by the South Florida Water Management District and the Department of Environmental Protection. Easements shall be created subject to the requirements of the permitting agencies;

3. To the extent not in existence, Developer agreements must be executed with the appropriate utility providers to reserve water and wastewater service capacity prior to application for Building Permits;

4. The Town's Community Appearance Standards shall be adhered to in accordance with Section 34-1302 through Section 34-1307 of the Town Code. If any part of these treatments cannot be accomplished as a result of unavailable infrastructure improvements, the applicant shall be required to supply the Town with the appropriate funds to incorporate such treatments. This amount must be reviewed and approved by the Town Engineer/Landscape Architect. All areas of landscaped open space or improvements along any vehicular or pedestrian access, as well as maintenance of slope, vegetation and walkways associated with this project shall be perpetually and appropriately maintained at all times by the applicant and its successor(s) in interest;

5. Architectural elevations for any additional accessory structures shall be submitted, reviewed and approved by the Planning & Zoning Director prior to the submittal of any Building Permits/Applications;

6. The appropriate sum shall be submitted to the Town in the form of a letter of credit, or other acceptable form (according to the Town Attorney) for surety/bond purposes. The Town Engineer and Director of Planning & Zoning shall ultimately determine the appropriate sum and this shall be submitted to the Town Attorney prior to the application for any building permit, as well as prior to land preparation. The applicant shall also provide the required deposit for Site Plan and project review/approval ($2,000) in accordance with Town policy;

7. Screening of all utility/mechanical equipment features shall be adhered to, as required by Section 34-908 of the Town Code of Ordinances;

8. Off-site lighting impacts to adjacent properties to the south, west, east and north shall be minimized; and all lighting shall comply with the Town's adopted Turtle Protection Ordinance;

9. As specified in Section 34-119, Expiration of Site Plan and Appearance Approval, Town of Juno Beach Code of Ordinances, this "Site Plan and Appearance Approval shall be valid for two years from the date of such approval. If commencement of development has not begun prior to the date of two years following the approval date, said Site Plan and Appearance Approval shall become null and void. Commencement of development shall consist of receipt of a validly issued building permit and first building inspection approval for a minimum of one principal structure or completion of 25 percent of the total cost of the infrastructure (water, sewer, roads, and drainage) on the site. Infrastructure costs for the project shall be reviewed and approved by the Town Engineer prior to Final Engineering Plan approval;

10. Perimeter screening of the construction site shall be completed first, in order to maintain acceptable visual impacts during construction, as well as OSHA or other determined minimum safety requirements of the project;

11. All areas of landscaped open space or improvements along any vehicular or pedestrian access, as well as maintenance of slope, vegetation and walkways associated with this project, shall be perpetually and appropriately maintained at all times by the Applicant;

12. In granting this approval, the Town relied upon the oral and written representations of the applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Town Council for review under Article II of the Town's Code of Ordinance;

13. The applicant shall provide all approved plans in digital form prior to Building Permit submission;

14. Per the adoption of Chapter 1 of the Florida Building Code, projects larger than 10,000 square feet in size or greater shall be completed within thirty-six (36) months after the issuance of permits;

15. The subject property shall be replatted and recorded prior to the approval of a building permit for construction to include all required easements; - **Satisfied**

16. There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW;

17. The applicant shall provide at minimum Clusia rosea hedge at minimum 5' at planting, along the entire length of the residential lots on the southern property line. The Clusia Rosea hedge shall be maintained at 8' at minimum thereafter;

18. Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake. – **Satisfied**

19. The Cocoplum hedge (minimum 5ft in height at the time of planting) shall be planted prior to the start of construction, in conjunction with other erosion control measures (silt fence, construction fence, etc.) as indicated in the erosion and sedimentation control plan.

With the appropriate conditions, allowing the proposed use in the Commercial Office Zoning District and PUD Special Exception is both reasonable and consistent with the Town Code of Ordinances and Comprehensive Development Plan.

RECOMMENDATION:

Staff recommends that the Town Council consider the Request for a Major Site Plan Amendment to a Special Exception Planned Unit Development (PUD) for the reconfiguration and modification of the existing senior living facility community, subject to the conditions outlined above.

Attachments:

- Application for Development and Site Plan Review and backup material.

RESOLUTION NO. 2025-17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING A MODIFICATION OF THE DEVELOPMENT PLAN FOR THE WATERFORD PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTION TO RECONFIGURE THE BUILDINGS, PROVIDE ADDITIONAL PEDESTRIAN CONNECTIONS, MODIFY THE TRAFFIC CONFIGURATION, REDUCE THE NUMBER OF PARKING SPACES, AND REDUCE THE NUMBER OF BEDS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council has received and reviewed an application from Lifespace Communities, Inc. ("Applicant") to modify the approved development plan for The Waterford Planned Unit Development ("Waterford PUD") special exception, located on a parcel of property approximately 15.86 acres in size, more particularly described as the Waterford Replat, recorded in Plat Book 135, Page 139-140 of the Public Records of Palm Beach County, Florida; and

WHEREAS, the Applicant seeks to modify the development plan approved in 2022 to: reconfigure the approved seven-story Building B (Memory Care/Assisted Living) into two separate buildings (a three-story Building B with a maximum height of 51 feet and a three/four-story Building H with a maximum height of 64 feet); install additional pedestrian connections and modify the traffic circulation around Buildings B and H; reduce the number of parking spaces from 453 spaces to 380 spaces; and reconfigure the open space; and

WHEREAS, the Planning and Zoning Board reviewed the application for modification of the Planned Unit Development special exception at a public hearing and determined that it met the requirements of Article V ("Planned Unit Developments") of Chapter 34 ("Zoning") of the Town Code of Ordinances and is consistent with the Town's Comprehensive Plan and recommended approval of the application; and

WHEREAS, having considered the recommendation of the Planning and Zoning Board and the testimony and other evidence presented during the course of a public hearing, the Town Council has determined that the application meets all applicable Code and Comprehensive Plan requirements and seeks to approve the requested modification of the Waterford PUD special exception; and

WHEREAS, the Town Council determines that the adoption of this Resolution in the best interests of the residents and citizens of the Town of Juno Beach.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, as follows:

Section 1. The foregoing recitals are hereby ratified as true and correct and are incorporated herein.

Section 2. The Town Council hereby approves the reconfiguration and modification of the Waterford Planned Unit Development special exception as described above and as requested by the Applicant ("Project"). Said modification and expansion shall be constructed in accordance with the most recent development plans submitted by the Applicant and on file with the Town as of the date of adoption of this Resolution.

Section 3. The Town Council's approval of the modification and reconfiguration of the development plan for the Waterford Planned Unit Development special exception is expressly subject to the following conditions:

1. The Applicant shall comply with all requirements of Seacoast Utility Authority for water and sewer services.

2. The Applicant shall submit final civil engineering and utility/water management plans to the Town Engineer and the applicable utility providers prior to any land clearing or grading. The Applicant shall obtain all necessary surface water management permits and water use permits from the South Florida Water Management District and the Department of Environmental Protection. Additionally, the Applicant shall create all easements required by the utility providers and the permitting agencies.

3. To the extent not already in existence, the Applicant shall execute appropriate Development Agreements with utility service providers to reserve water and wastewater service capacity prior to the filing of any building permit application.

4. The Applicant shall adhere to the Town's Community Appearance Standards, as set forth in Sections 34-1302 through 34-1307 of the Town Code of Ordinances. If these standards cannot be met, the Applicant shall supply the Town with the necessary funds to provide the required infrastructure and incorporate such standards. The amount necessary to meet these standards shall be reviewed and approved by the Town Engineer/Landscape Architect.

5. The Applicant shall submit architectural elevations for any additional accessory structures to the Planning and Zoning Director for review and approval prior to the filing of any building permit application.

6. The Applicant shall post sufficient surety for all infrastructure and landscaping improvements by letter of credit or some other adequate form of surety approved by the Town Attorney prior to any land clearing activities or the filing of any building permit application. The Town Engineer and the Planning and Zoning Director shall determine the appropriate sum of such surety. The Applicant shall also provide the required deposit for site plan and project review in the amount of $2,000.00 in accordance with existing Town policy.

7. The Applicant shall screen all utility/mechanical equipment features as required by Section 34-908 of the Town Code of Ordinances.

8. The Applicant shall minimize all off-site lighting impacts on the south, west, east, and north sides of the Project and shall adhere to the Town's adopted Turtle Protection Ordinance.

9. As specified in Section 34-119 of the Town Code, this Site Plan and Appearance Approval shall be valid for two years from the date of such approval. If commencement of development has not begun prior to two years following the approval date, said Site Plan and Appearance Approval shall become null and void. Commencement of development shall consist of receipt of a validly issued building permit and first building inspection approval for a minimum of one principal structure or completion of 25 percent of the total cost of the infrastructure (water, sewer, roads, and drainage) for the Project. Infrastructure costs for the project shall be reviewed and approved by the Town Engineer prior to Final Engineering Plan approval.

10. The Applicant shall first complete perimeter screening of the construction site in order to maintain acceptable visual impacts during the construction phase of the Project and shall comply with all OSHA and other applicable minimum safety requirements for perimeter treatments during any demolition activities and throughout construction of the Project.

11. All areas of landscaped open space or improvements along any vehicular or pedestrian access, as well as maintenance of slope, vegetation and walkways associated with the Project, shall be perpetually and appropriately maintained by the Applicant and its successors in interest.

12. In granting this approval, the Town Council relied upon the oral and written representations of the Applicant both on the record and as part of the

application process. Any deviations from such representations will be addressed in accordance with Sections 34-34 and 34-35 of the Town Code.

13. The Applicant shall provide all approved plans in a digital format prior to building permit submission.

14. As required by Section 6-24 of the Town Code (amendments to Chapter 1 of the Florida Building Code), buildings permits for projects 10,000 square feet in size or greater shall become invalid unless the work authorized by such permit is commenced and completed within thirty-six (36) months after issuance of the permit.

15. There shall be no parking within the Universe Boulevard right-of-way and Pleasant Drive right-of-way.

16. The Applicant shall provide a Clusia rosea hedge a minimum of five feet tall at planting along the entire length of the residential lots on the southern property line and shall maintain the hedge at a minimum height of eight feet thereafter.

17. The Cocoplum hedge, minimum five feet tall at planting, shall be planted prior to the start of construction, in conjunction with other erosion control measures (silt fence, construction fence, etc.) as indicated in the erosion and sedimentation control plan.

Section 4. Each of the conditions set forth in Section 3 above shall be binding upon the Applicant and its successors in interest or assigns and shall be deemed covenants running with the Property. Any violation of the conditions may result in the revocation of this approval and shall be subject to the penalties and remedies set forth in Sections 34-34 and 34-35 of the Town Code of Ordinances.

Section 5. If any section, paragraph, sentence, clause, phrase, or word of this Resolution is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Resolution.

Section 6. All resolutions or development permits or approvals relating to the Property in conflict with the provisions of this Resolution are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall be effective immediately upon adoption.

RESOLVED AND ADOPTED this _____ day of _____, 2025.

_____
Peggy Wheeler, Mayor

ATTEST:

_____
Caitlin Copeland-Rodriguez, MMC
Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Leonard G. Rubin, Town Attorney

JUSTIFICATION STATEMENT
THE WATERFORD
Site Plan Amendment – Site Plan and Appearance Review
Initial Submittal: February 26, 2025, Resubmittal: April 23, 2025

REQUEST

On behalf of the Applicant, WGI is requesting the following:

1) **Site Plan Amendment** to modify the approved site plan package.
2) **Special Exception** to modify the approved development.

Per coordination with the Town of Juno Beach staff, this application will be formally submitted under the Site Plan and Appearance Review Process. This is an amendment to the plan approved by the Town of Juno Beach Town Council on April 27th, 2022. The Waterford is an existing development, and is currently under construction per the 2022 approved site plan. The Applicant is requesting to modify the approved site plan for additional needs of the development. These modifications will reduce the overall density/intensity of the development and modify parking and circulation on the site. The overall development program in terms of uses, programming, and architectural character will remain the same upon approval of these changes.

SITE CHARACTERISTICS

The existing 15.97-acre subject site, known as "The Waterford," is located southwest of the Universe Boulevard and US Highway One intersection in the Town of Juno Beach. The property is identified by Parcel Control Number (PCN) 28-43-41-33-11-001-0000 and address 601 Universe Blvd, Juno Beach, FL 33408. The subject property retains a Town of Juno Beach Future Land Use (FLU) designation of High Density Residential, up to 20 units per acre (HDR) and a zoning district classification Planned Unit Development (PUD) / Commercial Office (CO). The Waterford is an existing senior living facility with multiple structures arranged in a campus style setting.

Figure 1 – Site Aerial

The following table outlines site information for the Waterford development.

Table 1 – Property Information

PCN	Owner Information	Address	FLU	Zoning	Area
28-43-41-33-11-001-0000	Lifespace Communities, Inc.	601 Universe Blvd.	HDR	PUD/CO	15.97 AC.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site.

Table 2 – Surrounding Property Information

	FLU	Zoning	Existing Use
North	Commercial (COM)	Commercial Office (CO)	Professional Offices
South	*(Palm Beach County)* Medium Residential, 5 Units Per Acre (MR-5)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
East	*(Palm Beach County)* Low Residential, 2 Units Per Acre (LR-2)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
West	Moderate Density Residential (MODR)	Residential Multiple Family – Moderate Density (RM-2)/PUD	Multi-Family Residential

North: Immediately north of the subject site is the Universe Boulevard ROW. The property located on the north side of Universe Blvd. is the NextEra Energy site, which retains a FLU designation of Commercial and a Zoning designation of CO.

South: Immediately south of the subject site is the Pleasant Ridge Subdivision. This community retains an unincorporated FLU designation of MR-5, a Zoning designation of RH, and is comprised of single family homes.

East: East of the subject site is the Power Financial Credit Union office building and the US Highway 1 ROW. The Power Financial Credit Union office retains a FLU designation of Commercial and a Zoning designation of CO. East, across US Highway 1 there are two single family residential communities known as Seminole Landing and Captain's Key. The Seminole Landing community retains an unincorporated FLU designation of LR-1 and RH/RS Zoning designation. The Captain's Key Community retains an unincorporated FLU designation of LR-2 and RS Zoning designation.

West: Immediately west of the subject site is the Ocean Trace community. This community retains a FLU designation of Moderate Density Residential (Up to 15 DU/AC) (MDR), and a Zoning designation of Residential Multiple Family – Moderate Density (RM-2) with a PUD overlay.

The areas surrounding the subject site include a mix of residential uses to the west, south, and east and nonresidential uses to the north. The development pattern in the context of the larger planning area is diverse, with a mix of medium and low density residential and commercial uses along the US Highway 1 Corridor.

The proposed site plan modifications will not alter the overall character of the area, as the Waterford senior living facility already exists and is in operation. The proposed changes are consistent with the surrounding areas and current development. Upon approval of the proposed amendment, the Waterford will be compatible with the development patterns established within this area and will accommodate for the continuation of services within the campus.

APPROVAL HISTORY

The existing Waterford campus has received development approvals through the Town of Juno Beach. The Waterford was initially approved in November 1979 under Ordinance 213. Over the past several decades, additional requests have been made to expand and modify the development. The table below summarizes the recent development history affected by this proposed site plan modification:

Table 3 – Approval History

RESOLUTION/ ORDINANCE	DATE	SUMMARY
R-2022-04	04/27/2022	Vacating and abandoning an unconstructed portion of the Osceola Right-of-Way north of Pleasant Drive.
R-2022-05	04/27/2022	Modification of the development plan for the Waterford Planned Unit Development Special Exception to allow for the reconfiguration and expansion of the existing campus to provide for a continuum of care.
Ordinance No. 739	04/27/2022	Annexing approximately 1.453 acres of real property consisting of lots 8 through 15 and an unconstructed portion of the Osceola road right-of-way as depicted on the plat of Pleasant Ridge.
Ordinance No. 750	04/27/2022	Small-Scale Amendment to the Town's Comprehensive Development Plan to Amend the Future Land Use Classification of seven annexed parcels … from the Palm Beach County Medium Residential, 5 units per acre (MR-5) classification to the Town's high density residential (HDR) classification.
Ordinance No. 751	04/27/2022	Rezoning seven annexed parcels of real property and adjacent right-of-way located on the north side of pleasant drive west of U.S. Highway One, totaling approximately 1.453 acres, from the Palm Beach County Multi-Family Residential High Zoning District to the Town of Juno Beach Commercial Office (CO) Zoning District.

PROPOSED MODIFICATIONS

The current development proposal is for a Major Site Plan Modification to the existing 15.97-acre Waterford Campus. The site is currently under construction per the Approved 2022 Major Site Plan Amendment. Construction is underway on the site, and upon further evaluation during this process, it has been determined that additional modifications are needed. The current amendment proposes to reconfigure buildings and reduce the number of overall beds in the development from 638 to 578, reducing density from 16.71 dwelling units per acre to 15.15 dwelling units per acre. A breakdown of the proposed modifications is outlined below.

1. ***Building A – Reconfiguration***
   Building A, the 2-story building that serves as the commons and lobby area, is modified to include a division between both the commons and lobby area, which were previously a combined space.

2. ***Building B - Reconfiguration and Change of use***
   Building B, which was previously approved in 2022 as one building with Memory Care/Assisted Living on the southern portion and Independent Living on the northern portion, is now proposed as two separate buildings. The separate buildings are Building B – Assisted Memory Care and Building H – Independent Living.

   Building B was previously approved to be 7 stories (90 feet) tall on the Independent Living section and 3 stories (25 feet) tall on the Memory Care/Assisted Living section. Proposed Building B is 3 stories (51 feet) tall and Building H is 4 stories (64 feet) tall. The proposed height reduction reduces intensity of the development.

3. ***Improved Pedestrian Connection/Circulation***
   Additional pedestrian connections are provided around proposed buildings B and H on the southeast corner of the site. These connections will allow emergency services such as the Fire Department to access the perimeter of the building safely, while improving connectivity throughout the site. Circulation around Building A has been modified as well to update the sidewalk layout. These changes will improve pedestrian connectivity between buildings.

4. ***Overall Parking Reduction***
   Due to the modification of buildings and uses, parking has been modified as well. Since the 2022 site plan approval, the number of provided parking spaces has reduced from 453 to 380 spaces. A breakdown of the changes to parking is included in the Development Program section of this report.

5. ***Modification to Open Space***
   The open space area on the southern portion of the site, between buildings F and E is reconfigured and labeled as 6,881 square feet of open space.

DEVELOPMENT PROGRAM

The Waterford Campus is a 15.57-acre campus with independent living, skilled nursing, assisted living, memory care, and accessory uses and amenities. The proposed modifications are designed in accordance with Chapter 34-Zoning in the code. Refer to the sections below for details of the development program and compliance with the Code.

Density

Per the High Density Residential, up to 20 units per acre (HDR) Future Land Use designation, the maximum density of the site is 20 dwelling units per acre. The approved Waterford development has never reached the maximum density, and the proposed amendment will decrease overall density. The 2022 approval allowed for a total of 638 beds on the 15.97-acre site, resulting in an overall density of 16.71 dwelling units per acre *(638 beds/2.39 persons=267 units/15.97 acres = 16.71 dwelling units per acre).* The current amendment proposes 578 beds, which results in an overall density of 15.15 dwelling units per acre (578 beds/2.39 persons=242 units/15.97 acres = 15.15 dwelling units per acre).

Uses

The subject site is zoned Planned Unit Development/Commercial Office (PUD/CO). The Waterford includes independent living, assisted living, memory care, and skilled nursing uses. All of these uses were previously approved and this amendment will maintain the permitted uses. A breakdown of uses and beds prior to 2022, the 2022 approval which is in construction, and current proposal is in the table below:

Table 4 – Use Breakdown

Existing Development		2022 Approval (R-2022-05)		Current Proposal	
Use	**# of Beds**	**Use**	**# of Beds**	**Use**	**# of Beds**
Independent Living*	432	**Independent Living**	538	**Independent Living**	478
Skilled Nursing	60	**Skilled Nursing**	60	**Skilled Nursing**	60
-	-	**Assisted Living**	24	**Assisted Living**	24
-	-	**Memory Care**	16	**Memory Care**	16
TOTAL	492	**TOTAL**	638	**TOTAL**	578

Parking

Discussed above, the use breakdown on site has been modified, therefore parking has been affected. Parking has decreased from 453 to 380 spaces per the new development program. The Town of Juno Beach code has not been updated to keep up with current industry standards for the proposed uses. Based on the parking study

approved in 2022, it was determined that the subject site best fits the parking rates adopted by the 5th Edition of the Parking Generation Manual from the Institute of Transportation Engineers (ITE).

An updated parking study is provided. Due to the site's unique geometry, and existing conditions, there is a limitation on providing the parking required by the Town's Code. Furthermore, the previously approved parking study identified that the parking rate adopted by the ITE will be able to accommodate the demand of proposed expansion during peak conditions. The tables below provide a breakdown of required and proposed parking.

Table 5 - 2022 Approved Parking – Approved Per Parking Study

Component	Requirement	Quantity (Spaces)
Independent Living Unit (356 Units)	1 Sp./0.46 Units	164
Assisted Living (24 Beds)	1 Sp./0.58 Beds	14
Memory Care (16 Beds)	1 Sp./0.58 Beds	9
Skilled Nursing (60 Beds)	1 Sp./0.58 Beds	35
Total		**222**

Table 6 - Revised Parking Demand – Per ITE Manual

Component	Requirement	Quantity (Spaces)
Independent Living Unit (304 Units)	1 Sp./0.46 Units	134
Assisted Living (24 Beds)	1 Sp./0.58 Beds	14
Memory Care (16 Beds)	1 Sp./0.58 Beds	9
Skilled Nursing (60 Beds)	1 Sp./0.58 Beds	35
Total		**192**

Table 7 – Provided Parking

Parking Type	Quantity (Spaces)
Proposed Surface Spaces	341
Proposed Garage Spaces	39
Handicap Spaces (Included in total)	*8*
Total	**380**

Of the total parking provided, 329 are surface spaces distributed throughout, and 39 are located in the proposed parking garage. 8 handicap spaces are required, and are included in the total number of spaces. In addition, 4 loading spaces are proposed.

Height

Proposed Buildings B and H are consistent with the existing development, and compliant with height regulations. The tallest building on the Waterford Campus is the Independent living tower, which has already been constructed. This structure is 12 stories, has 182 units/236 beds, and a maximum height of 121 feet.

The proposed structures for this amendment do not exceed the existing development height nor what was approved in 2022. Building B was previously approved to be 7 stories (90 feet) tall on the Independent Living section and 3 stories (25 feet) tall on the Memory Care/Assisted Living section. Proposed Building B is 3 stories (51 feet) tall and Building H is 4 stories (64 feet) tall.

The PUD Zoning District utilizes the Residential High (RH) district maximum height for its standards per Sec. 34-1333(3)b.1. Per Sec. 34-368(11), Multiple-Family structures in the RH district are permitted to be a maximum of 12 stories or 130 feet in height. Therefore, the proposed amendment retains compliance with Chapter 34 of the code. Please refer to the architectural plans and elevations provided.

Buffer
The previously approved buffers ranged from 8 to 15 feet in width, and will remain consistent with what was approved and compliant with the code. A 15-foot landscape buffer is provided along the southern property line. A 6-foot masonry wall is also proposed within the buffer to provide additional screening. Refer to the provided landscape plans.

Access and Circulation
Access points will remain consistent with the approved 2022 site plan. Primary access remains on Universe Blvd, with a centrally located main entrance and secondary entrance on the northeast corner of the site. Pedestrian pathways and sidewalks are reconfigured throughout the site, specifically near proposed Buildings B and H, surrounding Building A, and to the north of the Health Center Building.

Vehicular circulation continues to follow the previous approval, with adjustments in the southeast corner where Buildings B and H are located. The 2022 approval included surface parking lot to the west of Building B, and additional parking spaces along the 25-foot drive isle. The drive isle wrapped around the perimeter of the building and along the south property line. Now, the existing lake on the southeast corner is proposed to remain. To accommodate preservation of the existing lake, and the road no longer loops around the buildings in the southeast corner. It instead runs internal to the site.

Setbacks
Setbacks are modified slightly with the proposed amendment. The table below outlines the Commercial Office Zoning District required setbacks per Sec. 34-658. - Building site area regulations, setbacks approved in 2022, and proposed setbacks with the current amendment.

Table 8 - Setbacks

	Required By Code	2022 Approval	Current Proposal
Front	30 feet	30 feet	30 feet
Side	10 feet	57 feet	28 feet (US Highway 1)
Rear (Classified as Front)	15 feet (Based on PUD Reduction)*	17 feet	17 feet

** The previous approval included a reduction in setback requirements for a PUD. Per Section 34-1333(b)(3)(b)(2), there is an allowance within the PUD section of the Town's code which allows for the reduction of the front setback requirement in order to allow design flexibility. The rear yard of the subject property is classified as a front setback. The front yard setback was approved to be reduced to 15 feet for any portion of a dwelling except for that portion of a house which is a front end loaded garage. No garages or primary entrances are facing Pleasant Drive, which allowed approval of the 15-foot setback.*

Phasing
A Phase line is included on the plan to indicate the impact of the proposed amendments on the site.

AMENDMENT TO A PUD
The proposed Site Plan Amendment is being reviewed through the Site Plan and Appearance Review Process. However, as the site is a PUD, the minor amendments are in compliance with *Sec. 34-1334. - Minor amendments.* Compliance with the standards in this section are outlined below.

1. **An increase in the total floor area of any principal structure does not exceed ten percent and there is no increase in the number of principal structures, or in the number of residential dwelling units as specified by the adopted master plan. However, a decrease in the total floor area of any building, or reduction in the number of principal structures, stories, or units as specified by the master plan may be approved as minor amendments.**
   The proposed amendment is a reduction on the total square footage to the previously approved master plan for The Waterford.

2. **There is no change in the boundary of the planned development.**
   The boundary of the Waterford Planned Development is not changing as part of this amendment.

3. **Rearrangement of uses or locations on a property may be permitted unless they conflict with a specific provision of the adopted planned unit development approval.**
   Uses are proposed to be reconfigured from the approved site plan. However, the modifications maintain the overall development program as a mix of independent living, assisted living, memory care, and skilled nursing are dispersed throughout.

4. **There is a relocation of no more than ten percent of the total building footprint on a site. For example, if there are two buildings on a site and each has 5,000 square feet of building footprint, then the total building footprint for the site is 10,000 square feet. If one building relocates 500 square feet and the other building relocates 1,000 square feet, then the total relocation is 1,500 square feet out of 10,000 square feet, which is a relocation of 15 percent of the total building footprint. This would qualify as a major amendment under this provision.**
   The proposed plan shows the elimination of the previously approved RCB building which had a gross square footage of 261,739 square feet. The reconfigured site depicts Buildings B and H, with a total of 136,700 square feet of gross floor area. This constitutes a 48% reduction of square footage from the previous approval.

5. **Any increase in traffic generation shall be by no more than ten percent above that established by the development plan approved by the town council. However, the county's traffic performance standards, as specified in section 7.9 of the Palm Beach County Unified Land Development Code, must be adhered to.**
   The overall density and number of beds for the development is decreasing, therefore traffic generation will remain or decrease. Refer to the provided traffic study.

6. **Any increase in traffic generation shall be by no more than ten percent above that established by the development plan approved by the town council. However, the county's traffic performance standards, as specified in section 7.9 of the Palm Beach County Unified Land Development Code, must be adhered to.**
   The overall density and number of beds for the development is decreasing, therefore traffic generation will remain or decrease.

7. **There is no major alteration in the architectural design. Major alteration in design shall mean any change in the character of the structure. However, an amendment to a previously approved planned unit development that was not reviewed under the current appearance criteria in section 34-116(2)b may be amended in architectural design to conform with the current appearance standards and not be considered a major alteration.**
   The architectural character of the development will remain consistent with the latest approval. Although certain elements are changing, the overall character remains the same.

8. **The amendment does not violate any of the conditions which were placed on the approval.**
   The proposed amendment does not violate any conditions of approval associated with the latest approval.

SITE PLAN CRITERIA – STANDARDS

The Applicant is requesting approval of the Site Plan Amendment through the Site Plan and Appearance Review process. *Section 34-116 (3)a. - Site Plan Criteria* requires compliance with the following criteria:

1. **Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;**
   The proposed amendment to the approved site plan is in conformity with the Comprehensive Plan, and is not detrimental to the neighboring land use.

   - **Policy 1.2: Regulate the use, density, and intensity of land development that is consistent with this FUTURE LAND USE element.**
     The proposed amendments to the senior living facility modifications are consistent with the existing land use designation in which they are located, and decrease the overall density and intensity of the site. The existing future land use designation of High Density Residential requires density not to exceed 20 dwelling units per acre (du/ac). The proposed site plan modification will allow the site to retain a density of 15.15 dwelling units per acre. This is well below the permitted density of 20 dwelling units per acre and previously approved 16.71 dwelling units per acre.

   - **Policy 1.12: Residential subdivisions or development areas shall be designed to include an efficient system of internal circulation of both vehicular and non-vehicular traffic including the provision of collector streets to feed vehicular traffic to arterial roads and highways, as well as provision of pedestrian and bicycle paths.**
     The Waterford campus will maintain its existing vehicular and pedestrian circulation systems. The proposed amendment will modify circulation in the southeast region of the site slightly. Despite these changes, the circulation of the overall site will be maintained to prioritize safe and efficient circulation.

2. **Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;**
   The existing development has efficient pedestrian and vehicular systems, and will be improved in this proposed amendment. Improved sidewalks and pathways are proposed throughout the site to improve internal connections. Ingress and egress to the site itself are not changing. The entrances along Universe Blvd are to remain.

3. **Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;**
   The previously approved Waterford development had adequate access to public services. The Waterford campus will maintain access to public services with the proposed amendment, especially since it is a decrease in density and intensity. Stated previously, the overall density of the site decreased from 16.71 dwelling units per acre to 15.15 dwelling units per acre, and the number of beds decreased from 638 to 578.

4. **Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;**
   The proposed amendment to the Waterford Campus complies with the provisions of Chapter 20, article III. The site is located within the Southern planning area of the Town of Juno Beach, and is currently within the maximum day water consumption rate of 181.7 gallons/day. Upon approval of the site plan amendment and decrease in density/intensity, the water consumption rate is expected to decrease.

5. **Is planned in accordance with natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;**
   The Waterford development, including the proposed site plan amendment, has been planned in accordance with the natural characteristics of the land. A 0.59-acre lake exists on the southeast corner of the site which will be maintained as part of this amendment. The previous approval removed this lake, and now it is proposed to remain. Proposed buildings B and H are designed to wrap around the natural shape of the existing lake. A 5-foot sidewalk has been added along the three proposed buildings, furthering pedestrian access and circulation of the site, and providing a walking path with a view of the lake. Grading and drainage modifications have been considered with these modifications, are in compliance with building design standards, and are subject to review by applicable agencies during the permitting process.

6. **Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;**
   The subject site is already improved, and does not include extensive vegetation or environmental features. The proposed modifications are designed to minimize impact to existing environmental features on the site and are in compliance with the Environmentally Sensitive Lands Ordinance.

7. **Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;**
   This criteria is not applicable, as the subject site is not located in close proximity to the shoreline. The existing development and approved site plan currently protects estuarine areas, and the proposed amendments will maintain these protection efforts.

8. **Complies with all sections of this chapter.**
   The proposed site plan modifications and development comply with Chapter 34 – Zoning. Refer to the Development Program section of this report on Page 4 for justification on how the proposed amendment

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 though large and expansive windows;**

   The existing Waterford Campus was previously reviewed and approved to be in compliance with the aforementioned appearance review standards. The proposed modifications maintain said standards by providing the common architectural features to give the campus an aesthetically appealing style consistent with Juno Beach adopted styles.

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 proposed site modifications to the Waterford Campus are designed to enhance the existing development as well as the surrounding area. The design follows the standards set forth in **Division 14 – Community Appearance Standards,** as discussed under number 7 below. The proposed Phase 2 modifications are in harmony with and will enhance the Waterford Campus for current and future needs of the development and its residents.

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;**
   Elevators and stairwell shafts, and other features proposed are designed to be well proportioned and balanced, while maintaining the architectural style of the principal structure and development as a whole. Proposed Buildings B and H are multi-story and will have elevator and stairwells. The structures are designed to match the existing architectural character of the Waterford campus and will adequately fulfill this criteria.

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;**
   Accessory features that were previously approved include light fixtures, benches, litter containers, recycling bins, bike racks are included on the site. These features are designed to be compatible with the overall development and structures.

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 proposed structures for this amendment are shorter in height than what was approved in 2022. Building B was approved to be 7 stories (90 feet) tall on the Independent Living section and 3 stories (25 feet) tall on the Memory Care/ Assisted Living section. Now, Building B- Assisted Memory Care section will be 3 stories (51 feet) tall and Building H- Independent Living will be four stories (64 feet) tall. These structures are designed to meet this standard. Please refer to the architectural plans and elevations provided.

6. **Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;**
   Mechanical equipment on the site is designed with architectural treatments to minimize negative impacts, and will remain upon approval of the proposed amendment. Any new mechanical equipment proposed in this amendment will also comply with this criteria.

7. **Complies with the town's community appearance standards (see article IV, division 14 of this chapter).**
The proposed amendment is in compliance with the Town of Juno Beach Community Appearance Standards. Compliance is outlined below:

Section 34-1302 – Intent and purpose

The community appearance standards for the town are designed to enhance the appearance and environment of the streets, bicycle and pedestrian ways, and public spaces of the town as well as provide vehicular (motorized and nonmotorized) and pedestrian access to all public and private land.

The proposed modifications to The Waterford campus are in compliance with the intent and purpose of the Town's community appearance standards. The proposal enhances the appearance and environment of the campus as discussed in this report.

Sec. 34-1304. - Permits required.
All improvements within a right-of-way, such as but not limited to road construction, landscaping, sidewalks, lights, and traffic signs, require town approval as well as a right-of-way permit from the right-of-way agency prior to installation. In addition, any improvements within an easement require approval from the easement holder.

All applicable permits will be applied for following approval of the site plan amendment.

Sec. 34-1305. - Street enhancement; diagrams

a) **The diagrams that follow this division show how the streets and rights-of-way in the town shall be enhanced. A development shall be required to enhance the public street or right-of-way adjacent to its property up to the centerline as shown in the following diagrams. If a particular street is not shown, or a new public street is created within a development, then the general streetscape diagram shall be used for minimum requirements. The bike lanes shown on existing streets require approval and construction by the respective right-of-way agency, unless otherwise specified in a development approval. Notwithstanding the foregoing, the town council retains the discretionary authority to modify the sidewalk and walkway designs depicted in the diagrams referenced herein to delete or revise the requirements relating to brick pavers and brick accents.**

b) **The streetscape and design standards depicted in the diagrams that follow this division for signs within streets and rights-of-way throughout the town shall only be required for street signs, stop signs, combination street/stop signs, and any attachments thereto.**

c) **All improvements within a right-of-way shall meet the minimum requirements of the state Manual of Uniform Minimum Standards for the Design, Construction, and Maintenance of Streets and Highways (FDOT Green Book), as amended from time to time.**

The approved development incorporated the street enhancement standards in the design. The approved development includes concrete pedestrian walkways with brick paver accents, as well as a green area between the walkways and edge of pavement of the street which are elements included in the Streetscape Diagram. The proposed amendment will not impact these elements of design. Landscaping and streetscapes previously approved will be maintained.

Sec. 34-1306. - Public parks, open spaces, and access easements
Improvements within all public parks, open spaces, and access easements shall follow as closely as possible the standards in this division.
This criteria is not applicable to the proposed amendment.

Sec. 34-1307. - Landscaping of streets.
This section of the code outlines requirements for landscaping of street sections. The proposed amendment is in compliance with this section. Refer to the landscape plans provided.

SPECIAL EXCEPTION REQUEST

The Town has requested that the Applicant file a Special Exception Application for the proposed Site Plan Amendment. Please note that the Special Exception request is not to request a new use on the site, but to update the approved Development. Compliance with the Special Exception Criteria Application form are below.

1. **Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;**
   Ingress and egress are not impacted by the proposed amendment. The site will retain primary access from Universe Blvd. Internal automotive and pedestrian circulation will continue to follow the general layout as previously approved.

2. **Provide for parking and loading areas, refuse and service areas, with particular attention to item (1) above and to effects on surrounding property;**
   Parking and loading areas are provided on site in a consistent manner with the previously approved design. The majority of parking and loading are existing and not to be impacted by this amendment. The amended areas of the plan are designed to minimize impact on the surrounding properties.

3. **Provide for screening and buffering-type, dimensions and location;**
   The proposed amendments have adequate screening and buffering which are consistent with the previous approval. Buffers and screening are shown on the plan.

4. **Provide for signs, if any, and proposed lighting;**
   Proposed signage will be provided at the time of permitting. Photometric plans that show proposed lighting are provided.

5. **Provide for required yards and other open space**
   Open space is included on the plan, and consistent with the previous approval. 4.92 acres of open space are provided.

6. **Not adversely affect the public interest,**
   The Waterford is an existing senior living community that is in operation and actively serving the community, specifically the senior population. The proposed amendment to the site plan will continue the previously approved uses that are currently in operation.

7. **Comply with specific requirements governing the special exception requested;**
   The special exception request is not related to a specific use approval. Juno Beach staff has requested that the Applicant apply for this application to allow an amendment to the previous approval. Therefore, this criteria is not applicable.

8. **With conditions and safeguards attached, would be generally compatible with adjacent properties and or property within the district;**

Stated previously, the Special Exception request is not to request a new use on the site, but to update the approved Development. The existing uses in operation will remain, and no new uses are proposed. Therefore, the amendment is compatible with adjacent properties.

9. **Not generate excessive noise or traffic;**
   The current uses on the site are related to senior living and care, which do not generate excessive noise. The proposed amendment reduces the overall number of beds and density. Therefore, traffic is anticipated to reduce.

10. **Not tend to create fire, disease or other equally or greater dangerous hazard;**
    The current uses on site do not create fire, disease, or dangerous hazards. No change in use is requested as part of this amendment. Therefore, the amendment is compliant with this standard.

11. **Be in harmony and compatible with the present and/or future developments of the area concerned;**
    The proposed amendment is compatible with the present and/or future developments of the area. The Waterford is currently in operation and was approved previously for consistency with the area. Proposed amendments to the site plan are minor and will allow the site to remain harmony and compatibility with the area.

12. **Conserve the value of buildings and encourage the most appropriate use of the land and water;**
    The proposed amendment is designed to conserve the value of buildings and encourage the most appropriate use of the land. Stated previously, the site is already developed and in operation. Appropriate used already exist on site, and the amendment will continue said uses.

13. **Provide adequate light and air.**
    The proposed amendment remains consistent with and is less dense than previous approvals. Density and heights of certain buildings have been reduced. Adequate lighting is provided on site as well.

14. **Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including be not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;**
    The proposed amendment meets requirements for public facilities and utilities. Density and intensity is reduced from what was previously approved. Therefore, it is anticipated that adequate public facility requirements are met.

15. **Conform to the character of the district and its peculiar suitability for particular uses;**
    Stated previously, this special exception request is not to request a special exception for a type of use. The proposed amendment remains consistent with the character of the district. Previously approved uses remain on the site and are designed to meet the intent and character of the area.

16. **Be consistent with the needs of the Town for land areas for specific purposes to serve population and economic activities;**
    The proposed amendment is consistent with the needs of the Town, specifically the aging population. The Waterford development serves the senior community of Juno Beach, and this amendment will continue said operations.

17. **Protect the tax base; and not create a financial burden on the Town; and**
    The proposed amendment to the existing Waterford Development will not create any financial burdens for the Town of Juno Beach.

18. **Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare;**
    The proposed amendment is not disruptive to the character of the neighborhood, nor creates adverse effects to the community or general welfare. Uses and operational activities that currently exist on site are being continued but with a revised layout.

CONCLUSION

Based on the above justification and attached information, the petitioner respectfully requests approval of the Site Plan Amendment application for the Waterford PUD through the Site Plan and Appearance Review process, and Special Exception application to amend the approved development.

TOWN OF JUNO BEACH
PLANNING AND ZONING DEPARTMENT
340 OCEAN DRIVE
JUNO BEACH, FL 33048
PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only
Date Stamp

Application for Development and Site Plan Review

Applicant: Yoan Machado (WGI, Inc,) (Agent)
Project: The Waterford

Location: 601 Universe Boulevard, Juno Beach, FL

Owner(s): Lifespace Communities, Inc.

Signature(s): Applicant:
Owner(s): Lifespace Communities, Inc. (See attached Owner's Agreement for signatures)
Agent (if other than Applicant/Owner):

Mailing Address
Applicant: WGI, Inc - 2035 Vista Parkway, West Palm Beach, FL 33411 Phone: 561-839-1712
Owner(s): See applicant information. Phone: See applicant information.
Agent: See applicant information. Phone: See applicant information.

Architect: THW Design (2100 River Edge Pkwy, Ste 900, Atlanta, GA 30328) Phone: 561-839-1712 (Agent)
Engineer: WGI Inc (2035 Vista Pwky, West Palm Beach, FL 33411 Phone: 561-839-1712 (Agent)
Planner: WGI Inc (2035 Vista Pwky, West Palm Beach, FL 33411 Phone: 561-839-1712 (Agent)
Landscape Architect: WGI Inc (2035 Vista Pwky, West Palm Beach, FL 33411 Phone: 561-839-1712 (Agent)

(I) (We) affirm and certify that (I) (We) understand and will comply with the provisions and regulations of the Town of Juno Beach Zoning Code. (I) (We) further certify that the above statements and the statements made in any paper or plans submitted herewith are true to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the Official Records of the Planning Department and are not returnable.

04/16/2025
Date

Signature of Applicant

THE APPLICANT (OR REPRESENTATIVE) MUST SCHEDULE A MEETING WITH THE PLANNING & ZONING DIRECTOR TO SUBMIT THE MATERIALS NECESSARY FOR EACH APPLCIATION. ALL SITE PLANS SUBMITTED MUST BE BOUND AND ROLLED.

Site Plan and Appearance Approval Checklist

The following checklist is designed to assist applicants in preparing required materials for review. The applicant should check off each item to insure that it is included. Items omitted will delay review procedures. All plans must be bound and rolled: letters must be submitted separately and collated in complete sets.

Eight (8) 24" x 36" sets of detailed plans drawn to scale. An engineering scale with adequate resolution for verification of measurement should be used. The site plan shall include the following:

X (a) Name of proposed project.

X (b) Date, north arrow, and graphic scale.

X (c) Vicinity map showing property in relation to adjacent area.

X (d) Adjacent land uses, including footprints of any structures or vehicular uses areas on adjacent areas.

X (e) Location of property line, right-of-way, proposed/existing easements, water sources, dune crestline, vegetation line, Coastal Construction Control Line, and other essential features.

X (f) Streets, bike lanes, sidewalks, driveways, intersections, curb cuts and turning lanes adjacent to and across from the subject property, and means of access to site.

X (g) Location and dimensions of all perimeter treatment (sidewalks, bike paths, fences, walls and berms).

Provided on Civil Plan (h) The footprints of all buildings showing their proposed uses, setbacks, dimensions, floor area, number of stories, height, points of access, and finished floor elevation in relation to **mean sea level (NAVD 1988).**

Signage to be provided at permitting. (i) Location, height, colors, materials and dimensions of all signs, retaining walls and other accessory structures.

N/A (j) Phasing Plan of the site, including any temporary facilities or treatments such as landscaping and accesses.

X (k) Location and width of any proposed dedication of property for public or private road right-of-way and any other form of easement.

X (l) Layout and location of all on-street and off-street parking, loading and other vehicular use areas, including where applicable, distance from the principle uses.

X (m) Location and dimensions of all parking and handicap spaces, bicycle parking facilities, driveways and aisled, dumpsters, and loading zones.

N/A (n) Loading Demand Statement for all non-residential uses, detailing the land use's projected normal demands for loading and unloading.

N/A (o) Statement of estimated need for bicycle parking facilities for all uses.

Provided on Photometrics. (p) Location, height and detail of all outdoor illuminations.

X (q) Location of existing and proposed fire hydrants (or operational equivalents) on and near site.

X (r) Location, percentage, and size of acres to be conveyed, dedicated or reserves as open space, public parks, recreational, and similar uses.

X (s) Location and screening of all garbage/trash features including recycling bins, mechanical equipment, satellite dishes, and other accessory structures.

X (t) Supply a site data table which indicates the following:

1. Existing/proposed land use and zoning.
2. Total acres of project.
3. Intensity, total gross building square footage.
4. Gross building footprint square footage.
5. Percent of open space/landscaping, lot coverage and impermeable surface.
6. Acres and percent of water bodies.
7. Density, number of dwelling units (residential), and total living area per unit.
8. Parking computations (parking required, parking provided, parking ratio, & handicap spaces provided).
9. Building Height – to correspond with data from survey and proposed finished floor elevation.
10. Loading spacing required & provided.

X (u) NPDES permit, if required (required when subject property has an area of 1 acre or greater). For projects/sites requiring such permit, the applicant must also include a binding letter from the developer/applicant, which will provide that the storm drain system shall be monitored and maintained (and produce a corresponding report) on an annual basis, according to the standards identified in the NPDES permit. Such annual reports shall be made available upon

completion to the Town of Juno Beach Public Works Director.

___ ½ acre of less (exempt)

___ greater than ½ acre (requires permit though Department of Environmental Protection).

_X_ (v) Landscape plan, including the following:

1. Location and number of all proposed landscaping and location of landscape buffers;
2. A separate list of both the species and common name of proposed landscaping;
3. Native and non-native plant designation, and percentage of native plant material utilized for each type of plant, including trees, shrubs, and groundcover;
4. Size, as appropriate, of all proposed landscaping;
5. Total square feet of landscaping and pervious surface;
6. Percentage of landscaping and pervious surface of the total site area;
7. Statement that all landscape areas will be provided with permanent, automatic irrigation where needed; and
8. Calculations for provision of landscaping for vehicular parking and circulation areas.

_X_ (w) Engineering plans, including water and sewer, drainage, paving, and grading. High and low points must be shown on drainage, paving and grading plans. Cross sections are required at all perimeter conditions. Coordination with the Landscape Plans is required.

_X_ (x) Survey; signed and sealed by a Professional Land Surveyor registered in the State of Florida.

N/A (y) Preliminary Plat, if re-plat or subdivision is required.

N/A (z) School Concurrency application, analysis and School District Approval.

Eight (8) copies of the following items must also be submitted:

___ 1. 8 ½" x 11" location map showing site and uses adjacent to and across from site.
___ 2. Front, side and rear elevations of all buildings.
___ 3. Typical floor plans.
___ 4. Graphic survey of existing vegetation, delineating all viable native vegetation and all trees greater than four (4) inches in diameter (caliper) at 4 feet above ground, on site. (An individual single family dwelling or duplex on less than four (4) acres are exempt from this requirement).
___ 5. Traffic Impact Study:
   a) A traffic Impact Study is required that is in compliance with the Palm Beach Countywide Traffic performance Standards Ordinance;
   b) The Palm Beach County Department of Engineering and Public works shall have completed a review of the traffic study for the proposed project, pursuant to the countywide traffic performance standards and the minimum review thresholds established therein, prior to submission of the application to the Town. Appropriate written verification of the completion of the review by that department shall be submitted with the application.

N/A 6. Market Study may be required by the Director of Planning & Zoning.
___ 7. Letter from applicant stating the following:
   a) General description of request.
   b) General Background information on project and site.
   c) Justification (special reasons or basis for the request).
___ 8. Written confirmation of the provision of all necessary facilities and systems for water supply, sewage treatment, storm drainage, garbage collection, and Fire Rescue and the ability of these services to be delivered with the proposed site plan.
___ 9. Warranty deed, copy of purchase contract of written consent of owner.
___10. Letter authorizing agent to represent developer/owner.
N/A 11. Environmental Impact Study, if required by the Town's Environmental Sensitive Lands Ordinance.
___12. Adequate Facilities Determination must be made by Planning & Zoning Director.
___13. Color and Material samples will be required by the Director of Planning & Zoning.
___14. Written responses to the Town's Zoning Code Sections dealing with Site Plan criteria, appearance, etc.
N/A15. A school concurrency application and study, accordingly, if any portion of the project involves residential use. This item shall also be the applicant's responsibility to obtain a sufficient determination from the Director of Planning & Zoning.

NOTE: Site plan review fee and any other applicable fees must accompany

submission. The submission will be considered incomplete until all items outlined on this application have been received and determined complete by Staff. At any time, the Director of Planning & Zoning may determine that the applicant's submission packet is incomplete based on missing or improperly prepared material, which will result in the applicant having to submit/resubmit the incomplete or improperly prepared material. This may also result in the application/petition being postponed to the next P7Z Board/Town Council Meeting.

GUIDELINES

1. A state registered Architect, Engineer and landscape Architect seal is required on all corresponding plans submitted with the applications for review by the Planning and Zoning Board, other than plans submitted for single family or duplex construction.

2. All application deadlines are **strictly** enforced. Any applications submitted to the Town of Juno Beach Planning & Zoning Department must be in no later than **12:00 p.m.** on the day of the deadline. In order to be accepted, the application must contain all pertinent items and information described in the application attachments. Partial applications **will not be accepted** for placement on the Planning and Zoning Board agenda until all such materials are submitted.

3. The **correct number** of required plans must be submitted.

4. If revised plans, documents, etc., are submitted during the review process, it is **the applicant's responsibility** to insert revised documents into the previously submitted plans. Non-adherence to this policy **will cause a delay in processing.**

Applicant Signature

04/16/2025

Date

TOWN OF JUNO BEACH
PLANNING AND ZONING DEPARTMENT
340 OCEAN DRIVE
JUNO BEACH, FL 33048
PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only
Date Stamp

Application for Special Exception Petitions

A ***Special Exception*** is a use which may be allowed within a zoning district subject to the provisions of the Town of Juno Beach Comprehensive Zoning Ordinance (Ordinance 207 and subsequent amendments).

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 the application under Section III. If appropriate, complete the power of attorney form on page 6 of this application.

3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) in order to clarify your petition/application.

4. A filing fee of $1,500.00 (other than single family), $250.00 (single family) must accompany each application upon submittal.

Section II

Please Complete the Following:

Applicant/Agent Information:

Name of Applicant: Yoan Machado (WGI, Inc,) (Agent) Contact Phone #: 561-839-1712
Address of Applicant: 2035 Vista Pwky, West Palm Beach, FL 33411

*If the applicant has an agent, or will be represented by anyone other than the applicant.

*Name of Agent: See applicant information. Contact Phone #: See applicant information.
*Address of Agent: See applicant information.

Regarding the Subject Location (where the special exception is being requested):

Street Location: 601 Universe Boulevard, Juno Beach, FL

Name of Subdivision: Waterford Replat (Plat Book 44, Pages 9-97)

Block: _____ Lot: _____

Regarding the Special Exception Petition:

Please describe the special exception being requested: _____

Special exception to revise the approved development program.

Section III

Please address (in written form) the criteria listed below:

Before taking action on any special exception request, the Planning & Zoning Board/Town Council shall make written findings of fact addressing the issues of whether the requirements of the section of the ordinance described (herein) have been met, and whether, satisfactory provision and arrangement has been made that the special exception use will, where applicable:

1. Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;

Applicant Response: See provided justification statement.

2. Provide for parking and loading areas, refuse and service areas, with particular attention to item (1) above and to effects on surrounding property;

Applicant Response: See provided justification statement.

3. Provide for screening and buffering-type, dimensions and location;

Applicant Response: See provided justification statement.

4. Provide for signs, if any, and proposed lighting;

Applicant Response: See provided justification statement.

5. Provide for required yards and other open space;
Applicant Response: See provided justification statement.

6. Not adversely affect the public interest;
Applicant Response: See provided justification statement.

7. Comply with specific requirements governing the special exception requested;
Applicant Response: See provided justification statement.

8. With conditions and safeguards attached, would be generally compatible with adjacent properties and or property within the district;
Applicant Response: See provided justification statement.

9. Not generate excessive noise or traffic;
Applicant Response: See provided justification statement.

10. Not tend to create fire, disease or other equally or greater dangerous hazard;
Applicant Response: See provided justification statement.

11. Be in harmony and compatible with the present and/or future developments of the area concerned;
Applicant Response: See provided justification statement.

12. Conserve the value of buildings and encourage the most appropriate use of the land and water;
Applicant Response: See provided justification statement.

13. Provide adequate light and air;
Applicant Response: See provided justification statement.

14. Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including be not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;
Applicant Response: See provided justification statement.

15. Conform to the character of the district and its peculiar suitability for particular uses;
Applicant Response: See provided justification statement.

16. Be consistent with the needs of the Town for land areas for specific purposes to serve population and economic activities;
Applicant Response: See provided justification statement.

17. Protect the tax base; and not create a financial burden on the Town; and
Applicant Response: See provided justification statement.

18. Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare;
Applicant Response: See provided justification statement.

According to Ordinance 207, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming with 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.

Among other conditions and safeguards, the Town Council may prescribe reasonable time limits within which actions shall commence, be completed, or both.

Applicant's Signature

04/17/2025
Date

Joan Machado
Print Name

Witness' Signature

04/17/2025
Date

ARIANNA HILLIARD
Print Name

Special Exception Land Use Power of Attorney

Name of Property Owner(s): Lifespace Communities, Inc.
Mailing Address: 3501 Olympus Blvd, Suite 300, Dallas, TX 75019
Property Address: 601 Universe Blvd, Juno Beach, FL 33408
Property Control Number: 28-43-41-33-30-001-0000
Name of Applicant: Yoan Machado (WGI, Inc,) (Agent)
Contact Phone Number: 561-839-1712

The Undersigned being the record title owner(s) of the real property described above does (do) hereby grant unto the Applicant stated above the full right and power of attorney to make application to the Town of Juno Beach to change the land use of said property. This land use change may include rezoning of the property, granting of special exceptions, variances or appeals of decisions of the Planning & Zoning Department. It is understood that conditions, limitations and restrictions may be placed upon the use of operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception and/or a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written statement of such termination effective upon receipt by the Planning & Zoning Department.

In witness whereof the undersigned have set their hands and seals this 27Th day of march 19 2025

Nicholas Ann Powell
Witness

Owner

Witness

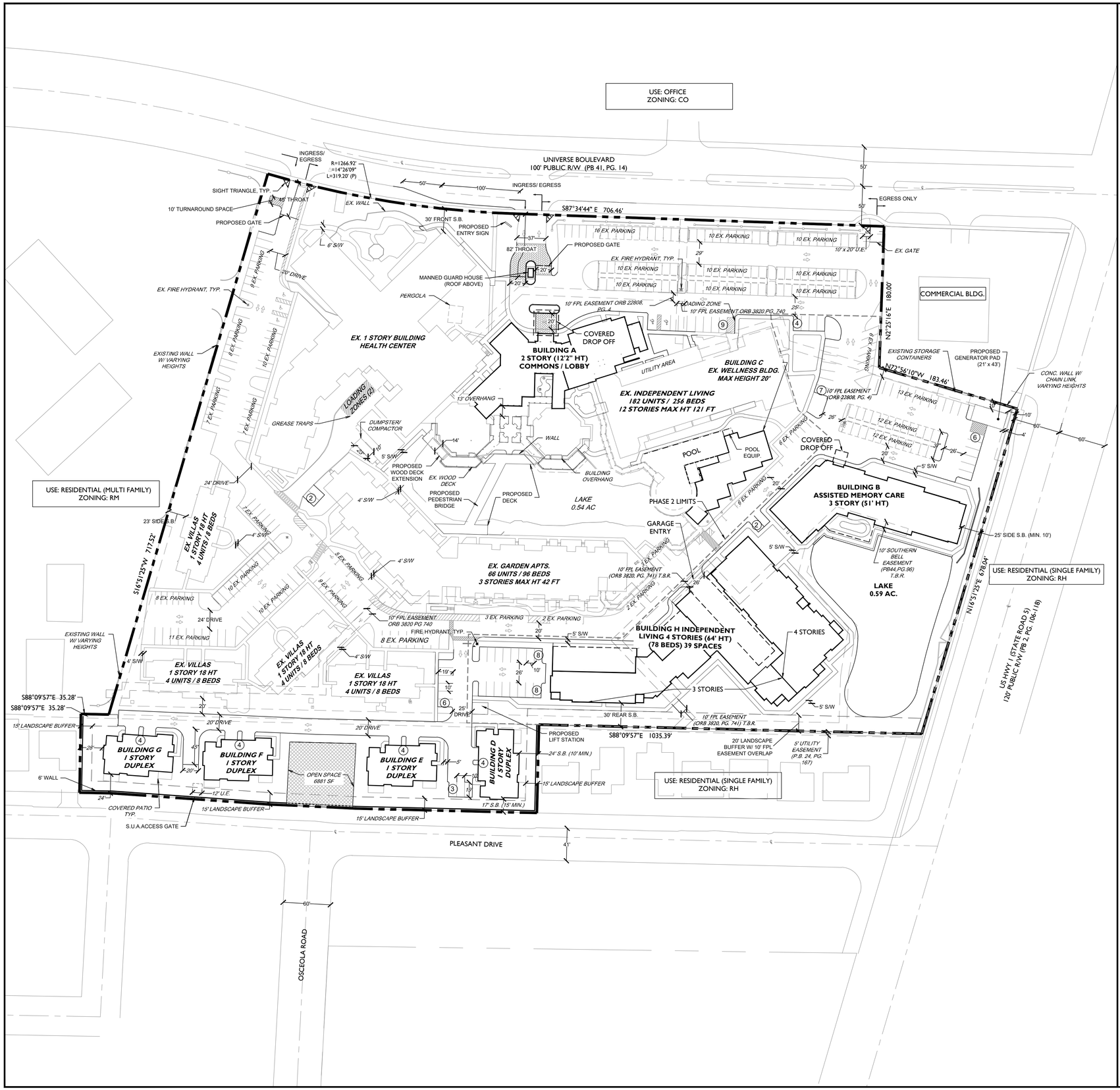
Owner

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the owners of the real property described above and that they executed the power of attorney for the purposes stated therein, sworn and subscribed this 27Th day of march 19 2025

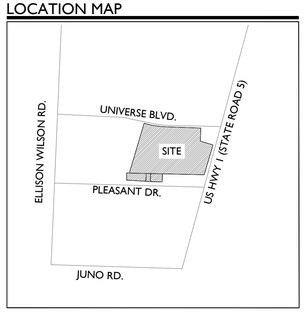
Notary Public

SEAL

NOTARIAL SEAL IOWA
ANN POWELL
Commission Number 833928
My Commission Expires
August 20, 2027



LOCATION MAP



N

0 30 60 120

SCALE: 1" = 60'

SITE DATA

NAME OF APPLICATION	THE WATERFORD
EXISTING/PROPOSED LAND USE	HDR
EXISTING/PROPOSED ZONING	CO/PUD
TOTAL ACREAGE	15.97 AC
TOTAL BUILDING S.F.	486,179 S.F.
PROPOSED BUILDING A	13,431 S.F.
PROPOSED BUILDING B	46,500 S.F.
PROPOSED BUILDING H	90,200 S.F.
EX. WELLNESS BLDG. (BUILDING C)	5,025 S.F.
EX. BUILDINGS D-G (4,180 S.F. EACH)	16,720 S.F.
EX. INDEPENDENT LIVING	217,764 S.F.
EX. GARDEN APTS.	77,151 S.F.
EX. VILLAS (4)	19,388 S.F.
LOT COVERAGE	5.49 AC. (34.4%)
OPEN SPACE	4.72 AC. (29.6%)
IMPERMEABLE SURFACE	4.49 AC. (28.1%)
WATER BODIES	1.1 AC. (6.9%)
APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS
TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
DENSITY (578/2.39=242 UNITS/15.97 AC)	15.15 UNITS/ AC.
MAX. BUILDING HEIGHT	12 STORY (121 FT.)
PARKING APPROVED PER PARKING STUDY	222 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 356 UNITS	164 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING DEMAND	192 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 290 UNITS	134 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING PROVIDED	380 SP.
PROPOSED SURFACE SPACES	341 SP.
PROPOSED GARAGE SPACES	39 SP.
HANDICAP SPACE REQUIRED (INCL. IN TOTAL)	8 SP.
HANDICAP SPACES PROVIDED (INCL. IN TOTAL)	8 SP.
LOADING SPACING PROVIDED	4 SP.

* THE RATE TO DETERMINE THE AMOUNT OF PARKING REQUIRED HAS BEEN BASED UPON THE MOST RECENT PARKING STANDARDS ADOPTED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, 5TH EDITION PARKING GENERATION MANUAL.

* BICYCLE PARKING FACILITIES REQUIREMENTS WAVED BY STAFF WITH APPROVAL OF ORD. NO. 751 ON APRIL 21, 2022, DUE TO THE SPECIAL NATURE OF THE OPERATION AS AN ADULT LIVING FACILITY AND ITS AGING RESIDENTS

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.A = TO BE ABANDONED
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

No.	DATE	REVISION

WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT NO: 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-04-25

INITIAL SUBMITTAL
FEBRUARY 28, 2025

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

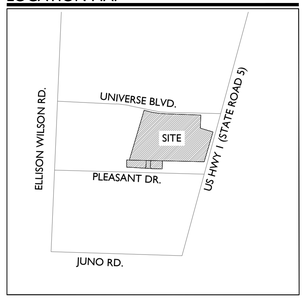
SITE PLAN

SHEET
SP-1
1 OF 1

2920.04

SAVED: 4/21/2025 11:04 AM
PLOTTED: 4/21/2025 11:05 AM
PLOTTED BY: ISABELLA ENRIQUEZ
PATHNAME: S:\Projects\2920.04 Waterford Campus Redev\PLANS\2920.04-PL-SITE.dwg

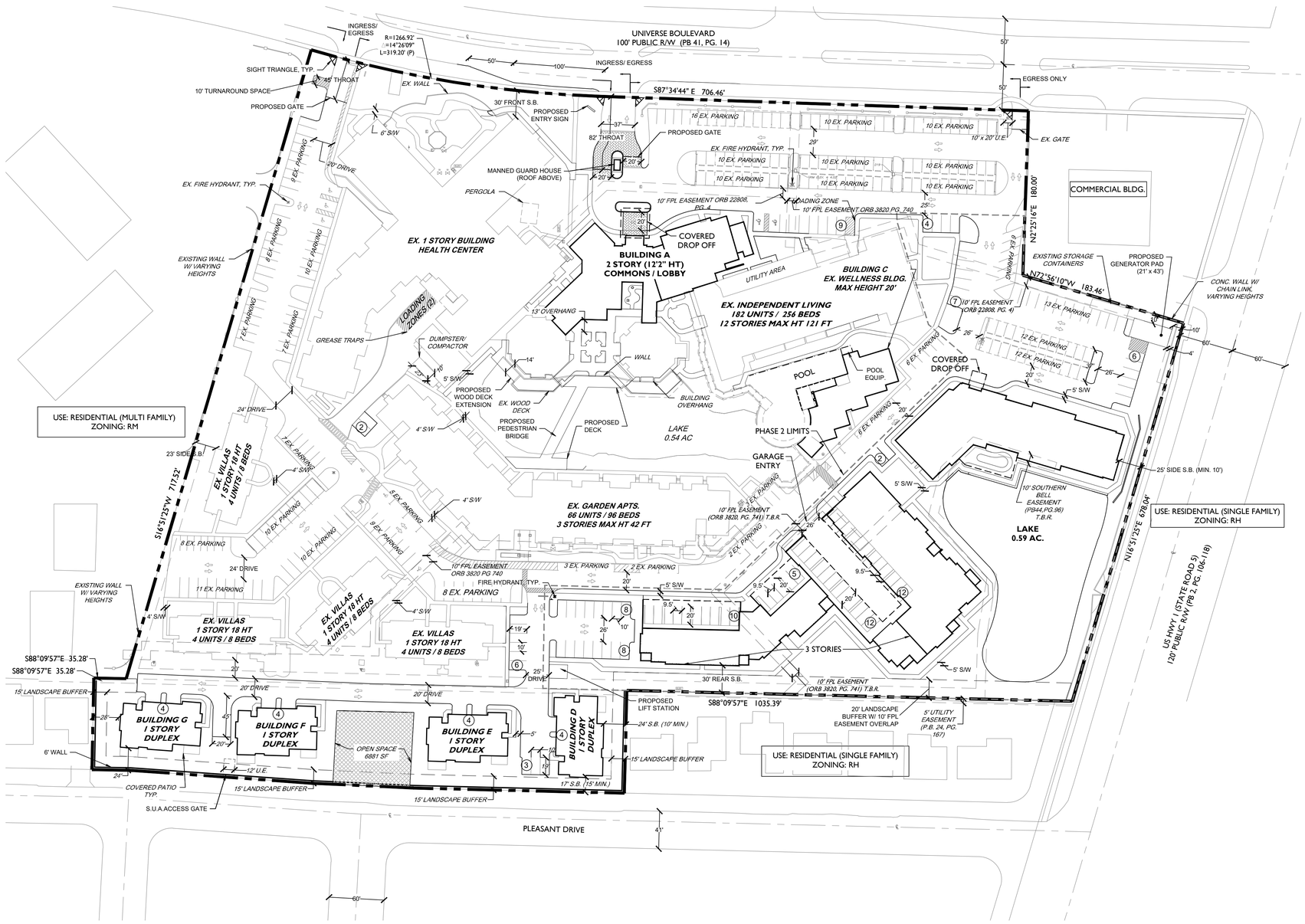
LOCATION MAP



N

0 10 20 40

SCALE: 1" = 20'



SITE DATA

TOTAL PARKING	380 SPACES
EXISTING	296 SPACES
PROPOSED SURFACE PARKING	45 SPACES
PROPOSED GARAGE PARKING	39 SPACES

LEGEND

A.C. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING
— — — — = PHASE 2 LIMITS

WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT NO. 6991

No.	DATE	REVISION

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-04-25

INITIAL SUBMITTAL
FEBRUARY 28, 2025

THE WATERFORD

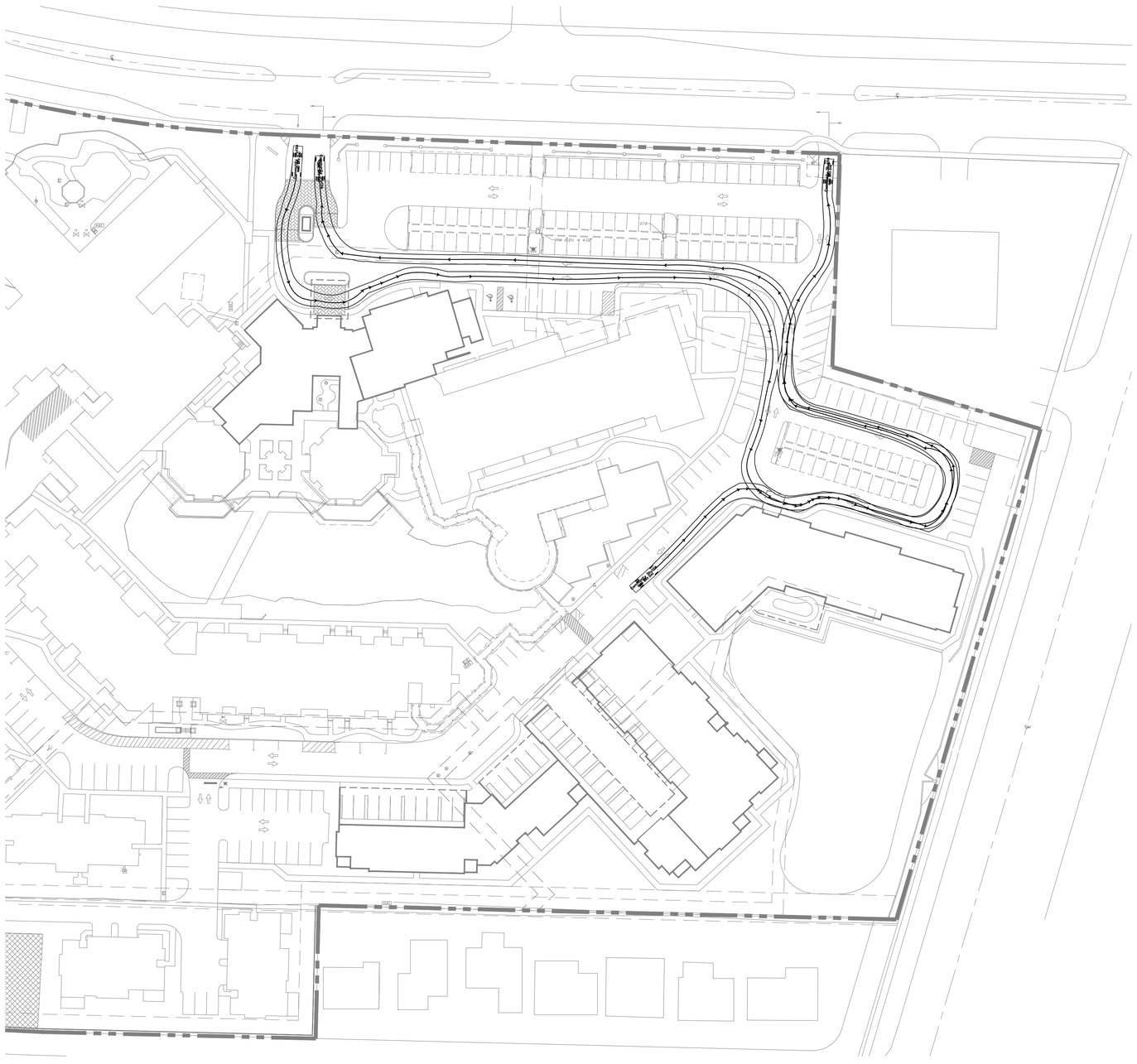
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

REGULATING PLAN

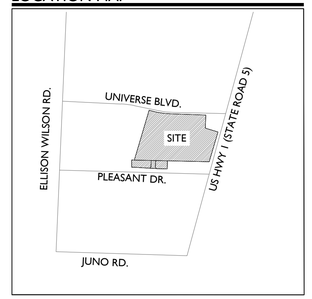
SHEET
RP-1
1 OF 2

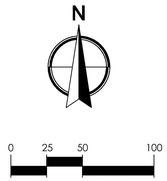
2920.04

SAVED: 4/25/2025 10:04 AM
PLOTTED: 4/25/2025 10:05 AM
PLOTTED BY: ISABELLA ENRIQUEZ
XREFNAME: P:\2920\2920.04 Waterford Campus Redev\PLANS\CAD\2920.04 PL-SITE.dwg

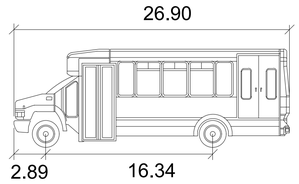


LOCATION MAP





BUS DETAIL



Community Shuttle	feet
Width	: 7.87
Track	: 7.87
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

No.	DATE	REVISION

CERT NO: 6991
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-04-25

INITIAL SUBMITTAL
FEBRUARY 28, 2025

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

REGULATING PLAN - TURN ANALYSIS

SHEET
RP-2
2 OF 2

2920.04

SAVED: 4/25/2025 10:08 AM
PLOTTED: 4/25/2025 10:08 AM
PLOTTED BY: ISABELLA ENRIQUEZ
DRAWING: J:\2920\04\04 Waterford Campus Redev\PLANS\CAD\2920.04-PA-SITE.dwg

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2920.04_LP REVISION.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
OVERALL LANDSCAPE PLAN

SHEET:
LP-1.00

LP-1.01

LP-1.02

LP-1.03

LP-1.04

UNIVERSE BOULEVARD

COMMERCIAL BUILDING

EXISTING INDEPENDENT LIVING

BUILDING C EX. WELLNESS BLGD.

US HWY1 (STATE ROAD 5)

EX.VILLAS

GARDEN APARTMENTS

BUILDING I INDEPENDENT LIVING

BUILDING H INDEPENDENT LIVING

BUILDING G

BUILDING F

BUILDING E

BUILDING D

PLEASANT DRIVE

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

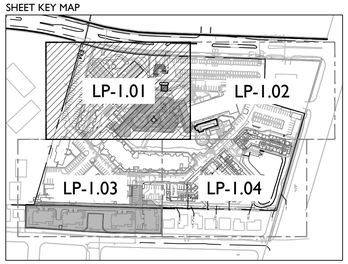
N

0 25 50 100
SCALE: 1" = 50'

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted: 10/6/2025 2:42:15 PM Saved: 10/6/2025 2:02:36 PM

SHEET KEY MAP



LEGEND

- # — TREE/ PALM TO PRESERVE
- # — RELOCATED TREE/ PALM
- ROOT BARRIER

N

0 10 20 40

SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

SIGHT TRIANGLE, TYP.
10' TURNAROUND SPACE
45' THROAT
12' U.E.
PROPERTY LINE
EX. WALL
PROPOSED GATE
20' DRIVE
6' S/W
30' FRONT S.B.
UNIVERSE BOULEVARD
TRA 692
EX. FIRE HYDRANT, TYP.
EX. PARKING
EXISTING WALL W/ VARYING HEIGHTS
EX. HEALTH CENTER
PERGOLA
10' FPL EASEMENT
MANNED GUARD HOUSE (ROOF ABOVE)
COVERED DROP OFF
EX. PARKING
MATCHLINE LP-1.01
MATCHLINE LP-1.02
LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)
BUILDING A
PLANTING IN SHADED AREA IS CURRENTLY UNDER CONSTRUCTION.
13' OVERHANG
LOADING ZONES
GREASE TRAPS
DUMPSTER COMPACTOR
WALL
PROPOSED WOOD DECK EXTENSION
EX. WOOD DECK
PROPOSED WOOD DECK
PROPOSED PEDESTRIAN BRIDGE
LAKE
MATCHLINE LP-1.01
MATCHLINE LP-1.03
MATCHLINE LP-1.01
MATCHLINE LP-1.04

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/20/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2920.04_LP REVISION.DWG
JOB NO. 2920.04
DRAWN BY CKW
CHECK BY YM
DATE 10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT COREY A. KISSELL WONG LA 6667017 STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE PLAN

SHEET: LP-1.01

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted: 10/6/2025 2:42:48 PM Saved: 10/6/2025 2:02:36 PM

PROPERTY LINE

10'X20' UTILITY EASEMENT

10' FPL EASEMENT

COVERED PARKING

EX. PARKING

EX. GATE

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

MATCHLINE LP-1.01

MATCHLINE LP-1.02

10' FPL EASEMENT

EX. FIRE HYDRANT, TYP.

LOADING ZONE

10' FPL EASEMENT

COMMERCIAL BUILDING

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

UTILITY AREA

5' S/W

10' FPL EASEMENT

EXISTING INDEPENDENT LIVING

LIMITS OF IMPROVEMENTS

EXISTING STORAGE CONTAINERS

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

US HWY1 (STATE ROAD 9)

BUILDING C EX. WELLNESS BLDG. MAX HEIGHT 20'

POOL EQUIP.

EX. PARKING

PROPOSED GENERATOR PAD (21' X 43')

BUILDING C EX. WELLNESS BLDG.

POOL

COVERED PARKING

10' FPL EASEMENT

COVERED DROP OFF

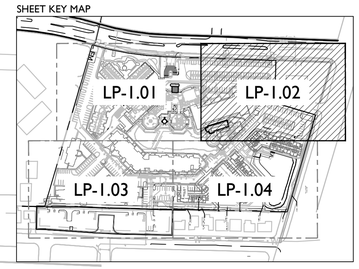
5' S/W

MATCHLINE LD-1.02

MATCHLINE LD-1.04

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # RELOCATED TREE/ PALM
- ROOT BARRIER

N

0 10 20 40

SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2920.04_LP REVISION.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

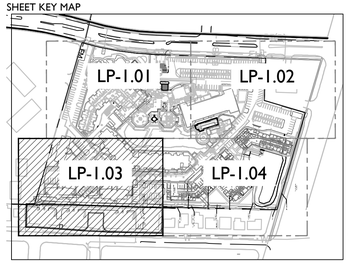
THE WATERFORD

601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE PLAN

SHEET:
LP-1.02

Corey Kissell Wong P:\2800\2920.04 Waterford Campus Review\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted: 10/6/2025 2:43:20 PM Saved: 10/6/2025 2:42:39 PM

SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # RELOCATED TREE/ PALM
- ROOT BARRIER

N

0 10 20 40

SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig. Call 811 two business days before digging

EXISTING WALL W/ VARYING HEIGHTS

PROPERTY LINE

EX.VILLAS

EX. PARKING

24' DRIVE

20' DRIVE

25' DRIVE

10' FPL EASEMENT

12' U.E.

15' LANDSCAPE BUFFER

MATCHLINE LP-1.01

MATCHLINE LP-1.03

MATCHLINE LP-1.04

PROPOSED PEDESTRIAN BRIDGE

PROPOSED WOOD DECK

GARDEN APARTMENTS

FIRE HYDRANT, TYP.

ROOT BARRIER TYP.

PROPOSED LIFT STATION

BUILDING G

BUILDING F

BUILDING E

BUILDING D

OPEN SPACE 6881 SF

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

COVERED PATIO TYP.

6' WALL

S.U.A. ACCESS GATE

PLANTING IN SHADED AREA HAS BEEN INSPECTED AND INSTALLED. A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BASED ON THIS WORK

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2920.04_LP REVISION.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT COREY A. KISSELL WONG LA 6667017 STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE PLAN

SHEET:
LP-1.03

Corey Kissell Wong P:\2800\2920.04 Waterford Campus Review\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted: 10/6/2025 2:43:53 PM Saved: 10/6/2025 2:42:39 PM

MATCHLINE LP-1.01
MATCHLINE LP-1.04
MATCHLINE LD-1.02
MATCHLINE LD-1.04
MATCHLINE LP-1.03
MATCHLINE LP-1.04

LAKE

GARDEN APARTMENTS

BUILDING C EX. WELLNESS BLGD.

BUILDING I INDEPENDENT LIVING

BUILDING H INDEPENDENT LIVING

GARAGE ENTRY

10' FPL EASEMENT

10' SOUTHERN BELL EASEMENT

6' WALL

HEDGE TO BE MAINTAINED AT A MIN. 8' HT.

STOP COCOPULM HEDGE AT EXISTING RETAINING WALL

PROPERTY LINE

M.S.S.W.

5' S.W.

1 LP-1.05
2 LP-1.05
3 LP-1.05

CS 2
CO 7
CS 7
CLG2 134
CI 41

N

0 10 20 40
SCALE: 1" = 20'

Know what's BELOW. CALL before you dig
Call 811 two business days before digging

US HWY1
(STATE ROAD 5)

LEGEND

- # TREE/ PALM TO PRESERVE
- # RELOCATED TREE/ PALM
- ROOT BARRIER

SHEET KEY MAP

LP-1.01 LP-1.02 LP-1.03 LP-1.04

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD: 2920.04_LP PREVISIONS.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

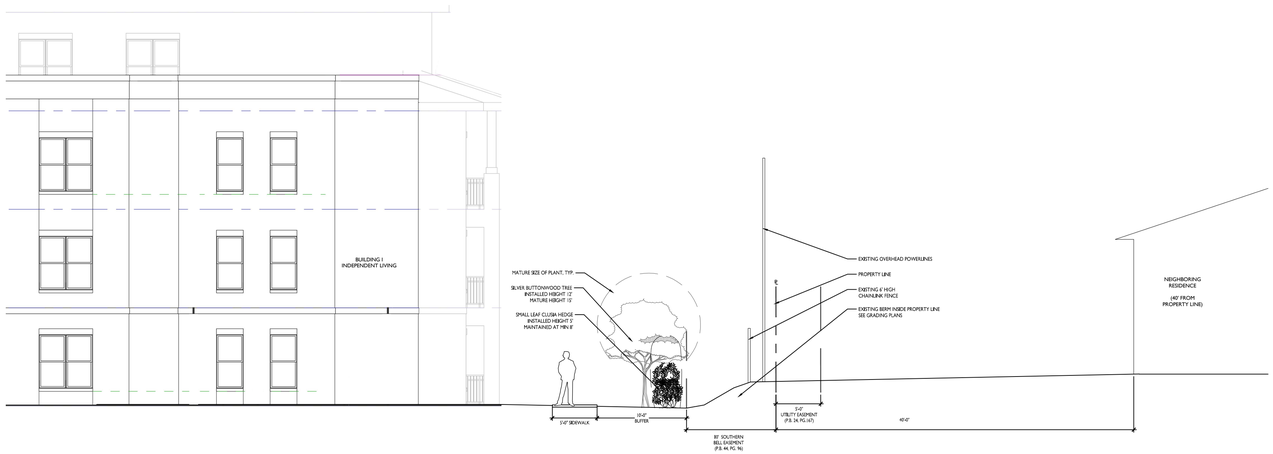
LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL. # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE PLAN

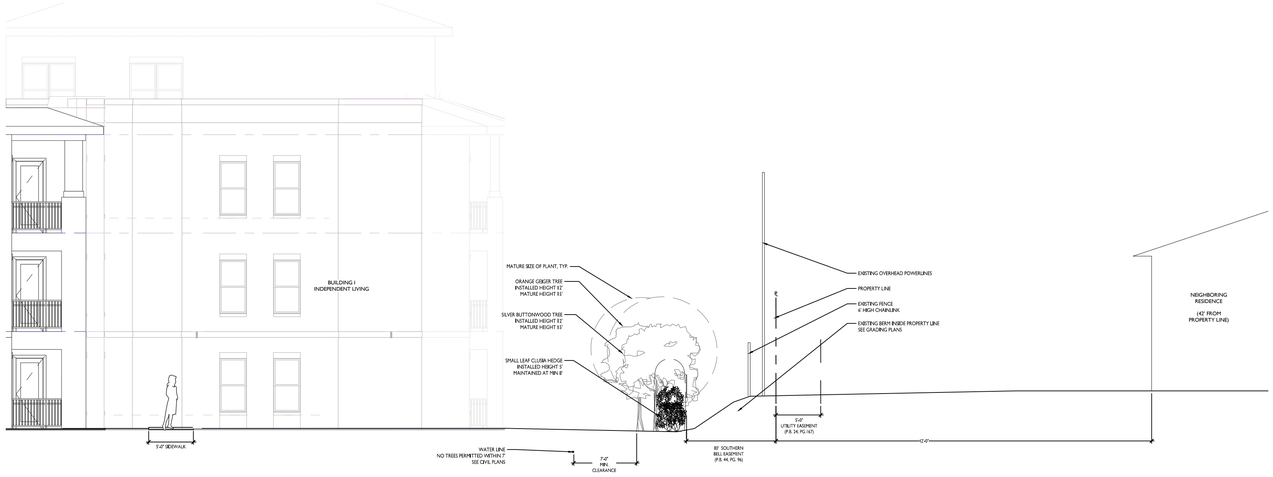
SHEET:
LP-1.04

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920_04_LP revision.dwg — Plotted: 10/6/2025 2:44:24 PM Saved: 10/6/2025 2:05:36 PM



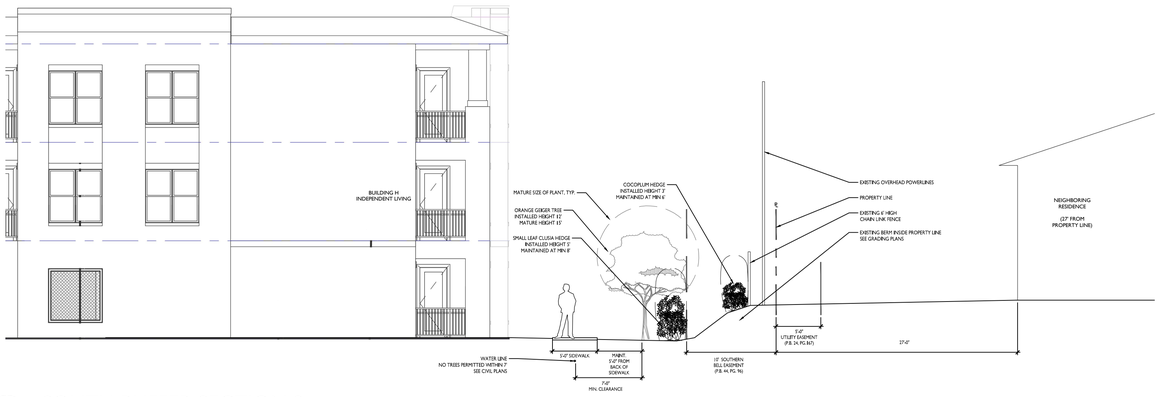
1 SOUTH BUFFER SECTION 1

1/8" = 1'



2 SOUTH BUFFER SECTION 2

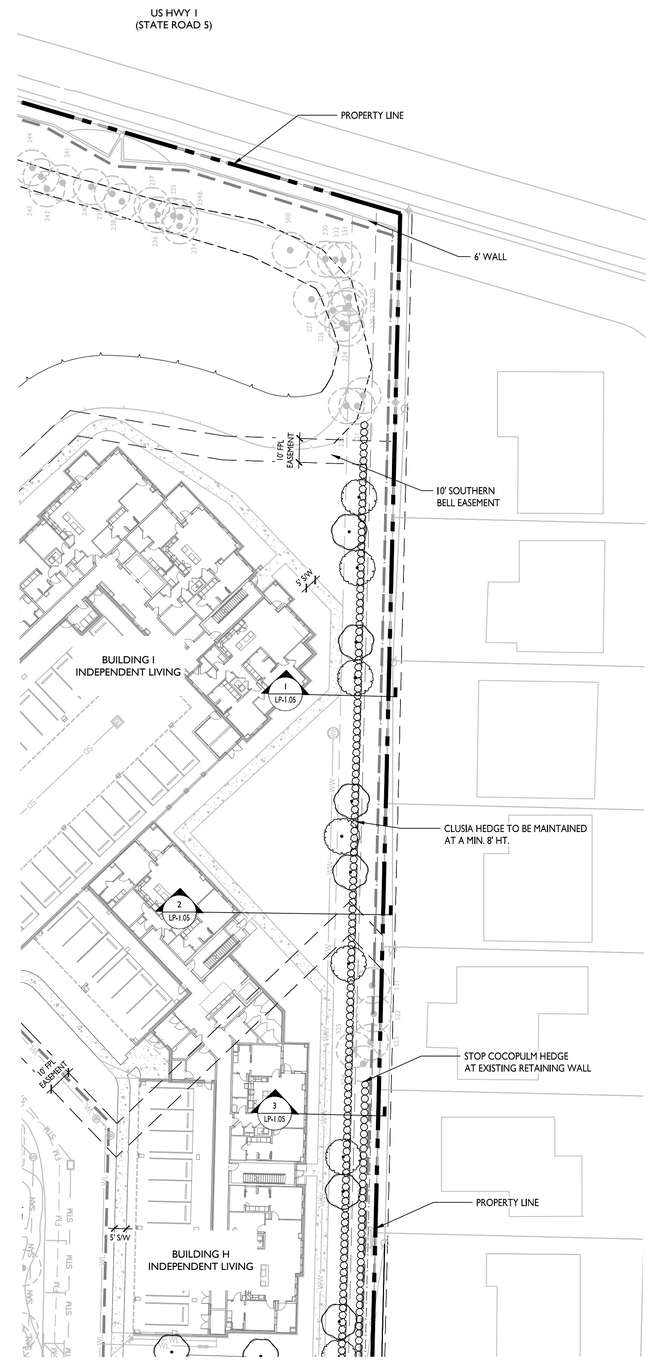
1/8" = 1'



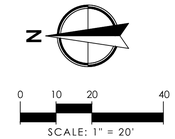
3 SOUTH BUFFER SECTION 3

1/8" = 1'

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.



3 SOUTH BUFFER ENLARGEMENT



811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/20/2025	SITE PLAN AMENDMENT	EV
2	7/31/2025	**SITE PLAN AMENDMENT**	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD: 2920.04_LP REVISION.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE SECTIONS

SHEET:
LP-1.05

Sid Stephens P:\2900\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted: 10/7/2025 9:36:54 AM Saved: 10/6/2025 7:04:18 PM

LANDSCAPE REQUIREMENTS

JUNO BEACH, FLORIDA

CHAPTER 34 - ZONING	PROVIDED
ARTICLE III. - DISTRICT REGULATIONS DIVISION 15. COMMERCIAL OFFICE (CO) ZONING DISTRICT	
SEC. 34-658. - BUILDING SITE AREA REGULATIONS	
MINIMUM LANDSCAPED OPEN SPACE	
10% OF TOTAL LOT AREA	TOTAL LOT AREA: 695,719 SF MIN 69,572 SF (10%) OF LANDSCAPED OPEN SPACE HAS BEEN PROVIDED
ARTICLE IV. - SUPPLEMENTAL REGULATIONS DIVISION 6. SIGNS	
SEC. 34-1053. - GENERAL REGULATIONS	
LANDSCAPING	
LANDSCAPE AREA AT THE BASE OF A FREE STANDING SIGN SHALL EXTEND MIN 3' IN ALL DIRECTIONS FROM SIGN FACE AND ENDS. HEIGHT OF THE LANDSCAPING SHALL BE WITHIN MIN ONE-FOOT DISTANCE OF THE LOWER EDGE OF THE SIGN AREA.	LANDSCAPE AREA PROVIDED AT THE BASE OF THE ENTRANCE SIGN EXTENDS BEYOND 3' ON ALL SIDES HEIGHT REQUIREMENTS HAVE BEEN MET
ARTICLE IV. - SUPPLEMENTAL REGULATIONS DIVISION 7. LANDSCAPING REQUIREMENTS	
SEC. 34-1084. - LANDSCAPE REQUIREMENTS	
ALL PLANT MATERIAL OF EACH TYPE (TREES, SHRUBS, GROUND COVER) SHALL BE MIN 50% NATIVE MAX 50% OF ALL REQUIRED TREES MAY BE PALMS	PERCENT NATIVE TREES: 90% NATIVE PALMS: 54% NATIVE SHRUBS: 82% NATIVE GROUNDCOVERS: 75% NATIVE
SEC. 34-1087. - PARKING AREA LANDSCAPING	
ADJACENT TO STREET	
MIN 5' WIDE LANDSCAPE STRIP BETWEEN ABUTTING STREET AND OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA SHALL BE PROVIDED LANDSCAPE STRIP SHALL INCLUDE: MIN ONE TREE PER 30 LINEAR FEET HEDGE OF MIN 24" HT (TO GROW 4' WITHIN ONE YEAR)	REQUIRED LANDSCAPING BETWEEN ABUTTING STREETS AND PARKING / VUA HAS BEEN PROVIDED (EXCEPT WHERE UTILITIES AND/OR EXISTING VEGETATION PRESENT)
ABUTTING PROPERTIES	
MIN 5' WIDE LANDSCAPE STRIP BETWEEN ABUTTING PROPERTY AND OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA SHALL BE PROVIDED LANDSCAPE STRIP SHALL INCLUDE: MIN ONE TREE PER 30 LINEAR FEET HEDGE OF MIN 24" HT (TO GROW 4' WITHIN ONE YEAR)	REQUIRED LANDSCAPING BETWEEN ABUTTING PROPERTIES AND PARKING / VUA HAS BEEN PROVIDED (EXCEPT WHERE UTILITIES AND/OR EXISTING VEGETATION PRESENT)
INTERIOR PARKING AREAS	
MIN 20 SF OF LANDSCAPING PER PARKING SPACE SHALL BE PROVIDED WITHIN THE INTERIOR OF AN OFF-STREET PARKING AREA MIN ONE TREE PER PARKING ISLAND MIN ONE TREE PER 30 LINEAR FEET SHALL BE PLANTED WITHIN EACH DIVIDER MEDIAN. TREES MAY BE CLUSTERED WITH MAX SPACING OF 40'	MIN INTERIOR PARKING LANDSCAPE AREA AND MIN ONE TREE PER PARKING ISLAND HAVE BEEN PROVIDED (EXCEPT WHERE UTILITIES AND/OR EXISTING VEGETATION PRESENT)

BUILDINGS AND BUFFER PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
TREES						
	CD	8	Pigeon Plum	Coccoloba diversifolia	YES	12` HT X 6` SPRD., 2.5" CAL
	CE4	5	Green Buttonwood	Conocarpus erectus	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
	CS	10	Silver Buttonwood	Conocarpus erectus `Sericeus`	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
	CO	7	Orange Geiger Tree	Cordia sebestena	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
	DR	1	Royal Poinciana	Delonix regia	NO	18` HT. MIN. X 10` SPRD. MIN., 6" DBH MIN., SPECIMEN
MITIGATION TREES						
	CC-M	8	Sea Grape	Coccoloba uvifera	YES	12' HT. X 6' SPRD., 2.5" MIN. CAL.
	PU-M	1	Screw Pine	Pandanus utilis	NO	MULTI-TRUNK, 6" DBH MIN. LA TO APPROVE SELECTION.
	QV-M	5	Southern Live Oak	Quercus virginiana	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
MITIGATION PALM TREES						
	SP-M	3	Sabal Palm	Sabal palmetto	YES	12' OVERALL HT, 8' CT
PALM TREES						
	DC	2	Cabada Palm	Dypsis cabadae	NO	12'-14' OA. HT., MIN. 6 TRUNKS
	PDM	4	Medjool Date Palm	Phoenix dactylifera 'Medjool'	NO	18' CT, SHELF CUT
	SP	6	Sabal Palm	Sabal palmetto	YES	12' OVERALL HT, 8' CT
SHRUBS						
	ALO	72	Dwarf Elephant Ear	Alocasia odora `California`	NO	24" HT. X 24" SPRD.
	CI	121	Cocoplum	Chrysobalanus icaco	YES	36" HT. X 36" SPRD
	CI2	792	Cocoplum	Chrysobalanus icaco	YES	24" HT. X 24" SPRD. @ 24" O.C.
	CLG2	135	Small Leaf Clusia	Clusia guttifera	NO	60" HT. X 48" SPRD
	PR	6	Rojo Congo Philodendron	Philodendron x `Rojo Congo`	NO	24" HT. x 24" SPRD. @ 36" O.C.
	RH	5	Lady Palm	Rhapis excelsa	NO	36" HT. X 36" SPRD., FULL TO BASE
	SR3	21	Orange Bird of Paradise	Strelitzia reginae	NO	36" HT. X 36" SPRD.
	SPG	8	Eugenia	Syzygium paniculatum 'Globulus'	NO	TOPIARY, CONE SHAPE, 3' OA. HT., FULL TO BASE

ENTRANCE AREA PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
TREES						
	CSB	8	Wishing Tree	Cassia bakeriana	NO	12' HT. X 5' SPRD., 2.5" CAL. MULTI-TRUNK
	PHR	2	Pygmy Date Palm Multi-Trunk	Phoenix roebelenii	NO	6' MIN. OA. HT., MIN 3 TRUNKS
	RR	7	Royal Palm	Roystonea regia	YES	14' MIN. HT., 8' CT.
SHRUBS						
	AWF	4	Firestorm Wilkes' Copperleaf	Acalypha wilkesiana 'Firestorm'	NO	36" HT. X 36" SPRD. @ 36" O.C.
	ASD	41	Asparagus Fern	Asparagus densiflorus	NO	18" HT. X 24" SPRD. @ 24" O.C.
	CFR	36	Red Sister Ti Plant	Cordyline fruticosa 'Red Sister'	NO	48" HT. X 36" SPRD. @ 48" O.C.
	CSW	5	Red Button Ginger	Costus woodsonii	NO	48" HT. X 48" SPRD. @ 48" O.C.
	DIE	22	Fortnight Lily	Dietes bicolor	NO	36" HT. X 48" SPRD @ 48" O.C.
	FIB	11	Weeping Fig	Ficus benjamina	NO	60" HT. X 48" SPRD @ 48" O.C.
	FIL	3	Fiddle Leaf Fig	Ficus lyrata	NO	60" HT. X 48" SPRD. @ 48" O.C.
	HLP	13	Parrot Heliconia	Heliconia psittacorum	NO	48" HT. X 48" SPRD. @ 48" O.C.
	HIS	5	Chinese Hibiscus	Hibiscus rosa-sinensis	NO	72" HT. X 72" SPRD. TRIMMED TO STANDARD
	HYL	131	Spider Lily	Hymenocallis littoralis	YES	36" HT. X 24" SPRD. @ 24" O.C.
	LIG	251	Giant Liriope	Liriope gigantea	NO	36" HT. X 36" SPRD. @ 36" O.C.
	LIM	130	Densiflora Lilyturf	Liriope muscari 'Densiflora'	NO	12" HT. X 12" SPRD. @ 12" O.C.
	NEB	119	Macho Fern	Nephrolepis biserrata	YES	36" HT. X 36" SPRD. @ 36" O.C.
	PHX	109	Xanadu Philodendron	Philodendron x 'Xanadu'	NO	36" HT. X 36" SPRD. @ 36" O.C.
	SCH	16	Emerald Green Schefflera	Schefflera arboricola 'Emerald Green'	NO	60" HT. X 60" SPRD. @ 60" O.C.
SHRUB AREAS						
	AGP	167	Peter Pan African Lily	Agapanthus africanus `Peter Pan`	NO	24" HT. X 18" SPRD. @ 18" O.C.
	ACC	205	Golden Trumpet	Allamanda cathartica 'compacta'	NO	24" HT. X 18" SPRD. @ 18" O.C.
	BEG	38	Red Explorer Viking Begonia	Begonia x `Explorer Viking`	NO	12" HT. X 18" SPRD. @ 18" O.C.
	OPH	42	Variegated Dwarf Mondo Grass	Ophiopogon japonicus `Nana Variegata`	NO	10" HT. X 12" SPRD. @ 12" O.C.
GROUND COVERS						
	TRA	692	Asiatic Jasmine	Trachelospermum asiaticum	NO	6" HT. X 12" SPRD. @ 12" O.C.

BUILDINGS AND BUFFER PLANT SCHEDULE CON'T.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
SHRUB AREAS						
	AZ2	25	Shell Ginger	Alpinia zerumbet	NO	36" HT X 36" SPRD. @ 36" O.C.
	BX	59	Vera Deep Purple Bougainvillea	Bougainvillea spectabilis 'Rpboug 327'	NO	10" HT. X 30" SPRD. @ 30" O.C.
	CI3	471	Cocoplum	Chrysobalanus icaco	YES	24" HT. X 24" SPRD. @ 24" O.C.
	CI4	294	Cocoplum	Chrysobalanus icaco	YES	36" HT. X 24" SPRD. @ 24" O.C.
	CH	325	Horizontal Cocoplum	Chrysobalanus icaco `Horizontalis`	YES	12" HT. X 12" SPRD. @ 18" O.C.
	MC2	64	Pink Muhly	Muhlenbergia capillaris	YES	24" HT. X 24" SPRD. @ 36" O.C.
	MF3	273	Simpson's Stopper	Myrcianthes fragrans	YES	36" HT. X 24" SPRD. @ 24" O.C.
	NE	20	Boston Fern	Nephrolepis exaltata	YES	18" HT. X 18" SPRD. @ 24" O.C.
	PB2	234	Burle Marx Philodendron	Philodendron x `Burle Marx`	NO	16" HT. X 16" SPRD. @ 16" O.C.
	PM2	82	Yew Pine	Podocarpus macrophyllus	NO	48" HT. X 24" SPRD. @ 24" O.C
	FAK	48	Fakahatchee Grass	Tripsacum dactyloides	YES	24" HT. X 24" SPRD. @ 24" O.C.
GROUND COVERS						
	IV2	25	Yaupon Holly	Ilex vomitoria	YES	12" HT. X 12" SPRD. @18" O.C.
	MS	2,104	Sunshine Mimosa	Mimosa strigillosa	YES	6" HT. X 6" SPRD. @ 8" O.C.
	NE3	20	Boston Fern	Nephrolepis exaltata	YES	18" HT. X 18" SPRD. @ 24" O.C.
	PEP	182	Baby Rubber Plant	Peperomia obtusifolia	YES	12" HT. X 12" SPRD. @ 12" O.C.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	RV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

REVISIONS

CAD 2920.04_LP REVISION.DWG
JOB NO. 2920.04
DRAWN BY CKW
CHECK BY YM
DATE 10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
CODE CHART & OVERALL PLAN SCHEDULE

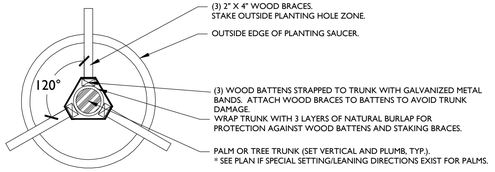
SHEET:
LP-2.01

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Review\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted: 10/6/2025 2:45:48 PM Saved: 10/6/2025 2:02:56 PM

SMALL PALM STAKING PLAN

NTS.

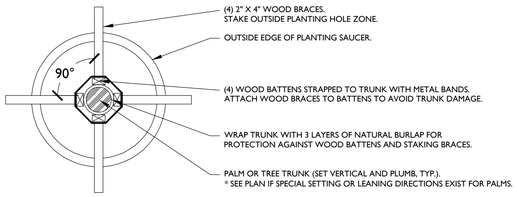
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

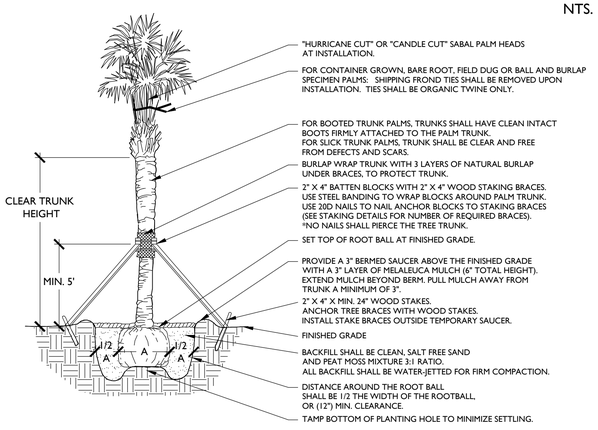
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

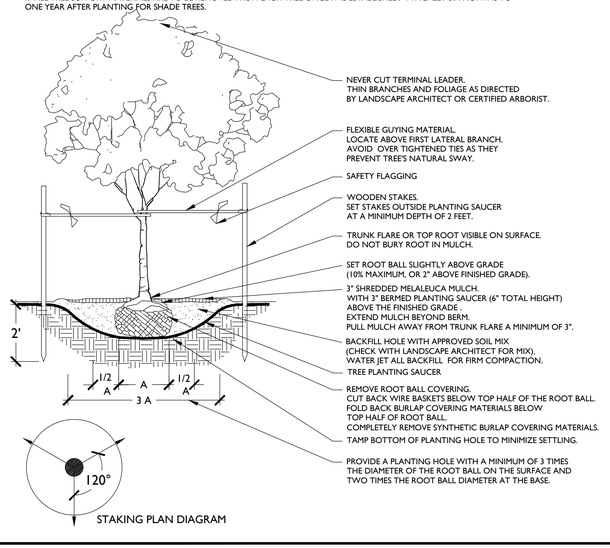
NTS.



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

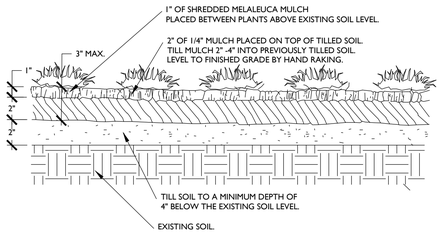
NTS.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

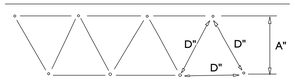


PLANT SPACING DETAIL

NTS.

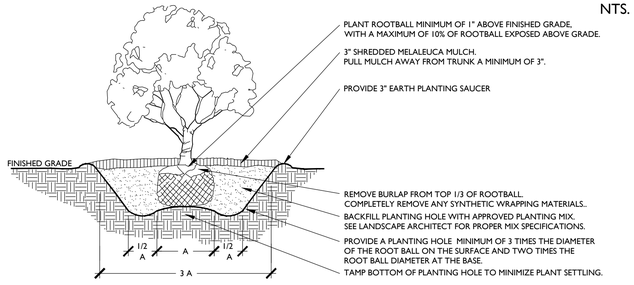
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.

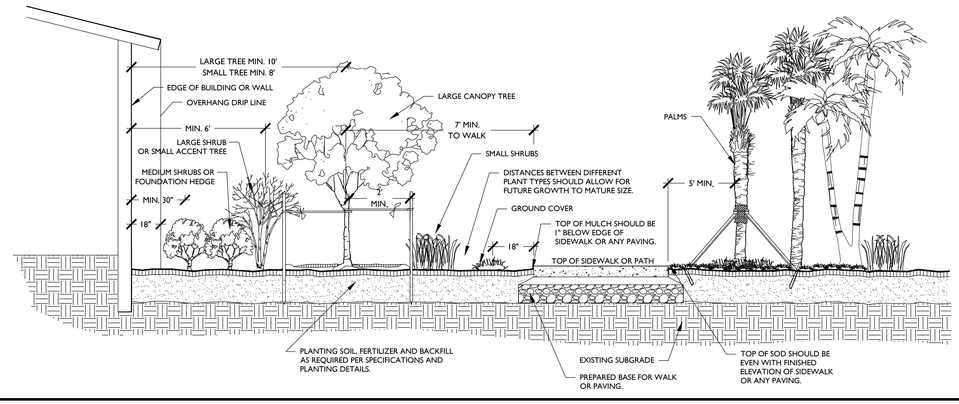


LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

TYPICAL PLANTING DIAGRAM

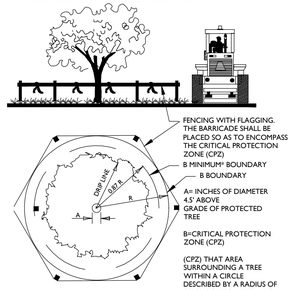
NTS.



TREE PROTECTION DETAIL

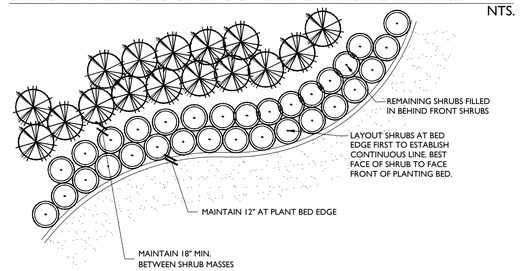
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

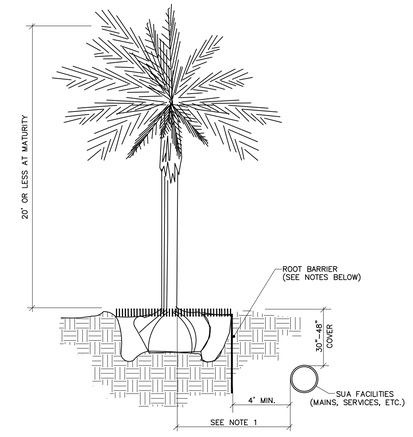
NTS.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



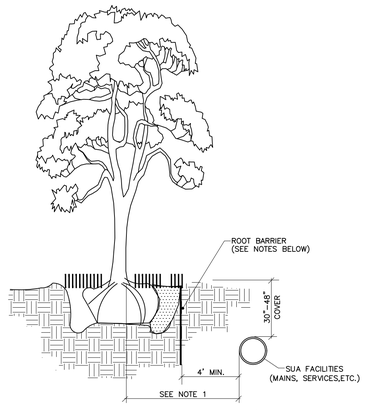


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4'MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Shrub, Small Tree or Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 10' MINIMUM WITH ROOT BARRIER AND 15' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD: 2920.04_LP REVISION.DWG
JOB NO.: 2920.04
DRAWN BY: CKW
CHECK BY: YM
DATE: 10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT COREY A. KISSELL WONG LA 6667017 STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE DETAILS

SHEET:
LP-3.01

Corey Kissell Wong I:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted, 10/6/2025 2:45:49 PM Saved: 10/6/2025 2:02:36 PM

LANDSCAPE NOTES

PART I. GENERAL

I. DESCRIPTION OF WORK
A. PROVIDE ALL EXTERIOR PLANTING AS SHOWN ON THE DRAWINGS OR INFERABLE THEREFROM AND/OR AS SPECIFIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. LANDSCAPE PLANS PROVIDED INDICATE THE PROPOSED LOCATION OF LIVING PLANT MATERIAL ONLY. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON THE LANDSCAPE PLANS ARE FOR INFORMATION PURPOSES ONLY. LANDSCAPE PLANS ARE NOT TO BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO, BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, UTILITIES OR ROADWAYS.
B. THESE SPECIFICATIONS INCLUDE STANDARDS NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF PLANTING AS INDICATED ON THE PREPARED DRAWINGS AND SPECIFIED HEREIN.
C. ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS SHALL BE ATTAINED PRIOR TO THE REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLAN DOCUMENTS.
D. PROTECTION OF EXISTING FEATURES, DURING CONSTRUCTION, PROTECT ALL EXISTING TREES, SHRUBS, AND OTHER SPECIFIED VEGETATION, SITE FEATURES AND IMPROVEMENTS, STRUCTURES, AND UTILITIES SPECIFIED HEREIN AND/OR ON SUBMITTED DRAWINGS. REMOVAL OR DESTRUCTION OF EXISTING PLANTINGS IS PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER, AND WITH PERMIT AS REQUIRED BY ASSOCIATED FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES.

II. APPLICABLE STANDARDS
A. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036.
B. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET. NW, SUITE 500, WASHINGTON, D.C. 20005.
C. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM. 1976. MACMILLAN PUBLISHING CO., NEW YORK.
D. FLORIDA DEPARTMENT OF AGRICULTURE "GRADES AND STANDARDS FOR NURSERY PLANTS", MOST RECENT ADDITION.
E. NATIONAL ARBORIST ASSOCIATION- PRUNING STANDARDS FOR SHADE TREES
F. ALL STANDARDS SHALL INCLUDE THE LATEST ADDITIONS AND AMENDMENTS AS OF THE DATE OF ADVERTISEMENT FOR BIDS

III. QUALIFICATIONS
A. LANDSCAPE PLANTING AND RELATED WORK SHALL BE PERFORMED BY A FIRM WITH A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK. ALL CONTRACTORS AND THEIR SUB-CONTRACTORS WHO WILL BE PERFORMING ANY LANDSCAPE WORK INCLUDED IN THIS SECTION OF THE SPECIFICATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
B. LANDSCAPE CONTRACTOR SHALL BE LICENSED AND SHALL CARRY ANY NECESSARY INSURANCE AND SHALL PROTECT THE LANDSCAPE ARCHITECT AND OWNER AGAINST ALL LIABILITIES, CLAIMS OR DEMANDS FOR INJURIES OR DAMAGE TO ANY PERSON OR PROPERTY GROWING OUT OF THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT. ALL WORKERS SHALL BE COVERED BY WORKMAN'S COMPENSATION INSURANCE.

IV. REQUIREMENTS OF REGULATORY AGENCIES
A. CERTIFICATES OF INSPECTION SHALL ACCOMPANY THE INVOICE FOR EACH SHIPMENT OF PLANTS AS MAY BE REQUIRED BY LAW FOR TRANSPORTATION. FILE CERTIFICATES WITH THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE OF THE MATERIAL. INSPECTION BY FEDERAL OR STATE AUTHORITIES AT PLACE OF GROWTH DOES NOT PRECLUDE REJECTION OF THE PLANTS AT THE SITE.

V. SUBMITTALS
A. MANUFACTURER'S DATA: SUBMIT COPIES OF THE MANUFACTURER'S AND/OR SOURCE DATA FOR ALL MATERIALS SPECIFIED, INCLUDING SOILS, SOIL AMENDMENTS AND FERTILIZER MATERIALS. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS.
B. SAMPLES: SUBMIT SAMPLES OF ALL TOPSOIL, SOIL MIXES, MULCHES, AND ORGANIC MATERIALS. SAMPLES SHALL WEIGH 1 KG (2 LB) AND BE PACKAGED IN PLASTIC BAGS. SAMPLES SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE DELIVERED TO THE SITE AND PROVIDE AN ACCURATE INDICATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP OF THE MATERIAL.
C. NURSERY SOURCES: SUBMIT A LIST OF ALL NURSERIES THAT WILL SUPPLY PLANTS, ALONG WITH A LIST OF THE PLANTS THEY WILL PROVIDE AND THE LOCATION OF THE NURSERY.
D. SOIL TEST: SUBMIT SOIL TEST ANALYSIS REPORT FOR EACH SAMPLE OF TOPSOIL AND PLANTING MIX FROM A SOIL TESTING LABORATORY APPROVED BY THE LANDSCAPE ARCHITECT.
1. PROVIDE A PARTICLE SIZE ANALYSIS, INCLUDING THE FOLLOWING GRADIENT OF MINERAL CONTENT:

USDA DESIGNATION	SIZE IN MM
GRAVEL	+2 MM
VERY COURSE SAND	1-2 MM
COARSE SAND	0.5-1 MM
MEDIUM SAND	0.25-0.5 MM
FINE SAND	0.1-0.25 MM
VERY FINE SAND	0.05-0.1 MM
SILT	0.002-0.05 MM
CLAY	SMALLER THAN 0.002

2. PROVIDE A CHEMICAL ANALYSIS, INCLUDING THE FOLLOWING:
a. PH AND BUFFER PH
b. PERCENTAGE OF ORGANIC CONTENT BY OVEN-DRIED WEIGHT.
c. NUTRIENT LEVELS BY PARTS PER MILLION, INCLUDING PHOSPHORUS, POTASSIUM MAGNESIUM, MANGANESE, IRON, ZINC, AND CALCIUM. NUTRIENT TEST SHALL INCLUDE THE TESTING LABORATORY RECOMMENDATIONS FOR SUPPLEMENTAL ADDITIONS TO THE SOIL BASED ON THE REQUIREMENTS OF HORTICULTURAL PLANTS.
d. SOLUBLE SALT BY ELECTRICAL CONDUCTIVITY OF A 1:2, SOIL: WATER, SAMPLE MEASURED IN MILLIMHO PER CM.
e. CATION EXCHANGE CAPACITY (CEC).
E. MATERIAL TESTING: SUBMIT THE MANUFACTURERS PARTICLE SIZE ANALYSIS, AND THE PH ANALYSIS AND PROVIDE A DESCRIPTION AND SOURCE LOCATION FOR THE CONTENT MATERIAL OF ALL ORGANIC MATERIALS.
F. MAINTENANCE INSTRUCTIONS: PRIOR TO THE END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL FURNISH THREE COPIES OF WRITTEN MAINTENANCE INSTRUCTIONS TO THE LANDSCAPE ARCHITECT FOR TRANSMITTAL TO THE OWNER FOR MAINTENANCE AND CARE OF INSTALLED PLANTS THROUGH THEIR FULL GROWING SEASON.

VI. UTILITY VERIFICATION
A. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITY LINES IN THE AREA OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLECT OR FAILURE TO COMPLY WITH THIS REQUIREMENT.

PART 2. MATERIALS

I. PLANTS
A. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO YEARS. THEY SHALL HAVE BEEN FRESHLY DUG.
1. ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THIRD.
2. ALL PLANTS SHALL BE GROWN AND HARVESTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK AND FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS.
3. UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, PLANTS SHALL HAVE BEEN GROWN AT A LATITUDE NOT MORE THAN 325 KM (200 MILES) NORTH OR SOUTH OF THE LATITUDE OF THE PROJECT UNLESS THE PROVENANCE OF THE PLANT CAN BE DOCUMENTED TO BE COMPATIBLE WITH THE LATITUDE AND COLD HARDINESS ZONE OF THE PLANTING LOCATION.
B. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS, OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH,
1. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER THAT ARE NOT COMPLETELY CLOSED WILL BE REJECTED.
C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
1. CALIPER MEASUREMENTS SHALL BE TAKEN ON THE TRUNK 150 MM (6 IN.) ABOVE THE NATURAL GROUND LINE FOR TREES UP TO AND INCLUDING 100 MM (4 IN.) IN CALIPER, AND 300 MM (12 IN.) ABOVE THE NATURAL GROUND LINE FOR TREES OVER 100 MM (4 IN.) IN CALIPER. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. IF A RANGE OF SIZES IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE, AND NO LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED, MEASUREMENTS SPECIFIED ARE MINIMUM SIZES ACCEPTABLE AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET MEASUREMENTS BUT DO NOT POSSESS A STANDARD RELATIONSHIP BETWEEN HEIGHT AND SPREAD, ACCORDING TO THE FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS, SHALL BE REJECTED.
D. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
E. THE PLANT SCHEDULE PROVIDED AT THE END OF THIS SECTION, OR ON THE DRAWING, IS FOR THE CONTRACTOR'S INFORMATION ONLY, AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT OR THAT THE LIST IS COMPLETE. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
F. ALL PLANTS SHALL BE LABELED BY PLANT NAME. LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES, AND CONTAINERS OF PLANT MATERIALS WHEN DELIVERED. PLANT LABELS SHALL BE DURABLE AND LEGIBLE, WITH INFORMATION GIVEN IN WEATHER-RESISTANT INK OR EMBOSSED PROCESS LETTERING.
G. SELECTION AND TAGGING
1. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. A WRITTEN REQUEST FOR THE INSPECTION OF PLANT MATERIAL AT THEIR PLACE OF GROWTH SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AT LEAST TEN CALENDAR DAYS PRIOR TO DIGGING. THIS REQUEST SHALL STATE THE PLACE OF GROWTH AND THE QUANTITY OF PLANTS TO BE INSPECTED. THE LANDSCAPE ARCHITECT MAY REFUSE INSPECTION AT THIS TIME IF, IN HIS OR HER JUDGMENT, SUFFICIENT QUANTITIES OF PLANTS ARE NOT AVAILABLE FOR INSPECTION OR LANDSCAPE ARCHITECT DEEMS INSPECTION IS NOT REQUIRED.
3. ALL FIELD GROWN DECIDUOUS TREES SHALL BE MARKED TO INDICATE THE NORTH ORIENTATION IN THE NURSERY. PLACE A 1-IN. DIAMETER SPOT OF WHITE PAINT ONTO THE NORTH SIDE OF THE TREE TRUNK WITHIN THE BOTTOM 12 INCHES OF THE TRUNK.
H. ANTI-DESICCANTS
1. ANTI-DESICCANTS, IF SPECIFIED, ARE TO BE APPLIED TO PLANTS IN FULL LEAF IMMEDIATELY BEFORE DIGGING OR AS REQUIRED BY THE LANDSCAPE ARCHITECT. ANTI-DESICCANTS ARE TO BE SPRAYED SO THAT ALL LEAVES AND BRANCHES ARE COVERED WITH A CONTINUOUS PROTECTIVE FILM.
I. BALLED AND BURLAPPED (B&B) PLANT MATERIALS
1. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS. BALLS SHALL BE FIRMLY WRAPPED WITH SYNTHETIC, NATURAL, OR TREATED BURLAP, AND/OR WIRE. ALL SYNTHETIC FABRIC SHOULD BE REMOVED FROM THE ROOTBALL PRIOR TO PLANTING. TRUE BIODEGRADABLE BURLAP CAN BE LEFT AROUND THE ROOT BALL. THE ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL. TREES WITH LOOSE, BROKEN, PROCESSED, OR MANUFACTURED ROOT BALLS WILL NOT BE ACCEPTED, EXCEPT WITH SPECIAL WRITTEN APPROVAL BEFORE PLANTING.
J. CONTAINER PLANTS
1. PLANTS GROWN IN CONTAINERS SHALL BE OF APPROPRIATE SIZE FOR THE CONTAINER AS SPECIFIED IN THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS AND BE FREE OF CIRCLING ROOTS ON THE EXTERIOR AND INTERIOR OF THE ROOT BALL.
2. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH TO HAVE ESTABLISHED ROOTS THROUGHOUT THE GROWING MEDIUM.
K. BAREROOT AND COLLECTED PLANTS
1. PLANTS DESIGNATED AS BAREROOT OR COLLECTED PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK.
2. BAREROOT MATERIAL SHALL NOT BE DUG OR INSTALLED AFTER BUD BREAK OR BEFORE DORMANCY.
3. COLLECTED PLANT MATERIAL THAT HAS NOT BEEN TAKEN FROM ACTIVE NURSERY OPERATIONS SHALL BE DUG WITH A ROOT BALL SPREAD AT LEAST 1/3 GREATER THAN NURSERY GROWN PLANTS. WHEN SPECIFIED OR APPROVED, SHALL BE IN GOOD HEALTH, FREE FROM DISEASE, INSECT OR WEED INFESTATION AND SHALL NOT BE PLANTED BEFORE INSPECTION AND ACCEPTANCE AT THE SITE. TESTING MAY BE REQUIRED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER AND SHALL BE PROVIDED AT NO ADDITIONAL COST.
L. SPECIMEN MATERIAL: PLANT MATERIAL SPECIFIED AS SPECIMENS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING BROUGHT TO THE SITE. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THESE PLANTS SHALL BE FLORIDA FANCY.
M. PALMS
1. COCONUT PALMS SHALL BE GROWN FROM A CERTIFIED SEED.
2. ALL PALM SPECIES EXCEPT SABAL PALMETTO SHALL HAVE ROOTS ADEQUATELY WRAPPED BEFORE TRANSPORTING.
3. SABAL PALMS SHALL HAVE A HURRICANE CUT. SABAL PALMS SHALL BE INSTALLED ON SITE AT THE EARLIEST OPPORTUNITY IN THE CONSTRUCTION PROCESS. ALL SABAL PALMS SHALL BE FROM PALM BEACH COUNTY OR OTHER SANDY SOILS. ALL SABAL PALMS SHALL BE FLORIDA FANCY.
4. FOR BOOTED TRUNK PALMS, TRUNKS SHALL HAVE CLEAN INTACT BOOTS FIRMLY ATTACHED TO THE PALM TRUNK. FOR SLICK TRUNK PALMS, TRUNK SHALL BE CLEAR AND FREE FROM DEFECT AND SCARS.
5. THE CONTRACTOR SHALL TREAT ALL PALMS AS REQUIRED TO PREVENT INFESTATION BY THE PALMETTO WEEVIL.
N. SOD
1. SOD SHALL BE GRADED #1 OR BETTER. SOD SHALL BE LOAM OR MUCK GROWN WITH A FIRM, FULL TEXTURE AND GOOD ROOT DEVELOPMENT. SOD SHALL BE THICK, HEALTHY AND FREE FROM DEFECTS AND DEBRIS INCLUDING BUT NOT LIMITED TO DEAD THATCH, INSECTS, FUNGUS, DISEASES AND CONTAMINATION BY WEEDS, OTHER GRASS VARIETIES OR OBJECTIONABLE PLANT MATERIAL.
2. SOD SHALL BE SUFFICIENTLY THICK TO INSURE A DENSE STAND OF LIVE GRASS. SOD SHALL BE LIVE, FRESH, AND UNINJURED AT THE TIME OF PLANTING. PLANT SOD WITHIN 48 HOURS AFTER HARVESTING.
3. SOD AREA SHALL BE ALL AREAS NOT OTHERWISE IDENTIFIED AND SHALL INCLUDE THE AREA BEYOND THE PROPERTY LINE TO THE EDGE OF PAVEMENT AND/OR EDGE OF WATER.
O. IMMEDIATELY AFTER HARVESTING PLANTS, PROTECT FROM DRYING AND DAMAGE UNTIL SHIPPED AND DELIVERED TO THE PLANTING SITE. ROOTBALLS SHALL BE CHECKED REGULARLY AND WATERED SUFFICIENTLY TO MAINTAIN ROOT VIABILITY.
P. TRANSPORTATION AND STORAGE OF PLANT MATERIAL
1. BRANCHES SHALL BE TIED WITH ROPE OR TWINE ONLY, AND IN SUCH A MANNER THAT NO DAMAGE WILL OCCUR TO THE BARK OR BRANCHES.
2. DURING TRANSPORTATION OF PLANT MATERIAL, THE CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY AND DRYING OUT OF THE TREES. SHOULD THE ROOTS BE DRIED OUT, LARGE BRANCHES BROKEN, BALLS OF EARTH BROKEN OR LOOSENED, OR AREAS OF BARK TORN, THE LANDSCAPE ARCHITECT MAY REJECT THE INJURED TREE(S) AND ORDER THEM REPLACED AT NO ADDITIONAL COST TO THE OWNER. ALL LOADS OF PLANTS SHALL BE COVERED AT ALL TIMES WITH TARPAULIN OR CANVAS. LOADS THAT ARE NOT PROTECTED WILL BE REJECTED.
3. ALL BAREROOT STOCK SENT FROM THE STORAGE FACILITY SHALL BE ADEQUATELY COVERED WITH WET SOIL, SAWDUST, WOODCHIPS, MOSS, PEAT, STRAW, HAY, OR OTHER ACCEPTABLE MOISTURE-HOLDING MEDIUM, AND SHALL BE COVERED WITH A TARPAULIN OR CANVAS. LOADS THAT ARE NOT PROTECTED IN THE ABOVE MANNER MAY BE REJECTED.
4. PLANTS MUST BE PROTECTED AT ALL TIMES FROM SUN OR DRYING WINDS. THOSE THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MULCH, OR OTHER ACCEPTABLE MATERIAL, AND KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED ANY LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED WITH SUITABLE SUPPORT OF THE SOIL BALL TO AVOID DAMAGING IT.
Q. MECHANIZED TREE SPADE REQUIREMENTS
TREES MAY BE MOVED AND PLANTED WITH AN APPROVED MECHANICAL TREE SPADE. THE TREE SPADE SHALL MOVE TREES LIMITED TO THE MAXIMUM SIZE ALLOWED FOR A SIMILAR B&B ROOT-BALL DIAMETER ACCORDING TO THE AMERICAN STANDARD FOR NURSERY STOCK OR THE MANUFACTURER'S MAXIMUM SIZE RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER. THE MACHINE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO USE. TREES SHALL BE PLANTED AT THE DESIGNATED LOCATIONS IN THE MANNER SHOWN IN THE PLANS AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE SPECIFICATIONS.

II MATERIALS FOR PLANTING
A. MULCH: EXCEPT AS OTHERWISE SPECIFIED, MULCH SHALL BE SHREDDED MELALEUCA MULCH - GRADE "A". ALL MELALEUCA MULCH SHALL BE MADE ENTIRELY FROM THE WOOD AND BARK OF THE MELALEUCA QUINQUINERVA TREE. IT SHALL NOT CONTAIN MORE THAN 10% BARK (BY VOLUME). SHREDS AND CHIPS SHALL NOT BE LARGER THE ¾" DIAMETER AND 1½" IN LENGTH. MULCH SHALL BE FREE OF WEEDS, SEEDS, AND ANY OTHER ORGANIC OR INORGANIC MATERIAL OTHER THAN MELALEUCA WOOD AND BARK. IT SHALL NOT CONTAIN STONES OR OTHER FOREIGN MATERIAL THAT WILL PREVENT ITS EVENTUAL DECAY. THIS SHALL BE APPLIED TO ALL PLANTED AREAS WHERE INDICATED SO THAT, AFTER INSTALLATION, THE MULCH THICKNESS WILL NOT BE LESS THAN 3". SUBMIT SAMPLE FOR APPROVAL.
B. PEAT: SHALL BE HORTICULTURAL PEAT COMPOSED OF NOT LESS THAN 60% DECOMPOSED ORGANIC MATTER BY WEIGHT, ON AN OVEN DRIED BASIS. PEAT SHALL BE DELIVERED TO THE SITE IN A WORKABLE CONDITION FREE FROM LUMPS.
C. GRAVEL MULCH: USE ONLY WHERE SPECIFICALLY INDICATED ON THE PLANS OF THE SIZE AND TYPE SHOWN. UNLESS OTHERWISE SPECIFIED IT SHALL BE WATER-WORN, HARD DURABLE GRAVEL, WASHED FREE OF LOAM, SAND, CLAY AND OTHER FOREIGN SUBSTANCES. IT SHALL BE A MINIMUM OF 3" DEEP AND SHALL BE CONTAINED WITH EDGING OR OTHER APPROVED GRAVEL STOP AS INDICATED ON THE PLANS. IT SHALL BE A MAXIMUM OF 1 1/2", A MINIMUM OF 3/4" AND OF A READILY-AVAILABLE NATURAL GRAVEL COLOR RANGE. PROVIDE GEOTEXTILE FILTER FABRIC BELOW AGGREGATE ROCK.
SUBMIT SAMPLE FOR APPROVAL.
D. ROOT BARRIER: WHERE SPECIFIED, ROOT BARRIERS SHALL BE INSTALLED ON ALL TREE AND PALM MATERIAL IN ACCORDANCE WITH THE ROOT BARRIER DETAIL PROVIDED WITHIN THE PLAN DRAWINGS. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY UTILITY HOLDER REQUIREMENTS OF ANY AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THE ROOT BARRIER DETAIL PROVIDED WITHIN THE PLAN DOCUMENTS AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.
E. PLANTER EDGING: USE ONLY WHERE SPECIFICALLY INDICATED ON PLANS. EDGING SHALL BE THE COLOR BLACK.
F. ANTI-DESICCANT: SHALL BE AN EMULSION SPECIFICALLY MANUFACTURED FOR AGRICULTURAL USE, WHICH PROVIDES A PROTECTIVE FILM OVER PLANT SURFACES. ANTI-DESICCANTS SHALL BE DELIVERED IN CONTAINERS OF THE MANUFACTURER AND SHALL BE MIXED ACCORDING TO THE MANUFACTURER'S DIRECTIONS. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.

III. MATERIALS FOR SOIL AMENDMENT
A. PINE BARK: HORTICULTURAL-GRADE MILLED PINE BARK, WITH 80 PERCENT OF THE MATERIAL BY VOLUME SIZED BETWEEN 0.1 AND 15.0 MM.
1. PINE BARK SHALL BE AGED SUFFICIENTLY TO BREAK DOWN ALL WOODY MATERIAL. PINE BARK SHALL BE SCREENED.
2. PH SHALL RANGE BETWEEN 4 AND 7.0.
3. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.
B. ORGANIC MATTER: LEAF MATTER AND YARD WASTE COMPOSTED SUFFICIENTLY TO BREAK DOWN ALL WOODY FIBERS, SEEDS, AND LEAF STRUCTURES, AND FREE OF TOXIC AND NONORGANIC MATTER. ORGANIC MATTER SHALL BE COMMERCIALLY PREPARED COMPOST. SUBMIT 0.5 KG (1 LB) SAMPLE AND SUPPLIERS LITERATURE FOR APPROVAL.
C. COURSE SAND: COURSE CONCRETE SAND, ASTM C-33 FINE AGGREGATE, WITH A FINES MODULUS INDEX OF 2.75 OR GREATER.
1. SANDS SHALL BE CLEAN, SHARP, NATURAL SANDS FREE OF LIMESTONE, SHALE AND SLATE PARTICLES.
2. PROVIDE THE FOLLOWING PARTICLE SIZE DISTRIBUTION:

SIEVE	PERCENTAGE PASSING
3/8 IN (9.5 MM)	100
NO. 4 (4.75 MM)	95-100
NO. 8 (2.36 MM)	80-100
NO. 16 (1.18 MM)	50-85
NO. 30 (0.60 MM)	25-60
NO. 50 (0.30 MM)	10-30
NO. 100 (0.15 MM)	2-10

D. LIME: SHALL BE GROUND, PALLETIZED, OR PULVERIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60 PERCENT OXIDE (I.E. CALCIUM OXIDE PLUS MAGNESIUM OXIDE). SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.
E. SULFUR: SHALL BE FLOWERS OF SULFUR, PELLETIZED OR GRANULAR SULFUR, OR IRON SULFATE. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.
F. FERTILIZER: AGRICULTURAL FERTILIZER OF A FORMULA INDICATED BY THE SOIL TEST. FERTILIZERS SHALL BE ORGANIC, SLOW-RELEASE COMPOSITIONS WHENEVER APPLICABLE. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.

IV. PLANTING MIX
A. PLANTING MIX
1. PLANTING MIX FOR TREES, SHRUBS, GROUNDCOVERS AND VINES: CHECK WITH LANDSCAPE ARCHITECT FOR APPROPRIATE MIXTURE.
2. PLANTING MIX FOR PALMS: MIXTURE OF COURSE SAND AND PEAT MIXED TO THE FOLLOWING PROPORTION:

COMPONENT	PERCENT BY VOLUME
COARSE SAND	75%
PEAT	25%

B. PLANTING MIX SHALL BE THOROUGHLY MIXED, SCREENED, AND SHREDDED.
C. PRIOR TO BEGINNING THE MIXING PROCESS, SUBMIT A 1-KG (2-LB) SAMPLE OF THE PROPOSED MIX WITH SOIL TEST RESULTS THAT INDICATE THE MIX RATIO AND THE RESULTS ACHIEVED.
D. DURING THE MIXING PROCESS BUT PRIOR TO INSTALLING THE MIX, SUBMIT A 1-KG (2-LB) SAMPLE FOR EACH 200 CUBIC METERS (250 CUBIC YARDS) OF PLANTING MIX, TAKEN RANDOMLY FROM THE FINISHED SOIL MIX, WITH SOIL TEST RESULTS FOR APPROVAL. IN THE EVENT THAT THE TEST RESULTS DO NOT MEET THE REQUIRED PARTICLE SIZE DISTRIBUTION, REMIX AND RESUBMIT A REVISED PLANTING MIX.
E. MAKE ALL AMENDMENTS OF LIME/SULFUR AND FERTILIZER INDICATED BY THE SOIL TEST RESULTS AT THE TIME OF MIXING.
F. ALL MIXING SHALL TAKE PLACE IN THE CONTRACTORS YARD, USING COMMERCIAL MIXING EQUIPMENT SUFFICIENT TO THOROUGHLY MIX ALL COMPONENTS UNIFORMLY
G. PROTECT THE PLANTING MIX FROM EROSION PRIOR TO INSTALLATION.

PART 3. EXECUTION

I. EXCAVATION OF PLANTED AREAS
A. LOCATIONS FOR PLANTS AND/OR OUTLINES OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE. LOCATE AND MARK ALL SUBSURFACE UTILITY LINES. APPROVAL OF THE STAKEOUT BY THE LANDSCAPE ARCHITECT IS REQUIRED BEFORE EXCAVATION BEGINS.
B. TREE, SHRUB, AND GROUNDCOVER BEDS ARE TO BE EXCAVATED TO THE DEPTH AND WIDTHS INDICATED ON THE LANDSCAPE PLAN DETAIL DRAWINGS. IF THE PLANTING AREA UNDER ANY TREE IS INITIALLY DUG TOO DEEP, THE SOIL ADDED TO BRING IT UP TO THE CORRECT LEVEL SHOULD BE THOROUGHLY TAMPED.
1. THE SIDES OF THE EXCAVATION OF ALL PLANTING AREAS SHALL BE SLOPED AT A 45 DEGREES. THE BOTTOM OF ALL BEDS SHALL SLOPE PARALLEL TO THE PROPOSED GRADES OR TOWARD ANY SUBSURFACE DRAIN LINES WITHIN THE PLANTING BED. THE BOTTOM OF THE PLANTING BED DIRECTLY UNDER ANY TREE SHALL BE HORIZONTAL SUCH THAT THE TREE SITS PLUMB.
2. MAINTAIN ALL REQUIRED ANGLES OF REPOSE OF THE ADJACENT MATERIALS AS SHOWN ON THE DRAWINGS. DO NOT EXCAVATE COMPACTED SUBGRADES OF ADJACENT PAVEMENT OR STRUCTURES.
3. SUBGRADE SOILS SHALL BE SEPARATED FROM THE TOPSOIL, REMOVED FROM THE AREA, AND NOT USED AS BACKFILL IN ANY PLANTED OR LAWN AREA. EXCAVATIONS SHALL NOT BE LEFT UNCOVERED OR UNPROTECTED OVERNIGHT.
C. FOR TREES AND SHRUBS PLANTED IN INDIVIDUAL HOLES IN AREAS OF GOOD SOIL THAT IS TO REMAIN IN PLACE AND/OR TO RECEIVE AMENDMENT IN THE TOP 150-MM (6 IN.) LAYER, EXCAVATE THE HOLE TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWING. SLOPE THE SIDES OF THE EXCAVATION AT A 45 DEGREE ANGLE UP AND AWAY FROM THE BOTTOM OF THE EXCAVATION.
1. IN AREAS OF SLOWLY DRAINING SOILS, THE ROOT BALL MAY BE SET UP TO 75 MM (3 IN.) OR 1/8 OF THE DEPTH OF THE ROOT BALL ABOVE THE ADJACENT SOIL LEVEL.
2. SAVE THE EXISTING SOIL TO BE USED A

LANDSCAPE NOTES CONTINUED

III. FINE GRADING

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE (MIN. 6" BELOW ADJACENT F.F.E.). FINISH GRADES IN PLANTING AREAS SHALL BE ONE INCH LOWER THAN ADJACENT PAVING AND ARE TO INCLUDE 3" OF MULCHING. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO THE EXISTING EARTHWORK, AND GRADES SHALL PITCH EVENLY BETWEEN SPOT GRADES. ALL PLANTED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/4" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.

B. FILL ALL DIPS AND REMOVE ANY BUMPS IN THE OVERALL PLANE OF THE SLOPE.

1. THE TOLERANCE FOR DIPS AND BUMPS IN LAWN AREAS SHALL BE A 12-MM (1/2 IN.) DEVIATION FROM THE PLANE IN 3,000 MM (10 FT).
2. THE TOLERANCE FOR DIPS AND BUMPS IN SHRUB PLANTING AREAS SHALL BE A 25-MM (1 IN.) DEVIATION FROM THE PLANE IN 3,000 MM (10 FT).
3. ALL FINE GRADING SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, MULCHING, SODDING, OR SEEDING.

C. BERMING SHALL NOT BE PLACED WITHIN 10' OF ANY EXISTING TREE NOR WILL IT BE ALLOWED TO ENCROACH UPON ANY UTILITY, DRAINAGE, OR MAINTENANCE EASEMENT. BERMING SHALL NOT IMPEDE OR OBSTRUCT ANY NECESSARY SWALES NEEDED TO DRAIN OTHER AREAS FOR THE PROPERTY.

IV. PLANTING OPERATIONS

A. PLANTS SHALL BE SET ON FLAT-TAMPED OR UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG, UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS MUST BE SET PLUMB AND BRACED IN POSITION UNTIL TOPSOIL OR PLANTING MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. IMPROPER COMPACTING OF THE SOIL AROUND THE ROOT BALL MAY RESULT IN THE TREE SETTLING OR LEANING. PLANTS SHALL BE SET SO THAT THEY WILL BE AT THE SAME DEPTH AND SO THAT THE ROOT BALL DOES NOT SHIFT OR MOVE LATERALLY ONE YEAR LATER.

1. DETERMINE THE ELEVATION OF THE ROOT FLARE AND ENSURE THAT IT IS PLANTED AT GRADE. THIS MAY REQUIRE THAT THE TREE BE SET HIGHER THAN THE GRADE IN THE NURSERY.
2. IF THE ROOT FLARE IS LESS THAN 50 MM (2 IN.) BELOW THE SOIL LEVEL OF THE ROOT BALL, PLANT THE TREE THE APPROPRIATE LEVEL ABOVE THE GRADE TO SET THE FLARE EVEN WITH THE GRADE. IF THE FLARE IS MORE THAN 50 MM (2 IN) AT THE CENTER OF THE ROOT BALL THE TREE SHALL BE REJECTED.

B. LIFT PLANTS ONLY FROM THE BOTTOM OF THE ROOT BALLS OR WITH BELTS OR LIFTING HARNESSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE PLANTING AREA.

C. REMOVE PLASTIC, PAPER, OR FIBER POTS FROM CONTAINERIZED PLANT MATERIAL. PULL ROOTS OUT OF THE ROOT MAT. LOOSEN THE POTTING MEDIUM AND SHAKE AWAY FROM THE ROOT MAT. IMMEDIATELY AFTER REMOVING THE CONTAINER, INSTALL THE PLANT SUCH THAT THE ROOTS DO NOT DRY OUT. PACK PLANTING MIX AROUND THE EXPOSED ROOTS WHILE PLANTING.

D. THE ROOTS OF BARE-ROOT TREES SHALL BE PRUNED AT THE TIME OF PLANTING TO REMOVE DAMAGED OR UNDESIRABLE ROOTS (THOSE LIKELY TO BECOME A DETRIMENT TO FUTURE GROWTH OF THE ROOT SYSTEM). BARE-ROOT TREES SHALL HAVE THE ROOTS SPREAD TO APPROXIMATE THE NATURAL POSITION OF THE ROOTS AND SHALL BE CENTERED IN THE PLANTING PIT. THE PLANTING-SOIL BACKFILL SHALL BE WORKED FIRMLY INTO AND AROUND THE ROOTS, WITH CARE TAKEN TO FILL IN COMPLETELY WITH NO AIR POCKETS.

E. CUT ROPES OR STRINGS FROM THE TOP OF SHRUB ROOT BALLS AND TREES SMALLER THAN 3 IN. CALIPER AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM AROUND TOP HALF OF BALLS. DO NOT TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

1. DO NOT IMMEDIATELY REMOVE THE ROPES AND BURLAP FROM TREES LARGER THAN 3 IN. CALIPER. RETURN TO EACH TREE THREE MONTHS AFTER PLANTING AND CUT ALL ROPES AROUND THE TRUNKS AND TOPS OF THE ROOT BALLS OF THESE TREES.
2. COMPLETELY REMOVE ANY WATERPROOF OR WATER-REPELLANT STRINGS OR WRAPPINGS FROM THE ROOT BALL AND TRUNK BEFORE BACKFILLING.

F. SET BALLED AND BURLAPPED TREES IN THE HOLE WITH THE NORTH MARKER FACING NORTH UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.

G. PLACE NATIVE SOIL, TOPSOIL, OR PLANTING MIX INTO THE AREA AROUND THE TREE, TAMPING LIGHTLY TO REDUCE SETTLEMENT.

1. FOR PLANTS PLANTED IN INDIVIDUAL HOLES IN EXISTING SOIL, ADD ANY REQUIRED SOIL AMENDMENTS TO THE SOILS, AS THE MATERIAL IS BEING BACKFILLED AROUND THE PLANT. ENSURE THAT THE AMENDMENTS ARE THOROUGHLY MIXED INTO THE BACKFILL.
2. FOR PLANTS PLANTED IN LARGE BEDS OF PREPARED SOIL, ADD SOIL AMENDMENTS DURING THE SOIL INSTALLATION PROCESS.
3. ENSURE THAT THE BACKFILL IMMEDIATELY AROUND THE BASE OF THE ROOT BALL IS TAMPED WITH FOOT PRESSURE SUFFICIENT TO PREVENT THE ROOT BALL FROM SHIFTING OR LEANING.

H. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A TAMPED OR ROLLED, EVEN SURFACE. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS. SOD ALONG SLOPES SHALL BE PEGGED TO HOLD SOD IN PLACE ALONG SLOPES OR BANKS A WOOD PEG ACCEPTABLE TO THE LANDSCAPE ARCHITECT SHALL BE USED AT NO ADDITIONAL COST TO THE OWNER. IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, TOP-DRESSING IS NECESSARY AFTER ROLLING, CLEAN SAND WILL BE EVENLY APPLIED OVER THE ENTIRE SURFACE AND THOROUGHLY WASHED IN WITHOUT ADDITIONAL CHARGE.

I. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO THE ROOT BALL AND THE ADJACENT SOIL.

J. REMOVE ALL TAGS, LABELS, STRINGS, ETC. FROM ALL PLANTS.

K. REMOVE ANY EXCESS SOIL, DEBRIS, AND PLANTING MATERIAL FROM THE JOB SITE AT THE END OF EACH WORKDAY.

L. FORM WATERING SAUCERS 100 MM (4 IN.) HIGH IMMEDIATELY OUTSIDE THE AREA OF THE ROOT BALL OF EACH TREE AS INDICATED ON THE DRAWINGS.

V. RELOCATION OF EXISTING MATERIAL:

A. LANDSCAPE CONTRACTOR SHALL ROOT PRUNE TREES WHICH ARE TO BE RELOCATED IN ACCORDANCE WITH APPROVED HORTICULTURAL PRACTICES AND THE FOLLOWING PROCEDURES.

1. SELECT A HEALTHY TREE
2. SELECTIVELY TRIM THE CANOPY REMOVING DEAD LIMBS, CROSS BRANCHING OVER CROWNED AREAS, AND LOWER UNDESIRABLE LIMBS. FERTILIZE AND WATER TREES BEFORE PRUNING.
3. ROOT PRUNE 50% OF THE ROOT SYSTEM APPROXIMATELY 18"-2' DEEP (DEPENDING UPON SPECIES AND SIZE). THIS IS DONE BY HAND WITH SHARP HAND TOOLS OR A ROOT PRUNING SAW. THE DIAMETER OF THE ROOT BALL TO BE PRUNED IS 8-12 INCHES PER EVERY ONE INCH OF DIAMETER AT BREAST HEIGHT OF THE TREE.
4. BACK FILL THE EXISTING SOIL WITH PEAT MOSS TO STIMULATE NEW ROOT GROWTH OF THE PRUNED ROOTS.
5. WATER IN THOROUGHLY AND TREAT WITH A MYCORRHIZAE AND A LOW NITROGEN FERTILIZER (SO NOT TO BURN THE PRUNED ROOTS), BRACE TREES IF DEEMED NECESSARY.
6. THE ROOT PRUNED TREE SHOULD BE WATERED EVERY DAY (ESPECIALLY DURING WARM MONTHS OF THE SEASON), THE EQUIVALENT OF 5 GALLONS FOR EVERY DBH OF TREE PER DAY.
7. ROOT PRUNED TREES SHOULD BE LET TO STAND FOR A MINIMUM OF 6 WEEKS FOR TREES LESS THAN 8" DBH AND AS LONG AS 3 MONTHS FOR LARGER SPECIMENS PRIOR TO TRANSPLANTING.
8. FOR BEST RESULTS AND SURVIVORSHIP, NEW ROOT GROWTH SHOULD BE EVIDENT ON ROOT PRUNED TREES PRIOR TO TRANSPLANTING.
9. UPON TRANSPLANTING, WATER SHOULD BE APPLIED EVERY DAY AS OUTLINED IN STEP 6 FOR AT LEAST ONE YEAR.

VI. STAKING AND GUYING

A. THE CONTRACTOR SHALL STAKE ALL TREES AND PALMS IN ACCORDANCE WITH THE TREE AND PALM STAKING DETAILS PROVIDED WITHIN THE PLAN DRAWINGS. ALTERNATE METHODS OF GUYING OR STAKING MAY BE EMPLOYED WITH THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR ADJUSTMENT OF ALL TREES, PALMS OR SHRUBS THAT FALL OR LEAN DURING THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE FALLING OR LEANING OF TREES.

C. STAKES AND GUYS SHALL BE INSTALLED IMMEDIATELY UPON APPROVAL OR PLANTING, AND SHALL BE REMOVED IN ACCORDANCE WITH THE STAKING DETAILS PROVIDE WITHIN THE PLAN DRAWINGS. ANY TREE THAT IS NOT STABLE AT THE END OF THE WARRANTY PERIOD SHALL BE REJECTED.

VII. PRUNING

A. PLANTS SHALL NOT BE HEAVILY PRUNED AT THE TIME OF PLANTING. PRUNING IS REQUIRED AT PLANTING TIME TO CORRECT DEFECTS IN THE TREE STRUCTURE, INCLUDING REMOVAL OF INJURED BRANCHES, WATERSPOUTS, SUCKERS, AND INTERFERING BRANCHES. HEALTHY LOWER BRANCHES AND INTERIOR SMALL TWIGS SHOULD NOT BE REMOVED EXCEPT AS NECESSARY TO CLEAR WALKS AND ROADS. IN NO CASE SHOULD MORE THAN ONE-QUARTER OF THE BRANCHING STRUCTURE BE REMOVED. RETAIN THE NORMAL OR NATURAL SHAPE OF THE PLANT.

B. ALL PRUNING SHALL BE COMPLETED USING CLEAN, SHARP TOOLS. ALL CUTS SHALL BE CLEAN AND SMOOTH, WITH THE BARK INTACT WITH NO ROUGH EDGES OR TEARS.

C. PRUNING OF LARGE TREES SHALL BE DONE FROM A HYDRAULIC MAN-LIFT SUCH THAT IT IS NOT NECESSARY TO CLIMB THE TREE.

VIII. MULCHING

A. ALL TREES, PALMS, SHRUBS, AND OTHER PLANTINGS WILL BE MULCHED WITH MULCH PREVIOUSLY APPROVED BY THE LANDSCAPE ARCHITECT. THE MULCH SHALL BE A MINIMUM 3" THICK LAYER OVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS, UNLESS OTHERWISE SPECIFIED. ALL MULCH LAYERS SHALL BE OF THE SPECIFIED THICKNESS AT THE TIME OF THE FINAL ACCEPTANCE OF THE WORK. MULCH MUST NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES, PALMS OR SHRUBS.

B. PLACE MULCH AT LEAST 3" IN DEPTH IN A CIRCLE AROUND ALL TREES LOCATED IN LAWN AREAS. THE DIAMETER OF THE CIRCLE SHALL BE 18" IN DIAMETER LARGER THAN THE BALL OF THE PLANT PROVIDED. MULCH MUST NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES, PALMS OR SHRUBS.

IX. MAINTENANCE OF TREES, SHRUBS, AND VINES

A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND CONTINUE UNTIL ITS ACCEPTANCE HAS BEEN CONFIRMED BY THE LANDSCAPE ARCHITECT.

B. MAINTENANCE SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, FERTILIZING, TIGHTENING AND REPAIRING GUYS AND STAKES, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORING OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING SUCH SPRAYS OR OTHER MATERIALS AS NECESSARY TO KEEP PLANTINGS FREE OF INSECTS AND DISEASES AND IN VIGOROUS CONDITION.

C. PLANTING AREAS AND PLANTS SHALL BE PROTECTED AT ALL TIMES AGAINST TRESPASSING AND DAMAGE OF ALL KINDS FOR THE DURATION OF THE MAINTENANCE PERIOD. IF A PLANT BECOMES DAMAGED OR INJURED, IT SHALL BE TREATED OR REPLACED AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST.

D. WATERING: CONTRACTOR SHALL IRRIGATE AS REQUIRED TO MAINTAIN VIGOROUS AND HEALTHY TREE GROWTH. OVERWATERING OR FLOODING SHALL NOT BE ALLOWED. THE CONTRACTOR SHALL MONITOR, ADJUST, AND USE EXISTING IRRIGATION FACILITIES, IF AVAILABLE, AND FURNISH ANY ADDITIONAL MATERIAL, EQUIPMENT, OR WATER TO ENSURE ADEQUATE IRRIGATION. ROOT BALLS OF ALL TREES AND LARGE SHRUBS SHALL BE SPOT WATERED USING HANDHELD HOSES DURING THE FIRST FOUR MONTHS AFTER PLANTING, AS REQUIRED TO ENSURE ADEQUATE WATER WITHIN THE ROOT BALL.

E. DURING PERIODS OF RESTRICTED WATER USAGE, ALL GOVERNMENTAL REGULATIONS (PERMANENT AND TEMPORARY) SHALL BE FOLLOWED. THE CONTRACTOR MAY HAVE TO TRANSPORT WATER FROM PONDS OR OTHER SOURCES, AT NO ADDITIONAL EXPENSE TO THE OWNER WHEN IRRIGATION SYSTEMS ARE UNAVAILABLE.

F. REMOVE SOIL RIDGES FROM AROUND WATERING BASINS PRIOR TO END OF MAINTENANCE PERIOD, AS DIRECTED BY LANDSCAPE ARCHITECT

X. ACCEPTANCE

A. THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF INSPECTION.

B. ACCEPTANCE OF PLANT MATERIAL SHALL BE FOR GENERAL CONFORMANCE TO SPECIFIED SIZE, CHARACTER, AND QUALITY AND SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FULL CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING CORRECT SPECIES.

C. UPON COMPLETION AND RE-INSPECTION OF ALL REPAIRS OR RENEWALS NECESSARY IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, THE LANDSCAPE ARCHITECT SHALL CERTIFY IN WRITING THAT THE WORK HAS BEEN ACCEPTED.

XI. ACCEPTANCE IN PART

A. WORK MAY BE ACCEPTED IN PARTS WHEN THE LANDSCAPE ARCHITECT AND CONTRACTOR DEEM THAT PRACTICE TO BE IN THEIR MUTUAL INTEREST. APPROVAL MUST BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR VERIFYING THAT THE WORK IS TO BE COMPLETED IN PARTS. ACCEPTANCE OF WORK IN PARTS SHALL NOT WAIVE ANY OTHER PROVISION OF THIS CONTRACT.

XII. GUARANTEE PERIOD AND REPLACEMENTS

A. THE GUARANTEE PERIOD FOR TREES AND SHRUBS SHALL BEGIN AT THE DATE OF ACCEPTANCE.

B. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.

C. WHEN WORK IS ACCEPTED IN PARTS, THE GUARANTEE PERIODS EXTEND FROM EACH OF THE PARTIAL ACCEPTANCES TO THE TERMINAL DATE OF THE GUARANTEE OF THE LAST ACCEPTANCE. THUS, ALL GUARANTEE PERIODS TERMINATE AT ONE TIME.

D. THE CONTRACTOR SHALL REPLACE, WITHOUT COST, AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, ALL PLANTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD. TO BE CONSIDERED ACCEPTABLE, PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.

E. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF SAID EXTENDED GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR THAT ITEM.

F. AT THE END OF THE GUARANTEE, THE CONTRACTOR SHALL RESET GRADES THAT HAVE SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.

G. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS, AT NO EXTRA COST, DURING THE GUARANTEE PERIOD TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM. IF CHANGES ARE RECOMMENDED, THEY SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT. CLAIMS BY THE CONTRACTOR THAT THE OWNERS MAINTENANCE PRACTICES OR LACK OF MAINTENANCE RESULTED IN DEAD OR DYING PLANTS WILL NOT BE CONSIDERED IF SUCH CLAIMS HAVE NOT BEEN DOCUMENTED BY THE CONTRACTOR DURING THE GUARANTEE PERIOD.

XIII. FINAL INSPECTION AND FINAL ACCEPTANCE

AT THE END OF THE GUARANTEE PERIOD AND UPON WRITTEN REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT WILL INSPECT ALL GUARANTEED WORK FOR FINAL ACCEPTANCE. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE FOR FINAL INSPECTION. UPON COMPLETION AND RE-INSPECTION OF ALL REPAIRS OR RENEWALS NECESSARY IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT AT THAT TIME, THE LANDSCAPE ARCHITECT SHALL CERTIFY, IN WRITING, THAT THE PROJECT HAS RECEIVED FINAL ACCEPTANCE.

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Review\LA\Drawings\Landscape\2920.04_LP revision.dwg — Plotted: 10/6/2025 2:46:02 PM Saved: 10/6/2025 2:02:26 PM

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2920.04_LP REVISION.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE SPECIFICATIONS

SHEET:
LP-3.03

NOTE: CONTRACTOR SHALL NOTIFY THE TOWN THREE WEEKS PRIOR TO THE REMOVAL OF NATIVE TREES AND PALMS SO THE TOWN MAY NOTIFY RESIDENTS OF AVAILABLE VEGETATION FOR REUSE.

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KW
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2920.04_LD.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD

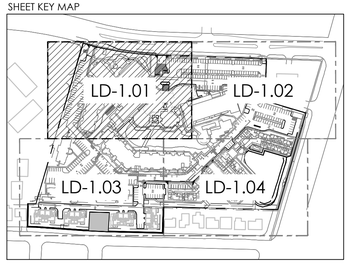
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

OVERALL TREE DISPOSITION PLAN

SHEET:
LD-1.00

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LAD\drawing\Landscape\2920104_LD.dwg --- Plotted: 10/6/2025 3:03:31 PM Saved: 10/6/2025 12:00:10 PM

SHEET KEY MAP



LEGEND

- TREE/ PALM TO PRESERVE
- TREE/ PALM TO RELOCATED
- TREE/ PALM TO REMOVE

N

0 10 20 40

SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig. Call 811 two business days before digging

SIGHT TRIANGLE, TYP.
10' TURNAROUND SPACE
45'-0" THROAT
PROPOSED GATE
20' DRIVE
12'-0" U.E.
PROPERTY LINE
EX. WALL
6'-0" SW
30' FRONT S.B.
UNIVERSE BOULEVARD
EXISTING ENTRY SIGN
EX. PARKING
MATCHLINE LD-1.01
MATCHLINE LD1.02
37'-0"
PROPOSED GATE
20'-0"
MANNED GUARD HOUSE (ROOF ABOVE)
10'-0" FPL EASEMENT
COVERED DROP OFF
EX. FIRE HYDRANT, TYP.
EX. HEALTH CENTER
PERGOLA
EX. PARKING
EXISTING WALL W/ VARYING HEIGHTS
24' DRIVE
LOADING ZONES
GREASE TRAPS
DUMPSTER COMPACTOR
5'-0" SW
4'-0" SW
13' OVERHANG
BUILDING A
WALL
PROPOSED WOOD DECK EXTENSION
EX. WOOD DECK
PROPOSED WOOD DECK
BUILDING OVERHANG
PROPOSED PEDESTRIAN BRIDGE
LAKE
MATCHLINE LD-1.01
MATCHLINE LD-1.03
MATCHLINE LD-1.04

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	CKW
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	

CAD: 2920.04_LD.DWG
JOB NO. 2920.04
DRAWN BY CKW
CHECK BY YM
DATE 10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT COREY A. KISSELL WONG LA 6667017 STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
TREE DISPOSITION PLAN

SHEET:
LD-1.01

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LD.dwg — Plotted: 10/6/2025 3:03:48 PM Saved: 10/6/2025 12:00:10 PM

SHEET KEY MAP

LEGEND

- # TREE/ PALM TO PRESERVE
- # TREE/ PALM TO RELOCATED
- # TREE/ PALM TO REMOVE

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/6/2025	SITE PLAN AMENDMENT	CKW
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2920.04_LD.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT COREY A. KISSELL WONG LA 6667017 STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION PLAN

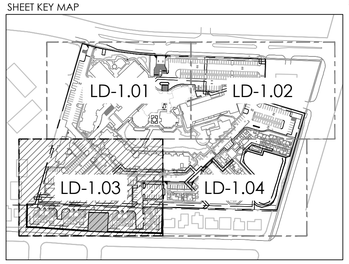
SHEET:
LD-1.02

Know what's BELOW. CALL before you dig
Call 811 two business days before digging

SCALE: 1" = 20'

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LD.dwg — Plotted: 10/6/2025 3:04:04 PM Saved: 10/6/2025 12:00:10 PM

SHEET KEY MAP



LEGEND

- TREE/ PALM TO PRESERVE
- TREE/ PALM TO RELOCATED
- TREE/ PALM TO REMOVE

MATCHLINE LD-1.01

MATCHLINE LD-1.03

MATCHLINE LD-1.04

PROPERTY LINE

EXISTING WALL W/ VARYING HEIGHTS

15'-0" LANDSCAPE BUFFER

6' WALL

S.U.A. ACCESS GATE

COVERED PATIO TYP.

BUILDING G

BUILDING F

BUILDING E

BUILDING D

BUILDING H INDEPENDENT LIVING

EX.VILLAS

EX. PARKING

GARDEN APARTMENTS

PROPOSED PEDESTRIAN BRIDGE

PROPOSED WOOD DECK

PROPOSED LIFT STATION

OPEN SPACE 6881 SF

24' DRIVE

20'-0" DRIVE

25' DRIVE

12'-0" U.E.

15'-0" LANDSCAPE BUFFER

10'-0" FPL EASEMENT

4' S/W

FIRE HYDRANT, TYP.

PLEASANT DRIVE

N

Know what's BELOW. CALL before you dig

Call 811 two business days before digging

0 10 20 40

SCALE: 1" = 20'

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO.	DATE	DESCRIPTION	BY
1	2/3/2025	SITE PLAN AMENDMENT	CKW
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

REVISIONS

CAD 2920D4_LD.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD

601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION PLAN

SHEET:
LD-1.03

Corey Kissell Wong P:\2900\2920.04 Waterford Campus Redev (LA)\Drawings\Landscape\2920.04_LD.dwg — Plotted: 10/6/2025 3:04:21 PM Saved: 10/6/2025 12:00:10 PM

MATCHLINE LD-1.01

MATCHLINE LD-1.04

MATCHLINE LD-1.03

MATCHLINE LD-1.04

LAKE

GARDEN APARTMENTS

BUILDING C EX. WELLNESS BLGD.

GARAGE ENTRY

BUILDING I INDEPENDENT LIVING

BUILDING H INDEPENDENT LIVING

10'-0" FPL EASEMENT

5'-0" SWK

10' SOUTHERN BELL EASEMENT

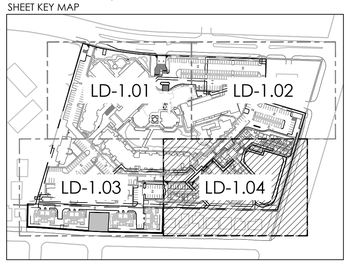
6' WALL

20'-0" LANDSCAPE BUFFER

PROPERTY LINE

US HWY 1 (STATE ROAD 5)

SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # TREE/ PALM TO RELOCATED
- # TREE/ PALM TO REMOVE

N

Know what's BELOW. CALL before you dig

Call 811 two business days before digging

0 10 20 40

SCALE: 1" = 20'

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	CKW
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD: 2920.04_LD.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL. # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD

601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION PLAN

SHEET:
LD-1.04

Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LD.dwg — Plotted: 10/6/2025 2:04:37 PM Saved: 10/6/2025 12:00:10 PM

Tag #	Common Name	Scientific Name	DBH (inches)*	Disposition	Notes
1	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
2	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
3	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
4	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
5	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
6	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
7	Christmas Palm	*Veitchia merillii*	10'	Preserve	Quad
8	Christmas Palm	*Veitchia merillii*	10'	Preserve	Multi-trunk
9	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
10	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
11	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
12	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
13	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
14	Christmas Palm	*Veitchia merillii*	10'	Remove	Double
15	Christmas Palm	*Veitchia merillii*	10'	Remove	Triplet
16	Christmas Palm	*Veitchia merillii*	10'	Preserve	
17	Christmas Palm	*Veitchia merillii*	10'	Preserve	
18	Christmas Palm	*Veitchia merillii*	10'	Preserve	Triplet
19	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
20	Christmas Palm	*Veitchia merillii*	7'	Remove	Triplet
21	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
22	Christmas Palm	*Veitchia merillii*	12'	Preserve	Triplet
23	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
24	Christmas Palm	*Veitchia merillii*	10'	Preserve	Triplet
25	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
26	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
27	Christmas Palm	*Veitchia merillii*	12'	Preserve	Triplet
28	Christmas Palm	*Veitchia merillii*	10'	Preserve	Triplet
29	Christmas Palm	*Veitchia merillii*	6'	Preserve	Triplet
30	Christmas Palm	*Veitchia merillii*	9'	Remove	Triplet
31	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
32	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
33	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
34	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
35	Christmas Palm	*Veitchia merillii*	12'	Preserve	Triplet
36	Christmas Palm	*Veitchia merillii*	5'	Preserve	
37	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
38	Crimson Bottlebrush	*Callistemon citrinus*	8	Preserve	
39	Crimson Bottlebrush	*Callistemon citrinus*	6	Preserve	Multi-leader
40	Christmas Palm	*Veitchia merillii*	9'	Preserve	Quad
41	Christmas Palm	*Veitchia merillii*	10'	Preserve	Double
42	Christmas Palm	*Veitchia merillii*	10'	Preserve	Double
43	Crimson Bottlebrush	*Callistemon citrinus*	10	Remove	Multi-leader
44	Crimson Bottlebrush	*Callistemon citrinus*	11	Remove	Multi-leader
45	Crimson Bottlebrush	*Callistemon citrinus*	7	Remove	Multi-leader
46	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
47	Sabal Palm	*Sabal palmetto*	18'	Preserve	
48	Sabal Palm	*Sabal palmetto*	16'	Preserve	
49	Sabal Palm	*Sabal palmetto*	12'	Preserve	
50	Sabal Palm	*Sabal palmetto*	12'	Preserve	
51	Sabal Palm	*Sabal palmetto*	18'	Preserve	
52	Sabal Palm	*Sabal palmetto*	10'	Preserve	
53	Sabal Palm	*Sabal palmetto*	22'	Preserve	
54	Sabal Palm	*Sabal palmetto*	16'	Remove	
55	Sabal Palm	*Sabal palmetto*	18'	Preserve	
56	Sabal Palm	*Sabal palmetto*	18'	Preserve	
57	Sabal Palm	*Sabal palmetto*	12'	Preserve	
58	Sabal Palm	*Sabal palmetto*	12'	Preserve	
59	Sabal Palm	*Sabal palmetto*	12'	Preserve	
60	Sabal Palm	*Sabal palmetto*	12'	Preserve	
61	Sabal Palm	*Sabal palmetto*	14'	Preserve	
62	Sabal Palm	*Sabal palmetto*	18'	Preserve	
63	Sabal Palm	*Sabal palmetto*	16'	Preserve	
64	Sabal Palm	*Sabal palmetto*	20'	Preserve	
65	Sabal Palm	*Sabal palmetto*	18'	Preserve	
66	Sabal Palm	*Sabal palmetto*	25'	Preserve	
67	Sabal Palm	*Sabal palmetto*	17'	Preserve	
68	Sabal Palm	*Sabal palmetto*	18'	Preserve	
69	Sabal Palm	*Sabal palmetto*	16'	Preserve	
70	Sabal Palm	*Sabal palmetto*	10'	Preserve	
71	Sabal Palm	*Sabal palmetto*	16'	Preserve	
72	Sabal Palm	*Sabal palmetto*	18'	Preserve	
73	Sabal Palm	*Sabal palmetto*	12'	Preserve	
74	Sabal Palm	*Sabal palmetto*	18'	Preserve	
75	Sabal Palm	*Sabal palmetto*	16'	Preserve	
76	Sabal Palm	*Sabal palmetto*	12'	Preserve	
77	Sabal Palm	*Sabal palmetto*	10'	Preserve	
78	Sabal Palm	*Sabal palmetto*	16'	Preserve	
79	Sabal Palm	*Sabal palmetto*	20'	Preserve	
80	Sabal Palm	*Sabal palmetto*	12'	Preserve	
81	Sabal Palm	*Sabal palmetto*	10'	Preserve	
82	Sabal Palm	*Sabal palmetto*	18'	Preserve	
83	Sabal Palm	*Sabal palmetto*	18'	Preserve	
84	Sabal Palm	*Sabal palmetto*	18'	Preserve	
85	Sabal Palm	*Sabal palmetto*	16'	Preserve	
86	Sabal Palm	*Sabal palmetto*	18'	Preserve	
87	Sabal Palm	*Sabal palmetto*	18'	Preserve	
88	Sabal Palm	*Sabal palmetto*	16'	Preserve	
89	Sabal Palm	*Sabal palmetto*	16'	Preserve	
90	Sabal Palm	*Sabal palmetto*	18'	Preserve	
91	Sabal Palm	*Sabal palmetto*	12'	Preserve	
92	Sabal Palm	*Sabal palmetto*	12'	Preserve	
93	Sabal Palm	*Sabal palmetto*	16'	Preserve	
94	Sabal Palm	*Sabal palmetto*	12'	Preserve	
95	Sabal Palm	*Sabal palmetto*	16'	Preserve	
96	Sabal Palm	*Sabal palmetto*	16'	Preserve	
97	Sabal Palm	*Sabal palmetto*	18'	Preserve	
98	Sabal Palm	*Sabal palmetto*	18'	Preserve	
99	Sabal Palm	*Sabal palmetto*	18'	Preserve	
100	Sabal Palm	*Sabal palmetto*	16'	Preserve	
101	Sabal Palm	*Sabal palmetto*	18'	Preserve	
102	Sabal Palm	*Sabal palmetto*	18'	Preserve	
103	Sabal Palm	*Sabal palmetto*	18'	Preserve	
104	Sabal Palm	*Sabal palmetto*	20'	Preserve	
105	Sabal Palm	*Sabal palmetto*	20'	Preserve	
106	Sabal Palm	*Sabal palmetto*	7'	Preserve	
107	Sabal Palm	*Sabal palmetto*	10'	Preserve	
108	Sabal Palm	*Sabal palmetto*	12'	Preserve	
109	Sabal Palm	*Sabal palmetto*	17'	Preserve	
110	Sabal Palm	*Sabal palmetto*	16'	Preserve	
111	Sabal Palm	*Sabal palmetto*	16'	Preserve	
112	Sabal Palm	*Sabal palmetto*	15'	Preserve	
113	Sabal Palm	*Sabal palmetto*	18'	Preserve	
114	Sabal Palm	*Sabal palmetto*	12'	Preserve	
115	Sabal Palm	*Sabal palmetto*	20'	Preserve	
116	Sabal Palm	*Sabal palmetto*	16'	Preserve	
117	Sabal Palm	*Sabal palmetto*	18'	Preserve	
118	Sabal Palm	*Sabal palmetto*	20'	Preserve	
119	Sabal Palm	*Sabal palmetto*	20'	Preserve	
120	Sabal Palm	*Sabal palmetto*	18'	Preserve	
121	Coconut Palm	*Cocos nucifera*	25'	Preserve	
122	Coconut Palm	*Cocos nucifera*	20'	Preserve	
123	Coconut Palm	*Cocos nucifera*	22'	Preserve	
124	Sabal Palm	*Sabal palmetto*	20'	Preserve	
125	Sabal Palm	*Sabal palmetto*	18'	Preserve	
126	Sabal Palm	*Sabal palmetto*	20'	Preserve	
127	Sabal Palm	*Sabal palmetto*	10'	Preserve	
128	Sabal Palm	*Sabal palmetto*	12'	Preserve	
129	Sabal Palm	*Sabal palmetto*	16'	Preserve	
130	Sabal Palm	*Sabal palmetto*	16'	Preserve	
131	Sabal Palm	*Sabal palmetto*	12'	Preserve	
132	Sabal Palm	*Sabal palmetto*	14'	Preserve	
133	Sabal Palm	*Sabal palmetto*	12'	Preserve	
134	Sabal Palm	*Sabal palmetto*	18'	Preserve	
135	Sabal Palm	*Sabal palmetto*	10'	Preserve	
136	Sabal Palm	*Sabal palmetto*	12'	Preserve	
137	Sabal Palm	*Sabal palmetto*	18'	Preserve	
138	Sabal Palm	*Sabal palmetto*	16'	Preserve	
139	Sabal Palm	*Sabal palmetto*	22'	Preserve	
140	Sabal Palm	*Sabal palmetto*	22'	Preserve	
141	Sabal Palm	*Sabal palmetto*	22'	Preserve	
142	Sabal Palm	*Sabal palmetto*	10'	Preserve	
143	Sabal Palm	*Sabal palmetto*	12'	Preserve	
144	Sabal Palm	*Sabal palmetto*	12'	Preserve	
145	Sabal Palm	*Sabal palmetto*	14'	Preserve	
146	Sabal Palm	*Sabal palmetto*	18'	Preserve	
147	Sabal Palm	*Sabal palmetto*	20'	Preserve	
148	Sabal Palm	*Sabal palmetto*	19'	Preserve	
149	Sabal Palm	*Sabal palmetto*	20'	Preserve	
150	Sabal Palm	*Sabal palmetto*	20'	Preserve	
151	Sabal Palm	*Sabal palmetto*	20'	Preserve	
152	Sabal Palm	*Sabal palmetto*	20'	Preserve	
153	Sabal Palm	*Sabal palmetto*	22'	Preserve	
154	Sabal Palm	*Sabal palmetto*	20'	Preserve	
155	Sabal Palm	*Sabal palmetto*	20'	Preserve	
156	Bird of Paradise	*Strelitzia nicolai*	5	Preserve	Cluster
157	Foxtail Palm	*Wodyetia bifurcata*	18'	Preserve	
158	Alexander Palm	*Archontophoenix alexandrae*	12'	Preserve	
159	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
160	Sabal Palm	*Sabal palmetto*	20'	Preserve	
161	Sabal Palm	*Sabal palmetto*	20'	Preserve	
162	Sabal Palm	*Sabal palmetto*	9'	Remove	
163	Sabal Palm	*Sabal palmetto*	25'	Remove	
164	Sabal Palm	*Sabal palmetto*	22'	Remove	
165	Sabal Palm	*Sabal palmetto*	22'	Remove	
166	Sabal Palm	*Sabal palmetto*	22'	Remove	
167	Sabal Palm	*Sabal palmetto*	22'	Remove	
168	Areca Palm	*Dypsis lutescens*		Remove	Cluster
169	Weeping Fig	*Ficus benjamina*	4	Preserve	Hedge
170	Sabal Palm	*Sabal palmetto*	18'	Preserve	
171	Sabal Palm	*Sabal palmetto*	18'	Preserve	
172	Sabal Palm	*Sabal palmetto*	16	Preserve	
173	Sabal Palm	*Sabal palmetto*	18'	Preserve	
174	Sabal Palm	*Sabal palmetto*	18'	Preserve	
175	Alexander Palm	*Archontophoenix alexandrae*	22'	Preserve	Double
176	Weeping Fig	*Ficus benjamina*	5	Preserve	Hedge
177	Alexander Palm	*Archontophoenix alexandrae*	14'	Preserve	
178	Sabal Palm	*Sabal palmetto*	22'	Preserve	
179	Sabal Palm	*Sabal palmetto*	20'	Preserve	
180	Sabal Palm	*Sabal palmetto*	18'	Preserve	
181	Sabal Palm	*Sabal palmetto*	18'	Preserve	
182	Sabal Palm	*Sabal palmetto*	18'	Preserve	
183	Sabal Palm	*Sabal palmetto*	18'	Preserve	
184	Sabal Palm	*Sabal palmetto*	18'	Preserve	
185	Alexander Palm	*Archontophoenix alexandrae*	9'	Preserve	Triplet
186	Yellow Tabebuia	*Tabebuia sp.*		Preserve	Tabebuia
187	Sabal Palm	*Sabal palmetto*	18'	Remove	
188	Sabal Palm	*Sabal palmetto*	18'	Remove	
189	Sabal Palm	*Sabal palmetto*	16'	Remove	
190	Sabal Palm	*Sabal palmetto*	20'	Remove	
191	Sabal Palm	*Sabal palmetto*	20'	Remove	
192	Sabal Palm	*Sabal palmetto*	20'	Remove	
193	Sabal Palm	*Sabal palmetto*	18'	Remove	
194	Sabal Palm	*Sabal palmetto*	18'	Remove	
195	Sabal Palm	*Sabal palmetto*	18'	Remove	
196	Sabal Palm	*Sabal palmetto*	20'	Remove	
197	Sabal Palm	*Sabal palmetto*	17'	Remove	
198	Sabal Palm	*Sabal palmetto*	18'	Remove	
199	Sabal Palm	*Sabal palmetto*	22'	Remove	
200	Sabal Palm	*Sabal palmetto*	22'	Remove	
201	Sabal Palm	*Sabal palmetto*	18'	Remove	
202	Sabal Palm	*Sabal palmetto*	18'	Remove	
203	Sabal Palm	*Sabal palmetto*	18'	Remove	
204	Sabal Palm	*Sabal palmetto*	18'	Remove	
205	Sabal Palm	*Sabal palmetto*	19'	Remove	
206	Sabal Palm	*Sabal palmetto*	16'	Remove	
207	Sabal Palm	*Sabal palmetto*	16'	Remove	
208	Sabal Palm	*Sabal palmetto*	16'	Remove	
210	Sabal Palm	*Sabal palmetto*	18'	Remove	
211	Sabal Palm	*Sabal palmetto*	18'	Remove	
212	Sabal Palm	*Sabal palmetto*	18'	Remove	
213	Sabal Palm	*Sabal palmetto*	18'	Remove	
214	Sabal Palm	*Sabal palmetto*	16'	Remove	
215	Sabal Palm	*Sabal palmetto*	24'	Remove	
216	Sabal Palm	*Sabal palmetto*	20'	Remove	
217	Sabal Palm	*Sabal palmetto*	22'	Remove	
218	Sabal Palm	*Sabal palmetto*	16'	Remove	
219	Sabal Palm	*Sabal palmetto*	16'	Remove	
220	Sabal Palm	*Sabal palmetto*	16'	Remove	
221	Sabal Palm	*Sabal palmetto*	18'	Remove	
222	Sabal Palm	*Sabal palmetto*	18'	Remove	
223	Sabal Palm	*Sabal palmetto*	18'	Remove	
224	Sabal Palm	*Sabal palmetto*	20'	Preserve	
225	Sabal Palm	*Sabal palmetto*	12'	Preserve	
226	Sabal Palm	*Sabal palmetto*	20'	Preserve	
227	Sabal Palm	*Sabal palmetto*	20'	Preserve	
228	Royal Palm	*Roystonea sp*	25'	Preserve	
229	Royal Palm	*Roystonea sp*	25'	Preserve	
230	Sabal Palm	*Sabal palmetto*	20'	Preserve	
231	Sabal Palm	*Sabal palmetto*	16'	Preserve	
232	Sabal Palm	*Sabal palmetto*	16'	Preserve	
234	Sabal Palm	*Sabal palmetto*	18'	Preserve	
235	Sabal Palm	*Sabal palmetto*	22'	Preserve	
236	Sabal Palm	*Sabal palmetto*	18'	Preserve	
237	Sabal Palm	*Sabal palmetto*	18'	Preserve	
238	Royal Palm	*Roystonea sp*	30'	Preserve	
239	Royal Palm	*Roystonea sp*	30'	Preserve	
240	Royal Palm	*Roystonea sp*	28'	Preserve	
241	Sabal Palm	*Sabal palmetto*	18'	Preserve	
242	Sabal Palm	*Sabal palmetto*	18'	Preserve	
243	Sabal Palm	*Sabal palmetto*	18'	Preserve	
244	Sabal Palm	*Sabal palmetto*	18'	Preserve	
245	Sabal Palm	*Sabal palmetto*	18'	Remove	
246	Sabal Palm	*Sabal palmetto*	18'	Remove	
247	Sabal Palm	*Sabal palmetto*	18'	Remove	
248	Alexander Palm	*Archontophoenix alexandrae*	20'	Remove	Double
249	Sabal Palm	*Sabal palmetto*	16'	Remove	
250	Sabal Palm	*Sabal palmetto*	16'	Remove	
251	Sabal Palm	*Sabal palmetto*	16'	Remove	
252	Sabal Palm	*Sabal palmetto*	16'	Remove	
253	Sabal Palm	*Sabal palmetto*	16'	Remove	
254	Sabal Palm	*Sabal palmetto*	18'	Remove	
255	Sabal Palm	*Sabal palmetto*	18'	Remove	
256	Sabal Palm	*Sabal palmetto*	18'	Remove	
257	Sabal Palm	*Sabal palmetto*	18'	Remove	
258	Sabal Palm	*Sabal palmetto*	18'	Remove	
259	Sabal Palm	*Sabal palmetto*	12'	Remove	
260	Sabal Palm	*Sabal palmetto*	12'	Remove	
261	Sabal Palm	*Sabal palmetto*	14'	Remove	
262	Sabal Palm	*Sabal palmetto*	16'	Remove	
263	Royal Palm	*Roystonea sp*	18'	Remove	
264	Sabal Palm	*Sabal palmetto*	18'	Remove	
265	Sabal Palm	*Sabal palmetto*	12'	Remove	
266	Sabal Palm	*Sabal palmetto*	20'	Remove	
267	Sabal Palm	*Sabal palmetto*	14'	Remove	
268	Sabal Palm	*Sabal palmetto*	18'	Remove	
269	Sabal Palm	*Sabal palmetto*	20'	Remove	
270	Sabal Palm	*Sabal palmetto*	20'	Remove	
271	Sabal Palm	*Sabal palmetto*	14'	Remove	
272	Sabal Palm	*Sabal palmetto*	18'	Remove	
273	Sabal Palm	*Sabal palmetto*	18'	Remove	
274	Sabal Palm	*Sabal palmetto*	20'	Remove	
275	Sabal Palm	*Sabal palmetto*	20'	Remove	
276	Sabal Palm	*Sabal palmetto*	20'	Remove	
277	Sabal Palm	*Sabal palmetto*	14'	Remove	
278	Sabal Palm	*Sabal palmetto*	17'	Remove	
279	Sabal Palm	*Sabal palmetto*	14'	Remove	
280	Sabal Palm	*Sabal palmetto*	16'	Remove	
281	Sabal Palm	*Sabal palmetto*	16'	Remove	
282	Sabal Palm	*Sabal palmetto*	18'	Remove	
283	Sabal Palm	*Sabal palmetto*	16'	Remove	
284	Sabal Palm	*Sabal palmetto*	12'	Remove	
285	Queen Palm	*Syagrus romanzoffiana*	14'	Preserve	
286	Queen Palm	*Syagrus romanzoffiana*	18'	Preserve	
287	Sabal Palm	*Sabal palmetto*	12'	Preserve	
288	Sabal Palm	*Sabal palmetto*	20'	Preserve	
289	Sabal Palm	*Sabal palmetto*	22'	Preserve	
290	Sabal Palm	*Sabal palmetto*	18'	Preserve	
291	Sabal Palm	*Sabal palmetto*	22'	Preserve	
292	Sabal Palm	*Sabal palmetto*	16'	Preserve	
293	Sabal Palm	*Sabal palmetto*	16'	Preserve	
294	Sabal Palm	*Sabal palmetto*	22'	Preserve	
295	Sabal Palm	*Sabal palmetto*	22'	Preserve	
296	Sabal Palm	*Sabal palmetto*	22'	Preserve	
297	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
298	Areca Palm	*Dypsis lutescens*		Remove	Cluster
299	Areca Palm	*Dypsis lutescens*		Remove	Cluster
300	Sabal Palm	*Sabal palmetto*	25'	Remove	
301	Sabal Palm	*Sabal palmetto*	25'	Remove	
302	Sabal Palm	*Sabal palmetto*	20'	Remove	
303	Sabal Palm	*Sabal palmetto*	22'	Remove	
304	Sabal Palm	*Sabal palmetto*	22'	Remove	
305	Sabal Palm	*Sabal palmetto*	22'	Remove	
306	Sabal Palm	*Sabal palmetto*	18'	Remove	
307	Sabal Palm	*Sabal palmetto*	18'	Remove	
308	Royal Palm	*Roystonea sp*	22'	Remove	
309	Sabal Palm	*Sabal palmetto*	16'	Remove	
310	Sabal Palm	*Sabal palmetto*	16'	Remove	
311	Sabal Palm	*Sabal palmetto*	16'	Remove	
312	Sylvester Palm	*Phoenix sylvestris*	16'	Remove	Palm
313	Royal Palm	*Roystonea sp*	30'	Preserve	
314	Royal Palm	*Roystonea sp*	30'	Preserve	
315	Royal Palm	*Roystonea sp*	30'	Preserve	
316	Royal Palm	*Roystonea sp*	30'	Preserve	
317	Sylvester Palm	*Phoenix sylvestris*	20'	Preserve	Palm
318	Royal Palm	*Roystonea sp*	35'	Preserve	
319	Royal Palm	*Roystonea sp*	25'	Preserve	
320	Sabal Palm	*Sabal palmetto*	18'	Preserve	
321	Sabal Palm	*Sabal palmetto*	20'	Preserve	
322	Sabal Palm	*Sabal palmetto*	18'	Preserve	
323	Sabal Palm	*Sabal palmetto*	16'	Preserve	
324	Royal Palm	*Roystonea sp*	25'	Preserve	Top rotted
325	Sabal Palm	*Sabal palmetto*	22'	Preserve	
326	Sabal Palm	*Sabal palmetto*	18'	Preserve	
327	Sabal Palm	*Sabal palmetto*	18'	Preserve	
328	Sabal Palm	*Sabal palmetto*	18'	Preserve	
329	Sabal Palm	*Sabal palmetto*	18'	Preserve	
330	Sabal Palm	*Sabal palmetto*	18'	Preserve	
331	Sabal Palm	*Sabal palmetto*	16'	Preserve	
332	Sabal Palm	*Sabal palmetto*	16'	Preserve	
333	Sabal Palm	*Sabal palmetto*	18'	Remove	
334	Sabal Palm	*Sabal palmetto*	18'	Remove	
335	Sabal Palm	*Sabal palmetto*	18'	Remove	
336	Sabal Palm	*Sabal palmetto*	18'	Remove	
337	Sabal Palm	*Sabal palmetto*	18'	Remove	
338	Sabal Palm	*Sabal palmetto*	18'	Remove	
340	Sabal Palm	*Sabal palmetto*	18'	Remove	
341	Sabal Palm	*Sabal palmetto*	18'	Remove	
342	Sabal Palm	*Sabal palmetto*	18'	Preserve	
343	Sabal Palm	*Sabal palmetto*	18'	Remove	
344	Sabal Palm	*Sabal palmetto*	22'	Preserve	
345	Sabal Palm	*Sabal palmetto*	20'	Preserve	
346	Washingtonia Palm	*Washingtonia sp.*	20'	Remove	Palm
347	Washingtonia Palm	*Washingtonia sp.*	20'	Preserve	Palm
348	Washingtonia Palm	*Washingtonia sp.*	18'	Preserve	Palm
349	Washingtonia Palm	*Washingtonia sp.*	20'	Preserve	Palm
350	Washingtonia Palm	*Washingtonia sp.*	25'	Remove	Palm

*All palms are measured in feet to clear trunk

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO	DATE	DESCRIPTION	BY
1	2/24/2025	SITE PLAN AMENDMENT	CKW
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	

REVISIONS

CAD 2920.04_LD.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT
COREY A. KISSELL WONG
LA 6667017
STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION LIST

SHEET:
LD-2.00

Corey Kissell Wong P:\2900\2920.04 WaterfordCampus Redev\LA\Drawings\Landscape\2920.04_LD.dwg — Plotted: 10/6/2025 3:04:38 PM, Saved: 10/6/2025 12:20:10 PM

351	Sabal Palm	*Sabal palmetto*	20'	Remove	
352	Sabal Palm	*Sabal palmetto*	20'	Remove	
353	Sabal Palm	*Sabal palmetto*	20'	Remove	
354	Sabal Palm	*Sabal palmetto*	20'	Remove	
355	Sabal Palm	*Sabal palmetto*	25'	Preserve	
356	Sabal Palm	*Sabal palmetto*	18'	Preserve	
357	Sabal Palm	*Sabal palmetto*	18'	Preserve	
358	Sabal Palm	*Sabal palmetto*	20'	Preserve	
359	Sabal Palm	*Sabal palmetto*	20'	Preserve	
360	Sabal Palm	*Sabal palmetto*	20'	Preserve	
361	Royal Palm	*Roystonea sp*	30'	Preserve	
362	Live Oak	*Quercus virginiana*	11	Preserve	
363	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
364	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
365	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
366	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
367	Coconut Palm	*Cocos nucifera*	18'	Preserve	
368	Coconut Palm	*Cocos nucifera*	18'	Preserve	
369	Coconut Palm	*Cocos nucifera*	22'	Preserve	
370	Coconut Palm	*Cocos nucifera*	22'	Preserve	
371	Live Oak	*Quercus virginiana*	8	Preserve	
372	Mango Tree	*Mangifera indica*	10	Remove	
373	Sabal Palm	*Sabal palmetto*	20'	Preserve	
374	Sabal Palm	*Sabal palmetto*	20'	Preserve	
375	Sabal Palm	*Sabal palmetto*	20'	Preserve	
376	Fishtail Palm	*Caryota sp.*	16'	Preserve	
377	Sabal Palm	*Sabal palmetto*	25'	Preserve	
378	Fishtail Palm	*Caryota sp.*	18'	Preserve	
379	Sabal Palm	*Sabal palmetto*	25'	Preserve	
380	Fishtail Palm	*Caryota sp.*	18'	Preserve	
381	Fishtail Palm	*Caryota sp.*	18'	Preserve	
382	Royal Palm	*Roystonea sp*	18'	Preserve	Poor condition
383	Laurel Oak	*Quercus laurifolia*	8	Preserve	
384	Sabal Palm	*Sabal palmetto*	18'	Preserve	
385	Sabal Palm	*Sabal palmetto*	18'	Preserve	
386	Coconut Palm	*Cocos nucifera*	20'	Preserve	
387	Coconut Palm	*Cocos nucifera*	22'	Preserve	
388	Sabal Palm	*Sabal palmetto*	20'	Preserve	
389	Coconut Palm	*Cocos nucifera*	30'	Preserve	
390	Coconut Palm	*Cocos nucifera*	30'	Preserve	
391	Coconut Palm	*Cocos nucifera*	30'	Preserve	
392	Royal Palm	*Roystonea sp*	18'	Preserve	
393	Royal Palm	*Roystonea sp*	20'	Preserve	
394	Royal Palm	*Roystonea sp*	20'	Preserve	
395	Queen Palm	*Syagrus romanzoffiana*	25'	Preserve	
396	Royal Palm	*Roystonea sp*	12'	Preserve	
397	Alexander Palm	*Archontophoenix alexandrae*	20'	Preserve	Double
398	Royal Palm	*Roystonea sp*	18'	Preserve	
399	Royal Palm	*Roystonea sp*	18'	Preserve	
400	Royal Palm	*Roystonea sp*	18'	Preserve	
401	Queen Palm	*Syagrus romanzoffiana*	24'	Preserve	
402	Coconut Palm	*Cocos nucifera*	25'	Preserve	
403	Coconut Palm	*Cocos nucifera*	25'	Preserve	
404	Coconut Palm	*Cocos nucifera*	25'	Preserve	
405	Royal Palm	*Roystonea sp*	18'	Preserve	
406	Royal Palm	*Roystonea sp*	18'	Preserve	
407	Sylvester Palm	*Phoenix sylvestris*	20'	Preserve	Palm
408	Royal Palm	*Roystonea sp*	20'	Preserve	
409	Alexander Palm	*Archontophoenix alexandrae*	25'	Preserve	Double
410	Royal Palm	*Roystonea sp*	20'	Preserve	
411	Royal Palm	*Roystonea sp*	20'	Preserve	
412	Royal Palm	*Roystonea sp*	20'	Preserve	
413	Queen Palm	*Syagrus romanzoffiana*	22'	Preserve	
414	Royal Palm	*Roystonea sp*	20'	Preserve	
415	Royal Palm	*Roystonea sp*	18'	Preserve	
416	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
417	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
418	Sabal Palm	*Sabal palmetto*	20'	Remove	
419	Sabal Palm	*Sabal palmetto*	20'	Preserve	
420	Black Olive	*Bucida buceras*	26	Preserve	
421	Black Olive	*Bucida buceras*	24	Preserve	
422	Fishtail Palm	*Caryota sp.*	9'	Preserve	Cluster
423	Sabal Palm	*Sabal palmetto*	20'	Preserve	
424	Sabal Palm	*Sabal palmetto*	20'	Preserve	
425	Sabal Palm	*Sabal palmetto*	20'	Preserve	
426	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
427	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
428	Cassia	*Cassia fistula*	11	Preserve	Trk split/dam
429	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
430	Pink Tabebuia	*Tabebuia sp.*	7	Preserve	
431	Live Oak	*Quercus virginiana*	27	Preserve	
432	Live Oak	*Quercus virginiana*	27	Preserve	
433	Live Oak	*Quercus virginiana*	21	Preserve	
434	Live Oak	*Quercus virginiana*	26	Preserve	
435	Live Oak	*Quercus virginiana*	24	Preserve	damaged
436	Live Oak	*Quercus virginiana*	21	Preserve	
437	Senegal Date Palm	*Phoenix reclinata*	25'	Remove	Palm
438	Live Oak	*Quercus virginiana*	24	Preserve	
439	Queen Palm	*Syagrus romanzoffiana*	20'	Preserve	
440	Queen Palm	*Syagrus romanzoffiana*	20'	Preserve	
441	Queen Palm	*Syagrus romanzoffiana*	20'	Preserve	
442	Viburnum Sp.	*Viburnum Sp.*	4	Preserve	Sp.
443	Viburnum Sp.	*Viburnum Sp.*	5	Preserve	Sp.
444	Ficus	*Ficus sp.*	5	Preserve	
445	Viburnum Sp.	*Viburnum Sp.*	5	Preserve	Sp.
446	Laurel Oak	*Quercus laurifolia*	4	Preserve	
447	Ficus	*Ficus sp.*	5	Preserve	
448	Live Oak	*Quercus virginiana*	14	Remove	
449	Crimson Bottlebrush	*Callistemon citrinus*	6	Preserve	
450	Live Oak	*Quercus virginiana*	25	Preserve	
451	Live Oak	*Quercus virginiana*	24	Preserve	
452	Sabal Palm	*Sabal palmetto*	20'	Preserve	
453	Sabal Palm	*Sabal palmetto*	22'	Preserve	
454	Sabal Palm	*Sabal palmetto*	20'	Preserve	
455	Sabal Palm	*Sabal palmetto*	24'	Preserve	
456	Sabal Palm	*Sabal palmetto*	25'	Preserve	
457	Sabal Palm	*Sabal palmetto*	26'	Preserve	
458	Tibouchina	*Tibouchinas sp.*	4	Preserve	Tibouchina
459	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
460	Avocado	*Persea americana*	8	Preserve	
461	Sabal Palm	*Sabal palmetto*	16'	Preserve	
462	Sabal Palm	*Sabal palmetto*	16'	Preserve	
463	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
464	Sabal Palm	*Sabal palmetto*	22'	Preserve	
465	Sabal Palm	*Sabal palmetto*	18'	Preserve	

466	Live Oak	*Quercus virginiana*	10	Preserve	
467	Pink Tabebuia	*Tabebuia sp.*	10	Preserve	
468	Jatropha	*Jatropha intergerrima*	5	Preserve	
469	Jatropha	*Jatropha intergerrima*	5	Preserve	
470	Jatropha	*Jatropha intergerrima*	4	Preserve	
471	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
472	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
473	Live Oak	*Quercus virginiana*	14	Preserve	
474	Jatropha	*Jatropha intergerrima*	4	Preserve	
475	Jatropha	*Jatropha intergerrima*	5	Preserve	
476	Jatropha	*Jatropha intergerrima*	6	Preserve	
477	Jatropha	*Jatropha intergerrima*	5	Preserve	
478	Plumeria	*Plumeria sp.*	6	Preserve	
479	Crimson Bottlebrush	*Callistemon citrinus*	6	Preserve	
480	Crimson Bottlebrush	*Callistemon citrinus*	10	Preserve	
481	Live Oak	*Quercus virginiana*	22	Preserve	
482	Live Oak	*Quercus virginiana*	25	Preserve	
483	Live Oak	*Quercus virginiana*	21	Preserve	
484	Live Oak	*Quercus virginiana*	14	Preserve	
485	Live Oak	*Quercus virginiana*	15	Preserve	
486	Live Oak	*Quercus virginiana*	11	Preserve	
487	Live Oak	*Quercus virginiana*	13	Preserve	
488	Laurel Oak	*Quercus laurifolia*	31	Remove	
489	Live Oak	*Quercus virginiana*	16	Remove	
490	Live Oak	*Quercus virginiana*	20	Remove	
491	Live Oak	*Quercus virginiana*	18	Remove	
492	Pongam Tree	*Millettia pinnata*	20	Remove	
493	Live Oak	*Quercus virginiana*	6	Relocate	
494	Live Oak	*Quercus virginiana*	10	Relocate	
495	Live Oak	*Quercus virginiana*	11	Relocate	
496	Live Oak	*Quercus virginiana*	12	Relocate	
497	Live Oak	*Quercus virginiana*	18	Remove	
498	Gumbo Limbo	*Bursera simaruba*	19	Remove	
499	Royal Poinciana	*Delonix regia*	14'	Preserve	
500	Gumbo Limbo	*Bursera simaruba*	25	Preserve	
501	Pongam Tree	*Millettia pinnata*	8	Preserve	
502	Pongam Tree	*Millettia pinnata*	26	Remove	
503	Gumbo Limbo	*Bursera simaruba*	11	Remove	
504	Live Oak	*Quercus virginiana*	5	Remove	
505	Black Olive	*Bucida buceras*	22	Remove	
506	Black Olive	*Bucida buceras*	22	Remove	
507	Mahogany	*Swietenia mahagoni*	23	Remove	
508	Gumbo Limbo	*Bursera simaruba*	15	Remove	
509	Live Oak	*Quercus virginiana*	15	Remove	
510	Live Oak	*Quercus virginiana*	16	Remove	
511	Live Oak	*Quercus virginiana*	10	Preserve	
512	Live Oak	*Quercus virginiana*	12	Preserve	
513	Live Oak	*Quercus virginiana*	9	Preserve	
514	Mahogany	*Swietenia mahagoni*	20	Remove	
515	Mahogany	*Swietenia mahagoni*	15	Remove	
516	Live Oak	*Quercus virginiana*	19	Remove	
517	Live Oak	*Quercus virginiana*	11	Relocate	
518	Gumbo Limbo	*Bursera simaruba*	7	Relocate	
519	Mahogany	*Swietenia mahagoni*	11	Remove	
520	Live Oak	*Quercus virginiana*	15	Remove	
521	Bischofia	*Bischofia javonica*	13	Preserve	
522	Bischofia	*Bischofia javonica*	12	Preserve	
523	Bischofia	*Bischofia javonica*	17	Preserve	
524	Bischofia	*Bischofia javonica*	17	Preserve	
525	Bischofia	*Bischofia javonica*	10	Preserve	
526	Magnolia	*Magnolia grandiflora*	7	Preserve	
527	Sabal Palm	*Sabal palmetto*	16'	Remove	
528	Sabal Palm	*Sabal palmetto*	18'	Remove	
529	Sabal Palm	*Sabal palmetto*	18'	Remove	
530	Sabal Palm	*Sabal palmetto*	22'	Preserve	
531	Sabal Palm	*Sabal palmetto*	22'	Preserve	
532	Sabal Palm	*Sabal palmetto*	22'	Preserve	
533	Sabal Palm	*Sabal palmetto*	20'	Preserve	
534	Sabal Palm	*Sabal palmetto*	20'	Preserve	
535	Sabal Palm	*Sabal palmetto*	20'	Preserve	
536	Pongam Tree	*Millettia pinnata*	16	Preserve	
537	Sabal Palm	*Sabal palmetto*	20'	Preserve	
538	Sabal Palm	*Sabal palmetto*	20'	Preserve	
539	Sabal Palm	*Sabal palmetto*	20'	Preserve	
540	Sabal Palm	*Sabal palmetto*	18'	Preserve	
541	Sabal Palm	*Sabal palmetto*	20'	Preserve	
542	Sabal Palm	*Sabal palmetto*	18'	Preserve	
543	Sabal Palm	*Sabal palmetto*	18'	Preserve	
544	Sabal Palm	*Sabal palmetto*	20'	Preserve	
545	Sabal Palm	*Sabal palmetto*	20'	Preserve	
546	Sabal Palm	*Sabal palmetto*	20'	Preserve	
547	Pongam Tree	*Millettia pinnata*	16	Preserve	
548	Sabal Palm	*Sabal palmetto*	20'	Preserve	
549	Sabal Palm	*Sabal palmetto*	20'	Preserve	
550	Sabal Palm	*Sabal palmetto*	20'	Preserve	
551	Sabal Palm	*Sabal palmetto*	20'	Preserve	
552	Sabal Palm	*Sabal palmetto*	22'	Preserve	
553	Sabal Palm	*Sabal palmetto*	22'	Preserve	
554	Sabal Palm	*Sabal palmetto*	18'	Preserve	
555	Sabal Palm	*Sabal palmetto*	18'	Preserve	
556	Sabal Palm	*Sabal palmetto*	18'	Preserve	
557	Sabal Palm	*Sabal palmetto*	18'	Preserve	
558	Sabal Palm	*Sabal palmetto*	18'	Preserve	
559	Sabal Palm	*Sabal palmetto*	18'	Preserve	
560	Live Oak	*Quercus virginiana*	16	Preserve	
561	Live Oak	*Quercus virginiana*	17	Preserve	
562	Live Oak	*Quercus virginiana*	13	Preserve	
563	Pongam Tree	*Millettia pinnata*	15	Preserve	
564	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
565	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
566	Pongam Tree	*Millettia pinnata*	15	Preserve	
567	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
568	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
569	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
570	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
571	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
572	Alexander Palm	*Archontophoenix alexandrae*	20'	Remove	
573	Alexander Palm	*Archontophoenix alexandrae*	20'	Remove	
574	Laurel Oak	*Quercus laurifolia*	8	Preserve	
575	Black Olive	*Bucida buceras*	20	Preserve	
576	Sabal Palm	*Sabal palmetto*	18'	Remove	
577	Sabal Palm	*Sabal palmetto*	25'	Remove	
578	Sabal Palm	*Sabal palmetto*	25'	Remove	
579	Sabal Palm	*Sabal palmetto*	20'	Remove	

580	Sabal Palm	*Sabal palmetto*	20'	Remove	
581	Sabal Palm	*Sabal palmetto*	20'	Remove	
582	Christmas Palm	*Veitchia merillii*	10'	Remove	
583	Sabal Palm	*Sabal palmetto*	22'	Preserve	
584	Sabal Palm	*Sabal palmetto*	20'	Remove	
585	Sabal Palm	*Sabal palmetto*	12'	Preserve	
586	Sabal Palm	*Sabal palmetto*	10'	Preserve	
587	Sabal Palm	*Sabal palmetto*	10'	Preserve	
588	Sabal Palm	*Sabal palmetto*	16'	Preserve	
589	Sabal Palm	*Sabal palmetto*	18'	Preserve	
590	Sabal Palm	*Sabal palmetto*	16'	Preserve	
591	Sabal Palm	*Sabal palmetto*	18'	Preserve	
592	Sabal Palm	*Sabal palmetto*	7'	Preserve	
593	Sabal Palm	*Sabal palmetto*	8'	Preserve	
594	Weeping Fig	*Ficus benjamina*	24	Remove	
595	Live Oak	*Quercus virginiana*	17	Remove	
596	Live Oak	*Quercus virginiana*	11	Remove	
597	Live Oak	*Quercus virginiana*	13	Remove	
598	Live Oak	*Quercus virginiana*	14	Remove	
599	Live Oak	*Quercus virginiana*	8	Remove	
600	Live Oak	*Quercus virginiana*	9	Preserve	
601	Lead Tree	*Leucaena leucocephala*	8	Remove	Multi-leader
602	Sabal Palm	*Sabal palmetto*	12'	Remove	Vines; Close to lead tree
603	Sabal Palm	*Sabal palmetto*	14'	Remove	Curved; Close to lead tree
604	Areca cluster	*Dypsis lutescens*	8	Remove	
605	Areca cluster	*Dypsis lutescens*	12	Remove	
606	Live Oak	*Quercus virginiana*	18	Relocate	
607	Sabal Palm	*Sabal palmetto*	15'	Remove	
608	Live Oak	*Quercus virginiana*	10	Remove	
609	Lead Tree	*Leucaena leucocephala*	14	Remove	
610	Sabal Palm	*Sabal palmetto*	11'	Remove	
611	Weeping Fig	*Ficus benjamina*	36	Remove	
612	Golden Raintree	*Koelreuteria formosana*	8	Remove	Trunk damage
613	Live Oak	*Quercus virginiana*	10	Preserve	
614	Live Oak	*Quercus virginiana*	12	Remove	
615	Live Oak	*Quercus virginiana*	12	Remove	
616	Triangle palm	*Dypsis decaryi*	6'	Remove	
617	Live Oak	*Quercus virginiana*	10	Remove	
618	Live Oak	*Quercus virginiana*	7	Remove	
619	Live Oak	*Quercus virginiana*	9	Remove	
620	Sabal Palm	*Sabal palmetto*	18'	Remove	
621	Beauty Leaf	*Calophyllum antillanum*	7	Remove	
622	Fiddle-leaf Fig	*Ficus lyrata*	18	Remove	
623	Live Oak	*Quercus virginiana*	13	Remove	
630	Sabal Palm	*Sabal palmetto*	11'	Remove	
631	Strangler Fig	*Ficus aurea*	80	Remove	
632	Laurel Fig	*Ficus microcarpa*	90	Preserve	
633	Seagrape	*Coccoloba uvifera*	12	Preserve	Cluster
634	Sabal Palm	*Sabal palmetto*	19'	Preserve	
635	Seagrape	*Coccoloba uvifera*	8	Preserve	Cluster
636	Screw Pine	*Pandanus utilis*	6	Preserve	Multi-leader
637	Coconut palm	*Cocos nucifera*	22	Preserve	
638	Magnolia	*Magnolia grandiflora*	5	Preserve	Multi-leader
639	Seagrape	*Coccoloba uvifera*	6	Preserve	Large cluster, 5x30ft
641	Live Oak	*Quercus virginiana*	18	Remove	
642	Live Oak	*Quercus virginiana*	10	Preserve	
643	Live Oak	*Quercus virginiana*	12	Preserve	
644	Live Oak	*Quercus virginiana*	6	Remove	
645	Live Oak	*Quercus virginiana*	7	Preserve	
646	Live Oak	*Quercus virginiana*	14	Preserve	
647	Live Oak	*Quercus virginiana*	14	Remove	
648	Sabal Palm	*Sabal palmetto*	12'	Remove	Close to carrotwood
649	Live Oak	*Quercus virginiana*	12	Remove	
650	Live Oak	*Quercus virginiana*	13	Relocate	
651	Live Oak	*Quercus virginiana*	9	Remove	
652	Spanish Bayonet	*Yucca aloifolia*	9	Remove	Multi-leader
653	Sabal Palm	*Sabal palmetto*	6'	Remove	
655	Sabal Palm	*Sabal palmetto*	8'	Remove	
656	Avocado	*Persea americana*	9	Remove	Multi-leader
657	Sabal Palm	*Sabal palmetto*	20'	Remove	
659	Sabal Palm	*Sabal palmetto*	20'	Remove	Vines; fair condition
660	Live Oak	*Quercus virginiana*	14	Remove	
661	Live Oak	*Quercus virginiana*	12	Remove	
662	Areca Palm	*Dypsis lutescens*	5	Preserve	5ft x 5ft cluster
663	Sabal Palm	*Sabal palmetto*	3	Remove	
664	Gumbo limbo	*Bursera simaruba*	16	Remove	
665	Sabal Palm	*Sabal palmetto*	18'	Remove	Vine intrusion
666	Weeping Fig	*Ficus benjamina*	8	Remove	Growing through fence
667	Sabal Palm	*Sabal palmetto*	15'	Remove	
668	Christmas Palm	*Veitchia merillii*	10'	Remove	
669	Bird of Paradise	*Strelitzia nicolai*	10	Remove	10ft x 10ft cluster
670	Sabal Palm	*Sabal palmetto*	8'	Remove	Abut fence
671	Seagrape	*Coccoloba uvifera*	10	Remove	Multi-trunk
672	Seagrape	*Coccoloba uvifera*	10	Remove	Multi-trunk
673	Seagrape	*Coccoloba uvifera*	15	Remove	Multi-trunk
15b	Christmas Palm	*Veitchia merillii*	10'	Preserve	
212b	Sabal Palm	*Sabal palmetto*	16'	Remove	
234b	Sabal Palm	*Sabal palmetto*	20'	Preserve	

*All palms are measured in feet to clear trunk

TOTAL TREES/ PALMS PRESERVED: 430
TOTAL TREES/PALMS REMOVED: 224
TOTAL TREES/ PALMS RELOCATED: 10

NOTE: CONTRACTOR SHALL NOTIFY THE TOWN THREE WEEKS PRIOR TO THE REMOVAL OF NATIVE TREES AND PALMS SO THE TOWN MAY NOTIFY RESIDENTS OF AVAILABLE VEGETATION FOR REUSE.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS

NO	DATE	DESCRIPTION	BY
1	2/07/2025	SITE PLAN AMENDMENT	CKW
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	

CAD: 2920.04_LD.DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD
COREY A. KISSELL WONG, PLA
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT COREY A. KISSELL WONG LA 6667017 STATE OF FLORIDA

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION LIST

SHEET:
LD-2.01

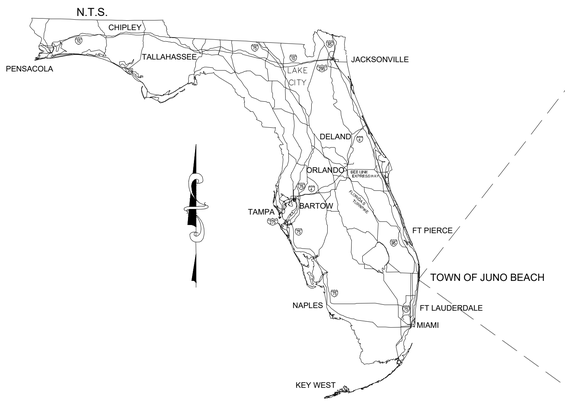
Corey Kissell Wong P:\2920\2920.04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LD.dwg — Plotted: 10/6/2025 3:04:40 PM Saved: 10/6/2025 12:00:10 PM

THE WATERFORD

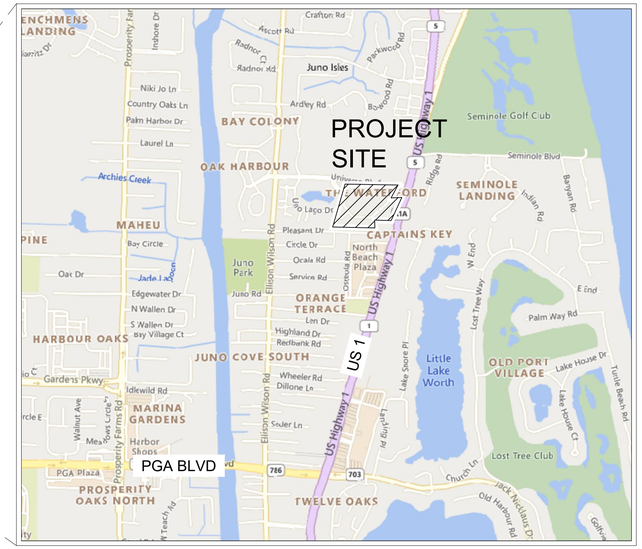
601 UNIVERSE BOULEVARD,
JUNO BEACH, FL 33408

PRELIMINARY CIVIL ENGINEERING PLANS

PREPARED FOR:
LIFESPACE COMMUNITIES
WEST DES MOINES, IA 50266



LOCATION MAP



PROJECT LOCATED IN
SECTION 33 / TOWNSHIP 41 SOUTH / RANGE 43 EAST
PALM BEACH COUNTY, FL

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER
C-002	GENERAL NOTES
C-101	EROSION AND SEDIMENTATION CONTROL PLAN
C-102	DEMOLITION PLAN
C-201	PAVING AND GRADING PLAN
C-301	DRAINAGE PLAN
C-401	WATER AND WASTEWATER PLAN
C-501	SIGNING AND PAVEMENT MARKING PLAN

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE
SFWMD	ERP		
PBC HEALTH DEPARTMENT	WATER PERMIT		
PBC HEALTH DEPARTMENT	SEWER PERMIT		
PBC LAND DEVELOPMENT	U/T PERMIT		
PBC FIRE	FIRE REVIEW		

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's below. Call before you dig.

PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

ENGINEER OF RECORD
CHRIS J. HOLMES, PE
P.E. #66344
ON 2025-02-26

NO:	DATE:	DESCRIPTION:

DRAWN DATE:	2/26/2025
DRAWN BY:	LL/GAT
CHECKED BY:	CJH
PROJECT #:	2920.04

PRELIMINARY CIVIL ENGINEERING PLANS

SHEET #:	TOTAL SHEETS
C-001	8

GENERAL NOTES

1. REGULATIONS - ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL COUNTY, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT PALM BEACH COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.
2. STANDARD DETAILS AND SPECIFICATIONS - STATE, COUNTY AND CITY CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS, GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN. ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DATUM - UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N.A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS OR RESUMES.
4. CHANGES - ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
5. GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
6. SHOP DRAWINGS - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND SEACOAST UTILITY AUTHORITY(SUA) APPROVAL. STRUCTURE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
7. MAINTENANCE OF TRAFFIC (M.O.T.) - UNLESS OTHERWISE PERMITTED, THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC AND ACCESS AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE NECESSARY TEMPORARY PAVEMENT, BARRICADES, LIGHTING, SIGNS, FLAGMEN, ETC. FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL SUBMIT M.O.T. AND A.D.A. ACCESS PLANS TO THE ENGINEER FOR REVIEW AND CITY, COUNTY AND STATE APPROVAL OF WORK TO BE DONE WITHIN THEIR RIGHTS OF WAY. M.O.T. SHALL BE IN ACCORDANCE WITH A.D.A., M.U.T.C.D. AND F.D.O.T. INDEX OF STANDARD PLANS.
8. RECORD DRAWINGS - THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
9. RESPONSIBILITY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
10. RESTORATION - THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.
11. OPEN TRENCHES - ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE OWNER, ENGINEER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.
12. CONFLICTS - ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE ENGINEER OR OWNER.

CLEARING AND GRUBBING

1. CLEARING - CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE ENGINEER OR OWNER AND APPROVED BY THE TOWN OF JUNO BEACH.
2. GRUBBING - ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN THE LIMITS OF PAVEMENT CONSTRUCTION SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED PAVEMENT ELEVATION AND REPLACED WITH CLEAN FILL.
3. DEBRIS REMOVAL - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON-SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE ENGINEER AND TOWN OF JUNO BEACH.
4. PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
5. LANDSCAPED AREAS - ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF BASE ROCK AND CONSTRUCTION DEBRIS AND EXCAVATED TO A MINIMUM DEPTH OF 30" OR TO CLEAN, NATIVE SOIL. REFER TO THE LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL PLANTING INFORMATION AND DETAILS.
6. MUCK - ANY MUCK ENCOUNTERED WITHIN 10' OF THE PAVEMENT AND BUILDING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
7. HARDPAN - ANY HARDPAN ENCOUNTERED IN THE DETENTION AREA SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR FILL MATERIAL.

UTILITY CONTACTS

CROWN CASTLE FIBER:
DANNY HASKETT
(786)-610-2931
ALT. (786)-246-7073
DANNY.HASKETT@FPL.COM

FPL:
TIM BONNER
(561)-575-6302
TIMOTHY.BONNER@FPL.COM

FLORIDA PUBLIC UTILITIES:
MAURO RUINI
(561)-838-1719
ALT. (561)-602-4150
MRUINI@FPUC.COM

SEACOAST UTILITY AUTHORITY:
SCOTT SERRA
(561)-627-2700
SSERRA@SUA.COM

ATT-FLORIDA:
PAUL HERRON
(561)-540-9262
PH3103@ATT.COM

WATER AND SEWER NOTES

1. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SEACOAST UTILITY AUTHORITY (SUA) REQUIREMENTS.
2. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. VERTICAL ADJUSTMENTS OF RIMS AND VALVE BOXES MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR SITE GRADING IS COMPLETE. COST OF ADJUSTING IS TO BE INCLUDED IN BASE BID.
3. WATER AND SEWER MAINS AND SERVICES TO CLEAR DRAINAGE MANHOLES AND INLETS BY A MINIMUM HORIZONTAL DISTANCE OF 5'.
4. DIP WATER MAINS SHALL BE LAID WITH NO DEFLECTIONS AT THE JOINTS AND PIPES SHALL NOT BE DEFLECTED.
5. WATER MAIN AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320 OF THE F.A.C.
6. SEWER FORCE MAINS AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-604.300 OF THE F.A.C.
7. DETECTABLE MAGNETIC TAPE SHALL BE INSTALLED 12" ABOVE CROWN OF PIPE. TAPE OVER WATER MAINS SHALL BE 6" BLUE. TAPE OVER FORCE MAINS SHALL BE 6" GREEN. THE TAPE SHALL BE MAGNETIC AND MANUFACTURED BY SUA STANDARD OR APPROVED EQUAL.
8. ELECTROMAGNETIC SENSOR (EMS) MARKERS SHALL BE PLACED ACCORDING TO THE STANDARD DETAIL AS WELL AS ALL CHANGES IN PIPE DIRECTION AND AT 500' (MAX) INTERVALS ALONG ENTIRE LENGTH.
9. MEGALUG RESTRAINTS, SECURED WITH THRUST BLOCKS AND/OR TIE-RODS (SEE DETAIL SHEETS), SHALL BE USED ON ALL UNDERGROUND FITTINGS. ABOVE GROUND FITTINGS SHALL BE FLANGED. RESTRAINED JOINTS AND FITTINGS SHALL BE VISUALLY INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO BACKFILLING.
10. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDATION.
11. FIRE HYDRANTS SHALL BE A MAXIMUM OF 12 FEET FROM ROAD ACCESS.
12. MAINTAIN A 6' CLEAR AREA AROUND ALL FIRE DEPARTMENT CONNECTIONS.
13. FIRE LINES SHALL BE CERTIFIED IN ACCORDANCE WITH F.S. 633.
14. ALL SERVICES SHALL HAVE AN RPZ BFP DEVICE INSTALLED ON THE DISCHARGE SIDE OF THE METER.
15. VALVE BOX COVERS ARE NOT TO FALL WITHIN CURBS.
16. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.
17. ALL SANITARY SEWER SERVICE LATERALS UPSTREAM OF SUA POINT OF SERVICE CLEANOUT SHALL BE PRIVATE.
18. ALL MANHOLE LIDS SHALL HAVE SANITARY SEWER INSCRIBED THEREON (NEW & EXISTING).
19. NO CONNECTIONS SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM SUA.
20. PRESSURE TEST CRITERIA SHALL CONFORM TO PBCHD AND SUA STANDARDS. EACH SEGMENT SHALL BE TESTED FOR TWO (2) HOURS AT A MINIMUM PRESSURE OF 150 PSI IN ACCORDANCE WITH THE CURRENT AWWA C-600 STANDARD. UNLESS OTHERWISE SHOWN IN THE PLANS, NO MORE THAN 2,000 FEET OF FORCE MAIN SHALL BE TESTED AT ONE TIME. THE MAXIMUM QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE TESTED PIPE TO MAINTAIN THE SPECIFIED PRESSURE SHALL NOT EXCEED 50% OF THE APPLICABLE AWWA C-600 STANDARD.
21. HORIZONTAL PIPE SEPARATION DIMENSIONS ARE FROM WALL TO WALL OF PIPES AND STRUCTURES UNLESS NOTED OR EXPLICITLY SHOWN.
22. PRESSURE FITTINGS AND PIPE TO BE RESTRAINED PER SUA SPECIFICATIONS.
23. ALL EXISTING VALVES, MANHOLES, AND FIRE HYDRANTS SHALL BE ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE ADJUSTED TO FINAL FINISHED GRADE BEFORE COMPLTEION

SUA INSTALLATION PROTOCOL

1. ALL PIPE IS TO BE LAID IN A CLEAN DRY TRENCH.
2. ALL MUCK AND UNSUITABLE MATERIALS ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIAL TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.PROCTOR AND DENSITY TEST RESULTS SHALL BE SUBMITTED TO THE EOR WITH A COPY TO THE AUTHORITY.
3. ALL BACKFILL WITHIN ROAD RIGHTS-OF-WAY SHALL BE PLACED IN 12 INCH LIFTS AND COMPACTED BY MECHANICAL MEANS TO 98% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS OTHERWISE REQUIRED BY THE PERMITTING AGENCY. PROCTOR AND DENSITY TEST RESULTS SHALL BE SUBMITTED TO THE EOR WITH A COPY TO THE AUTHORITY. FLOWABLE FILL OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) SHALL BE AN ALTERNATIVE TO A COMPACTED BACKFILL WITH THE APPROVAL OF THE PERMITTING AGENCY AND THE AUTHORITY. THESE MATERIALS SHALL BE USED FOR GENERAL BACKFILL APPLICATIONS FOR TRENCHES AND ABUTMENTS. FLOWABLE FILL SHALL BE EXCAVATABLE AND HAVE A COMPRESSIVE STRENGTH THAT SHALL BE LESS THAN 200 PSI AT TWENTY-EIGHT (28) DAYS.
4. UTILITIES CROSSING ROAD RIGHTS-OF-WAY SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION AND BACKFILLED AND COMPACTED WITHIN RIGHT-OF-WAY LIMITS IN STRICT ACCORDANCE WITH THE DIRECTIONS OF THE EOR AND REQUIREMENTS OF ALL AGENCIES OF JURISDICTION.
5. EMBEDMENT MATERIALS BELOW PIPE SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION SYSTEM (U.S.C.S.) SOIL CLASSIFICATION CLASS I OR II AS NOTED IN ASTM D2321.
6. ALL LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A WING PLUG, AND ALL PRESSURE PIPES ARE TO BE PLUGGED WITH A MECHANICAL PLUG OR CAP AT THE END OF THE WORKING DAY TO PREVENT GROUND WATER AND POTENTIAL CONTAMINANTS FROM ENTERING COMPLETED LINES AND LINES UNDER CONSTRUCTION.
7. ABOVE GROUND PIPING, INCLUDING BUT NOT LIMITED TO, AERIAL CROSSINGS, LIFT STATION PIPING, FIRE LINES, METER/BACKFLOW PREVENTION DEVICE ASSEMBLIES, ETC. SHALL BE FLANGED AND BE COATED IN THE FOLLOWING MANNER:

SANDBLAST AND REMOVE ALL PAINT AND ANY LOOSE MATERIAL IN ACCORDANCE WITH SSPC-SP10 OR NAPF 500-03 (DUCTILE IRON SURFACES). SANDBLASTING SHALL BE PERFORMED USING NON-SILCIA MEDIA. PAINT ALL EXTERIOR FERROUS METAL SURFACES. THE MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION, PRIMING, RECOATING, ETC. SHALL BE STRICTLY FOLLOWED. DO NOT PAINT OR COAT ANY NAMEPLATES, BRASS OR STAINLESS STEEL MATERIAL. CONTRACTOR SHALL USE THE FOLLOWING PAINT SYSTEM OR APPROVED EQUAL.

SUA INSTALLATION PROTOCOL

TNEMEC

a. PRIMER: TNEMEC CHEMBUILD- MODIFIED POLYAMIDOAMINE EPOXY #135 (3.0 TO 5.0 MILS DFT) ALUMINUM COLOR.

b. INTERMEDIATE COAT: TNEMEC CHEMBUILD-MODIFIED POLYAMIDOAMINE EPOXY #135 (3.0 TO 5.0 MILS DFT) OFF WHITE COLOR

c. FINISH COAT: SERIES 1074 ENDURA-SHIELD II WITH 644 UV BLOCKER (2.0 TO 3.0 MILS)

THE FINISHED COAT OF PAINT SHALL BE BLACK IN COLOR FOR SANITARY SEWER, SAFETY PURPLE (5C08) FOR RECLAIMED APPURTENANCES AND DELFT (6B03) BLUE FOR POTABLE WATER APPURTENANCES.

INSPECTIONS BY THE AUTHORITY ARE REQUIRED AFTER SANDBLAST AND BEFORE PRIMER, AFTER PRIMER AND AFTER INTERMEDIATE COAT.

8. ALL FLANGED PIPE SHALL BE CAULKED BETWEEN EACH FLANGE AND THREADS WITH SIKA 1 A URETHANE CAULK.
9. ALL TIE RODS, BOLTS, NUTS, ETC. INSTALLED UNDERGROUND MUST BE COR TEN AND SHALL BE PAINTED WITH SHERWIN WILLIAMS TARGUARD - COAL TAR EPOXY OR AN AUTHORITY APPROVED EQUAL. BRASS AND STAINLESS STEEL HARDWARE IS EXEMPT FROM THIS REQUIREMENT.
10. COATINGS AND LININGS DAMAGED DURING CONSTRUCTION DUE TO FIELD CUTTING, MISHANDLING OR OTHERWISE MUST BE REPAIRED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

    THIS INCLUDES, BUT IS NOT LIMITED TO: CEMENT MORTAR AND POLYETHYLENE PIPE LININGS. PROTECTO 401, GALVANIZED COATINGS, PVC FENCE COATINGS AND OTHER PAINT TYPE COATINGS. SPECIFIC APPROVAL MUST BE OBTAINED FROM AUTHORITY PRIOR TO PERFORMING COATING AND LINING REPAIRS.
11. ALL STAINLESS STEEL NUTS, BOLTS AND HARDWARE REFERENCED IN THESE STANDARDS, SHALL BE SS 316 GRADE AND SHALL BE SO STAMPED BY THE MANUFACTURER TO VERIFY ALLOY. THE USE OF ANY OTHER STAINLESS STEEL ALLOY WILL REQUIRE SPECIFIC APPROVAL BY AUTHORITY. IN GENERAL, STAINLESS STEEL NUTS, BOLTS AND HARDWARE ARE REQUIRED IN AND AROUND LIFT STATIONS AND FOR FACILITIES INSTALLED OVER OR UNDER BRACKISH OR MARINE WATERS. THIS REQUIREMENT APPLIES TO FLANGE BOLTS AND NUTS ON FLANGED PIPING, MOUNTING BRACKETS, ALL THREAD ROD, ANCHOR BOLTS, WASHERS, CLAMPS AND OTHER MISCELLANEOUS HARDWARE. ANTI-GALLING COMPOUND ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO THE THREADS OF ALL STAINLESS STEEL BOLTS PRIOR TO INSTALLATION. ANTI-SEIZE LUBRICANT SHALL BE GRAPHITE 50 ANTI-SEIZE BY LOCTITE CORPORATION, 1000 ANTI-SEIZE PASTE BY DOW CORNING, 3M LUBE AND ANTI-SEIZE BY 3M.
12. ALL RUBBER AND SYNTHETIC ELASTOMERIC COMPONENTS OF PRODUCTS THAT COME IN CONTACT WITH POTABLE WATER SHALL BE MANUFACTURED WITH CHLORAMINE RESISTANT ELASTOMERS AND SHALL BEAR NSF APPROVAL.
13. ALL MAINS, INCLUDING FITTINGS, SHALL BE EASILY IDENTIFIABLE AS TO THEIR CONTENTS AND SHALL BE COLOR CODED OR MARKED USING THE UNIVERSAL COLOR CODE OF BLUE FOR WATER, GREEN FOR SEWER AND LAVENDER FOR RECLAIMED. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. TAPE SHALL BE VINYL PLASTIC ADHESIVE BACK WITH A MINIMUM WIDTH OF 6 INCHES. FIELD APPLICATION OF PAINT SHALL NOT BE ACCEPTABLE.
14. FIRE HYDRANTS SHALL BE CLEARLY IDENTIFIED AS OUT OF SERVICE UNTIL MAINS HAVE BEEN RELEASED FOR SERVICE AND THE AUTHORITY HAS VERIFIED THE SYSTEM IS FULLY OPERATIONAL.
15. ANY LINES TAKEN OUT OF SERVICE SHALL BE EITHER REMOVED OR GROUTED IN PLACE AS REQUIRED. THOSE LINES GROUTED IN PLACE SHALL BE GROUTED FULL WITH AN EXCAVATABLE FLOWABLE GROUT MIXTURE. SHOP DRAWINGS OF THE MIXTURE SHALL BE SUBMITTED AND APPROVED PRIOR TO PLACEMENT.

PAVING AND DRAINAGE

1. SUBGRADE - SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTED TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.
2. BASE - APPROVED SHELLROCK AND LIMEROCK SHALL CONFORM TO APPLICABLE SECTIONS OF THE 2007 FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM-D1557. PRIME COAT MINIMUM APPLICATION RATE OF 0.10 GAL/S.Y. TACK COAT MINIMUM APPLICATION RATE OF 0.05 GAL/SY.
3. ASPHALT CONCRETE - STRUCTURAL AND SURFACE COURSES SHALL CONFORM TO APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
4. STRUCTURES - INLETS AND MANHOLES SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. INLET GRATES SHALL BE SECURED IN ACCORDANCE WITH FDOT INDEX NO 201.
5. PIPES - DRAINAGE PIPES SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
6. REINFORCING STEEL - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A- 615 SPECIFICATIONS.

ABBREVIATIONS

BFP	BACKFLOW PREVENTER	MH	MANHOLE
BLDG	BUILDING	NAD	NORTH AMERICAN DATUM
BOT	BOTTOM OF PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
BV	BUTTERFLY VALVE		
CAP	CORRUGATED ALUMINUM PIPE	NAVD	NORTH AMERICAN VERTICAL DATUM
CO	CLEANOUT	PBC	PALM BEACH COUNTY
CR	CURB RAMP	PBCHD	PBCHEALTH DEPARTMENT
CS	CONTROL STRUCTURE	PBCWUD	PBC WATER UTILITIES DEPARTMENT
DBO	DESIGNED BY OTHERS	PVC	POLYVINLY CHLORIDE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	P/L	PROPERTY LINE
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RED	REDUCER
EX	EXISTING	R/W	RIGHT OF WAY
FDC	FIRE DEPARTMENT CONNECTION	RPZ	REDUCED PRESSURE ZONE
FF	FINISHED FLOOR	SW	SIDEWALK
FH	FIRE HYDRANT	SAN	SANITARY SEWER
FL	FLANGE	SP	SAMPLE POINT
FM	FORCE MAIN	STM	STORM SEWER
GR	GRATE ELEVATION	SW	SIDEWALK
GV	GATE VALVE	TOB	TOP OF BANK
HC	HANDICAP ACCESSIBLE RAMP	TOP	TOP, TOP OF PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE	TYP	TYPICAL
HP	HIGH POINT	UE	UTILITY EASEMENT
I	INLET	YD	YARD DRAIN
INV	INVERT	WM	WATER MAIN
LME	LAKE MAINTENANCE EASEMENT		

PAVING AND DRAINAGE - CONTINUED

7. CONCRETE - CONCRETE SHALL DEVELOP A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
8. PIPE BACKFILL - PIPE BACKFILL SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. PIPE BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY AS DEFINED BY ASTM D-1557.
9. TRAFFIC CONTROL DEVICES - ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNS SHALL BE AS DEFINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PALM BEACH COUNTY TYPICAL #T-P-18 AND/OR THE CURRENT FDOT SPECIFICATIONS, WHERE APPLICABLE. THERMOPLASTIC MATERIAL SHALL BE USED FOR FINAL PAVEMENT MARKINGS EXCEPT PARKING SPACES. IF PAVER BRICKS ARE USED IN MARKED PAVEMENT, BRICKS OF APPROPRIATE COLOR AND CONTRAST SHALL BE USED IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL. PAINT MAY BE USED FOR TEMPORARY STRIPING.
10. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.
11. ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. HANDICAP PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2') FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
12. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT
13. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.

FIELD OBSERVATIONS AND TESTING

1. NOTIFICATION - THE CONTRACTOR SHALL NOTIFY THE ENGINEER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK. CALL "SUNSHINE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION.
2. THE UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CURB AND PAVEMENT CONSTRUCTION. ANY NECESSARY ADJUSTMENTS AT THIS TIME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRAINAGE PIPES AND STRUCTURES SHALL BE INSPECTED BY THE ENGINEER PRIOR TO BACKFILLING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW THE INVERT AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
4. ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.
5. THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS AND THE ASPHALT MIX AND DESIGN CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
6. PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE ENGINEER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 S.Y.
7. DENSITY TEST FOR PIPE TRENCHES SHALL BE TAKEN AT THE PIPE SPRING-LINE AND AT MAXIMUM ONE FOOT (1') LIFTS AS MEASURED FROM THE TOP OF PIPE. THE TESTS SHALL BE TAKEN AT A MAXIMUM SPACING OF EVERY 300 FEET MEASURED FROM THE STRUCTURE OR AT LEAST ONE TEST AT THE CENTER OF THE PIPE SEGMENT BETWEEN TWO STRUCTURES IF LESS THEN 300 FEET. TESTS SHALL BE TAKEN ON ALL SIDES WITHIN FIVE (5') OF EACH STRUCTURE. THE TEST LOCATION AT THE STRUCTURE SHALL BE ON ALTERNATING SIDES OF THE STRUCTURE WITH EACH LIFT TESTED. THE LOCATION AND DEPTH OF ALL TESTS SHALL BE CLEARLY INDICATED IN THE DESCRIPTION AREA ON THE TEST REPORT OR ILLUSTRATED IN A MAP.
8. TESTING - TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE ENGINEER, PERMITTING AGENCIES.

Know what's below. Call before you dig.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT NO: 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF CHRIS J. HOLMES P.E. #66344 ON 2025-02-26

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

GENERAL NOTES

SHEET
C-002

2920.04

240

SAVED: 2/26/2025 9:50 AM
PLOTTED: 2/26/2025 9:51:46 AM
PLOTTED BY: KYLE BOHLER
P:\Projects\2920\04\Civil\Site\Waterford campus redev\CIVIL\10-CAD\20-Sheets\2920.04-Cover.dwg

PHASE 2

LIMITS OF IL COMMONS CONSTRUCTION
(UNDER CONSTRUCTION)

LIMITS OF IMPROVEMENTS (TYP)

SILT FENCE (TYP)

EX INDEPENDENT LIVING BUILDING

EX BUILDING

EX WET DETENTION AREA

BUILDING B
(ASSISTED MEMORY CARE)

FLOATING TURBIDITY BARRIER

EX WET DETENTION AREA

EX GARDEN APTS
BUILDING

BUILDING H
(INDEPENDENT LIVING)

PROPERTY LINE (TYP)

US HWY 1
(STATE ROAD 5)

LIMITS OF VILLA DUPLEX CONSTRUCTION
(CONSTRUCTED)

RIM ELEV. = 4.02'

N

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- SILT FENCE
- TURBIDITY BARRIER
- IF INLET FILTER

LOCATION MAP
SCALE: N.T.S.

EROSION CONTROL NOTES:

1. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING. ACTUAL CONDITIONS AND LOCATIONS OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND AS DIRECTED BY THE WATERFORD.
2. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND RETENTION AREAS.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATION AND TURBIDITY BARRIERS USED AT PERMANENT BODIES.
4. REFERENCE SHEET C-002 FOR ADDITIONAL EROSION & SEDIMENTATION CONTROL NOTES.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6991
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

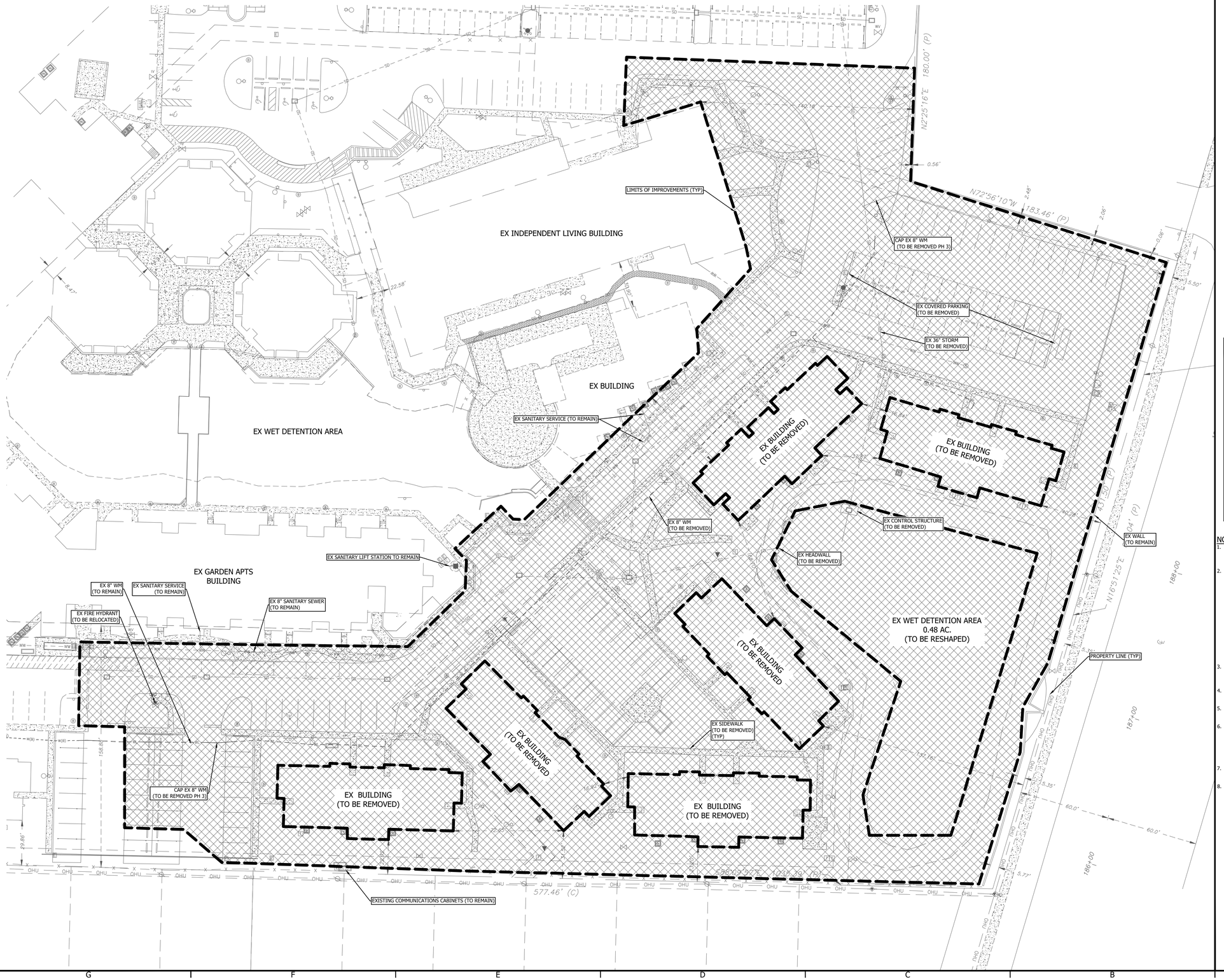
THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

EROSION AND SEDIMENTATION CONTROL PLAN

SHEET
C-101

2920.04

SAVED: 2/6/2025 10:51 AM
PLOTTED: 2/6/2025 10:51 AM
PLOTTED BY: KYLE MCMULLEN
J:\Projects\2920.04 Waterford\Waterford campus redev\CIVIL\10-CAD\20-Sheets\2920.04_Erosion Control.dwg



LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CONTOUR
- W(8) WATER LINE
- S(8) WASTEWATER LINE
- STRM STORM DRAIN LINE
- OHU OVERHEAD UTILITY
- BE(8) BURIED ELECTRIC
- BF(8) BURIED FIBER OPTICS
- BT(8) BURIED TELECOM
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED

LOCATION MAP
SCALE: N.T.S.

NOTES:

1. EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MUST BE INSTALLED PRIOR TO ANY DEMOLITION. REFERENCE EROSION & SEDIMENTATION CONTROL PLAN SHEET.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
3. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
4. NO SITE DISTURBANCE SHALL OCCUR UNTIL THE PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS HELD.
5. ALL DEMOLITION OF EXISTING CURBING AND SIDEWALKS MUST BE DONE BY HAND WHEN WORKING WITHIN THE 1/2 CRITICAL ROOT ZONE OF EXISTING TREES.
6. TREE PROTECTION FENCE MOVED DURING CONSTRUCTION MUST BE RE-INSTATED AS SOON AS DEMOLITION WORK IS COMPLETED. ANY WORK BEING DONE WITHIN THE TREE PROTECTION FENCE AREA MUST NOT IMPACT TREE(S); NO ROOT DAMAGE AND NO BRANCH OR TRUNK DAMAGE. ADD A 12" LAYER OF MULCH WITHIN THE TREE PROTECTION FENCE AREA PRIOR TO CONDUCTING ANY WORK INSIDE FENCE AREA.
7. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
8. REFERENCE "TREE LIST" SHEET AND EROSION & SEDIMENTATION CONTROL PLAN(S) FOR TREE INFORMATION.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6991
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

DEMOLITION PLAN

SHEET
C-102

2920.04

SAVED: 2/26/2025 10:18:09 AM
PLOT DATE: 2/26/2025 10:19:01 AM
PLOTTED BY: KYLE HOWLLEN
DRAWING: P:\2020\2920.04 Waterford campus redev\CIVIL\10-CAD\20-Shts\2920.04_Demo.dwg

PHASE 2

LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)

LIMITS OF IMPROVEMENTS (TYP)

EX INDEPENDENT LIVING BUILDING
FFE: 7.37 NAVD

EX BUILDING
FFE: 7.34 NAVD

EX WET DETENTION AREA

BUILDING B
(ASSISTED MEMORY CARE)
FFE: 7.50 NAVD

EX CONTROL STRUCTURE

CONTROL STRUCTURE

EX GARDEN APTS
BUILDING
FFE: 7.39 NAVD

BUILDING H
(INDEPENDENT LIVING)
FFE: 7.50 NAVD

EX WET DETENTION AREA

SAW CUT NEAT AND MATCH TO EXISTING GRADE

5' SIDEWALK (TYP)

STAMPED CONCRETE (BY OTHERS)

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

RETENTION WALL

LAKE OUTFALL

PROPOSED WALL

CONNECT TO EXISTING TOP OF BANK

PROPERTY LINE (TYP)

EDGE OF WATER

TOP OF BANK

CONNECT TO EXISTING TOP OF BANK

US HWY 1
(STATE ROAD 5)

0 20' 40' 80'

LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
###	PROPOSED CONTOUR
##	EXISTING CONTOUR
x x	FENCE
XXX.XX	SPOT ELEVATION CALLOUT
FF	FINISHED FLOOR
ME	MATCH EXISTING
RIM	RIM
	PAVEMENT
	MILL AND RESURFACE
	CONCRETE
SD	STORM DRAIN LINE
WL	WATER LINE
WW	WASTEWATER LINE
WL	EX WATER LINE
WW	EX WASTEWATER LINE
FM	EX FORCE MAIN
SD	EX DRAINAGE LINE
OHE	EX OVERHEAD ELECTRIC
UGE	EX BURIED ELECTRIC
	STORM DRAIN INLET
SD	STORM DRAIN MANHOLE
SD	YARD DRAIN
	FLOW ARROW

LOCATION MAP
SCALE: N.T.S.

NOTES:

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). NAVD 88 = NGVD 29 - 1.51
2. SIDEWALKS IN FRONT OF BUILDINGS TO BE CONSTRUCTED DURING BUILDING CONSTRUCTION. SIDEWALKS IN COMMON AREAS TO BE BUILT WITH REST OF SITE DEVELOPMENT.
3. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 1.5% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

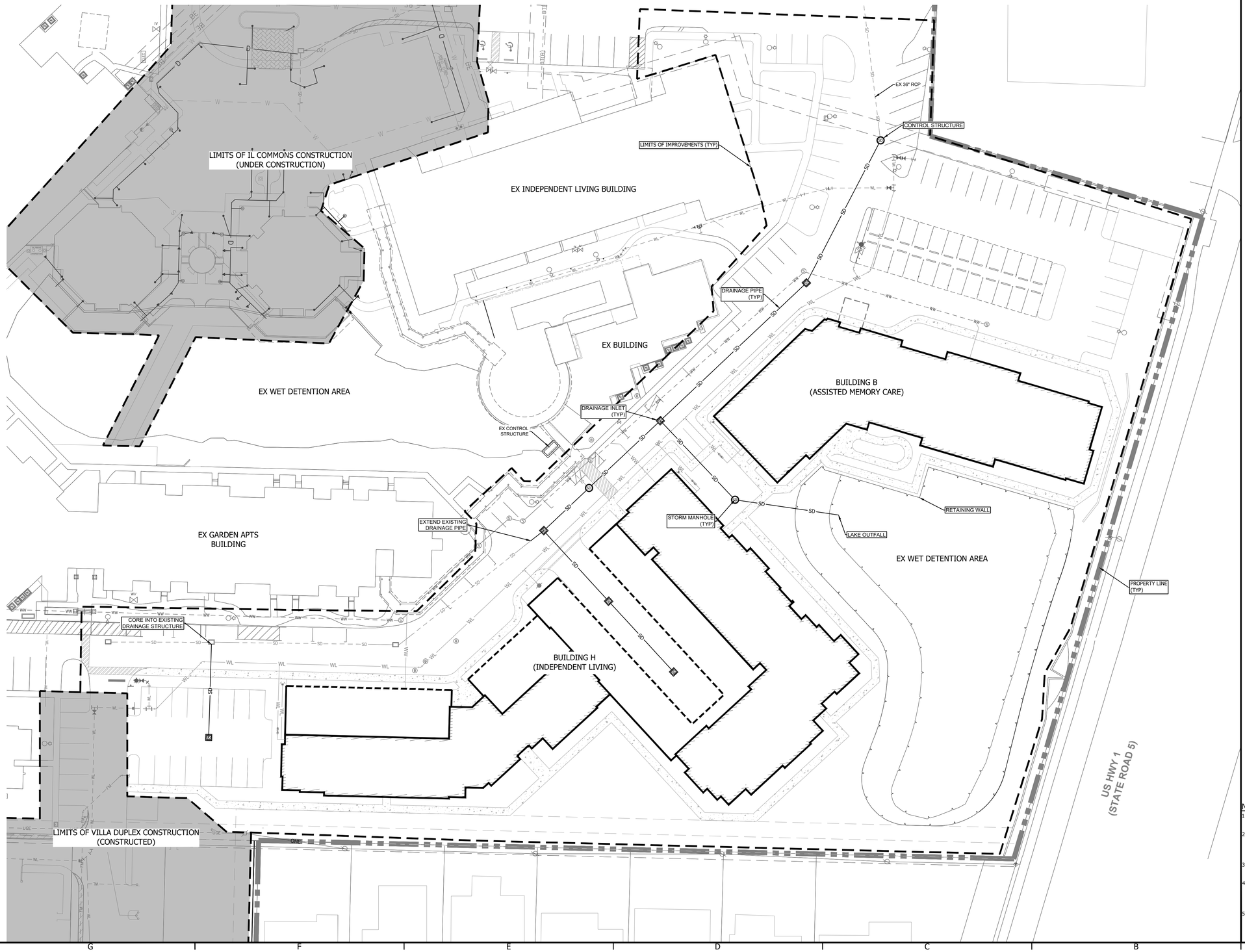
THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

PAVING AND GRADING PLAN

SHEET
C-201

2920.04

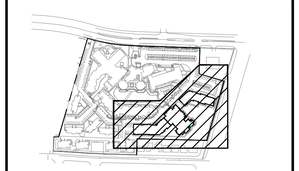
SAVED: 2/24/2025 11:34 AM
PLOTTED: 2/25/2025 11:13 AM
PLOTTED BY: KYLE MCMULLEN
DRAWING: J:\2020\2920.04 Waterford campus redevt\CIVIL\15-CAD\20-Sheets\2920.04-Paving, Grading Plan.dwg



0 20' 40' 80'

LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
###	PROPOSED CONTOUR
##	EXISTING CONTOUR
x x	FENCE
XXX.XX	SPOT ELEVATION CALLOUT
FF	FINISHED FLOOR
ME	MATCH EXISTING
RIM	RIM
	ASPHALT
	MILL AND RESURFACE
	CONCRETE
SD	STORM DRAIN LINE
WL	WATER LINE
WW	WASTEWATER LINE
WL	EX WATER LINE
WW	EX WASTEWATER LINE
FM	EX FORCE MAIN
SD	EX DRAINAGE LINE
OHE	EX OVERHEAD ELECTRIC
UGE	EX BURIED ELECTRIC
	STORM DRAIN INLET
SD	STORM DRAIN MANHOLE



LOCATION MAP
SCALE: N.T.S.

NOTES:

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). NAVD 88 = NGVD 29 - 1.51
2. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
3. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
4. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTORS RISK.
5. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND ENSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6991
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

DRAINAGE PLAN

SHEET
C-301

2920.04

SAVED: 2/6/2025 11:18 AM
PLOTTED: 2/6/2025 11:19 AM
PLOTTED BY: KYLE MCMULLEN
X:\PROJECTS\2020\2920.04 waterford campus redev\CIVIL\10-CAD\20-Sheets\2920.04-Drainage Plan.dwg

PHASE 2

LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)

EX INDEPENDENT LIVING BUILDING

EX BUILDING

EX WET DETENTION AREA

BUILDING B (ASSISTED MEMORY CARE)

BUILDING H (INDEPENDENT LIVING)

EX GARDEN APTS BUILDING

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

US HWY 1 (STATE ROAD 5)

RIM ELEV. = 4.02'

CONNECT TO EXISTING WATER MAIN

EX FIRE HYDRANT

EX SEWER MANHOLE (TYP)

EX SANITARY SEWER PIPE (TYP)

CONNECT TO EXISTING SANITARY SEWER

SANITARY SERVICE CONNECTION

FIRE DEPARTMENT CONNECTION (TYP)

8" BACKFLOW PREVENTER (TYP)

8" PVC WATER MAIN (TYP)

FIRE HYDRANT

PROPERTY LINE (TYP)

EX LIFT STATION

EX 6" FORCE MAIN CAPPED FOR FUTURE USE

0 20' 40' 80'

GENERAL LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- WL — EX WATER LINE
- WW — EX WASTE WATER LINE
- FM — EX FORCE MAIN
- SD — EX DRAINAGE LINE
- WATER VALVE
- WW — WASTEWATER MANHOLE
- CLEAN-OUT
- SD — STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE

LOCATION MAP
SCALE: N.T.S.

WATER AND SEWER NOTES:

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
3. ALL PUBLIC POTABLE WATER PIPE (WITHIN R.O.W. AND UTILITY EASEMENTS) TO BE DUCTILE IRON CLASS 350 FOR PIPE 12-INCH IN DIAMETER AND SMALLER, AND CLASS 250 MIN. FOR PIPES GREATER THAN 12-INCH DIAMETER. FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 350 PER DETAIL. SERVICE LEADS TO BE TYPE K COPPER PER DETAIL..
4. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES SUCH AS MEGA-LUG OR APPROVED EQUAL.
5. FILL, COMPACT & TEST GROUND AT PROPOSED FINISHED GRADE ELEVATION TO 95% DENSITY PRIOR TO UTILITY CONSTRUCTION.
6. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES. REFERENCE CONSTRUCTION DETAILS.
7. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
8. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
9. DEFLECT WATER LINES UNDER STORM WHERE NECESSARY TO MAINTAIN 1' MINIMUM VERTICAL SEPARATION.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6991
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF CHRIS J. HOLMES P.E. #66344 ON 2025-02-26

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

WATER AND WASTEWATER PLAN

SHEET
C-401

2920.04

SAVED: 2/6/2025 11:41:34 AM
PLOTTED: 2/6/2025 11:41:53 AM
PLOTTED BY: ANTHONY RIZZO
DRAWING: C:\2920\Civil\Waterford Campus Redev\CIVIL\10-CAD\20-Shts\2920.04-Water_Sewer Plan.dwg

LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)

LIMITS OF IMPROVEMENTS (TYP)

EX INDEPENDENT LIVING BUILDING

EX BUILDING

EX WET DETENTION AREA

BUILDING B
(ASSISTED MEMORY CARE)

EX GARDEN APTS
BUILDING

BUILDING H
(INDEPENDENT LIVING)

EX WET DETENTION AREA

PROPERTY LINE (TYP)

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

RIM ELEV. = 4.02'

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE

LOCATION MAP
SCALE: N.T.S.

PAVEMENT PLAN KEY NOTES

1	WHITE DIRECTIONAL ARROW
2	WHITE PARKING STRIPING
3	CROSS WALK
4	STOP SIGN
5	STOP BAR

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6991
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

THE WATERFORD
PRELIMINARY CIVIL ENGINEERING PLANS
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

SIGNING AND PAVEMENT MARKING PLAN

SHEET
C-501

2920.04

SAVED: 2/26/2025 11:47 AM
PLOTTED: 2/26/2025 11:48 AM
PLOTTED BY: KYLE MCMULLEN
PLOTTED: K:\JUNO\2920.04 waterford campus redev\CIVIL\10-CAD\20-Site\2920.04-Signage and Marking.dwg

South Florida Water Management District
Individual Environmental Resource Permit No. 50-106597-P
Date Issued: October 10, 2022

Permittee: Lifespace Communities, Inc
4201 Corporate Drive
West Des Moines, IA 50266-5906

Project: The Waterford

Application No. 220126-32841

Location: Palm Beach County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

Jesse Markle, P.E.
Bureau Chief, Environmental Resource Bureau

South Florida Water Management District
Individual Environmental Resource Permit No. 50-106597-P

Date Issued: October 10, 2022	**Expiration Date:** October 10, 2027
Project Name:	The Waterford
Permittee:	Lifespace Communities, Inc 4201 Corporate Drive West Des Moines, IA 50266-5906
Operating Entity:	Lifespace Communities, Inc 4201 Corporate Drive West Des Moines, IA 50266-5906
Location:	Palm Beach County
Permit Acres:	15.97 acres
Project Land Use:	Residential
Special Drainage District:	N/A
Water Body Classification:	Class III
FDEP Water Body ID:	3226W1
Conservation Easement to District:	No
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit (ERP) authorizes Construction and Operation of a stormwater management (SWM) system serving 15.97 acres of residential development known as The Waterford.

The proposed works include demolition of existing features and construction of four residential buildings, one healthcare building, and one commons/lobby building with associated parking and infrastructure improvements. The SWM system proposes collection and conveyance to an expanded wet detention pond and to a relocated wet detention pond for water quality treatment and attenuation prior to discharging into the Universe Blvd. drainage system and ultimately to the Intracoastal Waterway system. The proposed entrance turn lane from Universe Blvd. is exempt from permitting pursuant to 62-330.051(4)(c)4.b, F.A.C. Refer to Exhibit Nos. 2.0 and 2.1 for SWM plans and calculations, respectively.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C..

Site Description
The project site is an existing senior living community located at 601 Universe Blvd. in Juno Beach, Palm Beach County. Refer to Exhibit No. 1.0 for a location map.

For information on wetland and other surface water (OSW) impacts, please see the Wetlands and OSWs section of this permit.

Background

Permit No. 50-00784-S, Application No. 05300-C granted construction authorization for a SWM system to serve a 16.65-acre residential facility known as The Waterford. ERP No. 50-103511-P, Application No. 200521-3510, issued August 7, 2020, authorized construction and operation of a SWM system serving 15.97 acres of residential development known as The Waterford.

Ownership, Operation and Maintenance

Perpetual operation and maintenance of the SWM system will be the responsibility of Lifespace Communities, Inc. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Engineering Evaluation:

Land Use
Refer to the Engineering Data Tables for land use details.

Water Quality
The project is located within a watershed identified by the Florida Department of Environmental Protection as impaired; therefore, the design includes a site-specific pollutant loading analysis and an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, ERP Applicant's Handbook (AH) Volume (Vol.) II, as reasonable assurances that the project's discharge will not cause or contribute to violations of State water quality standards. The project provides 3.21-ft of water quality treatment.

The project includes implementation of a Turbidity and Erosion Control Plan, (Exhibit No. 2.0), as additional reasonable assurance of compliance with water quality criteria during construction.

Water Quantity

Discharge
The discharge rate is based on the permitted 25-year/24-hour design storm. As found in the Water Quantity Data Table and Exhibit No. 2.1, the project discharge is within the allowable limit for the area.

Parking Lot Design
As found in the Water Quantity Data Table, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Perimeter Berm
As found in the Water Quantity Data Table, perimeter berm elevations have been set at or above the calculated design storm flood elevation.

Finished Floors
As found in the Water Quantity Data Table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Certification, Operation, and Maintenance
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1 - 12.3, ERP AH Vol. I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation

and maintenance entity is responsible for correcting the deficiencies in a timely manner to pr compromises to flood protection and water quality. See Section 12.4, ERP AH Vol. I for Min Operation and Maintenance Standards.

Notable project components requiring routine inspection and maintenance may include but are not limited to:

- Side slopes for stormwater lakes and ponds – maintain side slopes no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation and nurtured or planted from 2.0 feet below to 1.0 feet above the control elevation pursuant to Section 5.4.2, ERP AH Vol. II.

- Conveyance pipes, conveyance structures and discharge structures – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.

- Exfiltration trenches – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.

- Swales – maintain the permitted cross-section and vegetative cover.

- Underground storage facilities – all facilities must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.

- Pumps – float switches should be inspected and any obstructions removed to ensure proper operation; intake and discharge pipes should be maintained clear of trash, sediment and vegetative debris; motors should be maintained to ensure proper operation.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Waterford Basin: Ponds 1 & 2	Building Coverage	4.68	29.30
	Pavement	5.30	33.19
	Wet Detention	1.15	7.20
	Open Space	4.84	30.31
	Total:	15.97	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Area (ac)	Overflow Elevation (ft NAVD88)
Waterford Basin: Ponds 1 & 2	Treatment	WET DETENTION	3.21	3.21	1.15	4.15

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NAVD88)	Min. EL (ft NAVD88)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
Waterford Basin: Ponds 1 & 2	Finished Floor	100Y3D	16.50	7.32	7.50	N/A	N/A
	Perimeter Berm/ Discharge	25YR1D	11.00	5.58	6.93	18.54	18.98
	Parking Lot	5YR1D	6.60	4.80	4.80	N/A	N/A

Bleeder

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NAVD88)	Receiving Body
Waterford Basin: Ponds 1 & 2	1.50	CS-1	Water Quality	1	Circular Orifice	3.00	1.50	Universe Blvd. to Intracoastal

Inlets

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Length (in)	Width (in)	Crest EL (ft NAVD88)	Receiving Body
Waterford Basin: Ponds 1 & 2	1.50	CS-1	Discharge	1	INLET	66.0	48.0	5.15	Universe Blvd. to Intracoastal

Weir

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Width (in)	Height (in)	Crest EL (ft NAVD88)	Receiving Body
Waterford Basin: Ponds 1 & 2	1.50	CS-1	Discharge	1	V-Notch	12.00	12.00	4.15	Universe Blvd. to Intracoastal

Environmental Evaluation:

Wetlands and OSWs
There are no wetlands or OSWs located within the project site or affected by this project.

The project includes filling of an existing, previously permitted, SWM lake. In accordance with rules 62-340.700(5) and (7), F.A.C., the lake is not delineated as OSWs because it meets the exemption criteria in rule 62-340.700(2)(a), F.A.C.

Related Concerns:

Water Use Permit Status
Water Use Permit No. 50-09059-W is in effect for landscape irrigation at the project site.

The permittee has indicated that dewatering is required for construction of this project. The applicant has demonstrated that proposed dewatering qualifies for the permit by rule under Rule 40E-2.061, F.A.C.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service
Seacoast Utility Authority.

Historical/ Archeological Resources
The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as

applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;
   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
    a. Immediately if any previously submitted information is discovered to be inaccurate; and
    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from

the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.

2. Operation and maintenance of the SWM system shall be the responsibility of Lifespace Communities, Inc. The permittee shall notify the Agency in writing within 30 days of any conveyance or division of ownership or control of the property of the system, and the new owner must request transfer of the permit in accordance with Rule 62-330.340, F.A.C.

3. A stable, permanent and accessible elevation reference shall be established on or within 100 feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

4. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation. Side slopes shall be nurtured or planted from 2.0 feet below to 1.0 feet above control elevation to insure vegetative growth.

5. Prior to initiating construction activities associated with this ERP, the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the West Palm Beach Office at (561) 686-8800 or via e-mail at: precon@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.

6. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27, F.A.C. for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

Project Work Schedule for Permit No. 50-106597-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description (Application Number)	Due Date	Date Satisfied
GC 4	10/10/2022	Construction Commencement Notice	Prior to Construction	
GC 6	10/10/2022	Submit Certification	30 Days After Construction Completion	
SC 5	10/10/2022	Pre-Construction Meeting	Prior to Construction	

GC = General Condition

SC = Special Condition

Distribution List

Travis Douglas, WGI

Div of Recreation and Park - District 5

US Army Corps of Engineers - Permit Section

Lake Worth Drainage District

Palm Beach County - Environmental Resource Management

Palm Beach County Engineer

City Of Greenacres

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 220126-32841 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 SWM Plans

Exhibit No. 2.1 Calculations

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

EXTERIOR COLOR PALETTE

A. SW7028 - INCREDIBLE WHITE
B. SW7030 - ANEW GRAY
C. SW7018 - DOVETAIL
D. SW7020 - BLACK FOX

4 EXTERIOR ELEVATION - 4
3/32" = 1'-0"

3 EXTERIOR ELEVATION - 3
3/32" = 1'-0"

2 EXTERIOR ELEVATION - 2
3/32" = 1'-0"

1 EXTERIOR ELEVATION - 1
3/32" = 1'-0"

NO.	DATE	DESCRIPTION

WATERFORD CAMPUS - ASSISTED LIVING MEMORY CARE BUILDING

601 UNIVERSE BLVD JUNO BEACH , FL 33048

THW DESIGN

COPYRIGHT © 2017
THOMPSON HANCOCK WITTE & ASSOCIATES, INC.

2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328

2632 Broadway Street
Suite 201, South Building
San Antonio, TX 78215

PH: 770 916 2220
FAX: 770 916 2299

www.thw.com

PRELIMINARY DRAWINGS. NOT TO BE USED FOR RECORDING, IMPLEMENTATION, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

ENTITLEMENT

Project No.: 2021009
Date: 11/04/24

EXTERIOR ELEVATIONS

A-200

c:\Users\dgruss\Documents\2021009_WCR_MC-AL-BLDG_ARCH_R24__davidgruss.rvt

EXTERIOR COLOR PALETTE

A. SW7028 - INCREDIBLE WHITE
B. SW7030 - ANEW GRAY
C. SW7018 - DOVETAIL
D. SW7020 - BLACK FOX

3 ELEVATION - 3
3/32" = 1'-0"

2 ELEVATION - 2
3/32" = 1'-0"

1 ELEVATION - 1
3/32" = 1'-0"

WATERFORD CAMPUS
IL BUILDING
601 UNIVERSE BLVD. JUNO BEACH, FL 33408

NO.	DATE	DESCRIPTION

THW
DESIGN

COPYRIGHT © 2017
THOMPSON HANCOCK WITTE & ASSOCIATES, INC.

2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328

PH: 770 916 2220
FAX: 770 916 2299

www.thw.com

PRELIMINARY DRAWINGS. NOT TO BE USED FOR RECORDING, IMPLEMENTATION, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Project Status

Project No.: 2021009
Date:

EXTERIOR ELEVATIONS

A-200

c:\Users\dgruss\Documents\2021009_WCR_IL-BLDG_ARCH_R24_davidgruss.rvt

EXTERIOR COLOR PALETTE

A. SW7028 - INCREDIBLE WHITE
B. SW7030 - ANEW GRAY
C. SW7018 - DOVETAIL
D. SW7020 - BLACK FOX

3 ELEVATION - 6
3/32" = 1'-0"

2 ELEVATION - 5
3/32" = 1'-0"

1 ELEVATION - 4
3/32" = 1'-0"

WATERFORD CAMPUS
IL BUILDING
601 UNIVERSE BLVD. JUNO BEACH, FL 33408

NO.	DATE	DESCRIPTION

THW DESIGN

COPYRIGHT © 2017
THOMPSON HANCOCK WITTE & ASSOCIATES, INC.

2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328

PH: 770 916 2220
FAX: 770 916 2299

www.thw.com

PRELIMINARY DRAWINGS. NOT TO BE USED FOR RECORDING, IMPLEMENTATION, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Project Status

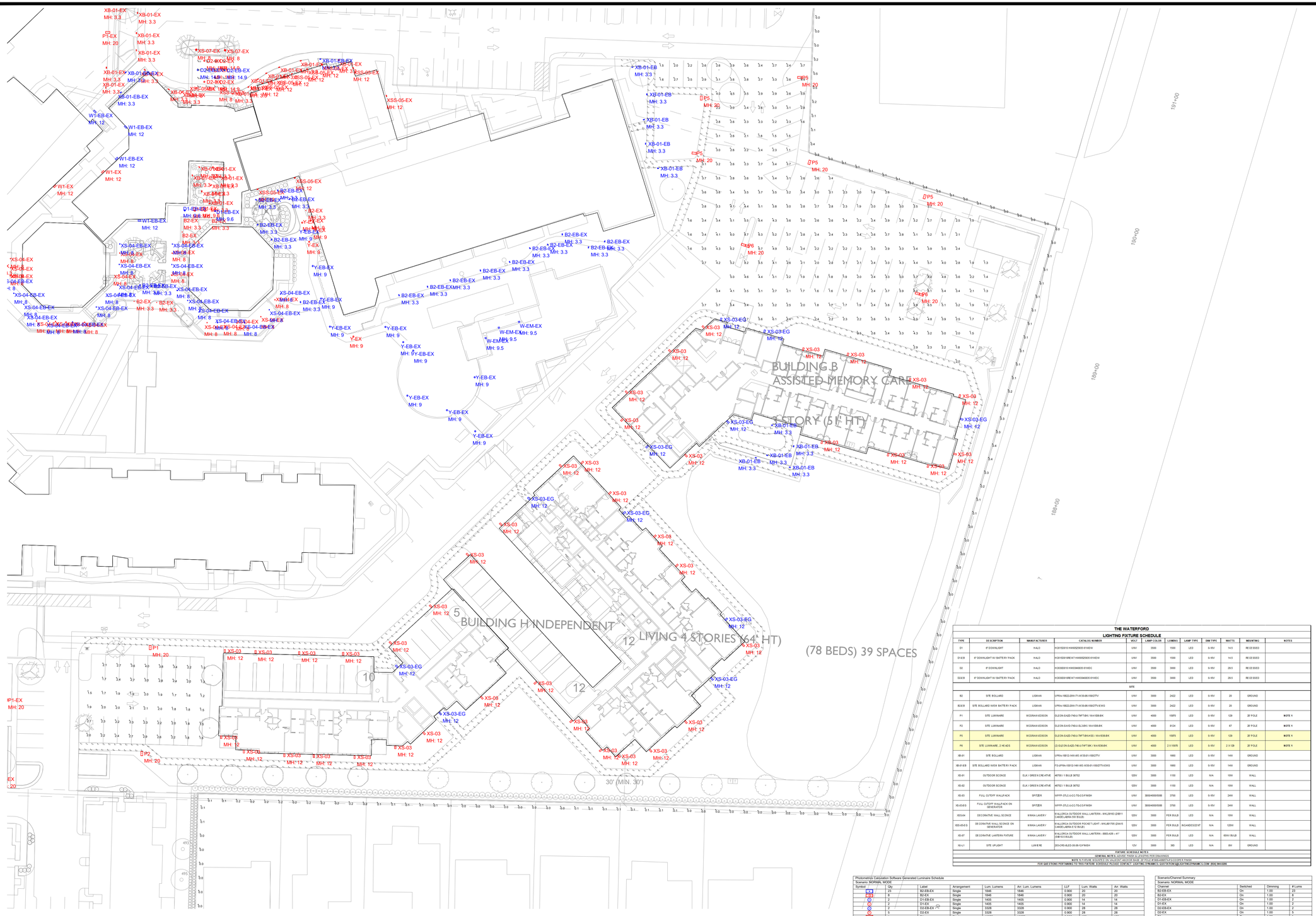
Project No.: 2021009
Date:

EXTERIOR ELEVATIONS

A-201

c:\Users\dgruss\Documents\2021009_WCR_IL-BLDG_ARCH_R24_davidgruss.rvt

2/6/2025 2:59:36 PM



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	04/14/25

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

THE WATERFORD
PHASE 2 - SITE LIGHTING STUDY
Normal Mode
Juno Beach, FL

FILE	P:\PROJECTS\2023\MAR
CLIENT	THW DESIGN

Project	THE WATERFORD	Sheet	L0
Date	04/14/2025		
Scale	1/32" = 1'	DRAWN BY	JV / MF

THE WATERFORD
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
D1	6" DOWNLIGHT	HALO	HCR7SD918 H995SD9035 6"HDW	120V	3000	1500	LED	0-10V	14.5	RE CE SSCD	
D1-EB	6" DOWNLIGHT W/ BATTERY PACK	HALO	HCR7SD918RE 6"H995SD9035 6"HDW	120V	3000	1500	LED	0-10V	14.5	RE CE SSCD	
D2	8" DOWNLIGHT	HALO	HCR8SD918 H995SM835 6"HDC	120V	3000	3000	LED	0-10V	29.5	RE CE SSCD	
D2-EB	8" DOWNLIGHT W/ BATTERY PACK	HALO	HCR8SD918RE 6T H995SM8035 6"HDC	120V	3000	3000	LED	0-10V	29.5	RE CE SSCD	
			SITE								
B2	SITE BOLLARD	LIGMAN	LPRA-18822-200-7140-36-I09/27TV	120V	3000	2422	LED	0-10V	20	GROUND	
B2-EB	SITE BOLLARD W/EM BATTERY PACK	LIGMAN	LPRA-18822-200-7140-36-I09/27TV-E WG	120V	3000	2422	LED	0-10V	20	GROUND	
P1	SITE LUMINAIRE	WCDRAIN-EDISON	GLEDN-EAZD-740-U-T4FT-BK / WA1SSK-BK	120V	4000	15970	LED	0-10V	129	30' P DLE	NOTE 1
P2	SITE LUMINAIRE	WCDRAIN-EDISON	GLEDN-EAZD-740-U-SLS-BK / WA1SSK-BK	120V	4000	8124	LED	0-10V	67	30' P DLE	NOTE 1
P5	SITE LUMINAIRE	WCDRAIN-EDISON	GLEDN-EAZD-740-U-T4FT-BK-KSS / WA1SSK-BK	120V	4000	15970	LED	0-10V	129	30' P DLE	NOTE 1
P6	SITE LUMINAIRE, 2 HEADS	WCDRAIN-EDISON	(2) GLEDN-EAZD-740-U-T4FT-BK / WA1SSK-BK	120V	4000	2 X 15970	LED	0-10V	2 X 129	30' P DLE	NOTE 1
XB-01	SITE BOLLARD	LIGMAN	LPRA-18812-149-WE-I4130-01-I09/27TV	120V	3000	1660	LED	0-10V	149	GROUND	
XB-01-EB	SITE BOLLARD W/EM BATTERY PACK	LIGMAN	PS-UPRA-18812-149-WE-I4130-01-I50/27TV-E WG	120V	3000	1660	LED	0-10V	149	GROUND	
XS-01	OUTDOOR SCONCE	ELK / GREEN CREATIVE	46782 / 1 BULB 36752	120V	3000	1150	LED	N/A	10W	WALL	
XS-02	OUTDOOR SCONCE	ELK / GREEN CREATIVE	46782 / 1 BULB 36752	120V	3000	1150	LED	N/A	10W	WALL	
XS-03	FULL CUTOFF WALLPACK	SPTZBTR	WPFP-27LC-U-CC-TS-CO-P-WSH	120V	3000/4000/5000	3700	LED	0-10V	24W	WALL	
XS-03-EG	FULL CUTOFF WALLPACK ON GENERATOR	SPTZBTR	WPFP-27LC-U-CC-TS-CO-P-WSH	120V	3000/4000/5000	3700	LED	0-10V	24W	WALL	
XS-04	DECORATIVE WALL SCONCE	WINKA LAVERY	M-MALLORCA OUTDOOR WALL LANTERN - WK120183 (DØ81 CANDELABRA E26 BULB)	120V	3000	PER BULB	LED	N/A	10W	WALL	
XS-05-EG	DECORATIVE WALL SCONCE ON GENERATOR	WINKA LAVERY	M-MALLORCA OUTDOOR POCKET LIGHT - WK1187/05 (DIA15 CANDELABRA E12 BULB)	120V	3000	PER BULB	INCANDESCENT	N/A	120W	WALL	
XS-07	DECORATIVE LANTERN FIXTURE	WINKA LAVERY	M-MALLORCA OUTDOOR WALL LANTERN - 89825-AZB + 41" (DIA15 E BULB)	120V	3000	PER BULB	LED	N/A	60W/ BULB	WALL	
XU-L1	SITE UPLIGHT	LUMIERE	305-CRS-BLED-30-36-12-F/WSH	12V	3000	365	LED	N/A	6W	GROUND	
			FIXTURE SCHEDULE NOTE 1								
			GENERAL NOTE 1: ADJUSTABLE FINISH & CREATIVE PER DRAWINGS								
			NOTE TO FUTURE: MOUNTED ON 14A/24V ANCHOR BASE. SF SOLE #1000-4000TSA-[x]-[x]-[x]-[x] FINISH								
			FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT LIGHTING DYNAMICS QUOTATIONS@LIGHTINGDYNAMICS.COM (954) 944-0286								

Calculation Summary
Scenario: NORMAL MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT N OF BLDG B	Illuminance	Fc	3.14	9.9	1.1	2.85	9.00
PARKING LOT WEST ADJACENT TO BLDG H	Illuminance	Fc	2.18	4.0	1.2	1.82	3.33
PROP LINE EAST @ SFT AFG	Illuminance	Fc	0.11	0.9	0.0	N.A.	N.A.
PROP LINE NORTH@ SFT AFG	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PROP LINE S @ SFT AFG	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.
PROP LINE S RESIDENTIAL @ SFT AFG	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
PROP LINE WEST @ SFT AFG	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	7.54	52.7	0.5	15.08	105.40
SIDEWALK 2	Illuminance	Fc	2.95	5.4	1.0	2.95	5.40
SIDEWALK 3 (BLDG B PERIMETER)	Illuminance	Fc	3.85	49.8	0.5	7.70	99.20
SIDEWALK 4 (BLDG B PEDESTRIAN PATH)	Illuminance	Fc	6.15	49.4	0.5	12.30	98.80
SIDEWALK 5 (BLDG H NORTH PERIMETER)	Illuminance	Fc	4.07	8.5	0.7	5.81	12.14
SIDEWALK 6 (BLDG H EAST PERIMETER)	Illuminance	Fc	3.66	8.6	0.6	6.10	14.33
SIDEWALK 7 (BLDG H SOUTH PERIMETER)	Illuminance	Fc	3.85	8.9	0.5	7.70	17.80

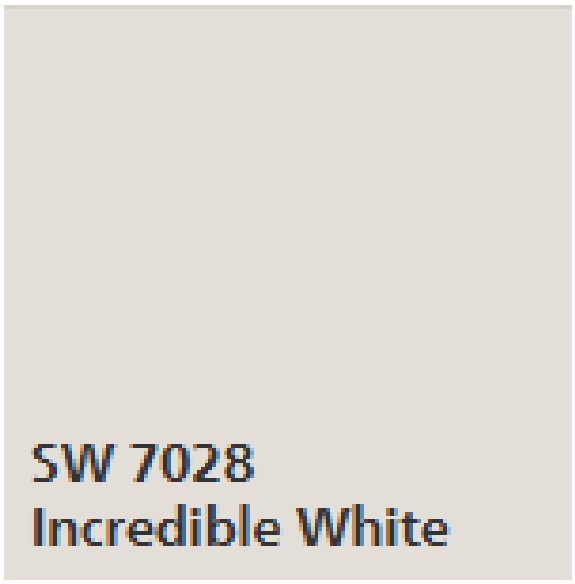
Photometrics Calculation Software Generated Luminaire Schedule
Scenario: NORMAL MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	23	B2-EB-EX	Single	1845	1845	0.900	20	20
	8	B2-EX	Single	1845	1845	0.900	20	20
	2	D1-EB-EX	Single	1605	1605	0.900	14	14
	2	D1-EX	Single	1605	1605	0.900	14	14
	2	D2-EB-EX	Single	3328	3328	0.900	28	28
	5	D2-EX	Single	3328	3328	0.900	28	28
	1	P1	Single	15970	15970	0.900	129	129
	9	P1-EX	Single	15970	15970	0.900	129	129
	1	P2	Single	8124	8124	0.900	67	67
	1	P2-EX	Single	8124	8124	0.900	67	67
	5	P5	Single	11273	11273	0.900	129	129
	2	P6	Back-Back	15970	31940	0.900	129	258
	3	W-EM-EX	Single	613	613	1.000	17.2	17.2
	5	W1-EB-EX	Single	9729	9729	0.900	66	66
	2	W1-EX	Single	9729	9729	0.900	66	66
	10	XB-01-EB	Single	1633	1633	0.900	13.9	13.9
	6	XB-01-EB-EX	Single	1633	1633	0.900	13.9	13.9
	27	XB-01-EX	Single	1633	1633	0.900	13.9	13.9
	2	XS-01-EX	Single	1334	1334	0.900	9.03	9.03
	41	XS-03	Single	6943	6943	0.477	23.3	23.3
	11	XS-03-EG	Single	6943	6943	0.477	23.3	23.3
	20	XS-04-EB-EX	Single	1529	1529	0.900	15.8	15.8
	16	XS-04-EX	Single	1529	1529	0.900	15.8	15.8
	2	XS-07-EX	GROUP	N.A.	2730	0.900	N.A.	25.7
	11	XS5-05-EX	GROUP	N.A.	1092	0.900	N.A.	10.28
	11	Y-EB-EX	Single	3263	3263	0.513	20	20
	5	Y-EX	Single	3263	3263	0.513	20	20

Scenario/Channel Summary
Scenario: NORMAL MODE

Channel	Switched	Dimming	# Lums
B2-EB-EX	On	1.00	23
B2-EX	On	1.00	8
D1-EB-EX	On	1.00	2
D1-EX	On	1.00	2
D2-EB-EX	On	1.00	2
D2-EX	On	1.00	5
P1	On	1.00	1
P1-EX	On	1.00	9
P2	On	1.00	1
P2-EX	On	1.00	1
P5	On	1.00	5
P6	On	1.00	2
W-EM-EX	On	1.00	3
W1-EB-EX	On	1.00	5
W1-EX	On	1.00	2
XB-01-EB	On	1.00	10
XB-01-EB-EX	On	1.00	6
XB-01-EX	On	1.00	27
XS-01-EX	On	1.00	2
XS-03	On	1.00	41
XS-03-EG	On	1.00	11
XS-04-EB-EX	On	1.00	20
XS-04-EX	On	1.00	16
XS-07-EX	On	1.00	2
XS5-05-EX	On	1.00	11
Y-EB-EX	On	1.00	11
Y-EX	On	1.00	5

EXTERIOR WALL FINISH: 3-COAT DIRECT APPLIED STUCCO ON CMU BACKUP WALL - FINISH COLORS AS INDICATED ON ELEVATIONS AND BELOW:



Fire Rescue
Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbc.gov

Palm Beach County Board of County Commissioners
Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

Official Electronic Letterhead

April 1, 2025

WGI
Attention: Arianna Hilliard
2035 Vista Parkway
West Palm Beach, FL 33411

Re: The Waterford

Dear Arianna Hilliard:

Per your request for response time information to the subject property located at 601 Universe Blvd, Juno Beach. This property is served currently by Palm Beach County Fire-Rescue Station #15, which is located at 12870 US Highway 1. The maximum distance traveled to subject property is approximately 1.00 mile from the station. The estimated response time to the subject property is 4 minutes 30 seconds. For fiscal year 2024, the average response time (call received to on scene) for this stations zone is 6:46.

Changing the land use of this property will have minimal impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

Cheryl Allan

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue

Seacoast Utility Authority

Mailing Address
4200 Hood Road
Palm Beach Gardens,
FL 33410-9602

October 5, 2022

Travis Douglas
WGI
2035 Vista Parkway
West Palm Beach, FL 33411

Re: The Waterford

Dear Mr. Douglas:

This letter is in response to your request for administration and connection fees. Should account 63500010 remain active this project is vested for 18.591 water ERC's, and 23.295 sewer ERC's for the 4,000 sf building and 24 MFU's. The following fees are based on the proposed additional 146 assisted living beds, additional 4 duplex units, 13,431 sf common building and are subject to change should plans indicate otherwise. If fountains or irrigation are planned for this project, additional connection fees will be required. Please note a Developer Agreement will be required for the additional ALF beds, common building, and single family units.

Connection Fees

53.091 assisted living ERC's x $2,700.00 (water & sewer) =	$ 143,345.70
4.884 building ERC's x $ 2,700.00 (water & sewer) =	$ 13,186.80
8 SFU duplex ERC's x $ 2,700.00 (water & sewer) =	$ 21,600.00
Connection Fees Due =	$ 178,132.50
Less 18.591 vested ERC's x $ 1,500.00 (water) =	*$ 27,886.50*
Less 23.295 vested ERC's x $ 1,200.00 (sewer) =	*$ 27,954.00*
Total Connection Fees =	**$ 122,292.00**

100% of Connection Fees are due at the time of executing the Developer Agreement.

Administration Fee:

The Administration Fee for this project in the amount of $ 6,968.16 (4% of Connection Fees) was paid via check # 1040611 on 3/11/22.

A general list of project requirements can be found on our website http:// under Project Forms (Exhibit A – Project Documentation and Submittal Guidelines). Please call Mia Galicki at 561.627.2900, ext. 1375 or email to mailto:mgalicki to schedule a pre-engineering meeting to discuss the particular items on this list and other aspects of your project prior to initiating any design work.

Sincerely,

SEACOAST UTILITY AUTHORITY

Jennifer Millette

Jennifer Millette
Engineering Services Specialist

Jeff Sabin
Public Sector Manager
Waste Management Inc. of Florida
7700 SE Bridge Road
Hobe Sound, FL 33455
772-545-1327

April 04, 2025

Arianna Hilliard
WGI
2035 Vista Parkway
West Palm Beach, FL 33411

RE: The Waterford, 601 Universe Boulevard, Juno Beach FL 3408

To whom it may concern:

Please find this letter in response to your request for confirmation of service and capacity availability for the above location. WM of Martin County can adequately accommodate the prescribed services at this location as provided for in our Solid Waste and Recyclable Materials Collection Services Agreement with the Town of Juno Beach

We appreciate the opportunity to service this location and look forward to working with the developers and builders in making it an environmentally friendly project.

If you have any questions or concerns, please contact Sales Manager Robert Holden at 561-662-9988, or me at 772-263-0017.

Sincerely,

JEFF SABIN
Public Sector Manager

Cc: Robert Holden

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

Revised July 14, 2025
February 25, 2025

Sent via e-mail: Yoan.Machado@wginc.com

Yoan Machado, Senior Project Manager
WGI INC
2035 Vista Parkway
West Palm Beach, FL 33411

Re: The Waterford (Juno Beach) • WGI2920.04
PARKING STATEMENT
PCN 28-43-41-33-11-001-0000/00-43-41-32-07-000-0150/-0140/-0130/-0120/-0110/-0091/-0080

JFO Group Inc. has been retained to prepare a parking statement regarding the proposed parking supply for The Waterford development. The property is located at the southwest corner of US 1 and Universe Boulevard in the Town of Juno Beach, Florida. The Property Control Numbers associated with this project are 28-43-41-33-11-001-0000, 00-43-41-32-07-000-0150, -0140, -0130, -0120, -0110, -0091, and -0080.

Exhibit 1 contains a copy of the preliminary site plan for The Waterford property. According to the proposed plan, The Waterford project includes 380 parking spaces, whereas the code requires 353 parking spaces.

Currently, The Waterford consists of 333[1] dwelling units (DUs) with 492[2] beds, operating as Independent Living and Skilled Nursing. Additionally, it is approved for 356[3] Independent Living units (538[4] beds) and 100[5] Assisted Living beds (85[6] dwelling units) with a total of 453 parking spaces. The proposed changes aim to modify the current 638-bed approval to facilitate the redevelopment and modernization of the campus, resulting in a less intense development than previously approved.

The proposed plan will ultimately include 290 Independent Living units (478 beds) and 100 Assisted Living beds (85 dwelling units). This type of development allows residents to transition seamlessly from independent living to higher levels of care as their medical needs evolve with aging.

Given the unique characteristics of The Waterford, the 6th Edition of the *Parking Generation Manual* from the Institute of Transportation Engineers (ITE) is proposed as the basis for calculating its parking demand.

Exhibit 2 contains excerpts from the *ITE Parking Generation Manual*, detailing land use descriptions and parking rates for a Congregate Care Facility (ITE Land Use 253) and Assisted Living (ITE Land Use 254).

Figure 1 : Project Location

[1]=182 (Independent Living–Tower) + 66 (Independent Living–Gardens) + 40 (Independent Living–Villas) + 45 (Skilled Nursing)
[2]=256 (Independent Living–Tower) + 96 (Independent Living–Gardens) + 80 (Independent Living–Villas) + 60 (Skilled Nursing)
[3]=274 (Independent Living – Tower) + 66 (Independent Living – Gardens) + 16 (Independent Living – Villas)
[4]=410 (Independent Living – Tower) + 96 (Independent Living – Gardens) + 32 (Independent Living – Villas)
[5]=24 (Assisted Living) + 16 (Memory Care) + 60 (Skilled Nursing)
[6]=24 (Assisted Living) + 16 (Memory Care) + 45 (Skilled Nursing)

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

ITE describes *Land Use: 253 Congregate Care Facility* as an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette, rather than a full kitchen. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance. Similarly, ITE defines *Land Use: 254 Assisted Living* as a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation. These ITE descriptions fit the proposed operations at The Waterford development.

Based on this parking demand analysis, the proposed parking supply will be able to accommodate the demand during peak conditions. Furthermore, the proposed technical deviation (1) will not diminish the site's vehicular or pedestrian operation, (2) will not cause any adverse impacts to the environment, and (3) will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood.

Table 1: Parking Analysis Summary

	Proposed Development		Parking Required by Town of Juno Beach Land Development Code[7]	Parking Generation Manual, 6th Edition Institute of Transportation Engineers - 85th Percentile -	As required in June 5, 2025 DRC Comments
	# of Units	# of Beds			
Independent Living	290	478	1 per residence (IL) = 290 spaces	290 DUs X 0.48 = 140	1 per residence (IL) = 290 spaces[8]
Assisted Living	24	24	1 for every 4 patients (skilled, Rehab, Memory Care, Assisted Living) - 100 / 4 = 25 spaces	100 Beds X 0.55 = 55	100 Beds X 0.55[9] = 55
Memory Care	16	16			
Skilled Nursing	45	60	1 per staff = 38 spaces per shift (114 Employees/3)		
Total	**375**	**578**	**353**	**195**	**345**
Proposed Parking			**380 Parking Spaces**		

According to Table 1, the 85th percentile parking rates in the latest edition of the *Parking Generation Manual* from the Institute of Transportation Engineers indicate that The Waterford would require 195 parking spaces to meet parking demand. However, the proposed plan provides 380 parking spaces, rather than the 353 spaces required by code. Therefore, we respectfully request approval for The Waterford to provide 380 parking spaces instead of the 353 required by code. This proposed technical deviation represents the minimum necessary adjustment to optimize the use of the property efficiently.

[7] Sec. 34-981. b.5.a. Assisted living facilities: 1 parking space for each adult extended care residence plus one parking space per four patient beds or residents plus one space per employee, including nurses and staff doctor, on shift of greatest employment.

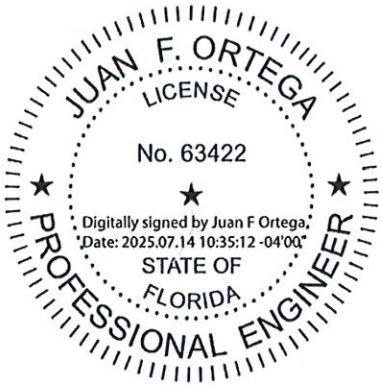
[8] As required by DRC Review from June 5, 2025 "use the Juno Beach Schedule of Off-Street Parking for Independent Living Facilities (Code Section 34-981(b)(5). Staff finds that current independent living units are utilizing parking at a 1: 1 ratio, as these current residents are ve1y independent and typically own a car in this climate and suburban environment."

[9] 85th percentile parking rates. 6th Edition of the *Parking Generation Manual* from the Institute of Transportation Engineers (ITE). 41 studies used in determining the parking rate.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) 602-1506 • www.ifagroupinc.com • info@ifa.us

Sincerely,

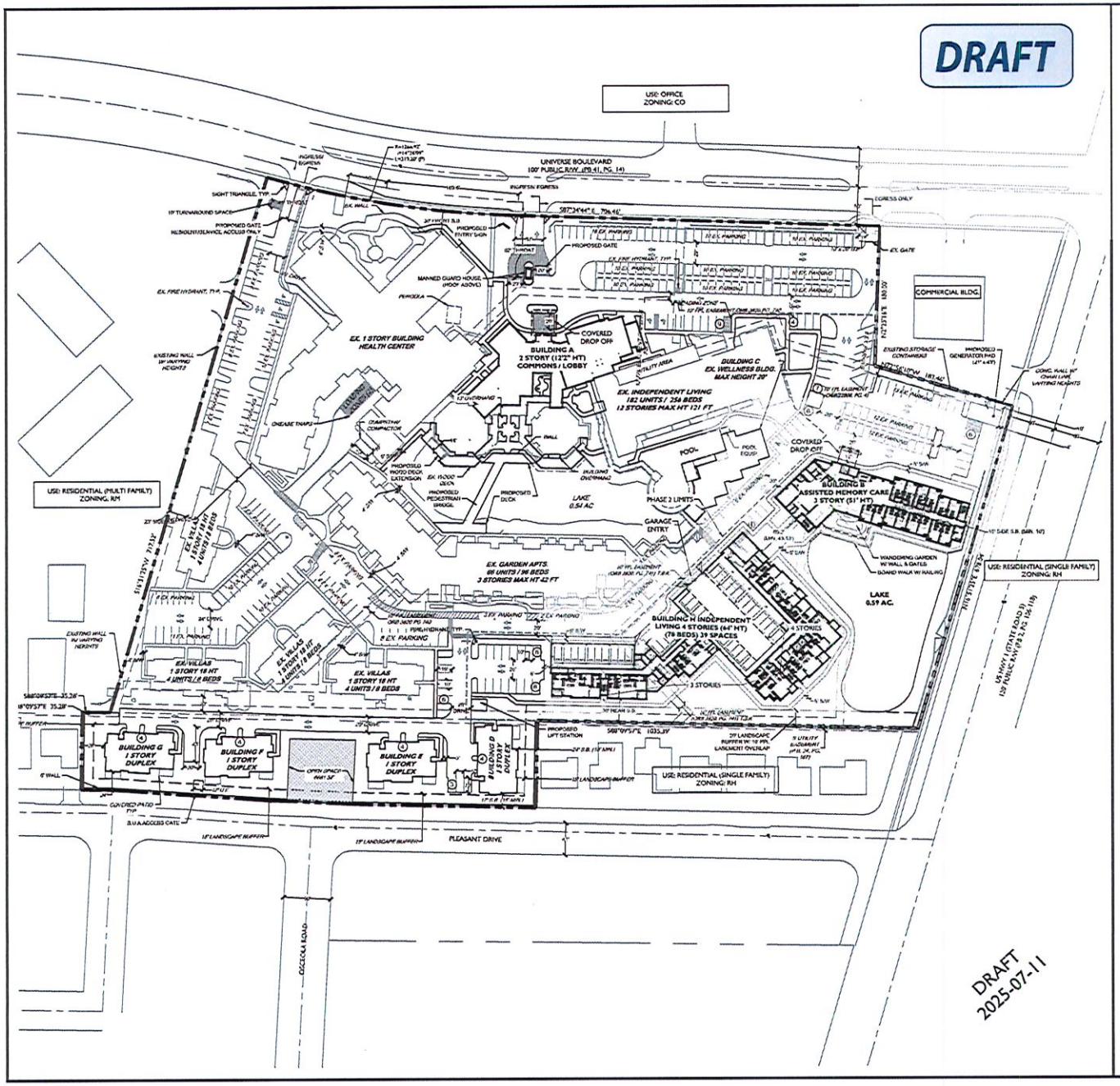
JFO GROUP INC
COA Number 32276



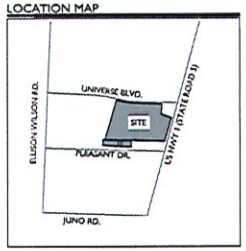
Enclosures: Exhibit 1: Proposed Site Plan
Exhibit 2: ITE Parking Generation Rates
Exhibit 3: June 6, 2025 DRC Review Comments

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) 602-JFOG • www.jfogroupinc.com • info@jfo.us

This Page Intentionally Left Blank



LOCATION MAP



N

0 30 60 120

SCALE: 1" 60'

SITE DATA

NAME OF APPLICATION	THE WATERFORD
EXISTING/PROPOSED LAND USE	MDR
EXISTING/PROPOSED ZONING	CO/PUD
TOTAL ACREAGE	15.97 AC
TOTAL BUILDING S.F.	496,179 S.F.
PROPOSED BUILDING A	13,431 S.F.
PROPOSED BUILDING B	46,500 S.F.
PROPOSED BUILDING H	90,200 S.F.
EX. WELLNESS BLDG. (BUILDING C)	5,025 S.F.
EX. BUILDINGS D-G (4,180 S.F. EACH)	16,720 S.F.
EX. INDEPENDENT LIVING	217,764 S.F.
EX. GARDEN APTS.	77,151 S.F.
EX. VILLAS (4)	19,398 S.F.
LOT COVERAGE	5.49 AC. (34.4%)
OPEN SPACE	4.72 AC. (29.6%)
IMPERMEABLE SURFACE	4.49 AC. (28.1%)
WATER BODIES	1.1 AC. (6.9%)
APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS
TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
DENSITY (578/2.39=242 UNITS/15.97 AC)	15.15 UNITS/ AC.
MAX. BUILDING HEIGHT	12 STORY (121 FT.)
PARKING REQUIRED BY CODE	353 SP.
INDEPENDENT LIVING UNIT (1 SP. / 1 UNIT)	290 SP.
ASSISTED LIVING (1 SP. / 4 BEDS)	6 SP.
MEMORY CARE (1 SP. / 4 BEDS)	4 SP.
SKILLED NURSING (1 SP. / 4 BEDS)	15 SP.
STAFF (1 SP. / 3 STAFF)	38 SP.
PARKING APPROVED PER PARKING STUDY (2022)	222 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 356 UNITS	164 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.56 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING DEMAND	192 SP.
INDEPENDENT LIVING UNIT (0.46 SP. / 1 UNIT @ 290 UNITS	134 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
STAFF (	
PARKING PROVIDED	380 SP.
PROPOSED SURFACE SPACES	341 SP.
PROPOSED GARAGE SPACES	39 SP.
HANDICAP SPACE REQUIRED (INCL. IN TOTAL)	8 SP.
HANDICAP SPACES PROVIDED (INCL. IN TOTAL)	8 SP.
LOADING SPACING PROVIDED	4 SP.

* THE RATE TO DETERMINE THE AMOUNT OF PARKING REQUIRED HAS BEEN BASED UPON THE MOST RECENT PARKING STANDARDS ADOPTED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, 5TH EDITION PARKING GENERATION MANUAL.

* BICYCLE PARKING FACILITIES REQUIREMENTS WAIVED BY STAFF WITH APPROVAL OF ORD. NO. 751 ON APRIL 21, 2022, DUE TO THE SPECIAL NATURE OF THE OPERATION AS AN ADULT LIVING FACILITY AND ITS AGING RESIDENTS

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O/HE = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

WGI, Inc.
WGInc.com
2035 VISTA PARKWAY, SUITE 114, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-07-11

INITIAL SUBMITTAL
FEBRUARY 20, 2025

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

SITE PLAN

SHEET
SP-1
1 OF 1
2920.04

Exhibit 1

This Page Intentionally Left Blank

Land Use: 253 Congregate Care Facility

Description

A congregate care facility is an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette. Assistance is typically available for housekeeping or minor household maintenance. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance.

Time-of-Day Distribution for Parking Demand

The current database for this land use does not have sufficient data to produce a detailed, hour-by-hour distribution of parking demand from which the analyst can determine a peak period of parking demand. Based on the time periods for which data were collected for this land use and on a review of comparable land uses with hour-by-hour parking demand data, the presumed peak period for parking demand for this land use is between mid-morning and late-afternoon.

Additional Data

Resident vehicle ownership is typically low at a congregate care facility. Site employees, persons providing services to the residents, and visitors generate the majority of parked vehicles at the site.

The average parking supply ratio for three study sites with parking supply information is 0.61 spaces per dwelling unit. The average peak parking occupancy at these three sites is 52 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in California, New Jersey, Ontario (CAN), and Oregon.

Source Numbers

120, 401, 433, 548

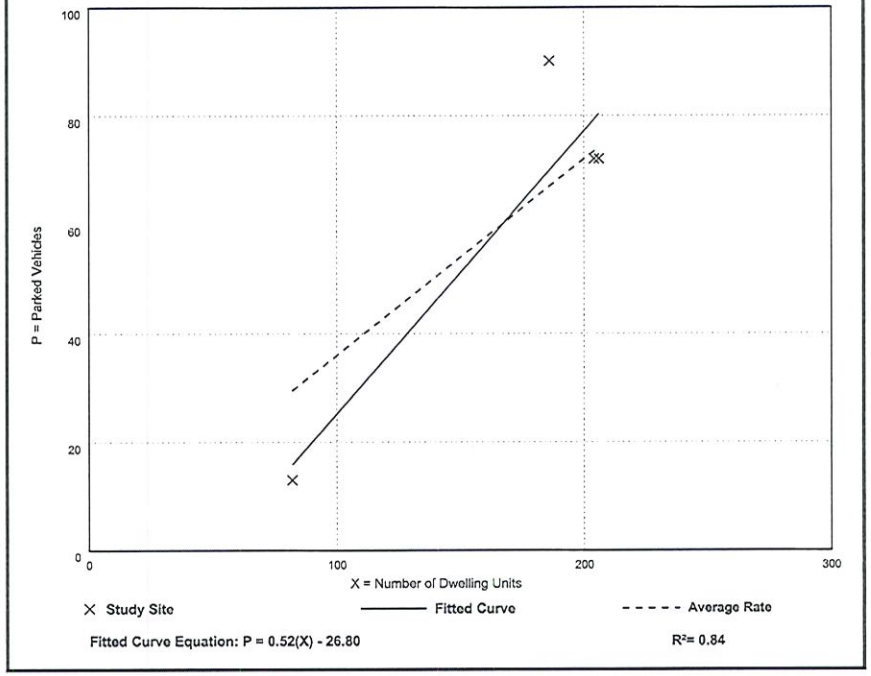
Congregate Care Facility
(253)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Dwelling Units: 170

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.36	0.16 - 0.48	0.28 / 0.48	***	0.11 (31%)

Data Plot and Equation



Fitted Curve Equation: P = 0.52(X) - 26.80

R^2= 0.84

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care-which is limited in nature-is not required. Nursing Home (Land Use 620) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (13 study sites), a Saturday (seven study sites), and a Sunday (nine study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	–	–	–
9:00 a.m.	78	–	–
10:00 a.m.	82	–	–
11:00 a.m.	93	94	89
12:00 p.m.	96	99	90
1:00 p.m.	100	100	100
2:00 p.m.	95	95	96
3:00 p.m.	85	85	86
4:00 p.m.	75	87	90
5:00 p.m.	–	76	80
6:00 p.m.	–	67	65
7:00 p.m.	–	–	–
8:00 p.m.	–	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

The average parking supply ratio for 28 study sites in a general urban/suburban setting is 0.54 spaces per dwelling unit. The average peak parking occupancy at these 28 sites is 74 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Indiana, New Jersey, New York, Pennsylvania, Tennessee, Utah, and Washington.

Source Numbers

42, 247, 279, 287, 315, 422, 431, 432, 438, 451, 506, 507, 516, 527, 539s

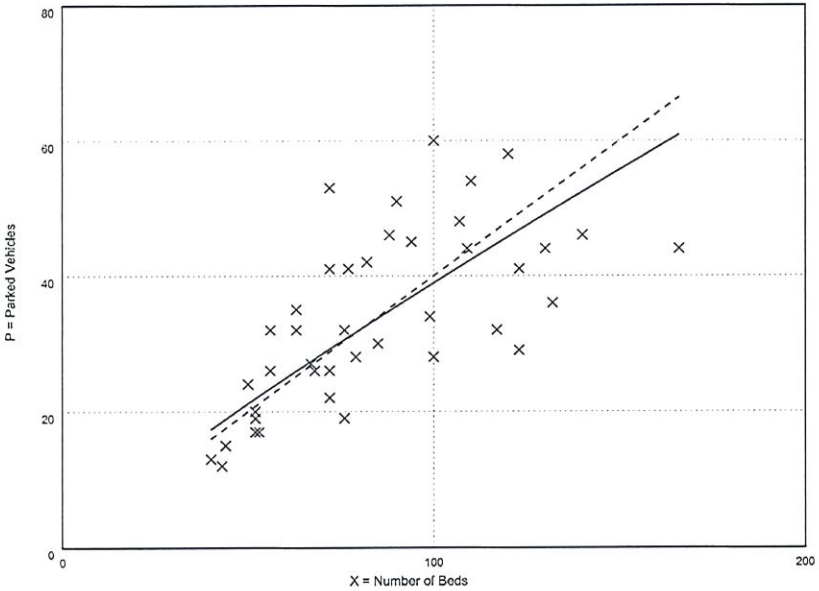
Assisted Living
(254)

Peak Period Parking Demand vs: Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. Num. of Beds: 85

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.40	0.24 - 0.74	0.34 / 0.55	0.36 - 0.44	0.12 (30%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.88 Ln(X) - 0.39

R^2= 0.57

This Page Intentionally Left Blank

This Page Intentionally Left Blank

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

June 4, 2025

Town of Juno Beach
340 Ocean Drive
Juno Beach, Florida 33408

Attention: Mr. Frank Davila

Reference: The Waterford
Town of Juno Beach, Florida

Dear Mr. Davila:

We are in receipt of the site plan application package for the above referenced project dated April 25, 2025. Based on our review (1st review) of the submitted Site Plan application package and traffic report, our office has the following comments:

1. The right turn lane proposed at the main site entrance should be extended to the maximum length feasible. Due to the existing west entrance, the County standard of 280 feet is not obtainable. However, the turn lane should start just east of the west site entrance.

2. How is the west gate proposed to operate? Will it be residents only?

3. The proposed gate on the west site entrance should be relocated south to the maximum extent feasible to allow for additional vehicle queuing.

4. Please provide a drainage statement for the proposed modification to the previous approval.

5. Please address drainage impacts in Universe Blvd due to the proposed right turn lane.

6. Storm water management calculations will be required for final engineering approval, addressing, but not limited to, the following: change in land use intensity, storm attenuation and water quality.

7. Our office has deferred the review of water and sewer system components to Seacoast Utility Authority, FDEP and PBC Fire Rescue.

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization Number 3452

8. Approvals from SFWMD, Seacoast Utility Authority, FDEP and Palm Beach County Fire Rescue will be required prior to final engineering plan approval.

9. Please include the Code required parking on the Site Plan.

10. Update the Parking Study with the latest ITE Parking Generation, 6th Edition rates.

11. It is recognized the ITE has a lower parking rate for the ITE Land Use #253 (Congregate Care Facility). However, the ITE Parking Generation, 6th Edition consists of only 4 studies all from outside of Florida. The provided parking rate does not seem consistent with the actual parking demand of the Waterford. It is recommended the Parking Study utilize the Town code of 1 space per residence (290 spaces) for the independent living portion of the development.

12. Table 1 shows a Code required parking of 100 spaces for staff members. Are 100 staff members present at the facility at one time or is that the total number of employees? The number of spaces per staff should be the maximum amount of staff present at the facility at a given time.

Please note that once the above referenced items are reviewed and found acceptable for site plan approval, an approval letter will be provided to the Town of Juno Beach.

If you have any questions or require any additional information, please contact our office.

Sincerely,

SIMMONS & WHITE, INC.

Paul A. Buri, P.E.

PAB/pb X:/docs/misclt/buri/24004.7davilaltr

35) Revise the elevations to provide depth and distance, either by using different line weights and/or colors. As an example, the garage entrance appears to be on the same plane as the building behind it.

Parking Study

36) Please revise table 1: Parking Analysis Summary on page 2, Independent Living, to use the Juno Beach Schedule of Off-Street Parking for Independent Living Facilities (Code Section 34-981(b)(5). Staff finds that current independent living units are utilizing parking at a 1:1 ratio, as these current residents are very independent and typically own a car in this climate and suburban environment.

Please confirm that the calculations of assisted living, memory care and skilled nursing account for 1 space for every 4 units, and 1 space for every 3 staff. This reflects the practice of utilizing 3 work shifts to cover 24 hours (24/8 = 3). Please note that the total should then become 348, which is still below the proposed parking count of 380.

Additional Comments:

37) Provide an updated TPS Approval form from the County.

38) While staff appreciates the renderings provided from a wider, aerial perspective, please also provide updated standard architectural renderings of Building B and H, showing four-sided architecture from the street perspective.

39) All fence(s), sign(s), and generator(s) will require separate building permit applications.

40) Per Section 34-905, Walls and Fences, perimeter walls/fences around a development must have an ornamental feature at least every 30 linear feet. Ornamental features, excluding wall caps, may exceed the height limitations, if approved by staff.

41) Per Section 6-109.- Construction Site Standards, and 6-111, Demolition permits, please note that an approved demolition permit for the existing structures and infrastructure to be removed is a requirement of building permit approval. The demolition permit shall include an erosion control plan, parking plan, construction screening plan and truck logistics. The property owner shall submit an affidavit to confirm that notice has been provided to owners within 300 feet at least 30 days prior to demolition activities.

42) The handicap/ADA parking space indicated on the site plan adjacent to the existing villas is not the standard ADA space (the space does not have the

This Page Intentionally Left Blank

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

March 18, 2025

Yoan.Machado@wginc.com

Yoan Machado
WGI INC
Senior Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411

Re: The Waterford (Juno Beach) • WGI#2920.04
TRAFFIC CONCURRENCY
PCN 28-43-41-33-30-001-0000

Dear Yoan,

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Site Plan amendment application for *The Waterford* property. The property is located at the southwest corner of US-1 and Universe Boulevard, in the City of Juno Beach, Florida. Property Control Numbers associated with this project is 28-43-41-33-30-001-0000. A copy of the property appraiser information data for the site is included as Exhibit 1. Project buildout is expected in the year 2030.

Figure 1 : Project Location

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 2 includes a copy of the PBC Trip Generation Rates. According to provisions in Article 12 of the PBC ULDC – Section A.3.B.3, *a Project shall be eligible for a 100 percent credit against Project Traffic if the Previously Captured residential Project has received building permits for 80 percent of the units as set forth in the master plan or site plan as applicable.* Exhibit 3 includes an aerial picture from 2019. Exhibit 4 includes a copy of a preliminary site plan for the proposed project.

Currently at The Waterford, there are 288[1] DUs that operate as Independent Living and 60 beds (45 DUs) that operate as Skilled Nursing. The proposed changes to The Waterford include modifying the latest approved site plan, to allow for redevelopment and modernization of the campus. The Waterford will ultimately provide a total of 290 Independent Living units (478 Beds) and 100[2] Assisted Living beds (85[3] DUs). Table 2 provides Daily, AM, and PM peak hour volumes for the vested and proposed development.

[1]=182 (Independent Living–Tower) + 66 (Independent Living–Gardens) + 40 (Independent Living–Villas)
[2]=24 (Assisted Living) + 16 (Memory Care) + 60 (Skilled Nursing)
[3]=24 (Assisted Living) + 16 (Memory Care) + 45 (Skilled Nursing)

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Congregate Care Facility	253	2.21	58%	42%	0.08	49%	51%	0.18
Assisted Living Facility	254	2.60	60%	40%	0.18	39%	61%	0.24

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net daily, AM and PM peak trips potentially generated due to the proposed changes are 109, 7 (4 In/3 Out) and 10 (4 In/6 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Congregate Care Facility	288 DUs	636	13	10	23	25	27	52
Assisted Living Facility	60 beds	156	7	4	11	5	9	14
Net Vested Traffic		**792**	**20**	**14**	**34**	**30**	**36**	**66**
PROPOSED DEVELOPMENT								
Congregate Care Facility	290 DUs	641	13	10	23	25	27	52
Assisted Living Facility	100 beds	260	11	7	18	9	15	24
Net Proposed Traffic		**901**	**24**	**17**	**41**	**34**	**42**	**76**
Net Traffic		**109**	**4**	**3**	**7**	**4**	**6**	**10**

Based on the PBC – TPS and the Land Development Design Standards Manual, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles.

Figure 2 provides Daily, AM and PM peak hour driveway volumes for *The Waterford* property. Based on the information presented in Figure 2, *PBC - TPS*, and the *Land Development Design Standards Manual*, additional turn lanes are not warranted at the project driveways.

Project site currently has three (3) driveways which are proposed to remain. Based on the Thoroughfare Right of Way Identification (ROW) Map TE 14.1 from the PBC Comprehensive Plan effective June 11, 2023, the project access are on a 100' ROW width on Universe Boulevard. Consequently, according to Palm Beach County Access Management Standards, the Driveway Connection Spacing should be 245'. Figure 4 includes driveway separation distances. Given the location of the existing access being ±270' to its closest driveway, Access Management standards for driveway separation are met.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-IFOG • www.ifogroupinc.com • info@ifo.us

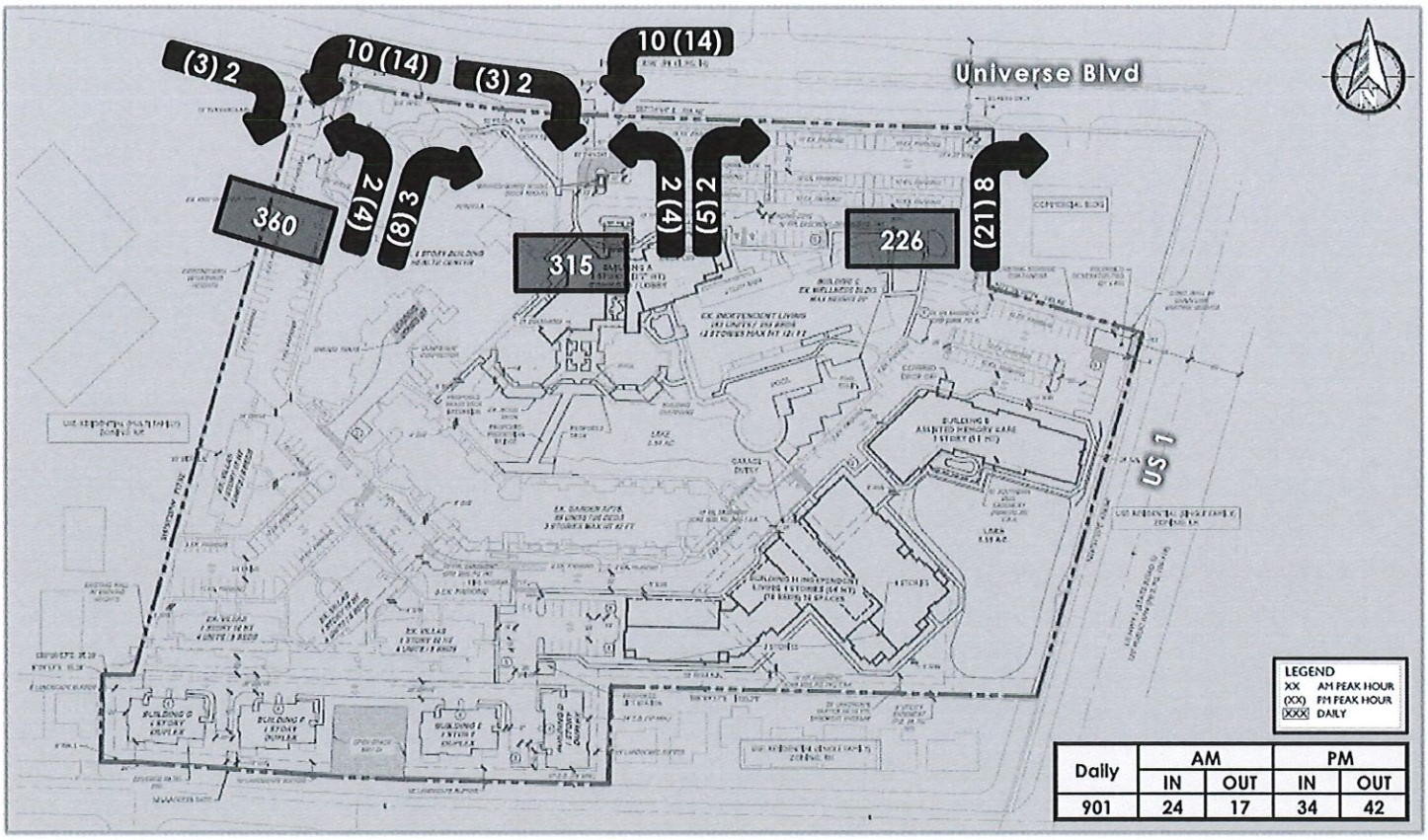


Figure 3: Project Driveway Volumes

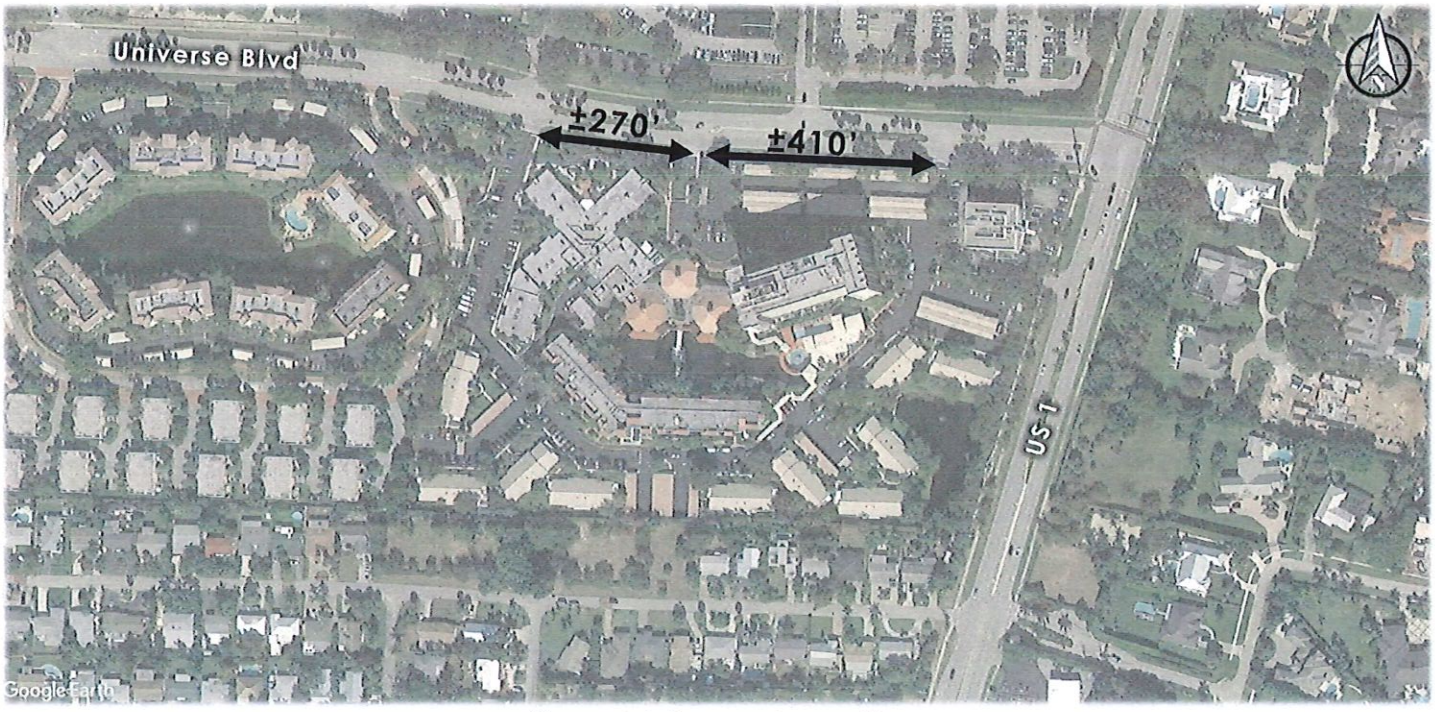


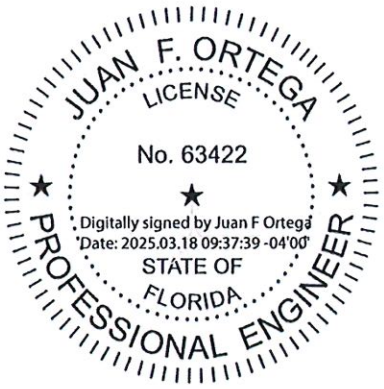
Figure 4: Driveway Separation

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-IFOG • www.ifogroupinc.com • info@ifo.us

The proposed changes to *The Waterford* property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to reconfigure the site to replace 288[4] Independent Living DUs and 60 beds (45 DUs) with 290 Independent Living units (478 Beds) and 100[5] Assisted Living beds (85[6] DUs) will generate less than 20 peak-hour trips. Therefore, the proposed development complies with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is anticipated in 2030.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:
Exhibit 1: Property Appraiser Information
Exhibit 2: PBC Trip Generation Rates
Exhibit 3: 2019 Aerial
Exhibit 4: Preliminary Site Plan
Exhibit 5: 220113 TPS Approval

[4]=182 (Independent Living–Tower) + 66 (Independent Living–Gardens) + 40 (Independent Living–Villas)
[5]=24 (Assisted Living) + 16 (Memory Care) + 60 (Skilled Nursing)
[6]=24 (Assisted Living) + 16 (Memory Care) + 45 (Skilled Nursing)

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

Property Detail

Location Address : 601 UNIVERSE BLVD
Municipality : JUNO BEACH
Parcel Control Number : 28-43-41-33-30-001-0000
Subdivision : WATERFORD REPLAT
Official Records Book/Page : /
Sale Date :
Legal Description : WATERFORD REPLAT TR A K/A ALL OF PLAT

Owner Information

Owner(s)

LIFESPACE COMMUNITIES INC

Mailing Address

3501 OLYMPUS BLVD STE 300
COPPELL TX 75019 6292

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 356
***Total Square Feet :** 49870
Acres : 15.86
Property Use Code : 0620—LIFE CARE HX
Zoning : CO—COMMERCIAL OFFICE (28-JUNO BEACH)

Building Details

Structural Details

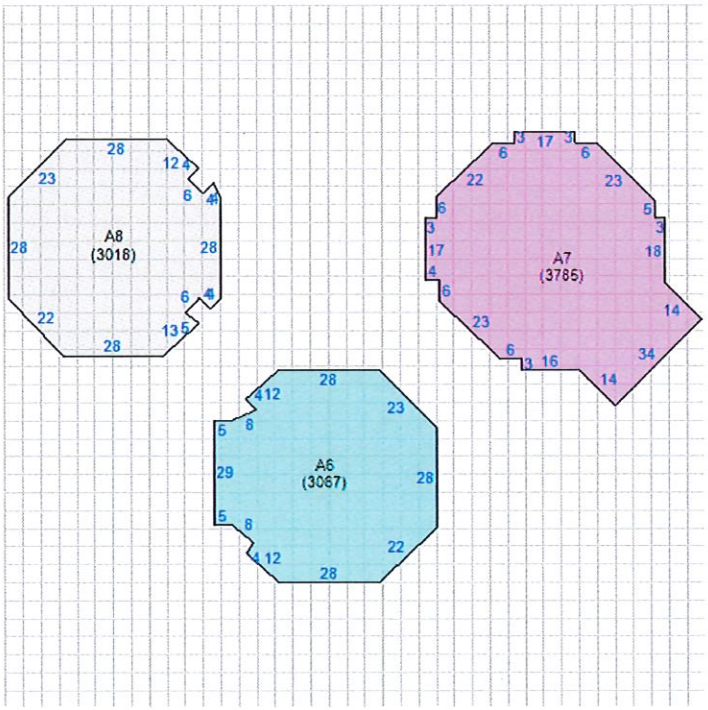
Structural Element for Building 1

Year Built	1982
OFFICE BLDG L/R 1-4S	9870

Subarea and Square Footage for Building 1

Code Description	square Footage
OFFICES	3067
RESTAURANT	3785
OFFICES	3018
Total Square Footage	9870

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1982	3095
Gazebo	1988	1
Fountain	1996	1
Fence- Wrought Iron	2010	1200
Screen Enclosure	1982	560
Patio	1982	600
Screen Enclosure	1982	1296
Paving- Asphalt	1982	108
Wall	1982	120
Screen Enclosure	1982	1256
Fence- Chain Link 6ft #11 Gaug	1982	178
Walkway-Concrete	1982	2508
Paving- Asphalt	1982	1500
Patio Roof	1982	180
Paving- Asphalt	1982	159994
Patio	1982	1317
Walkway-Concrete	1982	10048
Patio Roof	1982	91
Patio Roof	1982	32947
Screen Enclosure	1982	144
Patio	1982	182
Patio	1982	152
Paving- Asphalt	1982	600
Walkway-Concrete	1982	2964
Patio Roof	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Patio	1982	468
Screen Enclosure	1982	180
Patio	1982	152
Wall	1982	540
Patio	1982	152
Wall	1982	204
Patio	1982	152
Patio Roof	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Wall	1982	204
Patio	1982	152
Patio Roof	1982	180
Patio Roof	1982	180
Wall	1982	204
Screen Enclosure	1982	180
Patio	1982	152
Wall	1982	204
Wall	1982	204
Patio Roof	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Patio Roof	1982	180
Patio Roof	1982	182
Screen Enclosure	1982	180
Screen Enclosure	1982	288
Patio	1982	152
Patio	1982	152

Paving- Asphalt	1982	420
Walkway-Concrete	1982	2604
Patio	1982	152
Patio	1982	152
Wall	1982	468
Wall	2008	352
Paving- Asphalt	2008	220
Wall	1982	152
Walkway-Concrete	1982	2604
Wall	1982	204
Patio	1982	152
Patio	1982	152
Wall	1982	204
Patio	1982	152
Patio Roof	1982	180
Patio Roof	1982	180
Screen Enclosure	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Walkway-Concrete	1982	2652
Patio	1982	152
Wall	1982	264
Paving- Asphalt	2024	18250
Walkway-Concrete	2024	1225
Fence- Chain Link 6ft #11 Gaug	2024	1250
Spa	2024	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	RETIREMENT	CO	15.8639

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Total Market Value	$45,527,897	$0	$0	$0	$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$41,085,310	$0	$0	$0	$0
Exemption Amount	$17,154,048	$0	$0	$0	$0
Taxable Value	$23,931,262	$0	$0	$0	$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$462,836	$0	$0	$0	$0
NON AD VALOREM	$40,581	$0	$0	$0	$0
TOTAL TAX	$503,417	$0	$0	$0	$0

This Page Intentionally Left Blank

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

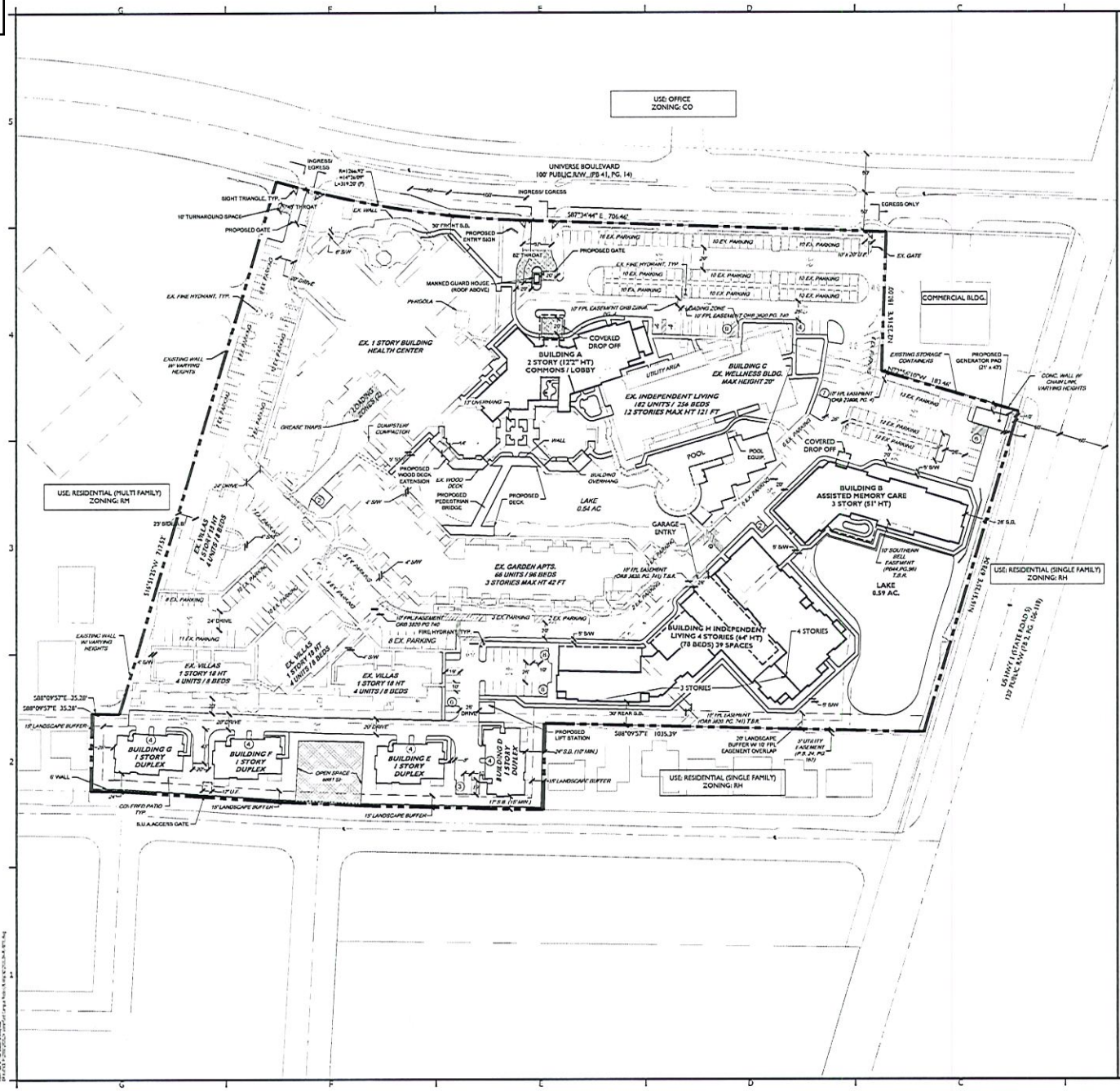
Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17[a]	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue[b]	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA)[h]	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA)[h]	710	1000 S.F.	Ln(T) = 0.87 Ln(X) + 3.05	10%	88/12	Ln(T) = 0.86Ln(X) + 1.16	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	T=42.97(X)-108.01	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

This Page Intentionally Left Blank

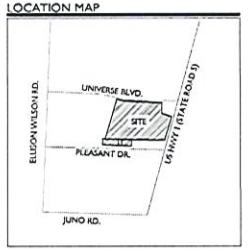
2019 Aerial

Exhibit 3

This Page Intentionally Left Blank



LOCATION MAP



N

0 30 60 120

SCALE: 1" = 60'

SITE DATA

NAME OF APPLICATION	THE WATERFORD
EXISTING/PROPOSED LAND USE	HDR
EXISTING/PROPOSED ZONING	CO/HD
TOTAL ACREAGE	15.97 AC
TOTAL BUILDING S.F.	516,832 S.F.
PROPOSED BUILDING A	13,431 S.F.
PROPOSED BUILDING B	44,038 S.F.
PROPOSED BUILDING H	423,363 S.F.
EX. WELLNESS BLDG. (BUILDING C)	5,025 S.F.
EX. BUILDINGS D-G (4,180 S.F. EACH)	16,720 S.F.
EX. INDEPENDENT LIVING	217,764 S.F.
EX. GARDEN APTS.	77,151 S.F.
EX. VILLAS (4)	19,388 S.F.
LOT COVERAGE	5.49 AC. (34.4%)
OPEN SPACE	4.72 AC. (29.6%)
IMPERMEABLE SURFACE	4.49 AC. (28.1%)
WATER BODIES	1.1 AC. (6.9%)
APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS
TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
DENSITY (578/2.394=242 UNITS/15.97 AC)	15.15 UNITS/ AC.
MAX. BUILDING HEIGHT	12 STORY (121 FT.)
PARKING APPROVED PER PARKING STUDY	222 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 256 UNITS	164 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING DEMAND	290 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 304 UNITS	134 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING PROVIDED	380 SP.
PROPOSED SURFACE SPACES	341 SP.
PROPOSED GARAGE SPACES	39 SP.
HANDICAP SPACE REQUIRED (INCL. IN TOTAL)	8 SP.
HANDICAP SPACES PROVIDED (INCL. IN TOTAL)	8 SP.
LOADING SPACING PROVIDED	4 SP.

* THE RATE TO DETERMINE THE AMOUNT OF PARKING REQUIRED HAS BEEN BASED UPON THE MOST RECENT PARKING STANDARDS ADOPTED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, 5TH EDITION PARKING GENERATION MANUAL.

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-02-21

INITIAL SUBMITTAL FEBRUARY 21, 2025

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

SITE PLAN

SHEET
SP-1
1 OF 1

2920.04

Exhibit 4

This Page Intentionally Left Blank

January 25, 2022

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: The Waterford
Project #: 220113
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated January 18, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Juno Beach
Location:	South side of Universe Blvd, just west of US-1
PCN:	28-43-41-33-11-001-0000 (additional PCNs in file)
Access:	Two full and one egress-only access driveway connections onto Universe Blvd (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Congregate Care Facility = 288 DUs Assisted Living Facility = 60 Beds
Proposed Uses:	Expand the existing site for a total of: Congregate Care Facility = 356 DUs Assisted Living Facility = 100 Beds
Project Daily Trips:	979
Project Peak Hour Trips:	44 (27/17) AM; 90 (44/46) PM
New Daily Trips:	241
New Peak Hour Trips:	13 (8/5) AM; 22 (10/12) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, **meets** the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County Board of County Commissioners
Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg
ec:
Frank Davila, Director, P&Z, Town of Juno Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220113 - THE WATERFORD.DOCXN

The Waterford
Site Plan Amendment & Special Exception

Town Council Hearing

October 22, 2025

THE WATERFORD | A LIFESPACE COMMUNITY®

WGI

PROJECT LOCATION

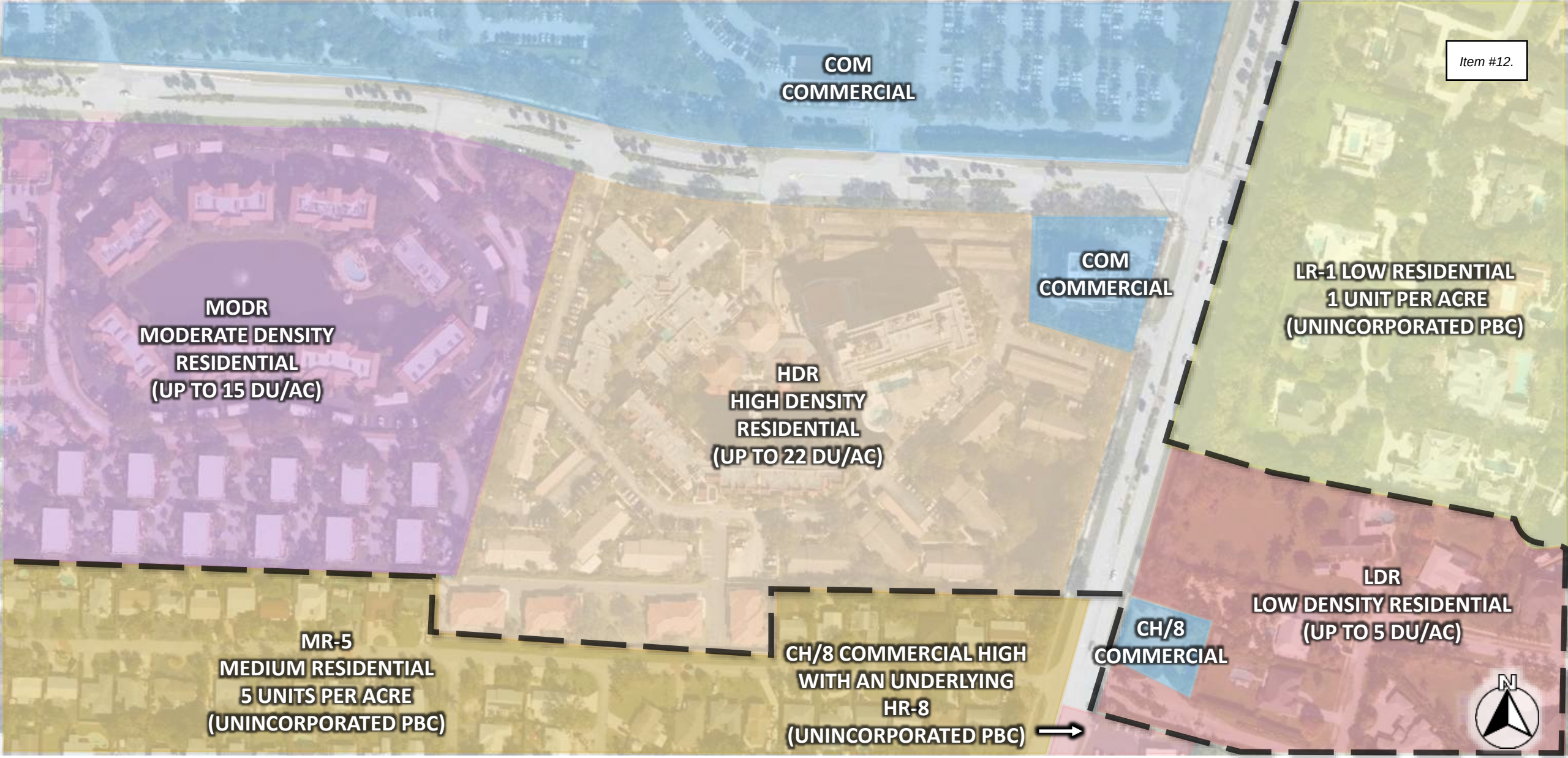
Site Plan Amendment & Special Exception

- **Site Plan Amendment** to modify the approved site plan package.

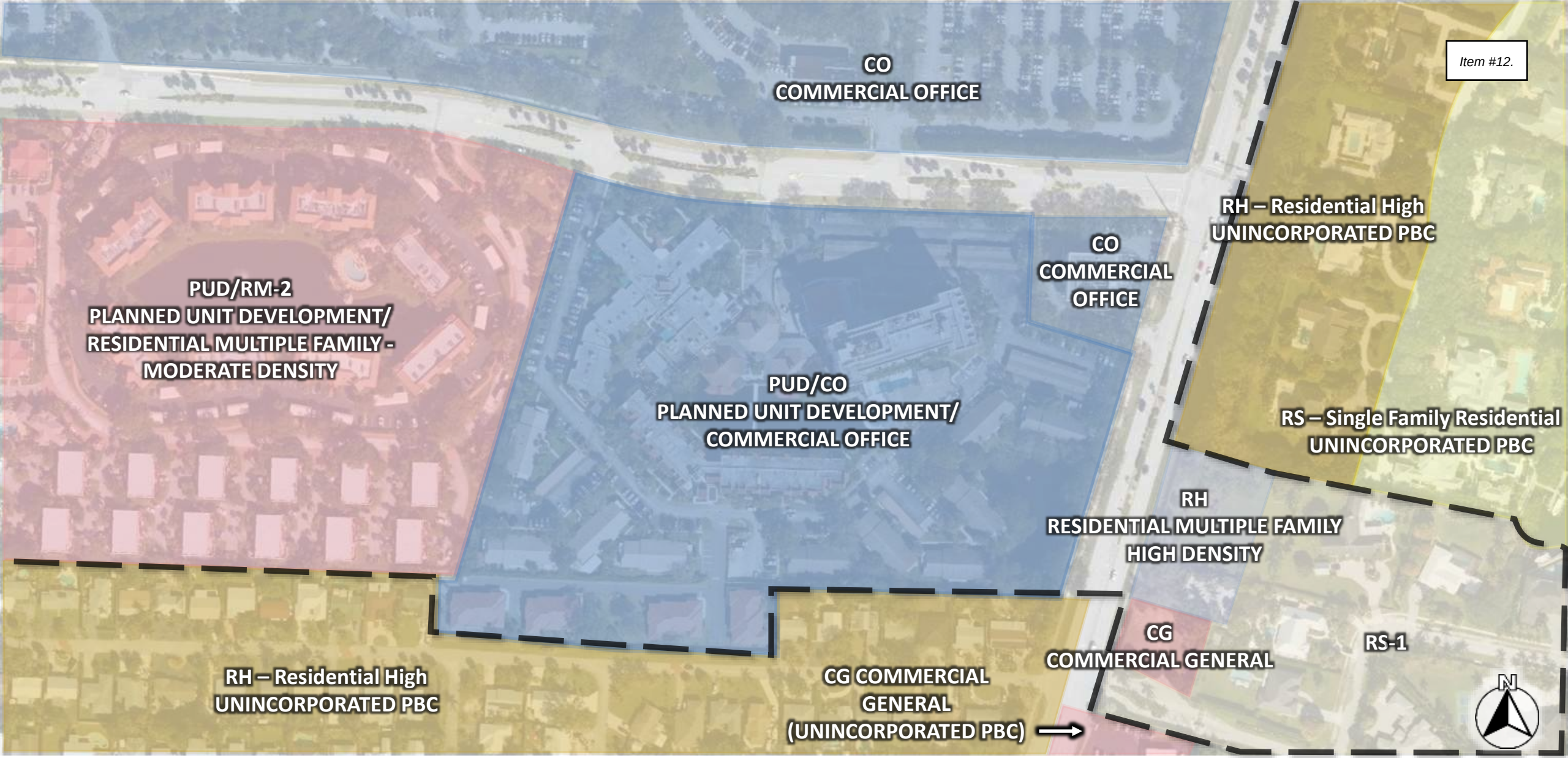
- **Special Exception** to allow for the reconfiguration of the approved development.

  - There are no Variances or special considerations requested in this proposal.

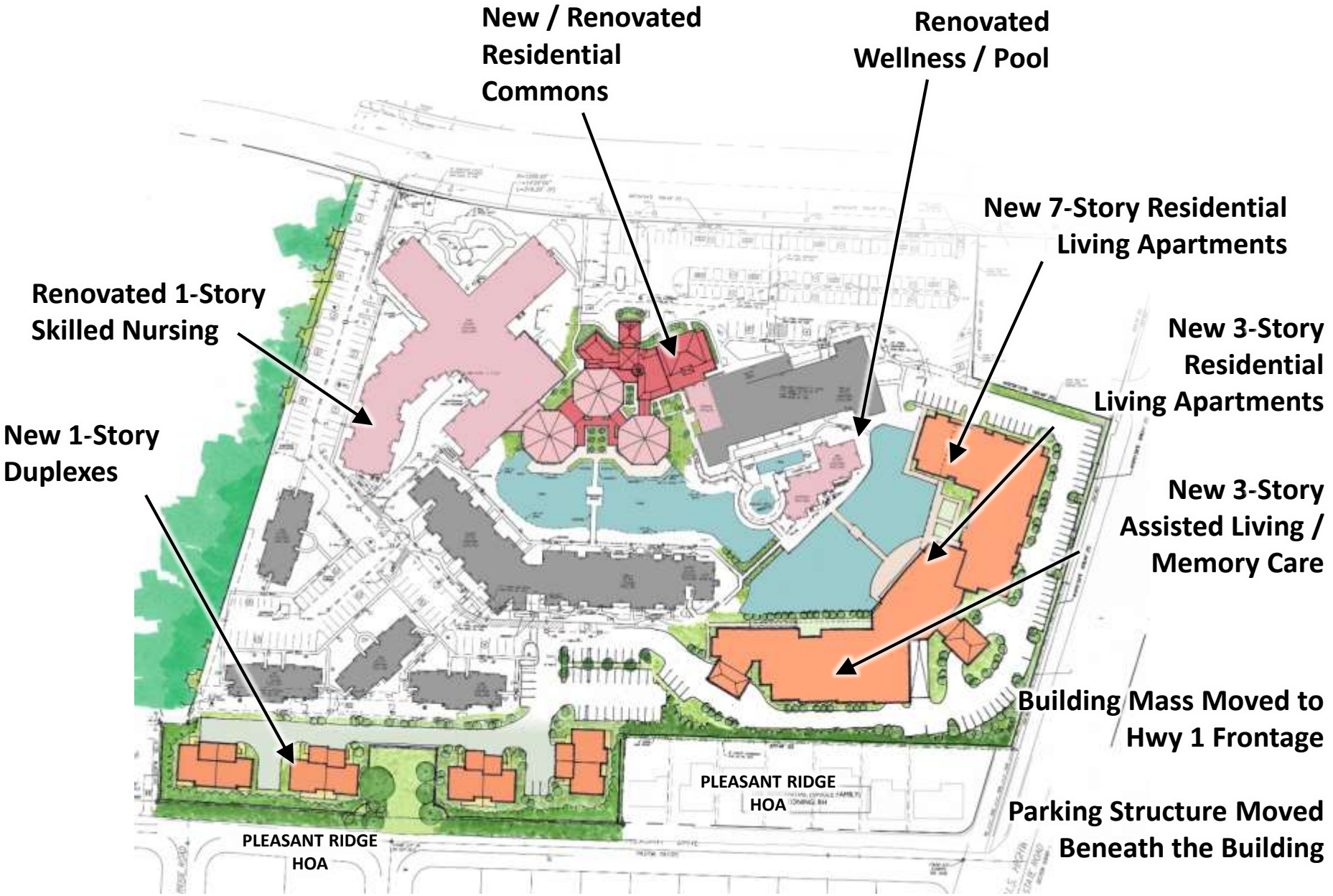
APPLICATION REQUESTS



Existing Future Land Use



Existing Zoning



Previously Approved Site Plan- 2022

- Interior modifications to commons and lobby area (Building A)
- Building reconfiguration (Buildings B and H)
- Reduction in overall number of beds from 638 to 578
- Density reduction from 16.71 DU/AC to 15.15 DU/AC
- Reduction of building height
- Improved pedestrian connectivity
- Modification to open space areas

Re-Design Summary

SITE DATA

Acreage: 15.95 AC

Proposed Use: No change

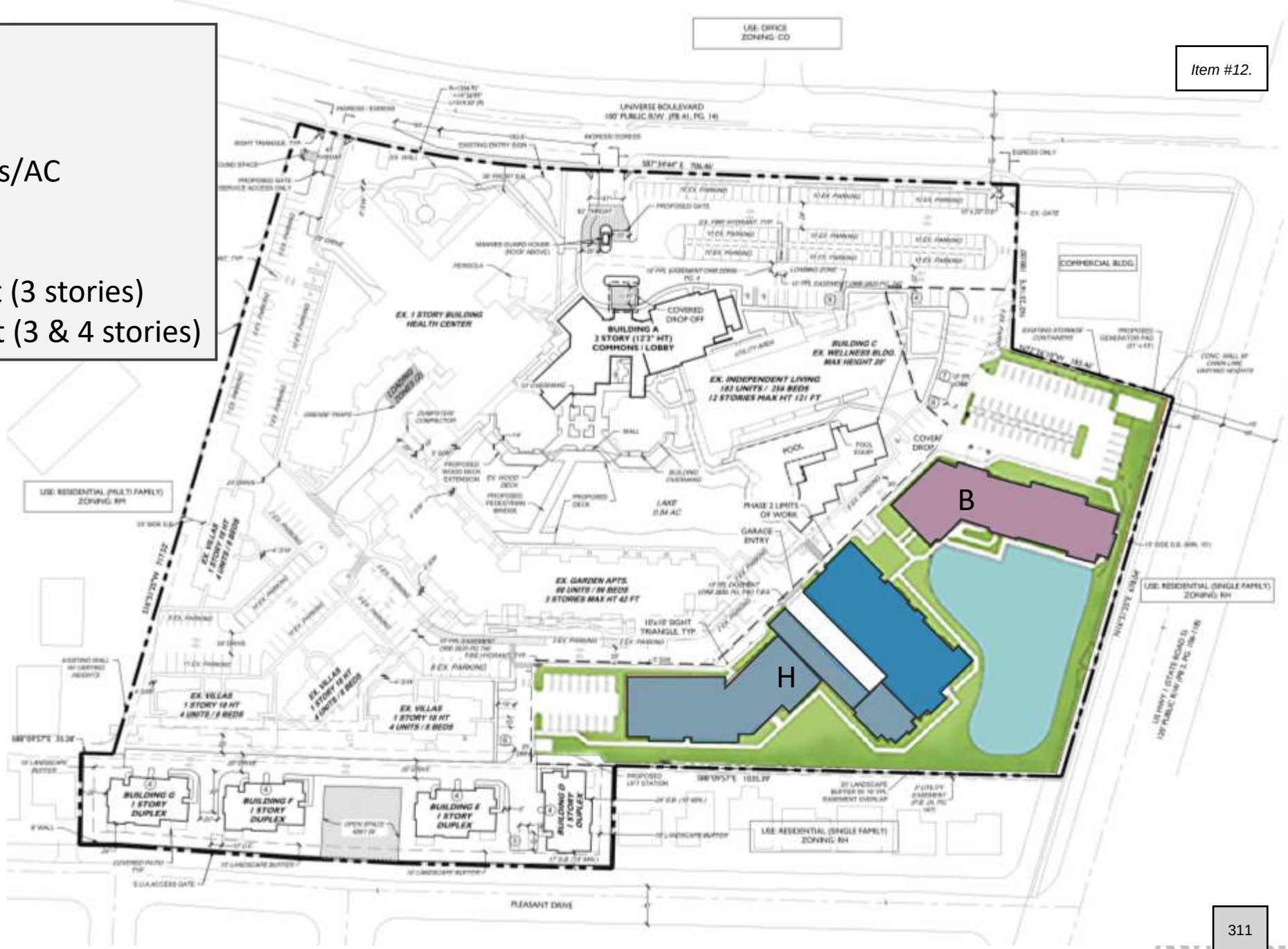
Density/Intensity: 15.15 units/AC

Building Height:

Max. 12-stories (existing)

Proposed Building B – 51 feet (3 stories)

Proposed Building H – 64 feet (3 & 4 stories)



Site Plan

	Sec. 34-116.a Site Plan Criteria
☑	Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;
☑	Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;
☑	Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;
☑	Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;
☑	Is planned in accordance with natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;
☑	Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;
☑	Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;
☑	Complies with all sections of this chapter.

Site Plan & Appearance Review Standards

	Sec. 34-116.b Appearance Review Criteria
☑	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.
☑	Is of a design and proportion which enhances and is in harmony with the area…
☑	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;
☑	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;
☑	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;
☑	Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;
☑	Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

Site Plan & Appearance Review Standards

Density

- The proposed density is compliant with the designated town density requirements.
- The proposed program has a reduction on total units from the previously approved amendment.

Building Height

Existing Building Height	Proposed Building Height
Existing Tower (to remain) – 121 feet (12 stories) Previous Approved Building – 90 feet (7 stories)	Building B – 51 feet (3 stories) Building H – 64 feet (3 & 4 stories)

Buffering

Required Landscape Buffer	Proposed Landscape Buffer
5 feet wide	Ranges from 15 to 20 feet

Access

- No new access points proposed as part of the applications.
- Three access points to the Campus are from Universe Blvd.

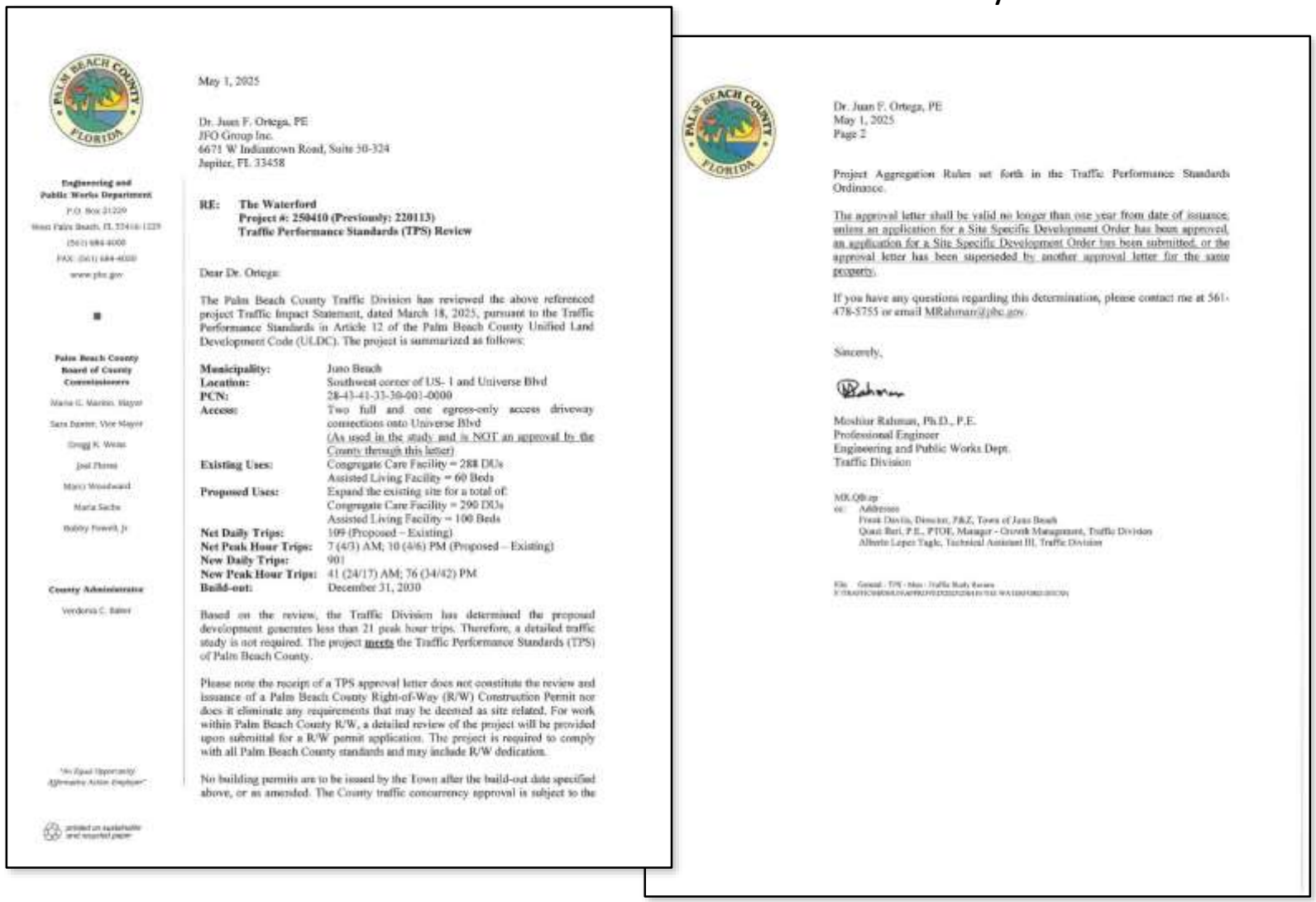
Setbacks

	Required By Code	Current Proposal
Front	30 feet	30 feet
Side	10 feet	28 feet (US Highway 1)
Rear (Classified as Front)	15 feet (Based on PUD Reduction)*	17 feet 30 feet at Independent Living Building

Design Compliance

Traffic

- The Proposal meets the Traffic Performance Standards of Palm Beach County.



May 1, 2025

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: The Waterford
Project #: 250410 (Previously: 220113)
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 18, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Juno Beach
Location:	Southwest corner of US- 1 and Universe Blvd
PCN:	28-43-41-33-30-001-0000
Access:	Two full and one egress-only access driveway connections onto Universe Blvd (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Congregate Care Facility = 288 DUs Assisted Living Facility = 60 Beds
Proposed Uses:	Expand the existing site for a total of: Congregate Care Facility = 290 DUs Assisted Living Facility = 100 Beds
Net Daily Trips:	109 (Proposed – Existing)
Net Peak Hour Trips:	7 (4/3) AM; 10 (4/6) PM (Proposed – Existing)
New Daily Trips:	901
New Peak Hour Trips:	41 (24/17) AM; 76 (34/42) PM
Build-out:	December 31, 2030

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards (TPS) of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above, or as amended. The County traffic concurrency approval is subject to the

Dr. Juan F. Ortega, PE
May 1, 2025
Page 2

Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR.QB.zp

Design Compliance

Parking

- **Parking Required by Code**

Component	Requirement	Quantity (Spaces)
Independent Living Unit (290 units/478 beds)	1 Sp./1 Unit	290
Assisted Living (24 Units/Beds)	Resident (1 Sp./4 beds)	6
Memory Care (16 Units/Beds)	Resident (1 Sp./4 beds)	4
Skilled Nursing (60 Units/Beds)	Resident (1 Sp./4 beds)	15
Staff	1 Sp./3 staff @ 114 staff*	38
	Total	**353**

*24 hours/8 hour shifts = 3

- **Parking Demand by ITE Manual**

Component	Requirement	Quantity (Spaces)
Independent Living Unit (290 units/478 beds)	1 Sp./0.48 Units	140
Assisted Living (24 units/Beds)	1 Sp./0.55 Beds	13.2
Memory Care (16 units/beds)	1 Sp./0.55 Beds	8.8
Skilled Nursing (60 units/beds)	1 Sp./0.55 Beds	33
	Total	**195**

- **Parking Provided**

Parking Type	Quantity (Spaces)
Proposed Surface Spaces	341
Proposed Garage Spaces	39
Handicap Spaces (Included in total)	8
Total	**380**

Design Compliance

Parking

Operations-based Parking Demand Study

Parking Requirements: Lifespace Proposal

- Lifespace has long-term experience with resident's auto ownership ratios and parking utilization
  - Long sales period, extended permitting and remodeling timelines keeps level of occupancy when performing well at 90-93%
  - Many of our residents do not own cars (Lifespace FL communities – 56%, 65% & 68%)
- To adequately address likely parking lot performance, parking stalls exceeding the count defined by the parking study are being provided

Parking Requirements: Special Circumstances

- Parking management plan will be put in place to identify unused reserved spaces and re-sign as visitor spaces during term of apartment's vacancy
- Majority of spaces will be 9.5-10' wide to facilitate easier access

Proposed Parking - Initial State	
Existing Homes Prior to Stage 1 Construction	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
Existing Homes Prior Stage 2 Construction	203
Reduction for 93% Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
Stalls required for Existing IL Homes	**142**
New Homes	
Patio Homes (Second Space in Garage)	8
New Apartments	39
Units after Combination	18
Assumes 100% Occupancy - No Reduction	0
Subtotal	65
Assumes 100% car useage - No Reduction	0
Stalls required for New IL Homes	**65**
Total Stalls Calculated for IL Homes	**207**

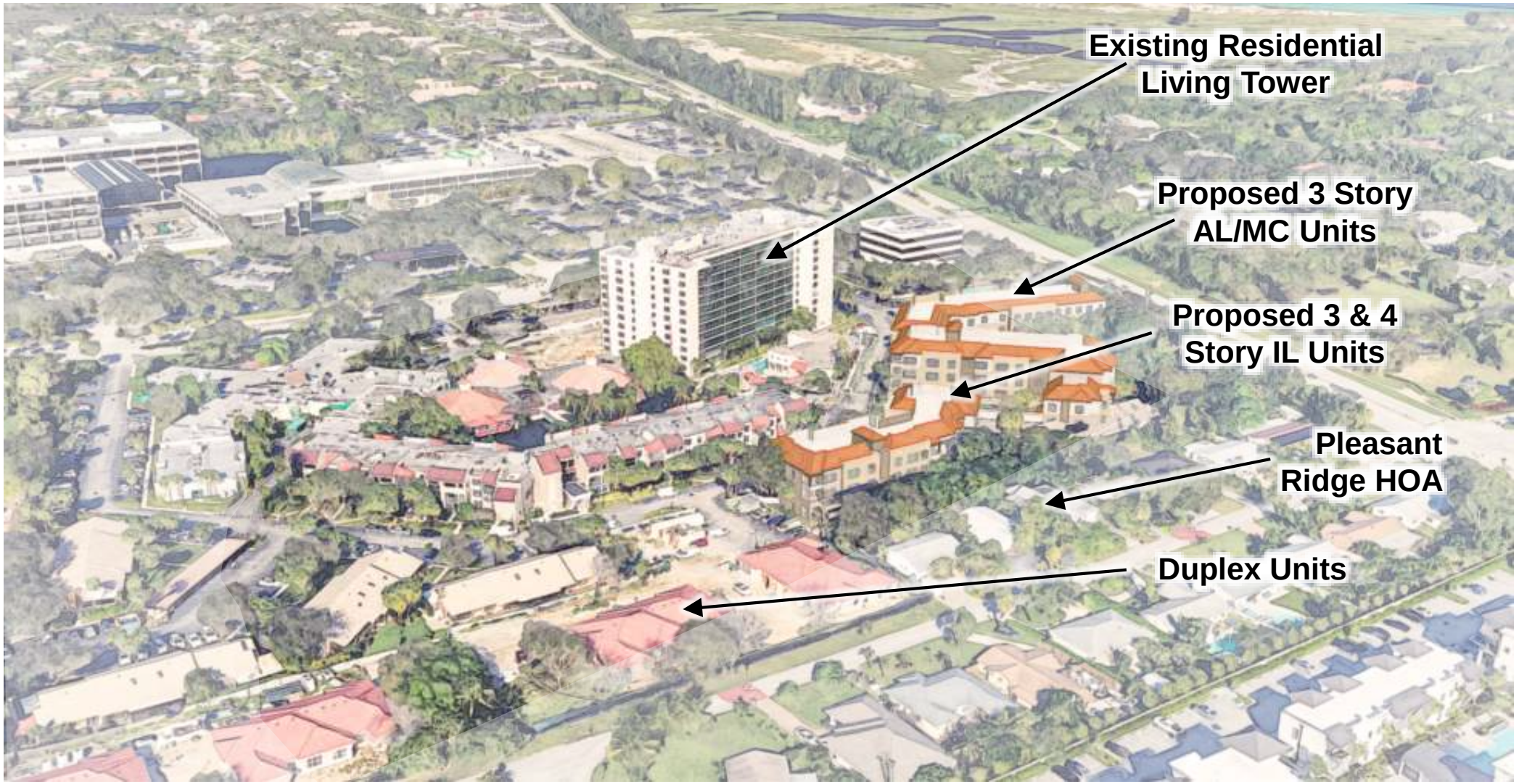
Total Stalls Calculated for Occupied IL Homes	207
Total Stalls Calculated for Team Members	
Current FTE's	80
Added FTE's for new IL	9
Added FTE's for AL/MC	20
Subtotal	316
Total Stalls Provided	380
Stalls Available for Visitors	**64**

Proposed Parking - Future State	
Existing Homes Prior to Stage 1 Construction	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
Existing Homes Prior Stage 2 Construction	203
Reduction for 93% Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
Stalls required for Existing IL Homes	**142**
New Homes	
Patio Homes (Second Space in Garage)	8
New Apartments	39
Units after Combination	18
Reduction for 93% Occupancy (high historical level)	(5)
Subtotal	60
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(15)
Stalls required for New IL Homes	**45**
Total Stalls Calculated for IL Homes	**187**

Total Stalls Calculated for Occupied IL Homes	187
Total Stalls Calculated for Team Members	
Current FTE's	80
Added FTE's for new IL	9
Added FTE's for AL/MC	20
Subtotal	296
Total Stalls Provided	380
Stalls Available for Visitors	**84**

Design Compliance

Previous Site Rendering



Proposed Site Rendering

Building Elevations

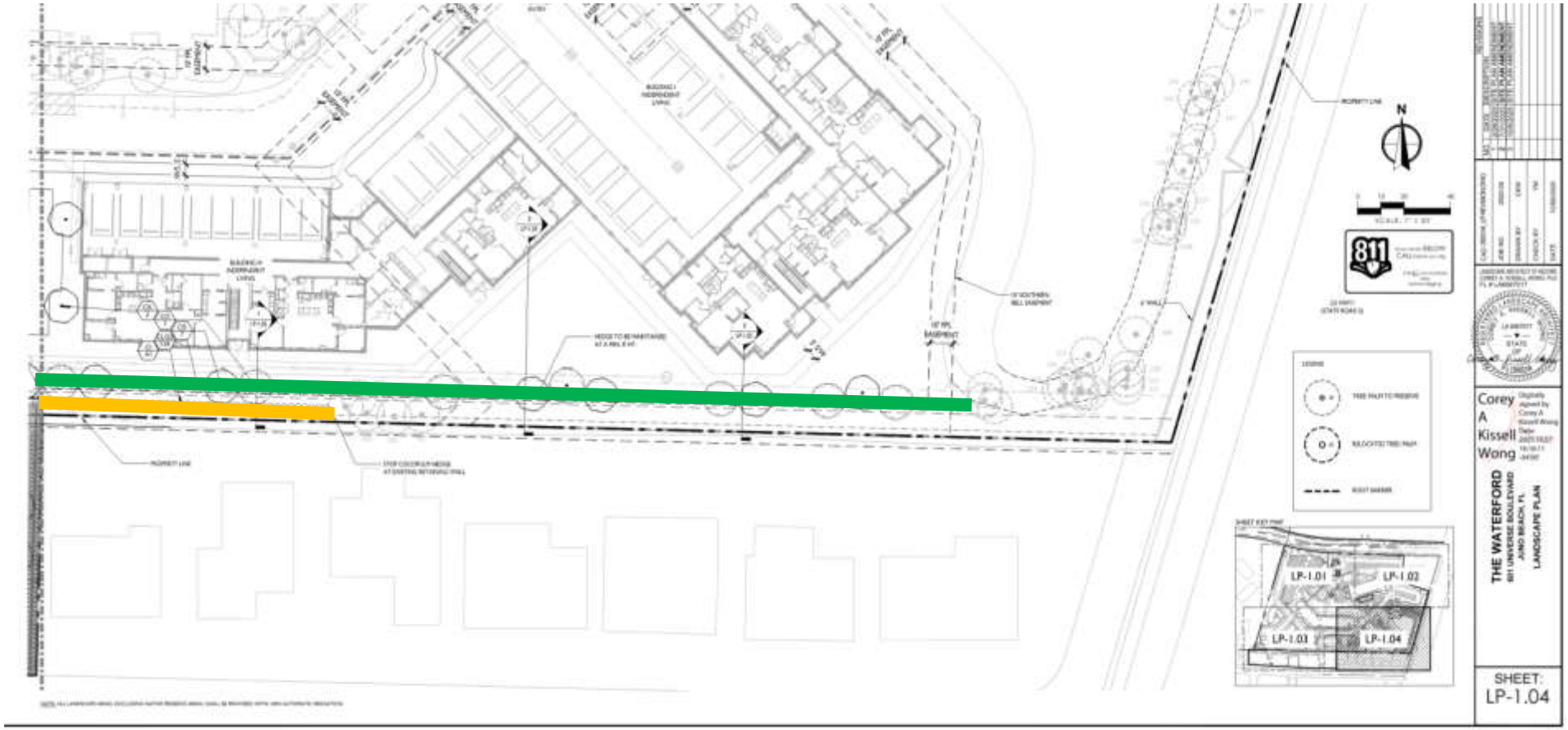
Building Elevations

Building Elevations

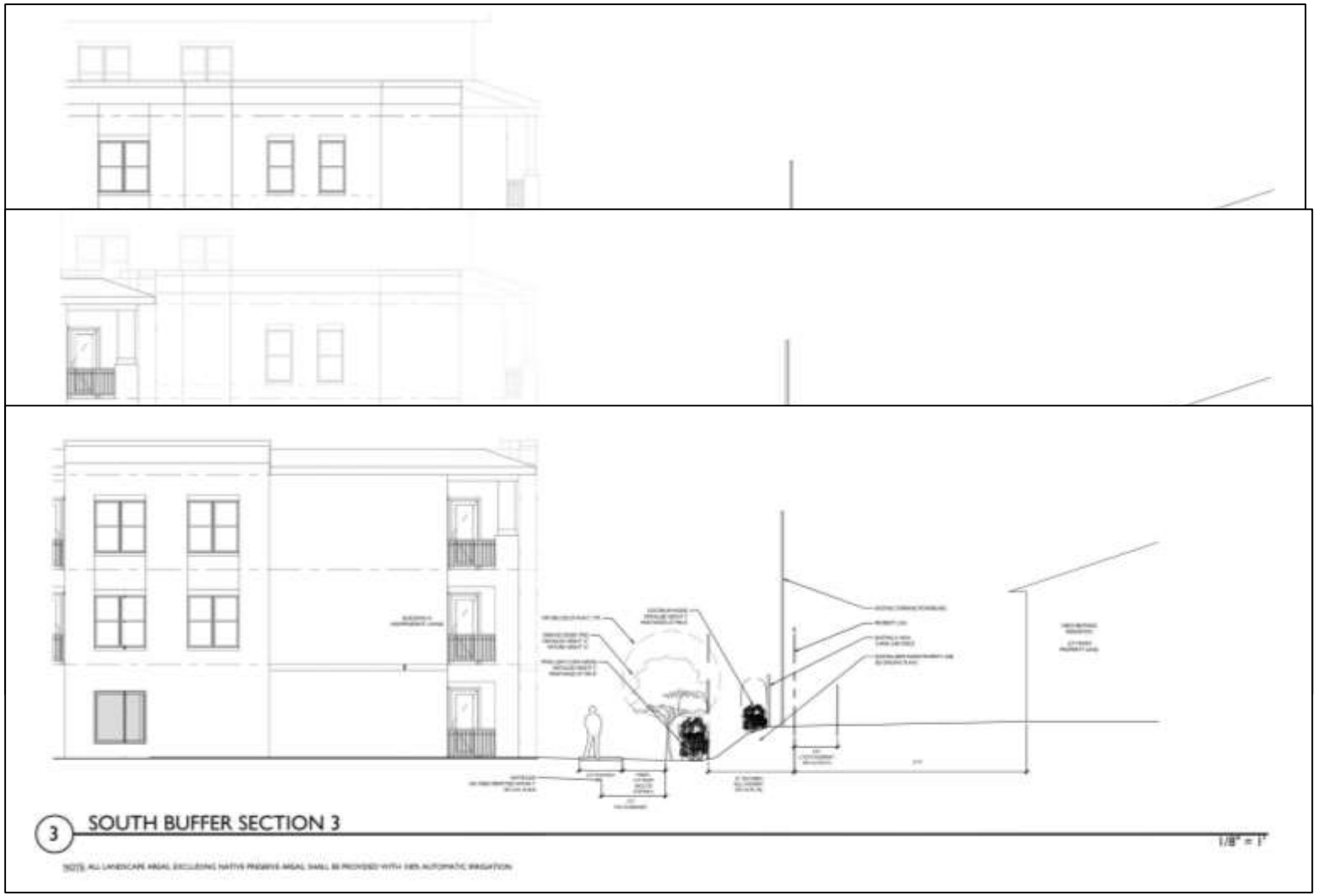
18. Prior to Town Council approval, the applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots; and

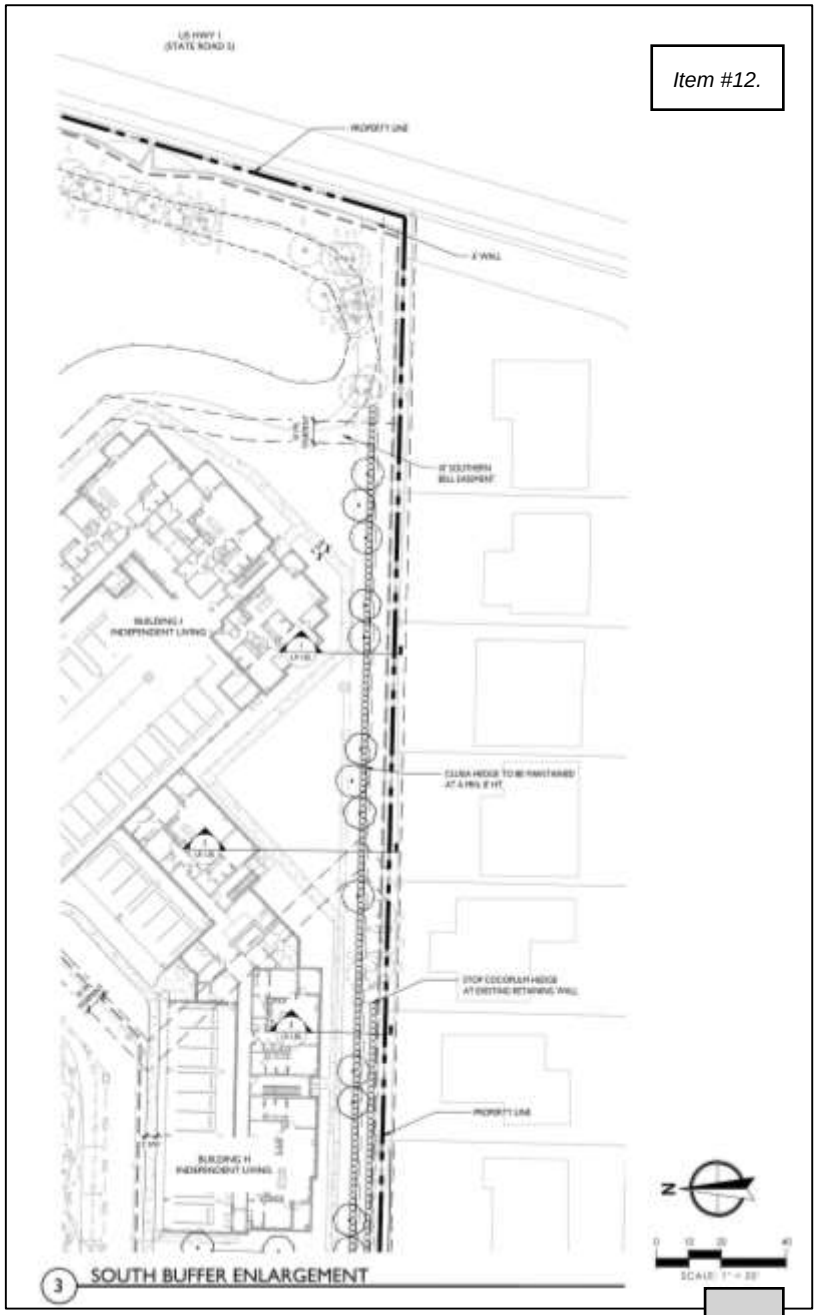
Conditions of Approval

18. Prior to Town Council approval, the applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5’ high Clusia hedge row along the entire length of the residential lots; and



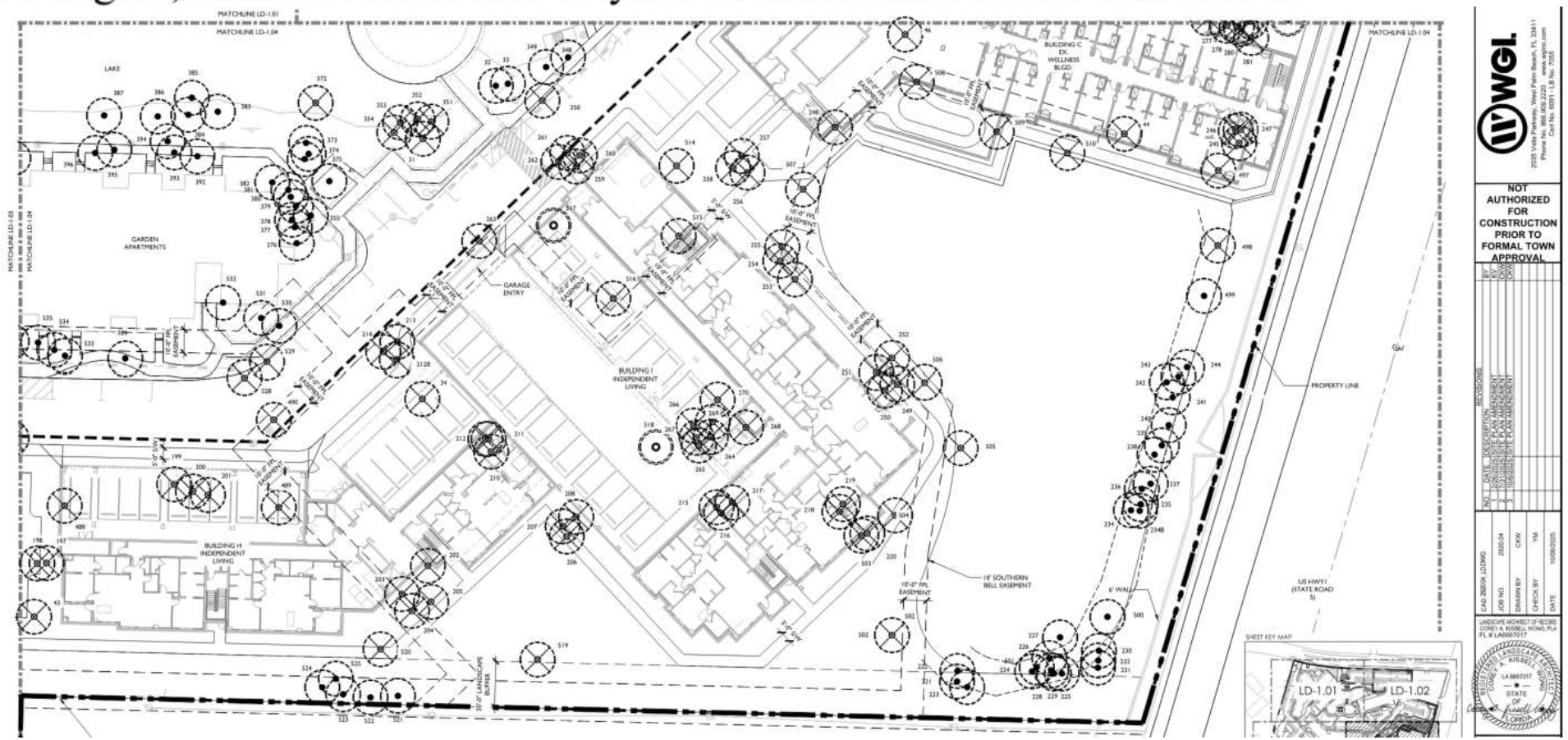
Conditions of Approval





Conditions of Approval

19. Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake.



Conditions of Approval

Staff Assessment: Staff recommends that the Planning and Zoning Board consider the Request for a Major Site Plan Amendment to a Special Exception Planned Unit Development (PUD) for the reconfiguration and modification of the existing senior living facility community, subject to the conditions outlined above, and provide a recommendation to the Town Council.

Planning Zoning Board Recommendation: At the meeting held on September 15th 2025, the Board recommended unanimous approval of the request subject to the conditions

Recommendation

The Waterford
Site Plan Amendment & Special Exception

Town Council Hearing

October 22, 2025

THE WATERFORD | A LIFESPACE COMMUNITY®

WGI

The Waterford Planned Unit Development (PUD)/Special Exception (SE)

Major Modification to PUD/SE

Town Council

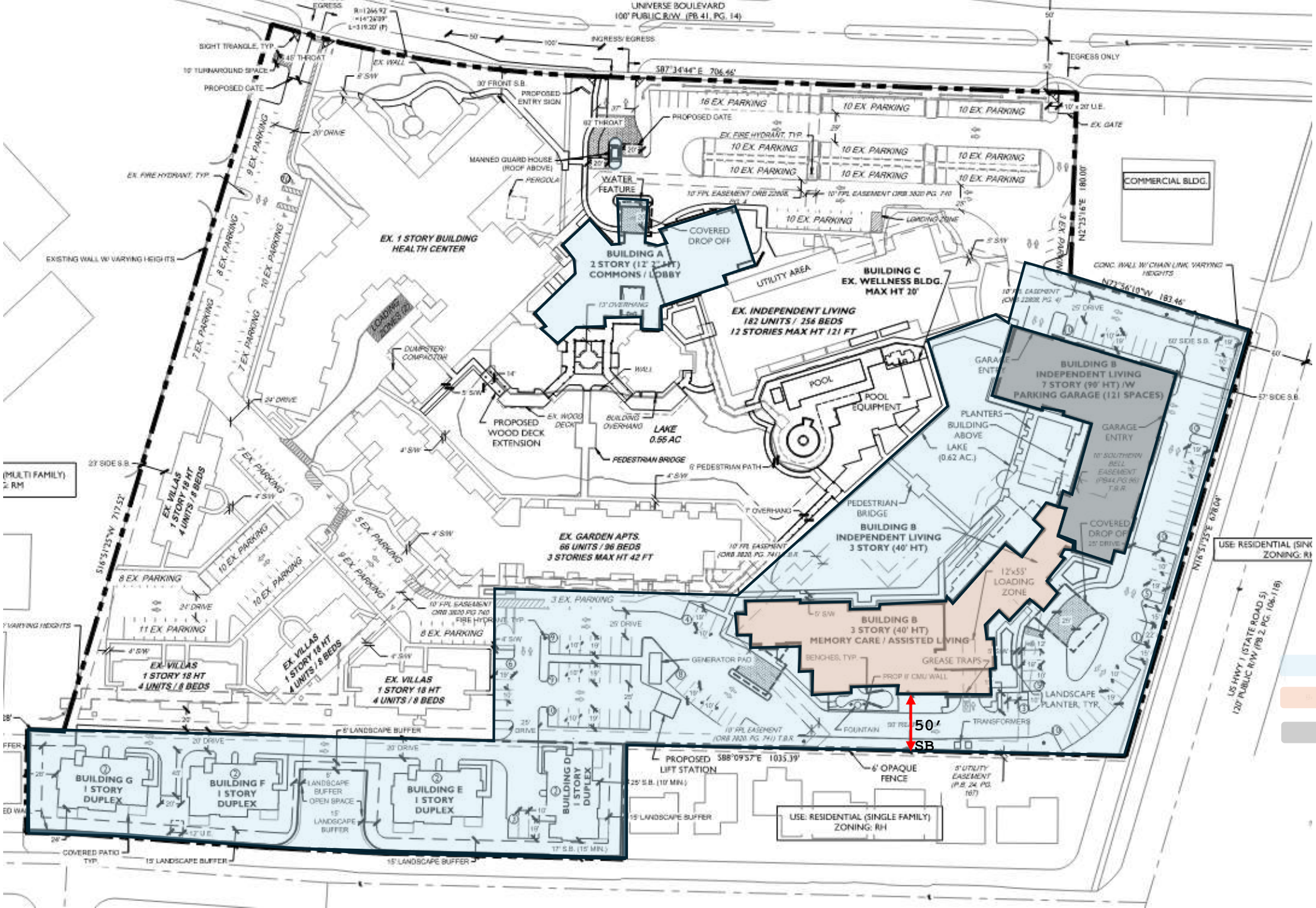
October 22, 2025

Development Proposal

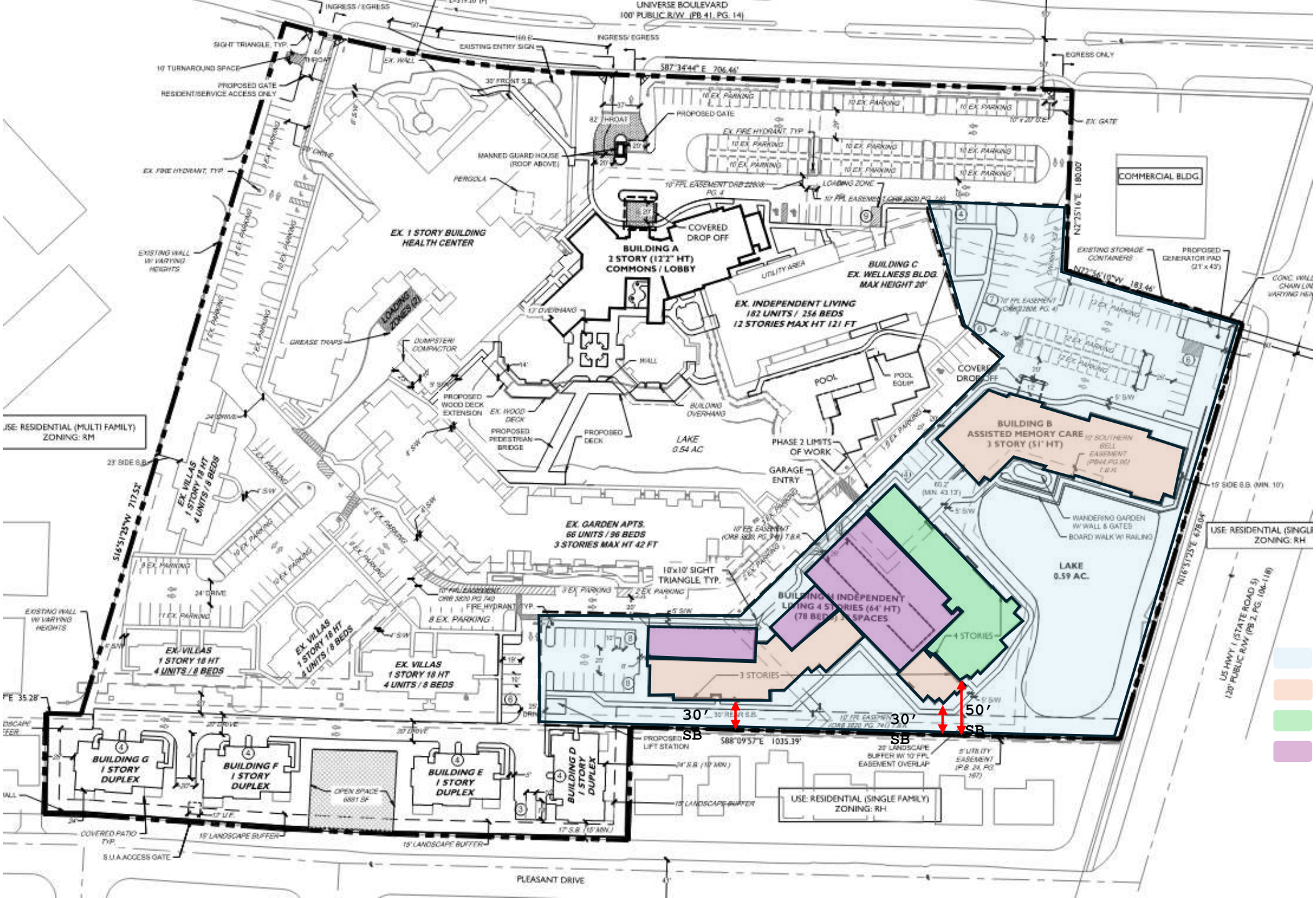
- Special Exception – the approved use (Assisted Living Facility) is a special exception in the Professional Office Zoning District. There is no modification to the uses, but the special exception status remains
- Reconfigure approved Memory Care/Assisted Living and Independent Living Building
  - Break into two buildings (one with Memory Care, one with Independent Living)
  - Reduce the height of the Independent from seven stories to three stories
  - Increase the height of the Memory Care from three stories to four stories, stepping down to three on the south side near Pleasant Drive residential lots

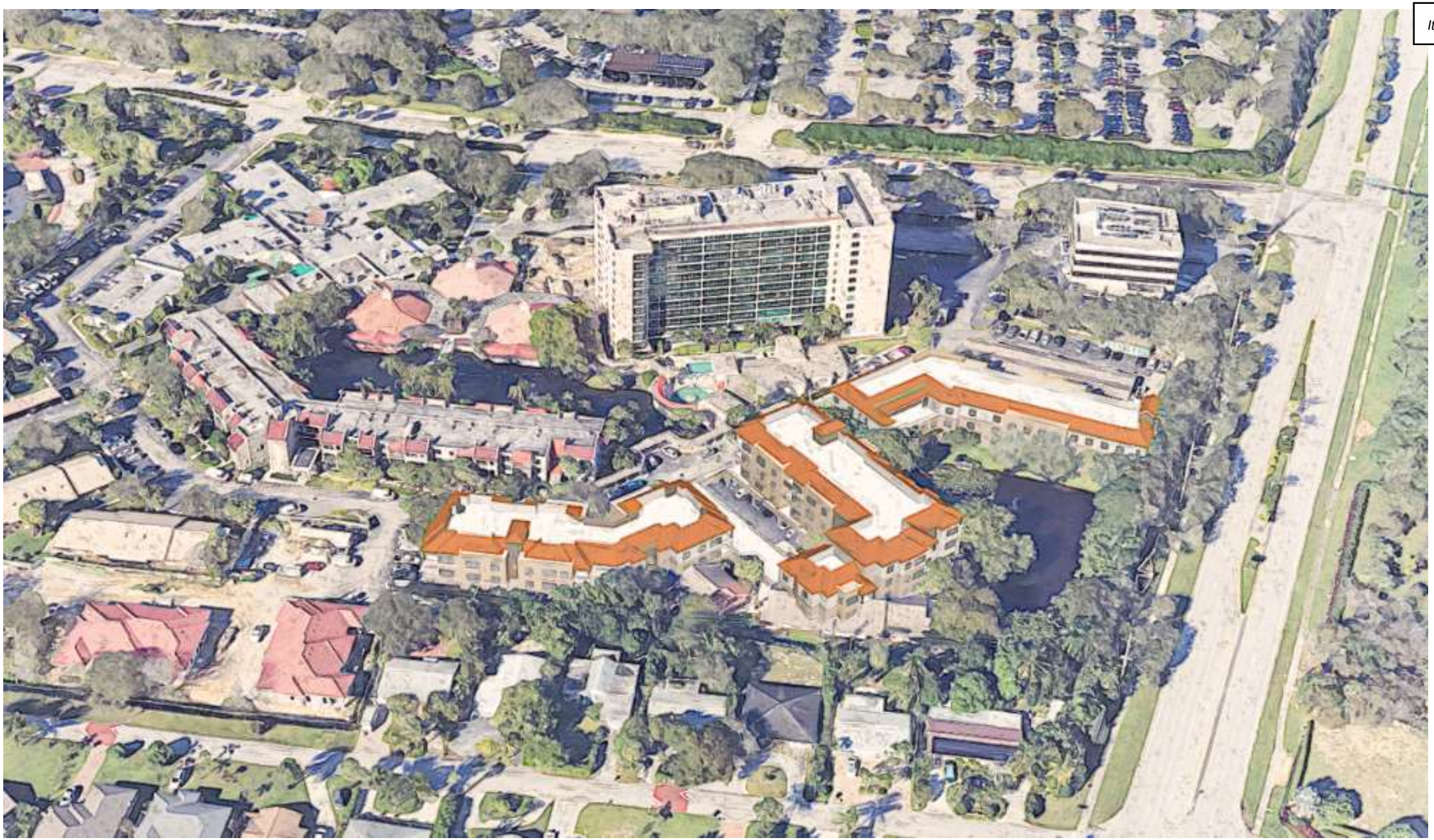
Development Proposal

- Additional pedestrian connectivity around reconfigured buildings
- Removal of traffic circulation around the building and in the 2022 approved 50-foot rear setback, adjacent to Pleasant Drive residential
- Reduction of the 50-foot rear setback to 30 feet (min. required 25 ft)
- Reduction of parking spaces provided from 453 to 380 spaces
  - Applicant is requesting approval of a Parking Study, which demonstrates demand is 195 parking spaces. Code requires 353.



Work Area
3-story bldg.
7-story bldg.

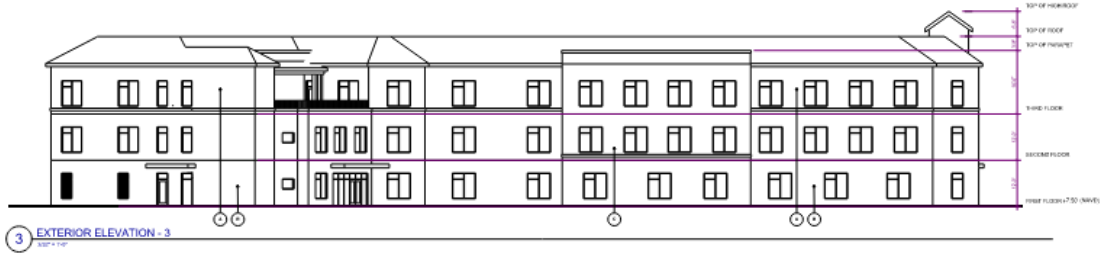

UNIVERSE BOULEVARD
100' PUBLIC R/W (PB 41, PG. 14)
INGRESS / EGRESS
EXISTING ENTRY SIGN
INGRESS/ EGRESS
EGRESS ONLY
SIGHT TRIANGLE, TYP.
10' TURNAROUND SPACE
PROPOSED GATE
RESIDENT/SERVICE ACCESS ONLY
S87°34'44"E 706.44'
30' FRONT S.B.
82' THROAT
PROPOSED GATE
EX. GATE
EX. FIRE HYDRANT, TYP.
MANNED GUARD HOUSE (ROOF ABOVE)
PERGOLA
10' FPL EASEMENT ORB 2260B, PG. 4
LOADING ZONE
COVERED DROP OFF
COMMERCIAL BLDG.
N27°51'16"E 180.00'
EX. 1 STORY BUILDING HEALTH CENTER
BUILDING A
2 STORY (12'2" HT)
COMMONS / LOBBY
BUILDING C
EX. WELLNESS BLDG.
MAX HEIGHT 20'
EX. INDEPENDENT LIVING
182 UNITS / 256 BEDS
12 STORIES MAX HT 121 FT
EXISTING STORAGE CONTAINERS
PROPOSED GENERATOR PAD (21' x 43')
N27°54'18"W 183.46'
EXISTING WALL W/ VARYING HEIGHTS
LOADING ZONES (2)
GREASE TRAPS
DUMPSTER/ COMPACTOR
PROPOSED WOOD DECK EXTENSION
EX. WOOD DECK
PROPOSED PEDESTRIAN BRIDGE
PROPOSED DECK
LAKE
0.54 AC
BUILDING OVERHANG
POOL
POOL EQUIP.
PHASE 2 LIMITS OF WORK
GARAGE ENTRY
BUILDING B
ASSISTED MEMORY CARE
3 STORY (51' HT)
10' SOUTHERN BELL EASEMENT (PB44, PG 90) T.B.R.
WANDERING GARDEN W/ WALL & GATES
BOARD WALK W/ RAILING
LAKE
0.59 AC.
USE: RESIDENTIAL (MULTI FAMILY)
ZONING: RM
USE: RESIDENTIAL (SINGLE
ZONING: RH
EX. VILLAS
1 STORY 18 HT
4 UNITS / 8 BEDS
EX. GARDEN APTS.
66 UNITS / 96 BEDS
3 STORIES MAX HT 42 FT
10'x10' SIGHT TRIANGLE, TYP.
FIRE HYDRANT, TYP.
10' FPL EASEMENT ORB 3820, PG. 740
8 EX. PARKING
24' DRIVE
EXISTING WALL W/ VARYING HEIGHTS
BUILDING G
1 STORY
DUPLEX
BUILDING F
1 STORY
DUPLEX
BUILDING E
1 STORY
DUPLEX
BUILDING D
1 STORY
DUPLEX
OPEN SPACE
6881 SF
COVERED PATIO TYP.
S.U.A. ACCESS GATE
15' LANDSCAPE BUFFER
PLEASANT DRIVE
PROPOSED LIFT STATION
S88°09'57"E 1035.39'
20' LANDSCAPE BUFFER W/ 10' FPL EASEMENT OVERLAP
5' UTILITY EASEMENT (P.B. 24, PG. 167)
USE: RESIDENTIAL (SINGLE FAMILY)
ZONING: RH
US HWY 1 (STATE ROAD 5)
120' PUBLIC R/W (PB 2, PG. 106-118)
N16°51'25"E 678.04'
S16°51'25"W 717.53'
30'
SB
30'
SB
50'
SB
3 STORIES
4 STORIES
Work Area
3-story bldg.
4-story bldg.
Parking

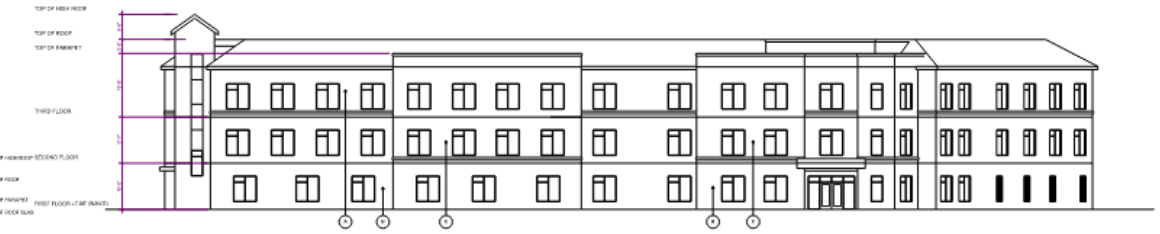


Elevations

Independent Living Building (South of Lake)

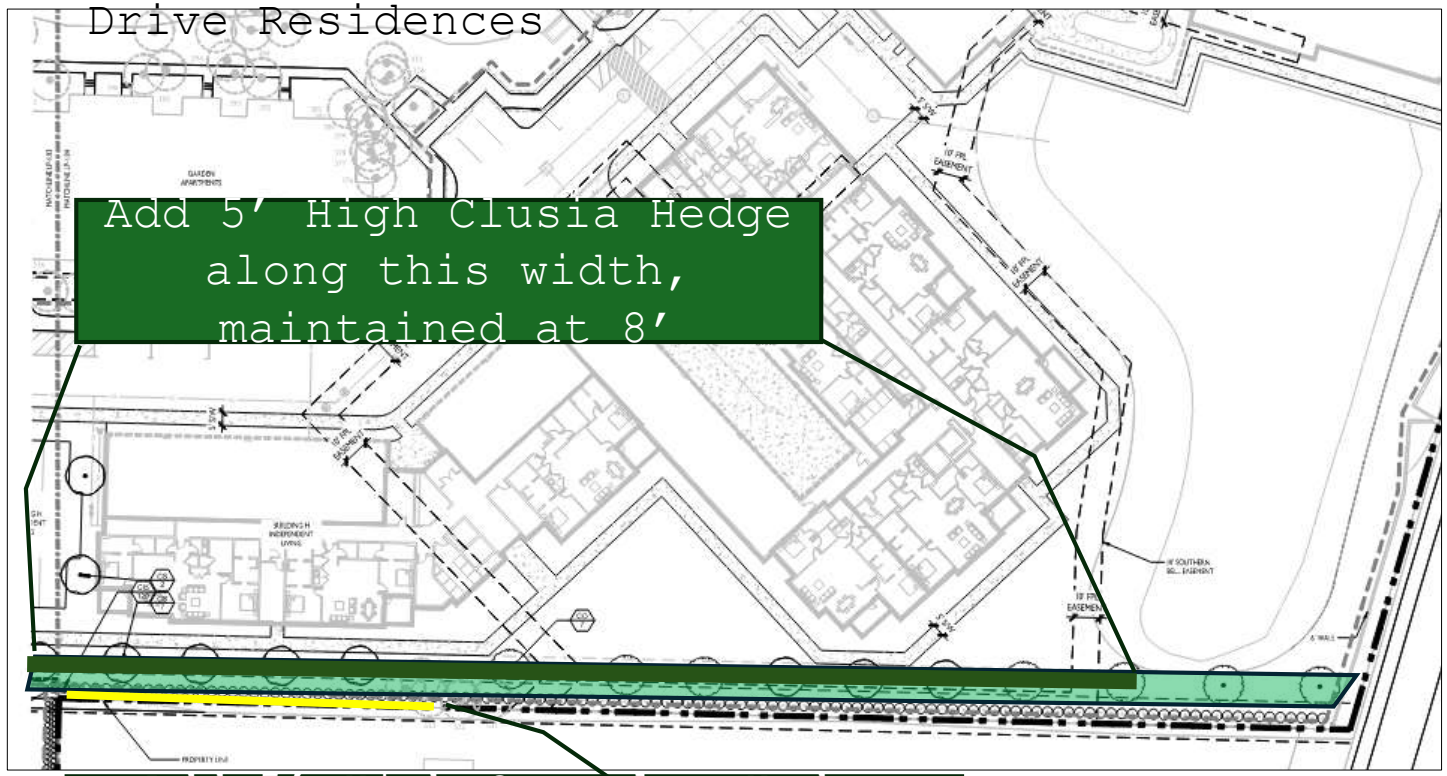
Memory Care Building (North of Lake)





Landscaping

Southern Property line, adjacent to Pleasant Drive Residences



Existing Vegetation on eastern side of Lake Feature (Pond)

Planning and Zoning Board (PZB)

- At the September 15, 2025, meeting, PZB voted unanimously to recommend approval subject to staff conditions (will be explained on the next slide)
- Staff requested a modified recommended condition to require the clusia rosea hedge to be planted at 5’ and maintained at 8’ in response to resident comments.
- Staff also requested an additional condition to plant the cocoplum hedge a minimum of 5’ at planting, to be planted at the start of construction.
- The applicant satisfied a staff condition prior to Town Council by providing staff with a new disposition plan preserving existing trees on the east side of the existing pond to the maximum extent practicable.

Conditions of Approval

- Additional/modified Conditions of Approval from 2022 Approval:

16. There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW.

17. The applicant shall provide at minimum Clusia rosea hedge at minimum 5' at planting, along the entire length of the residential lots on the southern property line. The Clusia Rosea hedge shall be maintained at 8' at minimum thereafter;

18. Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake. – **Satisfied**

19. The Cocoplum hedge (minimum 5ft in height at the time of planting) shall be planted prior to the start of

TOWN OF
JUNO BEACH
• FLORIDA •
INCORPORATED 1953

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: L. Rubin, Town Attorney

Item Title: Lawsuit Challenging SB 180

DISCUSSION:

At its September 24, 2025 meeting, the Town Council requested additional information regarding the proposed lawsuit challenging SB 180. As back up material, I have attached the agenda memo presented to the North Palm Beach Village Council and the Resolution subsequently adopted by the Village.

As previously discussed with Council, participation in the lawsuit requires a payment of $10,000, with additional payments (if necessary) of $5,000 for an appeal to the District Court of Appeal and $5,000 for an appeal to the Florida Supreme Court.

RECOMMENDATION:

Town Council consideration of the materials provided. Staff is available to answer questions.

VILLAGE OF NORTH PALM BEACH
VILLAGE ATTORNEY'S OFFICE

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Leonard G. Rubin, Village Attorney

DATE: September 11, 2025

SUBJECT: **RESOLUTION** – Approval of participation in lawsuit challenging Senate Bill 180 and retention of the Weiss Serota law firm

At its August 28, 2025, meeting, the Village Council discussed participation in a proposed lawsuit challenging Senate Bill 180 ("SB 180"). As indicated previously, SB 180 essentially preempts counties and municipalities throughout the State of Florida from exercising their home rule authority over land use and zoning regulations retroactive to August 1, 2024, through October 1, 2027. Specifically, SB 180 prohibits all local government-initiated ordinances that impose "more restrictive or burdensome" comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plan, and development permits.

The law firm of Weiss Serota Helfman Cole + Bierman ("Weiss Serota") will be filing a lawsuit alleging that SB 180 is unconstitutional and invalid because, among other things, it: (1) embraces more than one subject matter; (2) includes a defective title; (3) requires local governments to spend an amount that exceeds an insignificant fiscal impact without including a finding that the law fulfills an important state interest; and (4) constitutes a sweeping intrusion on home rule authority, threatening local ability to enact land use, zoning, flood-resiliency, and environmental protections. As the Council is well aware, Florida Commerce recently declared the Village's EAR-based comprehensive plan amendments as null and void pursuant to SB 180, thereby requiring the Village to expend significant funds to restart the entire process.

As of September 3, 2025, eight municipalities and two counties have joined in the lawsuit; consequently, the condition that at least ten local governments participate has already been satisfied and the firm anticipates that the lawsuit will be filed mid-September. The attached Resolution authorizes the Village to participate in the lawsuit and retains the Weiss Serota firm to represent the Village for a flat fee of $10,000 to be paid within ten days of the Council's adoption of the Resolution. If there is an appeal to the District Court of Appeal, the Village will be required to pay an additional $5,000, as well as an additional $5,000 if there is an appeal to the Florida Supreme Court.

The attached Resolution has been prepared and/or reviewed for legal sufficiency by the Village Attorney.

Account Information:

Fund	Department	Account Number	Account Description	Amount
General Fund	Village Attorney	A5105-33112	Special Legal Services	$10,000.00

Recommendation:

Village Staff requests Council consideration of the attached Resolution approving participation in lawsuit challenging Senate Bill 180 and retaining the law firm of Weiss Serota Helfman Cole + Bierman to represent the Village at an initial cost of $10,000, with funds expended from Account No. A5105-33112 (Village Attorney – Contractual Services), in accordance with Village policies and procedures.

VILLAGE OF NORTH PALM BEACH
VILLAGE ATTORNEY'S OFFICE

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Leonard G. Rubin, Village Attorney

DATE: September 11, 2025

SUBJECT: **RESOLUTION** – Approval of participation in lawsuit challenging Senate Bill 180 and retention of the Weiss Serota law firm

At its August 28, 2025, meeting, the Village Council discussed participation in a proposed lawsuit challenging Senate Bill 180 ("SB 180"). As indicated previously, SB 180 essentially preempts counties and municipalities throughout the State of Florida from exercising their home rule authority over land use and zoning regulations retroactive to August 1, 2024, through October 1, 2027. Specifically, SB 180 prohibits all local government-initiated ordinances that impose "more restrictive or burdensome" comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plan, and development permits.

The law firm of Weiss Serota Helfman Cole + Bierman ("Weiss Serota") will be filing a lawsuit alleging that SB 180 is unconstitutional and invalid because, among other things, it: (1) embraces more than one subject matter; (2) includes a defective title; (3) requires local governments to spend an amount that exceeds an insignificant fiscal impact without including a finding that the law fulfills an important state interest; and (4) constitutes a sweeping intrusion on home rule authority, threatening local ability to enact land use, zoning, flood-resiliency, and environmental protections. As the Council is well aware, Florida Commerce recently declared the Village's EAR-based comprehensive plan amendments as null and void pursuant to SB 180, thereby requiring the Village to expend significant funds to restart the entire process.

As of September 3, 2025, eight municipalities and two counties have joined in the lawsuit; consequently, the condition that at least ten local governments participate has already been satisfied and the firm anticipates that the lawsuit will be filed mid-September. The attached Resolution authorizes the Village to participate in the lawsuit and retains the Weiss Serota firm to represent the Village for a flat fee of $10,000 to be paid within ten days of the Council's adoption of the Resolution. If there is an appeal to the District Court of Appeal, the Village will be required to pay an additional $5,000, as well as an additional $5,000 if there is an appeal to the Florida Supreme Court.

The attached Resolution has been prepared and/or reviewed for legal sufficiency by the Village Attorney.

Account Information:

Fund	Department	Account Number	Account Description	Amount
General Fund	Village Attorney	A5105-33112	Special Legal Services	$10,000.00

Recommendation:

Village Staff requests Council consideration of the attached Resolution approving participation in lawsuit challenging Senate Bill 180 and retaining the law firm of Weiss Serota Helfman Cole + Bierman to represent the Village at an initial cost of $10,000, with funds expended from Account No. A5105-33112 (Village Attorney – Contractual Services), in accordance with Village policies and procedures.

RESOLUTION NO. 2025-44

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING, AMONG OTHER THINGS, TO DECLARE THAT SENATE BILL 180'S IMPOSITION OF A BLANKET STATEWIDE PROHIBITION ON THE EXERCISE OF HOME RULE AUTHORITY OVER LAND USE AND ZONING REGULATIONS IS UNCONSTITUTIONAL AND SHOULD BE ENJOINED AND RETAINING THE LAW FIRM OF WEISS SEROTA HELFMAN COLE + BIERMAN, PL TO PROSECUTE THE LAWSUIT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution provides that municipalities "shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services," and authorizes municipalities to exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, pursuant to Section 2(b) of Article VIII of the Florida Constitution and Chapters 163 and 166, Florida Statutes, municipalities have broad authority to adopt comprehensive plans, enact land development regulations, issue development permits, and impose temporary moratoria in furtherance of local public health, safety, and welfare, including for purposes of orderly growth, environmental protection, disaster recovery, and community resiliency; and

WHEREAS, on June 26, 2025, Senate Bill 180 ("SB 180"), titled "Emergencies," was signed into law by Governor Ron DeSantis and became effective immediately as Chapter 2025-190, Florida Statutes; and

WHEREAS, among other things, Section 28 of SB 180 prohibits all local government-initiated ordinances that impose "more restrictive or burdensome" comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plans, development permits, or development orders (collectively, "Land Use and Zoning Regulations") for the period commencing retroactively from August 1, 2024, through October 1, 2027, even if such amendments, regulations or procedures are in no way related to any hurricane or other emergency and even if such amendments, regulations, or procedures were duly enacted prior to the enactment of SB 180; and

WHEREAS, Section 28 of SB 180 also bans local moratoria on construction, reconstruction, or redevelopment of property damaged by a hurricane during the same timeframe; and

WHEREAS, Section 18 of SB 180 further prohibits local governments that are located in counties that are entirely or partially within 100 miles of the track of any future hurricane from enacting "more restrictive or burdensome" Land Use and Zoning Regulations, and moratoria on construction, reconstruction, or redevelopment of any property, damaged or not, for a period of one year after the storm makes landfall; and

WHEREAS, SB 180 is unconstitutional and invalid because, among other things, it: (a) embraces more than one subject and matter properly connected therewith in violation of Article III, Section 6 of the Florida Constitution; (b) includes a defective title in violation of Article III, Section 6 of the Florida Constitution; (c) requires municipalities and counties to spend in the aggregate an amount that exceeds an insignificant fiscal impact without including a finding that the law fulfills an important state interest as required by Article VII, Section 18 of the Florida Constitution; (d) constitutes a sweeping intrusion on home-rule authority, threatening local ability to enact land use, zoning, flood-resiliency, and environmental protections, contrary to Article VIII, Section 2(b) of the Florida Constitution to a degree that renders the constitutional provision hollow; and (e) contains provisions that classify political subdivisions on a basis that is not reasonably related to the subject of the law in violation of Art. III, Section 11(b) of the Florida Constitution; and

WHEREAS, for example, despite SB 180 being titled "Emergencies," SB 180 contains various matters that are not connected and/or are unrelated to emergencies, including Section 18 and 28's total ban on any "more restrictive or burdensome" Land Use and Zoning Regulations, and Section 18's prohibition on moratoria on construction, reconstruction, and redevelopment of property, even if the property is intact and was not damaged by a hurricane or other emergency event; and

WHEREAS, the provisions of SB 180 also impose expenditure obligations upon municipalities and counties that, as conceded in the Florida Legislature's own staff analysis, exceed the threshold amount for an unfunded mandate, despite the lack of any finding in SB180 that the law fulfills an important state interest; and

WHEREAS, Section 18 of SB 180 infringes upon municipal home rule authority by prohibiting municipalities from enacting Zoning and Land Use Regulations if they are located within a county that is entirely or partially within 100 miles of the track of a hurricane for one year in a completely indiscriminate manner that disregards the size, intensity, or impact of a hurricane on the municipality, whether a proposed Zoning and Land Use Regulation has even a *de minimis* impact on hurricane recovery efforts, or even if the Zoning and Land Use Regulations are necessary to protect the public health, safety, and welfare from the effects of a hurricane; and

WHEREAS, Section 18 of SB 180 further usurps the municipal home rule authority guaranteed by the citizens of Florida in the Florida Constitution by imposing blanket prohibitions on any moratoria on construction, reconstruction, or redevelopment of property for one year whenever a future hurricane falls within 100 miles of the county where the municipality is located, regardless of the necessity or impetus behind such moratoria; and

WHEREAS, Section 28 of SB 180 similarly prohibits municipalities from enacting Zoning and Land Use Regulations for the entire state of Florida retroactively from August 1, 2024, through October 1, 2027, without any rational justification; and

WHEREAS, SB 180's vague prohibitions on moratoria on construction, reconstruction, and redevelopment of properties and Land Use and Zoning Regulations that are "more restrictive or burdensome," and other ambiguous provisions render SB 180 incomprehensible, create uncertainty, chill local governance, and encourage preemptive, potentially frivolous, litigation to force local governments into repealing legislation, even if it might otherwise be a valid exercise of

home rule authority; and

WHEREAS, the Village Council of the Village of North Palm Beach desires to authorize the participation of the Village in a lawsuit seeking declaratory, injunctive, and other appropriate relief from the provisions of SB 180, which impose a blanket statewide prohibition on the exercise of home rule authority relating to Land Use and Zoning Regulations, based upon the any appropriate legal theories, including, without limitation, those set forth herein, subject to the participation of at least ten local governments (the "Lawsuit"); and

WHEREAS, it is in the best interest of the Village to participate in the Lawsuit and to urge other local governments to join as plaintiffs; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA, as follows:

Section 1. *Recitals.* The above-stated recitals are hereby adopted and confirmed.

Section 2. *Authorization to Participate in Lawsuit.* The Village Council hereby authorizes the Village's participation in the Lawsuit, subject to participation of at least ten local governments.

Section 3. *Legal Representation and Fee Structure.* Weiss Serota Helfman Cole + Bierman, PL (the "Firm") is retained to represent the Village in the Lawsuit, at both the trial and appellate levels. The Firm will charge a flat fee, inclusive of attorneys' fees and costs, of $10,000 to represent the Village in the Lawsuit in the trial court, which shall be payable within ten days of the effective date of this Resolution. The Village shall also pay $5,000 to the Firm to represent it in any appeal related to the Lawsuit that is filed at the District Court of Appeal within 30 days of the filing of such appeal, and $5,000 to the Firm to represent it in any appeal that is filed at the Florida Supreme Court within 30 days of the filing of such appeal. The Village acknowledges that the Firm will be representing other local governments in the Lawsuit and waives any conflicts related to such representation. The Village also acknowledges that the Firm may represent other entities, private or public, at the Village and that the representation of Village in this Lawsuit alone, because it is part of a coalition, will not constitute a conflict of interest and, to the extent it does, waives such conflict of interest.

Section 4. *Urge Participation.* The Village invites and urges other local governments to join as plaintiffs in the Lawsuit and to coordinate their efforts with the Village.

Section 5. *Transmittal.* The Clerk is directed to distribute this Resolution to all local governments in Palm Beach County. The Clerk is further directed to distribute this Resolution to the Firm.

Section 6. *Implementation.* The appropriate Village officials are authorized to execute all necessary documents and to take any necessary action to effectuate the intent of this Resolution.

Section 7. *Effective Date.* This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF SEPTEMBER, 2025.

(Village Seal)

MAYOR

ATTEST:

VILLAGE CLERK

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Selection of Panelists to Participate in Master Development Plan Forum Work Session & Scheduling of Forum Date

DISCUSSION:
The Town received a total of twenty-two (22) applications from individuals interested in participating in the upcoming Master Development Plan Forum Work Session. These applications are being presented for the Town Council's review and consideration during the October 22 Town Council Meeting. The deadline to submit an application was Monday, October 13, 2025 at 11am.

The applications are comprised of the following:

- 17 Residents
- 3 Individuals who are both Residents and Business Owners
- 2 Business Owners

At the meeting, the Council is scheduled to select panelists to participate in the Forum Work Session. The date for the Forum Work Session will also be scheduled at that time. Please note that per the Rules of Procedure, all Work Sessions shall be limited to a maximum duration of four (4) hours.

To assist with scheduling, staff proposes that the Council select one of the following dates, which align with the availability of the consultant:

- Thursday, November 13, 2025 at 3pm, 4pm, or 5pm; or
- Monday, November 17, 2025 at 3pm, 4pm, or 5pm.

RECOMMENDATION:
Staff recommends that the Town Council review and consider panelists and select a date for the Forum Work Session.

Attachments:

- Attached are the Applications of Interest, organized in alphabetical order by first name, along with the corresponding submission date and timestamp (sourced from either the electronic submittal email or the Town's date stamp for in-person submissions.)

TOWN OF JUNO BEACH
RECEIVED
2025 OCT -6 P 4:57

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Aldo Rovere

Address: 400 Uno Lago Drive, Juno Beach

Email: aldoforjuno@gmail.com | **Phone:** 631 335-4147

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

SEE ATTACHED STATEMENT

Signature

Signature: Aldo Rovere | **Date:** 10/6/20

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

Application of Interest – Master Development Plan Forum

Aldo Rovere

I've been a resident of Juno Beach since 2019. I have lived most of my life, in coastal communities. I currently serve on the Ocean Trace Condo Board and on the Audit Oversight Committee of Juno Beach. Over the years, I have actively participated in numerous Town meetings, workshops and town sponsored engagements relating to the Master Plan, visions of our Town, attempts at facilitation among various entities and informational events like the Treasure Coast Regional open discussions.

My involvements have resulted in successes for my, community, my neighbors and the Town of Juno Beach.

I welcome engaging with other members of the community in helping to move Juno Beach forward.

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Forum Application

1 message

Anne Bosso <annebosso@bossorealty.com> Fri, Oct 10, 2025 at 2:56 PM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Please find attached my completed application for the Master Development Plan Forum Work Session.

Anne

Anne Bosso / Broker / Sales
Bosso Realty
13955 US Highway 1
Juno Beach, FL 33408
561-844-5500 office

Forum Application.pdf
2751K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Anne B Bosso

Address: 765 Hibiscus Avenue, Juno Beach, FL 33408

Email: annebosso@bossorealty.com **Phone:** 561.252.8631

Affiliation (Check One): ☑ Resident ☑ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business: Robert Bosso Realty Services, Inc.

Business Address: 13955 US Highway #1 Juno Beach, FL 33408

Brief Statement of Interest

As a long-term Business Owner and Property Owner of 3 homes in Juno Beach, a Real Estate Broker and a State Certified Real Estate Appraiser with a Master's Degree in Public Administration and a background in Urban Planning and Zoning, I have for over 35 years actively participated in Planning, Zoning and Property Rights issues.

Signature

Signature: Anne B. Bosso **Date:** 10/10/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application

1 message

Ansley Lacy <ansleymlacy@icloud.com> Thu, Oct 9, 2025 at 3:10 PM
To: ccopeland@juno-beach.fl.us

Good afternoon,

Please see my application for the master development plan work session.

Thank you,

Ansley Lacy

Ansley Lacy (2).pdf
119K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Ansley Laly

Address: 1425 Villas Juno Dr. S. Juno Beach, FL 33408

Email: ansleylaly@outlook.com **Phone:** 229.977.2564

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

I work as a marketing/communications manager at the West Palm Beach Community Redevelopment Agency. My job is to make sure we work with our residents. I'd love to help for the community I call home and love, Juno Beach.

Signature

Signature: Ansley Laly **Date:** 10/9/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

TOWN OF JUNO BEACH
RECEIVED
2025 OCT 13 A 9:38

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: CARRIE WILLIAMS

Address: 450 Seaside Lane Juno Beach

Email: CACHAJWICK@MSN.COM **Phone:** 561.308.9399

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

As a 23 year resident of Juno Beach, I'd like to ensure our community has a vision for everyone for years to come.

Signature

Signature: Carrie C. Williams **Date:** 10.2.25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

Item #14.

Master Development Plan Forum Work Session

cryder@randrflorida.com Chris Ryder Wednesday, October 1, 2025 at 1:58:07 PM Pacific Daylight Time
To: cryder@randrflorida.com
To: ccopeland@juno-beach.fl.us

Hi,

Please see attached my application for consideration to participate at the Master Development Plan Forum Work Session.

Best Regards,

Chris Ryder
561.818.3858
Broker/Owner
R&R Realty Inc.

Attachments:

CCE_000267.pdf 277k

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Christopher M Ryder

Address: 118 Dory Rd South, North Palm Beach FL 33408

Email: CRyder@RandRFlorida.com **Phone:** 561.818.3858

Affiliation (Check One): ☐ Resident ☑ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business: R&R Realty Inc.

Business Address: 865 Donald Ross Rd Juno Beach FL 33408

Brief Statement of Interest

I have operated R&R Realty Inc. in Juno Beach since opening the business with my wife in 2003. I am a Professional Engineer, state Certified Building Contractor and a Licensed Real Estate Broker in Florida. I believe that my personal and professional background would be a valuable addition to the proposed work session to discuss this important topic.

Signature

Signature: [signature] **Date:** 10/1/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application

1 message

Christa Carey Dunn <ccareydunn@gmail.com> Thu, Oct 2, 2025 at 12:56 PM
To: ccopeland@juno-beach.fl.us

Christa Carey Dunn
Mobile 203.520.0591

Master Dev form Dunn.pdf
2229K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Christa Carey Dunn

Address: 470 Seaside ln Juno Beach FL 33408 United States

Email: ccareydunn@gmail.com **Phone:** 2035200591

Affiliation (Check One): ☑ Resident ☑ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business: Christa Carey Design

Business Address: home

Brief Statement of Interest

After a 30 year career in global finance I retired when we bought our home in Juno Beach. Juno Beach has been our primary residence for the last 6 years. During that time I have grown my design business. My finance and design background make me a perfect candidate for the MDPT.

Signature

Signature: Christa Carey Dunn **Date:** Oct. 2, 2025

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

TOWN OF JUNO BEACH
RECEIVED
2025 OCT -3 A 10:28

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: J. Larry Sorsby

Address: 495 Zephyr Way

Email: lsorsby@khov.com **Phone:** 732-996-9864

Affiliation (Check One): [X] Resident [ ] Business Owner [ ] Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

see attachment

Signature

Signature: J. Sorsby **Date:** 10/3/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

Larry Sorsby

Attachment to Application

I have lived in Juno Beach for five years and my wife and I love this eclectic charming seaside village. With 35 years' experience working for a publicly traded NYSE national homebuilder, the last 27 years of my career I served as the CFO and a member of the public board. While my firm was primarily a residential for sale homebuilder, we also built many mixed use residential/commercial sites. I believe my background will bring some unique valuable insights to this panel discussion and be able to assist our town in shaping a plan that avoids massive commercial structures while still providing ample commercial space for our local businesses.

TOWN OF JUNO BEACH
RECEIVED
2025 OCT -3 A 10:33

EHRET CONSULTING
club construction advising

James L. Ehret P.E.
President
450 OCEAN DR #802, JUNO BEACH FL 33408
302.540.7600
Jim@Ehret-Consulting.com
www.Ehret-Consulting.com

APPLICATION OF INTERE
MASTER DEVELOPMENT
WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: JAMES EHRET (JIM)

Address: 450 OCEAN DRIVE UNIT 802 JUNO BEACH, FL 33408

Email: JIM@EHRET-CONSULTING.COM **Phone:** 302-540-7600

Affiliation (Check One): [X] Resident [ ] Business Owner [ ] Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

SINCE 2020, JUNO BEACH HAS BEEN MY PRIMARY HOME. AFTER A 1980 CIVIL ENGINEERING DEGREE FROM VANDERBILT UNIV. I WAS MANAGING/BUILDING $1M TO $300M COMMERCIAL PRIVATE PROJECTS AND LAST 5 YEARS SOLELY A PLANNING + DESIGN CONSULTANT. I HAVE TREMENDOUS INTEREST THAT JUNO PLANS ITS FUTURE WISELY.

Signature

Signature: James L Ehret J. EHRET **Date:** 10/3/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application of Interesr

1 message

Jerry Wilson <jw@bespokei3.com> Tue, Oct 7, 2025 at 2:57 PM
To: ccopeland@juno-beach.fl.us

Caitlin,

Please find attached an Application of Interest with an addendum with a brief statement.

For some reason the brief interest field in the online form did not work for me.

Please confirm receipt of this message.

Thank you.

Have a great day,

JW

Jerry Wilson

Bespoke Design & Consulting

Cell: 561-512-6376

Office 828-200-0563

FL CGC#1523128

Palm Beaches, FL & Highlands, NC

www.bespokei3.com

BESPOKE
DESIGN AND CONSULTING
i³ concept insight imagination innovation

APPLYING THE PRINCIPLES OF
INTERIOR ARCHITECTURE

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Jerry Wilson

Address: 751 Hibiscus Ave Juno Beach, FL 33408

Email: jw@bespokei3.com **Phone:** 561-512-6376

Affiliation (Check One): ☑ Resident ☑ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business: Bespoke Design & Consulting

Business Address: 751 Hibiscus Ave Juno Beach, FL 33408

Brief Statement of Interest

Please see attached

Signature

Signature: Jerry Wilson **Date:** 10/7/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

BESPOKE
DESIGN AND CONSULTING
i² concept insight imagination innovation

INTERIOR DESIGN • SPACE PLANNING • FINE CABINETRY
ARCHITECTURAL MILLWORK

Highlands, NC Palm Beaches, FL

To Whom It May Concern:

This is an addendum to the Application of Interest: Master Development Plan Forum Work Session.

Brief Statement of Interest:

- I have been a full-time resident of Juno Beach since 2010.
- My wife and I have operated Bespoke Design & Consulting in Juno Beach since our arrival in 2010.
- Bespoke Design & Consulting is a full service design/build firm focused on interior architecture/design and luxury residences.
- I am a state-certified general contractor. License # FL CGC1523128.
- I served on the Juno Beach Charter Review Committee.
- I currently serve as a board member of the Palm Beach County Construction Industry Licensing Board.

I am quite familiar with the issues facing Juno Beach from a master plan standpoint. I am also well versed in the Juno Beach form of government and it workings.

I have no political affliations and no relationships in Juno Beach that would hinder my ability to approach a development plan with an unencumbered point of view.

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

MDP Application

1 message

Jim Ferguson <jimferguson001@gmail.com> Mon, Oct 13, 2025 at 9:13 AM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Good morning, Caitlin,

Attached is my application for the MDP Forum.

With thanks,

Jim

APPLICATION OF INTEREST:
MASTER DEVELOPMENT PLAN FORUM
WORK SESSION

MDP Application.tif
6098K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Jim Ferguson

Address: 391 Sunrise Way

Email: jimferguson001@gmail.com | **Phone:** 561 762 7251

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

I have no set view on the next phase of development. The greatest challenge now is for people to listen to each other with open minds, proceed thoughtfully, and with mutual respect.

Signature

Signature: Jim Ferguson | **Date:** 10.13.2025

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application of Interest Master Plan Forum

1 message

John Stelluto <johndeb642@icloud.com> Fri, Oct 10, 2025 at 3:15 PM
To: ccopeland@juno-beach.fl.us

Kaitlin please see the attached application of interest Master Plan Forum from John Stelluto
Sent from my iPhone

image0.jpeg
8047K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: John Stelluto

Address: 401 Sunset Way Juno Beach, FL 33408

Email: johndeb642@gmail.com **Phone:** 561-891-7378

Affiliation (Check One): ☒ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

Nearly a 40 year resident of Juno Beach with a deep and abiding interest in our communitys well being.

Signature

Signature: John Stelluto **Date:** 10-10-2025

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Master Development Plan Forum Work Session Application from Kathy Peterson

1 message

Kathy Peterson <kvpeterson95@yahoo.com> Mon, Oct 6, 2025 at 3:16 PM
To: ccopeland@juno-beach.fl.us

Attached is my Application of Interest to participate in the Master Plan Development Forum Work Session. Thank you.

Sincerely,

Kathy Peterson
456 Ocean Ridge Way
Juno Beach, FL. 33408

Sent from my iPad

Application_of_Interest_Master_Development_Plan_Forum_Work_Session.02.pdf
211K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Kathleen Peterson

Address: 456 Ocean Ridge Way, Juno Beach, FL. 33408

Email: Kvpeterson95@yahoo.com **Phone:** (443)831-0738

Affiliation (Check One): [X] Resident [ ] Business Owner [ ] Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

Development of a Master Plan for Juno Beach is turning out to be complicated. It's easy to sit on the sidelines and complain. I would like to help with the solution by getting involved with the Master Plan Development Planning forum.

Signature

Signature: Kath V. Peterson **Date:** 10/2/2025

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

TOWN OF JUNO BEACH
RECEIVED
2025 OCT 10 P 1:58

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Ken Abbott

Address: 531 Lyra Cir South

Email: Abbott531@AOL.com **Phone:** 339-298-9469

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

Live in Town Since 1990

Signature

Signature: Ken Abbott **Date:** 10/10/2025

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Fwd: Application of Interest - Master Development Plan Forum Work Session

1 message

Mark Pisano <mmpisan18@gmail.com> Wed, Oct 8, 2025 at 9:54 AM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Good morning Caitlin

Attached is my application of interest, for the Master Development Plan forum work session.

Thanks
Mark

---------- Forwarded message ---------
From: **Juno Beach** <nr@juno-beach.fl.us>
Date: Wed, Oct 1, 2025 at 4:28 PM
Subject: Application of Interest - Master Development Plan Forum Work Session
To: <mmpisan18@gmail.com>

View this email in your browser

Application of Interest: Master Development Plan Forum Work Session

Are you interested in helping shape how potential commercial redevelopment takes place in Juno Beach? Do you have ideas on how to

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Mark Pisano

Address: 1055 Ocean Drive

Email: mmpisan18@gmail.com **Phone:** 860 882-9168

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

I would be extremely honored to be selected to participate in this important Work Session.

Signature

Signature: Mark Pisano **Date:** 10/8/25

Submission Instructions

TOWN OF JUNO BEACH
RECEIVED
2025 OCT 13 A 8:11

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Mary Peterson

Address: 481 Mars Way

Email: pandysman94e outlook.com **Phone:** (561) 329-7376

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

Born & raised in Juno Beach along w/ my 3 older sisters. My Father was partners in the original pier - He was against all of the condos back then - would be nice to have some natives who are born & raised here. I'm pretty certain I won't get picked! Lol

Signature

Signature: Mary Peterson **Date:** 10/8/23

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application of Interest: Master Development Plan Forum Work Session

1 message

Nancy <nhsgraboski@gmail.com> Fri, Oct 10, 2025 at 12:16 PM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application of Interest Master Development Plan Work Session.pdf
2814K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Nancy Graboski

Address: 1025 Bay Colony Drive South Juno Beach, Florida 33408

Email: nhsgraboski@gmail.com | **Phone:** (631) 838-2188

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

I would welcome the opportunity to be involved in the Master Planning process which will set the goals and recommend standards for future development of Juno Beach. Residents are genuinely concerned and there has been dissension and disagreement. It's important for all of us to work together toward consensus so that we emerge with a Master Plan product that we can all support. This is a critical time with much development pressure. Property rights must be protected and development impacts must be addressed so that there is a fair balance that minimizes significant impacts to our natural and built environment.

Signature

Signature: Nancy Graboski **Date:** October 10, 2025

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

Item #14.

Gmail

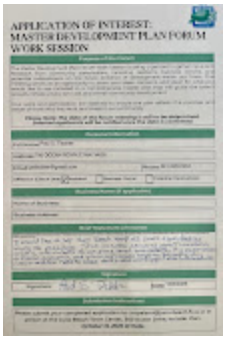
Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application of Interest. Master Development Plan Forum Work Session

1 message

Paul Tischler <pstischler@gmail.com> Sun, Oct 5, 2025 at 3:27 PM
To: ccopeland@juno-beach.fl.us

Sent from my iPhone



IMG_5237.jpg
159K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Paul S. Tischler

Address: 700 OCEAN ROYALE WAY #805

Email: pstischler@gmail.com **Phone:** 561-529-0294

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

I would like to see Juno Beach keep its small town feel as much as possible. This includes concerns about increasing traffic and threats to existing local businesses. My experience in fiscal, economic and planning issues helps to influence my views and the need to base decisions and supportable information

Signature

Signature: Paul S. Tischler **Date:** 10/5/2025

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.u… person at the Juno Beach Town Center, 340 Ocean Drive, no later th… ***October 13, 2025 at 11AM.***

TOWN OF JUNO BEACH
RECEIVED
2025 OCT 13 A 9:38

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: PETE WILLIAMS

Address: 450 SEASIDE LN

Email: JUNOPETE@GMAIL.COM **Phone:** 561-951-3130

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

AS A 31 YEAR RESIDENT OF JUNO BEACH I'D LIKE TO ENSURE JUNO HAS A VISION THAT WILL BENEFIT FUTURE GENERATIONS.

Signature

Signature: P.D Williams **Date:** 10-2-25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Master Plan Forum Workshop Application

1 message

Siobhan O'Donnell <cjreinc@gmail.com> Wed, Oct 1, 2025 at 6:23 PM
To: "Town Of Juno Beach Caitlin Copeland Rodriguez, MMC, Clerk" <ccopeland@juno-beach.fl.us>
Cc: "jcallaghan@juno-beach.fl.us" <jcallaghan@juno-beach.fl.us>, "dhalpern@juno-beach.fl.us" <dhalpern@juno-beach.fl.us>, "ddavis@juno-beach.fl.us" <ddavis@juno-beach.fl.us>

Please see attached completed application for the Master Plan Workshop.
What is the process for choosing the applicants?

I hope that there will be fairness applied to this process of choosing applicants because over the summer, several neighbors emailed Dana Little of Treasure Coast Regional Planning Council with input for the Master Plan and Mr. Little showed no interest whatsoever in receiving this important feedback from residents and never acknowledged receipt of the communications, including my email. Later, on August 6, 2025, Mr. Little gave a presentation for a draft Master Plan that was a *developer wish list* for dismantling the vital 25/75% rule for 100% commercially zoned parcels and converting Juno's limited commercial spaces into residential condominiums which would provide the highest, most lucrative profits to developers. Peggy Wheeler and Robert Cole are inflicting a grave injustice on the majority of Juno Beach residents by aggressively and overtly working solely for the interests of developers (Cole is trying to rename the Residents' Master Plan to Master "Redevelopment" Plan) by pushing for the destruction of our commercial zoning that has served a critical and major role in allowing Juno Beach to remain a small, special beach town with cherished areas of preserved, native land and beaches that offer some of the most significant sea turtle nesting habitats in the world.

Application of Interest Signed- Application_of_Interest_Master_Development_Plan_Forum_Work_Session.02.pdf - _MASTER_PLAN_FORUM_WORKSHOP_APPLICATON.pdf
453K

Docusign Envelope ID: 2DE12DD2-36F6-4C9F-8884-6BFB2578A99B

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: SIOBHAN O'DONNELL

Address: 431 N LYRA CIR, JUNO BEACH, FL 33408

Email: cjreinc@gmail.com **Phone:** 5615105422

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

My family and I have been a part of Juno Beach since the mid 1970's. I am very interested in helping provide input for the Master Plan for the Town that I love. In addition to being a Juno resident, I bring 35 year of experience working in the real estate industry that includes working for developers to owning a real estate brokerage for 18 years that provided residential and commercial real estate services for the public that included sales, rentals, business acquisitions, etc.

Signature

Signature: DocuSigned by: Siobhan O'Donnell 9D6036EB83F0463... **Date:** 10/1/2025 | 2:45:01 PM PDT

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Application of interest : master development plan forum work session

1 message

Susan Van Lindt <svanlindt@icloud.com> Thu, Oct 9, 2025 at 5:31 PM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Susan Van Lindt
SVanlindt@icloud.com

IMG_4907.jpg
1313K

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Susan Van Lindt

Address: 504-B3 Sea Oats Dr., Juno Beach, Fl.

Email: Svanlindt@icloud.com **Phone:** 561-572-2138

Affiliation (Check One): ☑ Resident ☐ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

I have lived in Juno for the past 30 years and love our unique seaside town and what it has to offer. I'm concerned about development, walkability and traffic safety.

Signature

Signature: Susan Van Lindt **Date:** 10/9/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

Item #14.

Gmail

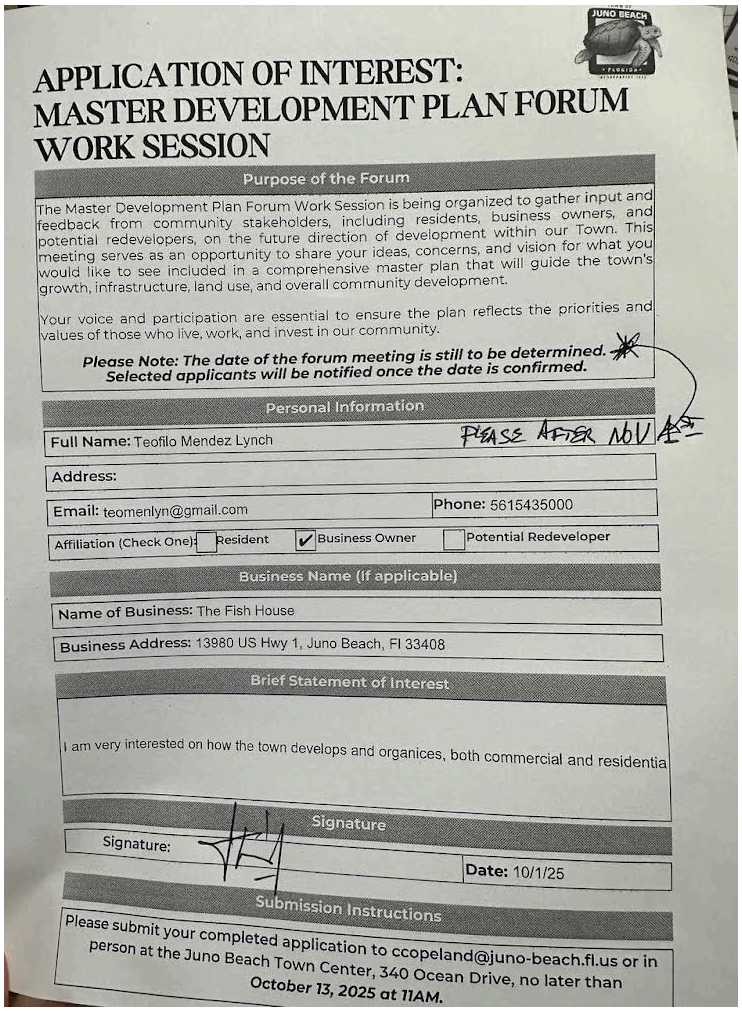
Caitlin Copeland <ccopeland@juno-beach.fl.us>

Master Development Plan Forum

1 message

Fish House <management@thefishhousejuno.com> Wed, Oct 1, 2025 at 4:59 PM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Please find attached my application to the development forum. I would prefer the date to be after November 1st.
Thank you. Best regards,
Teo Mendez Lynch
The Fish House



APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Teofilo Mendez Lynch PLEASE AFTER NOV 1ST

Address:

Email: teomenlyn@gmail.com **Phone:** 5615435000

Affiliation (Check One): ☐ Resident ☑ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business: The Fish House

Business Address: 13980 US Hwy 1, Juno Beach, Fl 33408

Brief Statement of Interest

I am very interested on how the town develops and organices, both commercial and residentia

Signature

Signature:

Date: 10/1/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than ***October 13, 2025 at 11AM.***

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

PLEASE AFTER NOV 4TH

Full Name: Teofilo Mendez Lynch

Address:

Email: teomenlyn@gmail.com **Phone:** 5615435000

Affiliation (Check One): ☐ Resident ☑ Business Owner ☐ Potential Redeveloper

Business Name (If applicable)

Name of Business: The Fish House

Business Address: 13980 US Hwy 1, Juno Beach, Fl 33408

Brief Statement of Interest

I am very interested on how the town develops and organices, both commercial and residentia

Signature

Signature:

Date: 10/1/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than **October 13, 2025 at 11AM.**

Item #14.

Gmail

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Re: Application Deadline Approaching - Submit Now to be Considered!

1 message

W A <skidaddle7@yahoo.com> Fri, Oct 10, 2025 at 11:46 AM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

On Oct 10, 2025, at 9:42 AM, Caitlin Copeland <ccopeland@juno-beach.fl.us> wrote:

Sent from my iPhone

Good Morning Mr. Viggiano:

The application is available as a fillable online form and supports electronic signatures. I have attached a copy to this email. Once you have completed it, please email it to me at your convenience.

Let me know if you have any questions.

Caitlin E. Copeland-Rodriguez, MMC
Town Clerk
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
ccopeland@juno-beach.fl.us
Phone: (561)656-0316
Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

On Fri, Oct 10, 2025 at 9:39 AM 'W A' via No Reply <noreply@juno-beach.fl.us> wrote:

> Can I fill the information out in an email rather than printing the application?
> Bill Viggiano
>
> Sent from my iPhone
>
> On Oct 10, 2025, at 8:30 AM, Juno Beach <nr@juno-beach.fl.us> wrote:
>
> View this email in your browser

APPLICATION OF INTEREST: MASTER DEVELOPMENT PLAN FORUM WORK SESSION

Purpose of the Forum

The Master Development Plan Forum Work Session is being organized to gather input and feedback from community stakeholders, including residents, business owners, and potential redevelopers, on the future direction of development within our Town. This meeting serves as an opportunity to share your ideas, concerns, and vision for what you would like to see included in a comprehensive master plan that will guide the town's growth, infrastructure, land use, and overall community development.

Your voice and participation are essential to ensure the plan reflects the priorities and values of those who live, work, and invest in our community.

Please Note: The date of the forum meeting is still to be determined. Selected applicants will be notified once the date is confirmed.

Personal Information

Full Name: Bill Viggiano

Address: 420 mars way, juno beach, fl 33408

Email: Skidaddle7@yahoo.com **Phone:**

Affiliation (Check One): ☑ **Resident** ☐ **Business Owner** ☐ **Potential Redeveloper**

Business Name (If applicable)

Name of Business:

Business Address:

Brief Statement of Interest

I would like to provide input on the commercial/residential needs of juno beach.

Signature

Signature: **Date:** 10/10/25

Submission Instructions

Please submit your completed application to ccopeland@juno-beach.fl.us or in person at the Juno Beach Town Center, 340 Ocean Drive, no later than *October 13, 2025 at 11AM.*

AGENDA ITEM

Meeting Name: Juno Beach Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: Robert A. Cole, Town Manager

Item Title: Frenchman's Creek Charities Foundation, Inc. Donation

DISCUSSION:

Each year the Frenchman's Creek Charities Foundation, Inc. makes a grant contribution to the Town of Juno Beach. The foundation has asked the Town to submit a "grant proposal" indicating items that would benefit the Town. In past years the Foundation has funded items such as an All-Terrain Vehicle and a lawn mower for the Public Works Department, in-car video cameras for police vehicles, the marquee sign at Town Center and most recently the renovation of the Compass on Celestial Way behind Town Center. Staff has compiled two suggestions for Council to consider requesting for this annual grant program.

- An outdoor drinking fountain installed behind Town Center that is readily accessible by visitors and residents walking Pelican Lake.
- A donation towards the playground renovation at Kagan Park.

RECOMMENDATION:

Staff respectfully requests the Council consider the request from the Frenchman's Creek Charities Foundation, Inc. and direct staff how to proceed.

ATTACHMENT:

Letter from Frenchman's Creek Charities Foundation, Inc.

FRENCHMAN'S CREEK CHARITIES FOUNDATION, INC.

September 3, 2025

To Whom It May Concern:

Your organization has been brought to the attention of the Frenchman's Creek Charities Foundation, Inc.

The Charities Foundation's mission is "to render financial and in-kind support to civic and not-for-profit organizations whose purposes are to provide civic and cultural programs, community and social services, hospital and health services, and education programs designed to assist, encourage and promote the well-being of the residents in their communities." While grants are restricted to Palm Beach and Martin Counties, grants are predominantly awarded to organizations located in Palm Beach Gardens, Juno Beach, and Jupiter.

If you are interested in submitting a grant proposal for one of your programs, please provide us with the following information:

1. Detailed description of your organization and its programs
2. Your most recent audited financial statement
3. Your most recent IRS Form 990
4. Prioritized list of programs you would like us to consider funding
5. Amount of the grant you are requesting

Please be certain to include all of the requested information as incomplete submissions cannot be considered. Email this information to athornley@frenchmanscreek.com or mail it to Frenchman's Creek Charities Foundation, c/o Amber Thornley, 13495 Tournament Drive, Palm Beach Gardens, Florida 33410.

Sincerely,

Niles Citrin
Co-Chairperson, Allocations Committee

Ellen Lieb
Co-Chairperson, Allocations Committee

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: October 22, 2025

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Contract for Professional Legal Services

DISCUSSION:
The Town Attorney submitted his resignation on July 22, 2025, effective upon the Town securing another individual or firm to serve in that capacity. On August 7, the Town Council gave unanimous consensus to proceed with the Request for Proposals process. The Town advertised the Request for Proposals (RFP) for Professional Legal Services on August 27, 2025. The Town received a total of six (6) submittals.

Names of Firms who Submitted (in alphabetical order):

1) Davis & Associates, P.A.
2) Jones Foster
3) Nabors Giblin Nickerson
4) Sabatini Law Firm, P.A.
5) TG Law PLLC
6) Weiss Serota Helfman Cole + Bierman

The Town Council, serving as the Evaluation Committee, conducted a meeting on October 8 where they discussed and ranked the submittals based on the established criteria outlined in the RFP. On that same date, the Committee, by a 3-2 vote, approved proceeding with interviews with the firms. Motions were made and approved to remove Sabatini Law Firm, P.A., Nabors, Giblin Nickerson, and Weiss Serota Helfman Cole + Bierman from the interview list. Accordingly, on October 17, the Committee interviewed Davis & Associates, P.A., Jones Foster, and TG Law PLLC. The Committee conducted a final ranking based on a scale of 1 to 3, with 1 representing the most preferred and 3 the least preferred.

Based on the final rankings following the score adjustments, TG Law PLLC received the lowest overall score and received the top raking from the Evaluation Committee. The firm subsequently submitted a Contract for legal services incorporating the terms of its proposal.

RECOMMENDATION:
Staff recommends that the Town Council approval of a Contract for Professional Legal Services with TG Law PLLC to serve as Town Attorney.

Attachments:

- **Attachment** – Proposed Contract with TG Law PLLC for Professional Legal Services.

AGREEMENT

THIS AGREEMENT, is made and entered into this _____day of _____, 2025 by and between the TOWN OF JUNO BEACH, 340 Ocean Drive, Juno Beach, FL 33408 (hereinafter "TOWN"), and TG LAW PLLC, a Florida Professional Limited Liability Company, 515 N. Flagler Drive, Suite 350, West Palm Beach, Florida 33401 (hereinafter "FIRM") (collectively "the Parties").

WHEREAS, the TOWN has decided to utilize the services of the FIRM to serve as Town Attorney for the TOWN and the FIRM agrees to serve in such capacity.

NOW THEREFORE, the parties, intending to be legally bound, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the TOWN and the FIRM hereby agree as follows:

1. The FIRM hereby agrees to serve as Town Attorney for the TOWN and to provide legal representation on all matters relating to the TOWN. The responsibilities and duties of the FIRM include but are not limited to:

A. Attend all meetings of the Town Council, Planning & Zoning Board, and other required public meetings;

B. To be available to communicate with all members of the Town Council, and Town staff regarding legal matters;

C. To draft and/or review as needed all contracts, agreements, resolutions and ordinances for the Town;

D. To prepare Town Council items and legislative items;

E. To provide Town Attorney services for the Town's day-to-day matters to include: Town Administration/Town Management matters; general Procurement/Purchasing matters; general Planning and Zoning matters; general Building matters; general Code

Compliance matters; general Human Resources matters; general Communications and Cultural Affairs matters; general Financial Services matters; general Police matters; general Public Works matters; and general ethical matters.

F. To provide appropriate training and support to the Town Council and Town staff, as needed, pertaining to legal issues such as Sunshine Law, public records, parliamentary procedures, ethics and the like; and,

G. To oversee insurance defense, tax and bond counsel.

2. The Parties agree that the TOWN shall pay the FIRM a monthly flat-fee retainer for the above legal services (A-G) in the amount of $8,950.00. The FIRM will submit a monthly invoice for the previous month's legal services (A-G) that will provide it was for: "Legal Services as Town Attorney for [MONTH] [YEAR]" and will not include itemized billing with payment to be made by the TOWN within fifteen (15) days of submission of the invoice.

3. The Parties agree that for matters not covered by the monthly flat-fee retainer detailed in Section 2 of this Agreement, the TOWN shall compensate the FIRM at an hourly rate of $250.00 for work performed by attorneys and an hourly rate of $90.00 for work performed by law clerks, paralegals and other non-attorney staff. The matters that are subject to the hourly rates detailed in this section include but are not limited to: litigation; administrative hearings; appellate work; real estate closings; investigations; specialized labor and employment matters such as union negotiations; public-private partnerships; municipal bond and tax matters; eminent domain and inverse condemnation; special environmental matters; and, special projects outside of the scope of the Town Attorney's standard duties. The FIRM shall submit a separate itemized invoice to the TOWN for hourly legal services with time billed in 0.1 hour increments (where 0.1 equals 6

minutes of an hour) with payment to be made by the TOWN within fifteen (15) days of submission of the invoice.

4. The Parties agree that for development matters, any cost recovery and/or pass through legal expenses incurred by applicants will be billed to and paid by the TOWN at the hourly rate of $250.00. The FIRM shall submit a separate itemized invoice for cost recovery and/or pass through legal expenses to the TOWN with time billed in 0.1 hour increments (where 0.1 equals 6 minutes of an hour) with payment to be made by the TOWN within fifteen (15) days of submission of the invoice.

5. The FIRM's fee for monthly flat-fee retainer services and hourly services shall increase three (3) percent annually commencing October 1, 2026.

6. The Parties agree that the FIRM shall present all additional costs for legal fees to the TOWN for reimbursement. Additional costs include but are not limited to: out of pocket expenses for filing fees, mileage (at the prevailing FL rate with a starting location of 340 Ocean Drive, Juno Beach, FL 33408), printing and binding, and other usual and customary expenses of a Town Attorney. In the event of unusually large costs or expenses, the FIRM reserves the right to require a cost deposit from the TOWN prior to undertaking the expenditure of funds on the TOWN's behalf.

7. No travel time or mileage will be billed to the TOWN for attendance by the FIRM at meetings in Palm Beach County.

8. The TOWN may necessarily require legal expertise beyond the scope of the TOWN attorney. Subject to the concurrence or recommendation for the Town Manager, and, if required, the approval of the Town Council, the FIRM shall have the authority to use or retain on

behalf of the TOWN such additional consultants, experts or counsel that it deems necessary to implement the objectives and programs of the TOWN.

9. The TOWN shall have the discretion to terminate this Agreement at any time upon providing written notice to the Attorney. The FIRM shall be required to provide no less than thirty (30) days' written notice of termination, and preferably sixty (60) days, in order to allow for an orderly transition of services.

10. All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person or sent by certified mail return receipt requested and addressed as follows:

A. Town of Juno Beach
340 Ocean Drive, Juno Beach, FL 33408

B. Gemma Torcivia
TG Law PLLC
515 N. Flagler Drive, Suite 350, West Palm Beach, FL 33401

11. This document contains all of the terms and conditions of this Agreement and shall only be subject to modification upon mutual agreement, in writing, of the Parties.

SIGNATURE PAGE

_____

TOWN OF JUNO BEACH

Name:

Date:

_____

Gemma Torcivia, Esq. for TG Law PLLC

Date: