



DEVELOPMENT REVIEW COMMITTEE MEETING - FPL PROJECT AGENDA

May 05, 2026 at 1:00 PM
Council Chambers – 340 Ocean Drive

NOTICE: *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.*

CALL TO ORDER

FPL PROJECT

- [1.](#) Florida Power and Light (FPL) Site Plan Amendment - DRC Second Comments

ADJOURNMENT

Development Review Committee Comments

Planning and Zoning

April 29, 2026

Shayne Broadnix
Urban Design Studio
610 Clematis Street, Suite CU02
West Palm Beach, Fl 33401

Re: The Florida Power and Light (FPL) Surface Parking Site Plan Amendment Development Review Committee Comments

Dear Ms. Shayne Broadnix:

It is the intent of this letter to inform you of deficiencies in the Site Plan Review and Special Exception Application resubmittal for the proposed project named FPL Surface Parking. All comments outlined below and those provided by the Development Review Committee (DRC) members must be addressed and determined satisfactory prior to us moving forward in the approval process.

Please review and address the following comments:

Project Narrative:

- 1) Please note on page 1, the 3.37 acres of land is not “undeveloped” but rather it is labeled “Scrub land” on the master plan and is dedicated open space as required by Resolution 84-9. - **Completed**
- 2) The need for additional parking is noted to be caused by more efficient workspace. Please clarify whether the number of employees has increased since the approval of the 2017 master plan and by how many employees. **Completed**

New Comment: In light of the additional employees that adding 229 parking spaces will allow on the site, please provide the Palm Beach County Transportation Performance Standards (TPS) Study/Report.

- 3) Please note that the proposed surface parking lot does not comply with Condition of Approval #4, Resolution 84-9. Please indicate in the application or Project Narrative if the site plan amendment is intended to modify condition of approval #4. In addition,

condition # 4 specifically states that the additional parking will be underground or via garage and it shall not impact the 10.5 acres of open space. Include a statement that justifies the modification request for each element of Condition of Approval #4. - **Completed**

- 4) On Page 5, it is mentioned that 1.64 acres of the 3.37 acres of scrub and open space, will be converted to impervious surface with the remaining 1.73 acres remaining as pervious uplands and be well-established to support the continued growth of native vegetation, including sand pines and the four-petal paw-paw scrub. Please indicate how much of that acreage includes landscape medians, landscape buffers or any other pervious area that does not support scrub vegetation. Please include how the existing Preserve Area Maintenance Plan is affected by the conversion of scrub vegetation into irrigated landscaping. **Incomplete**

Staff Comment: Please note that staff disagrees that the conversion of the intact 3.37 acres of scrub is equivalent to the same aggregate acres of highly segmented, highly impacted scrub vegetation that is being proposed.

- 5) Update the Preserve Area Maintenance Plan, to include the map, to reflect the proposed modifications to the scrub and open space area. **Incomplete**

Staff Comment: Staff will recommend a Condition of approval to update the PAMP. Staff notes that the original PAMP has not been followed by preserving the scrub area for the benefit of attracting scrub jay, gopher tortoise, etc. One of the main reasons why the area is considered the least ecologically important is due to the decline of the scrub flora habitat for the benefit of said fauna.

- 6) On page 7, in response to Compliance with Town Site Plan Criteria. *1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use.* In addition to the Future Land Use element, review and address how the proposed amendment to the site plan may affect the Conservation Element or any other sections of the Comprehensive Plan. **Incomplete**

Staff Comment: The true impact to the scrub habitat is not being addressed by providing landscape islands with scrub vegetation. The PAMP outlines the reason the scrub land was set aside, which staff notes was to attract scrub habitat. The restoration of landscape islands and other highly segmented small areas to xeric scrub does not serve that purpose.

Site Plan:

- 7) In SP-1 or additional page, include:
- a. Typical parking spaces details
 - b. Wall/fence details

- c. EV chargers
- d. Directional signage, if any
- e. Benches and trash receptacles, if any.

Completed

- 8) Indicate the visibility triangle (sight) for entrances to the parking lot. Please see Code Section 34-898. - Intersection and Code Section 34-1089. - Landscaping at street intersections. **Completed**
- 9) In the Site Data Table, clarify what is meant by *Proposed Parking Garage 317,952 S.F.*, is this a new proposal or phase II of the east garage. **Completed**
- 10) There appears to be a discrepancy in the Site Data Table regarding the parking calculations. Specifically, the sum of the existing surface and garage parking, when combined with the proposed addition of 229 surface spaces, does not align with the total count established in the 2017 approved site plan. Please provide a detailed breakdown of these calculations to reconcile the totals. **Completed**
- 11) Parallel parking spaces are required to have a 15'x 9' no parking box in the entrance - exit of each row. Please see code section 34-981. - General requirements; off-street parking plan. **Completed**

Landscape Plan:

- 12) The color renderings still have what looks like scrub land in the background and not the proposed parking lot. There is no indication that the proposed parking lot is reflected in the rendering, and that it is sufficiently screened from view. **Incomplete**

Staff Comment: One of the renderings still seem to depict undeveloped scrub land.

- 13) Per Code Sec. 34-1087 C, the parking area shall be provided with a landscaped barrier, preferably a hedge that is a minimum of 24 inches in height immediately after planting and shall be of a species that will grow to a height of four feet in one year's time, to form a continuous screen between the off-street parking area or other vehicular use area and the abutting property in a planting strip of not less than five feet in width. **Incomplete**

Staff Comment: On the resubmitted landscape plan, the southern boundary along Universe Drive includes typical scrub features such as palmetto shrubs, Myrtle Oaks, and Chapman Oaks. However, the requirement for a continuous 4-foot-high hedge is not met.

- 14) Provide an updated Landscape Plan, showing where the trees selected for relocation will be relocated on the FPL Campus. **Incomplete**

Staff Comment: The exact relocation of the plants are not provided. Also, staff does not support the relocation or planting of new Sand Pines. The PAMP discourages the proliferation of the Sane Pine in scrub area, and Sand Pines should be limited to 15% of the tree canopy.

- 15) Due to the proximity of the landscape buffer to the Town's Right of Way along Universe Boulevard, indicate on the Landscape Plan that all irrigation shall remain on site. **Incomplete**

Staff Comment: Staff could not find the note regarding irrigation remaining on site.

- 16) Staff notes that prior to approval of the vegetation and site clearing permit, the applicant shall provide a plan depicting construction/ silt fencing and other protection measures for the four-petal Paw-Paws, to be maintained throughout the entire construction process. **Completed**

- 17) Indicate if any root barriers are proposed for the trees located immediately adjacent to the Town owned sidewalk on Universe Blvd. **Completed**

- 18) The two four-petal Paw-Paw's located at the southmost end of the parking lot are approximately 10 ft. away from the parking lot area and drive aisles. Please review the location and necessity of parking spaces near the four-petal Paw-Paw or the shifting of the drive aisle east in order to provide sufficient buffer space. **Completed**

Environmental

- 19) Explain how the project proposes to offset the 1.64 acres of impact to scrub habitat, which staff contends should be evaluated to include areas that will be landscaped with non-scrub vegetation. Please note that this area was conditioned by Resolution 84-9 and must now be off set like for like, or the condition of approval will need to be modified. **Incomplete**

Staff Comment: Though the Town Council will decide the policy decision to modify conditions of approval, staff wishes to provide the Town Council with the most accurate information possible. Staff notes that the intact scrub area is not being mitigated by the same quality of habitat or open area in the proposal. Neither is it quantitatively equivalent because the areas already exist as open space. So, there is a net loss of open space, and there is a loss of habitat quality.

- 20) Condition of approval in 84-9 recommends that no open space should be impacted by new surface parking should be permitted, and any new parking should be multi-level garage. Staff notes the need for the applicant to address all conditions of approval and modify them as needed, using data and analysis to support the request. **Incomplete**

Staff Comment: The applicant is requesting a policy decision from the Town Council to reverse the condition of approval. Staff has and will continue to request data and

analysis to support the request so that Town Council may make the most informed decision about such a reversal.

- 21) Condition #4 of the resolution requires a Preserve Area Management Plan (PAMP) that describes the preserved native habitat on the property. An updated PAMP would be required. Management procedures to maintain the 2 acres of wetland and 10.5 acres of healthy scrub habitat should reflect existing conditions. The 1.73 acres of impact scrub and the total of 3.37 acres of impact should be mitigated somewhere on the property and delineated on the site preservation plan. **Completed**

Staff Comment: A modified PAMP will be required, showing how the newly restored scrub areas can possibly be maintained. More explanation is needed as to how these mitigation areas will continue as xeric scrub in such isolated areas and would need to see a PAMP to explain how they would be sustained.

- 22) Revise note 7 on the C100 of the civil plans, to specify that demolition shall avoid the four-petal paw-paw by revising the note as follows “See tree disposition plans for tree removal information, including avoidance and preservation of Paw Paw plants”. **Completed**

- 23) Policy 4.7 of the Conservation Element of the Town’s Comprehensive Plan states that the Town “protect plants and vegetative communities that are endangered or threatened and species of special concern from future development”, and Policy 5.2 states that the Town “protect endangered development. and/or threatened wildlife habitats from future development”. Policy 3.4 of the Future Land Use Element states that “species of plants and animals listed in the conservation support documentation as endangered or threatened shall be protected from land clearing activities in with the environmental and habitat standards established in other elements of this Plan”. These policies, along with the Future Land Use Goal “to Protect the natural, environmental and historic resources and the character of Juno Beach”, must be addressed by the application narrative. As these policies aim to protect endangered habitat, the proposed request to remove scrub land that was approved to protect Florida Scrub-Jay (*Aphelocoma coerulescens*) habitat (a threatened bird species endemic to Florida’s oak-sand scrub) and protect the four petal Paw-Paw (*Asimina tetramera*), an endangered species under the Endangered Species Act, and a rare shrub endemic ONLY to Martin and Palm Beach County are in conflict with the Comprehensive Plan. Please provide a section within the environmental report on how the proposed project satisfies the Town’s Comprehensive Plan, and how the landscaping around the six existing four petal Paw-Paws support the survivability of the endangered plant. **Incomplete**

Staff Comment: The threatened species, the Florida Scrub Jay and the Gopher Tortoise, are not mentioned in the Comprehensive Plan analysis. It is the goal of the Town’s Plan to protect these species. Explain how this policy decision will be in compliance with the town’s goal.

- 24) For additional comments, see attached letter from Rick Harman, CEP, PWS, Director of Environmental Services for WGI.

Parking Study

- 25) Provide an explanation of how the existing number of parking spaces does not meet FPL's demand for parking, noting that the existing parking spaces meet the Town's minimum parking standards. While the current Town of Juno Beach Zoning Code does not explicitly state a maximum parking threshold, the proposed addition of 229 surface spaces appears to result in a over-supply relative to the minimum parking requirements code. Provide a Parking Demand Study with data justifying why the parking count exceeds both the 2017 approved site plan and standard industry ratios (e.g., ITE Trip Generation Manual). The report should evaluate the current number of employees, and if the existing garages and surface capacities are currently underutilized before approving additional impervious surface. **Completed**
- 26) Condition of Approval #16, Resolution 84-9, states "The developer shall establish and actively support a carpooling program." Please indicate the status of FPL's carpooling program. **Completed**
- 27) Condition of Approval #17, Resolution 84-9, states that "the developer shall undertake a study of the feasibility of establishing or participating in a van pool program.", Condition of Approval #18, Resolution 84-9, states "the developer shall provide the Palm Beach County Transportation Authority with information regarding the general location of it's employees residences and shall consult with the Authority regarding the feasibility of establishing or expanding bus routes to serve the site". Please provide updates on both conditions of approval. **Completed**

Photometric plans

- 28) A note that shielding of the light poles along Universe Blvd. will be provided by directing the LED lights downward. **Completed**
- 29) Indicate height above grade for Parking Lot and Property line foot-candle measurements in photometric study per 5E4f -1) and -2). **Completed**

Additional Comments:

- 30) Building Official: Please review the ADA parking space count, it appears the 43 required is rounded down rather than up. Verify all required and provided numbers are updated per table 208.2 of the 2010 ADA Standards. **Completed**

31) Seacoast: Provide a 12' x 12' easement on the south side of the proposed parking area to allow connection of a 6" force main currently being designed by WGI for the Waterford project. The location of the proposed connection can be shifted to minimize impact on the landscape buffer and scrub vegetation as required. Seacoast would own and maintain this force main. **Completed**

32) Palm Beach County Fire Rescue: No comments.

33) Civil Engineering (Drainage): See attached.

34) Town of Juno Beach Public Works: No Comments.

35) Town of Juno Beach Police Department: No Comments.

36) Simmons and White (Traffic): No Comments.

Once you have submitted the aforementioned material(s) in an acceptable form, the review process shall proceed. Please note that additional comments may follow upon review of additionally submitted materials. Should you have any questions regarding this matter, please do not hesitate to contact (561) 656-0318.

Sincerely,

Stephen Mayer

Stephen Mayer, Principal Planner

cc: Caitlin E. Copeland-Rodriguez, MMC, Acting Town Manager
Frank Davila, Director of Planning and Zoning



April 16, 2026

Mr. Frank Davila, CFM
Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

**Re: FPL Juno Beach Campus
Review of Environmental Impacts in Re-submitted Application for Site Plan Amendment dated
4/10/2026
WGI Project # 11021.02**

Mr. Davila,

Project Understanding

The applicant is proposing a parking expansion to the existing Florida Power & Light Company (FPL) Juno Beach Campus. Below are environmental comments on the original application, the applicant's responses dated 4/7/2026, and environmental comments dated 4/16/2026 on the applicant's re-submittal.

Environmental Review

1. The FPL Juno Beach campus was originally approved under a Development of Regional Impact (DRI) and the associated development order, dated September 18, 1984 (Town of Juno Beach Resolution 84-9).
 - a. Condition of Development Approval #4 of the development order requires, "a minimum of 10.5 acres of upland habitat and a minimum of 2.0 acres of wetland habitat to be managed and maintained as native habitat preserve." The condition describes three locations for the preserve areas. 1) a northern scrub and wetland preserve area; 2) a southern scrub preserve area; and 3) a scrub buffer area around the western portion of the site. The submittal documents indicate that 1.64 acres of the "southern scrub preserve area" are proposed for impacts. This reduction in acres of upland habitat and development of a designated preserve area appears to be inconsistent with the condition of approval. We recommend that the applicant explain how the project proposes to offset the 1.64 acres of impacts to scrub habitat or is the applicant's intent to submit an application to modify the condition of development approval #4 to reduce the required upland acreage?

Applicant's Response 4/7/2026: As reflective in the update Project Narrative as well as other responses to comments herein, the Applicant intends to transform and upgrade 1.64 acres of existing conventional landscaping landscape spaces located in other areas on site to scrub restoration and scrub xeric landscape areas (See Proposed Scrub Area Exhibit D attached to the Project Narrative). Furthermore, and as part of this activity of establishing new scrub habitats on site, the Applicant intends to relocate the existing sandy soils from the impacted 1.71 acres to the proposed new scrub areas to aid and strengthen the sustainability of the newly established scrub areas.

4/16/2026 Comment: Please clarify the boundaries of proposed scrub xeric area #8. It appears the highlighting was left off of the plan for this area.

- b. Condition of Development Approval #4 also prescribes that, "If additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted." The proposed site plan dated 3/2/2026 proposes new parking in open space and therefore appears to be inconsistent with this condition of approval. We recommend that the applicant explain how the project proposes to comply with this condition or is the intent to modify the condition of development approval #4 to allow for additional surface parking?

Applicant's Response 4/7/2026: *As reflective in the updated Project Narrative and as well as other responses to comments herein, the Applicant provides information on how the property's development plan and PAMP has been modified to create surface parking and/or other improvements on the property in areas that may have been identified and or are existing as scrub, scrub buffer, ponds, buildings, etc. have occurred many times of the past 40+ years. To effectuate the modification being proposed at this time, the Applicant is requesting that this area of Condition of Approval #4 be amended by adding new language to the end of the last sentence of the first paragraph. The proposed language to the condition is in "bold" and entails the following:*

If additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted **"with the exception of the area identified as the Southern Scrub Area where on grade surface parking can be established."**

4/16/2026 Comment: Understood, the applicant wishes to modify the Condition of Approval #4 to allow for the use of surface parking within the Southern Scrub Area.

2. Condition of Development Approval #4 requires a Preserve Area Management Plan (PAMP) that describes the preserved native habitat identified on the property. The PAMP was approved by the Town of Juno Beach in January 1993. Map A of this PAMP is a Site Preservation Plan which was itself modified in 2014 to accommodate the construction of the parking garage on the west. The submitted Habitat Assessment Report (prepared by EAI and dated February 2026) appears to closely align with the preserved areas outlined in the 2014 Site Preservation Plan. We recommend that the applicant provide an updated Site Preservation Plan that accounts for the proposed improvements to the property while maintaining a minimum of 10.5 acres of upland habitat and a minimum of 2.0 acres of wetland habitat or in the case that the condition of development approval #4 is modified to reduce the acreage that a new site preservation plan be produced to show the revised acreages.

Applicant's Response 4/7/2026: *Acknowledged. With the proposed Project Site Plan being approved, an updated PAMP will be established that will be derived from initial PAMP, existing as build conditions, and the proposed transformation of certain conventional landscape areas to scrub restoration and scrub xeric landscape areas (See Proposed Scrub Area Exhibit D attached to the Project Narrative). Additionally, the plans will establish approximately the same area of scrub being removed through the establishment of the 229 surface parking spaces plus set forth the plan to introduce new four-petal paw-paw plants on the property in the proposed newly established scrub areas as well as existing scrub areas. Additionally, the Applicant as part of the plan will reflect on the proposal to retain and relocate existing plantings and*

sandy soils from the area being converted to parking spaces to the areas being retained and transformed into new scrub areas. The updated PAMP will be comprehensive and address the proposed modifications to areas and conditions needed to support the continued presence and expansion of the ecologically diversified habitat and environment within the applicant's Juno Beach campus.

4/16/2026 Comment: The proposed offsetting scrub restoration and scrub xeric preservation areas average 0.07 acres in size (~3,000 sq-ft). While it is acknowledged that the proposed restoration areas fully offset the acreage of the proposed impacts to scrub land, the resulting fragmented habitat will not provide the same amount of ecological value as the existing Southern Scrub Area due in part to larger edge effects on the fragmented areas and disturbances from the surrounding infrastructure. Neither the Condition of Approval #4 nor the PAMP prescribe minimum dimensions to the preserve areas, but we encourage the applicant to consolidate as much of the offsetting restoration areas as practicable to minimize the loss of ecological value.

The submittal of the proposed PAMP for review and approval is recommended as a condition of approval for this Project Site Plan review.

3. Condition of Development Approval #4 requires the PAMP to provide management procedures to maintain 2.0 acres of viable productive wetland habitat and 10.5 acres of healthy scrub habitat. Since the proposed landscape plan will be within what was previously identified as the southern scrub area (which is 3.37 acres), the landscape plan should be designed to restore a scrub habitat to support the goals of the PAMP in providing appropriate habitat for both the Florida Scrub Jay and the four-petal pawpaw. The submitted landscape plan indicates a palette of species found more commonly within a coastal hammock. We recommend that the applicant update the landscape plan to more closely reflect the existing scrub habitat. If this cannot be done, then the additional 1.73 acres of southern scrub area should be offset (total of 3.37 acres) somewhere on the property and delineated in the Site Preservation Plan as the composition will no longer reflect a coastal scrub community needed to support the Florida Scrub Jay and four-petal pawpaw.

Applicant's Response 4/7/2026: *Please see the updated landscape plans reflecting plantings that are more consistent with scrub habitat and as part of the updated PAMP that would be provided upon the project's approval further clarifying the property's condition being no longer conducive to attracting Florida Scrub Jays and other species that may have been prevalent in the 1980s.*

4/16/2026 Comment: The revised landscape plan proposes 28 sand pines (*Pinus clausa*) as part of the scrub restoration areas. The existing PAMP prescribes management practices to reduce the amount of *P. clausa* within the scrub habitat as it is a transitional species that will overtake the habitat. We recommend that no *P. clausa* be proposed in the landscape plan and allow it to naturally recruit.

4. Although the Landscape Plan clearly shows that the federally endangered four-petal pawpaw plants are to be avoided, we recommend on the Demolition Plan (sheet C1.00 of the Civil Plans) that note 7 be revised to specify that demolition shall avoid the pawpaw by revising the note as follows: "See tree disposition plans for tree removal information, including avoidance and preservation of pawpaw plants." In addition, we recommend that orange construction fencing or equivalent protection be placed around the perimeter of the preserved pawpaws and their 10' offset.

Applicant's Response 4/7/2026: Note reflecting the proposed language has been added to sheet C0.01 in General Construction Notes 29 and on sheet C1.00 in Note 7. Additionally, details associated with the positioning of orange construction fencing around the existing four-petal paw-paw plantings are detailed on landscape drawings and in detail sheet LA-6.

4/16/2026 Comment: Resolved.

5. Pawpaw #1 as labeled in EAI's habitat assessment report is preserved in place in the submitted landscape plan; however, the required 10' offset preserve area appears to have an encroachment from utilities for the street lighting. We recommend that all encroachments be removed from the 10' offset preserve area.

Applicant's Response 4/7/2026: The EAI habitat assessment report reflects the general location of the four-petal paw-paw in an aerial photograph while the landscape plans shows in detail the specific GPS location of the plant and SUA's force-main easement. Please see the landscape drawings and the SUA easement is south of the location of the four-petal paw-paw #1's 10' clear zone. Additionally, the single dashed line that crosses through the 10' buffer area to be maintained actually represents the northern line of the proposed 45' buffer being established from the public right-of-way. It is not tied to any infrastructure encroaching into the 10' buffer area.

4/16/2026 Comment: Resolved.

6. We recommend that the applicant consult with the United States Fish and Wildlife Service (USFWS) regarding potential loss of habitat to the Florida Scrub Jay and other endangered species as a result of the proposed project. Florida Scrub Jay have been documented on the property in the past.

Applicant's Response 4/7/2026: Given that there has not been any documented Florida Scrub Jay's in over 15 years and other species in many years, we believe contacting the United States Fish and Wildlife Service (USFWS) is unwarranted. The most recent Scrub Jay survey, consistent with USFWS 2007 Scrub Jay Survey Guidelines, was conducted in March 2026 by qualified biologists and resulted in no observations of the species on the property. Furthermore, given the build out of the surrounding area and volume and type of activity abutting the project area from all sides, reattracting that species back to the area is unlikely given more attractive undisturbed habitats exist westward and to the north of the campus.

4/16/2026 Comment: Resolved.

Don't hesitate to contact me at 561-687-2220 if you have any questions.



Rick Harman, CEP, PWS
Director, Environmental Services
WGI, Inc.