



PLANNING & ZONING BOARD MEETING AGENDA

July 15, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: If any person decides to appeal any decision of the Planning & Zoning Board 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/@townofjuno-beach477/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). The Town Clerk or designee will read public comments into the record at the appropriate time for no more than three (3) minutes; or make their 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 4pm and no other entries will be permitted.***

All matters listed under Consent Agenda, are considered to be routine by the Planning & Zoning Board 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

COMMENTS FROM 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 Board). The Board will not discuss these items at this time.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for June 10, 2024

BOARD ACTION/DISCUSSION ITEMS

2. Variance Request – 791 Ocean Drive
3. Application for a Major Development and Site Plan Amendment to the 700 Ocean Drive Planned Unit Development (Recommendation to Town Council)

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING & ZONING BOARD MEETING MINUTES

June 10, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MICHAEL STERN, CHAIR
 JIM EHRET, VICE CHAIR (*Via Zoom*)
 LAURE SHEARER, BOARDMEMBER
 JIM FERGUSON, BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
 ISABELLA HICKEY, SENIOR PLANNER
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
 LEONARD RUBIN, TOWN ATTORNEY

ABSENT: CAROL RUDOLPH, BOARDMEMBER

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

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

COMMENTS FROM THE TOWN ATTORNEY AND STAFF - *None*

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 Board). The Board will not discuss these items at this time.

Public Comments Opened at 4:01pm.

Public Comments Closed at 4:01pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for May 6, 2024

MOTION: Ferguson/Shearer made a motion to approve the consent agenda.

ACTION: The motion passed unanimously.

PRESENTATIONS

- 2. Overview of Rezoning and Future Land Use Amendments (*See attached.*)

BOARD ACTION/DISCUSSION ITEMS (*A Public Comment Period was provided for each item below.*)

- 3. Ordinance 786 – Tower Definition

***MOTION:** Ferguson/Ehret made a motion to recommend denial of Ordinance No. 786 to the Town Council.*

***ACTION:** The motion passed 3-1 with Boardmember Shearer opposed.*

- 4. Ordinance 787 – Artificial Turf Definition

***MOTION:** Ferguson/Shearer made a motion to recommend approval of just the first sentence of Ordinance No. 787 to the Town Council.*

***ACTION:** The motion passed unanimously.*

COMMENTS FROM THE BOARD

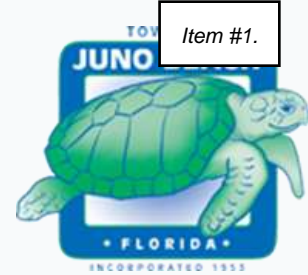
Chair Stern and the Board recognized former Boardmember Gonzales for his brief service to the Town.

ADJOURNMENT

Chair Stern adjourned the meeting at 5:13pm.

Michael Stern, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk



Future Land Use and Zoning 101

The Town of Juno Beach: Planning and Zoning Department

AGENDA

1

Mission and Vision

2

Land Use

3-4

Future Land Use

5-7

Zoning

8-9

FLU and Rezoning

10

The Review Process

11-14

Resources



Item #1.

Mission & Vision

Mission

A partnership of residents, businesses, and Town staff creating a hometown atmosphere that emphasizes community involvement, cultural activities and natural beauty.

Vision

A seaside community where neighbors join together to share in our exceptional quality of life.



7



LAND USE

Item #1.

What is Land Use?

Land Use, according to planners, is defined by its common varieties: residential, commercial, environmental, and others in specific communities.



RESIDENTIAL



COMMERCIAL



ENVIRONMENTAL



Guides Future
Development



Balances Multiple
Objectives



Achieves a
Growth Strategy



Creates a Holistic
Vision for the Town



FUTURE LAND USE

Item #1.

What is Future Land Use?

The purpose of the Future Land Use (FLU) categories is to guide the growth and development of a community by planning the location and character of mixed-use centers, neighborhoods, commercial areas, office and professional areas, industrial areas, public services, infrastructure, and environmental assets.

By planning how land is used, Future Land Use policies ensure compatibility between adjacent land uses, provide for anticipated growth, ensure the availability of public facilities, services, and resources, and protect vital environmental resources and community assets.

Future Land Use Map of Juno Beach



43% Environmental Sensitive Land



25% Residential Land



22% Other (Transportation, Public Facilities, etc.)



10% Commercial Land



Item #1.

ZONING

Zoning organizes land into clearly defined districts based on the type and intensity of use. While land use planning uses broad categories, such as residential, commercial, and industrial, to separate different uses within a community, zoning further divides these categories into districts based on intensity.

This separation of uses allows communities and individual neighborhoods to regulate growth and development and preserve community character.

A zoning map is a color-coded map that shows the locations of zone districts throughout a community.

What does Zoning Codes Regulate?

Building Site Area Regulations

- Setbacks
- Lot Coverage
- Landscape Open Space
- Building Height
- Density
- Parking

Specific Uses of Districts

Commercial Office (CO):

Business or professional offices

Banks or financial institutions

Churches, synagogues, and other houses of worship

Medical and dental offices

Public safety facilities, etc.

Zoning Definitions

Building Site Area Regulations: The regulations of building size, setbacks or yards, parking and loading requirements and similar regulations not determining use of property.

Lot Coverage: Percentage of the total area of a lot covered or occupied by the buildings or any part of the buildings, excluding therefrom any projections which are permitted by this chapter to extend into yard areas.

Building Height: The vertical distance measured from finished grade to the highest exterior point of the building roof, exclusive of chimneys, aerials, and other similar appurtenances

Setbacks: The distance between the building line and the nearest boundary to the site or lot.

Density: Number of dwelling units for each acre of land.

Landscape Open Space: Open space which is covered and maintained with vegetation as required in the definition of "landscaping."



FLU Amendment and Rezoning

Item #1.



**Comprehensive Development Plan:
FLU – Pages 10-16**



**The zoning codes and ordinances applies to
rezoning a parcel of land. Must pass the 15-point
criteria from section 34-142 of the zoning code.**



**Rezoning/Zoning Code Text Amendment Petition
Required when applying for Rezoning.**



**TOWN OF JUNO
BEACH**
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 304.263.1122 • FAX: 304.275.8411

Rezoning/Zoning Code Text Amendment Petitions

In seeking a rezoning, or amendment to the Town of Juno Beach Comprehensive Zoning Ordinance (Ordinance 207, and subsequent amendments):

"A Petition to designate a zoning classification or rezone any land within the Town may be filed by the Town Council, by the Planning and Zoning Board, or by the owner or authorized agent of the owner of property within the Town. After the Director has determined that a Petition has been properly filed and is complete with all required supporting materials, the Planning and Zoning Board shall set a date for a public hearing on the Petition. The public hearing shall take place within sixty (60) days of the determination by the Director that a Petition has been properly filed and is complete. All requirements of Florida Statutes, Chapter 166 shall be followed in providing notice for a public hearing on such Petition."

"Upon receipt of recommendations of the Planning and Zoning Board, or upon failure to receive such recommendations within the period specified above, the Town Council shall set a date for its public hearing, which shall be no more than ninety (90) days from the date the recommendation is received or the date upon which the Town Council determines to take action in the absence of the recommendation due to failure of the Planning and Zoning Board to report."

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date this application at the end of Section III. If appropriate, complete the power of attorney form on page 4 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) that will help identify the petition subject, and that will help clarify your application.
4. A filing fee of \$1,600.00 must accompany each application upon submittal.

Town of Juno Beach Application
Revised - 12/07, 2013

Page 1 of 7

FLU Amendment and Rezoning

Item #1.

What is Rezoning?

To change the zoning of an area or to designate (a zone or zones of the town) for a new purpose or use through a change in the applicable zoning regulations.

Example: The Dunes at Juno Beach (Proposed Development)

Future Land Use



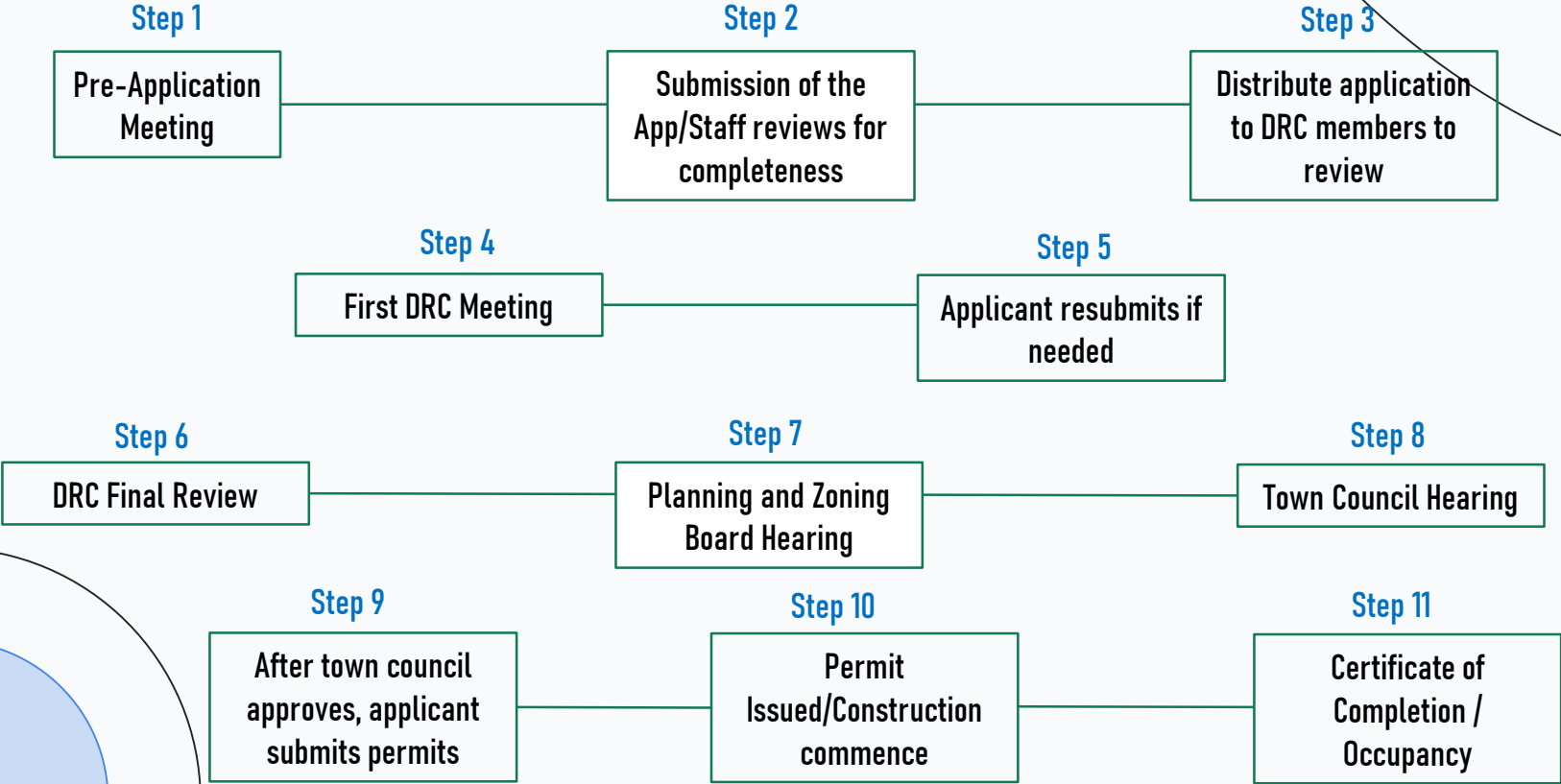
Rezoning/ Propose Zoning



Site/Current Zoning



The Review Process for a New Project



RESOURCES

Item #1.



Comprehensive
Plan

Municode

Geographic
Information
System
(GIS)



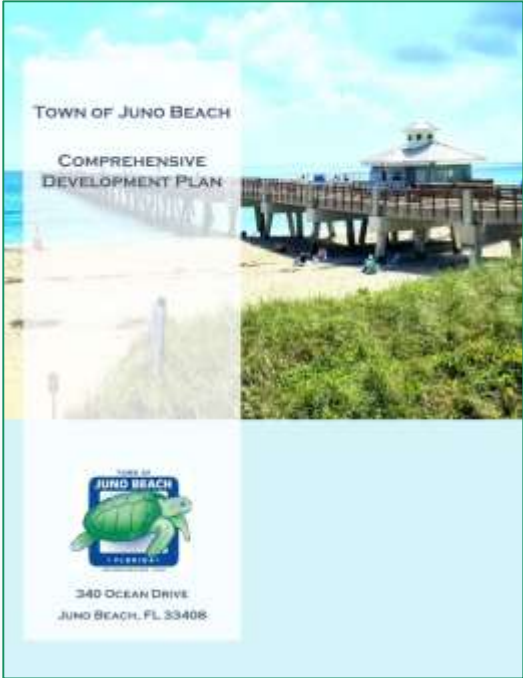
Comprehensive Plan



Juno Beach's Comprehensive Plan documents the proposed direction of growth and development in the Town of Juno Beach.

Where you can find:

- Future Land Use Plan
- Traffic Circulation
- Housing
- Infrastructure
- Capital Improvements
- Coastal Management



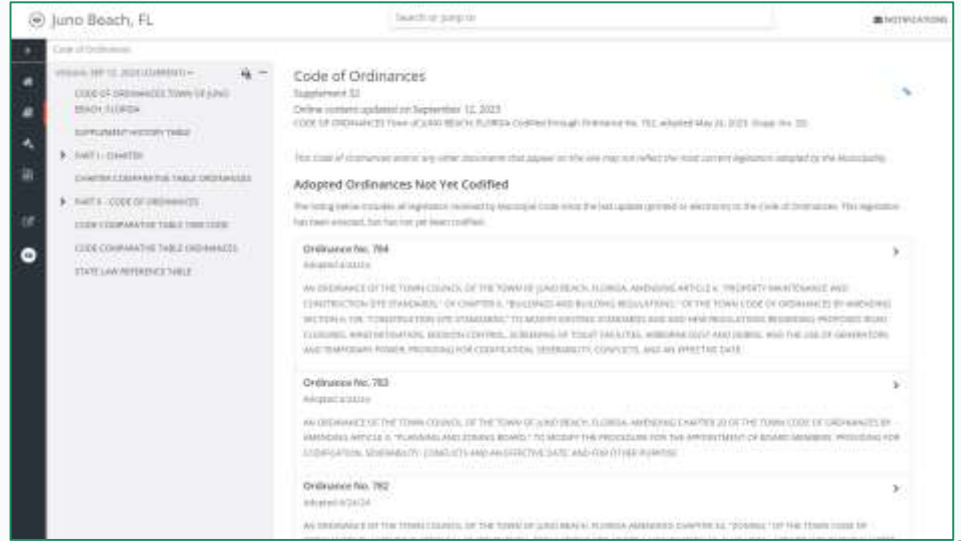
MUNICODE



A municipal code library or municode is a published, comprehensive set of laws that have been formally codified by a governing body.

Where you can find:

- Zoning Code
- Building Regulation
- Floodplain
- Sub-division Regulations
- Public Facilities
- Code Enforcement (Sea Turtle Lighting Regulations)



Geographic Information System (GIS)



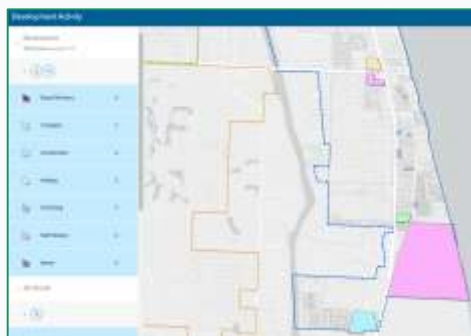
GIS provides information in a geographical format. It gives access to the Town's GIS data using interactive maps and property searches.

Land Use and Future Land Use

Future Annexation Area

Development Activity

Coastal Control Line





THANK YOU!

Isabella Hickey
Senior Planner
(561)656-0318
ihickey@juno-beach.fl.us

Item #1.



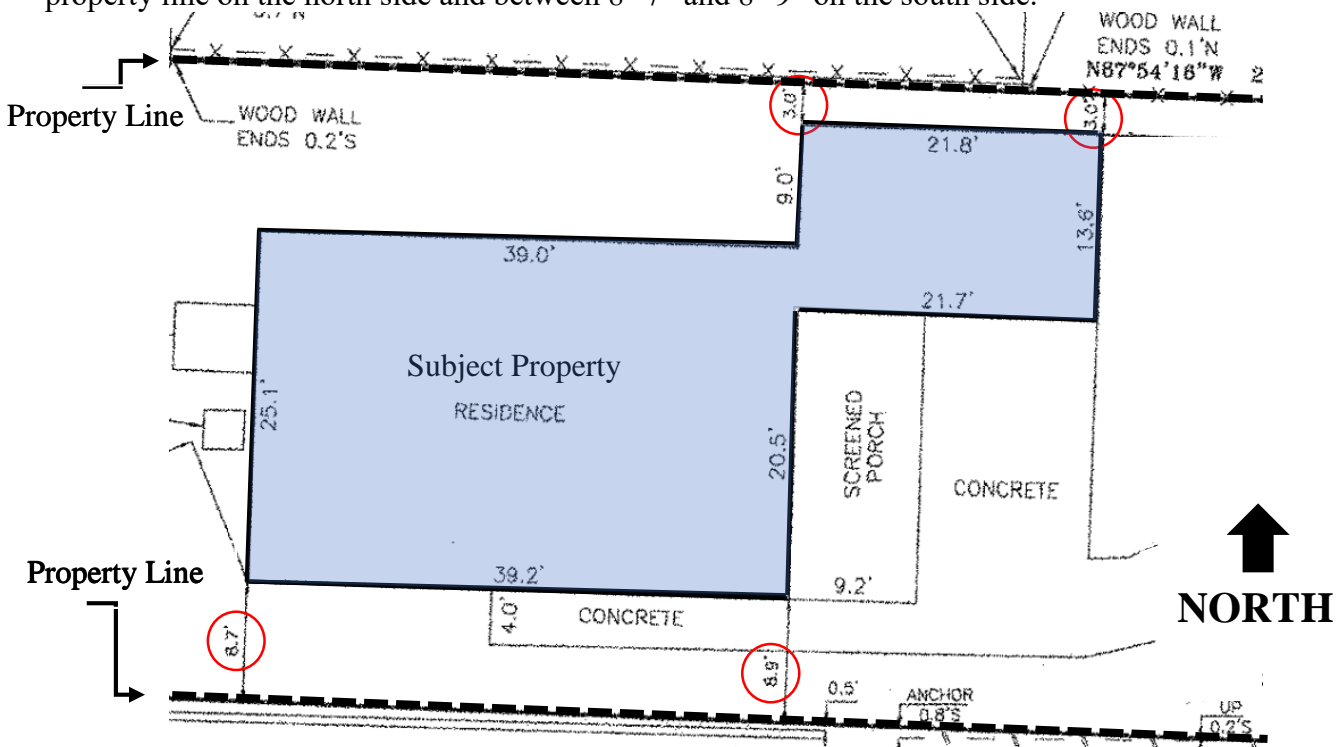


Meeting Name: Planning and Zoning Board
Meeting Date: July 15, 2024
Prepared By: Davila, F. CFM.
Item Title: Variance Request – 791 Ocean Drive

BACKGROUND:

The subject property is located at 791 Ocean Drive, within the Residential Transient and Multiple-Family – Moderate Density (RMT) Zoning District. To the north of the subject property is the Surfside at Juno Beach residential community, to the south is a single-family home, to the west is a vacant lot within the RMT zoning district, and to the east is The Waterfront Condominium (see attached location map).

The applicant is seeking a variance from the Section 34-337(6) of the Town Zoning Code. - Building site area regulations - side yard setbacks to allow the construction of a new structure using reduced side setbacks for the principal structure. The required side setbacks for single-family homes in the RMT Zoning District is 10 ft. per side. Currently, the existing structure at 791 Ocean Drive is located 3'- 0" from the property line on the north side and between 8'-7" and 8'-9" on the south side.



Per the Variance request, the applicant is requesting 5 ft. side setbacks for both the north and south property lines for the new principal structure.

DISCUSSION:

The Town Code definition of a *variance* is a relaxation of the terms of the [code] where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. To that end, the Board of Adjustment may grant a variance only if it determines that each of the five criteria are met. Please see below the five variance criteria, the applicant's responses to the criteria are part of the application and are attached and staff's responses are in **bold**:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
As shown on the survey, the lot is approximately 46 ft. in width. In the RMT Zoning District, the minimum width for lots is 75 ft., making Mr. Woods' lot a legal nonconforming lot. There are approximately 9 lots in the RMT zoning district with the same or similar width (less than 75 ft.). This is a special condition which is peculiar to all 9 lots. The width of the lot does not prevent the construction of a permitted use, such as a single-family home, and as an example please refer to 780 Hibiscus Lane (single-family home) that was built in 2015 on a lot with the same width and with the required 10 ft. side setbacks.
- (2) The special conditions or circumstances do not result from the actions of the applicant;
The existing home was built in 1950 and the lot was platted approximately in 1916. The lot and existing structure were built, to the best of the Town's knowledge, in compliance with the regulations in existence at that time.
It is the intent of the Code that all new structure(s) shall meet current standards. Deviating from the code does result from the actions of the applicant. In this case, the applicant could build an addition to the existing structure or a new structure with a 10 ft. side setback but chooses not to.
- (3) A granting of the variance requested will not confer upon the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district;
The granting of the variance will confer upon the applicant a special privilege as the Town Code requires all properties to meet the Building Site Area Regulations (setbacks). As previously mentioned, there is at least one other property that built a new single-family home on a lot with the same width and with the required 10 ft. side setbacks.
- (4) A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter and would work unnecessary and undue hardship on the applicant; and
The literal interpretation of the code provisions does not deprive the applicant of any rights enjoyed by other properties within the RMT zoning district.
- (5) A prior application for the granting of the variance had not been submitted within the preceding 12 months.

The applicant has not filed for a variance within the past 12 months.

A variance is authorized only for height, area, and size of a structure or the size of yards, parking requirements and other area requirements and open spaces. Establishment or expansion of a use or density otherwise prohibited or not permitted shall not be allowed by variance.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board deny the requested variance from Code Section 34-337(6) of the Town's Code of Ordinances to reduce the minimum side setback from 10 ft. to 5 ft.

Attachment(s):

1. Variance Application w/ applicant's backup material.
2. Location Map.

Town of Juno Beach
340 Ocean Drive: Juno Beach, FL 33408
Phone: (561) 656-0312: Fax: (561) 775-0812

**Application for
Variance Petitions**

A *Variance* is a relaxation of the terms of the Town of Juno Beach Comprehensive Zoning Ordinance (Chapter 34, and subsequent amendments) where such variance will not be contrary to the public interest and where, owning conditions peculiar to the property and not the result of the actions of the applicant a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. As used in said ordinance, a variance is authorized only for height, area, and size of structure or size of yards, parking requirements and open spaces. Establishment or expansion of use or density otherwise prohibited or not permitted shall not be allowed a variance.

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date this application at the end of Section III. If appropriate, complete the power of attorney form on page 4 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) that identify the peculiarity of your specific situation, and that clarify your petition/application.
4. A filing fee of **\$500.00 must accompany each application upon submittal. The applicant will also be responsible** for providing all property identification information and property owners within a 300' radius surrounding the subject property; and will be responsible for postage cost associated with mail-out materials related to the petition.
5. All materials required shall accompany this application **at time of submission** to the Planning & Zoning Department; and the deadline for all required material is **three weeks prior to the date of the Board of Adjustment hearing** for which this petition is being requested.

Section II**Please Complete the Following:***Applicant/Agent Information:*

Name of Applicant: Gayle Woods Contact Phone #: 561-846-1020
 Address of Applicant: 791 Ocean Drive, Juno Beach, FL 33408

*If the applicant has an agent, or will be represented by anyone other than the applicant.

*Name of Agent: N/A Contact Phone #: N/A
 *Address of Agent: N/A

Regarding the Subject Location (where the variance is being requested):

Street Location: 791 Ocean Drive, Juno Beach, FL 33408
 Name of Subdivision: New Palm Beach Hgts.
 Block: 3 Lot: 5

Regarding the Variance Petition:

Please describe the variance being requested: _____

Woods Variance

The Applicant is requesting a variance from the 10 ft. setback requirement on the North and side boundaries of the property. The current setback on the North side of the property is 3 ft. and the current setback on the South side is 8 ft. The applicant is prepared to voluntarily relinquish 2 ft. of the current setback on the North side so that it becomes 5 ft. and the applicant is requesting a setback on the south side of the property to be 5 ft.

A mitigating factor is that the structure on the South side of the property has a setback of over 14 ft. from the boundary of the property so that the two structures would be nearly 19 ft. separated from each other.

The Applicant is seeking a compromise with the town in this variance application. A second story could be built on the existing footprint of the building. By allowing a 5 ft. setback the property would be coming closer to compliance on the North side of the property through the voluntary concessions by the Applicant.

Section III

Please address (in written form) the criteria listed below:

While considering a variance petition, the Board of Adjustment shall have the power to authorize upon appeal such variance from the terms of the zoning code as will not be contrary to the public interest, where, owing to specific conditions, a literal enforcement of the provisions of the Code will result in an unnecessary and undue hardship. A variance from the terms zoning code shall not be granted unless the Board of Adjustment finds that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

Applicant Response: The lot is 46 ft. in width. The existing structure has a 3' setback on the N side and 8' setback on S side.

2. The special conditions or circumstances do not result from the actions of the applicant;

Applicant Response: The issues were caused by the previous owners of the property and not the applicant.

3. A granting of the variance requested will not confer upon the applicant any special privilege that is denied by said Ordinance to other lands, buildings or structures in the same district;

Applicant Response: No, the granting of the requested variance will not confer any special privilege on the Applicant.

4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work unnecessary an undue hardship on the applicant.

Applicant Response: A literal interpretation of provisions of said ordinance would deny the Applicant a house similar to other houses in the neighborhood.

5. A prior application for the granting of the variance had not been submitted within the preceding twelve (12) months.

Applicant Response: The Applicant has not submitted an application for a variance in the last 12 months.

According to Chapter 34, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming to the Zoning Ordinance. The Board of Adjustment may also prescribe a reasonable time limit within which the action for which the variance is required shall commence, be completed, or both.

Gayle Woods
Applicant's Signature

5-31-2024
Date

GAYLE WOODS
Print Name

Yasmin Hamel
Witness' Signature

5/31/24
Date

Yasmin Hamel
Print Name

Power of Attorney

Name of Applicant: _____ Contact Phone _____
Mailing Address: _____
Property Address (description): _____
Name of Agent: _____
Contact Phone of Agent: _____

The Undersigned, being the true Applicant for the real property described above, does hereby grant unto the Agent, stated above, the full right and power of attorney to make application to the Town of Juno Beach for an easement abandonment petition/request and act as the representing agent for any subsequent processes for said property. It is understood that limitations, conditions and restrictions may be placed upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any application/petition proceeding to limit the Applicant to only allow themselves the opportunity to apply for an abandonment petition/request. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning & Zoning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS AND SEALS
THIS 31 DAY OF May 2024.

[Signature]
Applicant

[Signature]
Witness

GAYLE WOODS
Applicant

[Signature]
Witness

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the true owners of the real property described above and that they executed the power of attorney for the purposes stated therein.

Sworn and subscribed this 31st day of May 2024.

SEAL



[Signature]
Notary Public

(For Office Use Only)

Variance Mailing/Billing Information

Date given to Town Clerk's Office: _____

Deadline for Mailing: _____

Name of Applicant: _____

Mailing Address for Billing: _____

Postage: \$ _____ Legal Ad: \$ _____ = Total: \$ _____

Date payment Received: _____



Legend

Date: 5/7/2024
Time: 1:34 PM
Scale: 1:564





Surfside Ln

Surfside Ln

Ocean Dr

Surfside Hills

Vacant Parcel

791 Ocean Drive

The Waterfront

771 Ocean Drive

Ocean Dr

Ocea



NORTH



Meeting Name: Planning & Zoning Board Meeting
Meeting Date: July 15, 2024
Prepared By: Isabella Hickey
Item Title: Application for a Major Development and Site Plan Amendment to the 700 Ocean Drive Planned Unit Development (Recommendation to Town Council)

DISCUSSION:

The Town received an application for a Major Development and Site Plan Amendment from the “700 Ocean Drive Homeowners’ Association” (“Applicant”) for properties located at 714 and 716 Ocean Drive (“Properties”). Leslie Thomas of E.T./Thomas Construction, Inc. (“Agent”) is the agent representing the Applicant/Owners.

The subject Properties are located at 714 and 716 Ocean Drive and are composed of 2 adjacent parcels located within the 700’s at Ocean Drive Planned Unit Development (“PUD”). The subject properties are currently owned by Natasha and Boris Ivanov. The Properties are zoned Residential Multiple-Family – High Density (RH) with a Future Land Use classification of Moderate Density Residential (MODR) (up to 15 DU/AC).

As part of the Major Development and Site Plan Amendment, the Applicant is requesting to modify the 700’s Ocean Drive subdivision Planned Unit Development (PUD) to go from 10 single family homes to 9 single family homes. The subject properties combined are 38,328 square feet (or ± 0.88 acres). As part of this request, the Applicant is requesting to demolish both homes and construct one new home thus combining both properties into one. The new home will be 14,665 square feet (gross building square footage).

Section 34-118 of the Town Code of Ordinance, “Minor Amendments to a previously approved site plan and appearance approval,” provides that a minor amendment to the originally approved site plan may be approved by the Planning and Zoning Director only if the amendment adheres to the requirements within the section. Staff believes that the application does not meet items 4, 6, and 7 (see below) of the criteria required to treat the request as a minor modification:

- 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.

6) There is no increase in negative impacts on adjacent properties.

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.

Consequently, Staff is treating this application as a Major Site Plan Amendment.

Project Data

The 700’s at Ocean Drive Planned Unit Development (formerly known as Ocean Plaza Planned Unit Development) was originally approved by Ordinance No. 281 adopted by the Town Council on March 13, 1985. On January 18, 1989, the Town Council adopted Ordinance No. 352 to approve an alternate development plan submitted to the Town on August 29, 1988.

The area of the lot (once combined) is +/-38,328 square feet, the proposed gross building footprint is 7,071 square feet, therefore the proposed lot coverage shall be 18.04% of the entire property which complies with the Town’s Zoning Code requirements for lot coverage set forth in Section 34-368 – Building Site Area Regulations. The new home will be a two-story structure 31’ 3” in height.

Residential Multiple Family High Density (RH) Building Site Area Regulations		
	Required by the PUD	Applicant’s proposal
Maximum lot coverage	50%	18.04% of buildable lot square footage
Building Height	Shall not exceed 40 feet above the highest point of the crown of the road along State Road AIA in front of the project site	31’ 3”
Density	10	9
Front yard setback	20’ to edge of street pavement	23.3’
Side yard setback	0’ and 10’	0’ and 10’
Rear yard setback	50 ft. west of CCCL	60 ft. west of the CCCL
Ocean setback	50 ft. west of CCCL	60 ft. west of CCCL
Landscaped Open Space	20%	30.21%
Minimum parking	2 spaces per dwelling unit	9 spaces

For the Board’s review and information, Staff conducted an assessment of the residential structures within the 700’s at Ocean Drive Planned Unit Development where the Applicant’s property is located, and observed the following:



718 Ocean Drive



710 Ocean Drive



704 Ocean Drive



702 Ocean Drive

Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

Address	Year Built	Exterior Wall	Roof Structure	Roof Cover	Total Square Feet	Square Feet Under Air	Story
702 Ocean Drive	1990	STUCCO	GABLE/HIP	Concrete Tile	7,534	5,519	2
704 Ocean Drive	1990	CB STUCCO	GABLE/HIP	Concrete Tile	7,193	5,753	2
706 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	6,908	4,710	2
708 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	4,974	3,752	2
710 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	5,816	4,257	2
712 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	7,945	6,152	2
714 Ocean Drive	1994	STUCCO	GABLE/HIP	Concrete Tile	7,987	6,055	2
716 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	4,767	3,240	2
718 Ocean Drive	1995	STUCCO	GABLE/HIP	Concrete Tile	7,603	6,382	2
720 Ocean Drive	1996	STUCCO	GABLE/HIP	Concrete Tile	6,473	5,304	2

Site Plan and Appearance Review Criteria

According to Division 4, "Site Plan And Appearance Review," Section 34-115, "Intent and purpose," the intent of site plan and appearance review is: (1) to ensure the best use and the most appropriate development and improvement of each lot in the town; (2) To protect the owners of lots to ensure that the use of surrounding lots will maintain or improve property values; (3) To ensure the erection thereon of well-designed and proportioned structures built of appropriate materials; (4) To preserve, as far as practicable the natural features and beauty of said property; (5) To obtain harmonious architectural themes; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof on lots; (6) To secure and maintain proper setbacks from streets and adequate open spaces between structures; and (7) In general, to provide adequately for a high type and quality of improvement in said property, and thereby enhance the property values and the quality of life in the town. In reviewing the Application, Staff analyzed whether the proposed site plan for development meets the following criteria:

Site Plan Criteria:

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

Staff's response: *The proposed single-family home is in conformity with the comprehensive plan and is not detrimental to the neighboring land use. There are no proposed changes in the permitted land use and location of the structure as it relates to the CCCL or Ocean setback.*

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's response: *The proposed single-family home does not negatively impact the existing pedestrian and vehicular traffic system. The 700's at Ocean Drive Community has proper means of ingress and*

egress, and the proposed single-family home does not alter the existing community's means of ingress and egress to the streets.

3. Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;

Staff's response: *The proposed single-family home does not negatively impact the existing adequate provision for public services, including, but not limited to, access for police, fire, and solid waste collection.*

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's response: *The proposed single-family home does not negatively impact the existing potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;*

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's response: *The proposed single-family home does not impact the 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. Please note that both properties are currently developed and have a single-family home located on them.*

6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;

Staff's response: *The proposed single-family home does not negatively impact the preservation of environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance. The applicant is not proposing any construction east of the CCCL.*

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's response: *The proposed single-family home does not impact the preservation of environmental features and native vegetation to the maximum extent possible and complies with the Environmentally Sensitive Lands Ordinance. Please note that FDEP must review and approved all plans for homes located east of the 1997 CCCL.*

8. Complies with all sections of this chapter.

Staff's response: *The proposed single-family home complies with chapter 34.*

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;

Applicant's Response: Style: The style of the proposed home is keeping with the Old Florida style that consists of the Key West Cracker Coastal and Mediterranean Vernacular. The subdivision is more of the Mediterranean style, as per the original construction in the 1990s. Within the last 10 years, homes have been updated in the neighborhood to transform the style into a mixture of both Mediterranean and Key West Cracker Coastal, such as 704 Ocean Drive (pictures below). This new construction at 714-716 Ocean Drive will mimic this style and combine Mediterranean and Key West Cracker Coastal. The construction of this home will be concrete masonry block and smooth stucco. The roof construction will be simple pitched roof trusses with a barrel pink-reddish concrete tile to match the roofs of the existing 700 Ocean Drive residences in the community. The body will be a similar light crème color as 704 Ocean Drive.

The elevations consist of some Florida Vernacular design elements such as the large lantern lights, large patio spaces, balconies, lush landscaping, and louvered/paneled garage doors just as 704 Ocean Drive did to update the home around 2017. The rear will feature an abundance of glass to capture the ocean view and feeling of outdoor living.

Please see picture to the right of 704 Ocean Drive, as the inspiration for the new home.

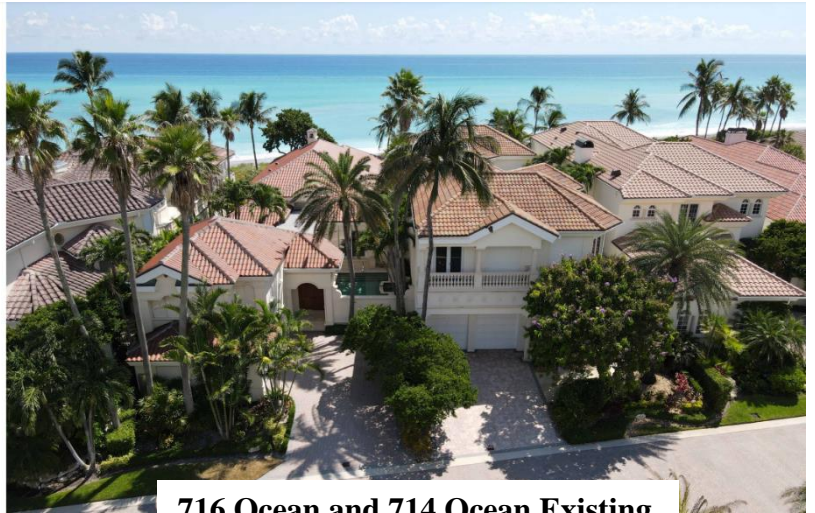


704 Ocean Drive (Inspiration home)

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.

Applicant's response: Harmony: The proposed home to replace the existing homes at 714 & 716 Ocean Drive will relate directly to the other 8 homes in the 700 Ocean Drive subdivision. All homes maintain a 20' front setback with a 10' side setback. The existing building elevation from sea level will remain the same, exceeding the requirements of FEMA + 10" by about 10 feet. We will keep the properties, garages, and main finish floor level at the same height as the existing homes. This will also allow us to maintain the maximum height of the structure to relate to the other 8 homes in the community, not just in design, but also in how they are perceived from the street.

We have employed design elements in the building to make this double lot home harmonious with the single lot homes on either side. In the design process, we have decided to use the existing homes' garages and courtyard layouts to make the perception of the house from the street as being two separate homes. In the proposed scheme, the new residence will have two separate 2-car garages (facing different directions), and two separate courtyard entrances, with slightly different design elements to give the effect of two separate homes. One of the main elements of this redesign is to remain in harmony with the homes around it that sit on 0.4 acre lots compared to the new 0.8 acre lot of the proposed home. The proposed design of the front elevation to emphasize an imaginary demising wall and a division in the front elevation was a key factor in approval from the subdivision 700 Ocean Drive HOA. The new proposed home will still maintain a zero lot line application, in which the home is abutting the north lot line and maintains the 10' south easement, as the homes in the subdivision.



716 Ocean and 714 Ocean Existing



New Proposed

The materials of this home, as previously stated, will be similar to those of 704 Ocean Dr. in the 700 Ocean subdivision. The existing homes are more Mediterranean in style than the new residence which will make the switch to Florida Coastal "Cracker" style. Wood-look front doors, garage doors, and courtyard gates will be utilized to soften the concrete and stucco construction. The lantern style coach lighting with ample outdoor patio space will also enhance the Florida Vernacular. Stucco window and door surrounds will also be employed to create meaningful detail to support the Florida Vernacular look and stay away from the common basic and clean line aspects of modern design.

The homes located at 700 Ocean Drive Subdivision all are on lots similar to the .4 acre size. The homes range from 4,700 sq. ft. – 8,000 sq. ft., with a majority around 8,000 sq. ft. The new lot will be roughly .8 acres. In proportion to the lot size and homes currently, the home should be between

9,400 - 16,000 square feet. The new proposed home is 14,977 sq. ft. Even though the home size is larger, if the 716 home were to remodeled to become an 8,000 sq. ft. home, the two lots would have about 16,000 sq. ft. total (current proposed at 14,977 sq. ft.) Therefore, the proposed, 14,977 sq. ft. home on the 38,328 sq. ft. lot, is in proportion to the other homes. However, to keep the Bulk/Mass/Scale in visible proportion to the other homes in the neighborhood, the design of the new home is structured in a way to create the illusion of two separate homes, with two driveways, two entrance courtyards, two separate (different direction) garages. The idea is to keep the similar look from the street to maintain the appearance consistent to the current homes in relation to the size, scale, and bulk of the home, which helps create the harmony within the community. Additionally, the footprint of the under air and garages of the existing homes are 3,774 sq. ft. (714 Ocean) and 3,378 sq. ft. (716 Ocean), combined that is 7,152 sq. ft. The new proposed structure's footprint is 7,071 sq. ft. The new footprint of the proposed home is slightly less than the existing footprint. This is also attributed to the fact that the coastal construction line is now further West, which we have abided by in the new design plans.

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;

Applicant's response: Modern Operations: The residence's stairwell will become an architectural element. It is to be clad in similar windows as the rest of the front elevation. It will also have an entablature detail with wood look (completed out of stucco for quality and longevity), and out lookers to tie it back into the Key West Cracker style. In-keeping with all other 8 homes in the community, it too will have an atrium glass skylight to allow light into the stairwell. The elevator shaft will be hidden inside of the residence with no visible shaft from the exterior.

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;

Applicant's response: Accessory structures: Any accessory features, such as light fixtures, will comply with the FDEP and will be a similar design as the neighboring single-family homes, especially 704 Ocean Drive. The pool, fireplace and outdoor bbq areas will as well be similar in design to the existing and the neighboring single-family homes.

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;

Applicant's response: Buildings over 40 feet in height: Does not apply. The max building height will remain similar to the structures on either side at 30' above finish floor level.

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

Applicant's response: The proposed location of the mechanical equipment shall be behind the proposed garage, which will screen the equipment from public view along Zenith Lane. Also,

according to Section 34-908, all mechanical equipment shall be screened from public view on all sides when feasible using any combination of landscaping and opaque materials.

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

***Applicant's response:* Towns Appearance standards: Complies with the Town's appearance standards.**

Installation of a Swimming Pool

Due to the location of the proposed swimming pool, a Florida Department of Environmental Protection (DEP) Coastal Construction Control Line Permit must be obtained. Section 34-1125(a)(2) of the Town's Zoning Code states that structures, other than minor structures, located between the CCCL and the Town's 50-foot setback west of the CCCL shall require review by the Planning and Zoning Board and approval by the Town Council. Such review and approval shall include a balance between the intent of this division with other goals, objectives, and policies of the comprehensive development plan, such as, but not limited to, decreasing densities in the coastal area. (Note: all references to the Coastal Construction Control Line (CCCL) refer to that line which was established in 1979 and do not pertain to the revised line, established in August 1997.)"

Division 8, "Coastal Regulations," of Article IV, "Supplemental Regulations," of the Zoning Code states that "[i]t is the intent of this division to maintain and protect the vegetation and structural quality of the coastal dune as it occurs in the town and to protect rare, endangered, and threatened plant and animal species located along the coast in the town. In addition to the applicable requirements of F.S. ch. 161, and where the town has jurisdiction, the regulations set forth in this division shall be followed."

The site plan provided to Staff proposes a new swimming pool to be located between the CCCL and the Town's 50-foot setback west of the CCCL. Both existing properties have a swimming pool, with 714 Ocean Drive having its pool located in the same vicinity as the new proposed pool. The location of the swimming pool meets the Juno Beach swimming pool setback regulations.

The review and recommendation of approval/denial by the Planning and Zoning Board shall include an examination of the balance between the intent of division 8 with other goals, objectives, and policies of the comprehensive development plan, such as, but not limited to, decreasing densities in the coastal area.

From the Coastal Management Element of the Town's Comprehensive Development Plan, Staff has identified Policy 1.1, Policy 1.3, and Policy 3.2 to have a direct relation with decreasing density in coastal areas. Please see below the policies (italicized) and staff's response (in bold).

Policy 1.1: Prohibit development and redevelopment in the coastal area that will adversely impact the beach, dune system, mangroves, the estuarine environment, Pelican Lake, and other natural resources such as marine and wildlife habitats.

Due to the location of the proposed swimming pool (west of the 1979 CCCL), the expansion of the swimming pool will not impact the beach, dune system, mangroves, the estuarine environment, Pelican Lake, and other natural resources such as marine and wildlife habitats (See Site Plan).

Policy 1.3: Preserve unique, physical features in future development and redevelopment of the coastal area in Juno Beach.

Due to the location of the proposed swimming pool, staff is confident that the unique and physical features of the coastal area of Juno Beach will not be impacted by this request.

Policy 3.2: Prohibit alteration to the beach area and dune system in future development and redevelopment that are in violation of the CCCL established by the State or local regulations, unless it provides necessary access to coastal resources, abates serious and significant beach erosion and does not significantly impact dune stabilization or marine and wildlife habitats.

Finally, in addition to meeting the Juno Beach Swimming Pool regulations, and the limitations between the CCCL and the town’s 50-foot setback west of the CCCL – limitations on structures regulations, the Applicant will also be required to submit an approved DEP permit with their Juno Beach Building Permit application. The Department of Environmental Protection will ensure that all state-mandated regulations will be met.

Conclusion

Staff concludes that in consideration of the proposed amendment to the previously approved Site Plan/PUD, the building site area regulations are satisfied.

However, in consideration of the term “harmony” staff believes that the proposed single-family home is not harmonious in selected aspects of the definition (please see below). *Harmony* means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning landscaping, materials and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression.

Bulk means the overall size and volume of a building or structure.

Staff’s response: The structure on 714 Ocean Drive is 7,987 total gross sq. ft., the lot size is 19,432 sq. ft. with a ratio of 41.1%. The structure on 716 Ocean Drive is 4,767 total gross sq. ft., the lot size is 18,896 sq. ft. with a ratio of 25.2%. The new proposed home is 14,665 total gross sq. ft. and the combined lot size is 38,328 sq. ft. with a ratio of 38.26%. The size and volume of the proposed single-family home is compatible with the newly increased lot size.

Mass means the relationship and sizes between different volumes of a building or structure.

Staff’s response: The total gross square footage for the other structures in the 700’s at Ocean Drive ranges between 4,974 sq. ft. and 7,945 sq. ft., the proposed structure is 14,665 total gross sq. ft. The mass of the proposed single-family home is not compatible in the context of the other structures located within the Planned Unit Development

Proportion means the visual effect of relationship of one portion to another or of a portion to the whole. or of one thing to another.

Staff's response: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building.

Scale means the proportions of a building in relation to its surroundings, particular other buildings in the surrounding context.

Staff's response: The scale of the proposed single-family home (proportion) is not compatible with the adjacent properties, specifically the width of the structure.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review the request for the Major Site Plan Amendment and the installation of the swimming pool between the CCCL and the Town's 50-foot setback west of the CCCL along with the information that has been provided, and consider a recommendation to the Town Council of approval, denial, or approval with modifications.

TOWN OF JUNO BEACH
RECEIVED

Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

2024 MAR 22 P 2: 01

Application for Development and Site Plan Review

Applicant: 700 Ocean Drive Subdivision, Stephen Montgomery,
Project: 714 & 716 Ocean Drive President

Location: 714 Ocean Drive & 716 Ocean drive

Owner(s): _____

Signature(s) Applicant: Stephen Montgomery, President
Owner(s): Nalasha & Boris Ivanov

Agent (if other than Applicant/Owner): _____

Mailing Address

Applicant: 700 Ocean Drive, Juno Beach Phone: _____
Owner(s): 714 Ocean Drive, Juno Bch, FL Phone: 561-339-4741
Agent: _____ Phone: _____

Architect: McCarron & Associates Phone: 561-997-0579
Engineer: Casey Najjar Phone: 561-362-0237
Planner: _____ Phone: _____
Landscape Architect: Parker & Yvette Phone: 561-747-5069

(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.

March 21, 2024
Date

Stephen Montgomery Pres.
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:

- ___ (a) Name of proposed project.
- ___ (b) Date, north arrow, and graphic scale.
- ___ (c) Vicinity map showing property in relation to adjacent area.
- ___ (d) Adjacent land uses, including footprints of any structures or vehicular uses areas on adjacent areas.
- ___ (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.
- ___ (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.
- ___ (g) Location and dimensions of all perimeter treatment (sidewalks, bike paths, fences, walls and berms).
- ___ (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 (NGVD 1929)**.
- ___ (i) Location, height, colors, materials and dimensions of all signs, retaining walls and other accessory structures.
- ___ (j) Phasing Plan of the site, including any temporary facilities or treatments such as landscaping and accesses.

- ___ (k) Location and width of any proposed dedication of property for public or private road right-of-way and any other form of easement.
- ___ (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.
- ___ (m) Location and dimensions of all parking and handicap spaces, bicycle parking facilities, driveways and aisled, dumpsters, and loading zones.
- ___ (n) Loading Demand Statement for all non-residential uses, detailing the land use's projected normal demands for loading and unloading.
- ___ (o) Statement of estimated need for bicycle parking facilities for all uses.
- ___ (p) Location, height and detail of all outdoor illuminations.
- ___ (q) Location of existing and proposed fire hydrants (or operational equivalents) on and near site.
- ___ (r) Location, percentage, and size of acres to be conveyed, dedicated or reserves as open space, public parks, recreational, and similar uses.
- ___ (s) Location and screening of all garbage/trash features including recycling bins, mechanical equipment, satellite dishes, and other accessory structures.
- ___ (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.

___ (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 or less (exempt)

___ greater than ½ acre (requires permit though Department of Environmental Protection).

___ (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.

___ (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) Survey; signed and sealed by a Professional Land Surveyor registered in the State of Florida.

___ (y) Preliminary Plat, if re-plat or subdivision is required.

___ (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.
- ___ 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 or written consent of owner.
- ___ 10. Letter authorizing agent to represent developer/owner.
- ___ 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.
- ___ 15. 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.**

Stephanie M. Muntz
Applicant Signature

March 21, 2024
Date

To: Town of Juno Beach Planning and Zoning Department

**Re: Request to Amend the Site Plan for 700 Ocean Drive Subdivision
714 & 716 Ocean Drive**

2024 FEB 23 A 11:38

Discussion:

The owner of 714 and 716 Ocean Drive would like to combine the two lots, changing the 700 Ocean Drive subdivision from 10 single family homes sites to 9 single family home sites. After which, the owner would like to demolish both homes and construct one new home on both properties within the same zero lot line standards, having the home abutting the North lot line with a 10' easement on the south side.

Attachments to submittal:

1. Application for Development and Site Plan Review
2. Architectural plans with Site plan, elevations and renderings
3. Landscape/Hardscape plans
4. Drainage Plan
5. Survey with existing homes and separate lots, and proposed home with combined lot.

Site Plan Criteria

1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use.
 - a. Yes, the new plan complies with the comprehensive plan.
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.
 - a. Yes, there are no changes and the new plan keeps the existing pedestrian and vehicular traffic system in the same means.
3. Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection.
 - a. Yes, there are no changes to this, so it does not apply.
4. Complies with provisions of Chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities.
 - a. Yes, the drainage is outlined in the attached drainage plan. The sanitary sewer and potable water will remain in the existing location for 714 and will service the one residence and remove 716 utilities.
5. Is planned in accordance with natural characteristics of the land, including but not limited to, slope, elevation, drainage pavers (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features.
 - a. Yes, we are planning on keeping the existing elevations. The elevations, drainage and landscaping can be found on the survey, drainage plan and landscape/hardscape plan.
6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance.
 - a. Yes, please see the landscape/hardscape plan. Nothing east of the existing retaining wall is being touched (old CCCL), and will remain as is and protected during construction.
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.

- a. Does not apply.
8. Complies with all sections of this chapter.
- a. Yes.

Appearance Review Criteria

1. **Style:** The style of the proposed home is keeping with the Old Florida style that consists of the Key West Cracker Coastal and Mediterranean Vernacular. The subdivision is more of the Mediterranean style, as per the original construction in the 1990s. Within the last 10 years, homes have been updating in the neighborhood to transform the style into a mixture of both Mediterranean and Key West Cracker Coastal, such as 704 Ocean Drive (pictures below). This new construction at 714-716 Ocean Drive will mimic this style and combine Mediterranean and Key West Cracker Coastal. The construction of this home will be concrete masonry block and smooth stucco. The roof construction will be simple pitched roof trusses with a barrel pink-reddish concrete tile to match the roofs of the existing 700 Ocean Drive residences in the community. The body will be a similar light crème color as 704 Ocean Drive.

The elevations consist of some Florida Vernacular design elements such as the large lantern lights, large patio spaces, balconies, lush landscaping, and louvered/paneled garage doors just as 704 Ocean Drive did to update the home around 2017. The rear will feature an abundance of glass to capture the ocean view and feeling of outdoor living.

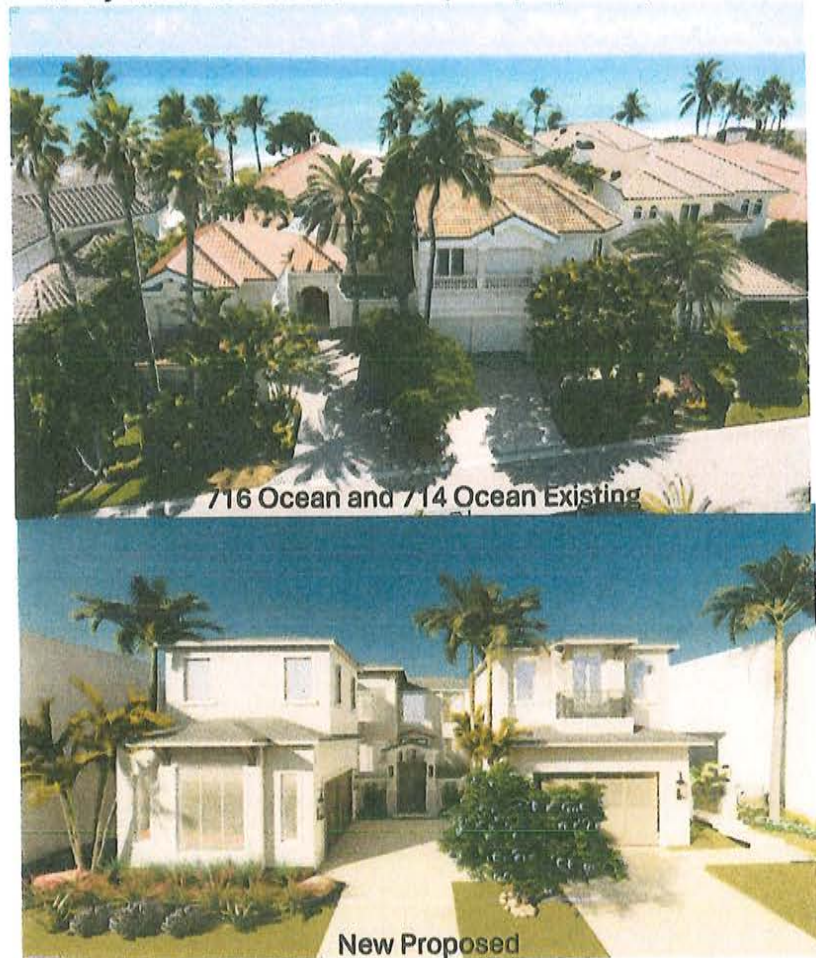
Please see picture to the below of 704 Ocean Drive, as the inspiration for the new home.



2. Harmony:

The proposed home to replace 714 & 716 Ocean Drive will relate directly to the other 8 homes in the 700 Ocean Drive subdivision. All homes maintain a 20' front setback with a 10' side setback. The existing building elevation from sea level will remain the same, exceeding the requirements of FEMA + 10" by about 10 feet. We will keep the properties, garages, and main finish floor level at the same height as the existing homes. This will also allow us to maintain the max height of the structure to relate to the other 8 homes in the community, not just in design, but also in how they are perceived from the street.

We have employed design elements in the building to make this double lot home harmonious with the single lot homes on either side. In the design process, we have decided to use the existing homes garages and courtyard layouts to make the perception of the house from the street as being two separate homes. In the proposed scheme, the new residence will have two separate 2-car garages (facing different directions), and two separate courtyard entrances, with slightly different design



elements to give the effect of two separate homes. One of the main elements of this redesign is to remain in harmony with the homes around it that sit on 0.4 acre lots compared to the new 0.8 acre lot of the proposed home. The proposed design of the front elevation to emphasize an imaginary demising wall and a division in the front elevation was a key factor in approval from the subdivision 700 Ocean Drive HOA. The new proposed home will still maintain a zero lot line application, in which the home is abutting the north lot line and maintains the 10' south easement, as the homes in the subdivision.

The materials of this home, as previously stated, will be similar to that of 704 Ocean Dr. in the 700 Ocean sub-division. The existing homes are more Mediterranean in style than the new residence which will make the switch to Florida Coastal "Cracker" style. Wood look front doors, garage doors, and courtyard gates will be utilized to soften the concrete and stucco construction. The lantern style coach lighting with ample outdoor patio space will also enhance the Florida Vernacular. Stucco window and door surrounds will also be employed to create meaningful detail to support the Florida Vernacular look and stay away from the common basic and clean line aspects of modern design.

The homes located at 700 Ocean Drive Subdivision all are on lots similar to the .4 acre size. The homes range from 4700sqft- 8000sqft, with a majority around 8,000 sqft. The new lot will be roughly .8 acres. In proportion to the lot size and homes currently, the home should be between 9,400- 16,000 square feet. The new proposed home is 14,977 sqft. Even though the home size is larger, if the 716 home were to remodeled to become an 8,000 sqft. home, the two lots would have about 16,000 sqft total (current proposed at 14,977 sqft.) Therefore, the proposed, 14,977 sqft home on the 38,328 sqft lot, is in proportion to the other homes. However, to keep the Bulk/Mass/Scale in visible proportion to the other homes in the neighborhood, the design of the new home is structured in a way to create the illusion of two separate homes, with two driveways, two entrance courtyards, two separate (different direction) garages. The idea is to keep the similar look from the street to maintain the appearance consistent to the current homes in relation to the size, scale and bulk of the home, which helps create the harmony within the community. In addition to this, the footprint of the under air and garages of the existing homes are 3,774 sqft (714 Ocean) and 3,378 sqft (716 Ocean), combined that is 7,152 sqft. The new proposed structure's footprint is 7,071 sqft. The new footprint of the proposed home is slightly less than the existing footprint. This is also attributed to the fact that the coastal construction line is now further West, which we have abided by in the new design plans.

Comparison Table of neighboring properties in relation to the subject property.

Address	Year Built	Roof Structure	Roof Coverage	Total Sq. Ft.	Under Air Sq. Ft.	Lot Size Sq. Ft.	Story	Footprint sq.ft.	Notes
714 Ocean (existing)	1994	Wood Truss	Concrete Barrel Tile	7,987	6,055	19,432	2	3,774	
716 Ocean (existing)	1993	Wood Truss	Concrete Barrel Tile	4,767	3,240	18,896,	2	3,378	
								7,152 total footprint of both existing homes	
New Proposed combined 714 and 716	2024	Wood Truss	Concrete Barrel Tile	14,977 *Includes all areas int and ext under roof	11,955	38,328	2	7,071	Smaller/similar footprint to existing homes combined
Neighboring Homes:									
712	1993	Wood Truss	Concrete Barrel Tile	7,945	6,152	19,959	2	Not known	South homesite next to new residence
718	1995	Wood Truss	Concrete Barrel Tile	7,603	6,382	18,347	2	Not known	North homesite next to new residence

3. **Modern Operations:** The residences stairwell will become an architectural element. It is to be clad in similar windows as the rest of the front elevation. It will also have an entablature detail with wood look (completed out of stucco for quality and longevity), and out lookers to tie it back into the Key West Cracker style. In-keeping with all other 8 homes in the community, it too will have an atrium glass skylight to allow light into the stairwell. The elevator shaft will be hidden inside of the residence with no visible shaft from the exterior.
4. **Accessory structures:** Any accessory features, such as light fixtures will comply with the FDEP and will be a similar design as the neighboring single family homes, especially 704 Ocean Drive. The pool, fireplace and outdoor bbq areas will as well be similar design as existing and as the neighboring single family homes.
5. **Buildings over 40 feet in height:** Does not apply. The max building height will remain similar to the structures on either side at 30' above finish floor level.
6. **Mechanical Equipment:** All mechanical equipment (AC and pool equipment) will be located on the south side of the property in the 10' utility easement setback provided. It will be screened with a site wall for protection from the ocean salt air, and landscaping. It is completely out of view from any neighbors. Please note that this is the existing location, and is the same location as the other homes in the community.
7. **Towns Appearance standards:** Complies with the towns appearance standards.

Old CCL:

Per Section 34-1123 the code states that "all reference to the Coastal Construction Control Line (CCCL) refer to that line which was established in 1979 and do not pertain to the revised line, established in August 1997." The proposed residence does not change and/or disturb anything east of the original CCCL. Everything proposed is west of the original CCCL.

The only structures within the 50' setback west of the CCCL currently are the pool and fireplace. The proposed new residence will also have a pool, and fireplace, as well as two firebowls and a fire pit, within the 50' setback of the CCCL.

Proposed Home Finishes:

Paint:

- Body and trim color - White Dove or Similar

Roofing Material: Barrel Style Concrete Roof Tile - Barcelona Barrel style- Canyon Blend Color or similar to existing homes in the subdivision (pictures of existing homes below)



Key West Out lookers - same color as body of house: Style similar as pictures below:



Railing:

Front gate and balcony railing: Southern most entry and balcony- Key West Style railing



Rear balcony railings: Glass panel railing to obtain unobstructed views to the ocean.



Gate Doors: Northern most courtyard louvered gate doors (similar to existing home 716 gate doorway) and picture of doors below.



Garage Doors: Coastal Wood Shutter Look



Windows and Doors: White aluminum impact glass- turtle glass

Front Driveway Pavers: Similar to existing in the neighborhood



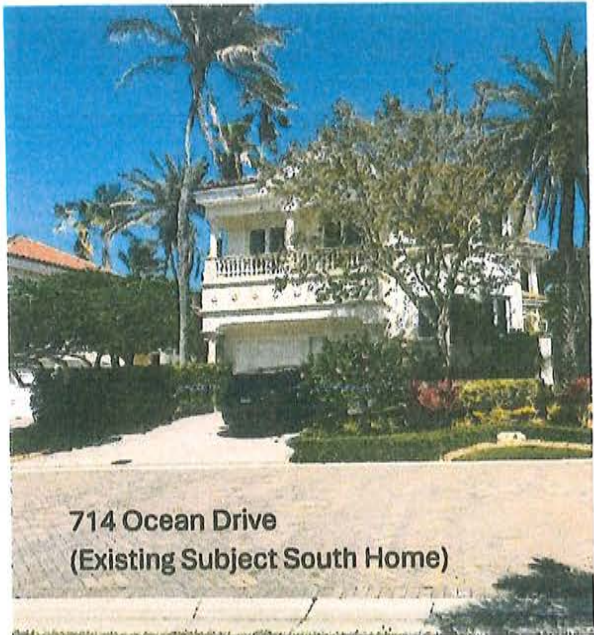
Rear pool deck: marble/porcelain impermeable material. It will be very similar to something such as the same travertine tumbled stone, or the same shell stone (Idea pictures below).



Landscaping: Proposed landscaping plan per the attached plan.

- Grass in the rear to be real Azoyza grass, not synthetic.

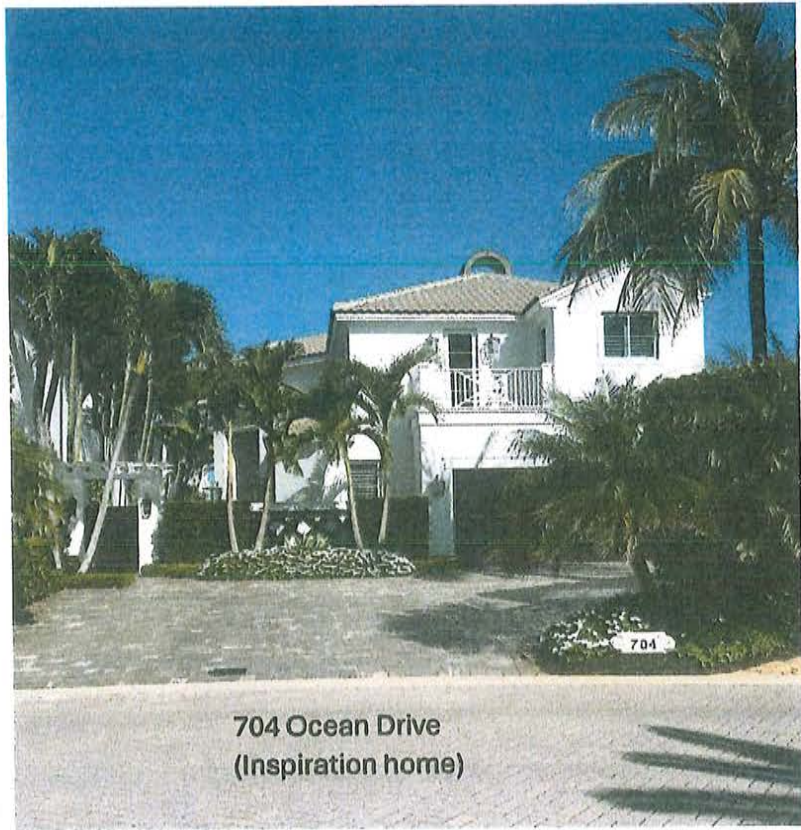
Pictures of existing homes for comparison purposes in the Subdivision (additional pictures included in architectural plans):



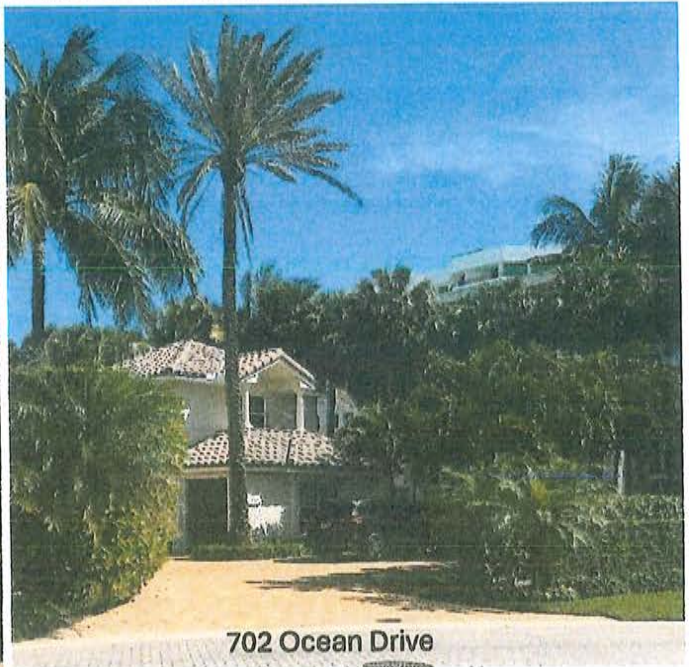
714 Ocean Drive
(Existing Subject South Home)



712 Ocean Drive 710 Ocean Drive



704 Ocean Drive
(Inspiration home)



702 Ocean Drive

Subdivision Common
Sidewalk – Travertine
tumbled marble





700 Ocean Drive Subdivision

Located on Ocean Drive

Closest cross street is N Lyra Circle and Ocean Drive



Date: 4/15/2024

To: Town of Juno Beach Planning and Zoning Department

From: ET Thomas Construction, Inc. on behalf of Natasha Ivanov of 714 Ocean Drive, Juno Beach, FL 33408

Re: Owners of 714 and 714 Ocean Drive, Juno Beach, FL 33408

To Whom it May Concern:

This letter is to notify that the both properties 714 and 716 Ocean Drive are owned by the same family, however in different LLC names. The owners are in the process of getting both properties listed under the same LLC in preparation for merging the titles of both properties.

The owner of 714 Ocean Drive is currently Luxury Homes of the Palm Beaches, LLC.

The owner of 716 Ocean Drive is currently Junonest LLC.

The owner/inhabitant is Natasha and Boris Ivanov. They are in the process of changing 714 Ocean Drive to be Junonest, LLC. Both properties will be in this name in preparation for the unity of title.

Sincerely,

Leslie Thomas

Vice President
ET Thomas Construction, Inc.

18683 SE ST. AUGUSTINE WAY, TEQUESTA FL 33469
561.603.0232



APRIL 4,, 2024

Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

RE: 700 Ocean Drive- Combination of two single family home sites 714 and 716 Ocean Drive

To Whom it may Concern:

This letter certifies that Leslie Thomas Beals, and Eileen Thomas Weaver, of ET Thomas Construction, Inc. are authorized to speak and attend meetings on behalf of the follow entities:

714 and 716 Ocean Drive, owners Luxury Homes of the Palm Beaches LLC and JunoNest LLC, Natasha and Boris Ivanov

I, Natasha Ivanov, approve Leslie Thomas Beals, and Eileen Thomas Weaver, of ET Thomas Construction, Inc. are authorized to speak and attend meetings on behalf of myself for both Luxury Homes of the Palm Beaches LLC and JunoNest LLC regarding the properties located at 714 and 716 Ocean Drive, Juno Beach, FL 33408.

4/4/2024

Natasha Ivanov
Luxury Homes of the Palm Beach's LLC and JunoNest LLC

Date



CFN 20100021252
OR BK 23648 PG 0725
RECORDED 01/19/2010 13:11:57
Palm Beach County, Florida
AMT 4,450,000.00
Doc Stamp 31,150.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0725 - 727; (3pgs)

Prepared by and return to:
Albert J. Gamot, Jr., P.A.
2701 PGA Blvd. Suite C
Palm Beach Gardens, FL 33410
561-832-5500
File Number: 09-1645
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15 day of January, 2010 between August B. Juliano, an unmarried man, whose post office address is 577 Godwin Avenue, Midland Park, NJ 07432 and Cape Fear Investments, LLC, a Delaware limited liability company whose post office address is Post Office Box 2937, Honolulu, HI 96802, grantor, and Luxury Homes of the Palm Beaches, LLC, a Florida Limited Liability Company whose post office address is 163 Commodore Drive, Jupiter, FL 33477, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

Lot 4, of PLAT OF 700 OCEAN DRIVE, according to the Plat thereof, as recorded in Plat Book 62, Page 161, of the Public Records of Palm Beach Gardens, Florida

Parcel Identification Number: 28-43-41-28-47-000-0040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

Subject to restrictions and matters appearing on the plat or otherwise common to the subdivision and unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines), provided this shall not serve to reimpose any of the foregoing.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

CFN 20230307124
OR BK 34540 PG 38
 RECORDED 9/6/2023 11:33 AM
 AMT: \$7,100,000.00
 DEED DOC \$49,700.00
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs: 38 - 39; (2pgs)

Prepared by
 Jennifer Garvin, an employee of
 First American Title Insurance Company
 13450 West Sunrise Blvd, Suite 300
 Sunrise, Florida 33323
 (954)839-2900

Return to: Grantee

File No.: 9918-110048125e

TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on **August 31, 2023**, between

Michael A. Vlastic and Paul A. Vlastic, individually and as Successor Co-Trustees of the Robert J. Vlastic Revocable Living Trust dated March 16, 1971, as amended

whose mailing address is: 38710 Woodward Avenue, Ste 100, Bloomfield Hills, MI 48304,
 party of the first part, and

Junonest, LLC, a Florida limited liability company

whose mailing address is: 716 OCEAN DRIVE , JUNO BEACH, FL 33408-1911
 party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **PALM BEACH** County, **Florida**, to-wit:

Lot 3, 700 OCEAN DRIVE, according to the Plat thereof, as recorded in Plat Book 62, Page 161, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **28-43-41-28-47-000-0030**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

TRUSTEE(S), Michael A. Vlastic & Paul A. Vlastic, has/have full power to sell, transfer, mortgage said real estate.

Grantors hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantors as Trustees in their fiduciary capacity only.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anyway appertaining to that real property.

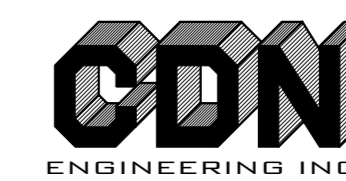
Page 1 of 2
 9918 - 110048125e



DRAWING INDEX	
CV	COVER
A	FLOOR PLAN
B	SECOND FLOOR
C	ELEVATIONS
D	ELEVATIONS
E	SITE PLAN
F	PERSPECTIVES
G	EX. VS. PROP. RENDERS
H	RENDERS

IVANOV RESIDENCE
JUNO BEACH, FL

REVISED PER DRC COMMENTS: 5/24/2024

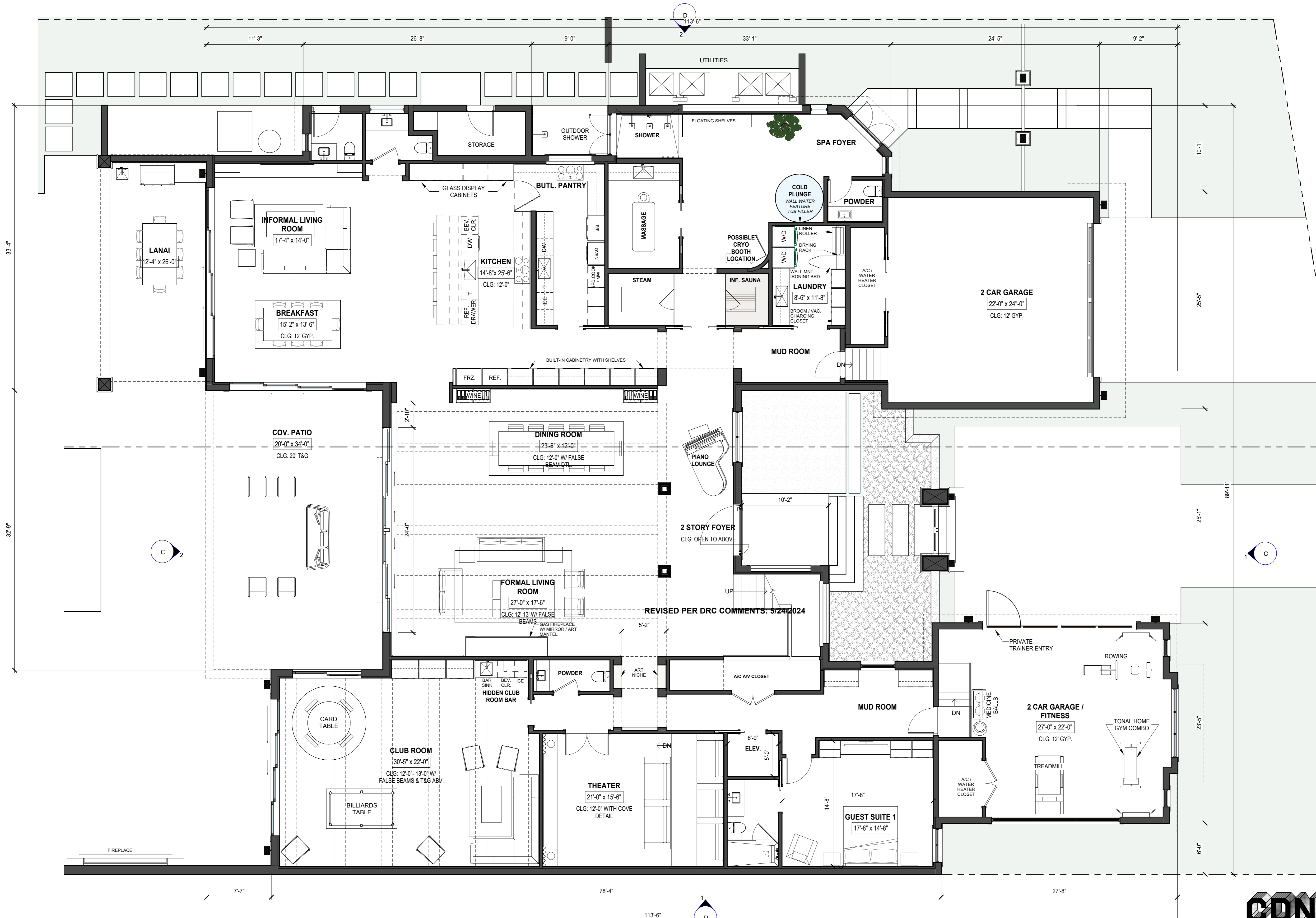


CUSTOM RESIDENCE AT:
 714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

COVER

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: CV
job #: 23H180	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 -/- 561-350-4364 mccarronassoc@att.net - www.mccarroninc.com	of: A-H
date: 4/18/24		



PROPOSED AREAS		
1ST FLOOR:		
LIVING AREA:	5,705 SQ. FT.	**TOTAL INTERIOR LIVING AREA: 11,955 SQ. FT.
714 GARAGE:	711 SQ. FT.	<i>**EXCLUDES GARAGES AND STORAGE</i>
716 GARAGE:	605 SQ. FT.	**TOTAL INTERIOR AREA: 13,323 SQ. FT.
STORAGE:	50 SQ. FT.	<i>**INCLUDES GARAGES AND STORAGE</i>
COV. PATIO (SUMMER KITCHEN):	350 SQ. FT.	**TOTAL BUILDING FOOTPRINT: 7,071 SQ. FT.
COV. PATIO (2-STORY LIVING):	676 SQ. FT.	<i>**INCLUDES GARAGES, AND STORAGE ON GROUND FLOOR</i>
COV. ENTRY:	65 SQ. FT.	
2ND FLOOR:		
LIVING AREA:	6,250 SQ. FT.	**TOTAL BUILDING FOOTPRINT & PATIOS: 8,162 SQ. FT.
BALCONIES:	493 SQ. FT.	<i>**INCLUDES GARAGES, STORAGE, AND COVERED AREAS ON GROUND FLOOR</i>
COVERED:	253 SQ. FT.	

FIRST FLOOR
 3/16" = 1'-0"
 5,705 SQ FT

CDN ENGINEERING INC.

REVISED PER DRC COMMENTS: 5/24/2024

CUSTOM RESIDENCE AT:
 714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

FLOOR PLAN

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431	sheet #: A
job #: 231180	Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513	
date: 4/18/24	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 LOOBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net www.mccarroninc.com	of: A-H



2ND FLOOR
 3/16" = 1'-0" 6,250 SQ FT

REVISED PER DRC COMMENTS: 5/24/2024

		CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL	
		For: MR. & MRS. IVANOV SECOND FLOOR	
plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431	sheet #: B	
job #: 231780	Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513	of: A-H	
date: 4/18/24	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 LOOBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@att.net - www.mccarroninc.com		

ELEVATIONS

SCALE: 3/16" = 1'-0"
 MAX. ROOF HEIGHT 35'-0" MEASURED FROM AVERAGE GRADE ON SITE (18.88' NAVD)
 31'-3" FROM PROPOSED FINISH FLOOR HEIGHT OR 53.88' NAVD.
 OVERHANG TO BE 1'-0" FROM EXTERIOR WALL TEXTURED STUCCO FINISH OVER CONC. BLOCK ROOF PITCH TO BE 4/12 SLOPE (U.O.N.)



FRONT ELEVATION

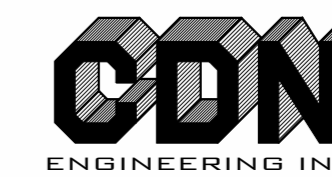
3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

REVISED PER DRC COMMENTS: 5/24/2024



CUSTOM RESIDENCE AT:
 714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

ELEVATIONS

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513	sheet #: C
job #: 231780	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 LOOBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com	of: A-H
date: 4/18/24		

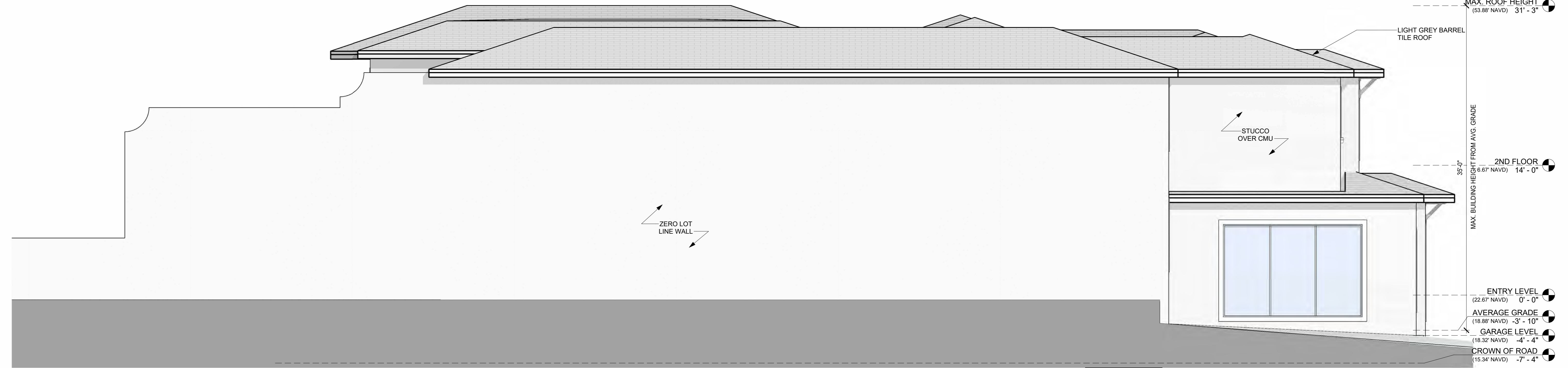
ELEVATIONS

SCALE: 3/16" = 1'-0"
 MAX. ROOF HEIGHT 35'-0" MEASURED FROM AVERAGE GRADE ON SITE (18.88' NAVD)
 31'-3" FROM PROPOSED FINISH FLOOR HEIGHT OR 53.88' NAVD.
 OVERHANG TO BE 1'-0" FROM EXTERIOR WALL TEXTURED STUCCO FINISH OVER CONC. BLOCK ROOF PITCH TO BE 4/12 SLOPE (U.O.N.)



RIGHT SIDE ELEVATION

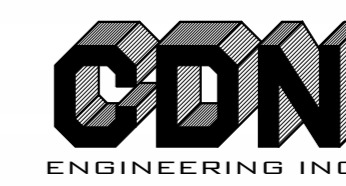
3/16" = 1'-0"



LEFT SIDE ELEVATION

3/16" = 1'-0"

REVISED PER DRC COMMENTS: 5/24/2024

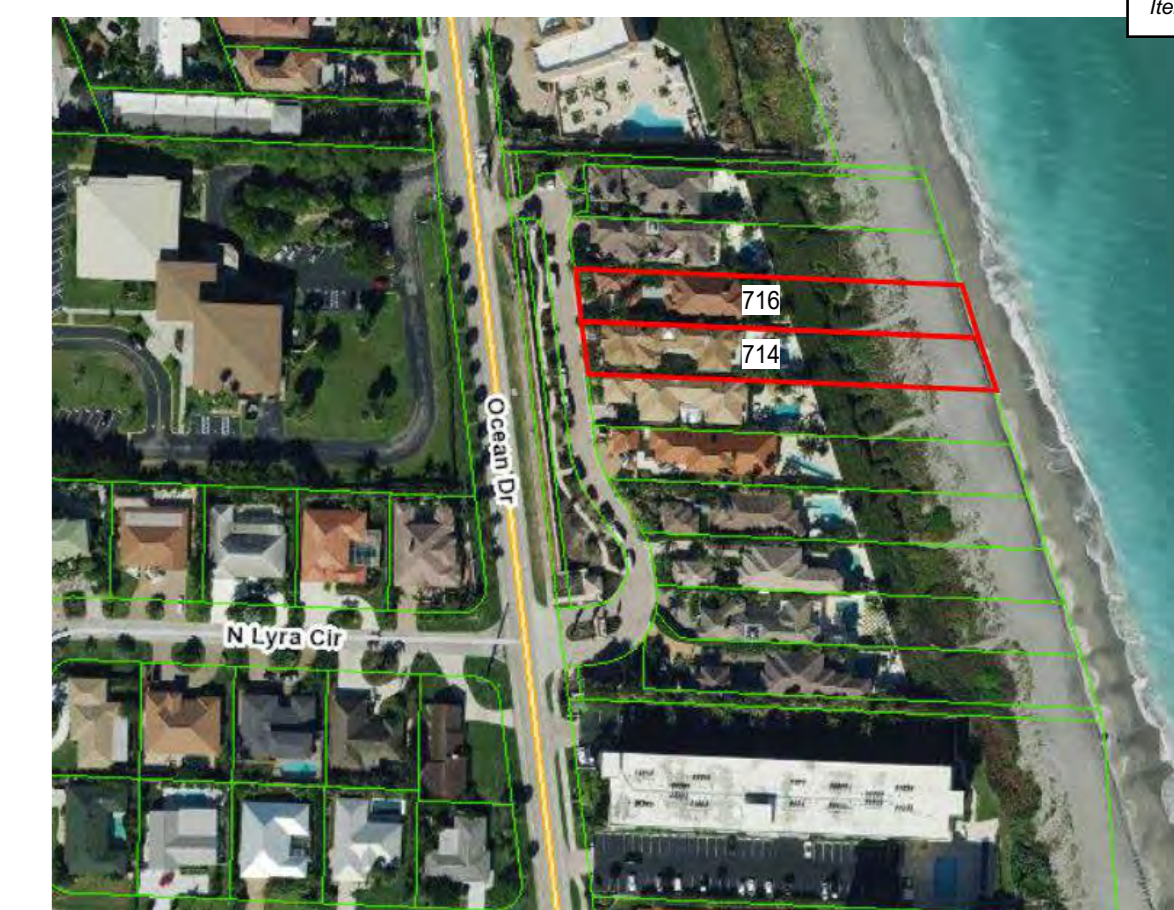


CUSTOM RESIDENCE AT:
 714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

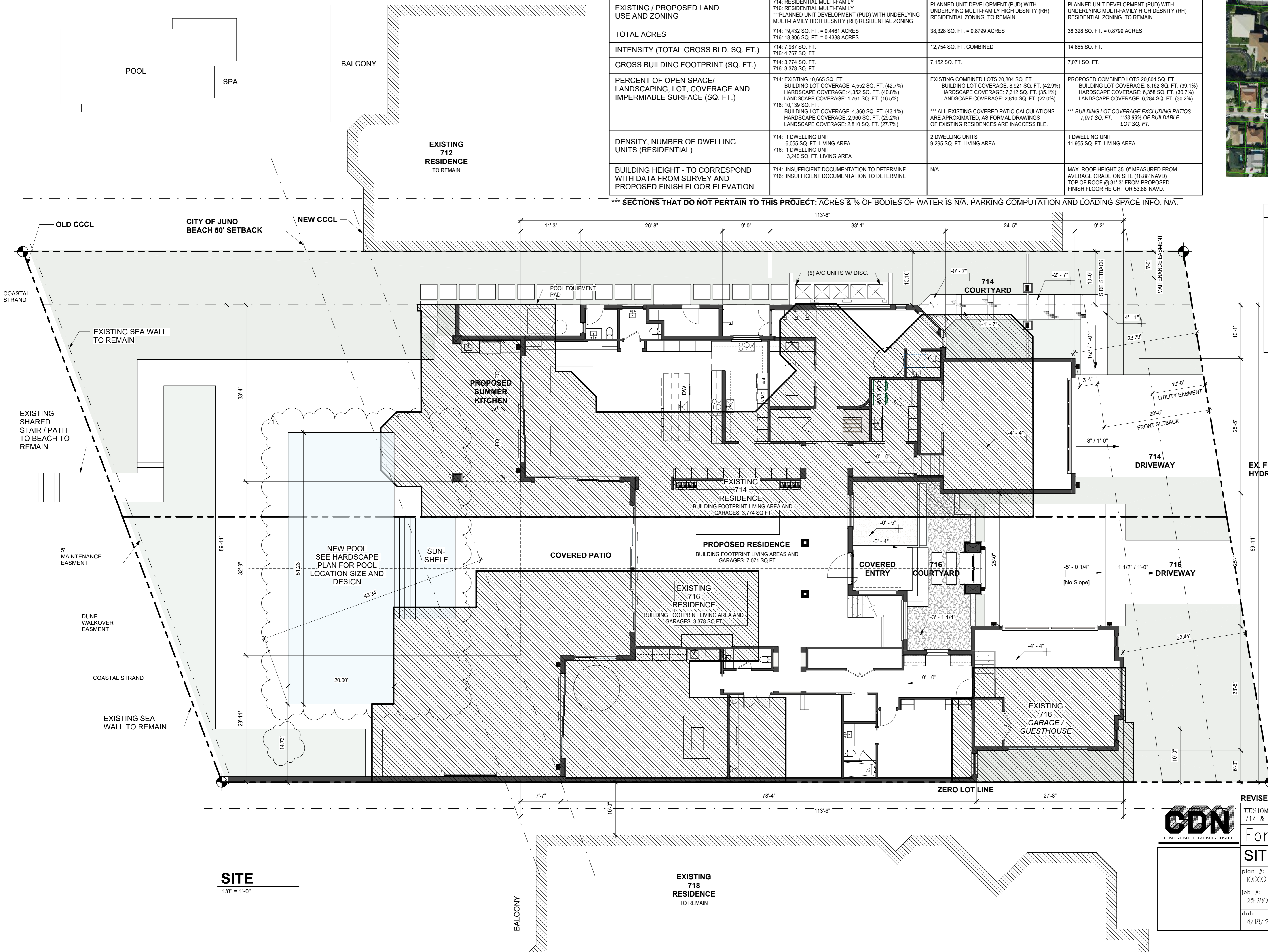
ELEVATIONS

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431	sheet #: D
job #: 251780	Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513	of: A-H
date: 4/18/24	McCARRON / ASSOC., Inc. A.J.B.D. F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net www.mccarroninc.com	



	EXISTING	EXISTING (COMBINING BOTH PROPERTIES)	PROPOSED (COMBINED PROPERTY)
EXISTING / PROPOSED LAND USE AND ZONING	714: RESIDENTIAL MULTI-FAMILY 716: RESIDENTIAL MULTI-FAMILY ***PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN
TOTAL ACRES	714: 19,432 SQ. FT. = 0.4461 ACRES 716: 18,896 SQ. FT. = 0.4338 ACRES	38,328 SQ. FT. = 0.8799 ACRES	38,328 SQ. FT. = 0.8799 ACRES
INTENSITY (TOTAL GROSS BLD. SQ. FT.)	714: 7,987 SQ. FT. 716: 4,767 SQ. FT.	12,754 SQ. FT. COMBINED	14,665 SQ. FT.
GROSS BUILDING FOOTPRINT (SQ. FT.)	714: 3,774 SQ. FT. 716: 3,378 SQ. FT.	7,152 SQ. FT.	7,071 SQ. FT.
PERCENT OF OPEN SPACE/ LANDSCAPING, LOT, COVERAGE AND IMPERMIABLE SURFACE (SQ. FT.)	714: EXISTING 10,665 SQ. FT. BUILDING LOT COVERAGE: 4,552 SQ. FT. (42.7%) HARDSCAPE COVERAGE: 4,352 SQ. FT. (40.8%) LANDSCAPE COVERAGE: 1,761 SQ. FT. (16.5%) 716: 10,139 SQ. FT. BUILDING LOT COVERAGE: 4,369 SQ. FT. (43.1%) HARDSCAPE COVERAGE: 2,960 SQ. FT. (29.2%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (27.7%)	EXISTING COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,921 SQ. FT. (42.9%) HARDSCAPE COVERAGE: 7,312 SQ. FT. (35.1%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (22.0%)	PROPOSED COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,162 SQ. FT. (39.1%) HARDSCAPE COVERAGE: 6,358 SQ. FT. (30.7%) LANDSCAPE COVERAGE: 6,284 SQ. FT. (30.2%)
DENSITY, NUMBER OF DWELLING UNITS (RESIDENTIAL)	714: 1 DWELLING UNIT 6,055 SQ. FT. LIVING AREA 716: 1 DWELLING UNIT 3,240 SQ. FT. LIVING AREA	2 DWELLING UNITS 9,295 SQ. FT. LIVING AREA	1 DWELLING UNIT 11,955 SQ. FT. LIVING AREA
BUILDING HEIGHT - TO CORRESPOND WITH DATA FROM SURVEY AND PROPOSED FINISH FLOOR ELEVATION	714: INSUFFICIENT DOCUMENTATION TO DETERMINE 716: INSUFFICIENT DOCUMENTATION TO DETERMINE	N/A	MAX. ROOF HEIGHT 35'-0" MEASURED FROM AVERAGE GRADE ON SITE (18.88' NAVD). TOP OF ROOF @ 31'-3" FROM PROPOSED FINISH FLOOR HEIGHT OR 53.88' NAVD.

*** SECTIONS THAT DO NOT PERTAIN TO THIS PROJECT: ACRES & % OF BODIES OF WATER IS N/A. PARKING COMPUTATION AND LOADING SPACE INFO. N/A.



PROPOSED AREAS	
1ST FLOOR:	
LIVING AREA:	5,705 SQ. FT.
714 GARAGE:	711 SQ. FT.
716 GARAGE:	605 SQ. FT.
STORAGE:	50 SQ. FT.
COV. PATIO (SUMMER KITCHEN):	350 SQ. FT.
COV. PATIO (2-STORY LIVING):	676 SQ. FT.
COV. ENTRY:	65 SQ. FT.
**TOTAL INTERIOR LIVING AREA:	11,955 SQ. FT.
**EXCLUDES GARAGES AND STORAGE	
**TOTAL INTERIOR AREA:	13,323 SQ. FT.
**INCLUDES GARAGES AND STORAGE	
**TOTAL BUILDING FOOTPRINT:	7,071 SQ. FT.
**INCLUDES GARAGES, AND STORAGE ON GROUND FLOOR	
2ND FLOOR:	
LIVING AREA:	6,250 SQ. FT.
BALCONIES:	493 SQ. FT.
COVERED:	253 SQ. FT.
**TOTAL BUILDING FOOTPRINT & PATIOS:	8,162 SQ. FT.
**INCLUDES GARAGES, STORAGE, AND COVERED AREAS ON GROUND FLOOR	

EXISTING PROPERTIES SQ. FT.

**LOT SQUAREFOOTAGE BASE OFF OF PALM BEACH COUNTY PROPERTY APPRAISER

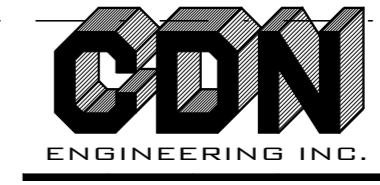
714 OCEAN DR.	LOT SQ. FT.: 19,432 SQ. FT.
	FOOTPRINT: 3,774 SQ. FT.
	TOTAL SQ. FT.: 7,987 SQ. FT.
TOTAL UNDER AIR SQ. FT.:	6,055 SQ. FT.
716 OCEAN DR.	LOT SQ. FT.: 18,896 SQ. FT.
	FOOTPRINT: 3,378 SQ. FT.
	TOTAL SQ. FT.: 4,767 SQ. FT.
TOTAL UNDER AIR SQ. FT.:	3,240 SQ. FT.

PROPOSED PROPERTY SQ. FT.

**LOT SQUAREFOOTAGE BASE OFF OF ATTACHED SURVEY

714 & 716 OCEAN DR.	LOT SQ. FT.: 37,769 SQ. FT.
BUILDABLE LOT SQ. FT.:	20,804 SQ. FT.
FOOTPRINT:	7,071 SQ. FT.
	**33.99% OF BUILDABLE LOT SQ. FT.
FOOTPRINT	8,162 SQ. FT.
**INCLUDING COVERED AREAS:	**39.91% OF BUILDABLE LOT SQ. FT.
TOTAL SQ. FT.:	14,665 SQ. FT.
**INCLUDES ALL COV. PATIOS & BALC.	
TOTAL UNDER AIR SQ. FT.:	13,323 SQ. FT.

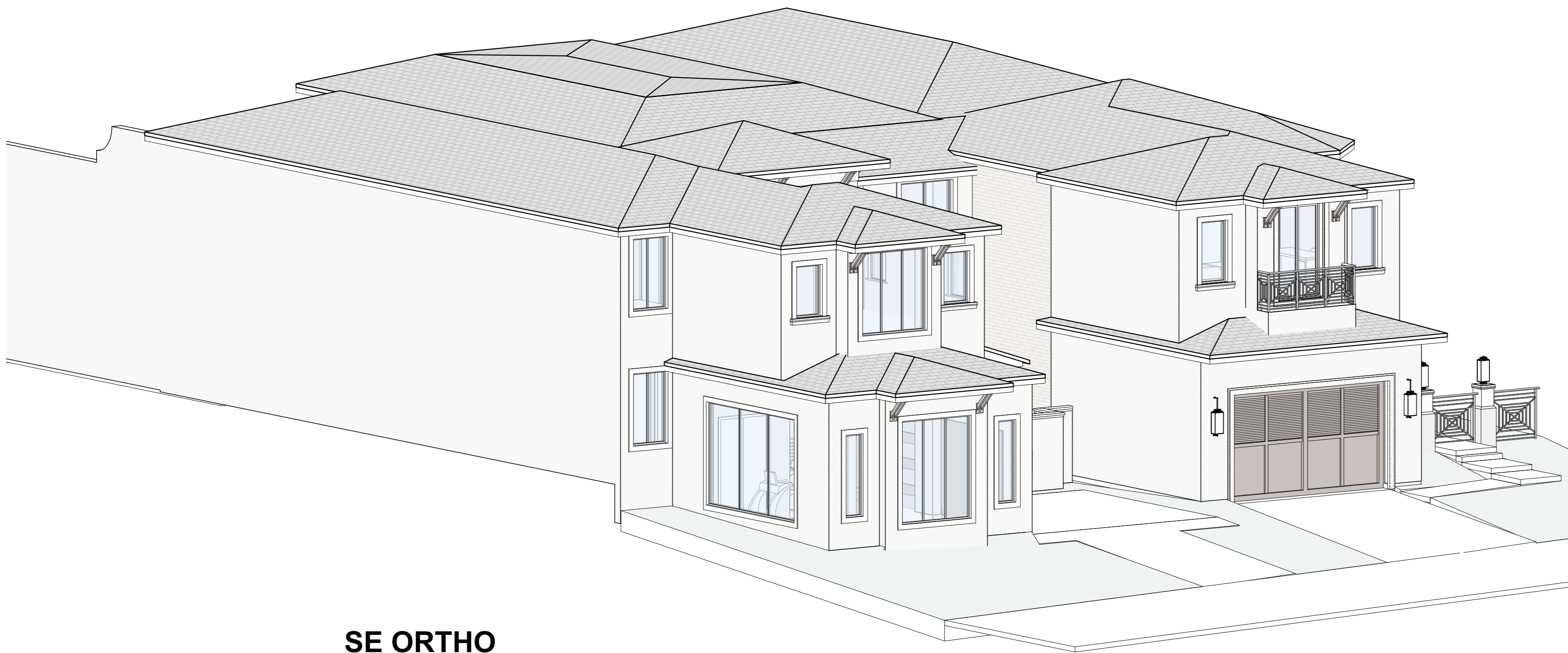
SITE
1/8" = 1'-0"



REVISED PER CITY SURVEYOR COMMENTS: 7/2/2024
CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV
SITE PLAN

plan #:	10000	CDN ENGINEERING, Inc.	sheet #:
job #:	22H180	3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431	E
date:	4/18/24	Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513	of:
		McCARRON / ASSOC., Inc.	A-H
		A.J.B.D. - F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 -/- 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com	



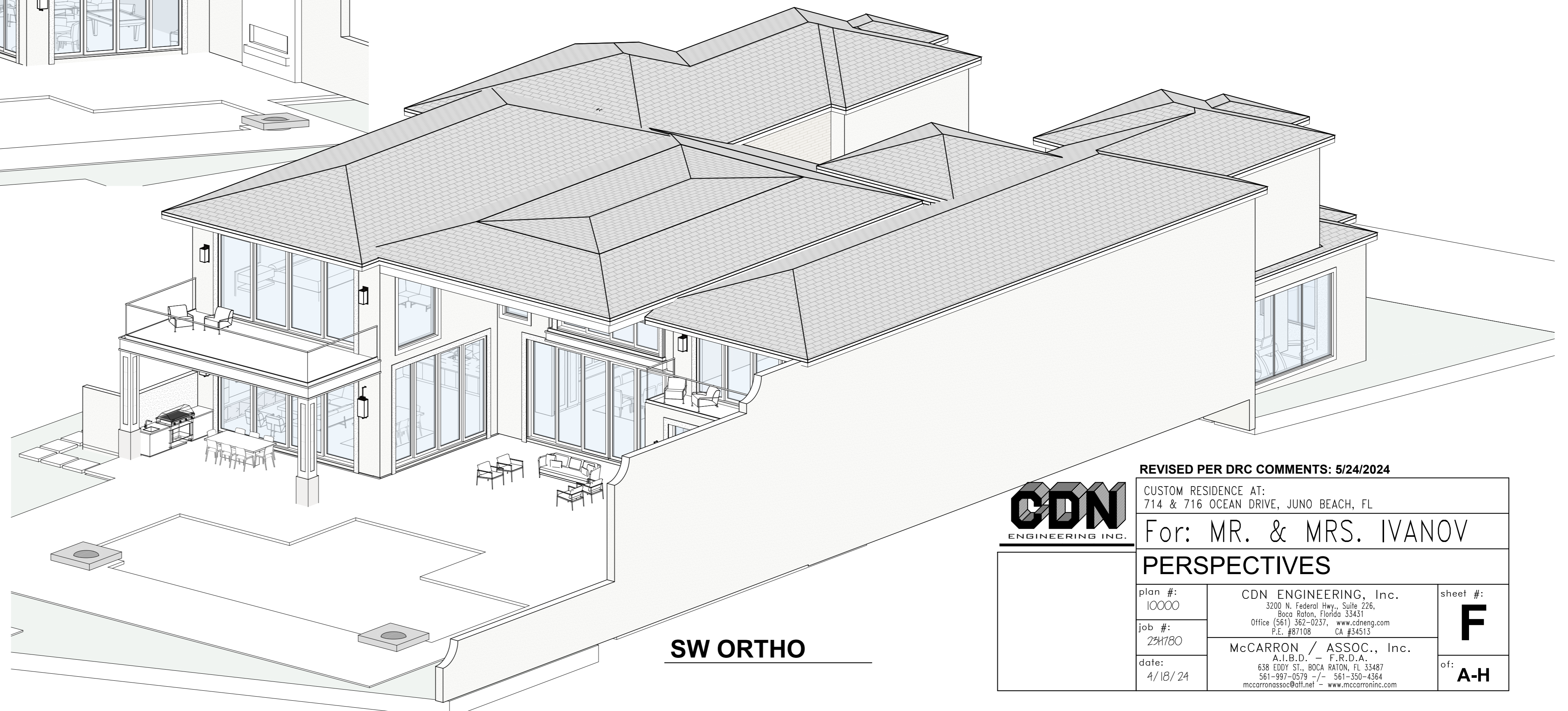
SE ORTHO



NE ORTHO



NW ORTHO

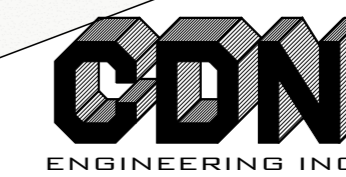


SW ORTHO

REVISED PER DRC COMMENTS: 5/24/2024

CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV
PERSPECTIVES



plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431	sheet #: F
job #: 231780	Office (561) 362-0237, www.cdneinc.com P.E. #97108 CA #34513	
date: 4/18/24	McCARRON / ASSOC., Inc. A.J.B.D. / F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@aol.net - www.mccarroninc.com	of: A-H



EXISTING FRONT



PROPOSED FRONT

****REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPE AND HARDSCAPE DESIGN**



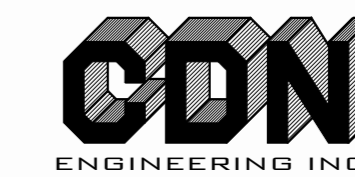
EXISTING REAR



PROPOSED REAR

****REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPE AND HARDSCAPE DESIGN**

REVISED PER DRC COMMENTS: 5/24/2024



CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV
EX. VS. PROP. RENDERS

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: G
job #: 231780	McCARRON / ASSOC., Inc. A.J.B.D. F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net www.mccarroninc.com	of: A-H
date: 3/18/24		



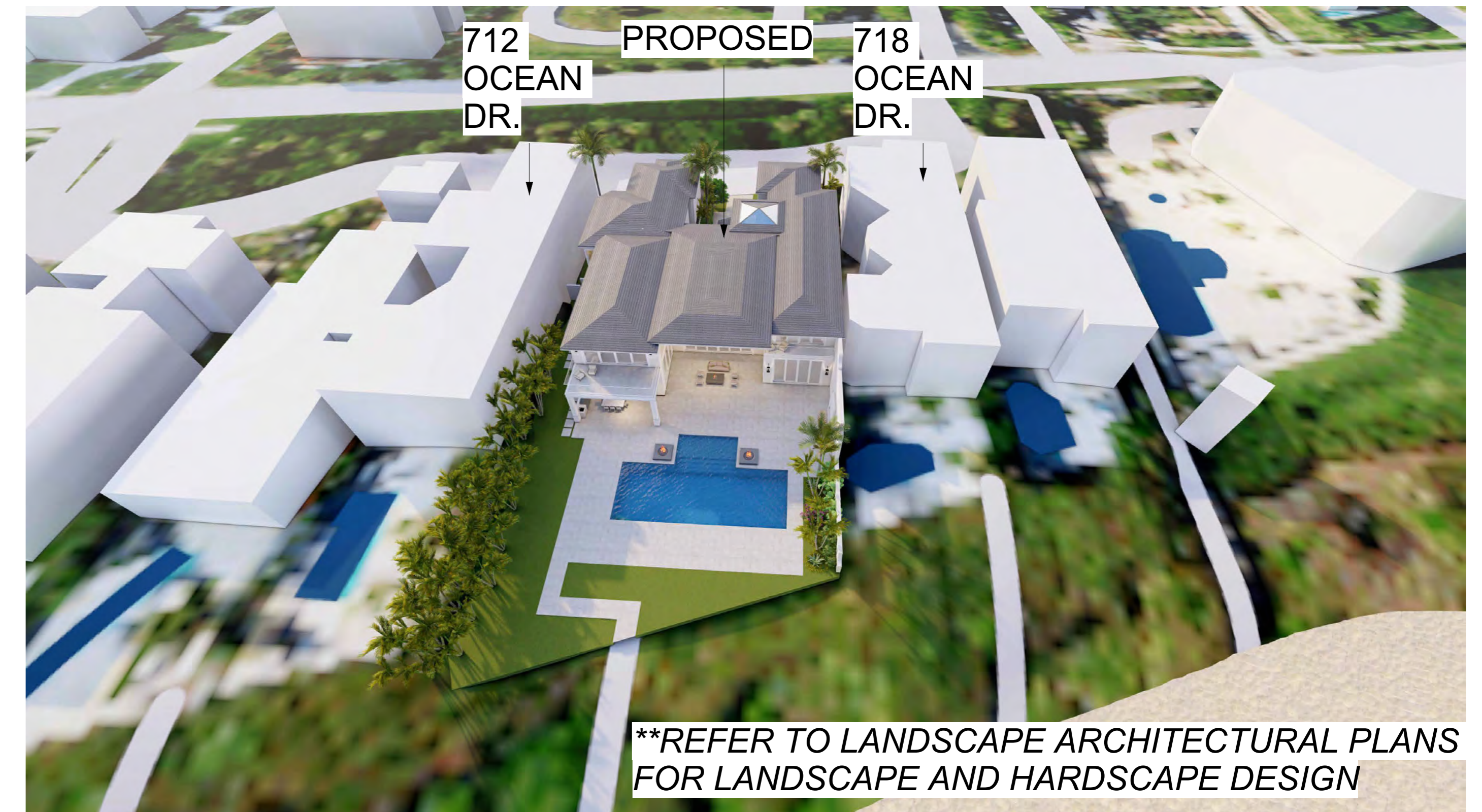
PROPOSED 714 ENTRY ***REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPE AND HARDSCAPE DESIGN*

STREET ELEVATION

***REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPE AND HARDSCAPE DESIGN*



PROPOSED 716 ENTRY ***REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPE AND HARDSCAPE DESIGN*



***REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPE AND HARDSCAPE DESIGN*

REAR CONTEXT

REVISED PER DRC COMMENTS: 5/24/2024

CDN ENGINEERING INC.	CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL	
	For: MR. & MRS. IVANOV	
RENDERS		
plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: H
job #: 23H180	McCARRON / ASSOC., Inc. A.J.B.D. F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@all.net www.mccarroninc.com	of: A-H
date: 3/20/24		

700 OCEAN DRIVE Master Site Plan

JUNO BEACH, FLORIDA

SITE DATA

TOTAL SITE AREA	5.59 ACRES
AREA EAST OF C.C.C.L.	2.16 ACRES
AREA WEST OF C.C.C.L.	3.43 ACRES
EXISTING APPROVED # UNITS	10
PROPOSED # UNITS	9

PROPOSED BUILDING DATA

50' WIDE PATIO HOME LOTS	
LOT S MAY BE SPLIT ONLY TO CREATE LARGER LOTS	
MAX. BUILDING LOT COVERAGE	50%
MIN. FLOOR AREA	2,500 S.F.

BUILDING SETBACKS

ZERO LOT SIDE	0'
OPPOSITE SIDE	10'
FRONT	20' TO EDGE OF STREET PAVEMENT
REAR (PREVIOUS)	20' TO C.C.C.L. (LINE AS OF AUGUST 1988)
REAR (CURRENT)	0' TO C.C.C.L. (LINE AS OF AUGUST 1997)

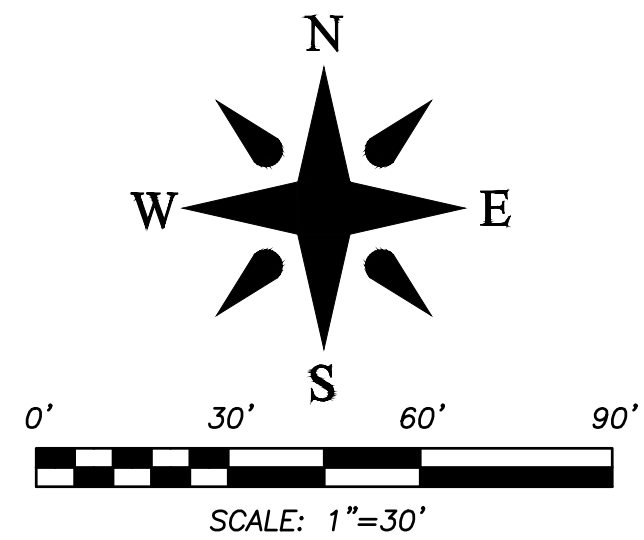
POOL SETBACKS

SIDE	5'
REAR	0' TO C.C.C.L. (LINE AS OF AUGUST 1988)

LAND USE AND ZONING

PUD WITH AN UNDERLYING ZONING DESIGNATION OF MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN.

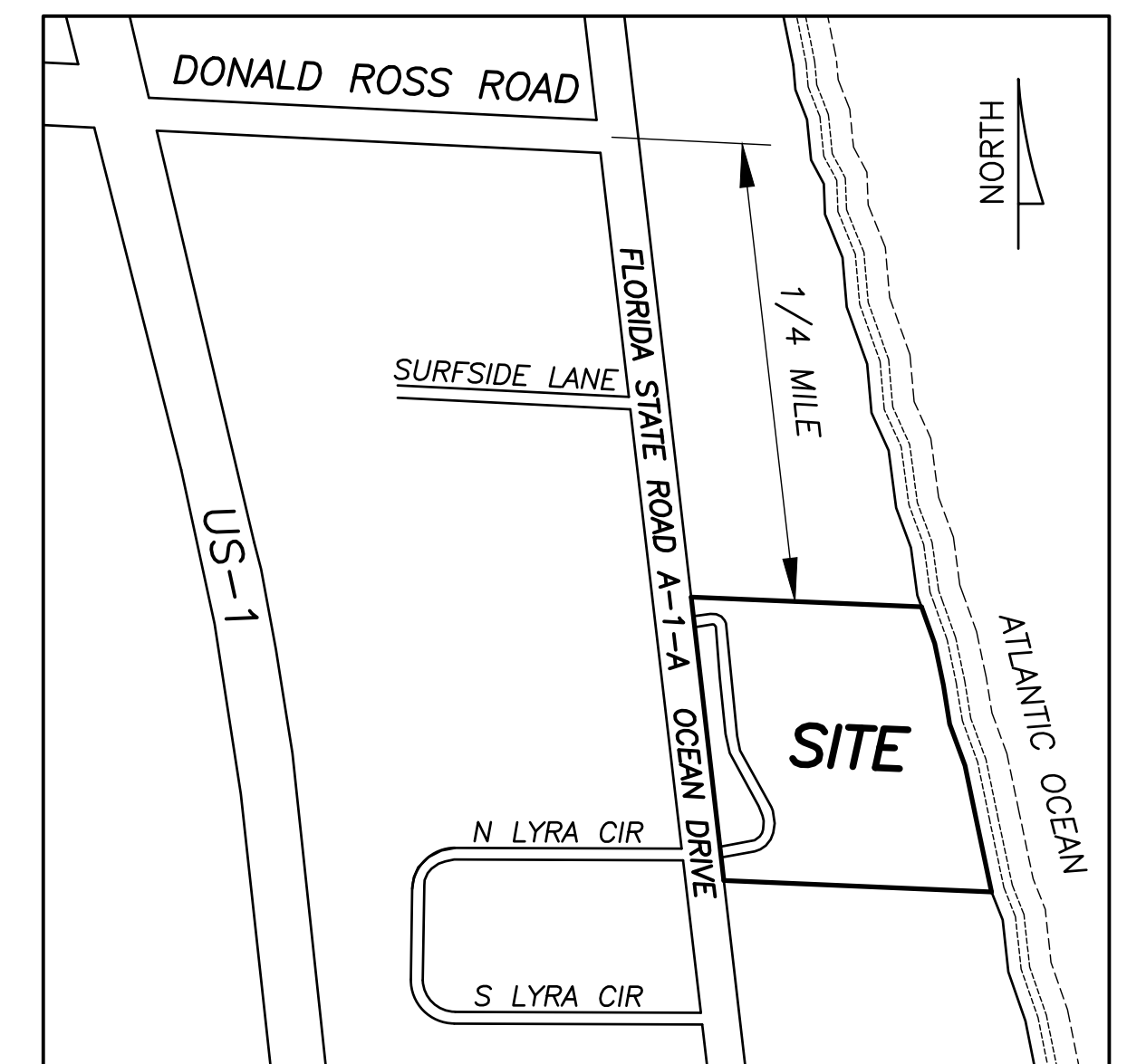
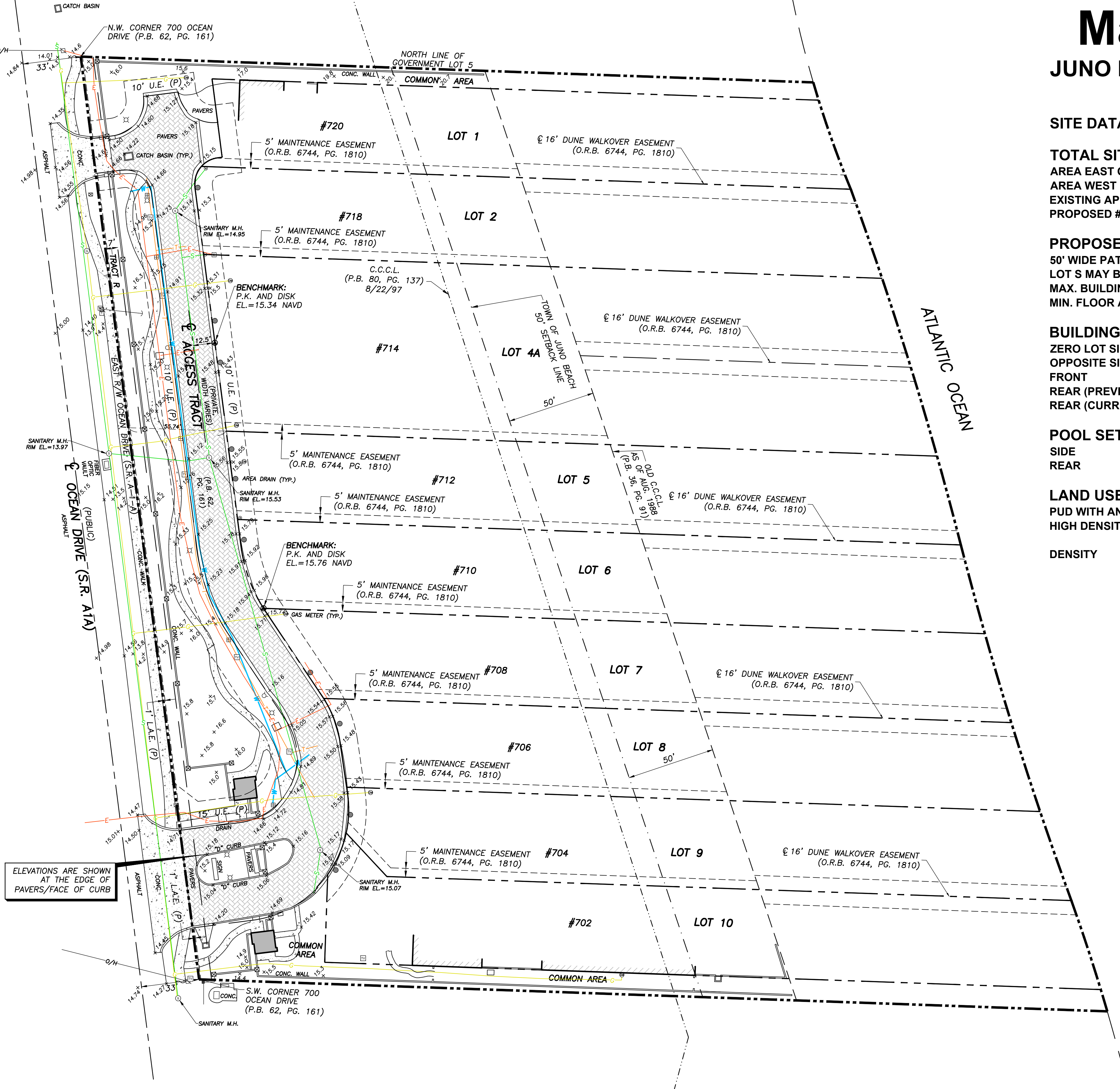
DENSITY	NUMBER OF DWELLING UNITS TO BE 9
---------	----------------------------------



- SYMBOLS LEGEND**
- = WATER METER
 - = FIRE HYDRANT
 - = CONCRETE UTILITY POLE
 - = SANITARY MANHOLE
 - = GAS METER
 - = ELECTRIC BOX/HAND HOLE
 - = TELEPHONE RISER
 - = UTILITY RISER
 - = CATV RISER
 - = LAMP POST
 - = YARD (AREA) DRAIN
 - = CATCH BASIN
 - = SANITARY CLEAN-OUT

- UNDERGROUND UTILITIES (MARKED BY OTHERS)**
- = ELECTRIC
 - = GAS
 - = SEWER
 - = TELEPHONE
 - = WATER

ELEVATIONS ARE SHOWN AT THE EDGE OF PAVERS/FACE OF CURB



LOCATION MAP
(NOT TO SCALE)

**700 OCEAN DRIVE
MASTER SITE PLAN**

WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4596
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: L.E.	JOB No.: 90-1202.5	F.B. J98 PG. 53
OFFICE: R.C.	DATE: 08/21/21	DWG. No.: 90-1202-3
C'K'D.: R.C.	REF.: 90-1202-1S.DWG	SHEET: 1 OF 1

NOTE: ELEVATIONS SHOWN HEREON ARE ON NAVD-88 DATUM.

LEGEND

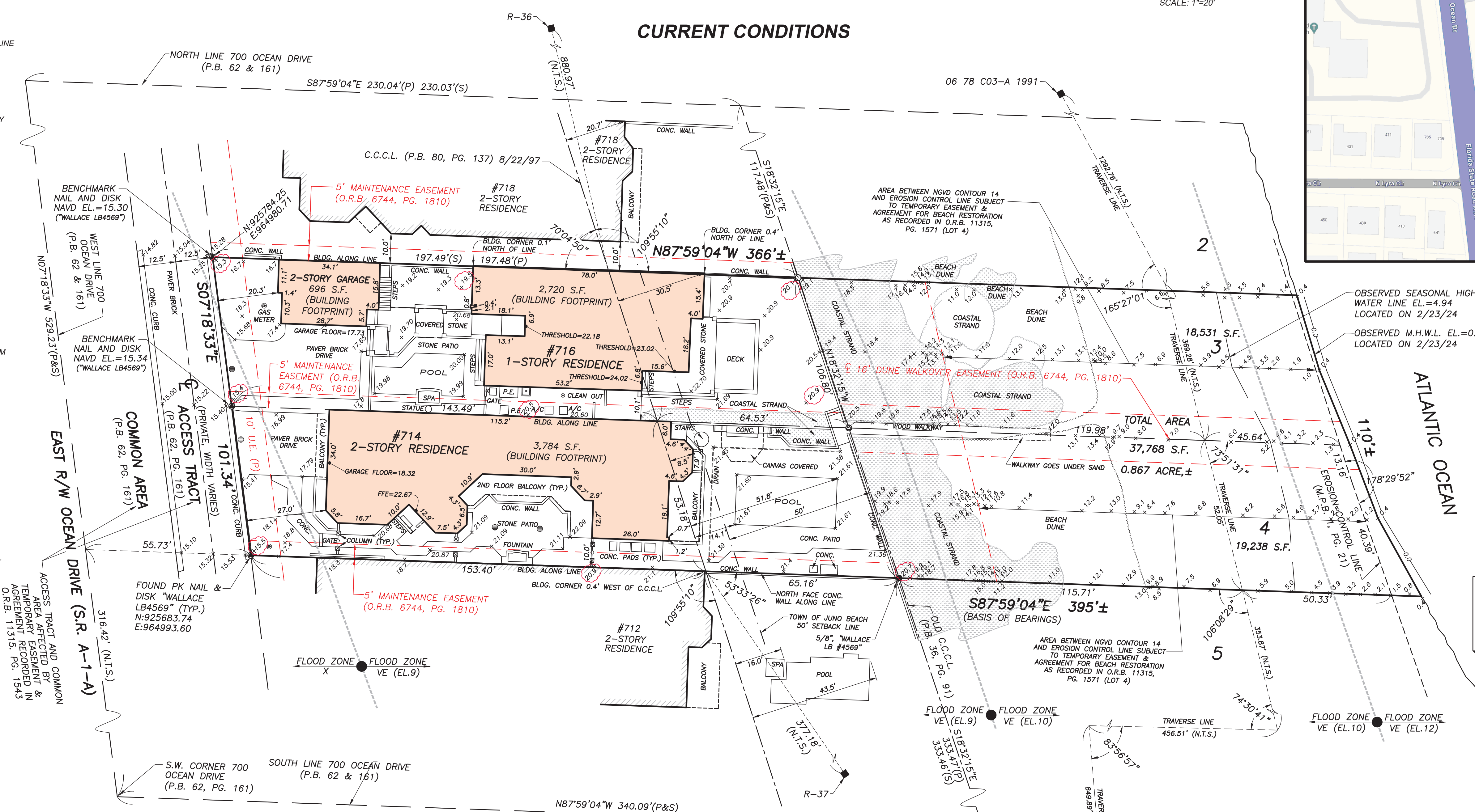
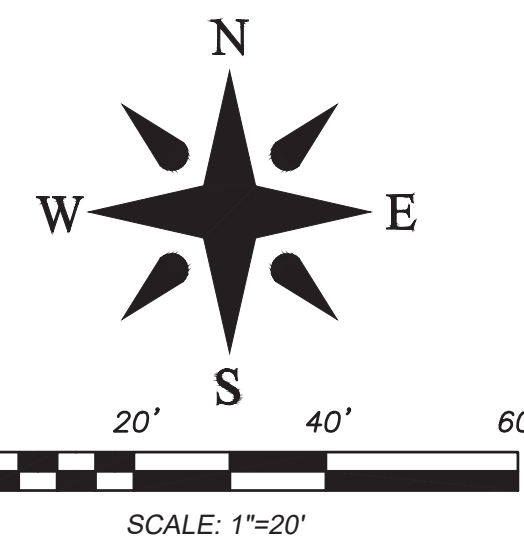
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D.W. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.D.C. = FIRE DEPARTMENT CONNECTION
F.F. = FINISHED FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.U. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORDS BOOK
O.S. = OFFSET
P. = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
R.GE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
UC. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
YD. = YARD DRAIN
@ = BASELINE
C = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" IRON ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
● = NAIL FOUND (AS NOTED)
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
○ = PROPERTY LINE
○ = UTILITY POLE
○ = FIRE HYDRANT
○ = WATER METER
○ = WATER VALVE
○ = LIGHT POLE
○ = CABLE TV RISER
○ = ELECTRIC BOX
○ = GAS METER
○ = SANITARY MANHOLE
○ = YARD DRAIN

BOUNDARY SURVEY FOR: IVANOV RESIDENCE

This survey is made specifically and only for the following party for the purpose of design and plat application on the surveyed property.

Ivanov Residence

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

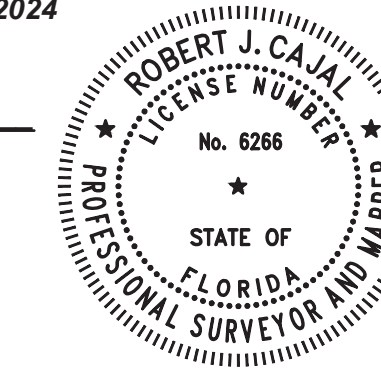


- NOTES:
1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from the following Title Commitments:
Lot 3: Title Commitment Number 110048125, issued by First American Title Insurance Company, dated June 27, 2023.
Lot 4: Title Commitment Number 1541560, issued by Old Republic National Title Insurance Company, dated June 18, 2024.
This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with verifiable electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
15. Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.00005067.
16. Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East. Linear Unit - US Traverse Mercator Projection.
17. This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.
18. The real-time GPS positional information shown hereon was collected with a Topcon HiPerlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.

LEGAL DESCRIPTION: Lot 3 and Lot 4, 700 OCEAN DRIVE, according to the plat thereof, as recorded in Plat Book 62, Page 161, of the Public Records of Palm Beach County, Florida.

CERTIFICATION: I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

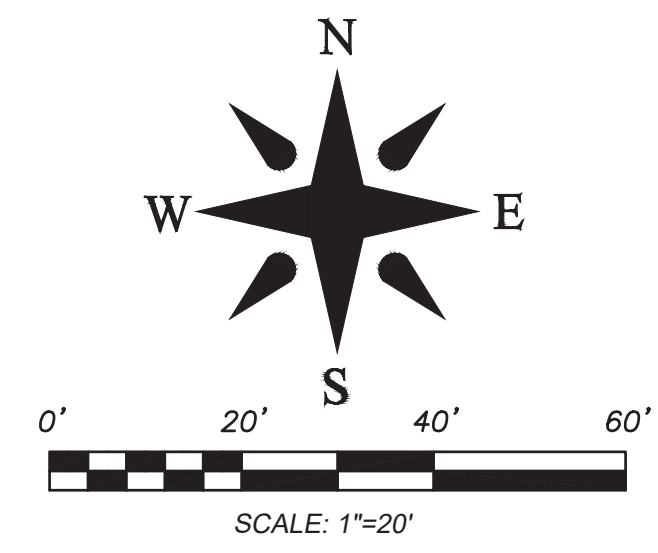
DATE OF LAST FIELD SURVEY: 02/23/2024
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266



Digitally signed by Robert J Cajal
Date: 2024.06.28
17:27:54 -04'00'

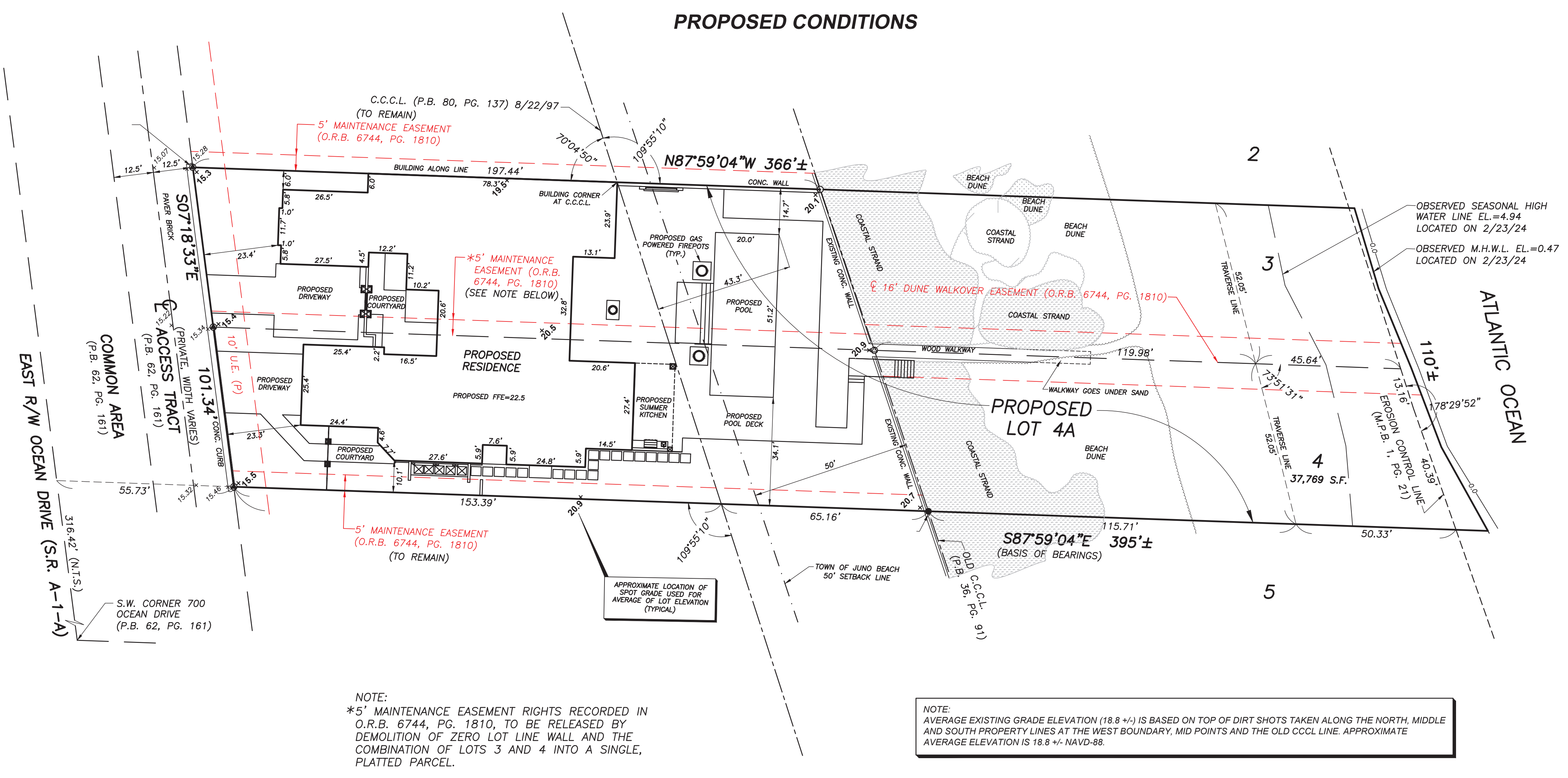
Table with 3 columns: Date, Description, and Action. Includes entries for 06/28/24 RESPOND TO FIRST COMMENTS LETTER R.C., 06/04/24 RESPOND TO COMMENTS R.C., 05/24/24 RESPOND TO COMMENTS R.C., 05/01/24 RESPOND TO COMMENTS S.W., 04/02/24 UPDATE SITE PLAN S.W., and 03/07/24 ADD SHEET 2 FOR SITE PLAN S.W.

BOUNDARY SURVEY FOR: IVANOV RESIDENCE
WALLACE SURVEYING CORP. LICENSED BUSINESS #4918
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 440-6551
Table with 3 columns: Field, Job No., Date, Office, Ref., Job No., Date, Div. No., Sheet, of



TITLE COMMITMENT REVIEW - LOT 3						
CLIENT: Junonest, LLC, a Florida limited liability company		COMMITMENT NO. : 110048125	DATE: 06/27/23			
REVIEWED BY: Robert J. Cajal		JOB NO. : 199363-SE				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions.				•
9	PB 62, PG 161	All matters contained on the Plat of 700 Ocean Drive.	•			
10	D.B. 409, PG 429	Easement granted to Florida Power & Light Company			•	
11	ORB 4984, PG 1254 ORB 7187, PG 1712	Notice of Lien Rights by the Loxahatchee River Environmental Control District.				•
12a	ORB 6744, PG 1810	Declaration of Covenants and Restrictions for 700 Ocean Drive.		•		
12b	ORB 8133, PG 777 ORB 8318, PG 248 ORB 8356, PG 1644 ORB 9121, PG 1445 ORB 11053, PG 929 ORB 11771, PG 507 ORB 24844, PG 1298 ORB 28968, PG 1100 ORB 33407, PG 542	Amendments		•		
13a	ORB 3337, PG 573	Sewer Service Agreement as set forth in instrument.				•
13b	ORB 6672, PG 1688	As assigned.				•
14	ORB 7024, PG 1774	Assignment of Easements between the Town of Juno Beach and the Town of Jupiter for operation and maintenance of the central potable water distribution system.				•
15	N/A	Intentionally Deleted.				
16	ORB 11315, PG 1543	Temporary Easement and Agreement for Beach Restoration.	•			
17	ORB 11315, PG 1575	Temporary Beach Restoration Easement.	•			
18	PB 80, PG 137	The coastal Construction Control Line established pursuant to Section 161.052 and Section 161.053, Florida Statutes.	•			
19-24	N/A	Standard Exception.				•

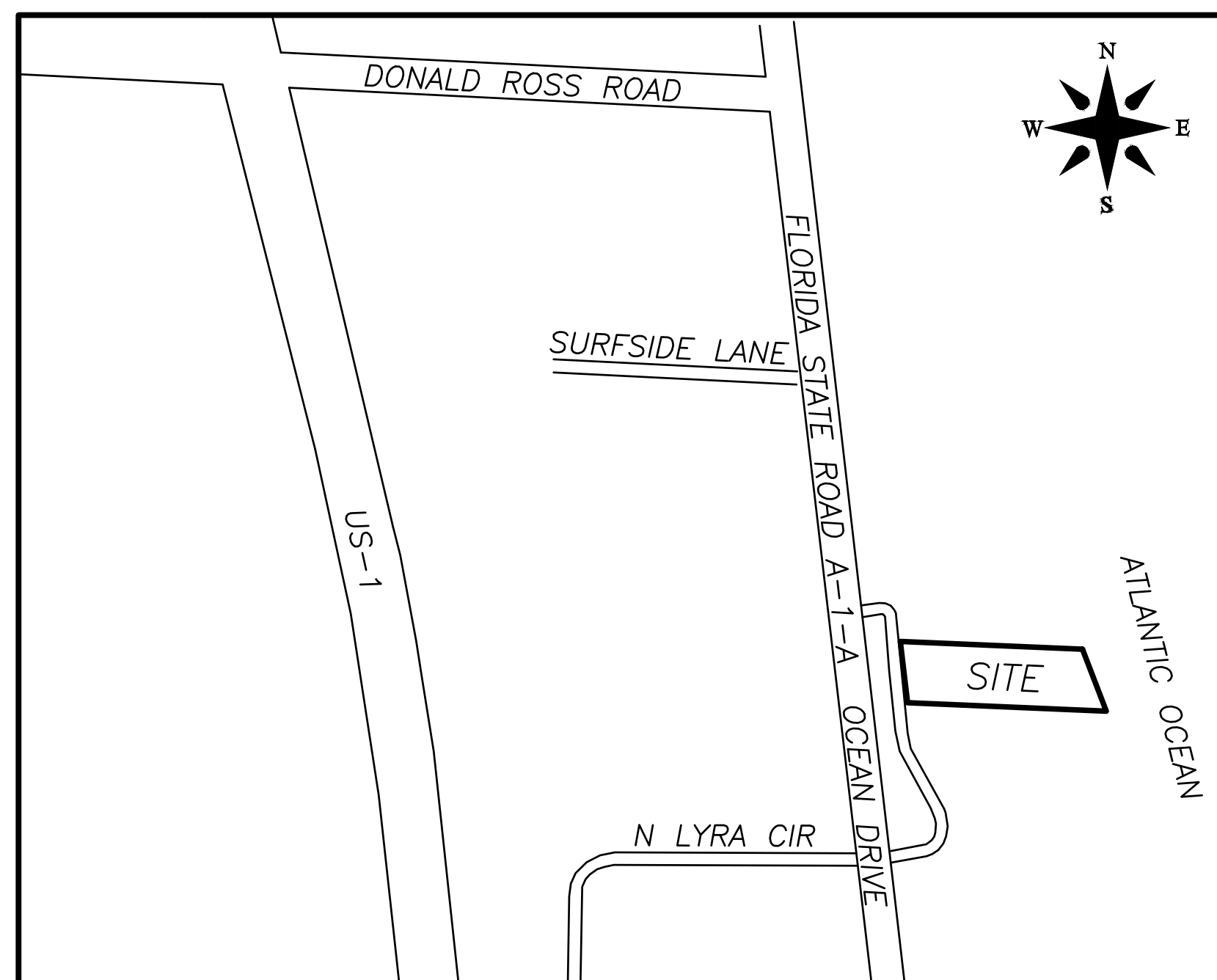
TITLE COMMITMENT REVIEW - LOT 4						
CLIENT: Junonest, LLC, a Florida limited liability company		COMMITMENT NO. : 1541560	DATE: 06/18/24			
REVIEWED BY: Robert J. Cajal		JOB NO. : 199363-SE				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6a	PB 62, PG 161	All matters contained on the Plat of 700 Ocean Drive.	•			
6b	ORB 11332, PG 1744	As affected by Quit Claim Deed in Favor of 700 Ocean Drive Homeowners Association, Inc.		•		
7a	ORB 6744, PG 1810	Declaration of Covenants and Restrictions for 700 Ocean Drive.		•		
7b	ORB 8133, PG 777 ORB 8318, PG 248 ORB 8356, PG 1644 ORB 9121, PG 1445 ORB 11053, PG 929 ORB 11771, PG 507 ORB 24844, PG 1298 ORB 28968, PG 1100 ORB 33407, PG 542 ORB 34762, PG 529	Amendments		•		
8-10	N/A	Standard Exceptions.				•
11	D.B. 402, PG 532 D.B. 409, PG 429	Easements to Florida Power and Light Company.				
12	ORB 4984, PG 1254	Notice of Lien Rights of The Loxahatchee River Environmental Control District recorded August 26, 1986.				•
13	ORB 3337, PG 573	Agreement in regards to sewage treatment and disposal system.				•
14	ORB 7024, PG 1774	Assignment of Easements between the Town of Juno Beach and the Town of Jupiter for operation and maintenance of the central potable water distribution system.				•
15	ORB 11315, PG 1543	Temporary Beach Restoration Easement.	•			
16	ORB 11315, PG 1571	Temporary Beach Restoration Easement.	•			
17	N/A	Standard Exception.				•



IVANOV RESIDENCE

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: J.M.	JOB NO: 199363	F.B. J105 PG. 56
OFFICE: S.W.	DATE: 02/23/24	DWG. NO. 199363
CK'D: C.W.	REF: 92-1077-1.DWG	SHEET 2 OF 2



VICINITY MAP
(NOT TO SCALE)

SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4

BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4, BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 37,768 SQUARE FEET OR 0.867 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2024.

JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
NAME: NATASHA IVANOV
TITLE: MANAGER

PRINTED NAME

WITNESS: _____

PRINTED NAME

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.

DATED THIS _____ DAY OF _____, 2024.

ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6266
WALLACE SURVEYING CORPORATION

TOWN OF JUNO BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUNO BEACH, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS _____ DAY OF _____, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR UNDER CONTRACT WITH THE TOWN OF JUNO BEACH, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: _____
PEGGY WHEELER, MAYOR

BY: _____
CAITLIN E. COPELAND-RODRIGUEZ, MMC

BY: _____
PAUL A. BURI, P.E., SIMMONS & WHITE, INC., TOWN CONSULTING ENGINEER

BY: _____
LEONARD G. RUBIN, ESQUIRE, TORCOVIA, DONLON, GODDEAU & RUBIN, P.A.
FLORIDA BAR NO. 861995, TOWN ATTORNEY

BY: _____
KENNETH J. BUCHANAN, PSM, LIDBERG LAND SURVEYING, INC.,
TOWN CONSULTING SURVEYOR AND MAPPER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS DAY OF _____, 2024, BY NATASHA IVANOV AS MANAGER OF JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES _____ SIGNATURE OF NOTARY PUBLIC

MY COMMISSION NUMBER _____ PRINTED NAME OF NOTARY PUBLIC

NOTARY STAMP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2024. _____, ESQUIRE
FLORIDA BAR NO.: _____

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL
IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LLC SEAL	TOWN CONSULTING ENGINEER	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	TOWN OF JUNO BEACH

PLAT OF:

**SEVEN HUNDRED OCEAN DRIVE LT 3
AND SEVEN HUNDRED OCEAN DRIVE LT 4**

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

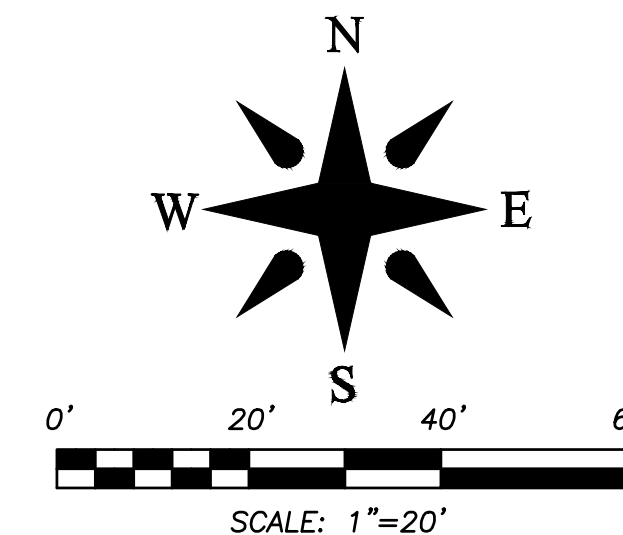
FIELD:	JOB No.: 199363	F.B.	PG.
OFFICE: S.W.	DATE: APRIL 2024	DWG. No.:	199363-5
C'K'D: R.C.	REF.: 199363.DWG	SHEET 1 OF 2	

ABBREVIATIONS AND SYMBOLS

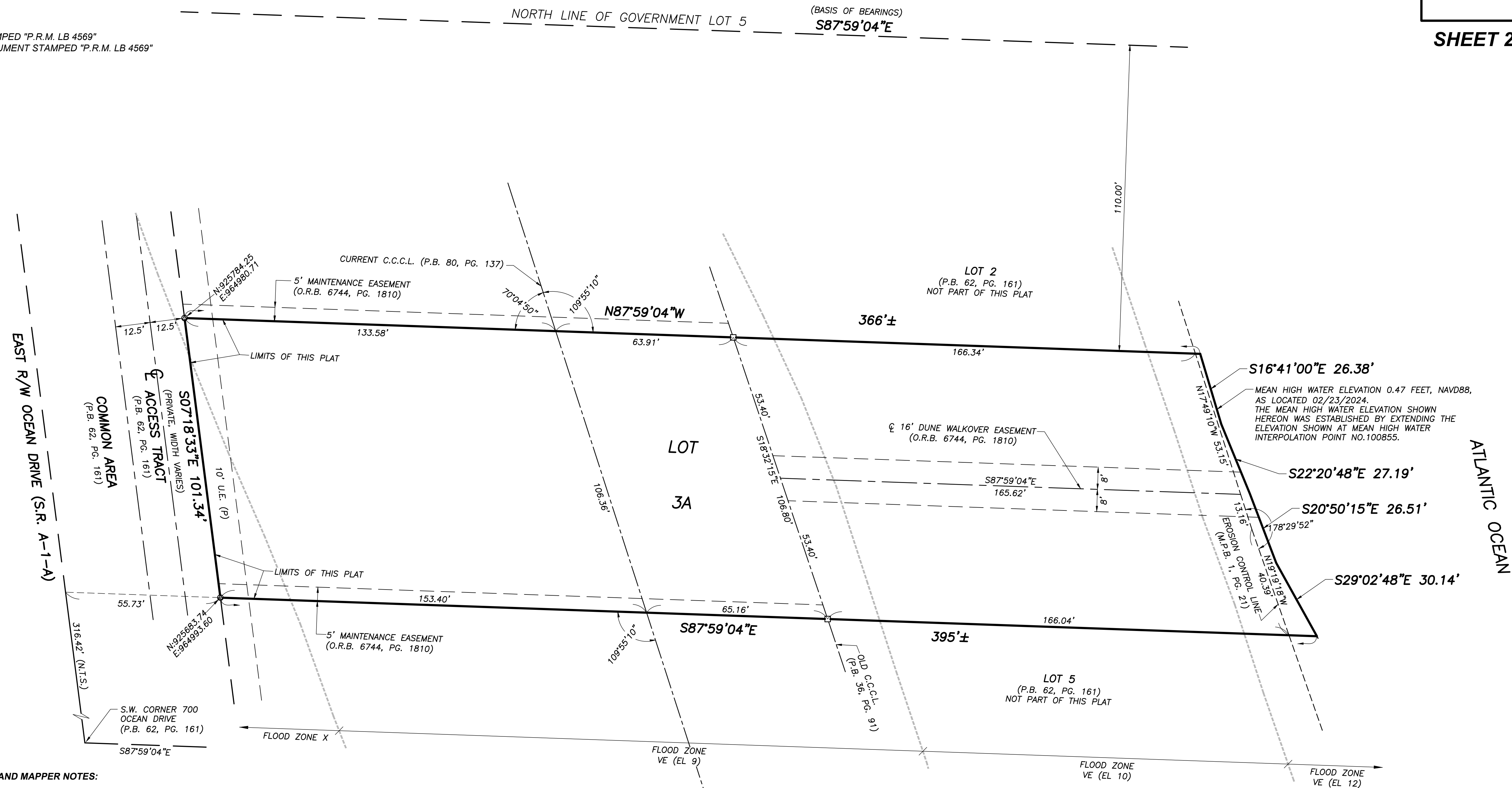
- A.K.A. = ALSO KNOWN AS
- ⊙ = CENTERLINE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- (D) = DEED DESCRIPTION
- D.B. = DEED BOOK
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- F.K.A. = FORMERLY KNOWN AS
- FPL = FLORIDA POWER & LIGHT
- M.H.W.L. = MEAN HIGH WATER LINE
- M.P.B. = MISCELLANEOUS PLAT BOOK
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT BOOK 62, PAGE 161
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- (S) = SURVEY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- ⊙ = SET MAG NAIL & DISK STAMPED "P.R.M. LB 4569"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4569"

SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4

BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.



SHEET 2 OF 2



SURVEYOR AND MAPPER NOTES:

1. Bearings shown hereon are grid North (NAD 83, 1990 Adjustment) and are based on the North line of Government Lot 5 which bears South 87°59'04" East.
2. Distances shown hereon are ground. The scale factor from ground to grid is 1.00005067
3. Coordinates shown hereon are based upon Datum - NAD 83 1990 adjustment, Zone = Florida East, Linear unit = US foot, Transverse Mercator Projection.
4. In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall subordinate to these with their priorities being determined by use rights granted.
5. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable town approvals or permits as required for such encroachments.
6. Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
7. Flood Zone information based on Flood Zone Map 12099C0193F, effective date 10/5/2017.

PREPARING SURVEYOR & MAPPER'S STATEMENT

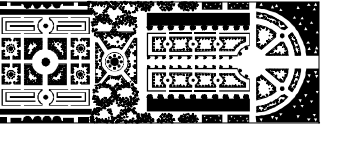
THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL
 IN THE OFFICE OF
 WALLACE SURVEYING CORPORATION
 5553 VILLAGE BOULEVARD,
 WEST PALM BEACH, FLORIDA 33407

Notice:
 This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.



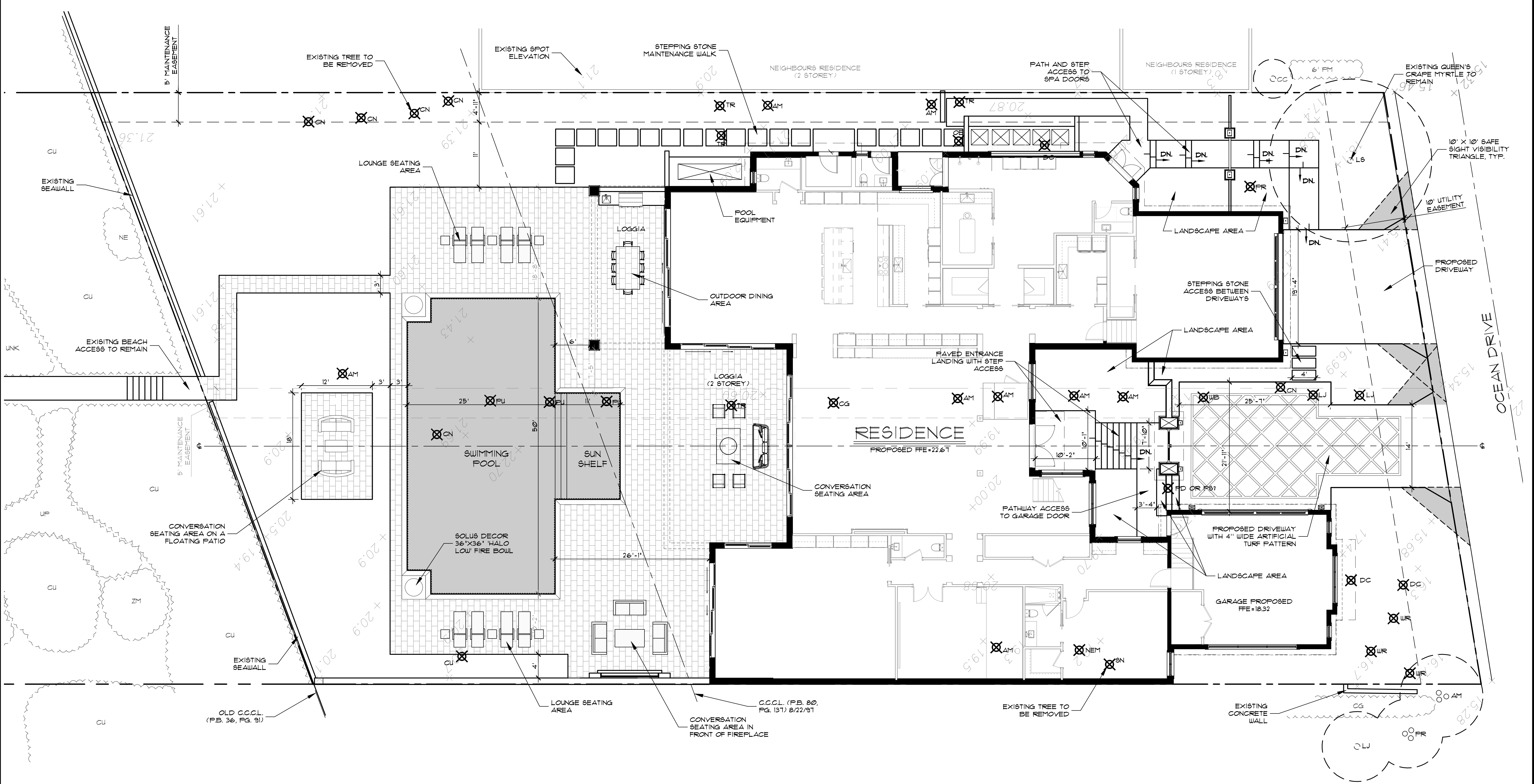
FIELD:	JOB No.: 199363	F.B.	PG.
OFFICE: S.W.	DATE: APRIL 2024	DWG. No.:	199363-5
C'K'D: R.C.	REF.: 199363.DWG	SHEET 2 OF 2	



PARKER-YANNETTE design group, inc.

LANDSCAPE ARCHITECTURE PLANNING • GRAPHICS 4425 Military Trail, Suite 202 Jupiter, Florida 33458

Telephone: (561) 747-5069 Fax: (561) 747-2041 Email: mail@pydg.com License #LA0001347



IVANOV RESIDENCE 114 OCEAN DRIVE JUNO BEACH, FLORIDA HARDSCAPE PLAN

DATE: 2024.02.02 DRAWN BY: SJW/TB JOB NO.: 24-008 SCALE: 1/8" = 1'-0" FILENAME: IVANOV 04

REVISIONS: 05.24.24 Per Town Comments

Existing Plant Symbol Key

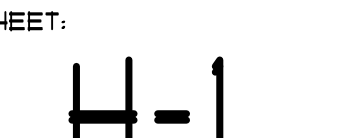
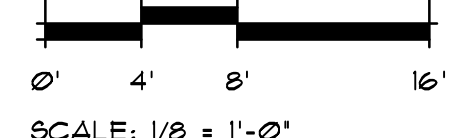
- Existing tree/palm to remain
Existing vegetation to remain
Existing vegetation to be removed
Existing trees/palm to be removed

Existing Plant Key

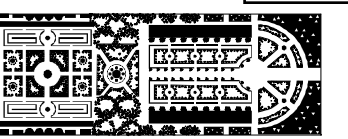
- AM = Adonidia merrillii / Christmas Palm
CC = Chamaedorea cataractarum / Cat Palm
CG = Clusia guttifera / Small Leaf Clusia
CN = Cocos nucifera / Coconut Palm
CU = Coccoloba uvifera / Sea Grape
DC = Dyopsis cabaodae / Cabada Palm
FDI = Ficus 'Green Island' / Green Island Ficus
LJ = Ligustrum japonicum / Glossy Privet Standard
LS = Lagerstroemia speciosa / Queen's Crape Myrtle
NE = Nephrolepis exaltata / Boston Fern
NEM = Noronhia emarginata / Madagascar Olive
OE = Ochrosia elliptica / Kopsia
Phoenix dactylifera 'Medjool' / Medjool Date Palm
FM = Podocarpus macrophyllus / Yew
FR = Phoenix roebelenii / Pygmy Date Palm
FU = Pandanus utilis / Screw Pine
SN = Strelitzia nicolai / White Bird of Paradise
TR = Thrinax radiata / Florida Thatch Palm
UNK = Unknown Plant
UP = Uniola paniculata / Sea Oats
WB = Wodyetia bifurcata / Foxtail Palm
WR = Washingtonia robusta / Mexican Fan Palm
ZM = Zamia maritima / Cardboard Palm

Lot Coverage Data

TOTAL LOT AREA: 20,804 SQ. FT.
TOTAL LANDSCAPE OPEN SPACE: 6,284.1 SQ. FT.
LANDSCAPE COVERAGE: 30.21% (20% MIN.)



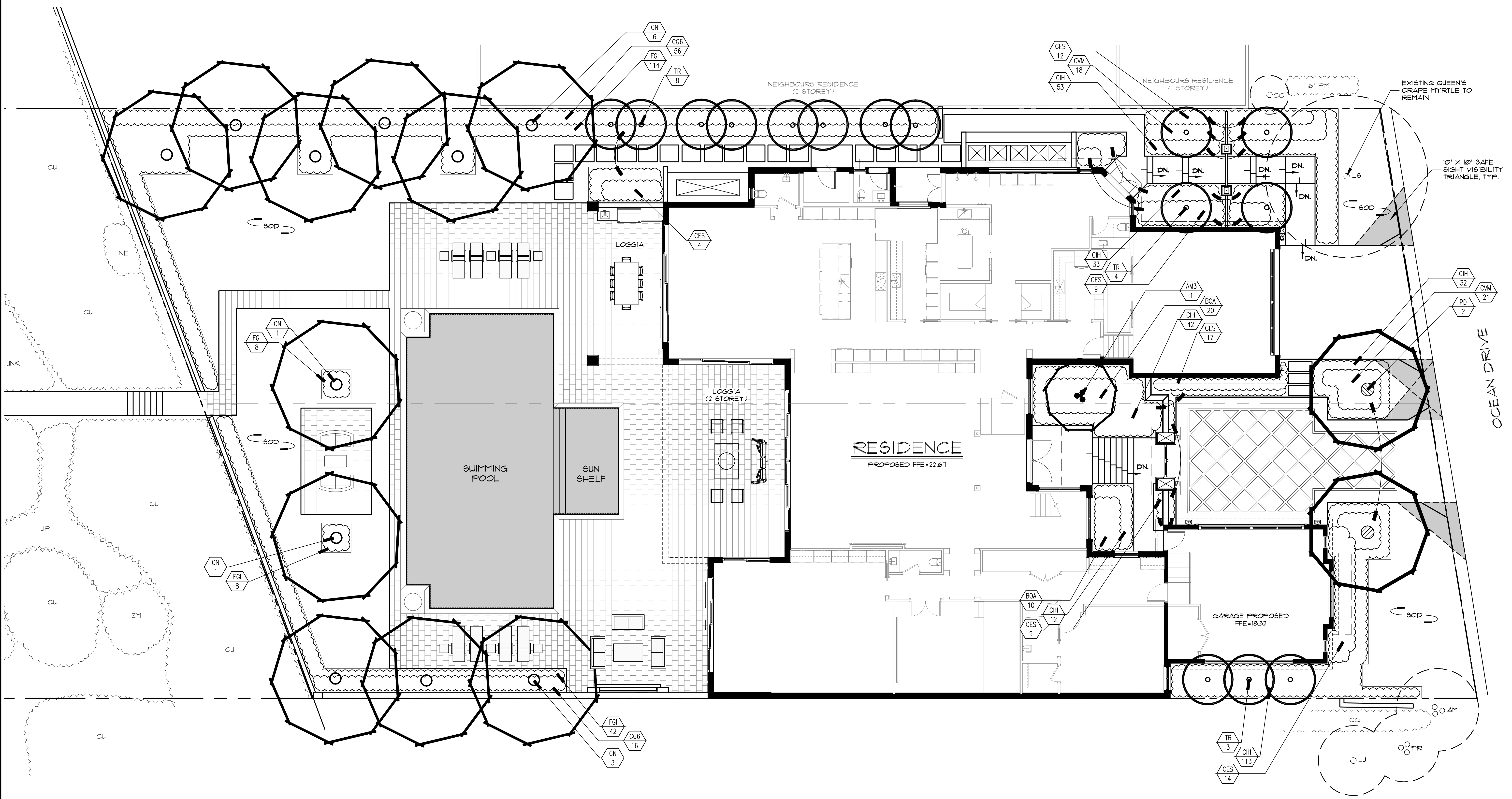
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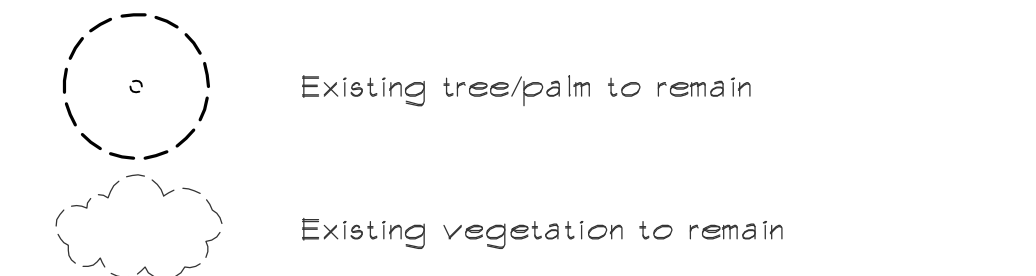
PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347



Existing Plant Symbol Key



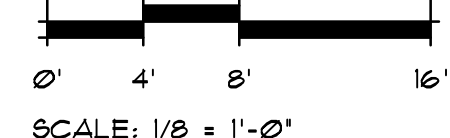
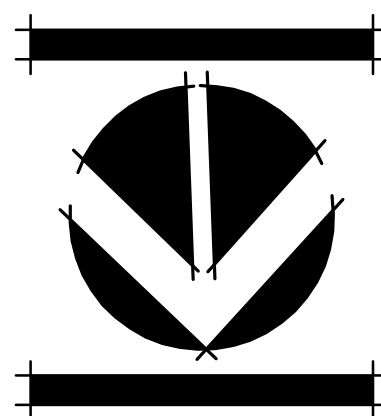
Existing Plant Key

- AM = Adonidia merrillii / Christmas Palm
- CC = Chamaedorea cataractarum / Cat Palm
- CG = Clusia guttifera / Small Leaf Clusia
- CU = Coccoloba uvifera / Sea Grape
- LJ = Ligustrum japonicum / Glossy Privet Standard
- L5 = Lagerstroemia speciosa / Queen's Craps Myrtle
- NE = Nephrolepis exaltata / Boston Fern
- FM = Podocarpus macrophyllus / Yew
- FR = Phoenix roebelenii / Fygm Date Palm
- UNK = Unknown Plant
- UP = Uniola paniculata / Sea Oats
- ZM = Zamia maritima / Cardboard Plant

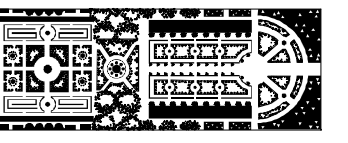
IVANOV RESIDENCE
 114 OCEAN DRIVE
 JUNO BEACH, FLORIDA
 LANDSCAPE PLAN

DATE: 2014.01.02
 DRAWN BY: SJW/TB
 JOB NO.: 14-008
 SCALE: 1/8" = 1'-0"
 FILENAME: IVANOV_04

REVISIONS:
 05.24.14 Per Town Comments



SHEET:
1-1



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally fine, symmetrical, tightly knit plant, so trained or favored in its development that its first appearance is unquestionably and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition, an established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "Y" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with narrowed or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus Iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16"-1'-1/2"	'AGRIFORM'™ TABLET (21 Grams)
------------	-------------	-------------------------------

1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs/1" caliper	2/1" caliper
6" and larger	3 lbs/1" caliper	2/1" caliper

'Florida East Coast Palm Special' will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Proposed Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM3	1	Adonidia merrillii / Christmas Palm	12' ht., triple stem, full frond
CN	11	Cocos nucifera 'Green Malayan' / Coconut Palm	8'-14' c.t., 16'-24' ht., straight trunk, full frond
PD	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	12' c.t., 22' ht., full frond, Florida Fancy
* TR	15	Trinax radiata / Florida Thatch Palm	12' ht., single stem, full frond
HEDGES / SHRUBS			
BOA	30	Begonia odorata 'Alba' / White Angel Wing Begonia	3 gal., 18" x 20", full
* CE5	65	Conocarpus erectus 'Sericeus' / Silver Buttonwood	3 gal., 24" x 22"
CG6	72	Clusia guttifera / Small Leaf Clusia	6" x 4", full to base
* CIH	285	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum	1 gal., 24" x 22"
CVM	39	Codiaeum variegatum 'Magnificent'	3 gal., 24" x 18", full
FGI	112	Ficus 'Green Island' / Green Island Ficus	3 gal., 12" x 12", full
MULCH			
		Chocolate Brown	3" depth in all planting beds
SOD			
		Paspalum vaginatum / Seashore Paspalum	60lb sod, laid tight

* Denotes Florida native plant material

Existing Plant List

SYM	QTY	NAME	SPECIFICATIONS
TREES			
LS	1	Lagostroemia speciosa / Queen's Cape Myrtle	20' x 22'

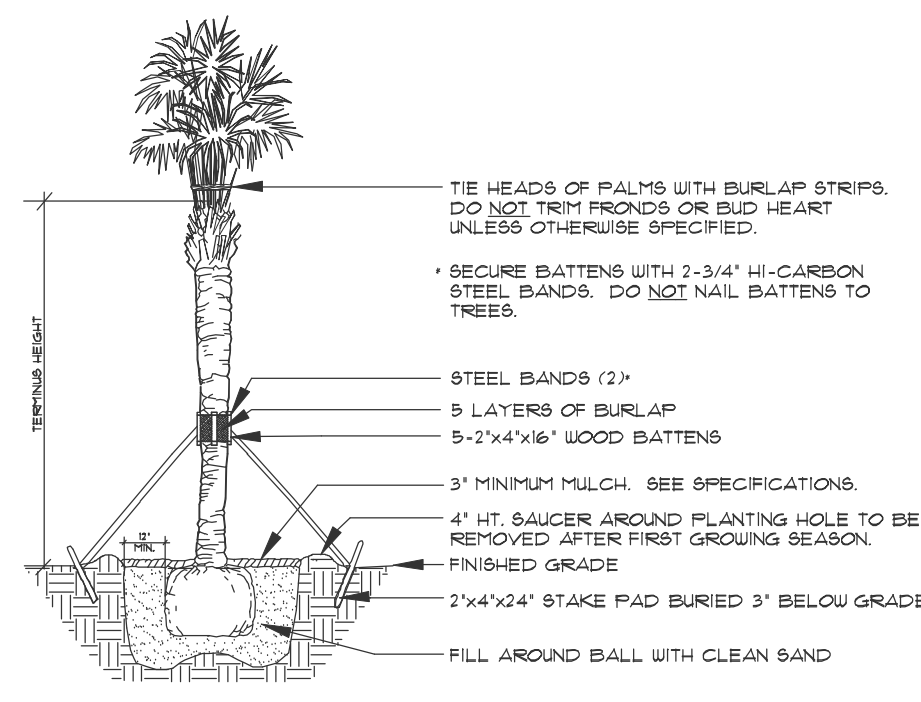
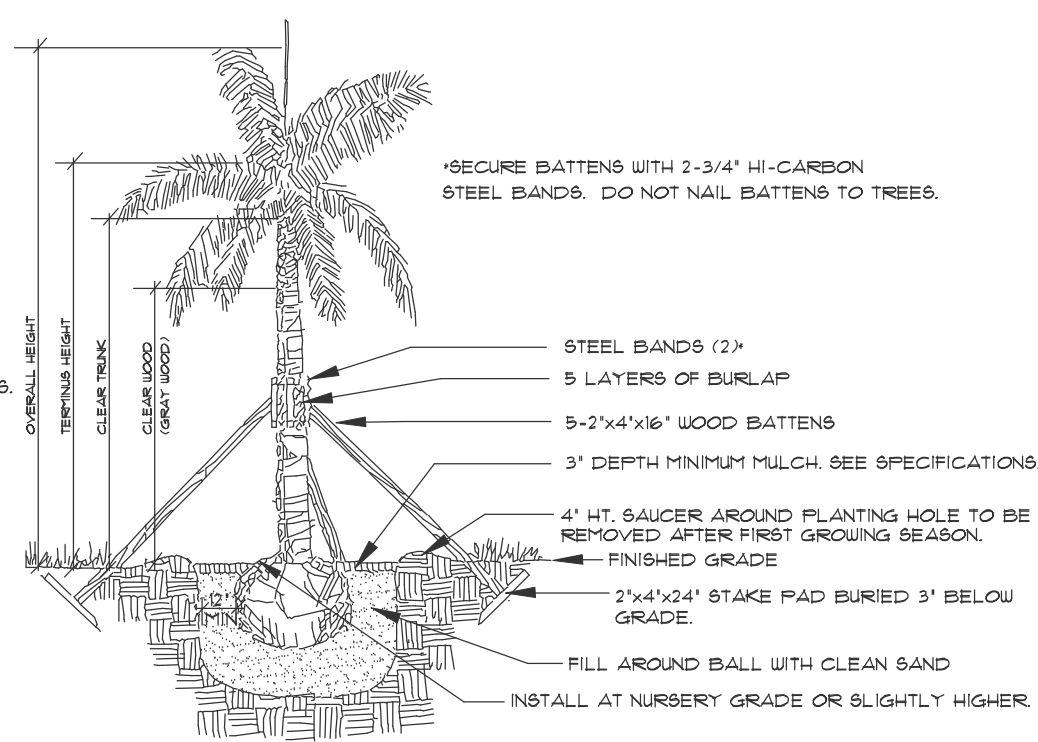
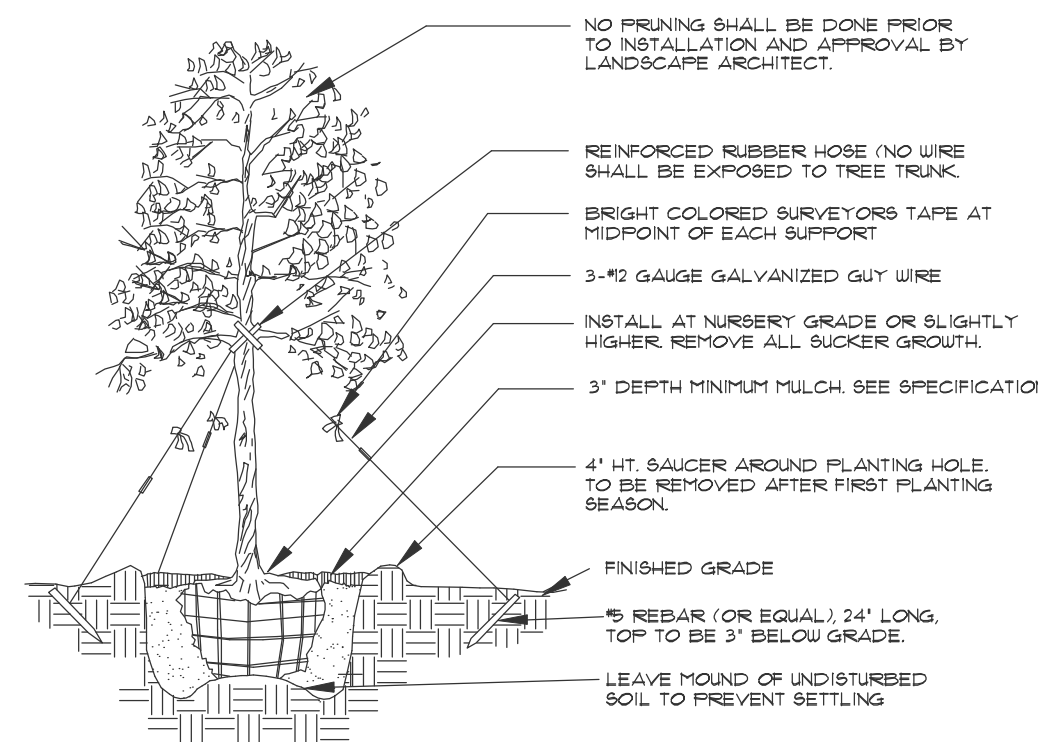
Landscape Data

	TOTAL QTY.	NATIVE QTY.	PERCENTAGE NATIVE
Existing / proposed trees and palms	30	15	50%
Proposed hedges and shrubs	663	350	52.8%
Proposed groundcovers	0	0	N/A

Notes

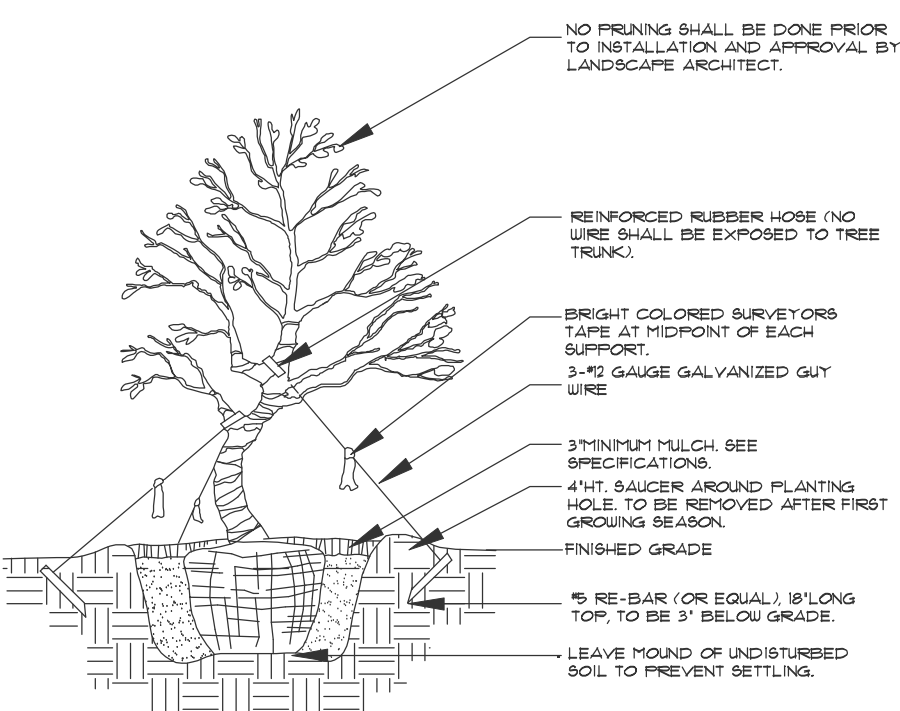
- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and soil shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Schevelia and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



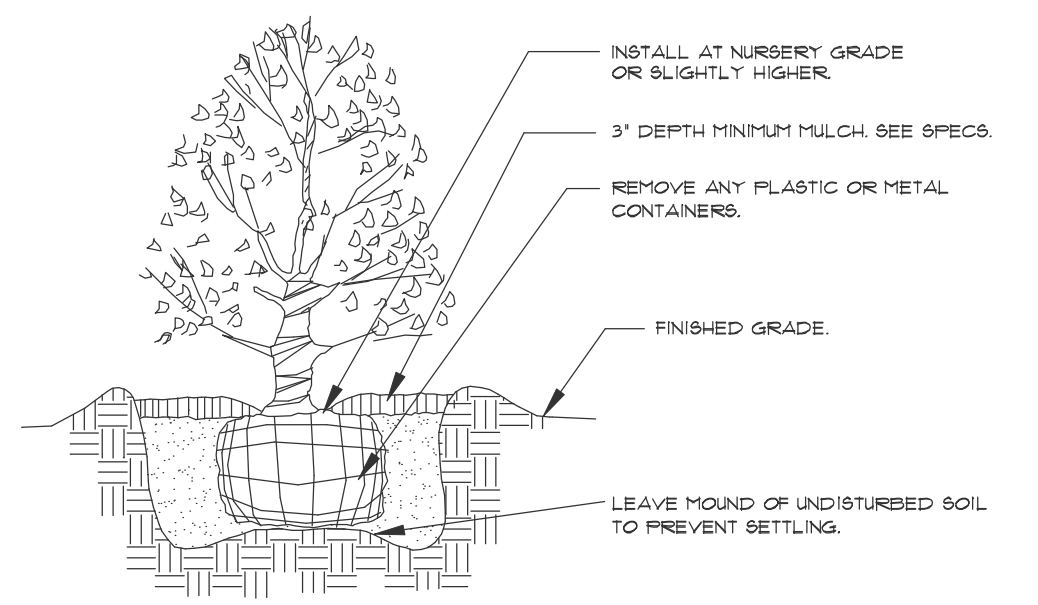
Tree Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



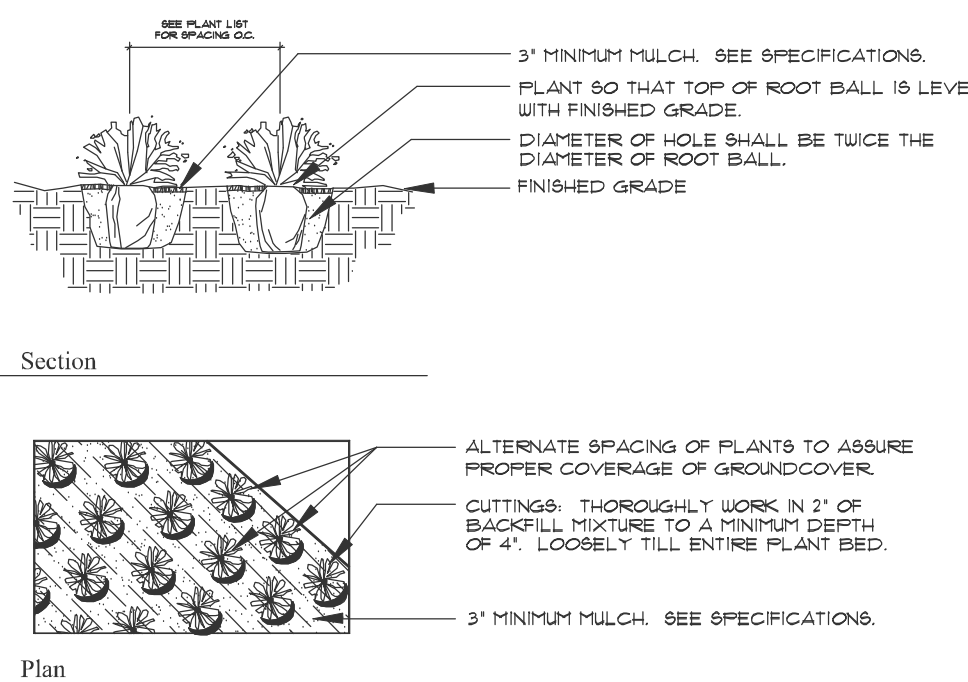
Palm Planting

- APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

- APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS.
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Irregular & Multi-Stem Tree Planting

- FOR TREES 6"-14" HT.
- SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

IVANOV RESIDENCE
 114 OCEAN DRIVE
 JUNO BEACH, FLORIDA
 PLANTING LIST, DETAILS AND SPECIFICATION

DATE: 2024.02.02
 DRAWN BY: SJW/TB
 JOB NO.: 24-008
 SCALE: N/A
 FILENAME: IVANOV 04

REVISIONS:
 09.24.24 Per Town Comments

SHEET: