PLANNING & ZONING BOARD MEETING AGENDA

September 15, 2025 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/@townofjunobeach477/streams

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank *(all comments must be submitted by Noon on day of Meeting).* Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). Make 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

PRESENTATIONS

1. Presentation by PBC ERM on Juno Dunes Natural Area

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

2. Planning & Zoning Board Meeting Minutes for July 7, 2025

BOARD ACTION/DISCUSSION ITEMS

3. The Waterford Major Amendment
4. Appearance Review – 451 Ocean Drive

COMMENTS FROM THE BOARD

ADJOURNMENT

PLANNING & ZONING BOARD MEETING MINUTES

July 7, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT:	MICHAEL STERN, CHAIR JIM FERGUSON, VICE CHAIR JONATHAN BUTLER, BOARDMEMBER BRIAN COLE, BOARDMEMBER CAROL RUDOLPH, BOARDMEMBER
ALSO PRESENT:	FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING LEONARD RUBIN, TOWN ATTORNEY CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK STEPHEN MAYER, PRINCIPAL PLANNER
ABSENT:	JAMES EHRET, BOARDMEMBER

AUDIENCE: 4

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 4:00pm.

Public Comments Closed at 4:00pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for June 2, 2025

***MOTION:** Ferguson/Butler made a motion to approve the consent agenda.*
***ACTION:** The motion passed unanimously.*

DRAFT

BOARD ACTION/DISCUSSION ITEMS

2. Appearance Review – 441 Apollo Drive

MOTION: *Ferguson/Rudolph made a motion to approve the application for appearance review for the proposed addition for the property located at 440 Apollo Drive.*
ACTION: *The motion passed unanimously.*

COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Stern adjourned the meeting at 4:15pm.

_____ _____

Michael Stern, Chair Caitlin E. Copeland-Rodriguez, Town Clerk

DRAFT

AGENDA ITEM

Meeting Name: Town Council

Meeting Date: September 15, 2025

Prepared By: Mayer, Stephen

Item Title: Major Site Plan/PUD Amendment – Waterford Reconfiguration and Modifications of the Existing Senior Living Facility

BACKGROUND:

Introduction

Lifespace Communities, Inc (Applicant) has submitted an application for a Major Modification to an approved Development Plan for the Waterford Planned Unit Development (PUD) Special Exception to improve pedestrian circulation, reduce the number of parking spaces provided, reconfigure the buildings and open space, and reduce the total number of beds from 638 to 578 for the existing senior living facility campus with continuous care for its residents. This modification is from their 2022 approval, adopted by Town Council via Resolution R-2022-05 on April 27, 2022.

A. Site Characteristics

The existing 14.52-acre subject site, known as "The Waterford", is located southwest of the Universe Boulevard and US Highway One intersection at 601 Universe Boulevard in the Town of Juno Beach. It is presently comprised of one parcel with a Parcel Control Number (PCN) of 28-43-41-33-11-001-0000. This parcel retains a Town of Juno Beach Future Land Use (FLU) designation of High Density Residential, up to 22 units per acre (HDR) and a zoning district classification of Commercial Office (CO) with a Special Exception for a Planned Unit Development (PUD). The Waterford is an existing senior living facility with multiple structures arranged in a campus style setting.

Figure 1 – Site Aerial



B. Development History:

The existing Waterford campus has received numerous development approvals from the Town of Juno Beach. The Waterford was initially approved in November 1979 through the adoption of Ordinance 213. Resolution Number 2008-05 allowed for an expansion of The Waterford's hospital wing in the health care facility. On April 27, 2022, via Ordinance No. 739.the Town annexed approximately 1.45 acres of land that was previously a part of the Pleasant Ridge Plat and was an unconstructed portion of the Osceola Right-of Way north of Pleasant Drive. Resolution 2002-04, the Town vacated and abandoned an unconstructed portion of the Osceola Right of way north of Pleasant Drive. Ordinance No 750 and 751 rezoned and amended the Future Land Use from Palm Beach County to the Town's High Density Residential (HDR) and Commercial Office (CO Zoning district, allowing the abandoned right of way to be a part of the amended PUD. R-2022-05 modified the development plan for the Waterford PUD/SE to allow for the reconfiguration and expansion of the existing campus.

C. Development Proposal:

The current development proposal is for a Major Site Plan Modification to the approved Planned Unit Development-Special Exception for the existing 14.52-acre Waterford Campus. The Applicant proposes to modify the 2022 approved plan to reconfigure Building B, which was approved as one building with Memory Care/Assisted Living and Independent Living. It is now proposed as two separate buildings (buildings B and H). Building B was approved to be seven stories and 90 feet tall on the north side of the building, and three stories and 25 feet tall on the south side. The proposed Building B is now three stories and 51 feet tall (down from seven stories and 90 feet), and the maximum height for Building H is four stories and 64 feet tall (up from three stories and 25 feet). However, a section of Building H will step down to three stories and 50 feet tall.

Additional pedestrian connections are being proposed around buildings B and H, which will allow emergency services to access the entire perimeter of the building. Traffic circulation has been removed around the south and east sides of Building B and H. There is also a modification of the number of parking spaces provided from 453 spaces to 380 spaces. A parking plan is included in the proposed development program.

Finally, the open spaces area on the southern portion of the site is being reconfigured and labeled as 6,881 square feet. This open space is in the same location and is relative in size.

D. Type/Use Breakdown

The proposed modifications to the subject site will allow for a continuum of care which is presently not available to residents of the existing campus. Presently, The Waterford accommodates only the Independent Living (IL) and Skilled Nursing (SN) components associated with elderly care. As part of the proposal, the Applicant wishes to provide Assisted Living and Memory Care in addition to the existing IL and SN components to allow for a continuum of care and relieve current high-capacity issues. A breakdown of the resident count associated with the existing campus and proposed expansion can be found below:

Approved number of beds by Resolution 2022-05

APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS

Proposed number of beds – 2025 submittal

PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS

Total number of beds if approved

TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS

E. Project Data

Please find listed below the pertinent site plan data and information in reference to the current application. The information is as follows:

	FLU	Zoning	Existing Use
North	Commercial (COM)	Commercial Office (CO)	Professional Offices
South	*(Palm Beach County)* Medium Residential, 5 Units Per Acre (MR-5)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
East	*(Palm Beach County)* Low Residential, 2 Units Per Acre (LR-2)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
West	Moderate Density Residential (MODR)	Residential Multiple Family – Moderate Density (RM-2)/PUD	Multi-Family Residential

North: Immediately north of the subject site is the Universe Boulevard right-of-way. Across Universe Boulevard is the Florida Power & Light Headquarters site, which retains a FLU designation of Commercial and a Zoning designation of CO.

South: Immediately south of the subject site is the Pleasant Ridge subdivision. This community retains an unincorporated FLU designation of MR-5 and a Zoning designation of RH.

East: East of the subject site is the Power Financial Credit Union office building and the US Highway 1 right-of-way. The Power Financial Credit Union office retains a FLU designation of Commercial and a Zoning designation of Commercial Office. Continuing across US Highway 1 there are two single-family residential communities known as Seminole Landing and Captain's Key. The Seminole Landing community retains an unincorporated FLU designation of LR-1 and an RH/RS Zoning designation. The Captain's Key Community retains an unincorporated FLU designation of LR-2 and an RS Zoning designation, even though the community has been annexed into Juno Beach.

West: Immediately west of the subject site is the Ocean Trace community. This community retains a Town FLU designation of Moderate Density Residential (Up to 15 DU/AC) (MODR), and a Zoning designation of Residential Multiple Family – Moderate Density (RM-2) with a PUD overlay.

The applicable Town Code requirements and the applicant's compliance with those requirements are summarized in the following table:

Site plan information –		
	Planned Unit Development (PUD)/ Commercial Office (CO)	**Applicant's proposal**
Minimum total area	15,000 sq. ft. or 12,000 sq. ft. in mixed use areas	**695,653 sq. ft. (15.97 ac)**

	where residential uses are provided.	
Minimum lot width	100 ft. total	**890 ft. (approximately)**
Minimum lot depth	150 ft. or 120 ft. in mixed use areas	**At least 717 ft.**
Maximum lot coverage	50%	**29.3%**
Building Height	90 Feet (2022 approved height)	**64 Feet (modified height)**
Density	18 dwelling units/gross acre	**18 dwelling units per acre**
Front yard setback	30 ft. from street line	**30 feet**
Side yard setback	10 ft. per side	**23 ft. from west property line & 15 feet from east property line**
Rear yard setback	15 feet	**17 feet & 30 feet (along Pleasant Drive residential lots)**
Ocean setback	50 feet west of CCCL	**Not applicable**
Landscaped open Space	10% of Total Lot Area	**29.6%**
Distance between principal structure on same property	The minimum distance between principal structures on the same lot shall be 30 feet	**Not applicable**
Minimum landscaped open space	15% of lot area – PUD Standard	**29.6%**
Minimum parking	See article IV, division 4 of this chapter. (1 space per adult, plus 1 per four residents plus 1 employees on shift of greatest employment.). 353 total parking spaces.	**380 parking spaces total**

DISCUSSION:

Section 34-116 of the Town Code provides that no construction may begin in any district prior to review and approval of the site plan and appearance by the Development Review Committee (DRC), Planning and Zoning Board and Town Council.

The Development Review Committee (DRC) reviewed the proposed project on two occasions and moved the project forward once the Committee's technical comments were addressed. Based on the DRC's recommendation, Staff has determined that the application meets all technical requirements.

Below is the Planning and Zoning Staff's determination of compliance with the Site Plan Standards regarding the proposed Major Site Plan/PUD Amendment (**in bold**):

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

Staff Response: Complies.
The proposed project modifications will be in conformity with the Town's Comprehensive Development Plan as the density of the PUD is not changing. The proposed site plan modification will allow the site to retain a density of 15.15 dwelling units per acre, which is below the maximum permitted density of 18 dwelling units per acre.

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

Staff Response: Shall Comply.
The proposed Major Site Plan Amendment has a sidewalk and vehicular traffic system made up of 4- to 5-foot-wide sidewalks, 10-foot by 19-foot parking stalls and 25-foot-wide drive aisles to accommodate residents and visitors. The existing main access off Universe Boulevard will be modified to accommodate additional traffic associated with the proposed expansion. The proposed modifies the internal circulation of slightly, by removing the right of way around the perimeter of Building B..

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

Staff Response: Complies.
The applicant has indicated the location of fire hydrants, and adequate access to accommodate police and fire services. WM (formerly known as Waste Management) has provided a letter of service and capacity for the proposed amendment. Please note that the number of beds will decrease from 638 to 578, thereby decreasing the provisions for public services.

4. Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;

Staff Response: Shall Comply.
The property is currently serviced by Seacoast Utility Authority for potable water and sanitary sewer and will continue to be serviced by Seacoast once the reconfiguration and expansion has been completed with the addition of the continuous care facility for its residents. The Town Engineer has reviewed and approved all preliminary drainage plans.

5. Is planned in accordance with natural characteristics of the land, including but not limited to slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;

Staff Response: Shall Comply
The proposed reconfiguration will have changes to grade and drainage in order to facilitate construction and shall be accomplished in accordance with building design

standards that will be subject to review by the Town's Building Official and other agencies during the permitting and field review process. **The relocation of the easternmost lake will not occur under this proposed amendment, the trees on the east side of the lake are recommended to stay by staff to the maximum extent practicable.**

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

Staff Response: Shall Comply
The proposed on-site modifications are designed to not degrade any existing environmental features or native vegetation. A review of the landscape plan has been completed, and staff has provided recommendations for certain landscape (trees and palms) to remain to the maximum extent practicable, see condition of approval #18.

7. Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;

Staff Response: Complies.
The Waterford Community is located over 3,600 linear feet from the Juno Beach shoreline and is therefore not in close proximity.

8. Complies with all sections of this chapter:

Staff Response: Shall Comply
With conditions imposed, it is the Planning and Zoning Staff's professional opinion that this project will comply with all sections of the Zoning Code.

Architectural Review Criteria

The existing Waterford PUD/SE was approved to be in compliance with the appearance review standards. The proposed modification maintain those approved standards. The proposed reconfigured structures are designed to match the existing character of the Waterford campus and will fulfill all the criteria for Appearance Review. The proposed amendment will not impact and only improve upon elements of landscaping and streetscaping previously approved.

Parking

Pursuant to Section 34-981, entitled off-street parking plans, the applicant is proposing an alternate parking plan when special circumstances exist for a particular use (beds vs. independent living) which causes it not to need the required minimum spaces or if shared parking is desired. A parking study acceptable to the town planning and zoning department has been submitted for review by the planning and zoning board and approval by town council. The Town's Traffic Engineer has reviewed the proposed parking study submitted by JFO Group, INC. , traffic engineer consultant for the applicant, whose analysis indicate

a need of only 195 parking spaces if utilizing the 6th Edition of the Parking Generation Manual from the Institute of Transportation Engineers (ITE). The Town's parking requirement requires a total of 353 parking spaces. Using a hybrid approach, allowing the applicant to use the ITE parking demand for assisted living, memory care, and skilled nursing, and the Town's parking requirements for independent living, a total of 345 parking spaces are required. However, the number of parking spaces (380) provided exceeds both the minimum parking spaces requirement by the Town or by the ITE.

Height

The existing development is consistent with height restrictions. Per Section 34-1333, a multiple-family structure in the RH district is permitted to be a maximum of 12 stories and 130 feet in height. The tallest existing building on the campus is 12 stories and 121 feet tall.

Staff notes that the overall height of the approved building is being reduced from seven stories and 90 feet to a maximum of four stories and 64 feet. The 2022 approved building is being reconfigured into two buildings separated by use, with the Memory Care (MC) building at four stories on the north side of the existing lake, and the Independent Living (IL) building at four/three stories on the south side of the existing lake. The four-story section of the IL building is 50 feet from the rear property line and is adequately buffered from single-family uses. The building then steps down to three stories and 50 feet high, with a 30-foot setback from the rear property line.

Landscaping and Buffers

The previously approved buffers range from 8 to 15 feet in width and will remain consistent with the 2022 approvals. Of note, a 15-foot landscape buffer is provided along the southern property line with a 6-foot masonry wall along the right of way section of Pleasant Drive. Along the residential lots, the applicant will continue to utilize the existing fences on the Pleasant Drive properties as the required buffer wall or fence, as building a new one in this location might create a narrow strip of land that would not be easily accessible or maintained.

Pursuant to Section 34-1079, landscaping serves to provide a visual buffer between otherwise incompatible types of land uses and Section 34-1330, special exception uses, the three-story assisted living facility, a special exception in the Commercial Office zoning district, shall provide for screening and buffering with respect to type, dimensions and location. The proposed three-story section of the Independent Living (IL) building abuts the one-story single family residential lots along the rear property line, with a 30-foot setback from the rear yards of the single-family lots. Therefore, staff recommends a condition of approval which provides a taller landscape buffer treatment which may provide visual screening.

> **Staff recommended condition:** Prior to Town Council approval, the applicant shall provide a modified landscape plan showing an enhanced landscaping buffer

along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots.

Staff also notes that the 2022 approved site plan anticipated a disturbance of the lake feature on the eastern side of the property to build Building B. As it is within the area of work for this modification and the because the lake configuration will no longer be disturbed, it is reasonable to be able to protect the existing vegetation along the eastern side of the existing lake. Section 34-1084(h), landscape requirements states that "existing vegetation shall be preserved to the maximum extent practicable". Therefore, staff recommends the following condition of approval to preserve those existing trees which serve as a natural amenity on the eastern bank of the pond, and as a natural buffer to US Highway One.

1. **Staff recommended condition:** Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake.

Special Exception Uses - Section 34-1330

The proposed project is a reasonable use that is compatible with the Commercial Office CO Zoning District and the PUD Special Exception. The application is consistent with Staff's review of the project during the DRC review process. Please see the applicant's responses to the Special Exception Criteria on page 12-14 of the proposed Justification Statement. Staff agrees with the applicant's assessment of the Special Exception criteria, subject to the conditions outlined in the next section below.

Conditions of Approval

Based on staff's and the DRC's review of the proposed project, Planning and Zoning Staff recommends that the Planning and Zoning Board consider recommending to the Town Council that the Site Plan for the reconfiguration and modifications of the Waterford Community be approved, subject to the conditions outlined below:

2. The applicant shall comply with all requirements of Seacoast Utility Authority for water and sewer services;

3. Final civil engineering and utility/water management plans shall be reviewed and approved by the Town Engineer and the appropriate utility providers prior to any land clearing or grading. Further, surface water management and water use permits shall be subject to approval by the South Florida Water Management District and the Department of Environmental Protection. Easements shall be created subject to the requirements of the permitting agencies;

4. To the extent not in existence, Developer agreements must be executed with the appropriate utility providers to reserve water and wastewater service capacity prior to application for Building Permits;

5. The Town's Community Appearance Standards shall be adhered to in accordance with Section 34-1302 through Section 34-1307 of the Town Code. If any part of these treatments cannot be accomplished as a result of unavailable infrastructure improvements, the applicant shall be required to supply the Town with the appropriate funds to incorporate such treatments. This amount must be reviewed and approved by the Town Engineer/Landscape Architect. All areas of landscaped open space or improvements along any vehicular or pedestrian access, as well as maintenance of slope, vegetation and walkways associated with this project shall be perpetually and appropriately maintained at all times by the applicant and its successor(s) in interest;

6. Architectural elevations for any additional accessory structures shall be submitted, reviewed and approved by the Planning & Zoning Director prior to the submittal of any Building Permits/Applications;

7. The appropriate sum shall be submitted to the Town in the form of a letter of credit, or other acceptable form (according to the Town Attorney) for surety/bond purposes. The Town Engineer and Director of Planning & Zoning shall ultimately determine the appropriate sum and this shall be submitted to the Town Attorney prior to the application for any building permit, as well as prior to land preparation. The applicant shall also provide the required deposit for Site Plan and project review/approval ($2,000) in accordance with Town policy;

8. Screening of all utility/mechanical equipment features shall be adhered to, as required by Section 34-908 of the Town Code of Ordinances;

9. Off-site lighting impacts to adjacent properties to the south, west, east and north shall be minimized; and all lighting shall comply with the Town’s adopted Turtle Protection Ordinance;

10. As specified in Section 34-119, Expiration of Site Plan and Appearance Approval, Town of Juno Beach Code of Ordinances, this "Site Plan and Appearance Approval shall be valid for two years from the date of such approval. If commencement of development has not begun prior to the date of two years following the approval date, said Site Plan and Appearance Approval shall become null and void. Commencement of development shall consist of receipt of a validly issued building permit and first building inspection approval for a minimum of one principal structure or completion of 25 percent of the total cost of the infrastructure (water, sewer, roads, and drainage) on the site. Infrastructure costs for the project shall be

reviewed and approved by the Town Engineer prior to Final Engineering Plan approval;

11. Perimeter screening of the construction site shall be completed first, in order to maintain acceptable visual impacts during construction, as well as OSHA or other determined minimum safety requirements of the project;

12. All areas of landscaped open space or improvements along any vehicular or pedestrian access, as well as maintenance of slope, vegetation and walkways associated with this project, shall be perpetually and appropriately maintained at all times by the Applicant;

13. In granting this approval, the Town relied upon the oral and written representations of the applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Town Council for review under Article II of the Town's Code of Ordinance;

14. The applicant shall provide all approved plans in digital form prior to Building Permit submission;

15. Per the adoption of Chapter 1 of the Florida Building Code, projects larger than 10,000 square feet in size or greater shall be completed within thirty-six (36) months after the issuance of permits;

16. The subject property shall be replatted and recorded prior to the approval of a building permit for construction to include all required easements;

17. There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW;

18. Prior to Town Council approval, the applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots; and

19. Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake.

With the appropriate conditions, allowing the proposed use in the Commercial Office Zoning District and PUD Special Exception is both reasonable and consistent with the Town Code of Ordinances and Comprehensive Development Plan.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board consider the Request for a Major Site Plan Amendment to a Special Exception Planned Unit Development (PUD) for the reconfiguration and modification of the existing senior living facility community, subject to the conditions outlined above, and provide a recommendation to the Town Council.

Attachments:

- Application for Development and Site Plan Review and backup material.

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

Application for Development and Site Plan Review

Applicant: Yoan Machado (WGI, Inc.) (Agent)
Project: The Waterford

Location: 601 Universe Boulevard, Juno Beach, FL

Owner(s): Lifespace Communities, Inc.

Signature(s): Applicant: _____
Owner(s): See attached Owner's Agreement for signatures.
Agent (if other than Applicant/Owner): Yoan Machado (WGI, Inc.)

Mailing Address

Applicant:	See Agent Information.	Phone:	See Agent Information.
Owner(s):		Phone:	
Agent:	WGI | 2035 Vista Parkway, West Palm Beach, FL 33411	Phone:	561-839-1712
Architect:	THW Design | 2100 River Edge Parkway, Ste 900, atlanta, GA 30328	Phone:	561-839-1712 (Agent)
Engineer:	WGI | 2035 Vista Parkway, West Palm Beach, FL 33411	Phone:	561-839-1712 (Agent)
Planner:	WGI | 2035 Vista Parkway, West Palm Beach, FL 33411	Phone:	561-839-1712 (Agent)
Landscape Architect:	WGI | 2035 Vista Parkway, West Palm Beach, FL 33411	Phone:	561-839-1712 (Agent)

(I) (We) affirm and certify that (I) (We) understand and will comply with the provisions and regulations of the Town of Juno Beach Zoning Code. (I) (We) further certify that the above statements and the statements made in any paper or plans submitted herewith are true to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the Official Records of the Planning Department and are not returnable.

02-26-2025 _____
Date

_____
Signature of Applicant

THE APPLICANT (OR REPRESENTATIVE) MUST SCHEDULE A MEETING WITH THE PLANNING & ZONING DIRECTOR TO SUBMIT THE MATERIALS NECESSARY FOR EACH APPLCIATION. ALL SITE PLANS SUBMITTED MUST BE BOUND AND ROLLED.

___ (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.

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 of 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.

JUSTIFICATION STATEMENT
THE WATERFORD
Site Plan Amendment – Site Plan and Appearance Review
Initial Submittal: February 26, 2025, Resubmittal: April 23, 2025

REQUEST

On behalf of the Applicant, WGI is requesting the following:

1) **Site Plan Amendment** to modify the approved site plan package.
2) **Special Exception** to modify the approved development.

Per coordination with the Town of Juno Beach staff, this application will be formally submitted under the Site Plan and Appearance Review Process. This is an amendment to the plan approved by the Town of Juno Beach Town Council on April 27th, 2022. The Waterford is an existing development, and is currently under construction per the 2022 approved site plan. The Applicant is requesting to modify the approved site plan for additional needs of the development. These modifications will reduce the overall density/intensity of the development and modify parking and circulation on the site. The overall development program in terms of uses, programming, and architectural character will remain the same upon approval of these changes.

SITE CHARACTERISTICS

The existing 15.97-acre subject site, known as "The Waterford," is located southwest of the Universe Boulevard and US Highway One intersection in the Town of Juno Beach. The property is identified by Parcel Control Number (PCN) 28-43-41-33-11-001-0000 and address 601 Universe Blvd, Juno Beach, FL 33408. The subject property retains a Town of Juno Beach Future Land Use (FLU) designation of High Density Residential, up to 20 units per acre (HDR) and a zoning district classification Planned Unit Development (PUD) / Commercial Office (CO). The Waterford is an existing senior living facility with multiple structures arranged in a campus style setting.

Figure 1 – Site Aerial



The following table outlines site information for the Waterford development.

Table 1 – Property Information

PCN	Owner Information	Address	FLU	Zoning	Area
28-43-41-33-11-001-0000	Lifespace Communities, Inc.	601 Universe Blvd.	HDR	PUD/CO	15.97 AC.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site.

Table 2 – Surrounding Property Information

	FLU	Zoning	Existing Use
North	Commercial (COM)	Commercial Office (CO)	Professional Offices
South	*(Palm Beach County)* Medium Residential, 5 Units Per Acre (MR-5)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
East	*(Palm Beach County)* Low Residential, 2 Units Per Acre (LR-2)	*(Palm Beach County)* Multifamily Residential High Density (RH)	Single Family Residential
West	Moderate Density Residential (MODR)	Residential Multiple Family – Moderate Density (RM-2)/PUD	Multi-Family Residential

North: Immediately north of the subject site is the Universe Boulevard ROW. The property located on the north side of Universe Blvd. is the NextEra Energy site, which retains a FLU designation of Commercial and a Zoning designation of CO.

South: Immediately south of the subject site is the Pleasant Ridge Subdivision. This community retains an unincorporated FLU designation of MR-5, a Zoning designation of RH, and is comprised of single family homes.

East: East of the subject site is the Power Financial Credit Union office building and the US Highway 1 ROW. The Power Financial Credit Union office retains a FLU designation of Commercial and a Zoning designation of CO. East, across US Highway 1 there are two single family residential communities known as Seminole Landing and Captain's Key. The Seminole Landing community retains an unincorporated FLU designation of LR-1 and RH/RS Zoning designation. The Captain's Key Community retains an unincorporated FLU designation of LR-2 and RS Zoning designation.

West: Immediately west of the subject site is the Ocean Trace community. This community retains a FLU designation of Moderate Density Residential (Up to 15 DU/AC) (MDR), and a Zoning designation of Residential Multiple Family – Moderate Density (RM-2) with a PUD overlay.

The areas surrounding the subject site include a mix of residential uses to the west, south, and east and nonresidential uses to the north. The development pattern in the context of the larger planning area is diverse, with a mix of medium and low density residential and commercial uses along the US Highway 1 Corridor.

The proposed site plan modifications will not alter the overall character of the area, as the Waterford senior living facility already exists and is in operation. The proposed changes are consistent with the surrounding areas and current development. Upon approval of the proposed amendment, the Waterford will be compatible with the development patterns established within this area and will accommodate for the continuation of services within the campus.

APPROVAL HISTORY

The existing Waterford campus has received development approvals through the Town of Juno Beach. The Waterford was initially approved in November 1979 under Ordinance 213. Over the past several decades, additional requests have been made to expand and modify the development. The table below summarizes the recent development history affected by this proposed site plan modification:

Table 3 – Approval History

RESOLUTION/ ORDINANCE	DATE	SUMMARY
R-2022-04	04/27/2022	Vacating and abandoning an unconstructed portion of the Osceola Right-of-Way north of Pleasant Drive.
R-2022-05	04/27/2022	Modification of the development plan for the Waterford Planned Unit Development Special Exception to allow for the reconfiguration and expansion of the existing campus to provide for a continuum of care.
Ordinance No. 739	04/27/2022	Annexing approximately 1.453 acres of real property consisting of lots 8 through 15 and an unconstructed portion of the Osceola road right-of-way as depicted on the plat of Pleasant Ridge.
Ordinance No. 750	04/27/2022	Small-Scale Amendment to the Town's Comprehensive Development Plan to Amend the Future Land Use Classification of seven annexed parcels … from the Palm Beach County Medium Residential, 5 units per acre (MR-5) classification to the Town's high density residential (HDR) classification.
Ordinance No. 751	04/27/2022	Rezoning seven annexed parcels of real property and adjacent right-of-way located on the north side of pleasant drive west of U.S. Highway One, totaling approximately 1.453 acres, from the Palm Beach County Multi-Family Residential High Zoning District to the Town of Juno Beach Commercial Office (CO) Zoning District.

PROPOSED MODIFICATIONS

The current development proposal is for a Major Site Plan Modification to the existing 15.97-acre Waterford Campus. The site is currently under construction per the Approved 2022 Major Site Plan Amendment. Construction is underway on the site, and upon further evaluation during this process, it has been determined that additional modifications are needed. The current amendment proposes to reconfigure buildings and reduce the number of overall beds in the development from 638 to 578, reducing density from 16.71 dwelling units per acre to 15.15 dwelling units per acre. A breakdown of the proposed modifications is outlined below.

1. ***Building A – Reconfiguration***
   Building A, the 2-story building that serves as the commons and lobby area, is modified to include a division between both the commons and lobby area, which were previously a combined space.

2. ***Building B - Reconfiguration and Change of use***
   Building B, which was previously approved in 2022 as one building with Memory Care/Assisted Living on the southern portion and Independent Living on the northern portion, is now proposed as two separate buildings. The separate buildings are Building B – Assisted Memory Care and Building H – Independent Living.

   Building B was previously approved to be 7 stories (90 feet) tall on the Independent Living section and 3 stories (25 feet) tall on the Memory Care/Assisted Living section. Proposed Building B is 3 stories (51 feet) tall and Building H is 4 stories (64 feet) tall. The proposed height reduction reduces intensity of the development.

3. ***Improved Pedestrian Connection/Circulation***
   Additional pedestrian connections are provided around proposed buildings B and H on the southeast corner of the site. These connections will allow emergency services such as the Fire Department to access the perimeter of the building safely, while improving connectivity throughout the site. Circulation around Building A has been modified as well to update the sidewalk layout. These changes will improve pedestrian connectivity between buildings.

4. ***Overall Parking Reduction***
   Due to the modification of buildings and uses, parking has been modified as well. Since the 2022 site plan approval, the number of provided parking spaces has reduced from 453 to 380 spaces. A breakdown of the changes to parking is included in the Development Program section of this report.

5. ***Modification to Open Space***
   The open space area on the southern portion of the site, between buildings F and E is reconfigured and labeled as 6,881 square feet of open space.

DEVELOPMENT PROGRAM

The Waterford Campus is a 15.57-acre campus with independent living, skilled nursing, assisted living, memory care, and accessory uses and amenities. The proposed modifications are designed in accordance with Chapter 34-Zoning in the code. Refer to the sections below for details of the development program and compliance with the Code.

Density

Per the High Density Residential, up to 20 units per acre (HDR) Future Land Use designation, the maximum density of the site is 20 dwelling units per acre. The approved Waterford development has never reached the maximum density, and the proposed amendment will decrease overall density. The 2022 approval allowed for a total of 638 beds on the 15.97-acre site, resulting in an overall density of 16.71 dwelling units per acre *(638 beds/2.39 persons=267 units/15.97 acres = 16.71 dwelling units per acre).* The current amendment proposes 578 beds, which results in an overall density of 15.15 dwelling units per acre (578 beds/2.39 persons=242 units/15.97 acres = 15.15 dwelling units per acre).

Uses

The subject site is zoned Planned Unit Development/Commercial Office (PUD/CO). The Waterford includes independent living, assisted living, memory care, and skilled nursing uses. All of these uses were previously approved and this amendment will maintain the permitted uses. A breakdown of uses and beds prior to 2022, the 2022 approval which is in construction, and current proposal is in the table below:

Table 4 – Use Breakdown

Existing Development		2022 Approval (R-2022-05)		Current Proposal	
Use	**# of Beds**	**Use**	**# of Beds**	**Use**	**# of Beds**
Independent Living*	432	**Independent Living**	538	**Independent Living**	478
Skilled Nursing	60	**Skilled Nursing**	60	**Skilled Nursing**	60
-	-	**Assisted Living**	24	**Assisted Living**	24
-	-	**Memory Care**	16	**Memory Care**	16
TOTAL	492	**TOTAL**	638	**TOTAL**	578

Parking

Discussed above, the use breakdown on site has been modified, therefore parking has been affected. Parking has decreased from 453 to 380 spaces per the new development program. The Town of Juno Beach code has not been updated to keep up with current industry standards for the proposed uses. Based on the parking study

approved in 2022, it was determined that the subject site best fits the parking rates adopted by the 5th Edition of the Parking Generation Manual from the Institute of Transportation Engineers (ITE).

An updated parking study is provided. Due to the site's unique geometry, and existing conditions, there is a limitation on providing the parking required by the Town's Code. Furthermore, the previously approved parking study identified that the parking rate adopted by the ITE will be able to accommodate the demand of proposed expansion during peak conditions. The tables below provide a breakdown of required and proposed parking.

Table 5 - 2022 Approved Parking – Approved Per Parking Study

Component	Requirement	Quantity (Spaces)
Independent Living Unit (356 Units)	1 Sp./0.46 Units	164
Assisted Living (24 Beds)	1 Sp./0.58 Beds	14
Memory Care (16 Beds)	1 Sp./0.58 Beds	9
Skilled Nursing (60 Beds)	1 Sp./0.58 Beds	35
	Total	**222**

Table 6 - Revised Parking Demand – Per ITE Manual

Component	Requirement	Quantity (Spaces)
Independent Living Unit (304 Units)	1 Sp./0.46 Units	134
Assisted Living (24 Beds)	1 Sp./0.58 Beds	14
Memory Care (16 Beds)	1 Sp./0.58 Beds	9
Skilled Nursing (60 Beds)	1 Sp./0.58 Beds	35
	Total	**192**

Table 7 – Provided Parking

Parking Type	Quantity (Spaces)
Proposed Surface Spaces	341
Proposed Garage Spaces	39
Handicap Spaces (Included in total)	*8*
Total	**380**

Of the total parking provided, 329 are surface spaces distributed throughout, and 39 are located in the proposed parking garage. 8 handicap spaces are required, and are included in the total number of spaces. In addition, 4 loading spaces are proposed.

Height

Proposed Buildings B and H are consistent with the existing development, and compliant with height regulations. The tallest building on the Waterford Campus is the Independent living tower, which has already been constructed. This structure is 12 stories, has 182 units/236 beds, and a maximum height of 121 feet.

The proposed structures for this amendment do not exceed the existing development height nor what was approved in 2022. Building B was previously approved to be 7 stories (90 feet) tall on the Independent Living section and 3 stories (25 feet) tall on the Memory Care/Assisted Living section. Proposed Building B is 3 stories (51 feet) tall and Building H is 4 stories (64 feet) tall.

The PUD Zoning District utilizes the Residential High (RH) district maximum height for its standards per Sec. 34-1333(3)b.1. Per Sec. 34-368(11), Multiple-Family structures in the RH district are permitted to be a maximum of 12 stories or 130 feet in height. Therefore, the proposed amendment retains compliance with Chapter 34 of the code. Please refer to the architectural plans and elevations provided.

Buffer
The previously approved buffers ranged from 8 to 15 feet in width, and will remain consistent with what was approved and compliant with the code. A 15-foot landscape buffer is provided along the southern property line. A 6-foot masonry wall is also proposed within the buffer to provide additional screening. Refer to the provided landscape plans.

Access and Circulation
Access points will remain consistent with the approved 2022 site plan. Primary access remains on Universe Blvd, with a centrally located main entrance and secondary entrance on the northeast corner of the site. Pedestrian pathways and sidewalks are reconfigured throughout the site, specifically near proposed Buildings B and H, surrounding Building A, and to the north of the Health Center Building.

Vehicular circulation continues to follow the previous approval, with adjustments in the southeast corner where Buildings B and H are located. The 2022 approval included surface parking lot to the west of Building B, and additional parking spaces along the 25-foot drive isle. The drive isle wrapped around the perimeter of the building and along the south property line. Now, the existing lake on the southeast corner is proposed to remain. To accommodate preservation of the existing lake, and the road no longer loops around the buildings in the southeast corner. It instead runs internal to the site.

Setbacks
Setbacks are modified slightly with the proposed amendment. The table below outlines the Commercial Office Zoning District required setbacks per Sec. 34-658. - Building site area regulations, setbacks approved in 2022, and proposed setbacks with the current amendment.

Table 8 - Setbacks

	Required By Code	2022 Approval	Current Proposal
Front	30 feet	30 feet	30 feet
Side	10 feet	57 feet	28 feet (US Highway 1)
Rear (Classified as Front)	15 feet (Based on PUD Reduction)*	17 feet	17 feet

** The previous approval included a reduction in setback requirements for a PUD. Per Section 34-1333(b)(3)(b)(2), there is an allowance within the PUD section of the Town's code which allows for the reduction of the front setback requirement in order to allow design flexibility. The rear yard of the subject property is classified as a front setback. The front yard setback was approved to be reduced to 15 feet for any portion of a dwelling except for that portion of a house which is a front end loaded garage. No garages or primary entrances are facing Pleasant Drive, which allowed approval of the 15-foot setback.*

Phasing
A Phase line is included on the plan to indicate the impact of the proposed amendments on the site.

AMENDMENT TO A PUD
The proposed Site Plan Amendment is being reviewed through the Site Plan and Appearance Review Process. However, as the site is a PUD, the minor amendments are in compliance with *Sec. 34-1334. - Minor amendments.* Compliance with the standards in this section are outlined below.

1. **An increase in the total floor area of any principal structure does not exceed ten percent and there is no increase in the number of principal structures, or in the number of residential dwelling units as specified by the adopted master plan. However, a decrease in the total floor area of any building, or reduction in the number of principal structures, stories, or units as specified by the master plan may be approved as minor amendments.**
   The proposed amendment is a reduction on the total square footage to the previously approved master plan for The Waterford.

2. **There is no change in the boundary of the planned development.**
   The boundary of the Waterford Planned Development is not changing as part of this amendment.

3. **Rearrangement of uses or locations on a property may be permitted unless they conflict with a specific provision of the adopted planned unit development approval.**
   Uses are proposed to be reconfigured from the approved site plan. However, the modifications maintain the overall development program as a mix of independent living, assisted living, memory care, and skilled nursing are dispersed throughout.

4. **There is a relocation of no more than ten percent of the total building footprint on a site. For example, if there are two buildings on a site and each has 5,000 square feet of building footprint, then the total building footprint for the site is 10,000 square feet. If one building relocates 500 square feet and the other building relocates 1,000 square feet, then the total relocation is 1,500 square feet out of 10,000 square feet, which is a relocation of 15 percent of the total building footprint. This would qualify as a major amendment under this provision.**
   The proposed plan shows the elimination of the previously approved RCB building which had a gross square footage of 261,739 square feet. The reconfigured site depicts Buildings B and H, with a total of 136,700 square feet of gross floor area. This constitutes a 48% reduction of square footage from the previous approval.

5. **Any increase in traffic generation shall be by no more than ten percent above that established by the development plan approved by the town council. However, the county's traffic performance standards, as specified in section 7.9 of the Palm Beach County Unified Land Development Code, must be adhered to.**
   The overall density and number of beds for the development is decreasing, therefore traffic generation will remain or decrease. Refer to the provided traffic study.

6. **Any increase in traffic generation shall be by no more than ten percent above that established by the development plan approved by the town council. However, the county's traffic performance standards, as specified in section 7.9 of the Palm Beach County Unified Land Development Code, must be adhered to.**
   The overall density and number of beds for the development is decreasing, therefore traffic generation will remain or decrease.

7. **There is no major alteration in the architectural design. Major alteration in design shall mean any change in the character of the structure. However, an amendment to a previously approved planned unit development that was not reviewed under the current appearance criteria in section 34-116(2)b may be amended in architectural design to conform with the current appearance standards and not be considered a major alteration.**
   The architectural character of the development will remain consistent with the latest approval. Although certain elements are changing, the overall character remains the same.

8. **The amendment does not violate any of the conditions which were placed on the approval.**
   The proposed amendment does not violate any conditions of approval associated with the latest approval.

SITE PLAN CRITERIA – STANDARDS

The Applicant is requesting approval of the Site Plan Amendment through the Site Plan and Appearance Review process. *Section 34-116 (3)a. - Site Plan Criteria* requires compliance with the following criteria:

1. **Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;** The proposed amendment to the approved site plan is in conformity with the Comprehensive Plan, and is not detrimental to the neighboring land use.

    - **Policy 1.2: Regulate the use, density, and intensity of land development that is consistent with this FUTURE LAND USE element.**

      The proposed amendments to the senior living facility modifications are consistent with the existing land use designation in which they are located, and decrease the overall density and intensity of the site. The existing future land use designation of High Density Residential requires density not to exceed 20 dwelling units per acre (du/ac). The proposed site plan modification will allow the site to retain a density of 15.15 dwelling units per acre. This is well below the permitted density of 20 dwelling units per acre and previously approved 16.71 dwelling units per acre.

    - **Policy 1.12: Residential subdivisions or development areas shall be designed to include an efficient system of internal circulation of both vehicular and non-vehicular traffic including the provision of collector streets to feed vehicular traffic to arterial roads and highways, as well as provision of pedestrian and bicycle paths.**

      The Waterford campus will maintain its existing vehicular and pedestrian circulation systems. The proposed amendment will modify circulation in the southeast region of the site slightly. Despite these changes, the circulation of the overall site will be maintained to prioritize safe and efficient circulation.

2. **Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;**
   The existing development has efficient pedestrian and vehicular systems, and will be improved in this proposed amendment. Improved sidewalks and pathways are proposed throughout the site to improve internal connections. Ingress and egress to the site itself are not changing. The entrances along Universe Blvd are to remain.

3. **Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;**
   The previously approved Waterford development had adequate access to public services. The Waterford campus will maintain access to public services with the proposed amendment, especially since it is a decrease in density and intensity. Stated previously, the overall density of the site decreased from 16.71 dwelling units per acre to 15.15 dwelling units per acre, and the number of beds decreased from 638 to 578.

4. **Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;**
   The proposed amendment to the Waterford Campus complies with the provisions of Chapter 20, article III. The site is located within the Southern planning area of the Town of Juno Beach, and is currently within the maximum day water consumption rate of 181.7 gallons/day. Upon approval of the site plan amendment and decrease in density/intensity, the water consumption rate is expected to decrease.

5. **Is planned in accordance with natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;**
   The Waterford development, including the proposed site plan amendment, has been planned in accordance with the natural characteristics of the land. A 0.59-acre lake exists on the southeast corner of the site which will be maintained as part of this amendment. The previous approval removed this lake, and now it is proposed to remain. Proposed buildings B and H are designed to wrap around the natural shape of the existing lake. A 5-foot sidewalk has been added along the three proposed buildings, furthering pedestrian access and circulation of the site, and providing a walking path with a view of the lake. Grading and drainage modifications have been considered with these modifications, are in compliance with building design standards, and are subject to review by applicable agencies during the permitting process.

6. **Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;**
   The subject site is already improved, and does not include extensive vegetation or environmental features. The proposed modifications are designed to minimize impact to existing environmental features on the site and are in compliance with the Environmentally Sensitive Lands Ordinance.

7. **Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;**
   This criteria is not applicable, as the subject site is not located in close proximity to the shoreline. The existing development and approved site plan currently protects estuarine areas, and the proposed amendments will maintain these protection efforts.

8. **Complies with all sections of this chapter.**
   The proposed site plan modifications and development comply with Chapter 34 – Zoning. Refer to the Development Program section of this report on Page 4 for justification on how the proposed amendment

APPEARANCE REVIEW CRITERIA

1. **Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light though large and expansive windows;**

   The existing Waterford Campus was previously reviewed and approved to be in compliance with the aforementioned appearance review standards. The proposed modifications maintain said standards by providing the common architectural features to give the campus an aesthetically appealing style consistent with Juno Beach adopted styles.

2. **Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district;**
   The proposed site modifications to the Waterford Campus are designed to enhance the existing development as well as the surrounding area. The design follows the standards set forth in **Division 14 – Community Appearance Standards,** as discussed under number 7 below. The proposed Phase 2 modifications are in harmony with and will enhance the Waterford Campus for current and future needs of the development and its residents.

3. **Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;**
   Elevators and stairwell shafts, and other features proposed are designed to be well proportioned and balanced, while maintaining the architectural style of the principal structure and development as a whole. Proposed Buildings B and H are multi-story and will have elevator and stairwells. The structures are designed to match the existing architectural character of the Waterford campus and will adequately fulfill this criteria.

4. **Shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;**
   Accessory features that were previously approved include light fixtures, benches, litter containers, recycling bins, bike racks are included on the site. These features are designed to be compatible with the overall development and structures.

5. **Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;**

   The proposed structures for this amendment are shorter in height than what was approved in 2022. Building B was approved to be 7 stories (90 feet) tall on the Independent Living section and 3 stories (25 feet) tall on the Memory Care/ Assisted Living section. Now, Building B- Assisted Memory Care section will be 3 stories (51 feet) tall and Building H- Independent Living will be four stories (64 feet) tall. These structures are designed to meet this standard. Please refer to the architectural plans and elevations provided.

6. **Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;**
   Mechanical equipment on the site is designed with architectural treatments to minimize negative impacts, and will remain upon approval of the proposed amendment. Any new mechanical equipment proposed in this amendment will also comply with this criteria.

7. **Complies with the town's community appearance standards (see article IV, division 14 of this chapter).**
   The proposed amendment is in compliance with the Town of Juno Beach Community Appearance Standards. Compliance is outlined below:

   Section 34-1302 – Intent and purpose

   The community appearance standards for the town are designed to enhance the appearance and environment of the streets, bicycle and pedestrian ways, and public spaces of the town as well as provide vehicular (motorized and nonmotorized) and pedestrian access to all public and private land.

   The proposed modifications to The Waterford campus are in compliance with the intent and purpose of the Town's community appearance standards. The proposal enhances the appearance and environment of the campus as discussed in this report.

   Sec. 34-1304. - Permits required.
   All improvements within a right-of-way, such as but not limited to road construction, landscaping, sidewalks, lights, and traffic signs, require town approval as well as a right-of-way permit from the right-of-way agency prior to installation. In addition, any improvements within an easement require approval from the easement holder.

   All applicable permits will be applied for following approval of the site plan amendment.

   Sec. 34-1305. - Street enhancement; diagrams

   a) **The diagrams that follow this division show how the streets and rights-of-way in the town shall be enhanced. A development shall be required to enhance the public street or right-of-way adjacent to its property up to the centerline as shown in the following diagrams. If a particular street is not shown, or a new public street is created within a development, then the general streetscape diagram shall be used for minimum requirements. The bike lanes shown on existing streets require approval and construction by the respective right-of-way agency, unless otherwise specified in a development approval. Notwithstanding the foregoing, the town council retains the discretionary authority to modify the sidewalk and walkway designs depicted in the diagrams referenced herein to delete or revise the requirements relating to brick pavers and brick accents.**

   b) **The streetscape and design standards depicted in the diagrams that follow this division for signs within streets and rights-of-way throughout the town shall only be required for street signs, stop signs, combination street/stop signs, and any attachments thereto.**

   c) **All improvements within a right-of-way shall meet the minimum requirements of the state Manual of Uniform Minimum Standards for the Design, Construction, and Maintenance of Streets and Highways (FDOT Green Book), as amended from time to time.**

      The approved development incorporated the street enhancement standards in the design. The approved development includes concrete pedestrian walkways with brick paver accents, as well as a green area between the walkways and edge of pavement of the street which are elements included in the Streetscape Diagram. The proposed amendment will not impact these elements of design. Landscaping and streetscapes previously approved will be maintained.

Sec. 34-1306. - Public parks, open spaces, and access easements
Improvements within all public parks, open spaces, and access easements shall follow as closely as possible the standards in this division.
This criteria is not applicable to the proposed amendment.

Sec. 34-1307. - Landscaping of streets.
This section of the code outlines requirements for landscaping of street sections. The proposed amendment is in compliance with this section. Refer to the landscape plans provided.

SPECIAL EXCEPTION REQUEST

The Town has requested that the Applicant file a Special Exception Application for the proposed Site Plan Amendment. Please note that the Special Exception request is not to request a new use on the site, but to update the approved Development. Compliance with the Special Exception Criteria Application form are below.

1. **Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;**
   Ingress and egress are not impacted by the proposed amendment. The site will retain primary access from Universe Blvd. Internal automotive and pedestrian circulation will continue to follow the general layout as previously approved.

2. **Provide for parking and loading areas, refuse and service areas, with particular attention to item (1) above and to effects on surrounding property;**
   Parking and loading areas are provided on site in a consistent manner with the previously approved design. The majority of parking and loading are existing and not to be impacted by this amendment. The amended areas of the plan are designed to minimize impact on the surrounding properties.

3. **Provide for screening and buffering-type, dimensions and location;**
   The proposed amendments have adequate screening and buffering which are consistent with the previous approval. Buffers and screening are shown on the plan.

4. **Provide for signs, if any, and proposed lighting;**
   Proposed signage will be provided at the time of permitting. Photometric plans that show proposed lighting are provided.

5. **Provide for required yards and other open space**
   Open space is included on the plan, and consistent with the previous approval. 4.92 acres of open space are provided.

6. **Not adversely affect the public interest,**
   The Waterford is an existing senior living community that is in operation and actively serving the community, specifically the senior population. The proposed amendment to the site plan will continue the previously approved uses that are currently in operation.

7. **Comply with specific requirements governing the special exception requested;**
   The special exception request is not related to a specific use approval. Juno Beach staff has requested that the Applicant apply for this application to allow an amendment to the previous approval. Therefore, this criteria is not applicable.

8. **With conditions and safeguards attached, would be generally compatible with adjacent properties and or property within the district;**

Stated previously, the Special Exception request is not to request a new use on the site, but to update the approved Development. The existing uses in operation will remain, and no new uses are proposed. Therefore, the amendment is compatible with adjacent properties.

9. **Not generate excessive noise or traffic;**
   The current uses on the site are related to senior living and care, which do not generate excessive noise. The proposed amendment reduces the overall number of beds and density. Therefore, traffic is anticipated to reduce.

10. **Not tend to create fire, disease or other equally or greater dangerous hazard;**
    The current uses on site do not create fire, disease, or dangerous hazards. No change in use is requested as part of this amendment. Therefore, the amendment is compliant with this standard.

11. **Be in harmony and compatible with the present and/or future developments of the area concerned;**
    The proposed amendment is compatible with the present and/or future developments of the area. The Waterford is currently in operation and was approved previously for consistency with the area. Proposed amendments to the site plan are minor and will allow the site to remain harmony and compatibility with the area.

12. **Conserve the value of buildings and encourage the most appropriate use of the land and water;**
    The proposed amendment is designed to conserve the value of buildings and encourage the most appropriate use of the land. Stated previously, the site is already developed and in operation. Appropriate used already exist on site, and the amendment will continue said uses.

13. **Provide adequate light and air.**
    The proposed amendment remains consistent with and is less dense than previous approvals. Density and heights of certain buildings have been reduced. Adequate lighting is provided on site as well.

14. **Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including be not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;**
    The proposed amendment meets requirements for public facilities and utilities. Density and intensity is reduced from what was previously approved. Therefore, it is anticipated that adequate public facility requirements are met.

15. **Conform to the character of the district and its peculiar suitability for particular uses;**
    Stated previously, this special exception request is not to request a special exception for a type of use. The proposed amendment remains consistent with the character of the district. Previously approved uses remain on the site and are designed to meet the intent and character of the area.

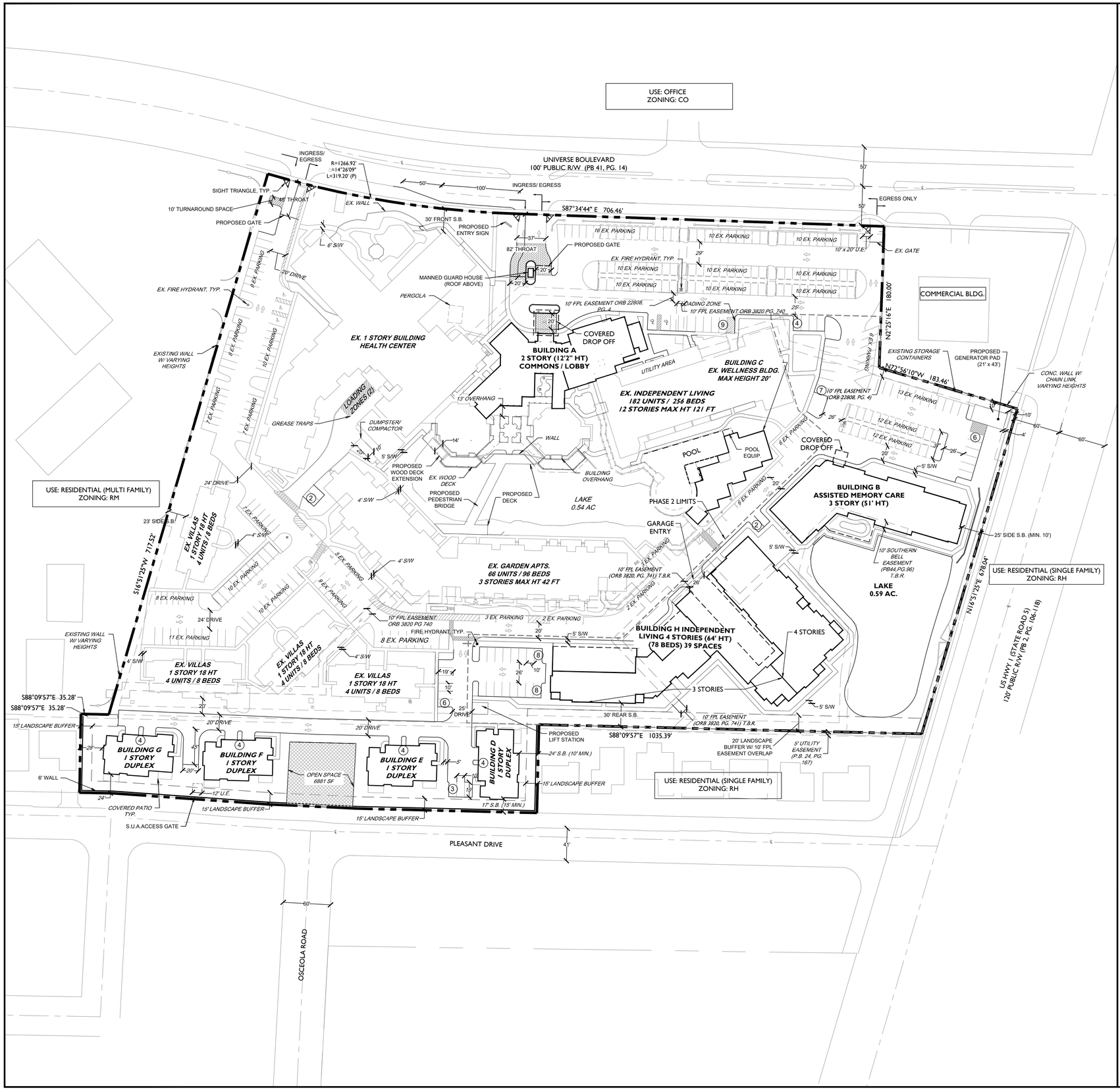
16. **Be consistent with the needs of the Town for land areas for specific purposes to serve population and economic activities;**
    The proposed amendment is consistent with the needs of the Town, specifically the aging population. The Waterford development serves the senior community of Juno Beach, and this amendment will continue said operations.

17. **Protect the tax base; and not create a financial burden on the Town; and**
    The proposed amendment to the existing Waterford Development will not create any financial burdens for the Town of Juno Beach.

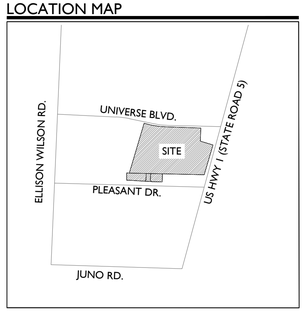
18. **Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare;**
    The proposed amendment is not disruptive to the character of the neighborhood, nor creates adverse effects to the community or general welfare. Uses and operational activities that currently exist on site are being continued but with a revised layout.

CONCLUSION

Based on the above justification and attached information, the petitioner respectfully requests approval of the Site Plan Amendment application for the Waterford PUD through the Site Plan and Appearance Review process, and Special Exception application to amend the approved development.



LOCATION MAP



N

0 30 60 120

SCALE: 1" = 60'

SITE DATA

NAME OF APPLICATION	THE WATERFORD
EXISTING/PROPOSED LAND USE	HDR
EXISTING/PROPOSED ZONING	CO/PUD
TOTAL ACREAGE	15.97 AC
TOTAL BUILDING S.F.	486,179 S.F.
PROPOSED BUILDING A	13,431 S.F.
PROPOSED BUILDING B	46,500 S.F.
PROPOSED BUILDING H	90,200 S.F.
EX. WELLNESS BLDG. (BUILDING C)	5,025 S.F.
EX. BUILDINGS D-G (4,180 S.F. EACH)	16,720 S.F.
EX. INDEPENDENT LIVING	217,764 S.F.
EX. GARDEN APTS.	77,151 S.F.
EX. VILLAS (4)	19,388 S.F.
LOT COVERAGE	5.49 AC. (34.4%)
OPEN SPACE	4.72 AC. (29.6%)
IMPERMEABLE SURFACE	4.49 AC. (28.1%)
WATER BODIES	1.1 AC. (6.9%)
APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS
TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
DENSITY (578/2.39=242 UNITS/15.97 AC)	15.15 UNITS/ AC.
MAX. BUILDING HEIGHT	12 STORY (121 FT.)
PARKING APPROVED PER PARKING STUDY	222 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 356 UNITS	164 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING DEMAND	192 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 290 UNITS	134 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING PROVIDED	380 SP.
PROPOSED SURFACE SPACES	341 SP.
PROPOSED GARAGE SPACES	39 SP.
HANDICAP SPACE REQUIRED (INCL. IN TOTAL)	8 SP.
HANDICAP SPACES PROVIDED (INCL. IN TOTAL)	8 SP.
LOADING SPACING PROVIDED	4 SP.

* THE RATE TO DETERMINE THE AMOUNT OF PARKING REQUIRED HAS BEEN BASED UPON THE MOST RECENT PARKING STANDARDS ADOPTED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, 5TH EDITION PARKING GENERATION MANUAL.

* BICYCLE PARKING FACILITIES REQUIREMENTS WAVED BY STAFF WITH APPROVAL OF ORD. NO. 751 ON APRIL 21, 2022, DUE TO THE SPECIAL NATURE OF THE OPERATION AS AN ADULT LIVING FACILITY AND ITS AGING RESIDENTS

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
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PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.A = TO BE ABANDONED
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

No.	DATE	REVISION

WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT NO. 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-04-25

INITIAL SUBMITTAL FEBRUARY 28, 2025

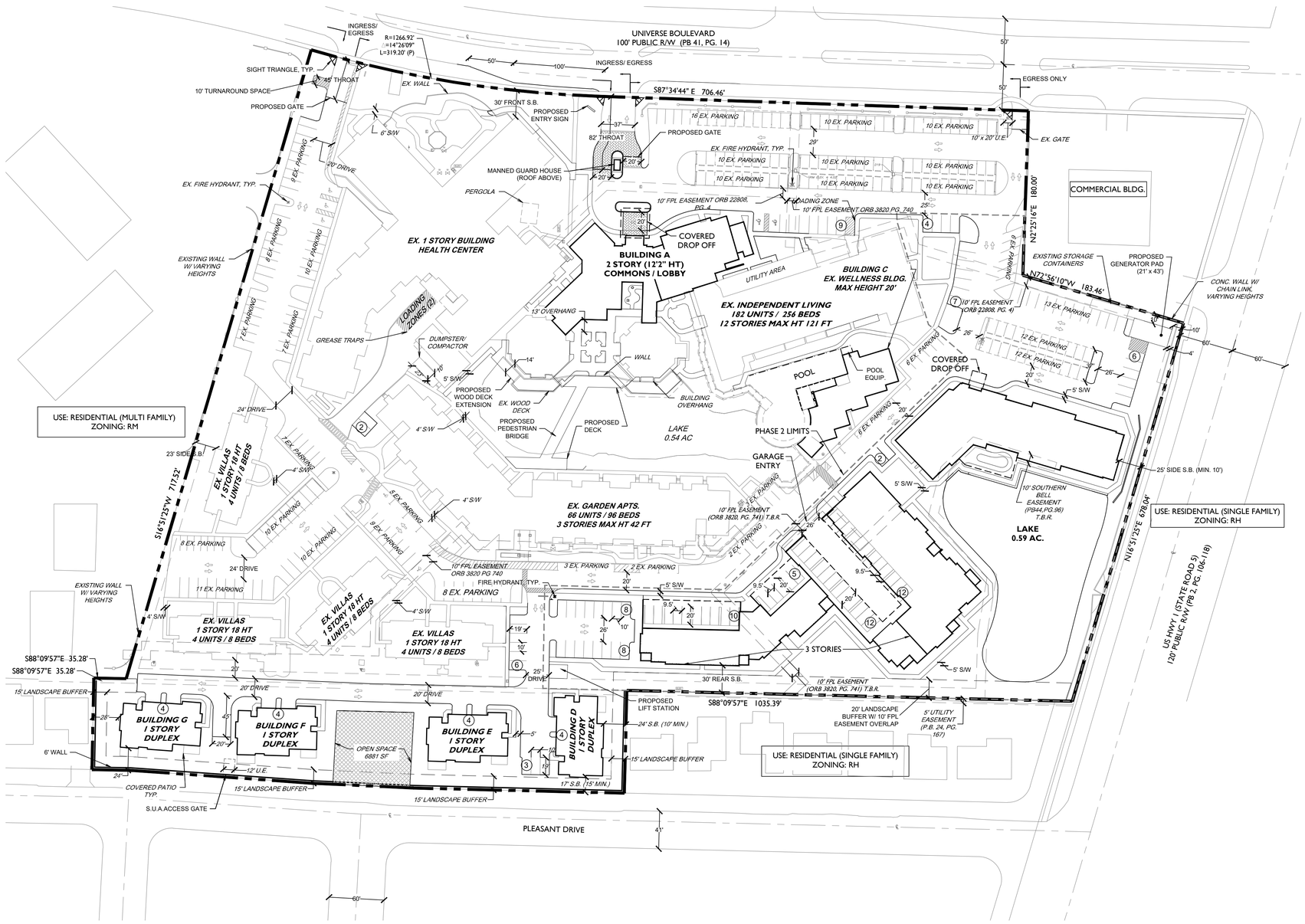
THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

SITE PLAN

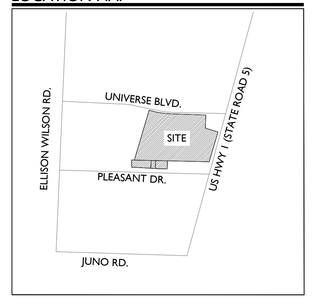
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SP-1
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2920.04

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LOCATION MAP



N

0 10 20 40

SCALE: 1" = 20'

SITE DATA

TOTAL PARKING	380 SPACES
EXISTING	296 SPACES
PROPOSED SURFACE PARKING	45 SPACES
PROPOSED GARAGE PARKING	39 SPACES

LEGEND

A.C. = ACRES
D.E. = DRAINAGE EASEMENT
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WFH = WORKFORCE HOUSING
— — — — = PHASE 2 LIMITS

No.	DATE	REVISION

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INITIAL SUBMITTAL
FEBRUARY 28, 2025

THE WATERFORD

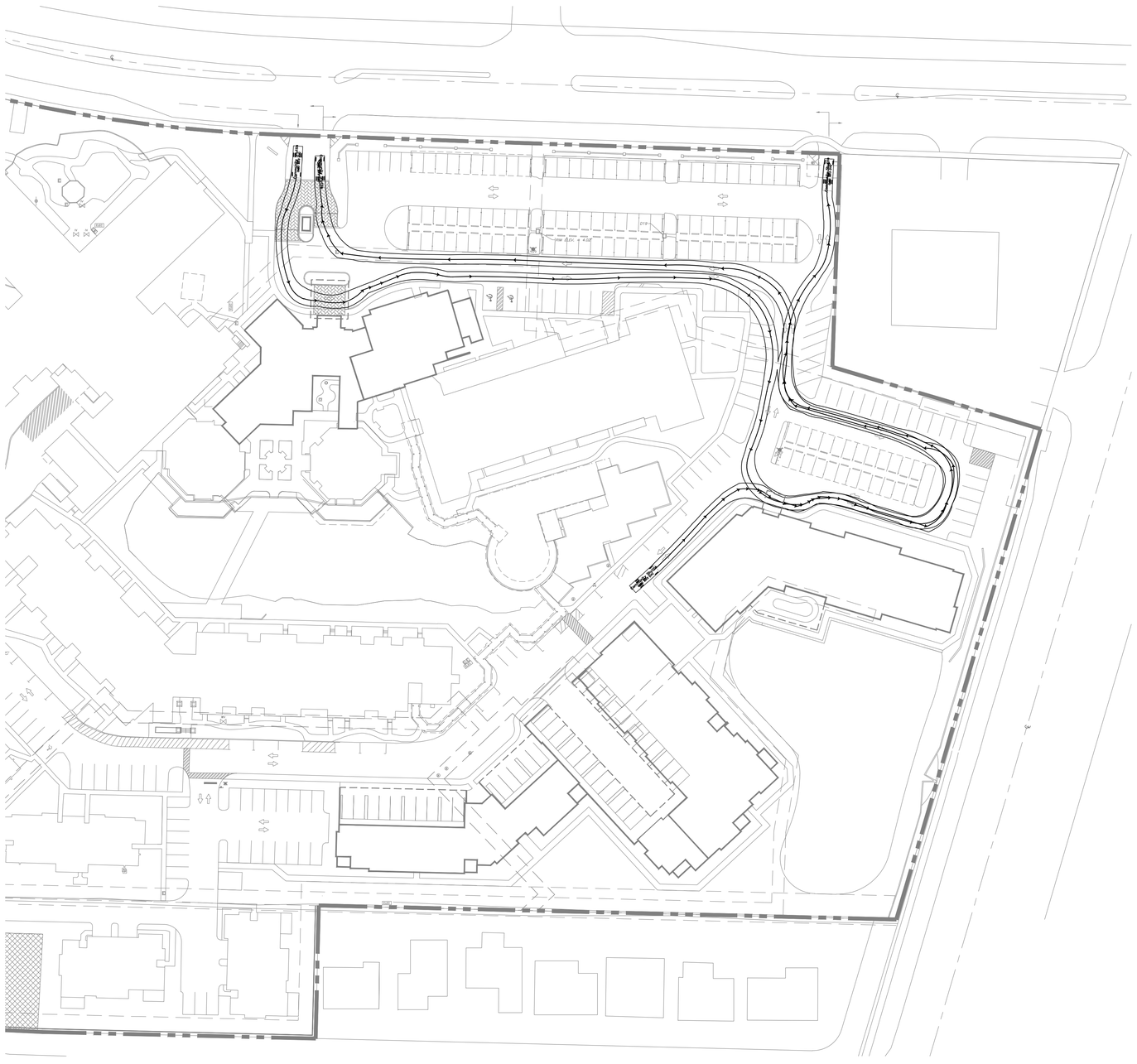
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

REGULATING PLAN

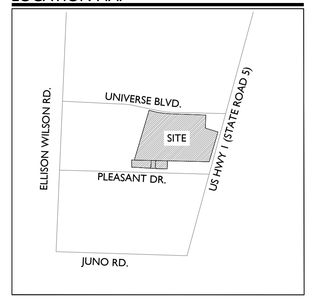
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RP-1
1 OF 2

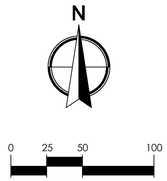
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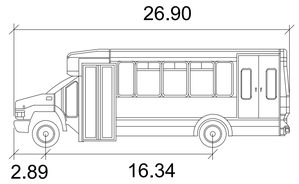


LOCATION MAP





BUS DETAIL



Community Shuttle	feet
Width	: 7.87
Track	: 7.87
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

LEGEND

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FEBRUARY 28, 2025

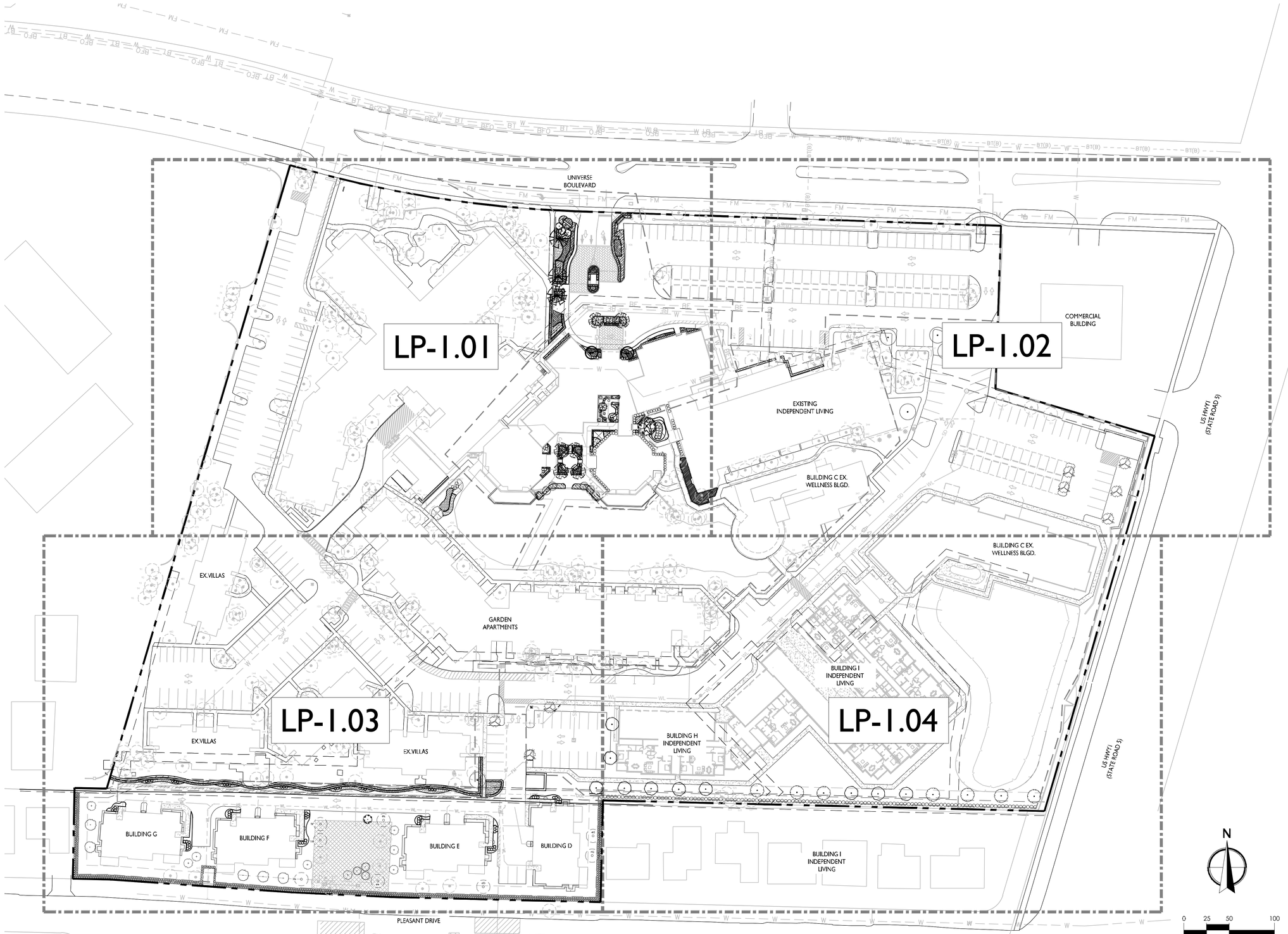
THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

REGULATING PLAN - TURN ANALYSIS

SHEET
RP-2
2 OF 2

2920.04

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NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

WGI
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Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920.04_LP.DWG	
JOB NO.	2920.04
DRAWN BY	KV
CHECK BY	HM
DATE	02/26/2025

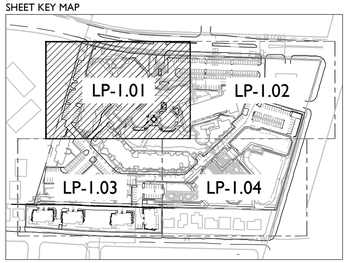
LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
OVERALL LANDSCAPE PLAN

SHEET:
LP-1.00

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SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # RELOCATED TREE/ PALM
- ROOT BARRIER

N

0 10 20 40

SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

SIGHT TRIANGLE, TYP.
10' TURNAROUND SPACE
45' THROAT
PROPOSED GATE
20' DRIVE
6' S/W
12' U.E.
EX. WALL
PROPERTY LINE
UNIVERSE BOULEVARD
PROPOSED ENTRY SIGN
30' FRONT S.B.
EX. PARKING
MATCHLINE LP-1.01
MATCHLINE LP-1.02
PROPOSED GATE
MANNED GUARD HOUSE (ROOF ABOVE)
10' FPL EASEMENT
COVERED DROP OFF
EX. FIRE HYDRANT, TYP.
EX. HEALTH CENTER
PERGOLA
10' FPL EASEMENT
LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)
EX. PARKING
EXISTING WALL W/ VARYING HEIGHTS
BUILDING A
13' OVERHANG
LOADING ZONES
GREASE TRAPS
DUMPSTER COMPACTOR
WALL
PROPOSED WOOD DECK EXTENSION
EX. WOOD DECK
PROPOSED WOOD DECK
PROPOSED PEDESTRIAN BRIDGE
LAKE
MATCHLINE LP-1.01
MATCHLINE LP-1.03
MATCHLINE LP-1.01
MATCHLINE LP-1.04

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

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Phone No. 866.909.2220 www.wglnc.com
Cert No. 6091 - LB No. 7055

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NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

REVISIONS

CAD: 2920.04_LP.DWG
JOB NO.: 2920.04
DRAWN BY: KV
CHECK BY: HM
DATE: 02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE PLAN

SHEET:
LP-1.01

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PROPERTY LINE

10'X20' UTILITY EASEMENT

10' FPL EASEMENT

COVERED PARKING

EX. PARKING

EX. GATE

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

MATCHLINE LP-1.01

MATCHLINE LP-1.02

10' FPL EASEMENT

EX. FIRE HYDRANT, TYP.

LOADING ZONE

CE4 4

10' FPL EASEMENT

PM2 34

PM2 34

UTILITY AREA

5' S/W

10' FPL EASEMENT

EXISTING INDEPENDENT LIVING

LIMITS OF IMPROVEMENTS

BUILDING C EX. WELLNESS BLDG MAX HEIGHT 20'

POOL EQUIP.

BUILDING C EX. WELLNESS BLGD.

POOL

COVERED DROP OFF

COMMERCIAL BUILDING

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

EXISTING STORAGE CONTAINERS

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

EX. PARKING

PROPOSED GENERATOR PAD (21' X 43')

COVERED PARKING

CD 2

CD 3

C13 82

10' FPL EASEMENT

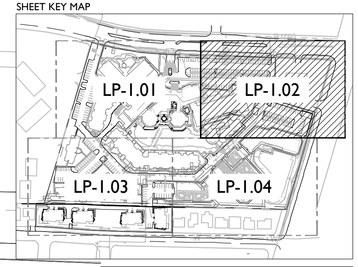
5' S/W

US HWY 1 (STATE ROAD 5)

MATCHLINE LD-1.02

MATCHLINE LD-1.04

SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # RELOCATED TREE/ PALM
- ROOT BARRIER

N

0 10 20 40

SCALE: 1" = 20'

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NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920.04_LP.DWG	
JOB NO.	2920.04
DRAWN BY	KV
CHECK BY	HM
DATE	02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD

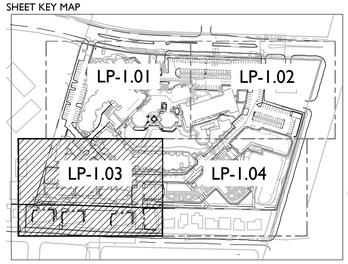
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

LANDSCAPE PLAN

SHEET:
LP-1.02

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SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # RELOCATED TREE/ PALM
- ROOT BARRIER

N

0 10 20 40

SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

PROPERTY LINE

EXISTING WALL W/ VARYING HEIGHTS

MATCHLINE LP-1.01

MATCHLINE LP-1.03

MATCHLINE LP-1.03

MATCHLINE LP-1.04

PROPOSED PEDESTRIAN BRIDGE

PROPOSED WOOD DECK

EX.VILLAS

EX. PARKING

GARDEN APARTMENTS

10' FPL EASEMENT

24' DRIVE

20' DRIVE

25' DRIVE

FIRE HYDRANT, TYP.

BUILDING H INDEPENDENT LIVING

ROOT BARRIER T.Y.P.

PROPOSED LIFT STATION

BUILDING G

BUILDING F

BUILDING E

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

BUILDING D

OPEN SPACE 6881 SF

15' LANDSCAPE BUFFER

COVERED PATIO TYP.

12' U.E.

6' WALL

S.U.A. ACCESS GATE

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920.04_LP.DWG
JOB NO. 2920.04
DRAWN BY KV
CHECK BY HM
DATE 02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE PLAN

SHEET:
LP-1.03

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LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE PLAN

SHEET:
LP-1.04

MATCHLINE LP-1.01
MATCHLINE LP-1.04
MATCHLINE LD-1.02
MATCHLINE LD-1.04
MATCHLINE LP-1.03
MATCHLINE LP-1.04

LAKE

GARDEN APARTMENTS

BUILDING C EX. WELLNESS BLDG.

BUILDING I INDEPENDENT LIVING

BUILDING H INDEPENDENT LIVING

BUILDING I INDEPENDENT LIVING

GARAGE ENTRY

10' FPL EASEMENT

5' S/W

10' SOUTHERN BELL EASEMENT

6' WALL

PROPERTY LINE

US HWY1
(STATE ROAD 5)

CS 2
CI5 120
CS 7
CO 7

N

0 10 20 40
SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

LEGEND

- # TREE/ PALM TO PRESERVE
- # RELOCATED TREE/ PALM
- ROOT BARRIER

SHEET KEY MAP

LP-1.01 LP-1.02 LP-1.03 LP-1.04

NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.

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LANDSCAPE REQUIREMENTS

JUNO BEACH, FLORIDA

CHAPTER 34 - ZONING	PROVIDED
ARTICLE III. - DISTRICT REGULATIONS DIVISION 15. COMMERCIAL OFFICE (CO) ZONING DISTRICT	
SEC. 34-658. - BUILDING SITE AREA REGULATIONS	
MINIMUM LANDSCAPED OPEN SPACE	
10% OF TOTAL LOT AREA	TOTAL LOT AREA: 695,719 SF MIN 69,572 SF (10%) OF LANDSCAPED OPEN SPACE HAS BEEN PROVIDED
ARTICLE IV. - SUPPLEMENTAL REGULATIONS DIVISION 6. SIGNS	
SEC. 34-1053. - GENERAL REGULATIONS	
LANDSCAPING	
LANDSCAPE AREA AT THE BASE OF A FREE STANDING SIGN SHALL EXTEND MIN 3' IN ALL DIRECTIONS FROM SIGN FACE AND ENDS. HEIGHT OF THE LANDSCAPING SHALL BE WITHIN MIN ONE-FOOT DISTANCE OF THE LOWER EDGE OF THE SIGN AREA.	LANDSCAPE AREA PROVIDED AT THE BASE OF THE ENTRANCE SIGN EXTENDS BEYOND 3' ON ALL SIDES HEIGHT REQUIREMENTS HAVE BEEN MET
ARTICLE IV. - SUPPLEMENTAL REGULATIONS DIVISION 7. LANDSCAPING REQUIREMENTS	
SEC. 34-1084. - LANDSCAPE REQUIREMENTS	
ALL PLANT MATERIAL OF EACH TYPE (TREES, SHRUBS, GROUND COVER) SHALL BE MIN 50% NATIVE MAX 50% OF ALL REQUIRED TREES MAY BE PALMS	PERCENT NATIVE TREES: 90% NATIVE PALMS: 54% NATIVE SHRUBS: 82% NATIVE GROUNDCOVERS: 75% NATIVE
SEC. 34-1087. - PARKING AREA LANDSCAPING	
ADJACENT TO STREET	
MIN 5' WIDE LANDSCAPE STRIP BETWEEN ABUTTING STREET AND OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA SHALL BE PROVIDED LANDSCAPE STRIP SHALL INCLUDE: MIN ONE TREE PER 30 LINEAR FEET HEDGE OF MIN 24" HT (TO GROW 4' WITHIN ONE YEAR)	REQUIRED LANDSCAPING BETWEEN ABUTTING STREETS AND PARKING / VUA HAS BEEN PROVIDED (EXCEPT WHERE UTILITIES AND/OR EXISTING VEGETATION PRESENT)
ABUTTING PROPERTIES	
MIN 5' WIDE LANDSCAPE STRIP BETWEEN ABUTTING PROPERTY AND OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA SHALL BE PROVIDED LANDSCAPE STRIP SHALL INCLUDE: MIN ONE TREE PER 30 LINEAR FEET HEDGE OF MIN 24" HT (TO GROW 4' WITHIN ONE YEAR)	REQUIRED LANDSCAPING BETWEEN ABUTTING PROPERTIES AND PARKING / VUA HAS BEEN PROVIDED (EXCEPT WHERE UTILITIES AND/OR EXISTING VEGETATION PRESENT)
INTERIOR PARKING AREAS	
MIN 20 SF OF LANDSCAPING PER PARKING SPACE SHALL BE PROVIDED WITHIN THE INTERIOR OF AN OFF-STREET PARKING AREA MIN ONE TREE PER PARKING ISLAND MIN ONE TREE PER 30 LINEAR FEET SHALL BE PLANTED WITHIN EACH DIVIDER MEDIAN. TREES MAY BE CLUSTERED WITH MAX SPACING OF 40'	MIN INTERIOR PARKING LANDSCAPE AREA AND MIN ONE TREE PER PARKING ISLAND HAVE BEEN PROVIDED (EXCEPT WHERE UTILITIES AND/OR EXISTING VEGETATION PRESENT)

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
TREES						
	CD	8	Pigeon Plum	Coccoloba diversifolia	YES	12` HT X 6` SPRD, 2.5" CAL
	CE4	5	Green Buttonwood	Conocarpus erectus	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
	CS	10	Silver Buttonwood	Conocarpus erectus `Sericeus`	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
	CO	7	Orange Geiger Tree	Cordia sebestena	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
	DR	1	Royal Poinciana	Delonix regia	NO	18` HT. MIN. X 10` SPRD. MIN., 6" DBH MIN., SPECIMEN
	ED	3	Japanese Blueberry Tree	Elaeocarpus decipiens	NO	8' OA. HT., FULL TO BASE
MITIGATION TREES						
	CC-M	8	Sea Grape	Coccoloba uvifera	YES	12' HT. X 6' SPRD., 2.5" MIN. CAL.
	PU-M	1	Screw Pine	Pandanus utilis	NO	MULTI-TRUNK, 6" DBH MIN. LA TO APPROVE SELECTION.
	QV-M	5	Southern Live Oak	Quercus virginiana	YES	12` HT. X 6` SPRD., 2.5" MIN. CAL.
MITIGATION PALM TREES						
	SP-M	3	Sabal Palm	Sabal palmetto	YES	12' OVERALL HT, 8' CT
PALM TREES						
	DC	2	Cabada Palm	Dypsis cabadae	NO	12'-14' OA. HT., MIN. 6 TRUNKS
	PDM	6	Medjool Date Palm	Phoenix dactylifera 'Medjool'	NO	18' CT, SHELF CUT
	RE	3	Royal Palm	Roystonea regia	YES	20' G.W.
	SP	6	Sabal Palm	Sabal palmetto	YES	12' OVERALL HT, 8' CT
	VM2	2	Montgomery Palm	Vetchia montgomeryana	NO	20' OA. HT., DOUBLE TRUNK
SHRUBS						
	AI	3	Imperial Bromeliad	Alcantarea imperialis	NO	24" HT. X 24" SPRD.
	AO	4	Giant Silver Bromeliad	Alcantarea odorata	NO	24" HT. X 24" SPRD.
	ALO	72	Dwarf Elephant Ear	Alocasia odora `California`	NO	24" HT. X 24" SPRD.
	CI	80	Cocoplum	Chrysobalanus icaco	YES	36" HT. X 36" SPRD
	CI2	866	Cocoplum	Chrysobalanus icaco	YES	24" HT. X 24" SPRD. @ 24" O.C.
	CI5	121	Cocoplum	Chrysobalanus icaco	YES	48" HT. X 48" SPRD. @ 48" O.C.
	COR	6	Ti Plant `Red Sister`	Cordyline fruticosa `Red Sister`	NO	3` O.A. HT., SPECIMEN
	PR	6	Rojo Congo Philodendron	Philodendron x `Rojo Congo`	NO	24" HT. x 24" SPRD. @ 36" O.C.
	RH	5	Lady Palm	Rhapis excelsa	NO	36" HT. X 36" SPRD., FULL TO BASE
	SR3	21	Orange Bird of Paradise	Strelitzia reginae	NO	36" HT. X 36" SPRD.
	SPG	8	Eugenia	Syzygium paniculatum 'Globulus'	NO	TOPIARY, CONE SHAPE, 3' OA. HT., FULL TO BASE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
SHRUB AREAS						
	AZ2	25	Shell Ginger	Alpinia zerumbet	NO	36" HT X 36" SPRD. @ 36" O.C.
	BX	59	Vera Deep Purple Bougainvillea	Bougainvillea spectabilis 'Rpboug 327'	NO	10" HT, 3 GAL., PINK
	CI3	474	Cocoplum	Chrysobalanus icaco	YES	24" HT. X 24" SPRD. @ 24" O.C.
	CI4	294	Cocoplum	Chrysobalanus icaco	YES	36" HT. X 24" SPRD. @ 24" O.C.
	CH	406	Horizontal Cocoplum	Chrysobalanus icaco `Horizontalis`	YES	12" HT. X 12" SPRD. @ 18" O.C.
	CG	7	Gold Dust Croton	Codiaeum x `Gold Dust`	NO	24" HT. X 24" SPRD. @ 24" O.C.
	CS2	41	Silver Buttonwood	Conocarpus erectus sericeus	YES	MAINTAIN AT SIGN WALL HEIGHT, 24" HT. X 24" SPRD. @ 24" O.C., FULL
	CM	7	Croton Magnificent	Croton x `Magnificent`	NO	24" HT. X 24" SPRD. @ 24" O.C.
	MC2	64	Pink Muhly	Muhlenbergia capillaris	YES	24" HT. X 24" SPRD. @ 36" O.C.
	MF3	273	Simpson's Stopper	Myrcianthes fragrans	YES	36" HT. X 24" SPRD. @ 24" O.C.
	NE	60	Boston Fern	Nephrolepis exaltata	YES	18" HT. X 18" SPRD. @ 24" O.C.
	BM	22	Burle Marx Philodendron	Philodendron x `Burle Marx`	NO	24" HT. X 24" SPRD. @ 24" O.C.
	PB2	307	Burle Marx Philodendron	Philodendron x `Burle Marx`	NO	16" HT. X 16" SPRD. @ 16" O.C.
	PM2	82	Yew Pine	Podocarpus macrophyllus	NO	48" HT. X 24" SPRD. @ 24" O.C
	FAK	170	Fakahatchee Grass	Tripsacum dactyloides	YES	24" HT. X 24" SPRD. @ 24" O.C.
GROUND COVERS						
	FG	935	Green Island Ficus	Ficus microcapra `Green Island`	NO	12" HT. X 12" SPRD. @12" O.C.
	IV2	462	Yaupon Holly	Ilex vomitoria	YES	12" HT. X 12" SPRD. @18" O.C.
	MS	3,036	Sunshine Mimosa	Mimosa strigillosa	YES	6" HT. X 6" SPRD. @ 8" O.C.
	NE3	20	Boston Fern	Nephrolepis exaltata	YES	18" HT. X 18" SPRD. @ 24" O.C.
	OJ	281	Mondo Grass	Ophiopogon japonicus	NO	6" HT. X 6" SPRD. @ 12" O.C.
	PEP	182	Baby Rubber Plant	Peperomia obtusifolia	YES	12" HT. X 12" SPRD. @ 12" O.C.

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THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
CODE CHART & OVERALL PLAN SCHEDULE

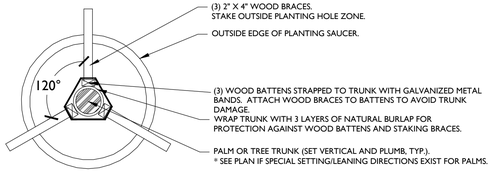
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SMALL PALM STAKING PLAN

NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

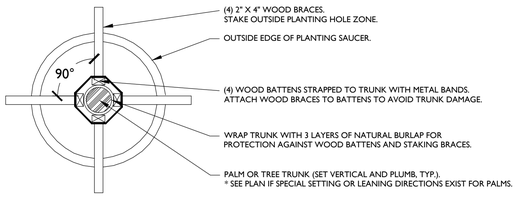
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LARGE PALM OR TREE STAKING PLAN

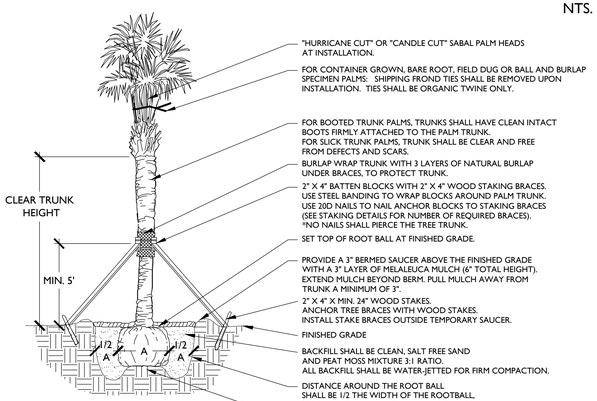
NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

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PALM PLANTING DETAIL

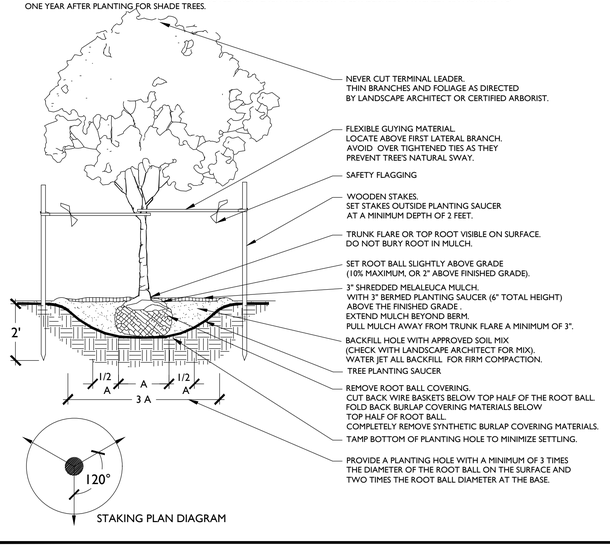
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TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

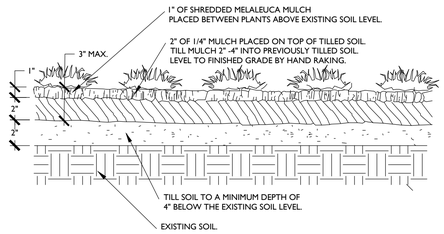
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STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

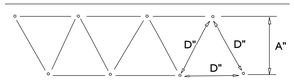


PLANT SPACING DETAIL

NTS.

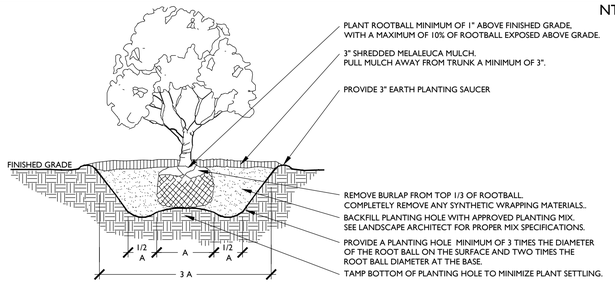
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.

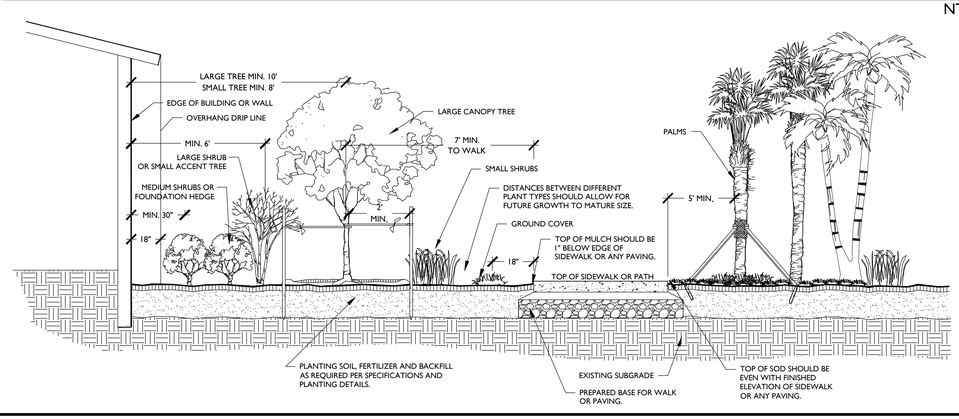


LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

TYPICAL PLANTING DIAGRAM

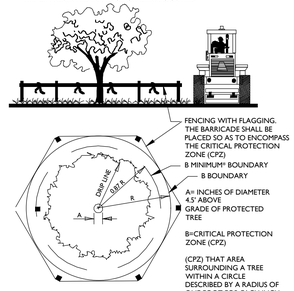
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TREE PROTECTION DETAIL

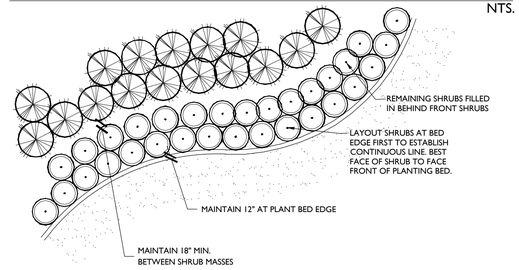
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

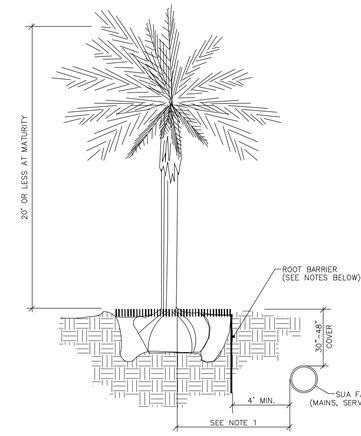
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SHRUB AND GROUNDCOVER PLANTING DETAIL

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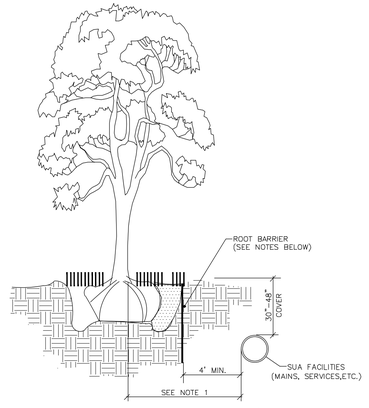


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4'MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Shrub, Small Tree or Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 10' MINIMUM WITH ROOT BARRIER AND 15' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

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LANDSCAPE ARCHITECT OF RECORD
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THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE DETAILS

SHEET:
LP-3.01

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LANDSCAPE NOTES

PART I. GENERAL

I. DESCRIPTION OF WORK
A. PROVIDE ALL EXTERIOR PLANTING AS SHOWN ON THE DRAWINGS OR INFERABLE THEREFROM AND/OR AS SPECIFIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. LANDSCAPE PLANS PROVIDED INDICATE THE PROPOSED LOCATION OF LIVING PLANT MATERIAL ONLY. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON THE LANDSCAPE PLANS ARE FOR INFORMATION PURPOSES ONLY. LANDSCAPE PLANS ARE NOT TO BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO, BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, UTILITIES OR ROADWAYS.
B. THESE SPECIFICATIONS INCLUDE STANDARDS NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF PLANTING AS INDICATED ON THE PREPARED DRAWINGS AND SPECIFIED HEREIN.
C. ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS SHALL BE ATTAINED PRIOR TO THE REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLAN DOCUMENTS.
D. PROTECTION OF EXISTING FEATURES, DURING CONSTRUCTION, PROTECT ALL EXISTING TREES, SHRUBS, AND OTHER SPECIFIED VEGETATION, SITE FEATURES AND IMPROVEMENTS, STRUCTURES, AND UTILITIES SPECIFIED HEREIN AND/OR ON SUBMITTED DRAWINGS. REMOVAL OR DESTRUCTION OF EXISTING PLANTINGS IS PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER, AND WITH PERMIT AS REQUIRED BY ASSOCIATED FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES.

II. APPLICABLE STANDARDS
A. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036.
B. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET. NW, SUITE 500, WASHINGTON, D.C. 20005.
C. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM. 1976. MACMILLAN PUBLISHING CO., NEW YORK.
D. FLORIDA DEPARTMENT OF AGRICULTURE "GRADES AND STANDARDS FOR NURSERY PLANTS", MOST RECENT ADDITION.
E. NATIONAL ARBORIST ASSOCIATION- PRUNING STANDARDS FOR SHADE TREES
F. ALL STANDARDS SHALL INCLUDE THE LATEST ADDITIONS AND AMENDMENTS AS OF THE DATE OF ADVERTISEMENT FOR BIDS

III. QUALIFICATIONS
A. LANDSCAPE PLANTING AND RELATED WORK SHALL BE PERFORMED BY A FIRM WITH A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK. ALL CONTRACTORS AND THEIR SUB-CONTRACTORS WHO WILL BE PERFORMING ANY LANDSCAPE WORK INCLUDED IN THIS SECTION OF THE SPECIFICATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
B. LANDSCAPE CONTRACTOR SHALL BE LICENSED AND SHALL CARRY ANY NECESSARY INSURANCE AND SHALL PROTECT THE LANDSCAPE ARCHITECT AND OWNER AGAINST ALL LIABILITIES, CLAIMS OR DEMANDS FOR INJURIES OR DAMAGE TO ANY PERSON OR PROPERTY GROWING OUT OF THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT. ALL WORKERS SHALL BE COVERED BY WORKMAN'S COMPENSATION INSURANCE.

IV. REQUIREMENTS OF REGULATORY AGENCIES
A. CERTIFICATES OF INSPECTION SHALL ACCOMPANY THE INVOICE FOR EACH SHIPMENT OF PLANTS AS MAY BE REQUIRED BY LAW FOR TRANSPORTATION. FILE CERTIFICATES WITH THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE OF THE MATERIAL. INSPECTION BY FEDERAL OR STATE AUTHORITIES AT PLACE OF GROWTH DOES NOT PRECLUDE REJECTION OF THE PLANTS AT THE SITE.

V. SUBMITTALS
A. MANUFACTURER'S DATA: SUBMIT COPIES OF THE MANUFACTURER'S AND/OR SOURCE DATA FOR ALL MATERIALS SPECIFIED, INCLUDING SOILS, SOIL AMENDMENTS AND FERTILIZER MATERIALS. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS.
B. SAMPLES: SUBMIT SAMPLES OF ALL TOPSOIL, SOIL MIXES, MULCHES, AND ORGANIC MATERIALS. SAMPLES SHALL WEIGH 1 KG (2 LB) AND BE PACKAGED IN PLASTIC BAGS. SAMPLES SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE DELIVERED TO THE SITE AND PROVIDE AN ACCURATE INDICATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP OF THE MATERIAL.
C. NURSERY SOURCES: SUBMIT A LIST OF ALL NURSERIES THAT WILL SUPPLY PLANTS, ALONG WITH A LIST OF THE PLANTS THEY WILL PROVIDE AND THE LOCATION OF THE NURSERY.
D. SOIL TEST: SUBMIT SOIL TEST ANALYSIS REPORT FOR EACH SAMPLE OF TOPSOIL AND PLANTING MIX FROM A SOIL TESTING LABORATORY APPROVED BY THE LANDSCAPE ARCHITECT.
1. PROVIDE A PARTICLE SIZE ANALYSIS, INCLUDING THE FOLLOWING GRADIENT OF MINERAL CONTENT:

USDA DESIGNATION	SIZE IN MM
GRAVEL	+2 MM
VERY COURSE SAND	1-2 MM
COARSE SAND	0.5-1 MM
MEDIUM SAND	0.25-0.5 MM
FINE SAND	0.1-0.25 MM
VERY FINE SAND	0.05-0.1 MM
SILT	0.002-0.05 MM
CLAY	SMALLER THAN 0.002

2. PROVIDE A CHEMICAL ANALYSIS, INCLUDING THE FOLLOWING:
a. PH AND BUFFER PH
b. PERCENTAGE OF ORGANIC CONTENT BY OVEN-DRIED WEIGHT.
c. NUTRIENT LEVELS BY PARTS PER MILLION, INCLUDING PHOSPHORUS, POTASSIUM MAGNESIUM, MANGANESE, IRON, ZINC, AND CALCIUM. NUTRIENT TEST SHALL INCLUDE THE TESTING LABORATORY RECOMMENDATIONS FOR SUPPLEMENTAL ADDITIONS TO THE SOIL BASED ON THE REQUIREMENTS OF HORTICULTURAL PLANTS.
d. SOLUBLE SALT BY ELECTRICAL CONDUCTIVITY OF A 1:2, SOIL: WATER, SAMPLE MEASURED IN MILLIMHO PER CM.
e. CATION EXCHANGE CAPACITY (CEC).
E. MATERIAL TESTING: SUBMIT THE MANUFACTURERS PARTICLE SIZE ANALYSIS, AND THE PH ANALYSIS AND PROVIDE A DESCRIPTION AND SOURCE LOCATION FOR THE CONTENT MATERIAL OF ALL ORGANIC MATERIALS.
F. MAINTENANCE INSTRUCTIONS: PRIOR TO THE END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL FURNISH THREE COPIES OF WRITTEN MAINTENANCE INSTRUCTIONS TO THE LANDSCAPE ARCHITECT FOR TRANSMITTAL TO THE OWNER FOR MAINTENANCE AND CARE OF INSTALLED PLANTS THROUGH THEIR FULL GROWING SEASON.

VI. UTILITY VERIFICATION
A. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITY LINES IN THE AREA OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLECT OR FAILURE TO COMPLY WITH THIS REQUIREMENT.

PART 2. MATERIALS

I. PLANTS
A. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO YEARS. THEY SHALL HAVE BEEN FRESHLY DUG.
1. ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THIRD.
2. ALL PLANTS SHALL BE GROWN AND HARVESTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK AND FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS.
3. UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, PLANTS SHALL HAVE BEEN GROWN AT A LATITUDE NOT MORE THAN 325 KM (200 MILES) NORTH OR SOUTH OF THE LATITUDE OF THE PROJECT UNLESS THE PROVENANCE OF THE PLANT CAN BE DOCUMENTED TO BE COMPATIBLE WITH THE LATITUDE AND COLD HARDINESS ZONE OF THE PLANTING LOCATION.
B. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS, OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
1. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER THAT ARE NOT COMPLETELY CLOSED WILL BE REJECTED.
C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
1. CALIPER MEASUREMENTS SHALL BE TAKEN ON THE TRUNK 150 MM (6 IN.) ABOVE THE NATURAL GROUND LINE FOR TREES UP TO AND INCLUDING 100 MM (4 IN.) IN CALIPER, AND 300 MM (12 IN.) ABOVE THE NATURAL GROUND LINE FOR TREES OVER 100 MM (4 IN.) IN CALIPER. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. IF A RANGE OF SIZES IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE, AND NO LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED. MEASUREMENTS SPECIFIED ARE MINIMUM SIZES ACCEPTABLE AFTER PRUNING. WHERE PRUNING IS REQUIRED, PLANTS THAT MEET MEASUREMENTS BUT DO NOT POSSESS A STANDARD RELATIONSHIP BETWEEN HEIGHT AND SPREAD, ACCORDING TO THE FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS, SHALL BE REJECTED.
D. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
E. THE PLANT SCHEDULE PROVIDED AT THE END OF THIS SECTION, OR ON THE DRAWING, IS FOR THE CONTRACTOR'S INFORMATION ONLY, AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT OR THAT THE LIST IS COMPLETE. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
F. ALL PLANTS SHALL BE LABELED BY PLANT NAME. LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES, AND CONTAINERS OF PLANT MATERIALS WHEN DELIVERED. PLANT LABELS SHALL BE DURABLE AND LEGIBLE, WITH INFORMATION GIVEN IN WEATHER-RESISTANT INK OR EMBOSSED PROCESS LETTERING.
G. SELECTION AND TAGGING
1. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. A WRITTEN REQUEST FOR THE INSPECTION OF PLANT MATERIAL AT THEIR PLACE OF GROWTH SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AT LEAST TEN CALENDAR DAYS PRIOR TO DIGGING. THIS REQUEST SHALL STATE THE PLACE OF GROWTH AND THE QUANTITY OF PLANTS TO BE INSPECTED. THE LANDSCAPE ARCHITECT MAY REFUSE INSPECTION AT THIS TIME IF, IN HIS OR HER JUDGMENT, SUFFICIENT QUANTITIES OF PLANTS ARE NOT AVAILABLE FOR INSPECTION OR LANDSCAPE ARCHITECT DEEMS INSPECTION IS NOT REQUIRED.
3. ALL FIELD GROWN DECIDUOUS TREES SHALL BE MARKED TO INDICATE THE TREES NORTH ORIENTATION IN THE NURSERY. PLACE A 1-IN. DIAMETER SPOT OF WHITE PAINT ONTO THE NORTH SIDE OF THE TREE TRUNK WITHIN THE BOTTOM 12 INCHES OF THE TRUNK.
H. ANTI-DESICCANTS
1. ANTI-DESICCANTS, IF SPECIFIED, ARE TO BE APPLIED TO PLANTS IN FULL LEAF IMMEDIATELY BEFORE DIGGING OR AS REQUIRED BY THE LANDSCAPE ARCHITECT. ANTI-DESICCANTS ARE TO BE SPRAYED SO THAT ALL LEAVES AND BRANCHES ARE COVERED WITH A CONTINUOUS PROTECTIVE FILM.
I. BALLED AND BURLAPPED (B&B) PLANT MATERIALS
1. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS. BALLS SHALL BE FIRMLY WRAPPED WITH SYNTHETIC, NATURAL, OR TREATED BURLAP, AND/OR WIRE. ALL SYNTHETIC FABRIC SHOULD BE REMOVED FROM THE ROOTBALL PRIOR TO PLANTING. TRUE BIODEGRADABLE BURLAP CAN BE LEFT AROUND THE ROOT BALL. THE ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL. TREES WITH LOOSE, BROKEN, PROCESSED, OR MANUFACTURED ROOT BALLS WILL NOT BE ACCEPTED, EXCEPT WITH SPECIAL WRITTEN APPROVAL BEFORE PLANTING.
J. CONTAINER PLANTS
1. PLANTS GROWN IN CONTAINERS SHALL BE OF APPROPRIATE SIZE FOR THE CONTAINER AS SPECIFIED IN THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS AND BE FREE OF CIRCLING ROOTS ON THE EXTERIOR AND INTERIOR OF THE ROOT BALL.
2. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH TO HAVE ESTABLISHED ROOTS THROUGHOUT THE GROWING MEDIUM.
K. BAREROOT AND COLLECTED PLANTS
1. PLANTS DESIGNATED AS BAREROOT OR COLLECTED PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK.
2. BAREROOT MATERIAL SHALL NOT BE DUG OR INSTALLED AFTER BUD BREAK OR BEFORE DORMANCY.
3. COLLECTED PLANT MATERIAL THAT HAS NOT BEEN TAKEN FROM ACTIVE NURSERY OPERATIONS SHALL BE DUG WITH A ROOT BALL SPREAD AT LEAST 1/3 GREATER THAN NURSERY GROWN PLANTS. WHEN SPECIFIED OR APPROVED, SHALL BE IN GOOD HEALTH, FREE FROM DISEASE, INSECT OR WEED INFESTATION AND SHALL NOT BE PLANTED BEFORE INSPECTION AND ACCEPTANCE AT THE SITE. TESTING MAY BE REQUIRED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER AND SHALL BE PROVIDED AT NO ADDITIONAL COST.
L. SPECIMEN MATERIAL: PLANT MATERIAL SPECIFIED AS SPECIMENS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING BROUGHT TO THE SITE. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THESE PLANTS SHALL BE FLORIDA FANCY.
M. PALMS
1. COCONUT PALMS SHALL BE GROWN FROM A CERTIFIED SEED.
2. ALL PALM SPECIES EXCEPT SABAL PALMETTO SHALL HAVE ROOTS ADEQUATELY WRAPPED BEFORE TRANSPORTING.
3. SABAL PALMS SHALL HAVE A HURRICANE CUT. SABAL PALMS SHALL BE INSTALLED ON SITE AT THE EARLIEST OPPORTUNITY IN THE CONSTRUCTION PROCESS. ALL SABAL PALMS SHALL BE FROM PALM BEACH COUNTY OR OTHER SANDY SOILS. ALL SABAL PALMS SHALL BE FLORIDA FANCY.
4. FOR BOOTED TRUNK PALMS, TRUNKS SHALL HAVE CLEAN INTACT BOOTS FIRMLY ATTACHED TO THE PALM TRUNK. FOR SLICK TRUNK PALMS, TRUNK SHALL BE CLEAR AND FREE FROM DEFECT AND SCARS.
5. THE CONTRACTOR SHALL TREAT ALL PALMS AS REQUIRED TO PREVENT INFESTATION BY THE PALMETTO WEEVIL.
N. SOD
1. SOD SHALL BE GRADED #1 OR BETTER. SOD SHALL BE LOAM OR MUCK GROWN WITH A FIRM, FULL TEXTURE AND GOOD ROOT DEVELOPMENT. SOD SHALL BE THICK, HEALTHY AND FREE FROM DEFECTS AND DEBRIS INCLUDING BUT NOT LIMITED TO DEAD THATCH, INSECTS, FUNGUS, DISEASES AND CONTAMINATION BY WEEDS, OTHER GRASS VARIETIES OR OBJECTIONABLE PLANT MATERIAL.
2. SOD SHALL BE SUFFICIENTLY THICK TO INSURE A DENSE STAND OF LIVE GRASS. SOD SHALL BE LIVE, FRESH, AND UNINJURED AT THE TIME OF PLANTING. PLANT SOD WITHIN 48 HOURS AFTER HARVESTING.
3. SOD AREA SHALL BE ALL AREAS NOT OTHERWISE IDENTIFIED AND SHALL INCLUDE THE AREA BEYOND THE PROPERTY LINE TO THE EDGE OF PAVEMENT AND/OR EDGE OF WATER.
O. IMMEDIATELY AFTER HARVESTING PLANTS, PROTECT FROM DRYING AND DAMAGE UNTIL SHIPPED AND DELIVERED TO THE PLANTING SITE. ROOTBALLS SHALL BE CHECKED REGULARLY AND WATERED SUFFICIENTLY TO MAINTAIN ROOT VIABILITY.
P. TRANSPORTATION AND STORAGE OF PLANT MATERIAL
1. BRANCHES SHALL BE TIED WITH ROPE OR TWINE ONLY, AND IN SUCH A MANNER THAT NO DAMAGE WILL OCCUR TO THE BARK OR BRANCHES.
2. DURING TRANSPORTATION OF PLANT MATERIAL, THE CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY AND DRYING OUT OF THE TREES. SHOULD THE ROOTS BE DRIED OUT, LARGE BRANCHES BROKEN, BALLS OF EARTH BROKEN OR LOOSENED, OR AREAS OF BARK TORN, THE LANDSCAPE ARCHITECT MAY REJECT THE INJURED TREE(S) AND ORDER THEM REPLACED AT NO ADDITIONAL COST TO THE OWNER. ALL LOADS OF PLANTS SHALL BE COVERED AT ALL TIMES WITH TARPAULIN OR CANVAS. LOADS THAT ARE NOT PROTECTED WILL BE REJECTED.
3. ALL BAREROOT STOCK SENT FROM THE STORAGE FACILITY SHALL BE ADEQUATELY COVERED WITH WET SOIL, SAWDUST, WOODCHIPS, MOSS, PEAT, STRAW, HAY, OR OTHER ACCEPTABLE MOISTURE-HOLDING MEDIUM, AND SHALL BE COVERED WITH A TARPAULIN OR CANVAS. LOADS THAT ARE NOT PROTECTED IN THE ABOVE MANNER MAY BE REJECTED.
4. PLANTS MUST BE PROTECTED AT ALL TIMES FROM SUN OR DRYING WINDS, THOSE THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MULCH, OR OTHER ACCEPTABLE MATERIAL, AND KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED ANY LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED WITH SUITABLE SUPPORT OF THE SOIL BALL TO AVOID DAMAGING IT.
Q. MECHANIZED TREE SPADE REQUIREMENTS
TREES MAY BE MOVED AND PLANTED WITH AN APPROVED MECHANICAL TREE SPADE. THE TREE SPADE SHALL MOVE TREES LIMITED TO THE MAXIMUM SIZE ALLOWED FOR A SIMILAR B&B ROOT-BALL DIAMETER ACCORDING TO THE AMERICAN STANDARD FOR NURSERY STOCK OR THE MANUFACTURER'S MAXIMUM SIZE RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER. THE MACHINE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO USE. TREES SHALL BE PLANTED AT THE DESIGNATED LOCATIONS IN THE MANNER SHOWN IN THE PLANS AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE SPECIFICATIONS.

II MATERIALS FOR PLANTINGS
A. MULCH: EXCEPT AS OTHERWISE SPECIFIED, MULCH SHALL BE SHREDDED MELALEUCA MULCH - GRADE "A". ALL MELALEUCA MULCH SHALL BE MADE ENTIRELY FROM THE WOOD AND BARK OF THE MELALEUCA QUINQUINERVA TREE. IT SHALL NOT CONTAIN MORE THAN 10% BARK (BY VOLUME). SHREDS AND CHIPS SHALL NOT BE LARGER THE ¾" DIAMETER AND 1½" IN LENGTH. MULCH SHALL BE FREE OF WEEDS, SEEDS, AND ANY OTHER ORGANIC OR INORGANIC MATERIAL OTHER THAN MELALEUCA WOOD AND BARK. IT SHALL NOT CONTAIN STONES OR OTHER FOREIGN MATERIAL THAT WILL PREVENT ITS EVENTUAL DECAY. THIS SHALL BE APPLIED TO ALL PLANTED AREAS WHERE INDICATED SO THAT, AFTER INSTALLATION, THE MULCH THICKNESS WILL NOT BE LESS THAN 3". SUBMIT SAMPLE FOR APPROVAL.
B. PEAT: SHALL BE HORTICULTURAL PEAT COMPOSED OF NOT LESS THAN 60% DECOMPOSED ORGANIC MATTER BY WEIGHT, ON AN OVEN DRIED BASIS. PEAT SHALL BE DELIVERED TO THE SITE IN A WORKABLE CONDITION FREE FROM LUMPS.
C. GRAVEL MULCH: USE ONLY WHERE SPECIFICALLY INDICATED ON THE PLANS OF THE SIZE AND TYPE SHOWN. UNLESS OTHERWISE SPECIFIED IT SHALL BE WATER-WORN, HARD DURABLE GRAVEL, WASHED FREE OF LOAM, SAND, CLAY AND OTHER FOREIGN SUBSTANCES. IT SHALL BE A MINIMUM OF 3" DEEP AND SHALL BE CONTAINED WITH EDGING OR OTHER APPROVED GRAVEL STOP AS INDICATED ON THE PLANS. IT SHALL BE A MAXIMUM OF 1 1/2", A MINIMUM OF 3/4" AND OF A READILY-AVAILABLE NATURAL GRAVEL COLOR RANGE. PROVIDE GEOTEXTILE FILTER FABRIC BELOW AGGREGATE ROCK.
SUBMIT SAMPLE FOR APPROVAL.
D. ROOT BARRIER: WHERE SPECIFIED, ROOT BARRIERS SHALL BE INSTALLED ON ALL TREE AND PALM MATERIAL IN ACCORDANCE WITH THE ROOT BARRIER DETAIL PROVIDED WITHIN THE PLAN DRAWINGS. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY UTILITY HOLDER REQUIREMENTS OF ANY AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THE ROOT BARRIER DETAIL PROVIDED WITHIN THE PLAN DOCUMENTS AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.
E. PLANTER EDGING: USE ONLY WHERE SPECIFICALLY INDICATED ON PLANS. EDGING SHALL BE THE COLOR BLACK.
F. ANTI-DESICCANT: SHALL BE AN EMULSION SPECIFICALLY MANUFACTURED FOR AGRICULTURAL USE, WHICH PROVIDES A PROTECTIVE FILM OVER PLANT SURFACES. ANTI-DESICCANTS SHALL BE DELIVERED IN CONTAINERS OF THE MANUFACTURER AND SHALL BE MIXED ACCORDING TO THE MANUFACTURER'S DIRECTIONS. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.

III. MATERIALS FOR SOIL AMENDMENT
A. PINE BARK: HORTICULTURAL-GRADE MILLED PINE BARK, WITH 80 PERCENT OF THE MATERIAL BY VOLUME SIZED BETWEEN 0.1 AND 15.0 MM.
1. PINE BARK SHALL BE AGED SUFFICIENTLY TO BREAK DOWN ALL WOODY MATERIAL. PINE BARK SHALL BE SCREENED.
2. PH SHALL RANGE BETWEEN 4 AND 7.0.
3. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.
B. ORGANIC MATTER: LEAF MATTER AND YARD WASTE COMPOSTED SUFFICIENTLY TO BREAK DOWN ALL WOODY FIBERS, SEEDS, AND LEAF STRUCTURES, AND FREE OF TOXIC AND NONORGANIC MATTER. ORGANIC MATTER SHALL BE COMMERCIALLY PREPARED COMPOST. SUBMIT 0.5 KG (1 LB) SAMPLE AND SUPPLIERS LITERATURE FOR APPROVAL.
C. COURSE SAND: COURSE CONCRETE SAND, ASTM C-33 FINE AGGREGATE, WITH A FINES MODULUS INDEX OF 2.75 OR GREATER.
1. SANDS SHALL BE CLEAN, SHARP, NATURAL SANDS FREE OF LIMESTONE, SHALE AND SLATE PARTICLES.
2. PROVIDE THE FOLLOWING PARTICLE SIZE DISTRIBUTION:

SIEVE	PERCENTAGE PASSING
3/8 IN (9.5 MM)	100
NO. 4 (4.75 MM)	95-100
NO. 8 (2.36 MM)	80-100
NO. 16 (1.18 MM)	50-85
NO. 30 (0.60 MM)	25-60
NO. 50 (0.30 MM)	10-30
NO. 100 (0.15 MM)	2-10

D. LIME: SHALL BE GROUND, PALLETIZED, OR PULVERIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60 PERCENT OXIDE (I.E. CALCIUM OXIDE PLUS MAGNESIUM OXIDE). SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.
E. SULFUR: SHALL BE FLOWERS OF SULFUR, PELLETIZED OR GRANULAR SULFUR, OR IRON SULFATE. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.
F. FERTILIZER: AGRICULTURAL FERTILIZER OF A FORMULA INDICATED BY THE SOIL TEST. FERTILIZERS SHALL BE ORGANIC, SLOW-RELEASE COMPOSITIONS WHENEVER APPLICABLE. SUBMIT MANUFACTURER LITERATURE FOR APPROVAL.

IV. PLANTING MIX
A. PLANTING MIX
1. PLANTING MIX FOR TREES, SHRUBS, GROUNDCOVERS AND VINES: CHECK WITH LANDSCAPE ARCHITECT FOR APPROPRIATE MIXTURE.
2. PLANTING MIX FOR PALMS: MIXTURE OF COURSE SAND AND PEAT MIXED TO THE FOLLOWING PROPORTION:

COMPONENT	PERCENT BY VOLUME
COARSE SAND	75%
PEAT	25%

B. PLANTING MIX SHALL BE THOROUGHLY MIXED, SCREENED, AND SHREDDED.
C. PRIOR TO BEGINNING THE MIXING PROCESS, SUBMIT A 1-KG (2-LB) SAMPLE OF THE PROPOSED MIX WITH SOIL TEST RESULTS THAT INDICATE THE MIX RATIO AND THE RESULTS ACHIEVED.
D. DURING THE MIXING PROCESS BUT PRIOR TO INSTALLING THE MIX, SUBMIT A 1-KG (2-LB) SAMPLE FOR EACH 200 CUBIC METERS (250 CUBIC YARDS) OF PLANTING MIX, TAKEN RANDOMLY FROM THE FINISHED SOIL MIX, WITH SOIL TEST RESULTS FOR APPROVAL. IN THE EVENT THAT THE TEST RESULTS DO NOT MEET THE REQUIRED PARTICLE SIZE DISTRIBUTION, REMIX AND RESUBMIT A REVISED PLANTING MIX.
E. MAKE ALL AMENDMENTS OF LIME/SULFUR AND FERTILIZER INDICATED BY THE SOIL TEST RESULTS AT THE TIME OF MIXING.
F. ALL MIXING SHALL TAKE PLACE IN THE CONTRACTORS YARD, USING COMMERCIAL MIXING EQUIPMENT SUFFICIENT TO THOROUGHLY MIX ALL COMPONENTS UNIFORMLY
G. PROTECT THE PLANTING MIX FROM EROSION PRIOR TO INSTALLATION.

PART 3. EXECUTION

I. EXCAVATION OF PLANTED AREAS
A. LOCATIONS FOR PLANTS AND/OR OUTLINES OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE. LOCATE AND MARK ALL SUBSURFACE UTILITY LINES. APPROVAL OF THE STAKEOUT BY THE LANDSCAPE ARCHITECT IS REQUIRED BEFORE EXCAVATION BEGINS.
B. TREE, SHRUB, AND GROUNDCOVER BEDS ARE TO BE EXCAVATED TO THE DEPTH AND WIDTHS INDICATED ON THE LANDSCAPE PLAN DETAIL DRAWINGS. IF THE PLANTING AREA UNDER ANY TREE IS INITIALLY DUG TOO DEEP, THE SOIL ADDED TO BRING IT UP TO THE CORRECT LEVEL SHOULD BE THOROUGHLY TAMPED.
1. THE SIDES OF THE EXCAVATION OF ALL PLANTING AREAS SHALL BE SLOPED AT A 45 DEGREES. THE BOTTOM OF ALL BEDS SHALL SLOPE PARALLEL TO THE PROPOSED GRADES OR TOWARD ANY SUBSURFACE DRAIN LINES WITHIN THE PLANTING BED. THE BOTTOM OF THE PLANTING BED DIRECTLY UNDER ANY TREE SHALL BE HORIZONTAL SUCH THAT THE TREE SITS PLUMB.
2. MAINTAIN ALL REQUIRED ANGLES OF REPOSE OF THE ADJACENT MATERIALS AS SHOWN ON THE DRAWINGS. DO NOT EXCAVATE COMPACTED SUBGRADES OF ADJACENT PAVEMENT OR STRUCTURES.
3. SUBGRADE SOILS SHALL BE SEPARATED FROM THE TOPSOIL, REMOVED FROM THE AREA, AND NOT USED AS BACKFILL IN ANY PLANTED OR LAWN AREA. EXCAVATIONS SHALL NOT BE LEFT UNCOVERED OR UNPROTECTED OVERNIGHT.
C. FOR TREES AND SHRUBS PLANTED IN INDIVIDUAL HOLES IN AREAS OF GOOD SOIL THAT IS TO REMAIN IN PLACE AND/OR TO RECEIVE AMENDMENT IN THE TOP 150-MM (6 IN.) LAYER, EXCAVATE THE HOLE TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWING. SLOPE THE SIDES OF THE EXCAVATION AT A 45 DEGREE ANGLE UP AND AWAY FROM THE BOTTOM OF THE EXCAVATION.
1. IN AREAS OF SLOWLY DRAINING SOILS, THE ROOT BALL MAY BE SET UP TO 75 MM (3 IN.) OR 1/8 OF THE DEPTH OF THE ROOT BALL ABOVE THE ADJACENT SOIL LEVEL.
2. SAVE THE EXISTING SOI

LANDSCAPE NOTES CONTINUED

III. FINE GRADING

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE (MIN. 6" BELOW ADJACENT F.F.E.). FINISH GRADES IN PLANTING AREAS SHALL BE ONE INCH LOWER THAN ADJACENT PAVING AND ARE TO INCLUDE 3" OF MULCHING. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO THE EXISTING EARTHWORK, AND GRADES SHALL PITCH EVENLY BETWEEN SPOT GRADES. ALL PLANTED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/4" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.

B. FILL ALL DIPS AND REMOVE ANY BUMPS IN THE OVERALL PLANE OF THE SLOPE.

1. THE TOLERANCE FOR DIPS AND BUMPS IN LAWN AREAS SHALL BE A 12-MM (1/2 IN.) DEVIATION FROM THE PLANE IN 3,000 MM (10 FT).
2. THE TOLERANCE FOR DIPS AND BUMPS IN SHRUB PLANTING AREAS SHALL BE A 25-MM (1 IN.) DEVIATION FROM THE PLANE IN 3,000 MM (10 FT).
3. ALL FINE GRADING SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, MULCHING, SODDING, OR SEEDING.

C. BERMING SHALL NOT BE PLACED WITHIN 10' OF ANY EXISTING TREE NOR WILL IT BE ALLOWED TO ENCROACH UPON ANY UTILITY, DRAINAGE, OR MAINTENANCE EASEMENT. BERMING SHALL NOT IMPEDE OR OBSTRUCT ANY NECESSARY SWALES NEEDED TO DRAIN OTHER AREAS FOR THE PROPERTY.

IV. PLANTING OPERATIONS

A. PLANTS SHALL BE SET ON FLAT-TAMPED OR UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG, UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS MUST BE SET PLUMB AND BRACED IN POSITION UNTIL TOPSOIL OR PLANTING MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. IMPROPER COMPACTING OF THE SOIL AROUND THE ROOT BALL MAY RESULT IN THE TREE SETTLING OR LEANING. PLANTS SHALL BE SET SO THAT THEY WILL BE AT THE SAME DEPTH AND SO THAT THE ROOT BALL DOES NOT SHIFT OR MOVE LATERALLY ONE YEAR LATER.

1. DETERMINE THE ELEVATION OF THE ROOT FLARE AND ENSURE THAT IT IS PLANTED AT GRADE. THIS MAY REQUIRE THAT THE TREE BE SET HIGHER THAN THE GRADE IN THE NURSERY.
2. IF THE ROOT FLARE IS LESS THAN 50 MM (2 IN.) BELOW THE SOIL LEVEL OF THE ROOT BALL, PLANT THE TREE THE APPROPRIATE LEVEL ABOVE THE GRADE TO SET THE FLARE EVEN WITH THE GRADE. IF THE FLARE IS MORE THAN 50 MM (2 IN) AT THE CENTER OF THE ROOT BALL THE TREE SHALL BE REJECTED.

B. LIFT PLANTS ONLY FROM THE BOTTOM OF THE ROOT BALLS OR WITH BELTS OR LIFTING HARNESSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE PLANTING AREA.

C. REMOVE PLASTIC, PAPER, OR FIBER POTS FROM CONTAINERIZED PLANT MATERIAL. PULL ROOTS OUT OF THE ROOT MAT. LOOSEN THE POTTING MEDIUM AND SHAKE AWAY FROM THE ROOT MAT. IMMEDIATELY AFTER REMOVING THE CONTAINER, INSTALL THE PLANT SUCH THAT THE ROOTS DO NOT DRY OUT. PACK PLANTING MIX AROUND THE EXPOSED ROOTS WHILE PLANTING.

D. THE ROOTS OF BARE-ROOT TREES SHALL BE PRUNED AT THE TIME OF PLANTING TO REMOVE DAMAGED OR UNDESIRABLE ROOTS (THOSE LIKELY TO BECOME A DETRIMENT TO FUTURE GROWTH OF THE ROOT SYSTEM). BARE-ROOT TREES SHALL HAVE THE ROOTS SPREAD TO APPROXIMATE THE NATURAL POSITION OF THE ROOTS AND SHALL BE CENTERED IN THE PLANTING PIT. THE PLANTING-SOIL BACKFILL SHALL BE WORKED FIRMLY INTO AND AROUND THE ROOTS, WITH CARE TAKEN TO FILL IN COMPLETELY WITH NO AIR POCKETS.

E. CUT ROPES OR STRINGS FROM THE TOP OF SHRUB ROOT BALLS AND TREES SMALLER THAN 3 IN. CALIPER AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM AROUND TOP HALF OF BALLS. DO NOT TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

1. DO NOT IMMEDIATELY REMOVE THE ROPES AND BURLAP FROM TREES LARGER THAN 3 IN. CALIPER. RETURN TO EACH TREE THREE MONTHS AFTER PLANTING AND CUT ALL ROPES AROUND THE TRUNKS AND TOPS OF THE ROOT BALLS OF THESE TREES.
2. COMPLETELY REMOVE ANY WATERPROOF OR WATER-REPELLANT STRINGS OR WRAPPINGS FROM THE ROOT BALL AND TRUNK BEFORE BACKFILLING.

F. SET BALLED AND BURLAPPED TREES IN THE HOLE WITH THE NORTH MARKER FACING NORTH UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.

G. PLACE NATIVE SOIL, TOPSOIL, OR PLANTING MIX INTO THE AREA AROUND THE TREE, TAMPING LIGHTLY TO REDUCE SETTLEMENT.

1. FOR PLANTS PLANTED IN INDIVIDUAL HOLES IN EXISTING SOIL, ADD ANY REQUIRED SOIL AMENDMENTS TO THE SOILS, AS THE MATERIAL IS BEING BACKFILLED AROUND THE PLANT. ENSURE THAT THE AMENDMENTS ARE THOROUGHLY MIXED INTO THE BACKFILL.
2. FOR PLANTS PLANTED IN LARGE BEDS OF PREPARED SOIL, ADD SOIL AMENDMENTS DURING THE SOIL INSTALLATION PROCESS.
3. ENSURE THAT THE BACKFILL IMMEDIATELY AROUND THE BASE OF THE ROOT BALL IS TAMPED WITH FOOT PRESSURE SUFFICIENT TO PREVENT THE ROOT BALL FROM SHIFTING OR LEANING.

H. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A TAMPED OR ROLLED, EVEN SURFACE. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS. SOD ALONG SLOPES SHALL BE PEGGED TO HOLD SOD IN PLACE ALONG SLOPES OR BANKS A WOOD PEG ACCEPTABLE TO THE LANDSCAPE ARCHITECT SHALL BE USED AT NO ADDITIONAL COST TO THE OWNER. IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, TOP-DRESSING IS NECESSARY AFTER ROLLING, CLEAN SAND WILL BE EVENLY APPLIED OVER THE ENTIRE SURFACE AND THOROUGHLY WASHED IN WITHOUT ADDITIONAL CHARGE.

I. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO THE ROOT BALL AND THE ADJACENT SOIL.

J. REMOVE ALL TAGS, LABELS, STRINGS, ETC. FROM ALL PLANTS.

K. REMOVE ANY EXCESS SOIL, DEBRIS, AND PLANTING MATERIAL FROM THE JOB SITE AT THE END OF EACH WORKDAY.

L. FORM WATERING SAUCERS 100 MM (4 IN.) HIGH IMMEDIATELY OUTSIDE THE AREA OF THE ROOT BALL OF EACH TREE AS INDICATED ON THE DRAWINGS.

V. RELOCATION OF EXISTING MATERIAL:

A. LANDSCAPE CONTRACTOR SHALL ROOT PRUNE TREES WHICH ARE TO BE RELOCATED IN ACCORDANCE WITH APPROVED HORTICULTURAL PRACTICES AND THE FOLLOWING PROCEDURES.

1. SELECT A HEALTHY TREE
2. SELECTIVELY TRIM THE CANOPY REMOVING DEAD LIMBS, CROSS BRANCHING OVER CROWNED AREAS, AND LOWER UNDESIRABLE LIMBS. FERTILIZE AND WATER TREES BEFORE PRUNING.
3. ROOT PRUNE 50% OF THE ROOT SYSTEM APPROXIMATELY 18"-2' DEEP (DEPENDING UPON SPECIES AND SIZE). THIS IS DONE BY HAND WITH SHARP HAND TOOLS OR A ROOT PRUNING SAW. THE DIAMETER OF THE ROOT BALL TO BE PRUNED IS 8-12 INCHES PER EVERY ONE INCH OF DIAMETER AT BREAST HEIGHT OF THE TREE.
4. BACK FILL THE EXISTING SOIL WITH PEAT MOSS TO STIMULATE NEW ROOT GROWTH OF THE PRUNED ROOTS.
5. WATER IN THOROUGHLY AND TREAT WITH A MYCORRHIZAE AND A LOW NITROGEN FERTILIZER (SO NOT TO BURN THE PRUNED ROOTS). BRACE TREES IF DEEMED NECESSARY.
6. THE ROOT PRUNED TREE SHOULD BE WATERED EVERY DAY (ESPECIALLY DURING WARM MONTHS OF THE SEASON), THE EQUIVALENT OF 5 GALLONS FOR EVERY DBH OF TREE PER DAY.
7. ROOT PRUNED TREES SHOULD BE LET TO STAND FOR A MINIMUM OF 6 WEEKS FOR TREES LESS THAN 8" DBH AND AS LONG AS 3 MONTHS FOR LARGER SPECIMENS PRIOR TO TRANSPLANTING.
8. FOR BEST RESULTS AND SURVIVORSHIP, NEW ROOT GROWTH SHOULD BE EVIDENT ON ROOT PRUNED TREES PRIOR TO TRANSPLANTING.
9. UPON TRANSPLANTING, WATER SHOULD BE APPLIED EVERY DAY AS OUTLINED IN STEP 6 FOR AT LEAST ONE YEAR.

VI. STAKING AND GUYING

A. THE CONTRACTOR SHALL STAKE ALL TREES AND PALMS IN ACCORDANCE WITH THE TREE AND PALM STAKING DETAILS PROVIDED WITHIN THE PLAN DRAWINGS. ALTERNATE METHODS OF GUYING OR STAKING MAY BE EMPLOYED WITH THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR ADJUSTMENT OF ALL TREES, PALMS OR SHRUBS THAT FALL OR LEAN DURING THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE FALLING OR LEANING OF TREES.

C. STAKES AND GUYS SHALL BE INSTALLED IMMEDIATELY UPON APPROVAL OR PLANTING, AND SHALL BE REMOVED IN ACCORDANCE WITH THE STAKING DETAILS PROVIDE WITHIN THE PLAN DRAWINGS. ANY TREE THAT IS NOT STABLE AT THE END OF THE WARRANTY PERIOD SHALL BE REJECTED.

VII. PRUNING

A. PLANTS SHALL NOT BE HEAVILY PRUNED AT THE TIME OF PLANTING. PRUNING IS REQUIRED AT PLANTING TIME TO CORRECT DEFECTS IN THE TREE STRUCTURE, INCLUDING REMOVAL OF INJURED BRANCHES, WATERSPOUTS, SUCKERS, AND INTERFERING BRANCHES. HEALTHY LOWER BRANCHES AND INTERIOR SMALL TWIGS SHOULD NOT BE REMOVED EXCEPT AS NECESSARY TO CLEAR WALKS AND ROADS. IN NO CASE SHOULD MORE THAN ONE-QUARTER OF THE BRANCHING STRUCTURE BE REMOVED. RETAIN THE NORMAL OR NATURAL SHAPE OF THE PLANT.

B. ALL PRUNING SHALL BE COMPLETED USING CLEAN, SHARP TOOLS. ALL CUTS SHALL BE CLEAN AND SMOOTH, WITH THE BARK INTACT WITH NO ROUGH EDGES OR TEARS.

C. PRUNING OF LARGE TREES SHALL BE DONE FROM A HYDRAULIC MAN-LIFT SUCH THAT IT IS NOT NECESSARY TO CLIMB THE TREE.

VIII. MULCHING

A. ALL TREES, PALMS, SHRUBS, AND OTHER PLANTINGS WILL BE MULCHED WITH MULCH PREVIOUSLY APPROVED BY THE LANDSCAPE ARCHITECT. THE MULCH SHALL BE A MINIMUM 3" THICK LAYER OVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS, UNLESS OTHERWISE SPECIFIED. ALL MULCH LAYERS SHALL BE OF THE SPECIFIED THICKNESS AT THE TIME OF THE FINAL ACCEPTANCE OF THE WORK. MULCH MUST NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES, PALMS OR SHRUBS.

B. PLACE MULCH AT LEAST 3" IN DEPTH IN A CIRCLE AROUND ALL TREES LOCATED IN LAWN AREAS. THE DIAMETER OF THE CIRCLE SHALL BE 18" IN DIAMETER LARGER THAN THE BALL OF THE PLANT PROVIDED. MULCH MUST NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES, PALMS OR SHRUBS.

IX. MAINTENANCE OF TREES, SHRUBS, AND VINES

A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND CONTINUE UNTIL ITS ACCEPTANCE HAS BEEN CONFIRMED BY THE LANDSCAPE ARCHITECT.

B. MAINTENANCE SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, FERTILIZING, TIGHTENING AND REPAIRING GUYS AND STAKES, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORING OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING SUCH SPRAYS OR OTHER MATERIALS AS NECESSARY TO KEEP PLANTINGS FREE OF INSECTS AND DISEASES AND IN VIGOROUS CONDITION.

C. PLANTING AREAS AND PLANTS SHALL BE PROTECTED AT ALL TIMES AGAINST TRESPASSING AND DAMAGE OF ALL KINDS FOR THE DURATION OF THE MAINTENANCE PERIOD. IF A PLANT BECOMES DAMAGED OR INJURED, IT SHALL BE TREATED OR REPLACED AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST.

D. WATERING: CONTRACTOR SHALL IRRIGATE AS REQUIRED TO MAINTAIN VIGOROUS AND HEALTHY TREE GROWTH. OVERWATERING OR FLOODING SHALL NOT BE ALLOWED. THE CONTRACTOR SHALL MONITOR, ADJUST, AND USE EXISTING IRRIGATION FACILITIES, IF AVAILABLE, AND FURNISH ANY ADDITIONAL MATERIAL, EQUIPMENT, OR WATER TO ENSURE ADEQUATE IRRIGATION. ROOT BALLS OF ALL TREES AND LARGE SHRUBS SHALL BE SPOT WATERED USING HANDHELD HOSES DURING THE FIRST FOUR MONTHS AFTER PLANTING, AS REQUIRED TO ENSURE ADEQUATE WATER WITHIN THE ROOT BALL.

E. DURING PERIODS OF RESTRICTED WATER USAGE, ALL GOVERNMENTAL REGULATIONS (PERMANENT AND TEMPORARY) SHALL BE FOLLOWED. THE CONTRACTOR MAY HAVE TO TRANSPORT WATER FROM PONDS OR OTHER SOURCES, AT NO ADDITIONAL EXPENSE TO THE OWNER WHEN IRRIGATION SYSTEMS ARE UNAVAILABLE.

F. REMOVE SOIL RIDGES FROM AROUND WATERING BASINS PRIOR TO END OF MAINTENANCE PERIOD, AS DIRECTED BY LANDSCAPE ARCHITECT

X. ACCEPTANCE

A. THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF INSPECTION.

B. ACCEPTANCE OF PLANT MATERIAL SHALL BE FOR GENERAL CONFORMANCE TO SPECIFIED SIZE, CHARACTER, AND QUALITY AND SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FULL CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING CORRECT SPECIES.

C. UPON COMPLETION AND RE-INSPECTION OF ALL REPAIRS OR RENEWALS NECESSARY IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, THE LANDSCAPE ARCHITECT SHALL CERTIFY IN WRITING THAT THE WORK HAS BEEN ACCEPTED.

XI. ACCEPTANCE IN PART

A. WORK MAY BE ACCEPTED IN PARTS WHEN THE LANDSCAPE ARCHITECT AND CONTRACTOR DEEM THAT PRACTICE TO BE IN THEIR MUTUAL INTEREST. APPROVAL MUST BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR VERIFYING THAT THE WORK IS TO BE COMPLETED IN PARTS. ACCEPTANCE OF WORK IN PARTS SHALL NOT WAIVE ANY OTHER PROVISION OF THIS CONTRACT.

XII. GUARANTEE PERIOD AND REPLACEMENTS

A. THE GUARANTEE PERIOD FOR TREES AND SHRUBS SHALL BEGIN AT THE DATE OF ACCEPTANCE.

B. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.

C. WHEN WORK IS ACCEPTED IN PARTS, THE GUARANTEE PERIODS EXTEND FROM EACH OF THE PARTIAL ACCEPTANCES TO THE TERMINAL DATE OF THE GUARANTEE OF THE LAST ACCEPTANCE, THUS, ALL GUARANTEE PERIODS TERMINATE AT ONE TIME.

D. THE CONTRACTOR SHALL REPLACE, WITHOUT COST, AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, ALL PLANTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD. TO BE CONSIDERED ACCEPTABLE, PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.

E. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF SAID EXTENDED GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR THAT ITEM.

F. AT THE END OF THE GUARANTEE, THE CONTRACTOR SHALL RESET GRADES THAT HAVE SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.

G. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS, AT NO EXTRA COST, DURING THE GUARANTEE PERIOD TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM. IF CHANGES ARE RECOMMENDED, THEY SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT. CLAIMS BY THE CONTRACTOR THAT THE OWNERS MAINTENANCE PRACTICES OR LACK OF MAINTENANCE RESULTED IN DEAD OR DYING PLANTS WILL NOT BE CONSIDERED IF SUCH CLAIMS HAVE NOT BEEN DOCUMENTED BY THE CONTRACTOR DURING THE GUARANTEE PERIOD.

XIII. FINAL INSPECTION AND FINAL ACCEPTANCE

AT THE END OF THE GUARANTEE PERIOD AND UPON WRITTEN REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT WILL INSPECT ALL GUARANTEED WORK FOR FINAL ACCEPTANCE. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE FOR FINAL INSPECTION. UPON COMPLETION AND RE-INSPECTION OF ALL REPAIRS OR RENEWALS NECESSARY IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT AT THAT TIME, THE LANDSCAPE ARCHITECT SHALL CERTIFY, IN WRITING, THAT THE PROJECT HAS RECEIVED FINAL ACCEPTANCE.

Arizona Vista P:\2920\2920.04 Waterford Campus Review\Lp\Drawings\Landscape\2920.04_LP.dwg — Plotted: 2/26/2025 10:28:08 AM Saved: 2/26/2025 10:28:08 AM

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
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Item #3.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO.	DATE	DESCRIPTION	BY
REVISIONS			
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920.04_LP.DWG	
JOB NO.	2920.04
DRAWN BY	KV
CHECK BY	HM
DATE	02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
LANDSCAPE SPECIFICATIONS

SHEET:
LP-3.03

EXTERIOR COLOR PALETTE

A. SW7028 - INCREDIBLE WHITE
B. SW7030 - ANEW GRAY
C. SW7018 - DOVETAIL
D. SW7020 - BLACK FOX



4 EXTERIOR ELEVATION - 4
3/32" = 1'-0"



3 EXTERIOR ELEVATION - 3
3/32" = 1'-0"



2 EXTERIOR ELEVATION - 2
3/32" = 1'-0"



1 EXTERIOR ELEVATION - 1
3/32" = 1'-0"

NO.	DATE	DESCRIPTION

WATERFORD CAMPUS - ASSISTED LIVING MEMORY CARE BUILDING

601 UNIVERSE BLVD JUNO BEACH , FL 33048

THW DESIGN

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2100 RiverEdge Parkway
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Suite 201, South Building
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ENTITLEMENT

Project No.: 2021009
Date: 11/04/24

EXTERIOR ELEVATIONS

A-200

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EXTERIOR COLOR PALETTE

A. SW7028 - INCREDIBLE WHITE
B. SW7030 - ANEW GRAY
C. SW7018 - DOVETAIL
D. SW7020 - BLACK FOX



3 ELEVATION - 3
3/32" = 1'-0"



2 ELEVATION - 2
3/32" = 1'-0"



1 ELEVATION - 1
3/32" = 1'-0"

WATERFORD CAMPUS
IL BUILDING
601 UNIVERSE BLVD. JUNO BEACH, FL 33408

NO.	DATE	DESCRIPTION

THW
DESIGN

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Project Status

Project No.: 2021009
Date:

EXTERIOR ELEVATIONS

A-200

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EXTERIOR COLOR PALETTE

A. SW7028 - INCREDIBLE WHITE
B. SW7030 - ANEW GRAY
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D. SW7020 - BLACK FOX

NO.	DATE	DESCRIPTION



3 ELEVATION - 6
3/32" = 1'-0"



2 ELEVATION - 5
3/32" = 1'-0"



1 ELEVATION - 4
3/32" = 1'-0"

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Project Status

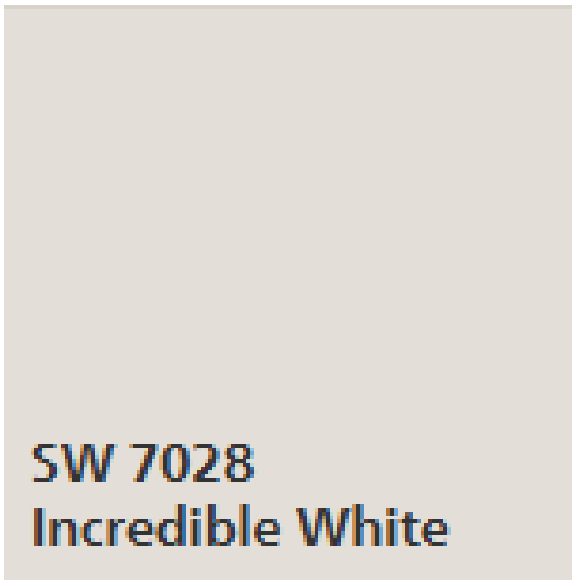
Project No.: 2021009
Date:

EXTERIOR ELEVATIONS

A-201

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EXTERIOR WALL FINISH: 3-COAT DIRECT APPLIED STUCCO ON CMU BACKUP WALL - FINISH COLORS AS INDICATED ON ELEVATIONS AND BELOW:







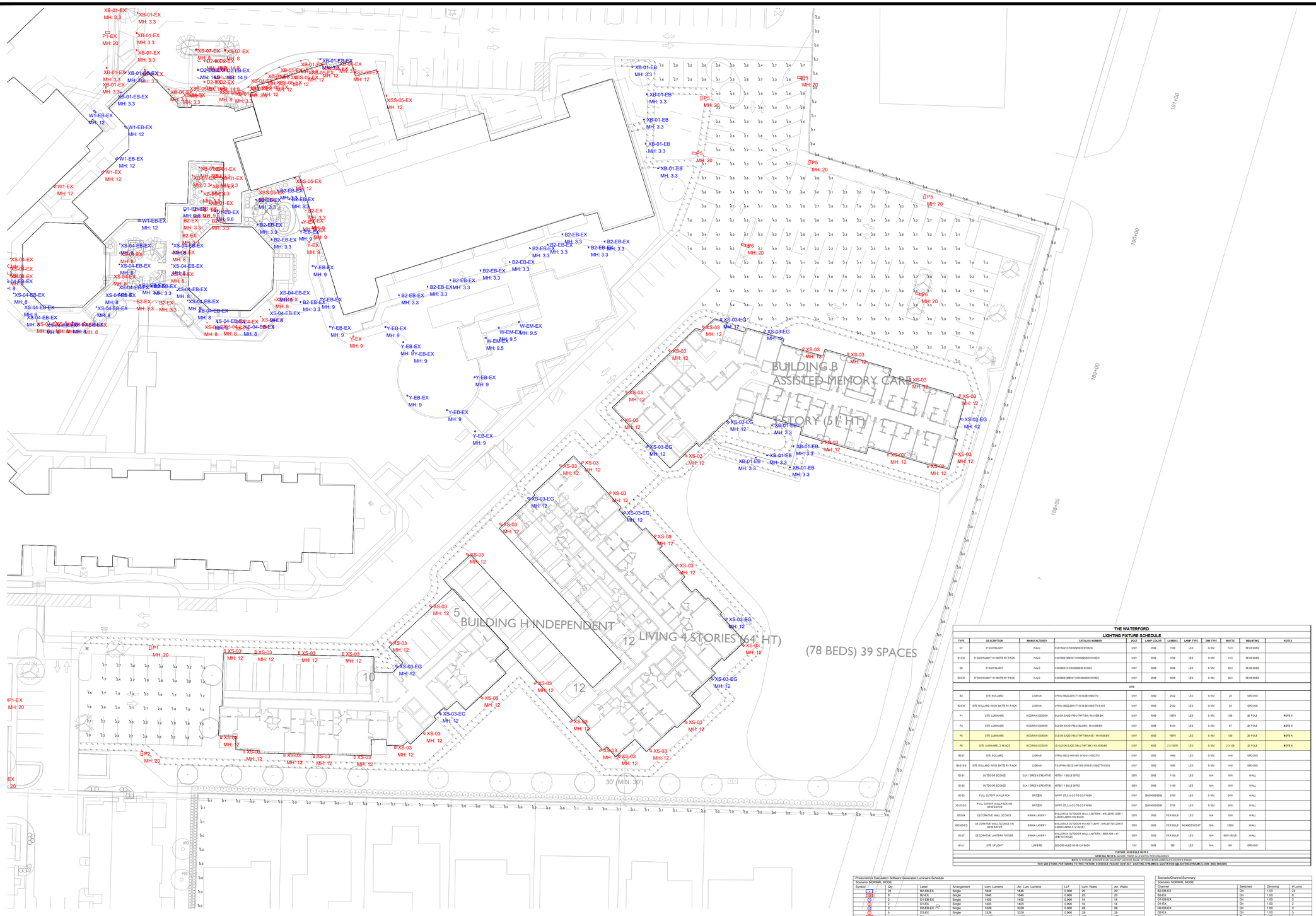












THE WATERFORD
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
D1	6" DOWNLIGHT	HALO	HCR150510 H1R950930 610 HDW	120V	3000	1500	LED	0-10V	14.5	RE CE SSCD	
D1-EB	6" DOWNLIGHT W/ BATTERY PACK	HALO	HCR150910RE 6T H1R950930 610 HDW	120V	3000	1500	LED	0-10V	14.5	RE CE SSCD	
D2	8" DOWNLIGHT	HALO	HCR300510 H1R936830 610 DC	120V	3000	3000	LED	0-10V	29.5	RE CE SSCD	
D2-EB	8" DOWNLIGHT W/ BATTERY PACK	HALO	HCR300910RE 6T H1R936830 610 DC	120V	3000	3000	LED	0-10V	29.5	RE CE SSCD	
SITE											
B2	SITE BOLLARD	LIGMAN	LPRA-18822-200-T1-W36-B-159/277V	120V	3000	2422	LED	0-10V	20	GROUND	
B2-EB	SITE BOLLARD W/EM BATTERY PACK	LIGMAN	LPRA-18822-200-T1-W36-B-159/277V-E WG	120V	3000	2422	LED	0-10V	20	GROUND	
P1	SITE LUMINAIRE	WOODHAVEN-EDISON	GLEON-EAZD-740-U-TAFT-BK / WA1836-BK	120V	4000	15970	LED	0-10V	129	20' P DLE	NOTE 1
P2	SITE LUMINAIRE	WOODHAVEN-EDISON	GLEON-EAZD-740-U-SLS-BK / WA1836-BK	120V	4000	8124	LED	0-10V	67	20' P DLE	NOTE 1
P5	SITE LUMINAIRE, 2 HEADS	WOODHAVEN-EDISON	GLEON-EAZD-740-U-TAFT-BK-MSS / WA1836-BK	120V	4000	15970	LED	0-10V	129	20' P DLE	NOTE 1
P6	SITE LUMINAIRE, 2 HEADS	WOODHAVEN-EDISON	CI-GLE-ON-EAZD-740-U-TAFT-BK / WA1836-BK	120V	4000	2 X 15970	LED	0-10V	2 X 129	20' P DLE	NOTE 1
XB-01	SITE BOLLARD	LIGMAN	LPRA-18812-149-WE -W36-B-159/277V	120V	3000	1660	LED	0-10V	149	GROUND	
XB-01-EB	SITE BOLLARD W/EM BATTERY PACK	LIGMAN	FS-UPRA-18812-149-WE-W36-B1-159/277V-E WG	120V	3000	1660	LED	0-10V	149	GROUND	
XS-01	OUTDOOR SCONCE	ELK / GREEN CREATIVE	46782 / 1 BULB 36752	120V	3000	1150	LED	N/A	1096	WALL	
XS-02	OUTDOOR SCONCE	ELK / GREEN CREATIVE	46782 / 1 BULB 36752	120V	3000	1150	LED	N/A	1096	WALL	
XS-03	FULL CUTOFF WALLPACK	SPITZER	WPFP-27LC-U-CC-TS-CO-P WSH	120V	3000/4000/5000	3700	LED	0-10V	2440	WALL	
XS-03-EG	FULL CUTOFF WALLPACK ON GENERATOR	SPITZER	WPFP-27LC-U-CC-TS-CO-P WSH	120V	3000/4000/5000	3700	LED	0-10V	2440	WALL	
XS-04	DECORATIVE WALL SCONCE	WINKA LAVERY	M-MALLORCA OUTDOOR WALL LANTERN - WK120183 (QB)11 CANDELABRA E26 BULB)	120V	3000	PER BULB	LED	N/A	1096	WALL	
XS-04-EG	DECORATIVE WALL SCONCE ON GENERATOR	WINKA LAVERY	M-MALLORCA OUTDOOR ROCKET LIGHT - WK1187/05 (2)A15 CANDELABRA E12 BULB)	120V	3000	PER BULB	INCANDESCENT	N/A	1200W	WALL	
XS-07	DECORATIVE LANTERN FIXTURE	WINKA LAVERY	M-MALLORCA OUTDOOR WALL LANTERN - 89825-AZB + 41" (WB1512 BULB)	120V	3000	PER BULB	LED	N/A	60W/ BULB	WALL	
XU-L1	SITE UPLIGHT	LUMIERE	305-CRS-BLED-30-36-12-P WSH	12V	3000	365	LED	N/A	6W	GROUND	

FIXTURE SCHEDULE NOTE 1
GENERAL NOTE 1: ADJUSTABLE FINISH & LENSTYPE PER DRAWINGS
NOTE 2: FUTURE MOUNTED ON 14A/20V7 ANCHOR BASE. SF POLE #1500-4000TA-P-U-CCP-1-P-WSH
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT LIGHTING DYNAMICS QUOTATIONS@LIGHTINGDYNAMICS.COM (954) 944-0286

Calculation Summary
Scenario: NORMAL MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT N OF BLDG B	Illuminance	Fc	3.14	9.9	1.1	2.85	9.00
PARKING LOT WEST ADJACENT TO BLDG H	Illuminance	Fc	2.18	4.0	1.2	1.82	3.33
PROP LINE EAST @ SFT AFG	Illuminance	Fc	0.11	0.9	0.0	N.A.	N.A.
PROP LINE NORTH@ SFT AFG	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PROP LINE S @ SFT AFG	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.
PROP LINE S RESIDENTIAL @ SFT AFG	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
PROP LINE WEST @ SFT AFG	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	7.54	52.7	0.5	15.08	105.40
SIDEWALK 2	Illuminance	Fc	2.95	5.4	1.0	2.95	5.40
SIDEWALK 3 (BLDG B PERIMETER)	Illuminance	Fc	3.85	49.8	0.5	7.70	99.20
SIDEWALK 4 (BLDG B PEDESTRIAN PATH)	Illuminance	Fc	6.15	49.4	0.5	12.30	98.80
SIDEWALK 5 (BLDG H NORTH PERIMETER)	Illuminance	Fc	4.07	8.5	0.7	5.81	12.14
SIDEWALK 6 (BLDG H EAST PERIMETER)	Illuminance	Fc	3.66	8.6	0.6	6.10	14.33
SIDEWALK 7 (BLDG H SOUTH PERIMETER)	Illuminance	Fc	3.85	8.9	0.5	7.70	17.80

Photometrics Calculation Software Generated Luminaire Schedule
Scenario: NORMAL MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	23	B2-EB-EX	Single	1848	1848	0.900	20	20
	8	B2-EX	Single	1848	1848	0.900	20	20
	2	D1-EB-EX	Single	1605	1605	0.900	14	14
	2	D1-EX	Single	1605	1605	0.900	14	14
	2	D2-EB-EX	Single	3328	3328	0.900	28	28
	5	D2-EX	Single	3328	3328	0.900	28	28
	1	P1	Single	15970	15970	0.900	129	129
	9	P1-EX	Single	15970	15970	0.900	129	129
	1	P2	Single	8124	8124	0.900	67	67
	1	P2-EX	Single	8124	8124	0.900	67	67
	5	P5	Single	11273	11273	0.900	129	129
	2	P6	Back-Back	15970	31940	0.900	129	258
	3	W-EM-EX	Single	613	613	1.000	17.2	17.2
	5	W1-EB-EX	Single	9729	9729	0.900	66	66
	2	W1-EX	Single	9729	9729	0.900	66	66
	10	XB-01-EB	Single	1633	1633	0.900	13.9	13.9
	6	XB-01-EB-EX	Single	1633	1633	0.900	13.9	13.9
	27	XB-01-EX	Single	1633	1633	0.900	13.9	13.9
	2	XS-01-EX	Single	1334	1334	0.900	9.03	9.03
	41	XS-03	Single	6943	6943	0.477	23.3	23.3
	11	XS-03-EG	Single	6943	6943	0.477	23.3	23.3
	20	XS-04-EB-EX	Single	1529	1529	0.900	15.8	15.8
	16	XS-04-EX	Single	1529	1529	0.900	15.8	15.8
	2	XS-07-EX	GROUP	N.A.	2730	0.900	N.A.	25.7
	11	XSS-05-EX	GROUP	N.A.	1092	0.900	N.A.	10.28
	11	Y-EB-EX	Single	3263	3263	0.513	20	20
	5	Y-EX	Single	3263	3263	0.513	20	20

Scenario/Channel Summary
Scenario: NORMAL MODE

Channel	Switched	Dimming	# Lums
B2-EB-EX	On	1.00	23
B2-EX	On	1.00	8
D1-EB-EX	On	1.00	2
D1-EX	On	1.00	2
D2-EB-EX	On	1.00	2
D2-EX	On	1.00	5
P1	On	1.00	1
P1-EX	On	1.00	9
P2	On	1.00	1
P2-EX	On	1.00	1
P5	On	1.00	5
P6	On	1.00	2
W-EM-EX	On	1.00	3
W1-EB-EX	On	1.00	5
W1-EX	On	1.00	2
XB-01-EB	On	1.00	10
XB-01-EB-EX	On	1.00	6
XB-01-EX	On	1.00	27
XS-01-EX	On	1.00	2
XS-03	On	1.00	41
XS-03-EG	On	1.00	11
XS-04-EB-EX	On	1.00	20
XS-04-EX	On	1.00	16
XS-07-EX	On	1.00	2
XSS-05-EX	On	1.00	11
Y-EB-EX	On	1.00	11
Y-EX	On	1.00	5

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	04/14/25

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
THE WATERFORD
PHASE 2 - SITE LIGHTING STUDY
Normal Mode
Juno Beach, FL

FILE P:\PROJECTS\2023\MAR
CLIENT THW DESIGN

Project	THE WATERFORD	Sheet L0
Date	04/14/2025	
Scale	1/32" = 1'	DRAWN BY JV / MF



NOTE: CONTRACTOR SHALL NOTIFY THE TOWN THREE WEEKS PRIOR TO THE REMOVAL OF NATIVE TREES AND PALMS SO THE TOWN MAY NOTIFY RESIDENTS OF AVAILABLE VEGETATION FOR REUSE.

811 Know what's BELOW. CALL before you dig. Call 811 two business days before digging

N

0 25 50 100
SCALE: 1" = 50'

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920IX_LDDWG	
JOB NO.	2920.04
DRAWN BY	KV
CHECK BY	HM
DATE	02/26/2025

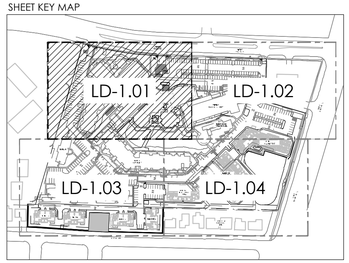
LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
OVERALL TREE DISPOSITION PLAN

SHEET:
LD-1.00

Kotrina Vitar P:\2400\2920.04 Waterford Campus Review (JAD\drawings\Landscape\2920.04_LD.dwg — Plotted: 2/26/2025 10:38:11 AM Saved: 2/26/2025 10:06:13 AM

SHEET KEY MAP



LEGEND

- TREE/ PALM TO PRESERVE
- TREE/ PALM TO RELOCATED
- TREE/ PALM TO REMOVE

N

0 10 20 40

SCALE: 1" = 20'

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

SIGHT TRIANGLE, TYP.
10' TURNAROUND SPACE
45'-0" THROAT
PROPOSED GATE
20' DRIVE
6'-0" S/W
PROPERTY LINE
12'-0" U.E.
EX. WALL
30' FRONT S.B.
UNIVERSE BOULEVARD
UNIVERSE BOULDEVARD
PROPOSED ENTRY SIGN
EX. PARKING
MATCHLINE LD-1.01 MATCHLINE LD1.02
PROPOSED GATE
MANNED GUARD HOUSE (ROOF ABOVE)
10'-0" FPL EASEMENT
EX. FIRE HYDRANT, TPY.
EX. HEALTH CENTER
PERGOLA
COVERED DROP OFF
EX. PARKING
EXISTING WALL W/ VARYING HEIGHTS
BUILDING A
13' OVERHANG
LOADING ZONES
GREASE TRAPS
DUMPSTER COMPACTOR
24' DRIVE
5'-0" S/W
WALL
PROPOSED WOOD DECK EXTENSION
EX. WOOD DECK
PROPOSED WOOD DECK
PROPOSED PEDESTRIAN BRIDGE
BUILDING OVERHANG
LAKE
MATCHLINE LD-1.01
MATCHLINE LD-1.01 MATCHLINE LD-1.04

WGI
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Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

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NO	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920.04_LD.DWG	
JOB NO.	2920.04
DRAWN BY	KV
CHECK BY	HM
DATE	02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
TREE DISPOSITION PLAN

SHEET:
LD-1.01

Kristina Vidor P:\2920\CAD\2920.04 Waterford Campus (Rehab)\Landscape\2920.04_LD.dwg — Plotted: 2/26/2025 10:30:39 AM Saved: 2/26/2025 10:05:13 AM

PROPERTY LINE

UNIVERSE BOULDEVARD

SIGHT TRIANGLE

10'X20' UTILITY EASEMENT

10'-0" FPL EASEMENT

COVERED PARKING

EX. PARKING

EX. GATE

MATCHLINE LD-1.01
MATCHLINE LD1.02

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

COVERED PARKING

EX. FIRE HYDRANT, TPY.

10'-0" FPL EASEMENT

LOADING ZONE

COMMERCIAL BUILDING

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

UTILITY AREA

EXISTING INDEPENDENT LIVING

10'-0" FPL EASEMENT

EXISTING STORAGE CONTAINERS

CONC WALL W/ CHAIN LINK, VARYING HEIGHTS

US HWY1 (STATE ROAD 5)

EX. PARKING

PROPOSED GENERATOR PAD (21' X 43')

COVERED PARKING

10'-0" FPL EASEMENT

POOL EQUIP.

BUILDING C EX. WELLNESS BLGD.

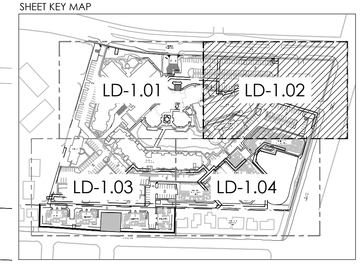
POOL

BUILDING C EX. WELLNESS BLDG. MAX HEIGHT 20'

COVERED DROP OFF

MATCHLINE LD-1.02
MATCHLINE LD-1.04

SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # TREE/ PALM TO RELOCATED
- # TREE/ PALM TO REMOVE

N

Know what's BELOW. CALL before you dig

Call 811 two business days before digging

0 10 20 40

SCALE: 1" = 20'

WGI
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Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920XX_LD.DWG	
JOB NO.	2920.04
DRAWN BY	KV
CHECK BY	HM
DATE	02/26/2025

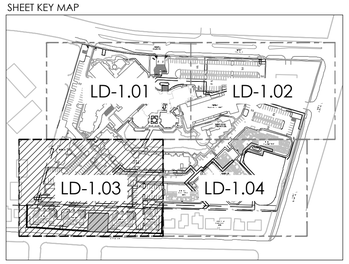
LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL
TREE DISPOSITION PLAN

SHEET:
LD-1.02

Kristina Villar P:\2920\02\04 Waterford Campus Review\Ld\Sheets\plan\sheet\2920.04_LD.dwg — Plotted: 2/26/2025 10:39:02 AM Saved: 2/26/2025 10:08:13 AM

SHEET KEY MAP



LEGEND

- TREE/ PALM TO PRESERVE
- TREE/ PALM TO RELOCATED
- TREE/ PALM TO REMOVE

PROPERTY LINE
EX.VILLAS
EX. PARKING
24' DRIVE
EXISTING WALL W/ VARYING HEIGHTS
10'-0" FPL EASEMENT
20'-0" DRIVE
15'-0" LANDSCAPE BUFFER
COVERED PATIO TYP.
12'-0" U.E.
6' WALL
S.U.A. ACCESS GATE
PLEASANT DRIVE
BUILDING G
BUILDING F
BUILDING E
BUILDING D
BUILDING H INDEPENDENT LIVING
OPEN SPACE 6881 SF
GARDEN APARTMENTS
PROPOSED PEDESTRIAN BRIDGE
PROPOSED WOOD DECK
FIRE HYDRANT, TPY.
PROPOSED LIFT STATION
25' DRIVE
MATCHLINE LD-1.01
MATCHLINE LD-1.03
MATCHLINE LD-1.04

N

811 Know what's BELOW. CALL before you dig. Call 811 two business days before digging

0 10 20 40
SCALE: 1" = 20'

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Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

REVISIONS

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JOB NO.	2920.04
DRAWN BY	KV
CHECK BY	HM
DATE	02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION PLAN

SHEET:
LD-1.03

Kristina Vilar P:\2920\02\01\04 Waterford Campus Rewrite\Arch\Drawings\Landscape\2920.04_LD.dwg — Plotted: 2/26/2025 10:30:28 AM Saved: 2/26/2025 10:30:13 AM

MATCHLINE LD-1.01
MATCHLINE LD-1.04

LAKE

GARDEN APARTMENTS

MATCHLINE LD-1.03
MATCHLINE LD-1.04

BUILDING H INDEPENDENT LIVING

BUILDING I INDEPENDENT LIVING

BUILDING C EX. WELLNESS BLGD.

GARAGE ENTRY

10'-0" FPL EASEMENT

5'-0" S/W

10' SOUTHERN BELL EASEMENT

6' WALL

20'-0" LANDSCAPE BUFFER

PROPERTY LINE

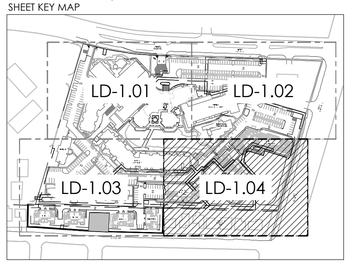
US HWY 1
(STATE ROAD 5)

MATCHLINE LD-1.04

PROPERTY LINE

BUILDING I INDEPENDENT LIVING

SHEET KEY MAP



LEGEND

- # TREE/ PALM TO PRESERVE
- # TREE/ PALM TO RELOCATED
- # TREE/ PALM TO REMOVE

N

Know what's BELOW. CALL before you dig

Call 811 two business days before digging

0 10 20 40

SCALE: 1" = 20'

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

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NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

REVISIONS

CAD: 2920.04_LD.DWG
JOB NO.: 2920.04
DRAWN BY: KV
CHECK BY: HM
DATE: 02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION PLAN

SHEET:
LD-1.04

Antonia Villar P:\2920\CAD\04 Waterford Campus Redev\LA\Drawings\Landscape\2920.04_LD.dwg — Plotted: 2/26/2025 10:35:54 AM Saved: 2/26/2025 10:05:13 AM

Tag #	Common Name	Scientific Name	DBH (inches)*	Disposition	Notes
1	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
2	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
3	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
4	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
5	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
6	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
7	Christmas Palm	*Veitchia merillii*	10'	Preserve	Quad
8	Christmas Palm	*Veitchia merillii*	10'	Preserve	Multi-trunk
9	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
10	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
11	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
12	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
13	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
14	Christmas Palm	*Veitchia merillii*	10'	Remove	Double
15	Christmas Palm	*Veitchia merillii*	10'	Remove	Triplet
16	Christmas Palm	*Veitchia merillii*	10'	Preserve	
17	Christmas Palm	*Veitchia merillii*	10'	Preserve	
18	Christmas Palm	*Veitchia merillii*	10'	Preserve	Triplet
19	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
20	Christmas Palm	*Veitchia merillii*	7'	Remove	Triplet
21	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
22	Christmas Palm	*Veitchia merillii*	12'	Preserve	Triplet
23	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
24	Christmas Palm	*Veitchia merillii*	10'	Preserve	Triplet
25	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
26	Christmas Palm	*Veitchia merillii*	11'	Preserve	Triplet
27	Christmas Palm	*Veitchia merillii*	12'	Preserve	Triplet
28	Christmas Palm	*Veitchia merillii*	10'	Preserve	Triplet
29	Christmas Palm	*Veitchia merillii*	6'	Preserve	Triplet
30	Christmas Palm	*Veitchia merillii*	9'	Remove	Triplet
31	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
32	Christmas Palm	*Veitchia merillii*	9'	Preserve	Double
33	Christmas Palm	*Veitchia merillii*	8'	Preserve	Double
34	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
35	Christmas Palm	*Veitchia merillii*	12'	Preserve	Triplet
36	Christmas Palm	*Veitchia merillii*	5'	Preserve	
37	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
38	Crimson Bottlebrush	*Callistemon citrinus*	8	Preserve	
39	Crimson Bottlebrush	*Callistemon citrinus*	6	Preserve	Multi-leader
40	Christmas Palm	*Veitchia merillii*	9'	Preserve	Quad
41	Christmas Palm	*Veitchia merillii*	10'	Preserve	Double
42	Christmas Palm	*Veitchia merillii*	10'	Preserve	Double
43	Crimson Bottlebrush	*Callistemon citrinus*	10	Remove	Multi-leader
44	Crimson Bottlebrush	*Callistemon citrinus*	11	Remove	Multi-leader
45	Crimson Bottlebrush	*Callistemon citrinus*	7	Remove	Multi-leader
46	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
47	Sabal Palm	*Sabal palmetto*	18'	Preserve	
48	Sabal Palm	*Sabal palmetto*	16'	Preserve	
49	Sabal Palm	*Sabal palmetto*	12'	Preserve	
50	Sabal Palm	*Sabal palmetto*	12'	Preserve	
51	Sabal Palm	*Sabal palmetto*	18'	Preserve	
52	Sabal Palm	*Sabal palmetto*	10'	Preserve	
53	Sabal Palm	*Sabal palmetto*	22'	Preserve	
54	Sabal Palm	*Sabal palmetto*	16'	Remove	
55	Sabal Palm	*Sabal palmetto*	18'	Preserve	
56	Sabal Palm	*Sabal palmetto*	18'	Preserve	
57	Sabal Palm	*Sabal palmetto*	12'	Preserve	
58	Sabal Palm	*Sabal palmetto*	12'	Preserve	
59	Sabal Palm	*Sabal palmetto*	12'	Preserve	
60	Sabal Palm	*Sabal palmetto*	12'	Preserve	
61	Sabal Palm	*Sabal palmetto*	14'	Preserve	
62	Sabal Palm	*Sabal palmetto*	18'	Preserve	
63	Sabal Palm	*Sabal palmetto*	16'	Preserve	
64	Sabal Palm	*Sabal palmetto*	20'	Preserve	
65	Sabal Palm	*Sabal palmetto*	18'	Preserve	
66	Sabal Palm	*Sabal palmetto*	25'	Preserve	
67	Sabal Palm	*Sabal palmetto*	17'	Preserve	
68	Sabal Palm	*Sabal palmetto*	18'	Preserve	
69	Sabal Palm	*Sabal palmetto*	16'	Preserve	
70	Sabal Palm	*Sabal palmetto*	10'	Preserve	
71	Sabal Palm	*Sabal palmetto*	16'	Preserve	
72	Sabal Palm	*Sabal palmetto*	18'	Preserve	
73	Sabal Palm	*Sabal palmetto*	12'	Preserve	
74	Sabal Palm	*Sabal palmetto*	18'	Preserve	
75	Sabal Palm	*Sabal palmetto*	16'	Preserve	
76	Sabal Palm	*Sabal palmetto*	12'	Preserve	
77	Sabal Palm	*Sabal palmetto*	10'	Preserve	
78	Sabal Palm	*Sabal palmetto*	16'	Preserve	
79	Sabal Palm	*Sabal palmetto*	20'	Preserve	
80	Sabal Palm	*Sabal palmetto*	12'	Preserve	
81	Sabal Palm	*Sabal palmetto*	10'	Preserve	
82	Sabal Palm	*Sabal palmetto*	18'	Preserve	
83	Sabal Palm	*Sabal palmetto*	18'	Preserve	
84	Sabal Palm	*Sabal palmetto*	18'	Preserve	
85	Sabal Palm	*Sabal palmetto*	16'	Preserve	
86	Sabal Palm	*Sabal palmetto*	18'	Preserve	
87	Sabal Palm	*Sabal palmetto*	18'	Preserve	
88	Sabal Palm	*Sabal palmetto*	16'	Preserve	
89	Sabal Palm	*Sabal palmetto*	16'	Preserve	
90	Sabal Palm	*Sabal palmetto*	18'	Preserve	
91	Sabal Palm	*Sabal palmetto*	12'	Preserve	
92	Sabal Palm	*Sabal palmetto*	12'	Preserve	
93	Sabal Palm	*Sabal palmetto*	16'	Preserve	
94	Sabal Palm	*Sabal palmetto*	12'	Preserve	
95	Sabal Palm	*Sabal palmetto*	16'	Preserve	
96	Sabal Palm	*Sabal palmetto*	16'	Preserve	
97	Sabal Palm	*Sabal palmetto*	18'	Preserve	
98	Sabal Palm	*Sabal palmetto*	18'	Preserve	
99	Sabal Palm	*Sabal palmetto*	18'	Preserve	
100	Sabal Palm	*Sabal palmetto*	16'	Preserve	
101	Sabal Palm	*Sabal palmetto*	18'	Preserve	
102	Sabal Palm	*Sabal palmetto*	18'	Preserve	
103	Sabal Palm	*Sabal palmetto*	18'	Preserve	
104	Sabal Palm	*Sabal palmetto*	20'	Preserve	
105	Sabal Palm	*Sabal palmetto*	20'	Preserve	
106	Sabal Palm	*Sabal palmetto*	7'	Preserve	
107	Sabal Palm	*Sabal palmetto*	10'	Preserve	
108	Sabal Palm	*Sabal palmetto*	12'	Preserve	
109	Sabal Palm	*Sabal palmetto*	17'	Preserve	
110	Sabal Palm	*Sabal palmetto*	16'	Preserve	
111	Sabal Palm	*Sabal palmetto*	16'	Preserve	
112	Sabal Palm	*Sabal palmetto*	15'	Preserve	
113	Sabal Palm	*Sabal palmetto*	18'	Preserve	
114	Sabal Palm	*Sabal palmetto*	12'	Preserve	
115	Sabal Palm	*Sabal palmetto*	20'	Preserve	
116	Sabal Palm	*Sabal palmetto*	16'	Preserve	
117	Sabal Palm	*Sabal palmetto*	18'	Preserve	
118	Sabal Palm	*Sabal palmetto*	20'	Preserve	
119	Sabal Palm	*Sabal palmetto*	20'	Preserve	
120	Sabal Palm	*Sabal palmetto*	18'	Preserve	
121	Coconut Palm	*Cocos nucifera*	25'	Preserve	
122	Coconut Palm	*Cocos nucifera*	20'	Preserve	
123	Coconut Palm	*Cocos nucifera*	22'	Preserve	
124	Sabal Palm	*Sabal palmetto*	20'	Preserve	
125	Sabal Palm	*Sabal palmetto*	18'	Preserve	
126	Sabal Palm	*Sabal palmetto*	20'	Preserve	
127	Sabal Palm	*Sabal palmetto*	10'	Preserve	
128	Sabal Palm	*Sabal palmetto*	12'	Preserve	
129	Sabal Palm	*Sabal palmetto*	16'	Preserve	
130	Sabal Palm	*Sabal palmetto*	16'	Preserve	
131	Sabal Palm	*Sabal palmetto*	12'	Preserve	
132	Sabal Palm	*Sabal palmetto*	14'	Preserve	
133	Sabal Palm	*Sabal palmetto*	12'	Preserve	
134	Sabal Palm	*Sabal palmetto*	18'	Preserve	
135	Sabal Palm	*Sabal palmetto*	10'	Preserve	
136	Sabal Palm	*Sabal palmetto*	12'	Preserve	
137	Sabal Palm	*Sabal palmetto*	18'	Preserve	
138	Sabal Palm	*Sabal palmetto*	16'	Preserve	
139	Sabal Palm	*Sabal palmetto*	22'	Preserve	
140	Sabal Palm	*Sabal palmetto*	22'	Preserve	
141	Sabal Palm	*Sabal palmetto*	22'	Preserve	
142	Sabal Palm	*Sabal palmetto*	10'	Preserve	
143	Sabal Palm	*Sabal palmetto*	12'	Preserve	
144	Sabal Palm	*Sabal palmetto*	12'	Preserve	
145	Sabal Palm	*Sabal palmetto*	14'	Preserve	
146	Sabal Palm	*Sabal palmetto*	18'	Preserve	
147	Sabal Palm	*Sabal palmetto*	20'	Preserve	
148	Sabal Palm	*Sabal palmetto*	19'	Preserve	
149	Sabal Palm	*Sabal palmetto*	20'	Preserve	
150	Sabal Palm	*Sabal palmetto*	20'	Preserve	
151	Sabal Palm	*Sabal palmetto*	20'	Preserve	
152	Sabal Palm	*Sabal palmetto*	20'	Preserve	
153	Sabal Palm	*Sabal palmetto*	22'	Preserve	
154	Sabal Palm	*Sabal palmetto*	20'	Preserve	
155	Sabal Palm	*Sabal palmetto*	20'	Preserve	
156	Bird of Paradise	*Strelitzia nicolai*	5	Preserve	Cluster
157	Foxtail Palm	*Wodyetia bifurcata*	18'	Preserve	
158	Alexander Palm	*Archontophoenix alexandrae*	12'	Preserve	
159	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
160	Sabal Palm	*Sabal palmetto*	20'	Preserve	
161	Sabal Palm	*Sabal palmetto*	20'	Preserve	
162	Sabal Palm	*Sabal palmetto*	9'	Remove	
163	Sabal Palm	*Sabal palmetto*	25'	Remove	
164	Sabal Palm	*Sabal palmetto*	22'	Remove	
165	Sabal Palm	*Sabal palmetto*	22'	Remove	
166	Sabal Palm	*Sabal palmetto*	22'	Remove	
167	Sabal Palm	*Sabal palmetto*	22'	Remove	
168	Areca Palm	*Dypsis lutescens*		Remove	Cluster
169	Weeping Fig	*Ficus benjamina*	4	Preserve	Hedge
170	Sabal Palm	*Sabal palmetto*	18'	Preserve	
171	Sabal Palm	*Sabal palmetto*	18'	Preserve	
172	Sabal Palm	*Sabal palmetto*	16	Preserve	
173	Sabal Palm	*Sabal palmetto*	18'	Preserve	
174	Sabal Palm	*Sabal palmetto*	18'	Preserve	
175	Alexander Palm	*Archontophoenix alexandrae*	22'	Preserve	Double
176	Weeping Fig	*Ficus benjamina*	5	Preserve	Hedge
177	Alexander Palm	*Archontophoenix alexandrae*	14'	Preserve	
178	Sabal Palm	*Sabal palmetto*	22'	Preserve	
179	Sabal Palm	*Sabal palmetto*	20'	Preserve	
180	Sabal Palm	*Sabal palmetto*	18'	Preserve	
181	Sabal Palm	*Sabal palmetto*	18'	Preserve	
182	Sabal Palm	*Sabal palmetto*	18'	Preserve	
183	Sabal Palm	*Sabal palmetto*	18'	Preserve	
184	Sabal Palm	*Sabal palmetto*	18'	Preserve	
185	Alexander Palm	*Archontophoenix alexandrae*	9'	Preserve	Triplet
186	Yellow Tabebuia	*Tabebuia sp.*		Preserve	Tabebuia
187	Sabal Palm	*Sabal palmetto*	18'	Remove	
188	Sabal Palm	*Sabal palmetto*	18'	Remove	
189	Sabal Palm	*Sabal palmetto*	16'	Remove	
190	Sabal Palm	*Sabal palmetto*	20'	Remove	
191	Sabal Palm	*Sabal palmetto*	20'	Remove	
192	Sabal Palm	*Sabal palmetto*	20'	Remove	
193	Sabal Palm	*Sabal palmetto*	18'	Remove	
194	Sabal Palm	*Sabal palmetto*	18'	Remove	
195	Sabal Palm	*Sabal palmetto*	18'	Remove	
196	Sabal Palm	*Sabal palmetto*	20'	Remove	
197	Sabal Palm	*Sabal palmetto*	17'	Remove	
198	Sabal Palm	*Sabal palmetto*	18'	Remove	
199	Sabal Palm	*Sabal palmetto*	22'	Remove	
200	Sabal Palm	*Sabal palmetto*	22'	Remove	
201	Sabal Palm	*Sabal palmetto*	18'	Remove	
202	Sabal Palm	*Sabal palmetto*	18'	Remove	
203	Sabal Palm	*Sabal palmetto*	18'	Remove	
204	Sabal Palm	*Sabal palmetto*	18'	Remove	
205	Sabal Palm	*Sabal palmetto*	19'	Remove	
206	Sabal Palm	*Sabal palmetto*	16'	Remove	
207	Sabal Palm	*Sabal palmetto*	16'	Remove	
208	Sabal Palm	*Sabal palmetto*	16'	Remove	
210	Sabal Palm	*Sabal palmetto*	18'	Remove	
211	Sabal Palm	*Sabal palmetto*	18'	Remove	
212	Sabal Palm	*Sabal palmetto*	18'	Remove	
213	Sabal Palm	*Sabal palmetto*	18'	Remove	
214	Sabal Palm	*Sabal palmetto*	16'	Remove	
215	Sabal Palm	*Sabal palmetto*	24'	Remove	
216	Sabal Palm	*Sabal palmetto*	20'	Remove	
217	Sabal Palm	*Sabal palmetto*	22'	Remove	
218	Sabal Palm	*Sabal palmetto*	16'	Remove	
219	Sabal Palm	*Sabal palmetto*	16'	Remove	
220	Sabal Palm	*Sabal palmetto*	16'	Remove	
221	Sabal Palm	*Sabal palmetto*	18'	Remove	
222	Sabal Palm	*Sabal palmetto*	18'	Remove	
223	Sabal Palm	*Sabal palmetto*	18'	Remove	
224	Sabal Palm	*Sabal palmetto*	20'	Remove	
225	Sabal Palm	*Sabal palmetto*	12'	Remove	
226	Sabal Palm	*Sabal palmetto*	20'	Remove	
227	Sabal Palm	*Sabal palmetto*	20'	Remove	
228	Royal Palm	*Roystonea sp*	25'	Remove	
229	Royal Palm	*Roystonea sp*	25'	Remove	
230	Sabal Palm	*Sabal palmetto*	20'	Remove	
231	Sabal Palm	*Sabal palmetto*	16'	Remove	
232	Sabal Palm	*Sabal palmetto*	16'	Remove	
234	Sabal Palm	*Sabal palmetto*	18'	Remove	
235	Sabal Palm	*Sabal palmetto*	22'	Remove	
236	Sabal Palm	*Sabal palmetto*	18'	Remove	
237	Sabal Palm	*Sabal palmetto*	18'	Remove	
238	Royal Palm	*Roystonea sp*	30'	Remove	
239	Royal Palm	*Roystonea sp*	30'	Remove	
240	Royal Palm	*Roystonea sp*	28'	Remove	
241	Sabal Palm	*Sabal palmetto*	18'	Remove	
242	Sabal Palm	*Sabal palmetto*	18'	Remove	
243	Sabal Palm	*Sabal palmetto*	18'	Remove	
244	Sabal Palm	*Sabal palmetto*	18'	Remove	
245	Sabal Palm	*Sabal palmetto*	18'	Remove	
246	Sabal Palm	*Sabal palmetto*	18'	Remove	
247	Sabal Palm	*Sabal palmetto*	18'	Remove	
248	Alexander Palm	*Archontophoenix alexandrae*	20'	Remove	Double
249	Sabal Palm	*Sabal palmetto*	16'	Remove	
250	Sabal Palm	*Sabal palmetto*	16'	Remove	
251	Sabal Palm	*Sabal palmetto*	16'	Remove	
252	Sabal Palm	*Sabal palmetto*	16'	Remove	
253	Sabal Palm	*Sabal palmetto*	16'	Remove	
254	Sabal Palm	*Sabal palmetto*	18'	Remove	
255	Sabal Palm	*Sabal palmetto*	18'	Remove	
256	Sabal Palm	*Sabal palmetto*	18'	Remove	
257	Sabal Palm	*Sabal palmetto*	18'	Remove	
258	Sabal Palm	*Sabal palmetto*	18'	Remove	
259	Sabal Palm	*Sabal palmetto*	12'	Remove	
260	Sabal Palm	*Sabal palmetto*	12'	Remove	
261	Sabal Palm	*Sabal palmetto*	14'	Remove	
262	Sabal Palm	*Sabal palmetto*	16'	Remove	
263	Royal Palm	*Roystonea sp*	18'	Remove	
264	Sabal Palm	*Sabal palmetto*	18'	Remove	
265	Sabal Palm	*Sabal palmetto*	12'	Remove	
266	Sabal Palm	*Sabal palmetto*	20'	Remove	
267	Sabal Palm	*Sabal palmetto*	14'	Remove	
268	Sabal Palm	*Sabal palmetto*	18'	Remove	
269	Sabal Palm	*Sabal palmetto*	20'	Remove	
270	Sabal Palm	*Sabal palmetto*	20'	Remove	
271	Sabal Palm	*Sabal palmetto*	14'	Remove	
272	Sabal Palm	*Sabal palmetto*	18'	Remove	
273	Sabal Palm	*Sabal palmetto*	18'	Remove	
274	Sabal Palm	*Sabal palmetto*	20'	Remove	
275	Sabal Palm	*Sabal palmetto*	20'	Remove	
276	Sabal Palm	*Sabal palmetto*	20'	Remove	
277	Sabal Palm	*Sabal palmetto*	14'	Remove	
278	Sabal Palm	*Sabal palmetto*	17'	Remove	
279	Sabal Palm	*Sabal palmetto*	14'	Remove	
280	Sabal Palm	*Sabal palmetto*	16'	Remove	
281	Sabal Palm	*Sabal palmetto*	16'	Remove	
282	Sabal Palm	*Sabal palmetto*	18'	Remove	
283	Sabal Palm	*Sabal palmetto*	16'	Remove	
284	Sabal Palm	*Sabal palmetto*	12'	Remove	
285	Queen Palm	*Syagrus romanzoffiana*	14'	Preserve	
286	Queen Palm	*Syagrus romanzoffiana*	18'	Preserve	
287	Sabal Palm	*Sabal palmetto*	12'	Preserve	
288	Sabal Palm	*Sabal palmetto*	20'	Preserve	
289	Sabal Palm	*Sabal palmetto*	22'	Preserve	
290	Sabal Palm	*Sabal palmetto*	18'	Preserve	
291	Sabal Palm	*Sabal palmetto*	22'	Preserve	
292	Sabal Palm	*Sabal palmetto*	16'	Preserve	
293	Sabal Palm	*Sabal palmetto*	16'	Preserve	
294	Sabal Palm	*Sabal palmetto*	22'	Preserve	
295	Sabal Palm	*Sabal palmetto*	22'	Preserve	
296	Sabal Palm	*Sabal palmetto*	22'	Preserve	
297	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
298	Areca Palm	*Dypsis lutescens*		Remove	Cluster
299	Areca Palm	*Dypsis lutescens*		Remove	Cluster
300	Sabal Palm	*Sabal palmetto*	25'	Remove	
301	Sabal Palm	*Sabal palmetto*	25'	Remove	
302	Sabal Palm	*Sabal palmetto*	20'	Remove	
303	Sabal Palm	*Sabal palmetto*	22'	Remove	
304	Sabal Palm	*Sabal palmetto*	22'	Remove	
305	Sabal Palm	*Sabal palmetto*	22'	Remove	
306	Sabal Palm	*Sabal palmetto*	18'	Remove	
307	Sabal Palm	*Sabal palmetto*	18'	Remove	
308	Royal Palm	*Roystonea sp*	22'	Remove	
309	Sabal Palm	*Sabal palmetto*	16'	Remove	
310	Sabal Palm	*Sabal palmetto*	16'	Remove	
311	Sabal Palm	*Sabal palmetto*	16'	Remove	
312	Sylvester Palm	*Phoenix sylvestris*	16'	Remove	Palm
313	Royal Palm	*Roystonea sp*	30'	Preserve	
314	Royal Palm	*Roystonea sp*	30'	Preserve	
315	Royal Palm	*Roystonea sp*	30'	Preserve	
316	Royal Palm	*Roystonea sp*	30'	Preserve	
317	Sylvester Palm	*Phoenix sylvestris*	20'	Preserve	Palm
318	Royal Palm	*Roystonea sp*	35'	Preserve	
319	Royal Palm	*Roystonea sp*	25'	Preserve	
320	Sabal Palm	*Sabal palmetto*	18'	Preserve	
321	Sabal Palm	*Sabal palmetto*	20'	Preserve	
322	Sabal Palm	*Sabal palmetto*	18'	Preserve	
323	Sabal Palm	*Sabal palmetto*	16'	Preserve	
324	Royal Palm	*Roystonea sp*	25'	Preserve	Top rotted
325	Sabal Palm	*Sabal palmetto*	22'	Preserve	
326	Sabal Palm	*Sabal palmetto*	18'	Preserve	
327	Sabal Palm	*Sabal palmetto*	18'	Preserve	
328	Sabal Palm	*Sabal palmetto*	18'	Preserve	
329	Sabal Palm	*Sabal palmetto*	18'	Preserve	
330	Sabal Palm	*Sabal palmetto*	18'	Preserve	
331	Sabal Palm	*Sabal palmetto*	16'	Preserve	
332	Sabal Palm	*Sabal palmetto*	16'	Preserve	
333	Sabal Palm	*Sabal palmetto*	18'	Remove	
334	Sabal Palm	*Sabal palmetto*	18'	Remove	
335	Sabal Palm	*Sabal palmetto*	18'	Remove	
336	Sabal Palm	*Sabal palmetto*	18'	Remove	
337	Sabal Palm	*Sabal palmetto*	18'	Remove	
338	Sabal Palm	*Sabal palmetto*	18'	Remove	
340	Sabal Palm	*Sabal palmetto*	18'	Remove	
341	Sabal Palm	*Sabal palmetto*	18'	Remove	
342	Sabal Palm	*Sabal palmetto*	18'	Preserve	
343	Sabal Palm	*Sabal palmetto*	18'	Remove	
344	Sabal Palm	*Sabal palmetto*	22'	Preserve	
345	Sabal Palm	*Sabal palmetto*	20'	Remove	
346	Washingtonia Palm	*Washingtonia sp.*	20'	Remove	Palm
347	Washingtonia Palm	*Washingtonia sp.*	20'	Preserve	Palm
348	Washingtonia Palm	*Washingtonia sp.*	18'	Preserve	Palm
349	Washingtonia Palm	*Washingtonia sp.*	20'	Preserve	Palm
350	Washingtonia Palm	*Washingtonia sp.*	25'	Remove	Palm

*All palms are measured in feet to clear trunk

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

Item #3.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

CAD 2920.04_LD.DWG
JOB NO. 2920.04
DRAWN BY KV
CHECK BY HM
DATE 02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION LIST

SHEET:
LD-2.00

Kristina Villar P:\2920\2920.04 Waterford Campus Renew (JAD)\drawings\Landscape\2920.04_LD.dwg — Plotted: 2/26/2025 10:39:59 AM Saved: 2/26/2025 10:06:13 AM

351	Sabal Palm	*Sabal palmetto*	20'	Remove	
352	Sabal Palm	*Sabal palmetto*	20'	Remove	
353	Sabal Palm	*Sabal palmetto*	20'	Remove	
354	Sabal Palm	*Sabal palmetto*	20'	Remove	
355	Sabal Palm	*Sabal palmetto*	25'	Preserve	
356	Sabal Palm	*Sabal palmetto*	18'	Preserve	
357	Sabal Palm	*Sabal palmetto*	18'	Preserve	
358	Sabal Palm	*Sabal palmetto*	20'	Preserve	
359	Sabal Palm	*Sabal palmetto*	20'	Preserve	
360	Sabal Palm	*Sabal palmetto*	20'	Preserve	
361	Royal Palm	*Roystonea sp*	30'	Preserve	
362	Live Oak	*Quercus virginiana*	11	Preserve	
363	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
364	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
365	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
366	Queen Palm	*Syagrus romanzoffiana*	30'	Preserve	
367	Coconut Palm	*Cocos nucifera*	18'	Preserve	
368	Coconut Palm	*Cocos nucifera*	18'	Preserve	
369	Coconut Palm	*Cocos nucifera*	22'	Preserve	
370	Coconut Palm	*Cocos nucifera*	22'	Preserve	
371	Live Oak	*Quercus virginiana*	8	Preserve	
372	Mango Tree	*Mangifera indica*	10	Remove	
373	Sabal Palm	*Sabal palmetto*	20'	Preserve	
374	Sabal Palm	*Sabal palmetto*	20'	Preserve	
375	Sabal Palm	*Sabal palmetto*	20'	Preserve	
376	Fishtail Palm	*Caryota sp.*	16'	Preserve	
377	Sabal Palm	*Sabal palmetto*	25'	Preserve	
378	Fishtail Palm	*Caryota sp.*	18'	Preserve	
379	Sabal Palm	*Sabal palmetto*	25'	Preserve	
380	Fishtail Palm	*Caryota sp.*	18'	Preserve	
381	Fishtail Palm	*Caryota sp.*	18'	Preserve	
382	Royal Palm	*Roystonea sp*	18'	Preserve	Poor condition
383	Laurel Oak	*Quercus laurifolia*	8	Preserve	
384	Sabal Palm	*Sabal palmetto*	18'	Preserve	
385	Sabal Palm	*Sabal palmetto*	18'	Preserve	
386	Coconut Palm	*Cocos nucifera*	20'	Preserve	
387	Coconut Palm	*Cocos nucifera*	22'	Preserve	
388	Sabal Palm	*Sabal palmetto*	20'	Preserve	
389	Coconut Palm	*Cocos nucifera*	30'	Preserve	
390	Coconut Palm	*Cocos nucifera*	30'	Preserve	
391	Coconut Palm	*Cocos nucifera*	30'	Preserve	
392	Royal Palm	*Roystonea sp*	18'	Preserve	
393	Royal Palm	*Roystonea sp*	20'	Preserve	
394	Royal Palm	*Roystonea sp*	20'	Preserve	
395	Queen Palm	*Syagrus romanzoffiana*	25'	Preserve	
396	Royal Palm	*Roystonea sp*	12'	Preserve	
397	Alexander Palm	*Archontophoenix alexandrae*	20'	Preserve	Double
398	Royal Palm	*Roystonea sp*	18'	Preserve	
399	Royal Palm	*Roystonea sp*	18'	Preserve	
400	Royal Palm	*Roystonea sp*	18'	Preserve	
401	Queen Palm	*Syagrus romanzoffiana*	24'	Preserve	
402	Coconut Palm	*Cocos nucifera*	25'	Preserve	
403	Coconut Palm	*Cocos nucifera*	25'	Preserve	
404	Coconut Palm	*Cocos nucifera*	25'	Preserve	
405	Royal Palm	*Roystonea sp*	18'	Preserve	
406	Royal Palm	*Roystonea sp*	18'	Preserve	
407	Sylvester Palm	*Phoenix sylvestris*	20'	Preserve	Palm
408	Royal Palm	*Roystonea sp*	20'	Preserve	
409	Alexander Palm	*Archontophoenix alexandrae*	25'	Preserve	Double
410	Royal Palm	*Roystonea sp*	20'	Preserve	
411	Royal Palm	*Roystonea sp*	20'	Preserve	
412	Royal Palm	*Roystonea sp*	20'	Preserve	
413	Queen Palm	*Syagrus romanzoffiana*	22'	Preserve	
414	Royal Palm	*Roystonea sp*	20'	Preserve	
415	Royal Palm	*Roystonea sp*	18'	Preserve	
416	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
417	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
418	Sabal Palm	*Sabal palmetto*	20'	Remove	
419	Sabal Palm	*Sabal palmetto*	20'	Preserve	
420	Black Olive	*Bucida buceras*	26	Preserve	
421	Black Olive	*Bucida buceras*	24	Preserve	
422	Fishtail Palm	*Caryota sp.*	9'	Preserve	Cluster
423	Sabal Palm	*Sabal palmetto*	20'	Preserve	
424	Sabal Palm	*Sabal palmetto*	20'	Preserve	
425	Sabal Palm	*Sabal palmetto*	20'	Preserve	
426	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
427	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
428	Cassia	*Cassia fistula*	11	Preserve	Trk split/dam
429	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
430	Pink Tabebuia	*Tabebuia sp.*	7	Preserve	
431	Live Oak	*Quercus virginiana*	27	Preserve	
432	Live Oak	*Quercus virginiana*	27	Preserve	
433	Live Oak	*Quercus virginiana*	21	Preserve	
434	Live Oak	*Quercus virginiana*	26	Preserve	
435	Live Oak	*Quercus virginiana*	24	Preserve	damaged
436	Live Oak	*Quercus virginiana*	21	Preserve	
437	Senegal Date Palm	*Phoenix reclinata*	25'	Remove	Palm
438	Live Oak	*Quercus virginiana*	24	Preserve	
439	Queen Palm	*Syagrus romanzoffiana*	20'	Preserve	
440	Queen Palm	*Syagrus romanzoffiana*	20'	Preserve	
441	Queen Palm	*Syagrus romanzoffiana*	20'	Preserve	
442	Viburnum Sp.	*Viburnum Sp.*	4	Preserve	Sp.
443	Viburnum Sp.	*Viburnum Sp.*	5	Preserve	Sp.
444	Ficus	*Ficus sp.*	5	Preserve	
445	Viburnum Sp.	*Viburnum Sp.*	5	Preserve	Sp.
446	Laurel Oak	*Quercus laurifolia*	4	Preserve	
447	Ficus	*Ficus sp.*	5	Preserve	
448	Live Oak	*Quercus virginiana*	14	Remove	
449	Crimson Bottlebrush	*Callistemon citrinus*	6	Preserve	
450	Live Oak	*Quercus virginiana*	25	Preserve	
451	Live Oak	*Quercus virginiana*	24	Preserve	
452	Sabal Palm	*Sabal palmetto*	20'	Preserve	
453	Sabal Palm	*Sabal palmetto*	22'	Preserve	
454	Sabal Palm	*Sabal palmetto*	20'	Preserve	
455	Sabal Palm	*Sabal palmetto*	24'	Preserve	
456	Sabal Palm	*Sabal palmetto*	25'	Preserve	
457	Sabal Palm	*Sabal palmetto*	26'	Preserve	
458	Tibouchina	*Tibouchinas sp.*	4	Preserve	Tibouchina
459	Christmas Palm	*Veitchia merillii*	8'	Remove	Double
460	Avocado	*Persea americana*	8	Preserve	
461	Sabal Palm	*Sabal palmetto*	16'	Preserve	
462	Sabal Palm	*Sabal palmetto*	16'	Preserve	
463	Christmas Palm	*Veitchia merillii*	9'	Preserve	Triplet
464	Sabal Palm	*Sabal palmetto*	22'	Preserve	
465	Sabal Palm	*Sabal palmetto*	18'	Preserve	

466	Live Oak	*Quercus virginiana*	10	Preserve	
467	Pink Tabebuia	*Tabebuia sp.*	10	Preserve	
468	Jatropha	*Jatropha intergerrima*	5	Preserve	
469	Jatropha	*Jatropha intergerrima*	5	Preserve	
470	Jatropha	*Jatropha intergerrima*	4	Preserve	
471	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
472	Pink Tabebuia	*Tabebuia sp.*	9	Preserve	
473	Live Oak	*Quercus virginiana*	14	Preserve	
474	Jatropha	*Jatropha intergerrima*	4	Preserve	
475	Jatropha	*Jatropha intergerrima*	5	Preserve	
476	Jatropha	*Jatropha intergerrima*	6	Preserve	
477	Jatropha	*Jatropha intergerrima*	5	Preserve	
478	Plumeria	*Plumeria sp.*	6	Preserve	
479	Crimson Bottlebrush	*Callistemon citrinus*	6	Preserve	
480	Crimson Bottlebrush	*Callistemon citrinus*	10	Preserve	
481	Live Oak	*Quercus virginiana*	22	Preserve	
482	Live Oak	*Quercus virginiana*	25	Preserve	
483	Live Oak	*Quercus virginiana*	21	Preserve	
484	Live Oak	*Quercus virginiana*	14	Preserve	
485	Live Oak	*Quercus virginiana*	15	Preserve	
486	Live Oak	*Quercus virginiana*	11	Preserve	
487	Live Oak	*Quercus virginiana*	13	Preserve	
488	Laurel Oak	*Quercus laurifolia*	31	Remove	
489	Live Oak	*Quercus virginiana*	16	Remove	
490	Live Oak	*Quercus virginiana*	20	Remove	
491	Live Oak	*Quercus virginiana*	18	Remove	
492	Pongam Tree	*Millettia pinnata*	20	Remove	
493	Live Oak	*Quercus virginiana*	6	Relocate	
494	Live Oak	*Quercus virginiana*	10	Relocate	
495	Live Oak	*Quercus virginiana*	11	Relocate	
496	Live Oak	*Quercus virginiana*	12	Relocate	
497	Live Oak	*Quercus virginiana*	18	Remove	
498	Gumbo Limbo	*Bursera simaruba*	19	Remove	
499	Royal Poinciana	*Delonix regia*	14'	Remove	
500	Gumbo Limbo	*Bursera simaruba*	25	Remove	
501	Pongam Tree	*Millettia pinnata*	8	Remove	
502	Pongam Tree	*Millettia pinnata*	26	Remove	
503	Gumbo Limbo	*Bursera simaruba*	11	Remove	
504	Live Oak	*Quercus virginiana*	5	Remove	
505	Black Olive	*Bucida buceras*	22	Remove	
506	Black Olive	*Bucida buceras*	22	Remove	
507	Mahogany	*Swietenia mahagoni*	23	Remove	
508	Gumbo Limbo	*Bursera simaruba*	15	Remove	
509	Live Oak	*Quercus virginiana*	15	Remove	
510	Live Oak	*Quercus virginiana*	16	Remove	
511	Live Oak	*Quercus virginiana*	10	Preserve	
512	Live Oak	*Quercus virginiana*	12	Preserve	
513	Live Oak	*Quercus virginiana*	9	Preserve	
514	Mahogany	*Swietenia mahagoni*	20	Remove	
515	Mahogany	*Swietenia mahagoni*	15	Remove	
516	Live Oak	*Quercus virginiana*	19	Remove	
517	Live Oak	*Quercus virginiana*	11	Relocate	
518	Gumbo Limbo	*Bursera simaruba*	7	Relocate	
519	Mahogany	*Swietenia mahagoni*	11	Remove	
520	Live Oak	*Quercus virginiana*	15	Remove	
521	Bischofia	*Bischofia javonica*	13	Preserve	
522	Bischofia	*Bischofia javonica*	12	Preserve	
523	Bischofia	*Bischofia javonica*	17	Preserve	
524	Bischofia	*Bischofia javonica*	17	Preserve	
525	Bischofia	*Bischofia javonica*	10	Preserve	
526	Magnolia	*Magnolia grandiflora*	7	Preserve	
527	Sabal Palm	*Sabal palmetto*	16'	Remove	
528	Sabal Palm	*Sabal palmetto*	18'	Remove	
529	Sabal Palm	*Sabal palmetto*	18'	Remove	
530	Sabal Palm	*Sabal palmetto*	22'	Preserve	
531	Sabal Palm	*Sabal palmetto*	22'	Preserve	
532	Sabal Palm	*Sabal palmetto*	22'	Preserve	
533	Sabal Palm	*Sabal palmetto*	20'	Preserve	
534	Sabal Palm	*Sabal palmetto*	20'	Preserve	
535	Sabal Palm	*Sabal palmetto*	20'	Preserve	
536	Pongam Tree	*Millettia pinnata*	16	Preserve	
537	Sabal Palm	*Sabal palmetto*	20'	Preserve	
538	Sabal Palm	*Sabal palmetto*	20'	Preserve	
539	Sabal Palm	*Sabal palmetto*	20'	Preserve	
540	Sabal Palm	*Sabal palmetto*	18'	Preserve	
541	Sabal Palm	*Sabal palmetto*	20'	Preserve	
542	Sabal Palm	*Sabal palmetto*	18'	Preserve	
543	Sabal Palm	*Sabal palmetto*	18'	Preserve	
544	Sabal Palm	*Sabal palmetto*	20'	Preserve	
545	Sabal Palm	*Sabal palmetto*	20'	Preserve	
546	Sabal Palm	*Sabal palmetto*	20'	Preserve	
547	Pongam Tree	*Millettia pinnata*	16	Preserve	
548	Sabal Palm	*Sabal palmetto*	20'	Preserve	
549	Sabal Palm	*Sabal palmetto*	20'	Preserve	
550	Sabal Palm	*Sabal palmetto*	20'	Preserve	
551	Sabal Palm	*Sabal palmetto*	20'	Preserve	
552	Sabal Palm	*Sabal palmetto*	22'	Preserve	
553	Sabal Palm	*Sabal palmetto*	22'	Preserve	
554	Sabal Palm	*Sabal palmetto*	18'	Preserve	
555	Sabal Palm	*Sabal palmetto*	18'	Preserve	
556	Sabal Palm	*Sabal palmetto*	18'	Preserve	
557	Sabal Palm	*Sabal palmetto*	18'	Preserve	
558	Sabal Palm	*Sabal palmetto*	18'	Preserve	
559	Sabal Palm	*Sabal palmetto*	18'	Preserve	
560	Live Oak	*Quercus virginiana*	16	Preserve	
561	Live Oak	*Quercus virginiana*	17	Preserve	
562	Live Oak	*Quercus virginiana*	13	Preserve	
563	Pongam Tree	*Millettia pinnata*	15	Preserve	
564	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
565	Areca Palm	*Dypsis lutescens*		Preserve	Cluster
566	Pongam Tree	*Millettia pinnata*	15	Preserve	
567	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
568	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
569	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
570	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
571	Alexander Palm	*Archontophoenix alexandrae*	22'	Remove	
572	Alexander Palm	*Archontophoenix alexandrae*	20'	Remove	
573	Alexander Palm	*Archontophoenix alexandrae*	20'	Remove	
574	Laurel Oak	*Quercus laurifolia*	8	Preserve	
575	Black Olive	*Bucida buceras*	20	Preserve	
576	Sabal Palm	*Sabal palmetto*	18'	Remove	
577	Sabal Palm	*Sabal palmetto*	25'	Remove	
578	Sabal Palm	*Sabal palmetto*	25'	Remove	
579	Sabal Palm	*Sabal palmetto*	20'	Remove	

580	Sabal Palm	*Sabal palmetto*	20'	Remove	
581	Sabal Palm	*Sabal palmetto*	20'	Remove	
582	Christmas Palm	*Veitchia merillii*	10'	Remove	
583	Sabal Palm	*Sabal palmetto*	22'	Preserve	
584	Sabal Palm	*Sabal palmetto*	20'	Remove	
585	Sabal Palm	*Sabal palmetto*	12'	Preserve	
586	Sabal Palm	*Sabal palmetto*	10'	Preserve	
587	Sabal Palm	*Sabal palmetto*	10'	Preserve	
588	Sabal Palm	*Sabal palmetto*	16'	Preserve	
589	Sabal Palm	*Sabal palmetto*	18'	Preserve	
590	Sabal Palm	*Sabal palmetto*	16'	Preserve	
591	Sabal Palm	*Sabal palmetto*	18'	Preserve	
592	Sabal Palm	*Sabal palmetto*	7'	Preserve	
593	Sabal Palm	*Sabal palmetto*	8'	Preserve	
594	Weeping Fig	*Ficus benjamina*	24	Remove	
595	Live Oak	*Quercus virginiana*	17	Remove	
596	Live Oak	*Quercus virginiana*	11	Remove	
597	Live Oak	*Quercus virginiana*	13	Remove	
598	Live Oak	*Quercus virginiana*	14	Remove	
599	Live Oak	*Quercus virginiana*	8	Remove	
600	Live Oak	*Quercus virginiana*	9	Preserve	
601	Lead Tree	*Leucaena leucocephala*	8	Remove	Multi-leader
602	Sabal Palm	*Sabal palmetto*	12'	Remove	Vines; Close to lead tree
603	Sabal Palm	*Sabal palmetto*	14'	Remove	Curved; Close to lead tree
604	Areca cluster	*Dypsis lutescens*	8	Remove	
605	Areca cluster	*Dypsis lutescens*	12	Remove	
606	Live Oak	*Quercus virginiana*	18	Relocate	
607	Sabal Palm	*Sabal palmetto*	15'	Remove	
608	Live Oak	*Quercus virginiana*	10	Remove	
609	Lead Tree	*Leucaena leucocephala*	14	Remove	
610	Sabal Palm	*Sabal palmetto*	11'	Remove	
611	Weeping Fig	*Ficus benjamina*	36	Remove	
612	Golden Raintree	*Koelreuteria formosana*	8	Remove	Trunk damage
613	Live Oak	*Quercus virginiana*	10	Preserve	
614	Live Oak	*Quercus virginiana*	12	Remove	
615	Live Oak	*Quercus virginiana*	12	Remove	
616	Triangle palm	*Dypsis decaryi*	6'	Remove	
617	Live Oak	*Quercus virginiana*	10	Remove	
618	Live Oak	*Quercus virginiana*	7	Remove	
619	Live Oak	*Quercus virginiana*	9	Remove	
620	Sabal Palm	*Sabal palmetto*	18'	Remove	
621	Beauty Leaf	*Calophyllum antillanum*	7	Remove	
622	Fiddle-leaf Fig	*Ficus lyrata*	18	Remove	
623	Live Oak	*Quercus virginiana*	13	Remove	
630	Sabal Palm	*Sabal palmetto*	11'	Remove	
631	Strangler Fig	*Ficus aurea*	80	Remove	
632	Laurel Fig	*Ficus microcarpa*	90	Preserve	
633	Seagrape	*Coccoloba uvifera*	12	Preserve	Cluster
634	Sabal Palm	*Sabal palmetto*	19'	Preserve	
635	Seagrape	*Coccoloba uvifera*	8	Preserve	Cluster
636	Screw Pine	*Pandanus utilis*	6	Preserve	Multi-leader
637	Coconut palm	*Cocos nucifera*	22	Preserve	
638	Magnolia	*Magnolia grandiflora*	5	Preserve	Multi-leader
639	Seagrape	*Coccoloba uvifera*	6	Preserve	Large cluster, 5x30ft
641	Live Oak	*Quercus virginiana*	18	Remove	
642	Live Oak	*Quercus virginiana*	10	Preserve	
643	Live Oak	*Quercus virginiana*	12	Preserve	
644	Live Oak	*Quercus virginiana*	6	Remove	
645	Live Oak	*Quercus virginiana*	7	Preserve	
646	Live Oak	*Quercus virginiana*	14	Preserve	
647	Live Oak	*Quercus virginiana*	14	Remove	
648	Sabal Palm	*Sabal palmetto*	12'	Remove	Close to carrotwood
649	Live Oak	*Quercus virginiana*	12	Remove	
650	Live Oak	*Quercus virginiana*	13	Relocate	
651	Live Oak	*Quercus virginiana*	9	Remove	
652	Spanish Bayonet	*Yucca aloifolia*	9	Remove	Multi-leader
653	Sabal Palm	*Sabal palmetto*	6'	Remove	
655	Sabal Palm	*Sabal palmetto*	8'	Remove	
656	Avocado	*Persea americana*	9	Remove	Multi-leader
657	Sabal Palm	*Sabal palmetto*	20'	Remove	
659	Sabal Palm	*Sabal palmetto*	20'	Remove	Vines; fair condition
660	Live Oak	*Quercus virginiana*	14	Remove	
661	Live Oak	*Quercus virginiana*	12	Remove	
662	Areca Palm	*Dypsis lutescens*	5	Preserve	5ft x 5ft cluster
663	Sabal Palm	*Sabal palmetto*	3	Remove	
664	Gumbo limbo	*Bursera simaruba*	16	Remove	
665	Sabal Palm	*Sabal palmetto*	18'	Remove	Vine intrusion
666	Weeping Fig	*Ficus benjamina*	8	Remove	Growing through fence
667	Sabal Palm	*Sabal palmetto*	15'	Remove	
668	Christmas Palm	*Veitchia merillii*	10'	Remove	
669	Bird of Paradise	*Strelitzia nicolai*	10	Remove	10ft x 10ft cluster
670	Sabal Palm	*Sabal palmetto*	8'	Remove	Abut fence
671	Seagrape	*Coccoloba uvifera*	10	Remove	Multi-trunk
672	Seagrape	*Coccoloba uvifera*	10	Remove	Multi-trunk
673	Seagrape	*Coccoloba uvifera*	15	Remove	Multi-trunk
15b	Christmas Palm	*Veitchia merillii*	10'	Preserve	
212b	Sabal Palm	*Sabal palmetto*	16'	Remove	
234b	Sabal Palm	*Sabal palmetto*	20'	Remove	

*All palms are measured in feet to clear trunk

TOTAL TREES/ PALMS PRESERVED: 406
TOTAL TREES/PALMS REMOVED: 248
TOTAL TREES/ PALMS RELOCATED: 10

NOTE: CONTRACTOR SHALL NOTIFY THE TOWN THREE WEEKS PRIOR TO THE REMOVAL OF NATIVE TREES AND PALMS SO THE TOWN MAY NOTIFY RESIDENTS OF AVAILABLE VEGETATION FOR REUSE.

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL TOWN APPROVAL

NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV

REVISIONS

CAD 2920.04_LD.DWG
JOB NO. 2920.04
DRAWN BY KV
CHECK BY HM
DATE 02/26/2025

LANDSCAPE ARCHITECT OF RECORD
HANG SU MASTERSON, PLA
FL # LA6667345

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL

TREE DISPOSITION LIST

SHEET:
LD-2.01

Kristina Villar P:\2920\2920.04 Waterford Campus Resi\+LA\Drawings\Landscape\2920.04_LD.dwg — Plotted: 2/26/2025 10:35:56 AM Saved: 2/26/2025 10:06:13 AM

March 18, 2025 *Yoan.Machado@wginc.com*

Yoan Machado
WGI INC
Senior Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411

Re: The Waterford (Juno Beach) • WGI#2920.04
TRAFFIC CONCURRENCY
PCN 28-43-41-33-30-001-0000

Dear Yoan,

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Site Plan amendment application for *The Waterford* property. The property is located at the southwest corner of US-1 and Universe Boulevard, in the City of Juno Beach, Florida. Property Control Numbers associated with this project is 28-43-41-33-30-001-0000. A copy of the property appraiser information data for the site is included as Exhibit 1. Project buildout is expected in the year 2030.



Figure 1 : Project Location

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 2 includes a copy of the PBC Trip Generation Rates. According to provisions in Article 12 of the PBC ULDC – Section A.3.B.3, *a Project shall be eligible for a 100 percent credit against Project Traffic if the Previously Captured residential Project has received building permits for 80 percent of the units as set forth in the master plan or site plan as applicable*. Exhibit 3 includes an aerial picture from 2019. Exhibit 4 includes a copy of a preliminary site plan for the proposed project.

Currently at The Waterford, there are 288[1] DUs that operate as Independent Living and 60 beds (45 DUs) that operate as Skilled Nursing. The proposed changes to The Waterford include modifying the latest approved site plan, to allow for redevelopment and modernization of the campus. The Waterford will ultimately provide a total of 290 Independent Living units (478 Beds) and 100[2] Assisted Living beds (85[3] DUs). Table 2 provides Daily, AM, and PM peak hour volumes for the vested and proposed development.

[1]=182 (Independent Living–Tower) + 66 (Independent Living–Gardens) + 40 (Independent Living–Villas)
[2]=24 (Assisted Living) + 16 (Memory Care) + 60 (Skilled Nursing)
[3]=24 (Assisted Living) + 16 (Memory Care) + 45 (Skilled Nursing)

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Congregate Care Facility	253	2.21	58%	42%	0.08	49%	51%	0.18
Assisted Living Facility	254	2.60	60%	40%	0.18	39%	61%	0.24

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net daily, AM and PM peak trips potentially generated due to the proposed changes are 109, 7 (4 In/3 Out) and 10 (4 In/6 Out) trips respectively.

Table 2: Trip Generation

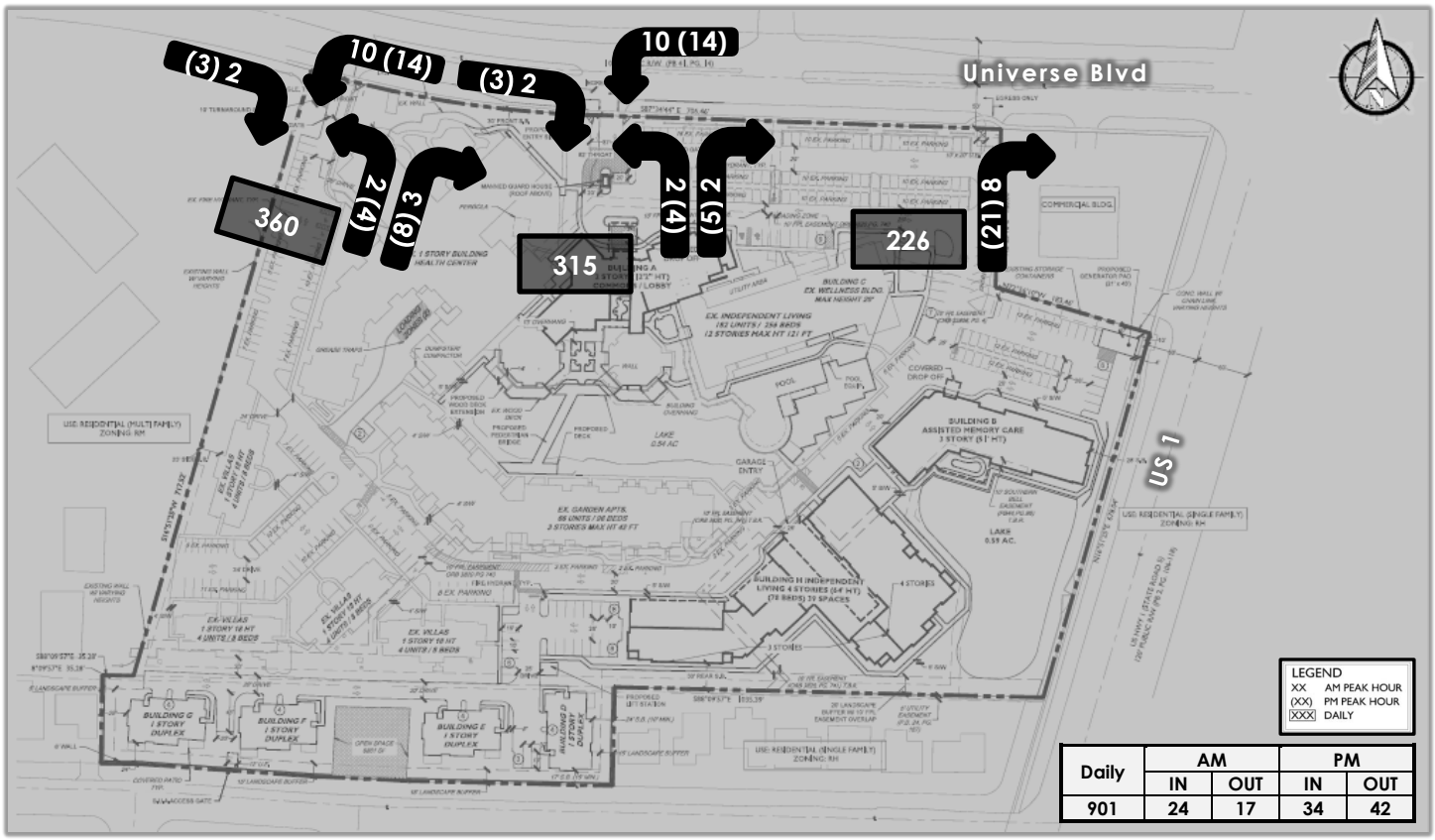
Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Congregate Care Facility	288 DUs	636	13	10	23	25	27	52
Assisted Living Facility	60 beds	156	7	4	11	5	9	14
Net Vested Traffic		**792**	**20**	**14**	**34**	**30**	**36**	**66**
PROPOSED DEVELOPMENT								
Congregate Care Facility	290 DUs	641	13	10	23	25	27	52
Assisted Living Facility	100 beds	260	11	7	18	9	15	24
Net Proposed Traffic		**901**	**24**	**17**	**41**	**34**	**42**	**76**
Net Traffic		**109**	**4**	**3**	**7**	**4**	**6**	**10**

Based on the PBC – TPS and the Land Development Design Standards Manual, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles.

Figure 2 provides Daily, AM and PM peak hour driveway volumes for *The Waterford* property. Based on the information presented in Figure 2, *PBC - TPS*, and the *Land Development Design Standards Manual*, additional turn lanes are not warranted at the project driveways.

Project site currently has three (3) driveways which are proposed to remain. Based on the Thoroughfare Right of Way Identification (ROW) Map TE 14.1 from the PBC Comprehensive Plan effective June 11, 2023, the project access are on a 100' ROW width on Universe Boulevard. Consequently, according to Palm Beach County Access Management Standards, the Driveway Connection Spacing should be 245'. Figure 4 includes driveway separation distances. Given the location of the existing access being ±270' to its closest driveway, Access Management standards for driveway separation are met.

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Daily	AM		PM	
	IN	OUT	IN	OUT
901	24	17	34	42

Figure 3: Project Driveway Volumes



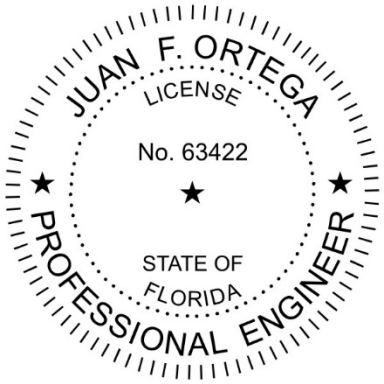
Figure 4: Driveway Separation

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The proposed changes to *The Waterford* property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to reconfigure the site to replace 288[4] Independent Living DUs and 60 beds (45 DUs) with 290 Independent Living units (478 Beds) and 100[5] Assisted Living beds (85[6] DUs) will generate less than 20 peak-hour trips. Therefore, the proposed development complies with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is anticipated in 2030.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:
Exhibit 1: Property Appraiser Information
Exhibit 2: PBC Trip Generation Rates
Exhibit 3: 2019 Aerial
Exhibit 4: Preliminary Site Plan
Exhibit 5: 220113 TPS Approval

[4]=182 (Independent Living–Tower) + 66 (Independent Living–Gardens) + 40 (Independent Living–Villas)
[5]=24 (Assisted Living) + 16 (Memory Care) + 60 (Skilled Nursing)
[6]=24 (Assisted Living) + 16 (Memory Care) + 45 (Skilled Nursing)

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This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE March 18, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Property Detail

Location Address : 601 UNIVERSE BLVD
Municipality : JUNO BEACH
Parcel Control Number : 28-43-41-33-30-001-0000
Subdivision : WATERFORD REPLAT
Official Records Book/Page : /
Sale Date :
Legal Description : WATERFORD REPLAT TR A K/A ALL OF PLAT

Owner Information

Owner(s)	Mailing Address
LIFESPACE COMMUNITIES INC	3501 OLYMPUS BLVD STE 300 COPPELL TX 75019 6292

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 356
***Total Square Feet :** 49870
Acres : 15.86
Property Use Code : 0620—LIFE CARE HX
Zoning : CO—COMMERCIAL OFFICE (28-JUNO BEACH)

Building Details

Structural Details

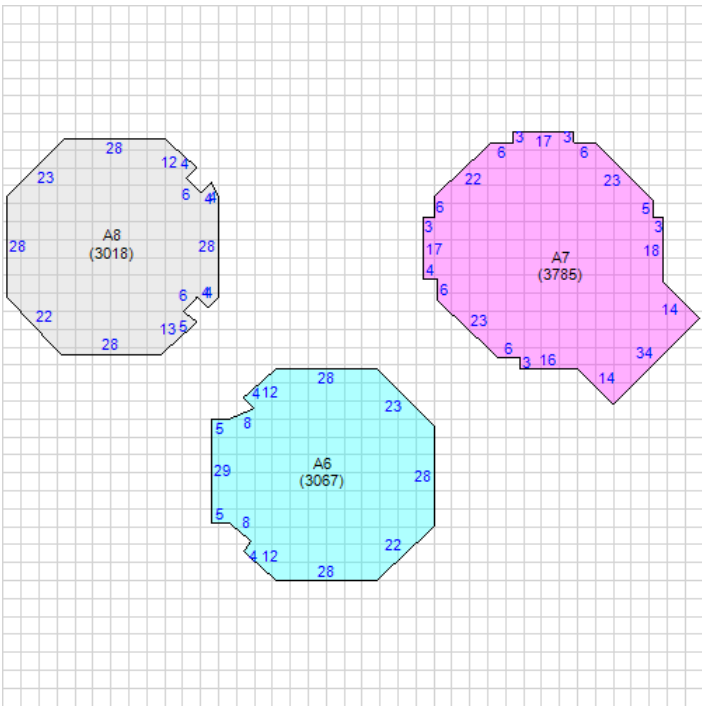
Structural Element for Building 1

Year Built	1982
OFFICE BLDG L/R 1-4S	9870

Subarea and Square Footage for Building 1

Code Description	square Footage
OFFICES	3067
RESTAURANT	3785
OFFICES	3018
Total Square Footage	9870

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1982	3095
Gazebo	1988	1
Fountain	1996	1
Fence- Wrought Iron	2010	1200
Screen Enclosure	1982	560
Patio	1982	600
Screen Enclosure	1982	1296
Paving- Asphalt	1982	108
Wall	1982	120
Screen Enclosure	1982	1256
Fence- Chain Link 6ft #11 Gaug	1982	178
Walkway-Concrete	1982	2508
Paving- Asphalt	1982	1500
Patio Roof	1982	180
Paving- Asphalt	1982	159994
Patio	1982	1317
Walkway-Concrete	1982	10048
Patio Roof	1982	91
Patio Roof	1982	32947
Screen Enclosure	1982	144
Patio	1982	182
Patio	1982	152
Paving- Asphalt	1982	600
Walkway-Concrete	1982	2964
Patio Roof	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Patio	1982	468
Screen Enclosure	1982	180
Patio	1982	152
Wall	1982	540
Patio	1982	152
Wall	1982	204
Patio	1982	152
Patio Roof	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Wall	1982	204
Patio	1982	152
Patio Roof	1982	180
Patio Roof	1982	180
Wall	1982	204
Screen Enclosure	1982	180
Patio	1982	152
Wall	1982	204
Wall	1982	204
Patio Roof	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Patio Roof	1982	180
Patio Roof	1982	182
Screen Enclosure	1982	180
Screen Enclosure	1982	288
Patio	1982	152
Patio	1982	152

Paving- Asphalt	1982	420
Walkway-Concrete	1982	2604
Patio	1982	152
Patio	1982	152
Wall	1982	468
Wall	2008	352
Paving- Asphalt	2008	220
Wall	1982	152
Walkway-Concrete	1982	2604
Wall	1982	204
Patio	1982	152
Patio	1982	152
Wall	1982	204
Patio	1982	152
Patio Roof	1982	180
Patio Roof	1982	180
Screen Enclosure	1982	180
Screen Enclosure	1982	180
Patio	1982	152
Walkway-Concrete	1982	2652
Patio	1982	152
Wall	1982	264
Paving- Asphalt	2024	18250
Walkway-Concrete	2024	1225
Fence- Chain Link 6ft #11 Gaug	2024	1250
Spa	2024	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	RETIREMENT	CO	15.8639

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Total Market Value	$45,527,897	$0	$0	$0	$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$41,085,310	$0	$0	$0	$0
Exemption Amount	$17,154,048	$0	$0	$0	$0
Taxable Value	$23,931,262	$0	$0	$0	$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$462,836	$0	$0	$0	$0
NON AD VALOREM	$40,581	$0	$0	$0	$0
TOTAL TAX	$503,417	$0	$0	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

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Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17[a]	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue[b]	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA)[h]	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA)[h]	710	1000 S.F.	Ln(T) = 0.87 Ln(X) + 3.05	10%	88/12	Ln(T) = 0.86Ln(X) + 1.16	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	T=42.97(X)-108.01	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

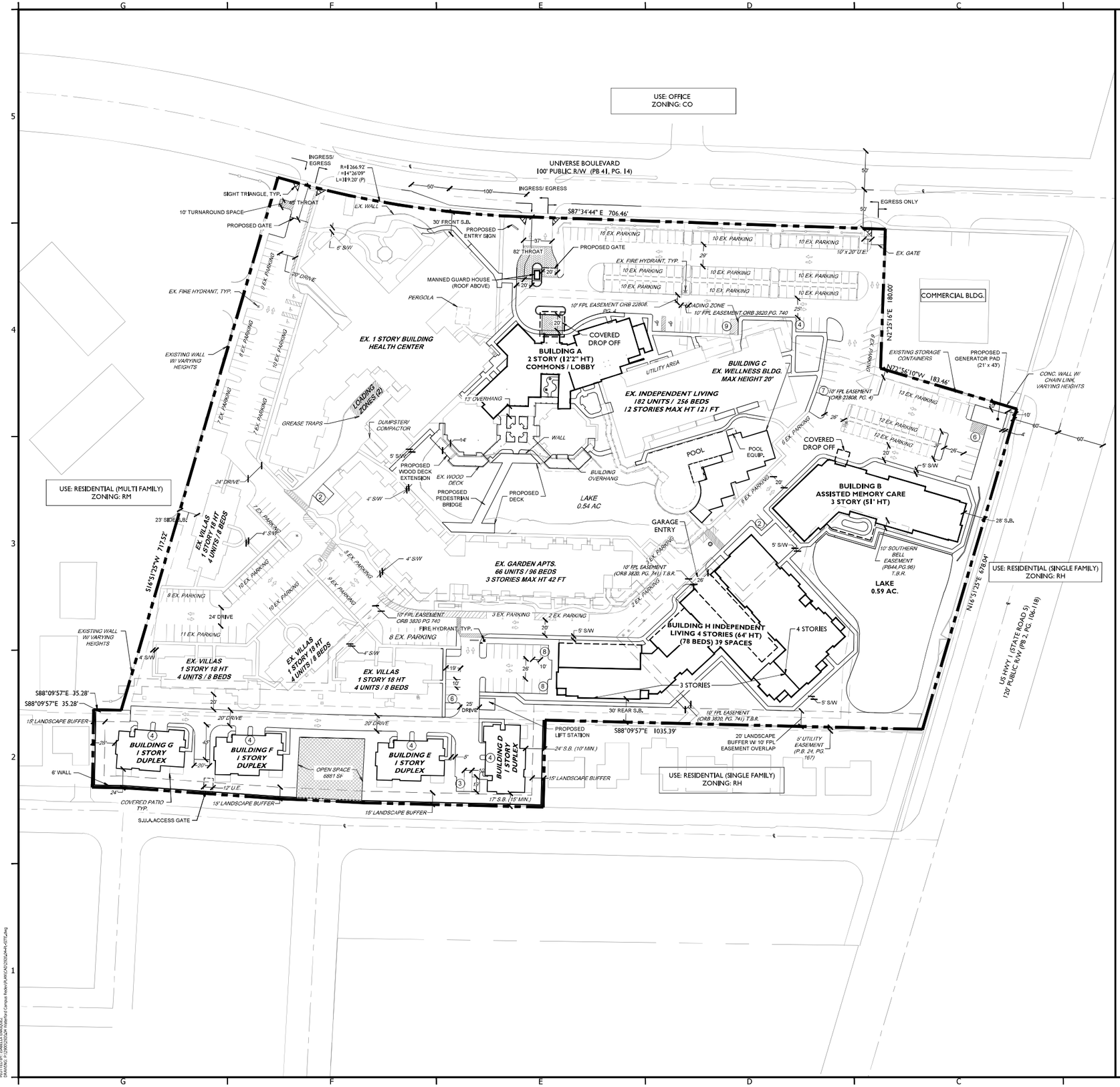
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2019 Aerial

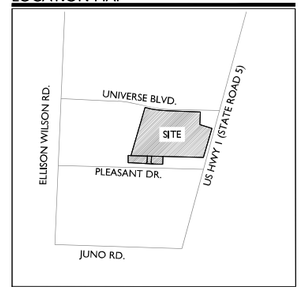


Exhibit 3

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LOCATION MAP



N

0 30 60 120

SCALE: 1" = 60'

SITE DATA

NAME OF APPLICATION	THE WATERFORD
EXISTING/PROPOSED LAND USE	HDR
EXISTING/PROPOSED ZONING	CO/PUD
TOTAL ACREAGE	15.97 AC.
TOTAL BUILDING S.F.	516,832 S.F.
PROPOSED BUILDING A	13,431 S.F.
PROPOSED BUILDING B	44,038 S.F.
PROPOSED BUILDING H	~~123,315 S.F.~~
EX. WELLNESS BLDG. (BUILDING C)	5,025 S.F.
EX. BUILDINGS D-G (4,180 S.F. EACH)	16,720 S.F.
EX. INDEPENDENT LIVING	217,764 S.F.
EX. GARDEN APTS.	77,151 S.F.
EX. VILLAS (4)	19,388 S.F.
LOT COVERAGE	5.49 AC. (34.4%)
OPEN SPACE	4.72 AC. (29.6%)
IMPERMEABLE SURFACE	4.49 AC. (28.1%)
WATER BODIES	1.1 AC. (6.9%)
APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS
TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
DENSITY (578/2.39=242 UNITS/15.97 AC)	15.15 UNITS/ AC.
MAX. BUILDING HEIGHT	12 STORY (121 FT.)
PARKING APPROVED PER PARKING STUDY	222 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 356 UNITS	164 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING DEMAND	290 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 304 UNITS	134 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING PROVIDED	380 SP.
PROPOSED SURFACE SPACES	341 SP.
PROPOSED GARAGE SPACES	39 SP.
HANDICAP SPACE REQUIRED (INCL. IN TOTAL)	8 SP.
HANDICAP SPACES PROVIDED (INCL. IN TOTAL)	8 SP.
LOADING SPACING PROVIDED	4 SP.

* THE RATE TO DETERMINE THE AMOUNT OF PARKING REQUIRED HAS BEEN BASED UPON THE MOST RECENT PARKING STANDARDS ADOPTED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, 5TH EDITION PARKING GENERATION MANUAL.

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.A = TO BE ABANDONED
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

No.	DATE	REVISION	BY

WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
CERT NO.: 6991
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-02-21

INITIAL SUBMITTAL
FEBRUARY 21, 2025

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

SITE PLAN

SHEET
SP-1
1 OF 1

74

2920.04

SAVED: 2/21/2025 12:19 PM
PLOTTED: 2/21/2025 12:20 PM
PLOT BY: Lisa Amstutz
DRAWING: P:\2920\2025\04 Waterford Campus Redev\PLANS\2920LAY45-SITE.dwg

Exhibit 4

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January 25, 2022

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

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

Palm Beach County Board of County Commissioners
Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

RE: The Waterford
Project #: 220113
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated January 18, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Juno Beach
Location:	South side of Universe Blvd, just west of US-1
PCN:	28-43-41-33-11-001-0000 (additional PCNs in file)
Access:	Two full and one egress-only access driveway connections onto Universe Blvd (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Congregate Care Facility = 288 DUs Assisted Living Facility = 60 Beds
Proposed Uses:	Expand the existing site for a total of: Congregate Care Facility = 356 DUs Assisted Living Facility = 100 Beds
Project Daily Trips:	979
Project Peak Hour Trips:	44 (27/17) AM; 90 (44/46) PM
New Daily Trips:	241
New Peak Hour Trips:	13 (8/5) AM; 22 (10/12) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, **meets** the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg
ec:
Frank Davila, Director, P&Z, Town of Juno Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220113 - THE WATERFORD.DOCXN

February 25, 2025 *Sent via e-mail: Yoan.Machado@wginc.com*

Yoan Machado
WGI INC
Senior Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411

Re: The Waterford (Juno Beach) • WGI2920.04
PARKING STATEMENT
PCN 28-43-41-33-11-001-0000/00-43-41-32-07-000-0150/-0140/-0130/-0120/-0110/-0091/-0080

JFO Group Inc. has been retained to prepare a parking statement regarding the proposed parking supply for The Waterford development. The property is located at the southwest corner of US 1 and Universe Boulevard in the Town of Juno Beach, Florida. The Property Control Numbers associated with this project are 28-43-41-33-11-001-0000, 00-43-41-32-07-000-0150, -0140, -0130, -0120, -0110, -0091, and -0080.



Figure 1 : Project Location

Exhibit 1 contains a copy of the preliminary site plan for The Waterford property. According to the proposed plan, The Waterford project includes 380 parking spaces, whereas the code requires 415 parking spaces.

Currently, The Waterford consists of 333[1] dwelling units (DUs) with 492[2] beds, operating as Independent Living and Skilled Nursing. Additionally, it is approved for 356[3] Independent Living units (538[4] beds) and 100[5] Assisted Living beds (85[6] dwelling units) with a total of 453 parking spaces. The proposed changes aim to modify the current 638-bed approval to facilitate the redevelopment and modernization of the campus, resulting in a less intense development than previously approved.

The proposed plan will ultimately include 290 Independent Living units (478 beds) and 100 Assisted Living beds (85 dwelling units). This type of development allows residents to transition seamlessly from independent living to higher levels of care as their medical needs evolve with aging.

Given the unique characteristics of The Waterford, the 5th Edition of the *Parking Generation Manual* from the Institute of Transportation Engineers (ITE) is proposed as the basis for calculating its parking demand.

Exhibit 2 contains excerpts from the *ITE Parking Generation Manual*, detailing land use descriptions and parking rates for a Congregate Care Facility (ITE Land Use 253) and Assisted Living (ITE Land Use 254).

[1]=182 (Independent Living–Tower) + 66 (Independent Living–Gardens) + 40 (Independent Living–Villas) + 45 (Skilled Nursing)
[2]=256 (Independent Living–Tower) + 96 (Independent Living–Gardens) + 80 (Independent Living–Villas) + 60 (Skilled Nursing)
[3]=274 (Independent Living – Tower) + 66 (Independent Living – Gardens) + 16 (Independent Living – Villas)
[4]=410 (Independent Living – Tower) + 96 (Independent Living – Gardens) + 32 (Independent Living – Villas)
[5]=24 (Assisted Living) + 16 (Memory Care) + 60 (Skilled Nursing)
[6]=24 (Assisted Living) + 16 (Memory Care) + 45 (Skilled Nursing)

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

ITE describes *Land Use: 253 Congregate Care Facility* as an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette, rather than a full kitchen. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance. Similarly, ITE defines *Land Use: 254 Assisted Living* as a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation. These ITE descriptions fit the proposed operations at The Waterford development.

Given the site geometry, there is a limitation on providing the parking required by Code. In addition, based on this parking demand analysis, the proposed parking supply will be able to accommodate the demand during peak conditions. Furthermore, the proposed technical deviation (1) will not diminish the site's vehicular or pedestrian operation, (2) will not cause any adverse impacts to the environment, and (3) will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood.

Table 1: Parking Analysis Summary

	Proposed Development		**Parking Required by Town of Juno Beach Land Development Code[7]**	**Parking Generation Manual, 5th Edition Institute of Transportation Engineers - 85th Percentile -**	**Proposed Parking**
	# of Units	**# of Beds**			
Independent Living	290	478	1 per residence (IL) = 290 spaces	290 DUs X 0.46 = 134	380
Assisted Living	24	24	1 for every 4 patients (skilled, Rehab, Memory Care, Assisted Living) - 100 / 4 = 25 spaces	100 Beds X 0.58 = 58	
Memory Care	16	16			
Skilled Nursing	45	60	1 per staff = 100 spaces		
Total	**375**	**578**	**415**	**192**	**380**

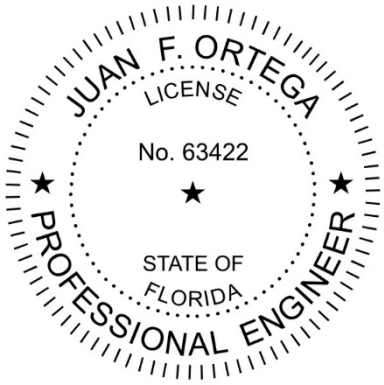
According to Table 1, the 85th percentile parking rates in the latest edition of the *Parking Generation Manual* from the Institute of Transportation Engineers indicate that The Waterford would require 192 parking spaces to meet parking demand. However, the proposed plan provides 380 parking spaces, rather than the 415 spaces required by code. Therefore, we respectfully request approval for The Waterford to provide 380 parking spaces instead of the 415 required by code. This proposed technical deviation represents the minimum necessary adjustment to optimize the use of the property efficiently.

Sincerely,

JFO GROUP INC
COA Number 32276

[7] Sec. 34-981. b.5.a. Assisted living facilities: 1 parking space for each adult extended care residence plus one parking space per four patient beds or residents plus one space per employee, including nurses and staff doctor, on shift of greatest employment.

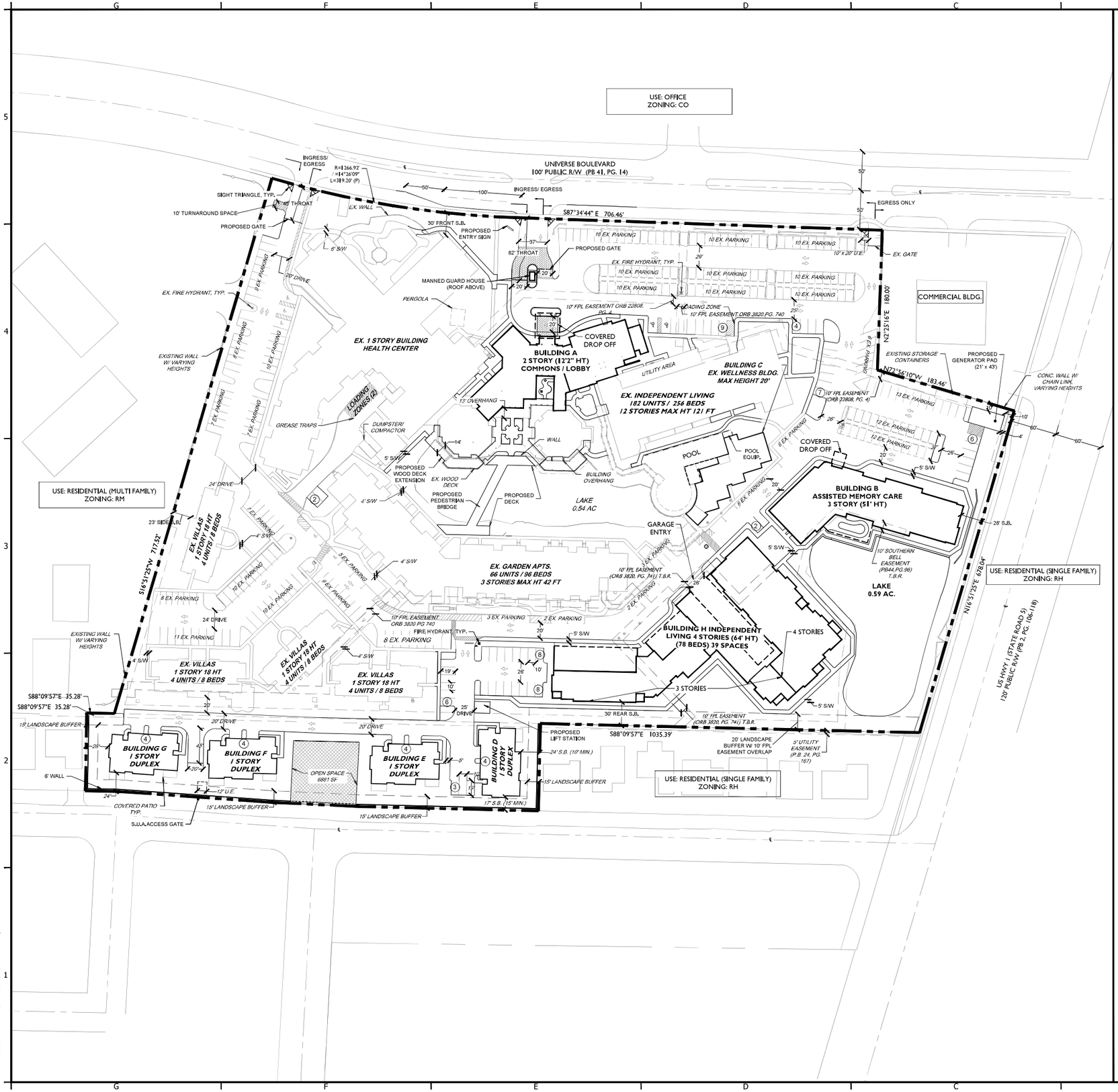
6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us



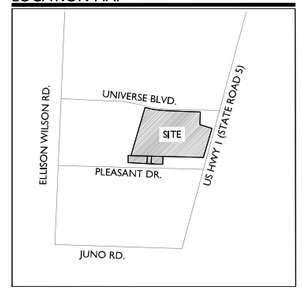
Enclosures: Exhibit 1: Proposed Site Plan
Exhibit 2: ITE Parking Generation Rates

This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on February 25, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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LOCATION MAP



N

0 30 60 120

SCALE: 1" = 60'

SITE DATA

NAME OF APPLICATION	THE WATERFORD
EXISTING/PROPOSED LAND USE	HDR
EXISTING/PROPOSED ZONING	CO/PUD
TOTAL ACREAGE	15.97 AC.
TOTAL BUILDING S.F.	516,832 S.F.
PROPOSED BUILDING A	13,431 S.F.
PROPOSED BUILDING B	44,038 S.F.
PROPOSED BUILDING H	~~123,315 S.F.~~
EX. WELLNESS BLDG. (BUILDING C)	5,025 S.F.
EX. BUILDINGS D-G (4,180 S.F. EACH)	16,720 S.F.
EX. INDEPENDENT LIVING	217,764 S.F.
EX. GARDEN APTS.	77,151 S.F.
EX. VILLAS (4)	19,388 S.F.
LOT COVERAGE	5.49 AC. (34.4%)
OPEN SPACE	4.72 AC. (29.6%)
IMPERMEABLE SURFACE	4.49 AC. (28.1%)
WATER BODIES	1.1 AC. (6.9%)
APPROVED BEDS	638 BEDS
INDEPENDENT LIVING	538 BEDS
GARDEN APARTMENTS	96 BEDS
INDEPENDENT LIVING TOWER	256 BEDS
INDEPENDENT LIVING VILLAS	32 BEDS
RESIDENT CARE BUILDING	138 BEDS
DUPLEX VILLAS	16 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
PROPOSED BEDS	
INDEPENDENT LIVING	
* RESIDENT CARE BUILDING BEDS TO BE REMOVED	138 BEDS
*INDEPENDENT LIVING BUILDING H	78 BEDS
TOTAL BEDS	578 BEDS
INDEPENDENT LIVING	478 BEDS
ASSISTED LIVING	24 BEDS
MEMORY CARE	16 BEDS
SKILLED NURSING	60 BEDS
DENSITY (578/2.39=242 UNITS/15.97 AC)	15.15 UNITS/ AC.
MAX. BUILDING HEIGHT	12 STORY (121 FT.)
PARKING APPROVED PER PARKING STUDY	222 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 356 UNITS	164 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING DEMAND	290 SP.
INDEPENDENT LIVING UNIT 0.46 SP. / 1 UNIT @ 304 UNITS	134 SP.
ASSISTED LIVING 0.58 SP. / 1 BED @ 24 BEDS	14 SP.
MEMORY CARE 0.58 SP. / 1 BED @ 16 BEDS	9 SP.
SKILLED NURSING 0.58 SP. / 1 BED @ 60 BEDS	35 SP.
PARKING PROVIDED	380 SP.
PROPOSED SURFACE SPACES	341 SP.
PROPOSED GARAGE SPACES	39 SP.
HANDICAP SPACE REQUIRED (INCL. IN TOTAL)	8 SP.
HANDICAP SPACES PROVIDED (INCL. IN TOTAL)	8 SP.
LOADING SPACING PROVIDED	4 SP.

* THE RATE TO DETERMINE THE AMOUNT OF PARKING REQUIRED HAS BEEN BASED UPON THE MOST RECENT PARKING STANDARDS ADOPTED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, 5TH EDITION PARKING GENERATION MANUAL.

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
T.B.A = TO BE ABANDONED
T.B.R. = TO BE RELOCATED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

BY | REVISION | DATE | No.

CERT NO.: 6991

WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-02-21

INITIAL SUBMITTAL
FEBRUARY 21, 2025

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

SITE PLAN

SHEET
SP-1
1 OF 1

2920.04

81

Exhibit 1

SAVED: 2/21/2025 12:19 PM
PLOTTED: 2/21/2025 12:20 PM
PLOT BY: Lisa Amstutz
DRAWING: P:\2920\2025\04 Waterford Campus Redev\PLANS\2920_04-SITE.dwg

Land Use: 253 Congregate Care Facility

Description

A congregate care facility is an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette, rather than a full kitchen. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance. Senior adult housing—attached (Land Use 252), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

Additional Data

Resident vehicle ownership is typically low at a congregate care facility. Site employees, persons providing services to the residents, and visitors generate the majority of the parked vehicles at the site.

The average parking supply ratio for the six study sites with parking supply information is 0.5 spaces per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, New Jersey, Ontario (CAN), and Oregon.

Source Numbers

120, 401, 433, 548

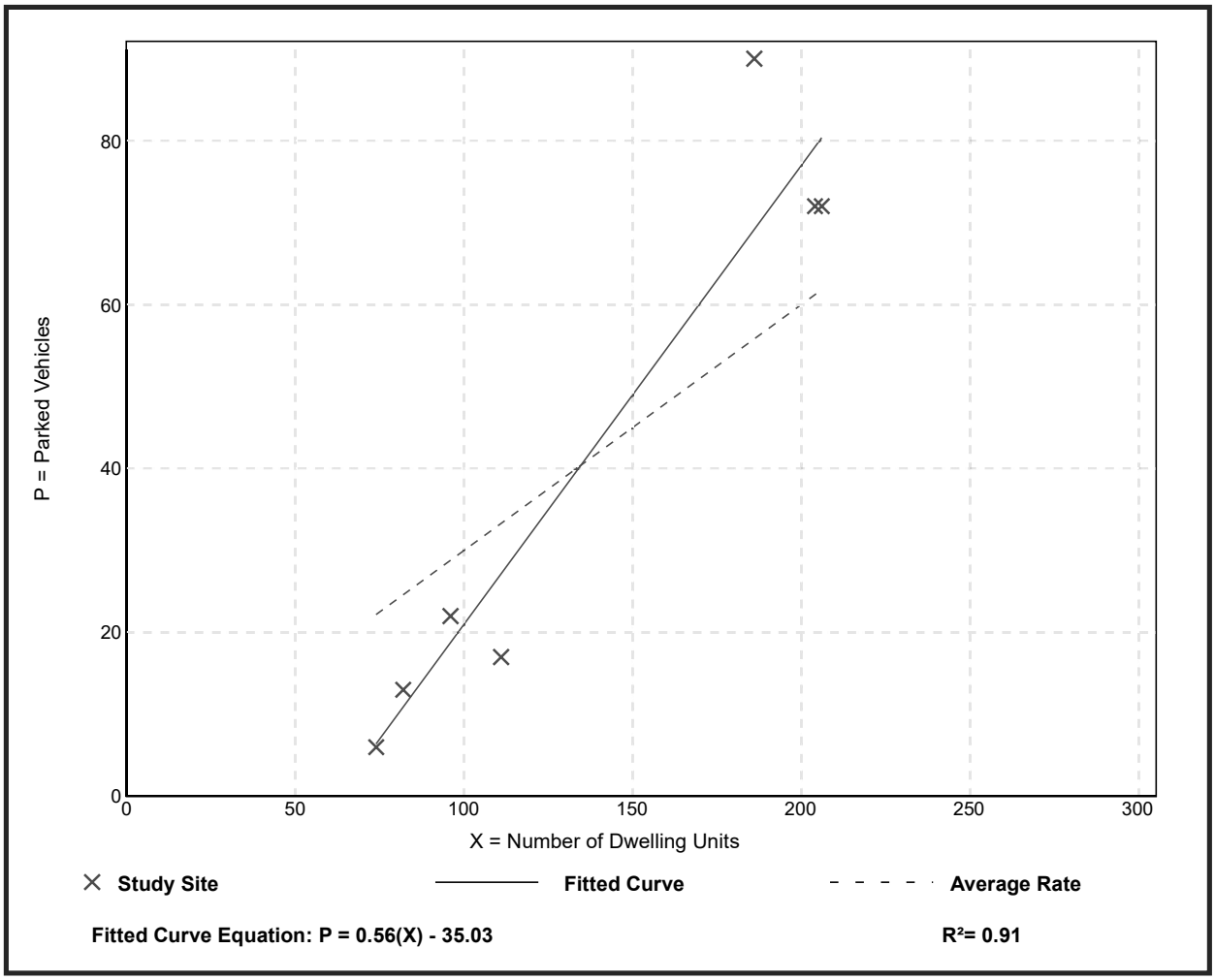
Congregate Care Facility
(253)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **8:00 a.m. - 3:00 p.m.**
Number of Studies: 7
Avg. Num. of Dwelling Units: 137

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.30	0.08 - 0.48	0.16 / 0.46	***	0.14 (47%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (eight study sites), and a Sunday (nine study sites) in a general urban/ suburban setting.

	Percent of Peak Parking Demand		
Hour Beginning	Weekday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	52	–	–
8:00 a.m.	62	–	–
9:00 a.m.	78	–	–
10:00 a.m.	82	–	–
11:00 a.m.	93	97	89
12:00 p.m.	96	100	90
1:00 p.m.	100	95	100
2:00 p.m.	95	78	96
3:00 p.m.	85	68	86
4:00 p.m.	75	70	90
5:00 p.m.	68	63	80
6:00 p.m.	61	56	65
7:00 p.m.	–	–	–
8:00 p.m.	–	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

The average parking supply ratio for 30 study sites in a general urban/suburban setting and not located within ½ mile of rail transit is 0.5 spaces per dwelling unit. For two study sites in a general urban/suburban setting and located within ½ mile of rail transit, the average parking supply ratio is 0.4 spaces per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Illinois, Indiana, New Jersey, New York, Pennsylvania, Tennessee, Utah, Virginia, and Washington.

Future parking demand studies should record the building size and the numbers of dwelling units, occupied dwelling units, beds, and employees.

Source Numbers

42, 59, 121, 247, 279, 287, 315, 422, 431, 432, 438, 451, 506, 507, 516, 527, 539

Item #3.

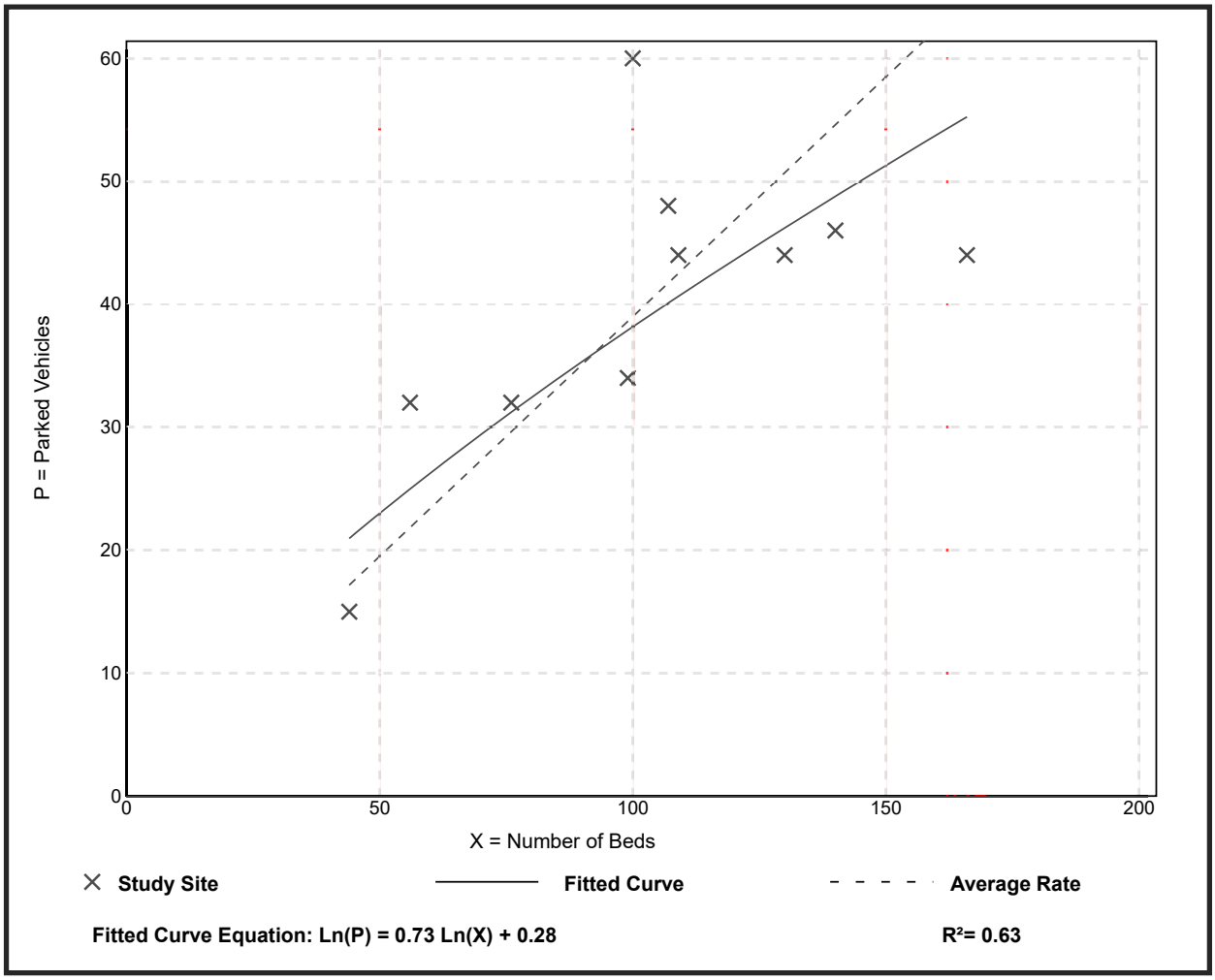
Assisted Living
(254)

Peak Period Parking Demand vs: **Beds**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **11:00 a.m. - 3:00 p.m.**
Number of Studies: 10
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



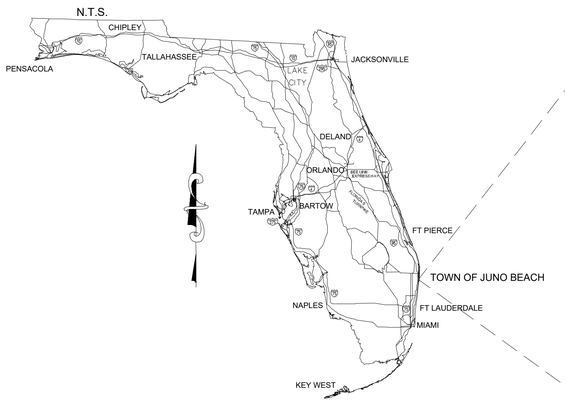
Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

THE WATERFORD

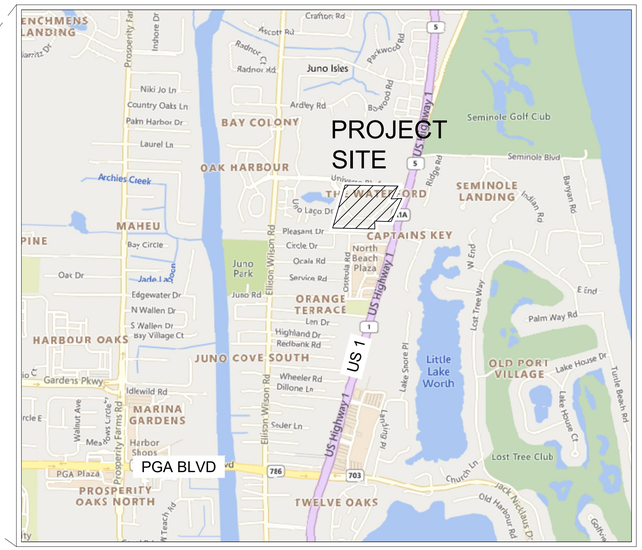
601 UNIVERSE BOULEVARD,
JUNO BEACH, FL 33408

PRELIMINARY CIVIL ENGINEERING PLANS

PREPARED FOR:
LIFESPACE COMMUNITIES
WEST DES MOINES, IA 50266



LOCATION MAP



PROJECT LOCATED IN
SECTION 33 / TOWNSHIP 41 SOUTH / RANGE 43 EAST
PALM BEACH COUNTY, FL

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER
C-002	GENERAL NOTES
C-101	EROSION AND SEDIMENTATION CONTROL PLAN
C-102	DEMOLITION PLAN
C-201	PAVING AND GRADING PLAN
C-301	DRAINAGE PLAN
C-401	WATER AND WASTEWATER PLAN
C-501	SIGNING AND PAVEMENT MARKING PLAN

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE
SFWMD	ERP		
PBC HEALTH DEPARTMENT	WATER PERMIT		
PBC HEALTH DEPARTMENT	SEWER PERMIT		
PBC LAND DEVELOPMENT	U/T PERMIT		
PBC FIRE	FIRE REVIEW		

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's below. Call before you dig.

PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

ENGINEER OF RECORD
CHRIS J. HOLMES, PE
P.E. #66344
ON 2025-02-26

NO:	DATE:	DESCRIPTION:

DRAWN DATE:	2/26/2025
DRAWN BY:	LL/GAT
CHECKED BY:	CJH
PROJECT #:	2920.04

PRELIMINARY CIVIL ENGINEERING PLANS

SHEET #:	TOTAL SHEETS
C-001	8

GENERAL NOTES

1. REGULATIONS - ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL COUNTY, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT PALM BEACH COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.
2. STANDARD DETAILS AND SPECIFICATIONS - STATE, COUNTY AND CITY CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS, GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN. ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DATUM - UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N.A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS OR RESUMES.
4. CHANGES - ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
5. GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
6. SHOP DRAWINGS - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND SEACOAST UTILITY AUTHORITY(SUA) APPROVAL. STRUCTURE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
7. MAINTENANCE OF TRAFFIC (M.O.T.) - UNLESS OTHERWISE PERMITTED, THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC AND ACCESS AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE NECESSARY TEMPORARY PAVEMENT, BARRICADES, LIGHTING, SIGNS, FLAGMEN, ETC. FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL SUBMIT M.O.T. AND A.D.A. ACCESS PLANS TO THE ENGINEER FOR REVIEW AND CITY, COUNTY AND STATE APPROVAL OF WORK TO BE DONE WITHIN THEIR RIGHTS OF WAY. M.O.T. SHALL BE IN ACCORDANCE WITH A.D.A., M.U.T.C.D. AND F.D.O.T. INDEX OF STANDARD PLANS.
8. RECORD DRAWINGS - THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
9. RESPONSIBILITY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
10. RESTORATION - THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.
11. OPEN TRENCHES - ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE OWNER, ENGINEER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.
12. CONFLICTS - ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE ENGINEER OR OWNER.

CLEARING AND GRUBBING

1. CLEARING - CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE ENGINEER OR OWNER AND APPROVED BY THE TOWN OF JUNO BEACH.
2. GRUBBING - ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN THE LIMITS OF PAVEMENT CONSTRUCTION SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED PAVEMENT ELEVATION AND REPLACED WITH CLEAN FILL.
3. DEBRIS REMOVAL - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON-SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE ENGINEER AND TOWN OF JUNO BEACH.
4. PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
5. LANDSCAPED AREAS - ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF BASE ROCK AND CONSTRUCTION DEBRIS AND EXCAVATED TO A MINIMUM DEPTH OF 30" OR TO CLEAN, NATIVE SOIL. REFER TO THE LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL PLANTING INFORMATION AND DETAILS.
6. MUCK - ANY MUCK ENCOUNTERED WITHIN 10' OF THE PAVEMENT AND BUILDING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
7. HARDPAN - ANY HARDPAN ENCOUNTERED IN THE DETENTION AREA SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR FILL MATERIAL.

UTILITY CONTACTS

CROWN CASTLE FIBER:
DANNY HASKETT
(786)-610-2931
ALT. (786)-246-7073
DANNY.HASKETT@FPL.COM

FPL:
TIM BONNER
(561)-575-6302
TIMOTHY.BONNER@FPL.COM

FLORIDA PUBLIC UTILITIES:
MAURO RUINI
(561)-838-1719
ALT. (561)-602-4150
MRUINI@FPUC.COM

SEACOAST UTILITY AUTHORITY:
SCOTT SERRA
(561)-627-2700
SSERRA@SUA.COM

ATT-FLORIDA:
PAUL HERRON
(561)-540-9262
PH3103@ATT.COM

WATER AND SEWER NOTES

1. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SEACOAST UTILITY AUTHORITY (SUA) REQUIREMENTS.
2. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. VERTICAL ADJUSTMENTS OF RIMS AND VALVE BOXES MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR SITE GRADING IS COMPLETE. COST OF ADJUSTING IS TO BE INCLUDED IN BASE BID.
3. WATER AND SEWER MAINS AND SERVICES TO CLEAR DRAINAGE MANHOLES AND INLETS BY A MINIMUM HORIZONTAL DISTANCE OF 5'.
4. DIP WATER MAINS SHALL BE LAID WITH NO DEFLECTIONS AT THE JOINTS AND PIPES SHALL NOT BE DEFLECTED.
5. WATER MAIN AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320 OF THE F.A.C.
6. SEWER FORCE MAINS AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-604.300 OF THE F.A.C.
7. DETECTABLE MAGNETIC TAPE SHALL BE INSTALLED 12" ABOVE CROWN OF PIPE. TAPE OVER WATER MAINS SHALL BE 6" BLUE. TAPE OVER FORCE MAINS SHALL BE 6" GREEN. THE TAPE SHALL BE MAGNETIC AND MANUFACTURED BY SUA STANDARD OR APPROVED EQUAL.
8. ELECTROMAGNETIC SENSOR (EMS) MARKERS SHALL BE PLACED ACCORDING TO THE STANDARD DETAIL AS WELL AS ALL CHANGES IN PIPE DIRECTION AND AT 500' (MAX) INTERVALS ALONG ENTIRE LENGTH.
9. MEGALUG RESTRAINTS, SECURED WITH THRUST BLOCKS AND/OR TIE-RODS (SEE DETAIL SHEETS), SHALL BE USED ON ALL UNDERGROUND FITTINGS. ABOVE GROUND FITTINGS SHALL BE FLANGED. RESTRAINED JOINTS AND FITTINGS SHALL BE VISUALLY INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO BACKFILLING.
10. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDATION.
11. FIRE HYDRANTS SHALL BE A MAXIMUM OF 12 FEET FROM ROAD ACCESS.
12. MAINTAIN A 6' CLEAR AREA AROUND ALL FIRE DEPARTMENT CONNECTIONS.
13. FIRE LINES SHALL BE CERTIFIED IN ACCORDANCE WITH F.S. 633.
14. ALL SERVICES SHALL HAVE AN RPZ BFP DEVICE INSTALLED ON THE DISCHARGE SIDE OF THE METER.
15. VALVE BOX COVERS ARE NOT TO FALL WITHIN CURBS.
16. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.
17. ALL SANITARY SEWER SERVICE LATERALS UPSTREAM OF SUA POINT OF SERVICE CLEANOUT SHALL BE PRIVATE.
18. ALL MANHOLE LIDS SHALL HAVE SANITARY SEWER INSCRIBED THEREON (NEW & EXISTING).
19. NO CONNECTIONS SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM SUA.
20. PRESSURE TEST CRITERIA SHALL CONFORM TO PBCHD AND SUA STANDARDS. EACH SEGMENT SHALL BE TESTED FOR TWO (2) HOURS AT A MINIMUM PRESSURE OF 150 PSI IN ACCORDANCE WITH THE CURRENT AWWA C-600 STANDARD. UNLESS OTHERWISE SHOWN IN THE PLANS, NO MORE THAN 2,000 FEET OF FORCE MAIN SHALL BE TESTED AT ONE TIME. THE MAXIMUM QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE TESTED PIPE TO MAINTAIN THE SPECIFIED PRESSURE SHALL NOT EXCEED 50% OF THE APPLICABLE AWWA C-600 STANDARD.
21. HORIZONTAL PIPE SEPARATION DIMENSIONS ARE FROM WALL TO WALL OF PIPES AND STRUCTURES UNLESS NOTED OR EXPLICITLY SHOWN.
22. PRESSURE FITTINGS AND PIPE TO BE RESTRAINED PER SUA SPECIFICATIONS.
23. ALL EXISTING VALVES, MANHOLES, AND FIRE HYDRANTS SHALL BE ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE ADJUSTED TO FINAL FINISHED GRADE BEFORE COMPLTEION

SUA INSTALLATION PROTOCOL

1. ALL PIPE IS TO BE LAID IN A CLEAN DRY TRENCH.
2. ALL MUCK AND UNSUITABLE MATERIALS ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIAL TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.PROCTOR AND DENSITY TEST RESULTS SHALL BE SUBMITTED TO THE EOR WITH A COPY TO THE AUTHORITY.
3. ALL BACKFILL WITHIN ROAD RIGHTS-OF-WAY SHALL BE PLACED IN 12 INCH LIFTS AND COMPACTED BY MECHANICAL MEANS TO 98% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS OTHERWISE REQUIRED BY THE PERMITTING AGENCY. PROCTOR AND DENSITY TEST RESULTS SHALL BE SUBMITTED TO THE EOR WITH A COPY TO THE AUTHORITY. FLOWABLE FILL OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) SHALL BE AN ALTERNATIVE TO A COMPACTED BACKFILL WITH THE APPROVAL OF THE PERMITTING AGENCY AND THE AUTHORITY. THESE MATERIALS SHALL BE USED FOR GENERAL BACKFILL APPLICATIONS FOR TRENCHES AND ABUTMENTS. FLOWABLE FILL SHALL BE EXCAVATABLE AND HAVE A COMPRESSIVE STRENGTH THAT SHALL BE LESS THAN 200 PSI AT TWENTY-EIGHT (28) DAYS.
4. UTILITIES CROSSING ROAD RIGHTS-OF-WAY SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION AND BACKFILLED AND COMPACTED WITHIN RIGHT-OF-WAY LIMITS IN STRICT ACCORDANCE WITH THE DIRECTIONS OF THE EOR AND REQUIREMENTS OF ALL AGENCIES OF JURISDICTION.
5. EMBEDMENT MATERIALS BELOW PIPE SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION SYSTEM (U.S.C.S.) SOIL CLASSIFICATION CLASS I OR II AS NOTED IN ASTM D2321.
6. ALL LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A WING PLUG, AND ALL PRESSURE PIPES ARE TO BE PLUGGED WITH A MECHANICAL PLUG OR CAP AT THE END OF THE WORKING DAY TO PREVENT GROUND WATER AND POTENTIAL CONTAMINANTS FROM ENTERING COMPLETED LINES AND LINES UNDER CONSTRUCTION.
7. ABOVE GROUND PIPING, INCLUDING BUT NOT LIMITED TO, AERIAL CROSSINGS, LIFT STATION PIPING, FIRE LINES, METER/BACKFLOW PREVENTION DEVICE ASSEMBLIES, ETC. SHALL BE FLANGED AND BE COATED IN THE FOLLOWING MANNER:

SANDBLAST AND REMOVE ALL PAINT AND ANY LOOSE MATERIAL IN ACCORDANCE WITH SSPC-SP10 OR NAPF 500-03 (DUCTILE IRON SURFACES). SANDBLASTING SHALL BE PERFORMED USING NON-SILCIA MEDIA. PAINT ALL EXTERIOR FERROUS METAL SURFACES. THE MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION, PRIMING, RECOATING, ETC. SHALL BE STRICTLY FOLLOWED. DO NOT PAINT OR COAT ANY NAMEPLATES, BRASS OR STAINLESS STEEL MATERIAL. CONTRACTOR SHALL USE THE FOLLOWING PAINT SYSTEM OR APPROVED EQUAL.

SUA INSTALLATION PROTOCOL

TNEMEC

a. PRIMER: TNEMEC CHEMBUILD- MODIFIED POLYAMIDOAMINE EPOXY #135 (3.0 TO 5.0 MILS DFT) ALUMINUM COLOR.

b. INTERMEDIATE COAT: TNEMEC CHEMBUILD-MODIFIED POLYAMIDOAMINE EPOXY #135 (3.0 TO 5.0 MILS DFT) OFF WHITE COLOR

c. FINISH COAT: SERIES 1074 ENDURA-SHIELD II WITH 644 UV BLOCKER (2.0 TO 3.0 MILS)

THE FINISHED COAT OF PAINT SHALL BE BLACK IN COLOR FOR SANITARY SEWER, SAFETY PURPLE (5C08) FOR RECLAIMED APPURTENANCES AND DELFT (6B03) BLUE FOR POTABLE WATER APPURTENANCES.

INSPECTIONS BY THE AUTHORITY ARE REQUIRED AFTER SANDBLAST AND BEFORE PRIMER, AFTER PRIMER AND AFTER INTERMEDIATE COAT.

8. ALL FLANGED PIPE SHALL BE CAULKED BETWEEN EACH FLANGE AND THREADS WITH SIKA 1 A URETHANE CAULK.
9. ALL TIE RODS, BOLTS, NUTS, ETC. INSTALLED UNDERGROUND MUST BE COR TEN AND SHALL BE PAINTED WITH SHERWIN WILLIAMS TARGUARD - COAL TAR EPOXY OR AN AUTHORITY APPROVED EQUAL. BRASS AND STAINLESS STEEL HARDWARE IS EXEMPT FROM THIS REQUIREMENT.
10. COATINGS AND LININGS DAMAGED DURING CONSTRUCTION DUE TO FIELD CUTTING, MISHANDLING OR OTHERWISE MUST BE REPAIRED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

    THIS INCLUDES, BUT IS NOT LIMITED TO: CEMENT MORTAR AND POLYETHYLENE PIPE LININGS. PROTECTO 401, GALVANIZED COATINGS, PVC FENCE COATINGS AND OTHER PAINT TYPE COATINGS. SPECIFIC APPROVAL MUST BE OBTAINED FROM AUTHORITY PRIOR TO PERFORMING COATING AND LINING REPAIRS.
11. ALL STAINLESS STEEL NUTS, BOLTS AND HARDWARE REFERENCED IN THESE STANDARDS, SHALL BE SS 316 GRADE AND SHALL BE SO STAMPED BY THE MANUFACTURER TO VERIFY ALLOY. THE USE OF ANY OTHER STAINLESS STEEL ALLOY WILL REQUIRE SPECIFIC APPROVAL BY AUTHORITY. IN GENERAL, STAINLESS STEEL NUTS, BOLTS AND HARDWARE ARE REQUIRED IN AND AROUND LIFT STATIONS AND FOR FACILITIES INSTALLED OVER OR UNDER BRACKISH OR MARINE WATERS. THIS REQUIREMENT APPLIES TO FLANGE BOLTS AND NUTS ON FLANGED PIPING, MOUNTING BRACKETS, ALL THREAD ROD, ANCHOR BOLTS, WASHERS, CLAMPS AND OTHER MISCELLANEOUS HARDWARE. ANTI-GALLING COMPOUND ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO THE THREADS OF ALL STAINLESS STEEL BOLTS PRIOR TO INSTALLATION. ANTI-SEIZE LUBRICANT SHALL BE GRAPHITE 50 ANTI-SEIZE BY LOCTITE CORPORATION, 1000 ANTI-SEIZE PASTE BY DOW CORNING, 3M LUBE AND ANTI-SEIZE BY 3M.
12. ALL RUBBER AND SYNTHETIC ELASTOMERIC COMPONENTS OF PRODUCTS THAT COME IN CONTACT WITH POTABLE WATER SHALL BE MANUFACTURED WITH CHLORAMINE RESISTANT ELASTOMERS AND SHALL BEAR NSF APPROVAL.
13. ALL MAINS, INCLUDING FITTINGS, SHALL BE EASILY IDENTIFIABLE AS TO THEIR CONTENTS AND SHALL BE COLOR CODED OR MARKED USING THE UNIVERSAL COLOR CODE OF BLUE FOR WATER, GREEN FOR SEWER AND LAVENDER FOR RECLAIMED. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. TAPE SHALL BE VINYL PLASTIC ADHESIVE BACK WITH A MINIMUM WIDTH OF 6 INCHES. FIELD APPLICATION OF PAINT SHALL NOT BE ACCEPTABLE.
14. FIRE HYDRANTS SHALL BE CLEARLY IDENTIFIED AS OUT OF SERVICE UNTIL MAINS HAVE BEEN RELEASED FOR SERVICE AND THE AUTHORITY HAS VERIFIED THE SYSTEM IS FULLY OPERATIONAL.
15. ANY LINES TAKEN OUT OF SERVICE SHALL BE EITHER REMOVED OR GROUTED IN PLACE AS REQUIRED. THOSE LINES GROUTED IN PLACE SHALL BE GROUTED FULL WITH AN EXCAVATABLE FLOWABLE GROUT MIXTURE. SHOP DRAWINGS OF THE MIXTURE SHALL BE SUBMITTED AND APPROVED PRIOR TO PLACEMENT.

PAVING AND DRAINAGE

1. SUBGRADE - SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTED TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.
2. BASE - APPROVED SHELLROCK AND LIMEROCK SHALL CONFORM TO APPLICABLE SECTIONS OF THE 2007 FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM-D1557. PRIME COAT MINIMUM APPLICATION RATE OF 0.10 GAL/S.Y. TACK COAT MINIMUM APPLICATION RATE OF 0.05 GAL/SY.
3. ASPHALT CONCRETE - STRUCTURAL AND SURFACE COURSES SHALL CONFORM TO APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
4. STRUCTURES - INLETS AND MANHOLES SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. INLET GRATES SHALL BE SECURED IN ACCORDANCE WITH FDOT INDEX NO 201.
5. PIPES - DRAINAGE PIPES SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
6. REINFORCING STEEL - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A- 615 SPECIFICATIONS.

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BV	BUTTERFLY VALVE
CAP	CORRUGATED ALUMINUM PIPE
CO	CLEANOUT
CR	CURB RAMP
CS	CONTROL STRUCTURE
DBO	DESIGNED BY OTHERS
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLANGE
FM	FORCE MAIN
GR	GRATE ELEVATION
GV	GATE VALVE
HC	HANDICAP ACCESSIBLE RAMP
HDPE	HIGH DENSITY POLYETHLENE PIPE
HP	HIGH POINT
I	INLET
INV	INVERT
LME	LAKE MAINTENANCE EASEMENT
MH	MANHOLE
NAD	NORTH AMERICAN DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
PBC	PALM BEACH COUNTY
PBCHD	PBCHEALTH DEPARTMENT
PBCWUD	PBC WATER UTILITIES DEPARTMENT
PVC	POLYVINLY CHLORIDE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SW	SIDEWALK
SAN	SANITARY SEWER
SP	SAMPLE POINT
STM	STORM SEWER
SW	SIDEWALK
TOB	TOP OF BANK
TOP	TOP, TOP OF PIPE
TYP	TYPICAL
UE	UTILITY EASEMENT
YD	YARD DRAIN
WM	WATER MAIN

PAVING AND DRAINAGE - CONTINUED

7. CONCRETE - CONCRETE SHALL DEVELOP A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
8. PIPE BACKFILL - PIPE BACKFILL SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. PIPE BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY AS DEFINED BY ASTM D-1557.
9. TRAFFIC CONTROL DEVICES - ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNS SHALL BE AS DEFINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PALM BEACH COUNTY TYPICAL #T-P-18 AND/OR THE CURRENT FDOT SPECIFICATIONS, WHERE APPLICABLE. THERMOPLASTIC MATERIAL SHALL BE USED FOR FINAL PAVEMENT MARKINGS EXCEPT PARKING SPACES. IF PAVER BRICKS ARE USED IN MARKED PAVEMENT, BRICKS OF APPROPRIATE COLOR AND CONTRAST SHALL BE USED IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL. PAINT MAY BE USED FOR TEMPORARY STRIPING.
10. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.
11. ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. HANDICAP PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2') FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
12. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT
13. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.

FIELD OBSERVATIONS AND TESTING

1. NOTIFICATION - THE CONTRACTOR SHALL NOTIFY THE ENGINEER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK. CALL "SUNSHINE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION.
2. THE UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CURB AND PAVEMENT CONSTRUCTION. ANY NECESSARY ADJUSTMENTS AT THIS TIME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRAINAGE PIPES AND STRUCTURES SHALL BE INSPECTED BY THE ENGINEER PRIOR TO BACKFILLING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW THE INVERT AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
4. ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.
5. THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS AND THE ASPHALT MIX AND DESIGN CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
6. PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE ENGINEER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 S.Y.
7. DENSITY TEST FOR PIPE TRENCHES SHALL BE TAKEN AT THE PIPE SPRING-LINE AND AT MAXIMUM ONE FOOT (1') LIFTS AS MEASURED FROM THE TOP OF PIPE. THE TESTS SHALL BE TAKEN AT A MAXIMUM SPACING OF EVERY 300 FEET MEASURED FROM THE STRUCTURE OR AT LEAST ONE TEST AT THE CENTER OF THE PIPE SEGMENT BETWEEN TWO STRUCTURES IF LESS THEN 300 FEET. TESTS SHALL BE TAKEN ON ALL SIDES WITHIN FIVE (5') OF EACH STRUCTURE. THE TEST LOCATION AT THE STRUCTURE SHALL BE ON ALTERNATING SIDES OF THE STRUCTURE WITH EACH LIFT TESTED. THE LOCATION AND DEPTH OF ALL TESTS SHALL BE CLEARLY INDICATED IN THE DESCRIPTION AREA ON THE TEST REPORT OR ILLUSTRATED IN A MAP.
8. TESTING - TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE ENGINEER, PERMITTING AGENCIES.

Know what's below. Call before you dig.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT NO: 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF CHRIS J. HOLMES P.E. #66344 ON 2025-02-26

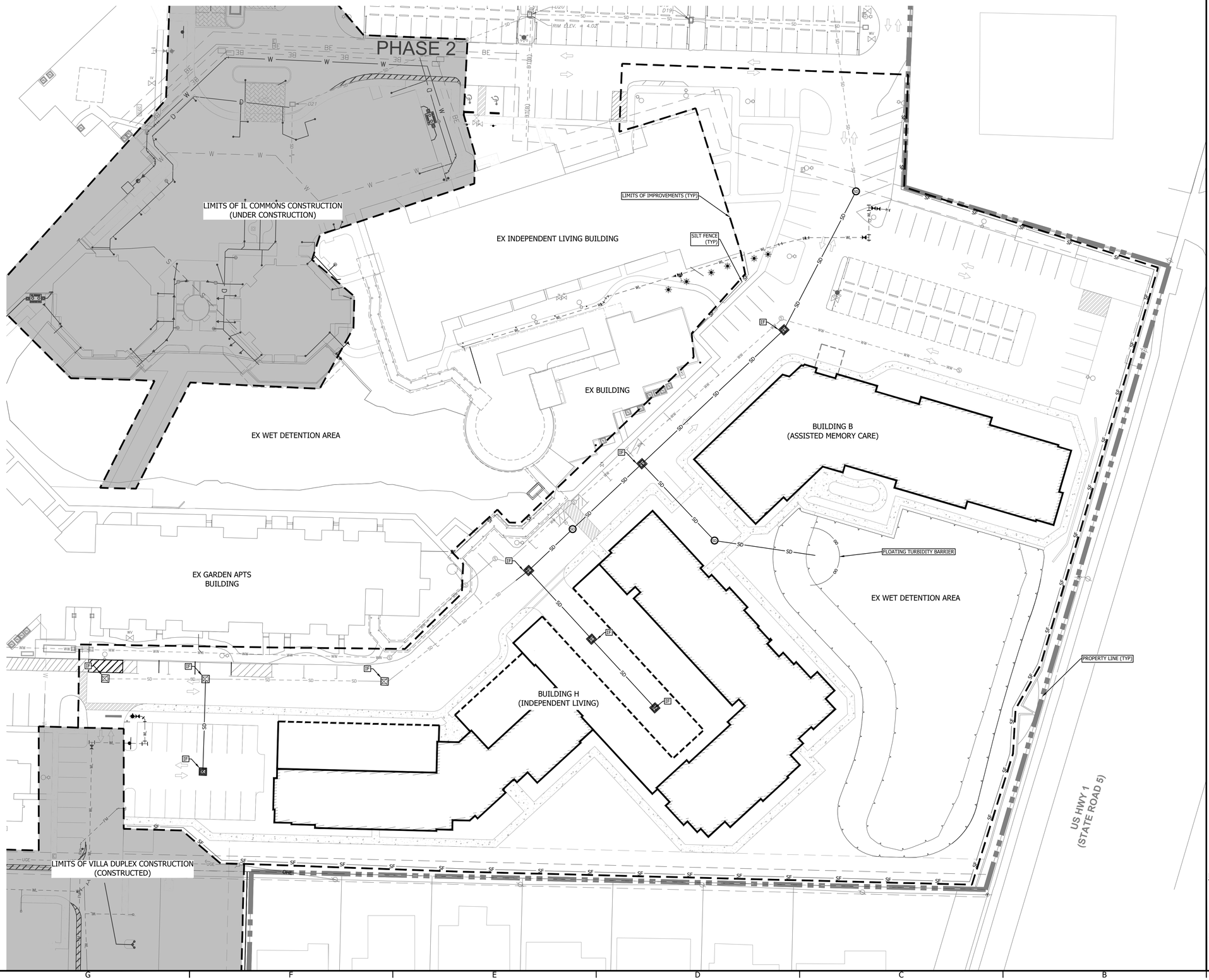
THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

GENERAL NOTES

SHEET
C-002

2920.04

SAVED: 2/26/2025 9:50 AM
PLOTTED: 2/26/2025 9:51:46 AM
PLOTTED BY: KYLE ROHLER
P:\Projects\2920\04\Civil\Waterford campus redev\CIVIL\10-CAD\20-Sheets\2920.04-Cover.dwg



N

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- SILT FENCE
- TURBIDITY BARRIER
- IF INLET FILTER



LOCATION MAP
SCALE: N.T.S.

EROSION CONTROL NOTES:

1. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING. ACTUAL CONDITIONS AND LOCATIONS OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND AS DIRECTED BY THE WATERFORD.
2. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND RETENTION AREAS.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATION AND TURBIDITY BARRIERS USED AT PERMANENT BODIES.
4. REFERENCE SHEET C-002 FOR ADDITIONAL EROSION & SEDIMENTATION CONTROL NOTES.

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561.687.2220

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PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

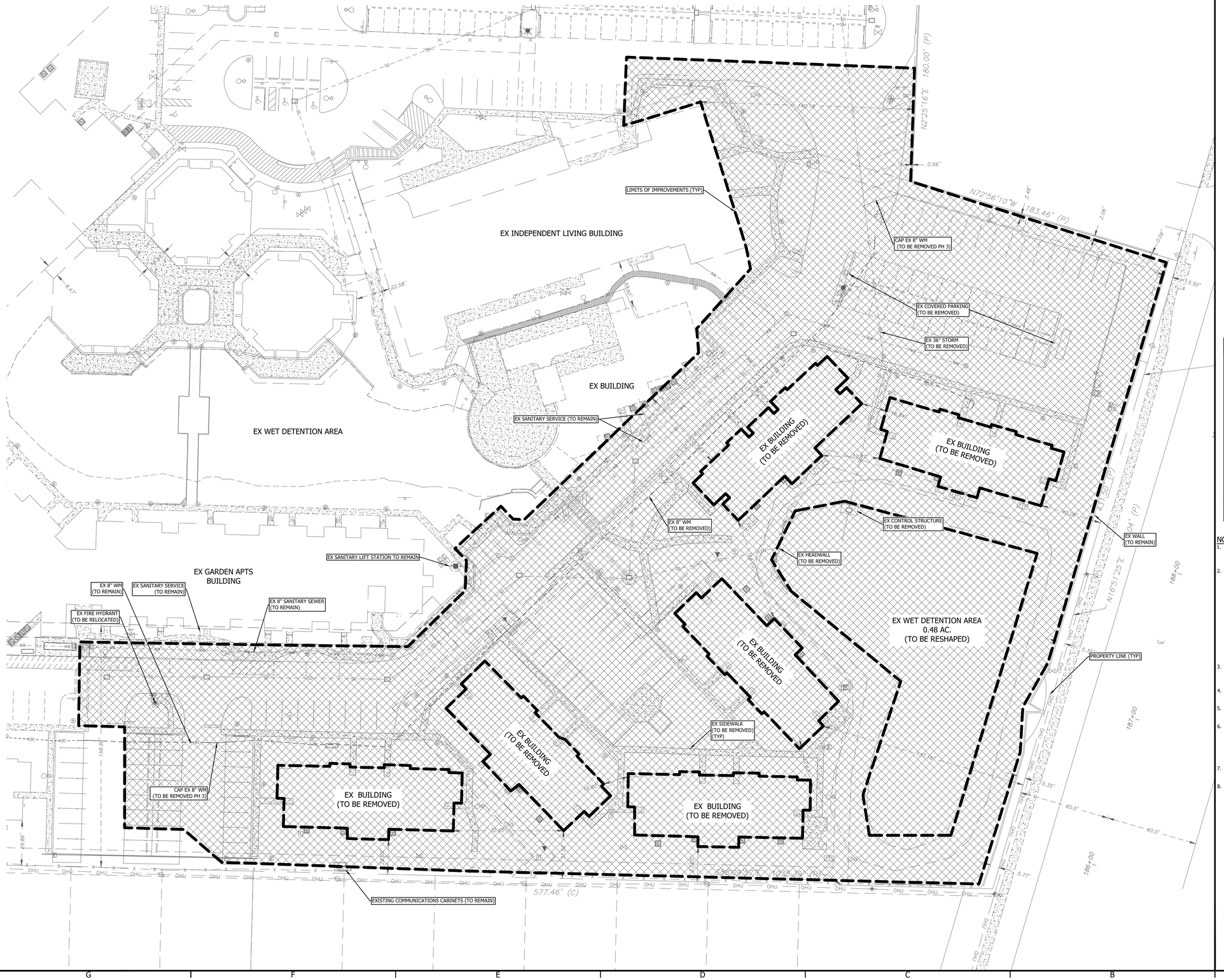
THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

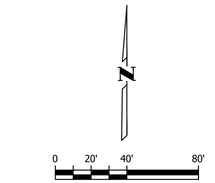
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET
C-101

2920.04

SAVED: 2/6/2025 10:51 AM
PLOTTED: 2/6/2025 10:51 AM
PLOTTED BY: KYLE MCMULLEN
DRAWING: C:\PROJECTS\Waterford campus redev\CIVIL\10-CAD\20-Site\2920.04_Erosion Control.dwg





LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CONTOUR
- WATER LINE
- WASTEWATER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY
- BURIED ELECTRIC
- BURIED FIBER OPTICS
- BURIED TELECOM
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED



LOCATION MAP
SCALE: N.T.S.

NOTES:

1. EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MUST BE INSTALLED PRIOR TO ANY DEMOLITION. REFERENCE EROSION & SEDIMENTATION CONTROL PLAN SHEET.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
3. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
4. NO SITE DISTURBANCE SHALL OCCUR UNTIL THE PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS HELD.
5. ALL DEMOLITION OF EXISTING CURBING AND SIDEWALKS MUST BE DONE BY HAND WHEN WORKING WITHIN THE 1/2 CRITICAL ROOT ZONE OF EXISTING TREES.
6. TREE PROTECTION FENCE MOVED DURING CONSTRUCTION MUST BE RE-INSTATED AS SOON AS DEMOLITION WORK IS COMPLETED. ANY WORK BEING DONE WITHIN THE TREE PROTECTION FENCE AREA MUST NOT IMPACT TREE(S); NO ROOT DAMAGE AND NO BRANCH OR TRUNK DAMAGE. ADD A 12" LAYER OF MULCH WITHIN THE TREE PROTECTION FENCE AREA PRIOR TO CONDUCTING ANY WORK INSIDE FENCE AREA.
7. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
8. REFERENCE "TREE LIST" SHEET AND EROSION & SEDIMENTATION CONTROL PLAN(S) FOR TREE INFORMATION.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6091
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

DEMOLITION PLAN

SHEET
C-102

2920.04

SAVED: 2/26/2025 10:18:8 AM
PLOTTED: 2/26/2025 10:18:8 AM
PLOTTED BY: KYLE HOWLLEN
DRAWING: P:\2020\2920.04 Waterford campus redev\CIVIL\10-CAD\20-Sheets\2920.04_Demo.dwg

PHASE 2

LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)

LIMITS OF IMPROVEMENTS (TYP)

EX INDEPENDENT LIVING BUILDING
FFE: 7.37 NAVD

EX BUILDING
FFE: 7.34 NAVD

BUILDING B
(ASSISTED MEMORY CARE)
FFE: 7.50 NAVD

BUILDING H
(INDEPENDENT LIVING)
FFE: 7.50 NAVD

EX GARDEN APTS
BUILDING
FFE: 7.39 NAVD

EX WET DETENTION AREA

EX WET DETENTION AREA

EX CONTROL STRUCTURE

CONTROL STRUCTURE

RIM ELEV. = 4.02'

SAW CUT NEAT AND MATCH TO EXISTING GRADE

5' SIDEWALK (TYP)

STAMPED CONCRETE (BY OTHERS)

RETENTION WALL

LAKE OUTFALL

PROPOSED WALL

CONNECT TO EXISTING TOP OF BANK

PROPERTY LINE (TYP)

EDGE OF WATER

TOP OF BANK

CONNECT TO EXISTING TOP OF BANK

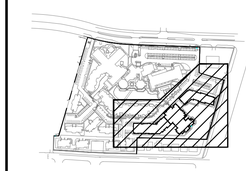
US HWY 1
(STATE ROAD 5)

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

0 20' 40' 80'

LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
###	PROPOSED CONTOUR
##	EXISTING CONTOUR
x x	FENCE
XXX.XX	SPOT ELEVATION CALLOUT
FF	FINISHED FLOOR
ME	MATCH EXISTING
RIM	RIM
	PAVEMENT
	MILL AND RESURFACE
	CONCRETE
SD	STORM DRAIN LINE
WL	WATER LINE
WW	WASTEWATER LINE
WL	EX WATER LINE
WW	EX WASTEWATER LINE
FM	EX FORCE MAIN
SD	EX DRAINAGE LINE
OHE	EX OVERHEAD ELECTRIC
UGE	EX BURIED ELECTRIC
	STORM DRAIN INLET
SD	STORM DRAIN MANHOLE
SD	YARD DRAIN
	FLOW ARROW



LOCATION MAP
SCALE: N.T.S.

NOTES:

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). NAVD 88 = NGVD 29 - 1.51
2. SIDEWALKS IN FRONT OF BUILDINGS TO BE CONSTRUCTED DURING BUILDING CONSTRUCTION. SIDEWALKS IN COMMON AREAS TO BE BUILT WITH REST OF SITE DEVELOPMENT.
3. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 1.5% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

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PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

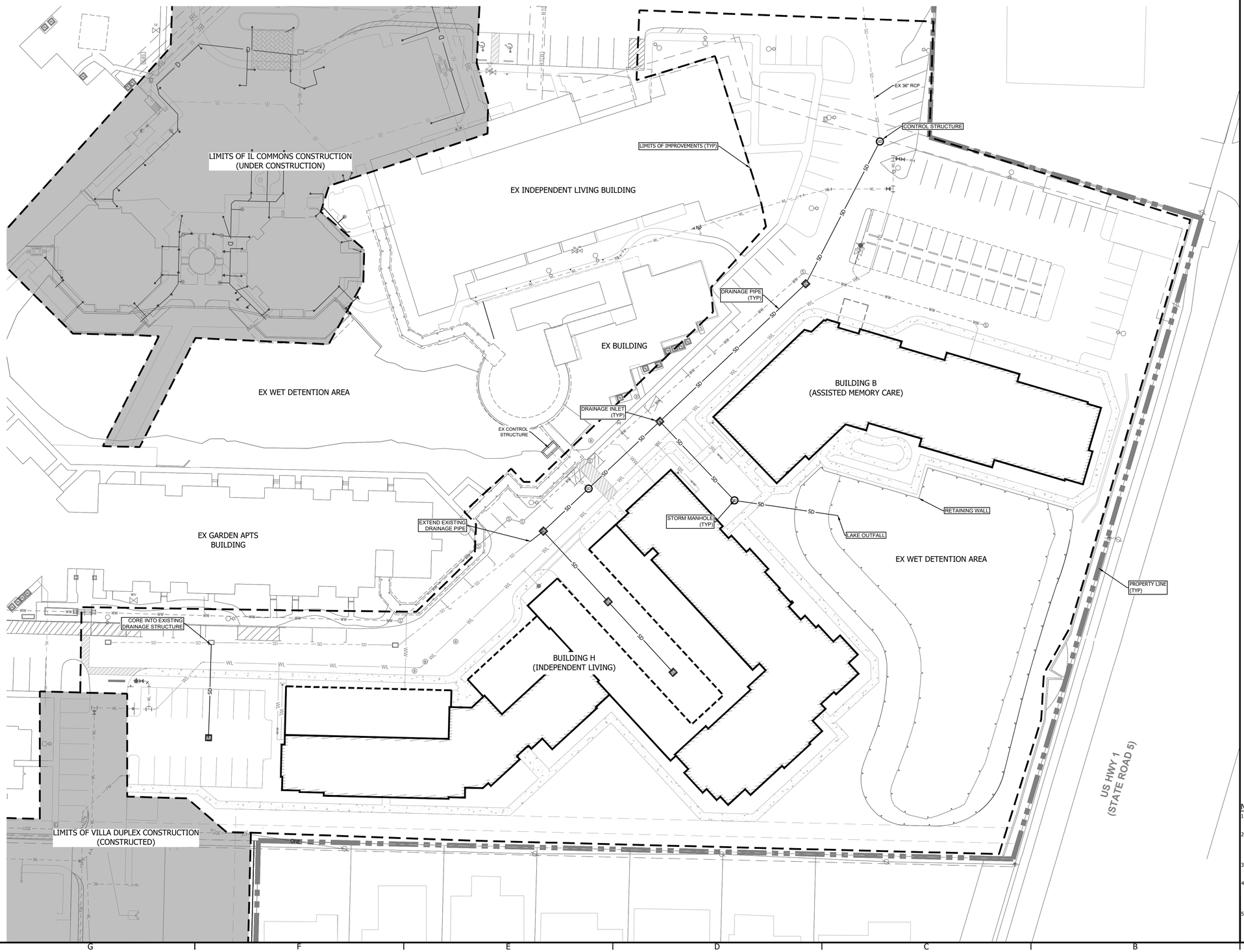
THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

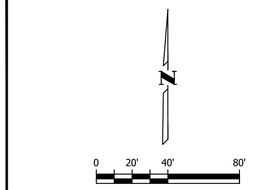
PAVING AND GRADING PLAN

SHEET
C-201

2920.04

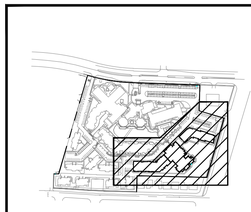
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SAVED BY: KYLE MCMULLEN
PLOTTED BY: KYLE MCMULLEN
PLOTTED: J:\JOBS\2920\04 Waterford campus redev\CIVIL\15-CAD\20-Sheets\2920-04-Paving, Grading Plan.dwg





LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
###	PROPOSED CONTOUR
##	EXISTING CONTOUR
x x	FENCE
XXX.XX	SPOT ELEVATION CALLOUT
FF	FINISHED FLOOR
ME	MATCH EXISTING
RIM	RIM
	ASPHALT
	MILL AND RESURFACE
	CONCRETE
SD	STORM DRAIN LINE
WL	WATER LINE
WW	WASTEWATER LINE
WL	EX WATER LINE
WW	EX WASTEWATER LINE
FM	EX FORCE MAIN
SD	EX DRAINAGE LINE
OHE	EX OVERHEAD ELECTRIC
UGE	EX BURIED ELECTRIC
	STORM DRAIN INLET
SD	STORM DRAIN MANHOLE



LOCATION MAP
SCALE: N.T.S.

NOTES:

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). NAVD 88 = NGVD 29 - 1.51
2. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
3. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
4. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTORS RISK.
5. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND ENSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.

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CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

DRAINAGE PLAN

SHEET
C-301

2920.04

SAVED: 2/6/2025 11:18 AM
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PLOTTED BY: KYLE MCMULLEN
DRAWING: C:\WGI\Projects\waterford campus redev\CIVIL\10-CAD\20-Sheets\2920.04-Drainage Plan.dwg

PHASE 2

LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)

EX INDEPENDENT LIVING BUILDING

EX BUILDING

EX WET DETENTION AREA

BUILDING B (ASSISTED MEMORY CARE)

BUILDING H (INDEPENDENT LIVING)

EX GARDEN APTS BUILDING

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

US HWY 1 (STATE ROAD 5)

CONNECT TO EXISTING WATER MAIN

EX FIRE HYDRANT

EX SEWER MANHOLE (TYP)

EX SANITARY SEWER PIPE (TYP)

CONNECT TO EXISTING SANITARY SEWER

SANITARY SERVICE CONNECTION

FIRE DEPARTMENT CONNECTION (TYP)

8" BACKFLOW PREVENTER (TYP)

8" PVC WATER MAIN (TYP)

FIRE HYDRANT

PROPERTY LINE (TYP)

EX LIFT STATION

EX 6" FORCE MAIN CAPPED FOR FUTURE USE

RIM ELEV. = 4.02'

0 20' 40' 80'

GENERAL LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- WL — EX WATER LINE
- WW — EX WASTE WATER LINE
- FM — EX FORCE MAIN
- SD — EX DRAINAGE LINE
- WATER VALVE
- WW — WASTEWATER MANHOLE
- CLEAN-OUT
- SD — STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE



LOCATION MAP
SCALE: N.T.S.

WATER AND SEWER NOTES:

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
3. ALL PUBLIC POTABLE WATER PIPE (WITHIN R.O.W. AND UTILITY EASEMENTS) TO BE DUCTILE IRON CLASS 350 FOR PIPE 12-INCH IN DIAMETER AND SMALLER, AND CLASS 250 MIN. FOR PIPES GREATER THAN 12-INCH DIAMETER. FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 350 PER DETAIL. SERVICE LEADS TO BE TYPE K COPPER PER DETAIL..
4. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES SUCH AS MEGA-LUG OR APPROVED EQUAL.
5. FILL, COMPACT & TEST GROUND AT PROPOSED FINISHED GRADE ELEVATION TO 95% DENSITY PRIOR TO UTILITY CONSTRUCTION.
6. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES. REFERENCE CONSTRUCTION DETAILS.
7. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
8. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
9. DEFLECT WATER LINES UNDER STORM WHERE NECESSARY TO MAINTAIN 1' MINIMUM VERTICAL SEPARATION.

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PREPARED UNDER THE SUPERVISION OF CHRIS J. HOLMES P.E. #66344 ON 2025-02-26

THE WATERFORD
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

WATER AND WASTEWATER PLAN

SHEET
C-401

2920.04

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PLOTTED BY: ANTHONY RIZZO
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LIMITS OF IL COMMONS CONSTRUCTION (UNDER CONSTRUCTION)

LIMITS OF IMPROVEMENTS (TYP)

EX INDEPENDENT LIVING BUILDING

EX BUILDING

EX WET DETENTION AREA

BUILDING B
(ASSISTED MEMORY CARE)

EX GARDEN APTS
BUILDING

BUILDING H
(INDEPENDENT LIVING)

EX WET DETENTION AREA

PROPERTY LINE (TYP)

LIMITS OF VILLA DUPLEX CONSTRUCTION (CONSTRUCTED)

RIM ELEV. = 4.02'

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE



LOCATION MAP
SCALE: N.T.S.

PAVEMENT PLAN KEY NOTES

1	WHITE DIRECTIONAL ARROW
2	WHITE PARKING STRIPING
3	CROSS WALK
4	STOP SIGN
5	STOP BAR

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PRELIMINARY

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PREPARED UNDER THE SUPERVISION OF
CHRIS J. HOLMES
P.E. #66344
ON 2025-02-26

THE WATERFORD
PRELIMINARY CIVIL ENGINEERING PLANS
601 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

SIGNING AND PAVEMENT MARKING PLAN

SHEET
C-501

2920.04

SAVED: 2/26/2025 11:47 AM
PLOTTED: 2/26/2025 11:48 AM
PLOTTED BY: KYLE MCMULLEN
DRAWING PATH: K:\WGI\2920.04 Waterford campus redev\CIVIL\10-CAD\20-Site\2920.04-Signage and Marking.dwg

The Waterford Planned Unit Development (PUD)/Special Exception (SE)

Major Modification to PUD/SE

Planning and Zoning Board

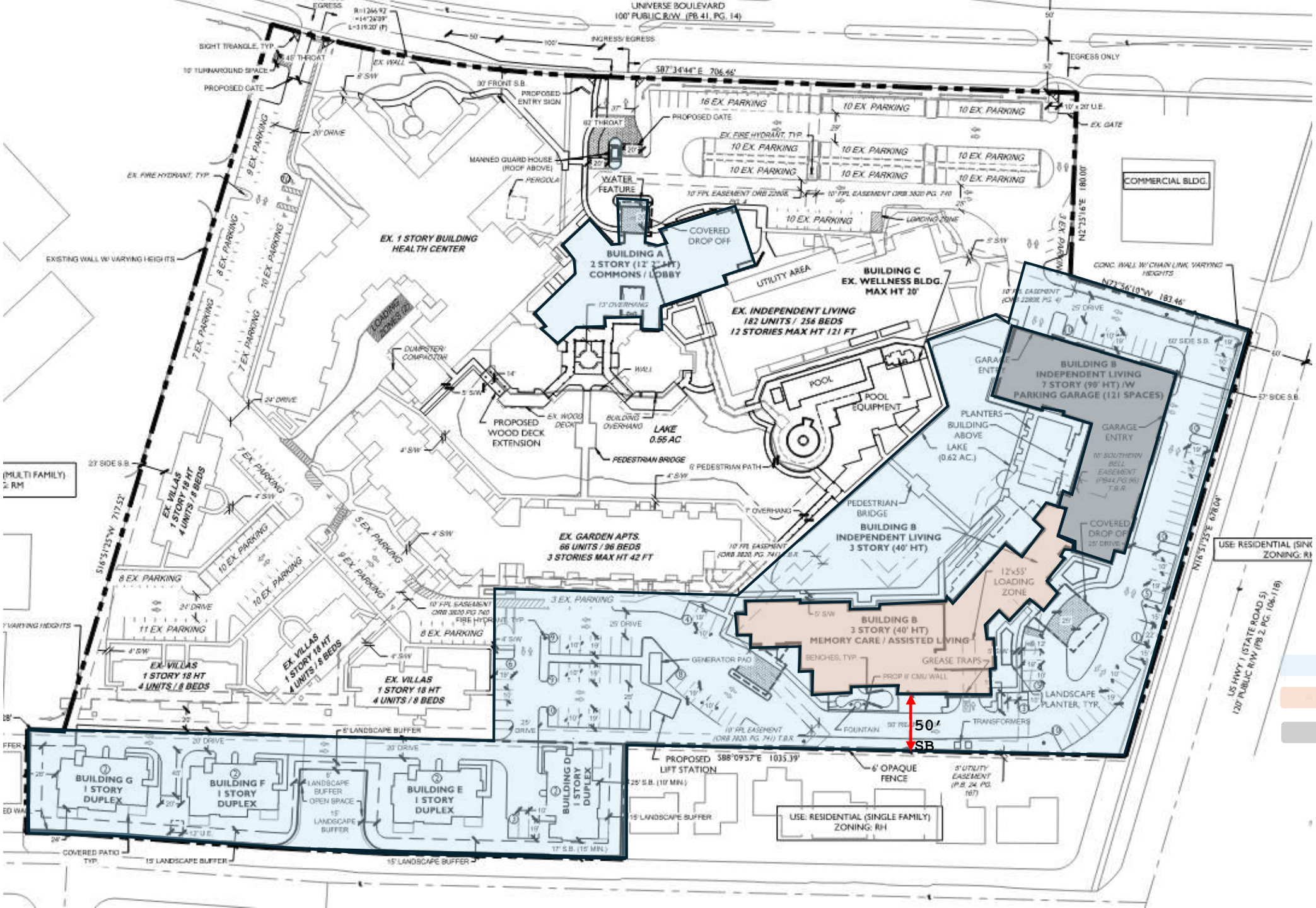
September 15, 2025

Development Proposal

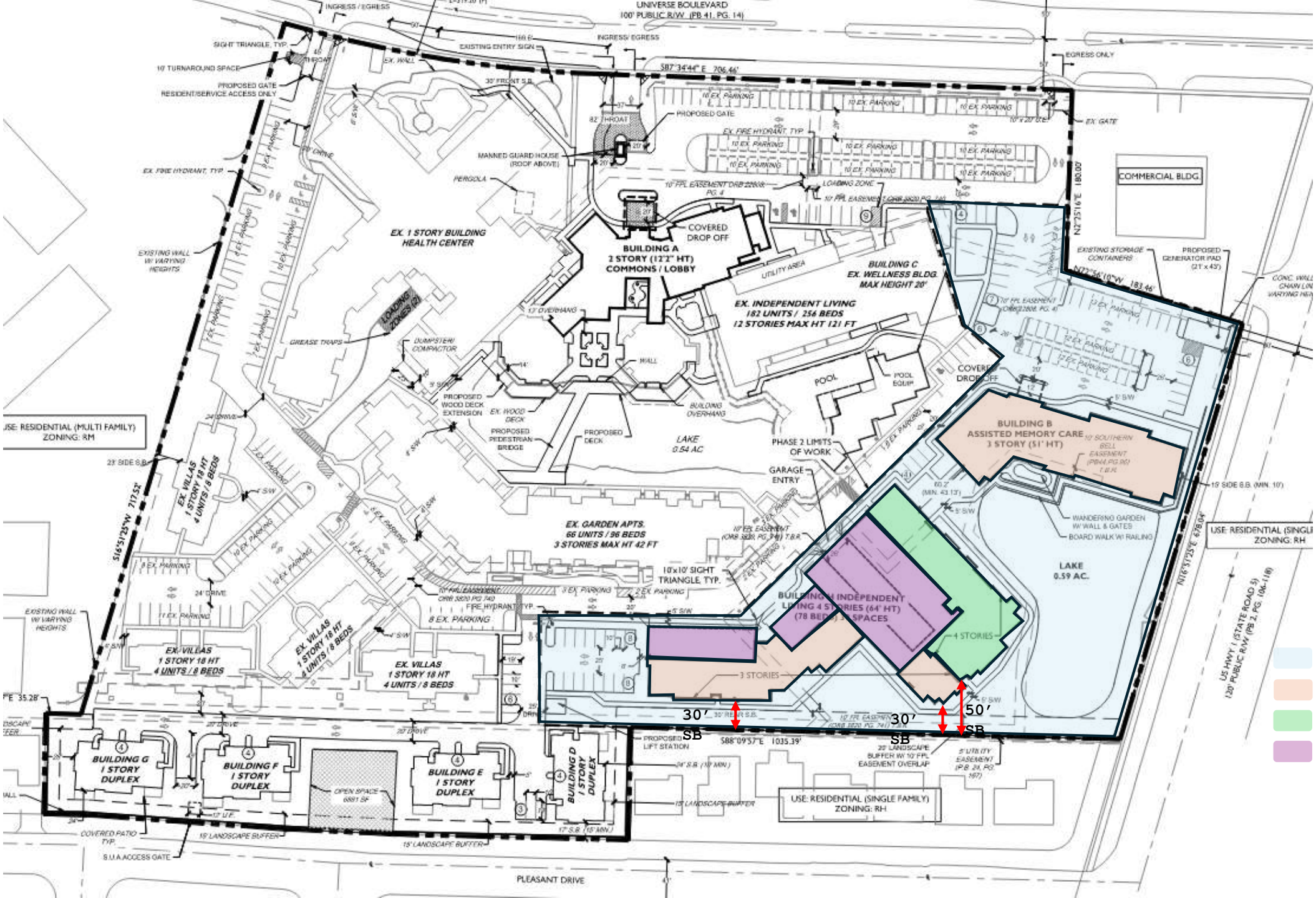
- Special Exception – the approved use (Assisted Living Facility) is a special exception in the Professional Office Zoning District. There is no modification to the uses, but the special exception status remains
- Reconfigure approved Memory Care/Assisted Living and Independent Living Building
  - Break into two buildings (one with Memory Care, one with Independent Living)
  - Reduce the height of the Memory Care from seven stories to three stories
  - Increase the height of the Independent from three stories to four stories, stepping down to three on the south side near Pleasant Drive residential lots

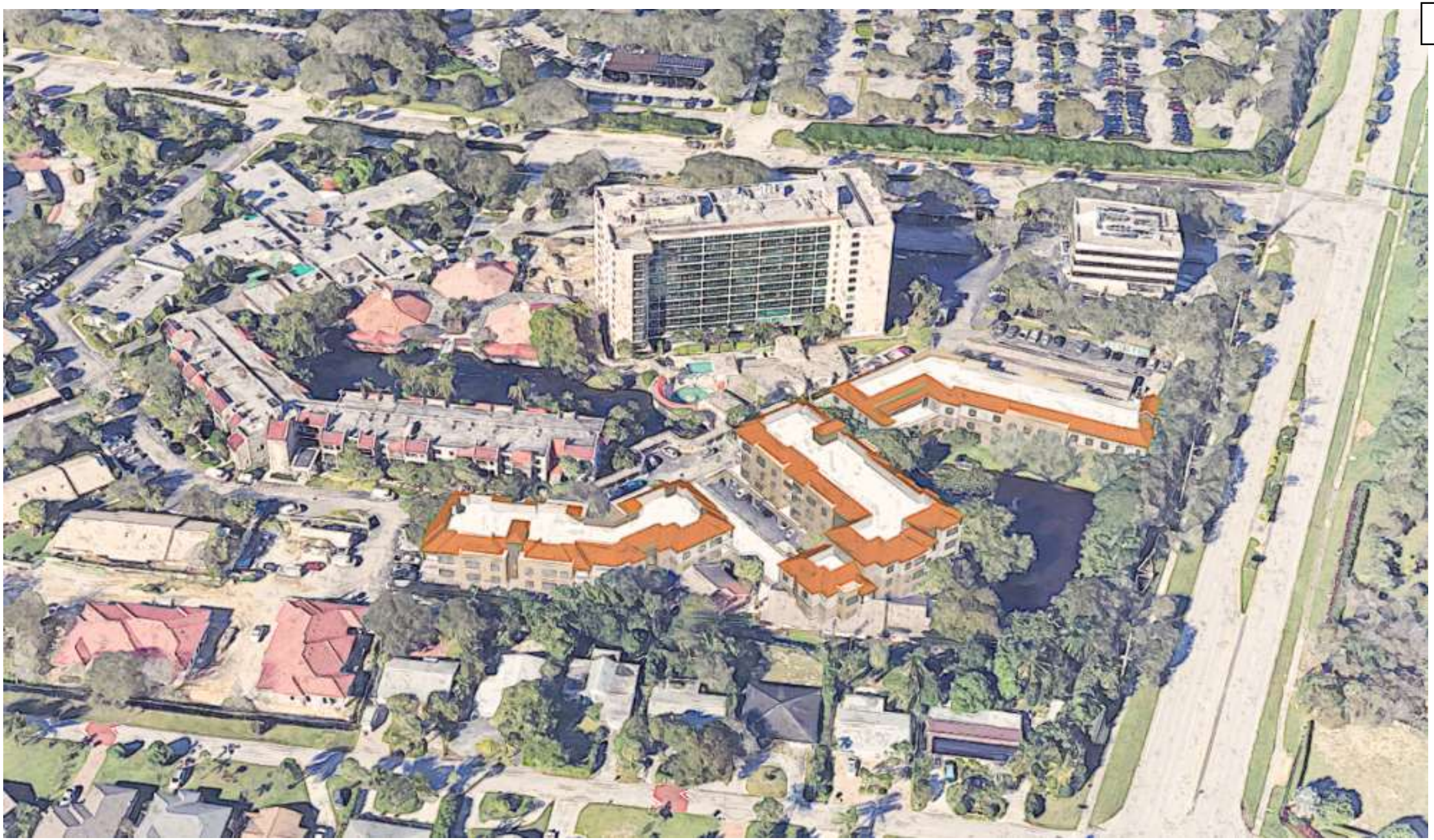
Development Proposal

- Additional pedestrian connectivity around reconfigured buildings
- Removal of traffic circulation around the building and in the 2022 approved 50-foot rear setback, adjacent to Pleasant Drive residential
- Reduction of the 50-foot rear setback to 30 feet (min. required 25 ft)
- Reduction of parking spaces provided from 453 to 380 spaces
  - Applicant is requesting approval of a Parking Study, which demonstrates demand is 195 parking spaces. Code requires 345.



Work Area
3-story bldg.
7-story bldg.


UNIVERSE BOULEVARD
100' PUBLIC R/W (PB 41, PG. 14)
INGRESS / EGRESS
EXISTING ENTRY SIGN
INGRESS/ EGRESS
EGRESS ONLY
SIGHT TRIANGLE, TYP.
10' TURNAROUND SPACE
PROPOSED GATE
RESIDENT/SERVICE ACCESS ONLY
S87°34'44"E 706.44'
30' FRONT S.B.
82' THROAT
PROPOSED GATE
EX. GATE
EX. FIRE HYDRANT, TYP.
MANNED GUARD HOUSE (ROOF ABOVE)
PERGOLA
10' FPL EASEMENT ORB 2260R PG. 4
LOADING ZONE
COVERED DROP OFF
EX. 1 STORY BUILDING
HEALTH CENTER
BUILDING A
2 STORY (12'2" HT)
COMMONS / LOBBY
BUILDING C
EX. WELLNESS BLDG.
MAX HEIGHT 20'
EX. INDEPENDENT LIVING
182 UNITS / 256 BEDS
12 STORIES MAX HT 121 FT
COMMERCIAL BLDG.
N2°25'16"E 180.00'
EXISTING STORAGE CONTAINERS
PROPOSED GENERATOR PAD (21' x 43')
N72°56'10"W 183.46'
EXISTING WALL W/ VARYING HEIGHTS
GREASE TRAPS
DUMPSTER/ COMPACTOR
PROPOSED WOOD DECK EXTENSION
EX. WOOD DECK
PROPOSED PEDESTRIAN BRIDGE
PROPOSED DECK
LAKE
0.54 AC
BUILDING OVERHANG
POOL
POOL EQUIP
PHASE 2 LIMITS OF WORK
GARAGE ENTRY
BUILDING B
ASSISTED MEMORY CARE
3 STORY (51' HT)
10' SOUTHERN BELL EASEMENT (PB4 PG 90) T.B.R.
WANDERING GARDEN W/ WALL & GATES
BOARD WALK W/ RAILING
LAKE
0.59 AC.
USE: RESIDENTIAL (MULTI FAMILY)
ZONING: RM
USE: RESIDENTIAL (SINGLE
ZONING: RH
EX. VILLAS
1 STORY 18 HT
4 UNITS / 8 BEDS
EX. GARDEN APTS.
66 UNITS / 96 BEDS
3 STORIES MAX HT 42 FT
10'x10' SIGHT TRIANGLE, TYP.
FIRE HYDRANT, TYP.
8 EX. PARKING
24' DRIVE
EXISTING WALL W/ VARYING HEIGHTS
BUILDING G
1 STORY
DUPLEX
BUILDING F
1 STORY
DUPLEX
OPEN SPACE
6881 SF
BUILDING E
1 STORY
DUPLEX
BUILDING D
1 STORY
DUPLEX
COVERED PATIO TYP.
S.U.A. ACCESS GATE
15' LANDSCAPE BUFFER
PLEASANT DRIVE
PROPOSED LIFT STATION
S88°09'57"E 1035.39'
20' LANDSCAPE BUFFER W/ 10' FPL EASEMENT OVERLAP
5' UTILITY EASEMENT (P.B. 31, PG. 167)
USE: RESIDENTIAL (SINGLE FAMILY)
ZONING: RH
US HWY 1 (STATE ROAD 5)
120' PUBLIC R/W (PB 2, PG. 106-118)
N16°51'25"E 678.04'
30'
SB
30'
SB
50'
SB
3 STORIES
4 STORIES
Work Area
3-story bldg.
4-story bldg.
Parking



Elevations

Independent Living Building (South of Lake)

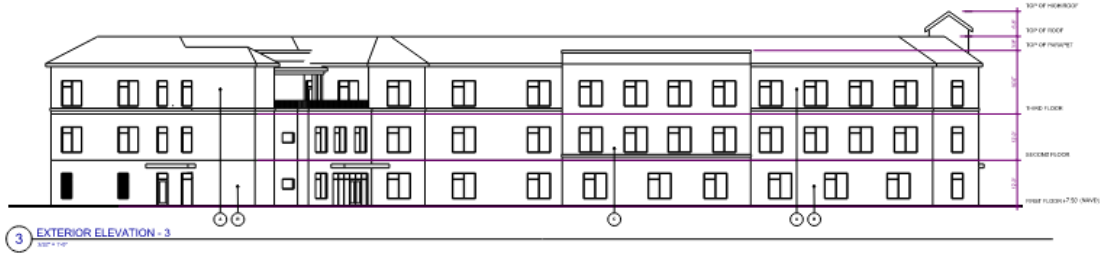




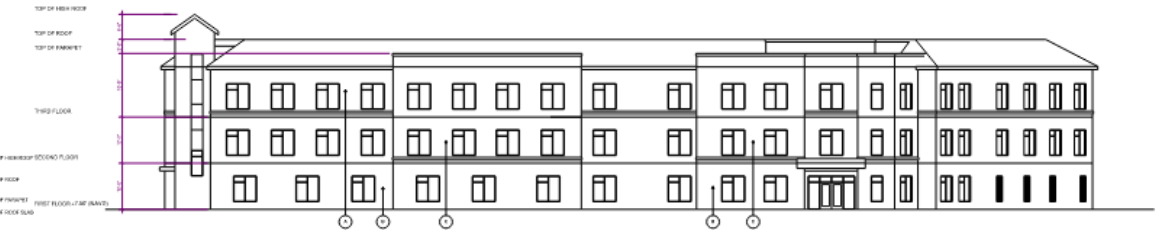


Memory Care Building (North of Lake)



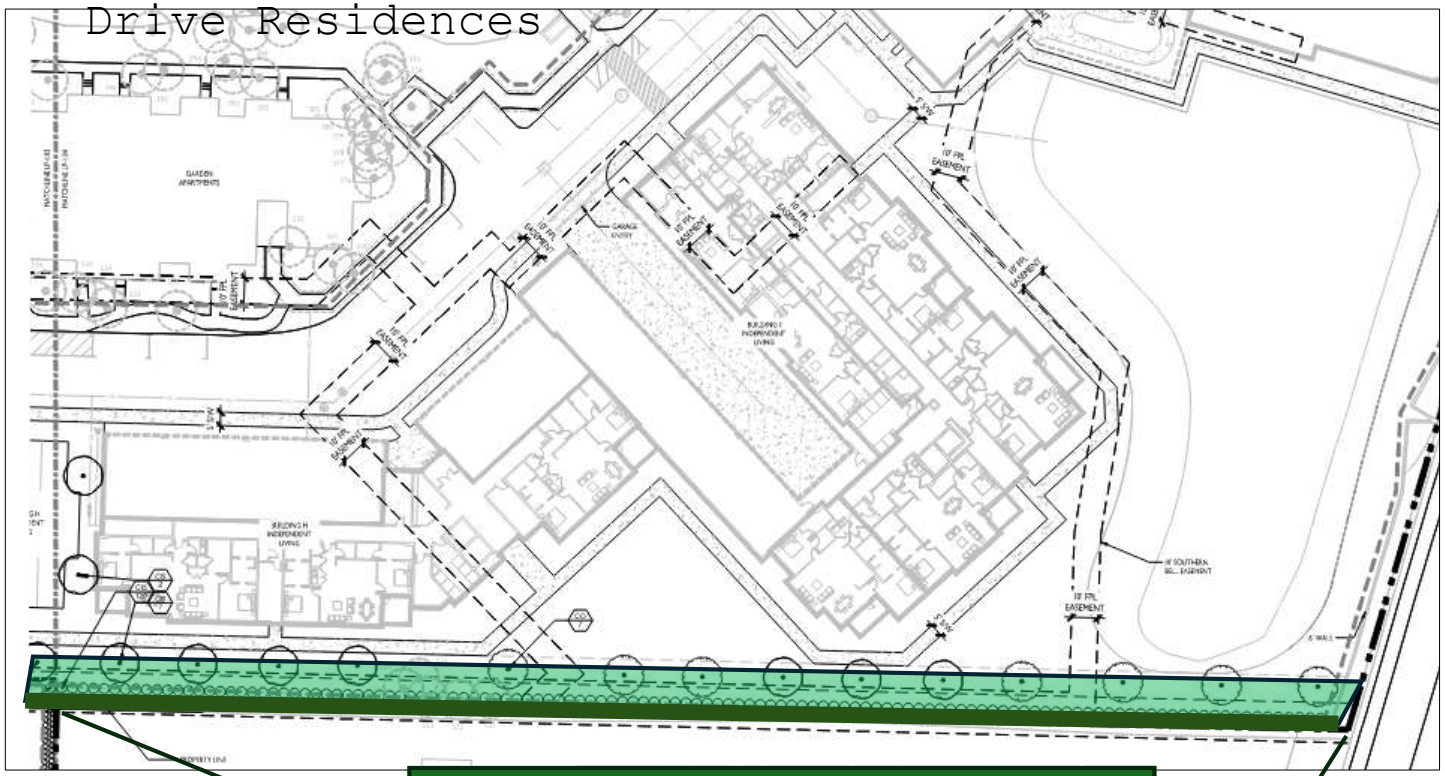






Landscaping

Southern Property line, adjacent to Pleasant Drive Residences



Add 5’ High Clusia Hedge along this width

Existing Vegetation on eastern side of Lake Feature (Pond)



Preserve Existing Mature Trees in this location

Staff Recommendations

- Additional/modified Conditions of Approval from 2022 Approval:
  - There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW.
  - The applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots.
  - Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving

Applicant’s Presentation


TOWN OF
JUNO BEACH
• FLORIDA •
INCORPORATED 1953

AGENDA ITEM

Meeting Name: Planning & Zoning Board

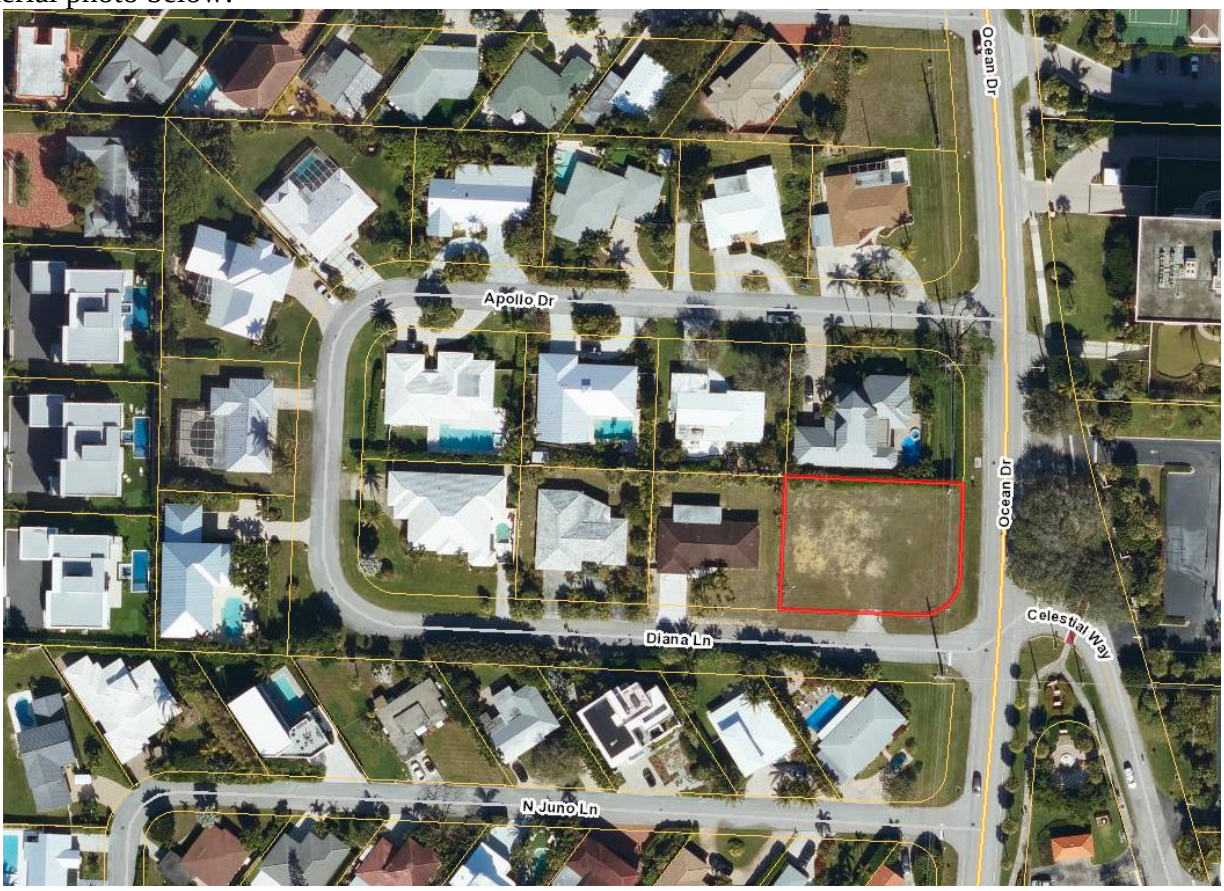
Meeting Date: September 15, 2025

Prepared By: Stephen Mayer

Item Title: Appearance Review – 451 Ocean Drive

DISCUSSION:

The Town has received an application for Appearance Review from Ty Chivers, representing Premier Properties of South Florida ("Contractor") on behalf of Patty and Tom Kelley ("Applicants and Owners") for the property located at 451 Ocean Drive ("Property"). The Property is zoned Residential Single Family (RS-1) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing vacant lot is .305 acres or +/- 13,291 square feet in area. The location of the property is shown in the aerial photo below:





Rendering of Proposed new home at 451 Ocean Drive

The Applicant is seeking to construct a new 7,516 square foot two-story home, with a 625 square foot attic on the second floor above the garage. The total footprint is 4,262 (32.1% lot coverage), thereby under the maximum lot coverage of 35% by 2.9% or 385 square feet. Section 34-116(3) (b) (items 2 through 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Appearance Review Board) to determine whether the proposed addition meets the criteria below. For the Board's review and consideration, staff has provided their professional opinion with the Appearance Review Criteria (staff response is in **bold**).

Appearance Review Criteria

2. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district;

The area of the lot is +/-13,291 square feet, or 0.305 acres, and the proposed lot coverage ratio would be 32.1%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure. In the backup materials provided, page S2 indicates how applicants have provided a review of the residential structures in the context of the property. Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

Address	*Year Built*	*Lot Total Square Feet (acres)*	*Tower Feature*	*Lot Size to Total Square Feet Ratio*	*Total Square Feet*	*Square Feet Under Air*	*Story*
371 Apollo Drive	1963	.25	No	.22	2,442	1,384	1
401 Apollo Drive	1962	.23	No	.23	**2,342**	1,546	1

411 Apollo Drive	1959	.23	No	.27	2,735	1,987	1
431 Apollo Drive	1965	.23	No	.27	2,734	1,316	1
441 Apollo Drive	1968	.33	No	**.16**	2,427	1,464	1
370 Apollo Drive (Existing)	2003	.31	Yes	.33	**4,490**	3,211	2
370 Apollo Drive Approved by P&Z on May 19, 2025	N/A	.31	Yes	.39	5,255	4,282	2
451 Ocean Drive	**N/A**	**.31**	**No**	**.56**	**7,516**	**6,361**	**2**
400 Apollo Drive	1959	.23	No	.25	2,527	1,823	1
410 Apollo Drive	1960	.23	No	.27	2,736	1,829	1
440 Apollo Drive	1973	.28	No	.25	3,152	2,266	1
470 Apollo Drive	2004	.28	No	**.33**	4,143	3,147	1
411 Diana Lane	1974	.23	No	.29	2,932	2,022	1
401 Diana Lane	1971	.23	No	.26	2,613	1,832	1
401 Diana Lane Approved by P&Z on April 7, 2025	N/A	.23	Yes	*.54*	***5,421***	_____	2
Average				*.26*	*2,969*	_____	*7%*

Figures in Red are the highest in the range, figures in Green are the lowest in the range.

The **bold** figures are the subject property.

Study Area Summary Statistics: FAR Range is 0.16 to 0.33. FAR Average = 0.26

TOTAL Sq. Ft. Range = 2,342 to 4,143 square feet. TOTAL Sq. Ft. Average = 2.969 square feet

Staff's response: According to the table above, the proposed two-story home would result in a new home outside the range of the total square footage for the study area. The proposed square footage (7,516 Sq. Ft.) would be 3,373 square feet larger than the largest existing home in the study area. Staff notes the applicant is adjacent to 401 Diana Lane, which has been approved for 5,421 square feet and 370 Apollo Drive, which has been approved for 5,255 square feet. Therefore, the proposed home would be 2,095 square feet larger than its anticipated neighbors.

Since the requested total square feet (7,516 square feet) is not under twice the average total square footage (5,938 sq ft), the size of the home is not in harmony with the study area. However, staff must also consider other harmony factors such as proper site orientation, landscaping, proportion,

materials and architectural styles. A full analysis of all components of harmony are in the section discussing harmony.

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;

Staff's response: There are no changes to the architectural features as this is a new home. All modern operations and features of the building are completely concealed.

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;

Staff's response: There are no additional accessory structures on this site.

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;

Staff's response: The height of the applicant's addition will comply with these criteria, the addition to the existing two-story will enhance the horizontal appearance of the house. The maximum height of the proposed home is not increasing.

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

Staff's response: There are no new mechanical equipment proposed.

Harmony

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious (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.

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

Staff's response: The scale of the proposed single-family home refers to the vertical scale as compared to its surroundings. Please note that since a majority of the existing homes in the study area are one-story structures, the proposed home is not in harmony with the preponderance of the study area. However, the visual effect of the proposed two-story is compatible with the existing two-story home and the approved two-story home directly adjacent to the subject property. Staff utilizes a two-test system, in which we factor in the directly adjacent properties to determine compatibility. The applicant is also providing a step down on the western side of the property, going down to a one-story product nearest to adjacent homes. The two-story product has been placed furthest away from the

adjacent homes, and closer to the Ocean Drive right of way. Because of these factors, staff finds the proposal to be harmonious in scale.

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

Staff's response: As mentioned, the total gross square footage for the other structures in the study area ranges between 2,342 square feet and 4,143 square feet (not including the subject house) with the average size being 2,969 square feet. The proposed structure is 7,516 total gross square feet. Therefore, the mass of the proposed single-family home is not within the range and is also more than two times above the average in the context of the other structures located in the study area. Staff notes that 401 Diana was approved as a 5,421 square foot home, but the home has not been constructed yet, so could not be used in the study area. Based on metrics alone, the proposed home is not harmonious in mass in relation to its surroundings.

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

Staff's response: The proposed structure on 451 Ocean Drive is a total of 7,516 gross square feet, which is not within the range of the homes in the study area. The Floor Area Ratio of the total gross area of the building to the lot size is 0.56. The size and volume of the proposed single-family home is not compatible to the average Floor Area Ratio (the average is 0.26) and total square footage (the average is 2,969 square feet). The proposed bulk is more than two times the average home in the study area. In terms of FAR, the proposed ratio is more than two times the average FAR.

Staff notes that 401 Diana Lane was approved as a 5,421 square foot home with an FAR of 0.54, but the home has not been constructed yet, so could not technically be used in the study area. Due to the size of the building, the proposed home is not harmonious in bulk in relation to its surroundings.

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. The applicant's proposed architectural style of the building has elements, such as windows, doors and garage doors, proportionate with each other. The proportion of the proposed building is considered harmonious. (with the exception of the high front door)

Height. The height limitations for RS-1 is two-stories and 30 feet.

Staff's response: The proposed building is 27'11" in height and two stories tall. This is 2 feet shorter than maximum code allows. Mitigation of the proposed height includes transitioning the second story on the western side, adjacent to existing homes.

Orientation. Where the building is located on the site, where the windows are located on the second floor.

Staff's response: The applicant has placed the building so that it would minimize impact to the surrounding homes. They have provided an additional 5' setback to the second story along the western property line. Also, they have provided privacy measures, such as locating the second story windows to face the pool area, or internal to the property, and they do not have windows facing the adjacent properties at the setback line.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 3,500 square feet of landscaped open space, which is above the 25% requirement. Further, the applicant is providing an additional 2.5 foot side setback on either side.

Landscaping. The provision of landscaping.

> **Staff's response:** The property is well landscaped and much larger than other houses in the study area. The applicant has provided a landscape plan from Oak Design Group, which demonstrates that the applicant is willing to provide a total of 12 trees (10 Saw Palmettos and 2 Seagrapes), and additional 17 Coontie palm trees, 87 Clusia hedge plants, and various flowering shrubs, including 2 Firebush, 16 Florica Ti plants, 2 Bahama Cassia, 2 Wild Coffee and 2 Jamaican Capers. The ground cover includes Fakahatchee grass. The entire landscape plan is at least 50% native.

Materials and Architectural components.

> **Staff's response:** The uses of materials and architectural styles may reduce the visual effects of mass and bulk. Also, the provision of balconies and verandas provide pedestrian scale along the facades where the balconies and verandas are provided.

In summary, it is the staff's professional opinion that the proposed new two-story home is **not in harmony** as it relates to 2 of the 9 elements of harmony (mass and bulk) in comparison to the other structures in the study area. However, staff has outlined elements above in which the applicant has worked with staff to provide mindful changes to provide harmony, such as providing additional landscaping, mindful orientation of the second story, and diversity of building materials to provide visual interest. When these measures are taken into consideration, the application provides privacy measures, a robust landscaping plan, and a well-designed architectural style, and it is also staff's professional opinion that there are 7 of the 9 elements of the proposal that are in harmony.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review the information that has been provided, and consider approval or denial or approval with modifications, considering constructing a new 6,891 square foot two-story home, with a 625 square foot attic on the second floor above the garage.

ATTACHMENTS:

451 Ocean Drive Appearance Review Application and Backup Material

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

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Date Stamp

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Item #4.

Appearance Review Application

The following information and items shall be provided to the Planning and Zoning Department for processing and dissemination in association with scheduling of submittals before the Town's Planning and Zoning Board. The Board meets on the First Monday of each month, unless otherwise changed. The submittal of a completed packet, to include the application, plans, photos, etc. shall be submitted on the Monday, forty-five (45) days prior to the meeting. All of staff's comments shall be addressed twenty-one (21) days prior to the meeting. An application is deemed complete once staff has determined that all comments have been addressed via notification to the applicant by email or mail. A pre-application meeting with staff is required prior to the submittal of the application.

Date: 6/9/25

Project Address: 451 Ocean Dr, Juno Beach, FL 33428
Property Control Number: 28-43-41-28-13-000-0200 Zoning District: _____

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). New home build per plan's provided by Michael Yaffe

Design Professional Name: Michael Yaffe License #: AR103314
Phone Number: _____ E-mail: _____

Construction Company Name: First Premier Builders
Phone Number: 561-746-3361 E-mail: JTchivers@aol.com

Property Owner's Name: Patricia Kelley
Owner's Address (if different from project address): 430 N Lyra Circle, North Palm Beach FL
Phone Number: 260-433-1919 E-mail: pk53@aol.com
Applicant/Owner signature: _____ Date: _____

Please note: The Appearance Review solely addresses the Appearance Criteria of the proposed project, it does not encompass a zoning, engineering, or building review. Further reviews by Town staff will commence once a building permit has been submitted.

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

For Official Use Only
Date Stamp

Application Check List:
The following items are requested of the applicant as Planning & Zoning Staff will review the following:

- ☐ Pre-application meeting.
- ☐ Existing/previously approved site plan with file number (if applicable).
- ☑ Signed and sealed survey.
- ☑ Architectural Plans (shall include site plan, elevation drawings). ✓
- ☐ Copy of plans previously reviewed and approved by staff or the Planning and Zoning Board, if applicable, with reference to the previous project.
- ☑ Color photos of existing property.
- ☑ Renderings, elevations or color photographs for all structures/homes within a 300 ft. radius. ✓
- ☑ Proposed site plan with dimensions and clouding of the changes occurring.
- ☑ Building Site Area Regulations for Applicable Zoning District (including: required, Proposed calculations for Lot Coverage, Setbacks, Height, and Landscape Open Space, Gross Square Footage, Cubic Feet, etc.).
- ☑ Provide existing and proposed elevations with dimensions.
- ☑ Provide a roof plan, if only proposing a partial reroof cloud which areas will be worked on Call out the material, color, and type (barrel, shingle, concreate, S-tile).
- ☑ Indicate location of all mechanical equipment (A/C Units, Pool Equipment, Cooling Towers, and Generators).
- ☑ Indicate fences, walls, and gates proposed in site plan with dimensions and clouding the changes occurring, indicate material, color, finishes, and style. See Section 34-905. - Walls and Fences.
- ☐ Once all staff comments have been addressed ten (10) Copies of 24" x 36" plans shall be submitted at least fourteen (14) days prior to the Planning & Zoning Board Meeting.

FIRST PREMIER
BUILDERS
CGC#1518267

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Justification Statement for 451 Ocean Drive

Re: Proposed New Residence – 451 OCEAN DRIVE
We respectfully submit this justification statement in support of our proposed new residence for review and approval by the Town's Appearance Review Board. The design thoughtfully considers both the surrounding context and the community's architectural character while remaining within the parameters of applicable zoning codes.

1. Floor Area Ratio (FAR) Contextual Appropriateness
Our proposed FAR of 0.43 (totaling 5,736 square feet under air) is modest and contextually appropriate within the surrounding neighborhood. The immediate neighbor to the west was approved with an FAR exceeding 0.50, representing a significantly larger home. Additionally, the neighbor to the rear has a home with an FAR just under 0.40—very similar in scale and overall massing to what we are proposing. These nearby examples demonstrate a clear precedent and community acceptance of homes with comparable or greater size, further supporting the compatibility of our design.

2. Neighbor Compatibility & Harmony
Special attention was given to the relationship with the western neighbor. The design avoids placing second-floor living areas above the garage, thereby eliminating any direct views into their property and preserving privacy. Furthermore, there are no adjacent neighbors to the east, and no sidewalk on that side, reducing potential impact on neighboring properties. The rear-facing second floor has no windows to ensure privacy for the rear neighbor.

3. Architectural Style & Community Fit
The proposed home embraces a **Coastal Mid-Century** design—a style that is increasingly popular and well-received within the community. The front elevation is carefully articulated with purposeful massing breaks, including indentations that soften the facade and reduce perceived bulk. High-quality materials such as scored stucco, architectural banding, and stone accents are integrated to enhance visual interest and contribute to a refined street presence. These details all contribute to a **"Harmony-friendly"** architectural expression.

4. Landscape Design Integration
We have engaged a licensed landscape architect to develop a comprehensive plan and rendering that reflects the Town's preferences, including:

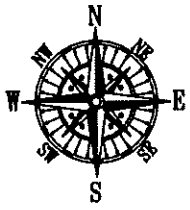
- -Use of *Podocarpus* along property edges to enhance privacy
- Attractive, well-composed plantings along Ocean Drive to enrich curb appeal
- -A mix of native and shade trees, with a goal of achieving at least 50% native species
- -Thoughtful plant placement to prioritize quality, scale, and visual interest over sheer quantity
- -The strategic use of clustered palms and accent vegetation to create depth and a well-balanced streetscape

5. Height Compliance & Site Planning
The proposed structure will not exceed the 30-foot height limit measured from approved grade to the peak of the roof. The site plan reflects full compliance with all required setbacks, with additional buffer space in several areas to minimize massing impacts on neighboring lots.

This statement is intended to convey our thoughtful, community-conscious approach and demonstrate how the project will positively contribute to the surrounding neighborhood fabric. We welcome the opportunity to present these materials to the Appearance Review Board and appreciate your consideration.

Respectfully,
Ty Chivers

Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

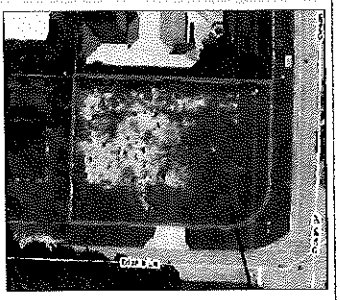


SCALE:1"=30'

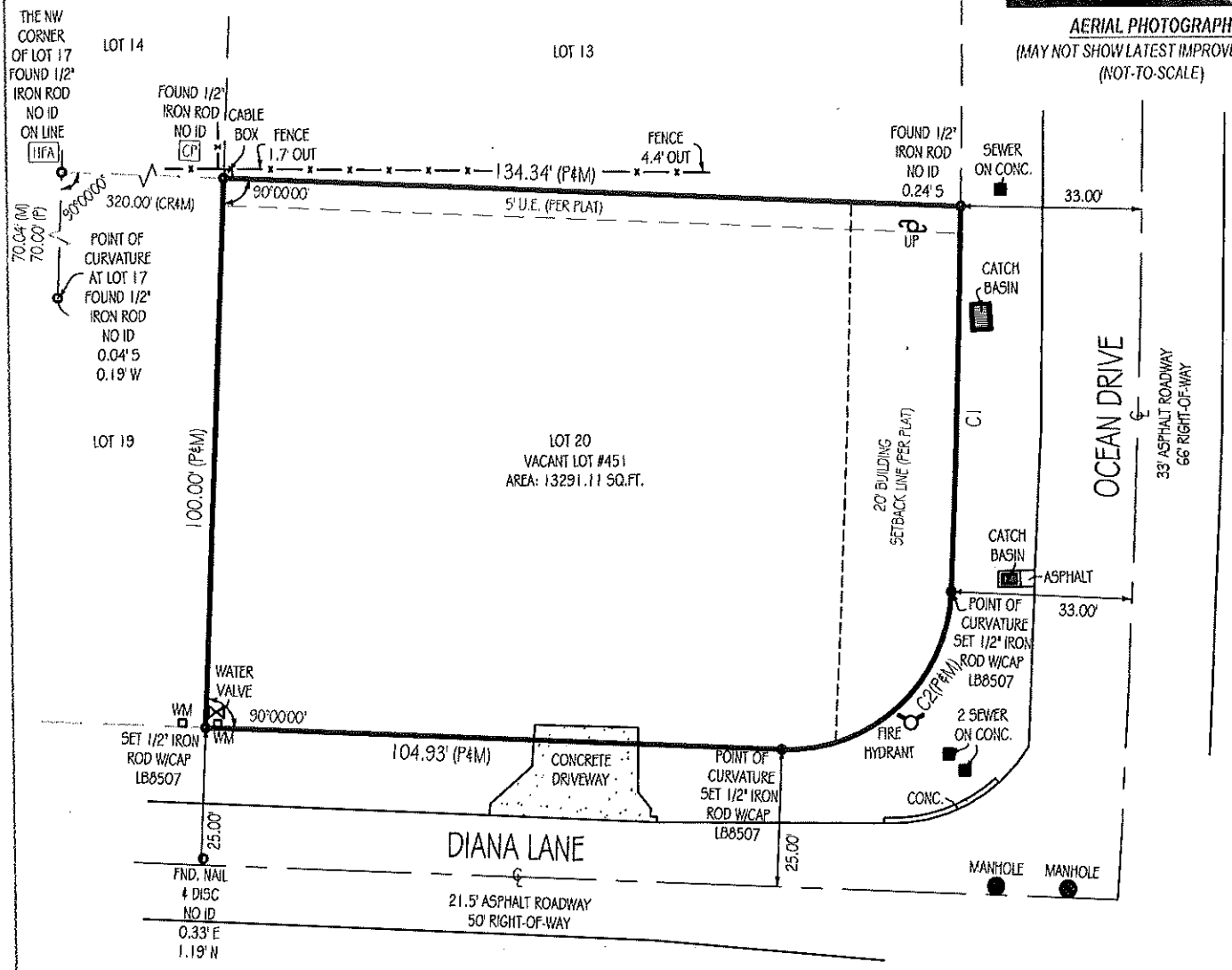
BEARING REFERENCE:
NONE, RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

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CURVE TABLE				CHORD LENGTH
	LENGTH	RADIUS	DELTA	
C1(P)	70.17'	2831.93'	01°25'11"	70.17'
C1(M)	69.93'	2831.93'	01°24'54"	69.93'
C2	46.96'	30.00'	89°41'14"	42.31'



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 5' U.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
- 20' B.S.L. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29☐ N.A.V.D.88☐

Revisions:

Job Nr: 234242-SE | Date of Field Work: 01/26/2025 | Drawn by: D.G.R.

LANDTEC

LICENSED BUSINESS No. 8507

Subject

Comparable Homes

Under Unit 5065 / 7557 sqft Total

4 bdr air 5qft 6148/total 9138 571 Ocean Dr



ar Sqft 5460 / Sqft 10,339 total 460 A



Survey

LANDTEC
SURVEYING
and Lien

This Survey has been prepared for:
THOMAS W. KELLEY AND PATRICIA A. KELLEY



PROPERTY ADDRESS:

451 OCEAN DRIVE
JUNO BEACH, FL 33408

On your behalf, and at your request for your title, this document has been conducted solely by the firm shown below. Landtec Surveying, Inc. is not responsible and is not liable for this document's content.

LAW OFFICE OF RICK KOZELL

TYPE OF SURVEY:

☑ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:
LOT 20, SEA VIEW RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:
451 OCEAN DRIVE
JUNO BEACH, FL 33408

INVOICE NUMBER: 234242-SE
DATE OF FIELD WORK: 01/26/2025

CLIENT FILE: 25-002-02

CERTIFIED TO
LAW OFFICE OF RICK KOZELL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THOMAS W. KELLEY AND PATRICIA A. KELLEY

FLOOD ZONE: X
FLOOD MAP: 12099C

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 5' U.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
- 20' B.S.L. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E. = GARAGE FINISHED FLOOR ELEV
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE
= WELL
= LIGHT POLE
= CENTER LINE
= HANDICAP PARKING SPACE
= CATCH BASIN
= PARTY WALL
= FIRE HYDRANT
A/C = AIR CONDITIONER
= SEC. QTR. CORNER
= MANHOLE
SD = SEPTIC LID
= WATER VALVE
X = ELEV. SHOT
= SECTION CORNER
WM = WATER METER

LINETYPES:
BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS 'SET' HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo Alvarez
Date: 2025.01.27 13:59:49 -05'00'

SIGNATURE _____ DATE: 01/27/2025

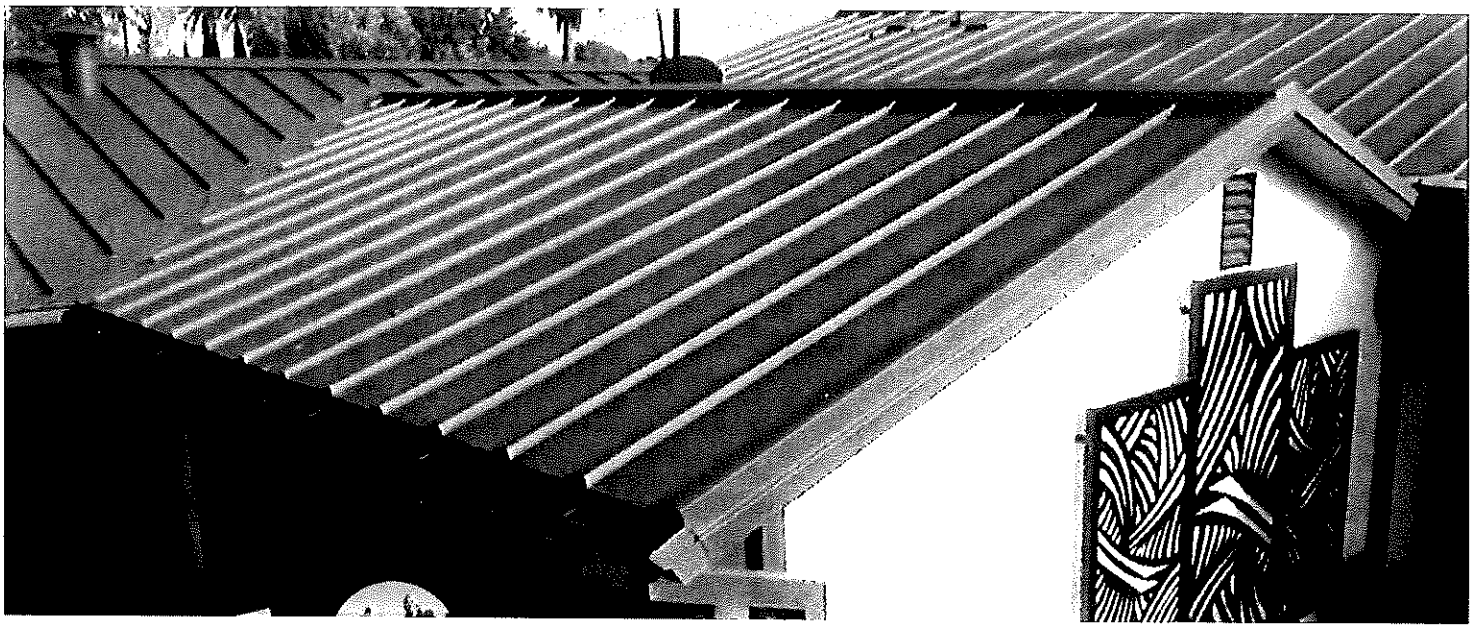
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

LANDTEC SURVEYING

Materials



LANDTEC
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This Survey has been prepared for:
THOMAS W. KELLEY AND PATRICIA A. KELLEY



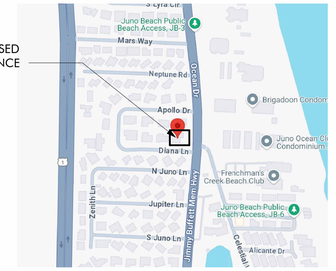
PROPERTY ADDRESS:

451 OCEAN DRIVE
JUNO BEACH, FL 33408

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

LAW OFFICE OF RICK KOZELL





VICINITY MAP

PATTY AND TOM KELLEY
451 OCEAN DRIVE, JUNO BEACH, FL 33408

SHEET	DESCRIPTION		
	COVER SHEET		
A0	SITE PLAN		
A1	FIRST FLOOR PLAN		
A2	SECOND FLOOR PLAN		
A3	ELEVATIONS		
A4	ELEVATIONS		
A5	ROOF PLAN		

BUILDING DESIGN DATA

CODES: FLORIDA RESIDENTIAL BUILDING CODE 2023 8TH EDITION - RESIDENTIAL ENERGY CONSERVATION, PLUMBING, MECHANICAL AND ELECTRICAL

NFPA FL. FIRE PREVENTION CODE 8th ED.

NEC NATIONAL ELECTRIC CODE 2023, NFPA 70

CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472

ACI 318-19

ASTM 47th. ED. E1527-21

DESIGN CRITERIA

CITY/COUNTY	JUNO BEACH, PALM BEACH, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, MPH	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE FACTOR	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, PSF	2500
FLOOR LOAD, PSF	65
ROOF DEAD LOAD, PSF	25
ROOF LIVE LOAD, PSF	30
CONSTRUCTION TYPE	VB UNPROTECTED

OWNER:
PATTY AND TOM KELLEY
451 OCEAN DRIVE
JUNO BEACH, FL 33408

ARCHITECT:
ARISE ARCHITECTURE LLC
13901 US-1 #2, JUNO BEACH, FL 33408

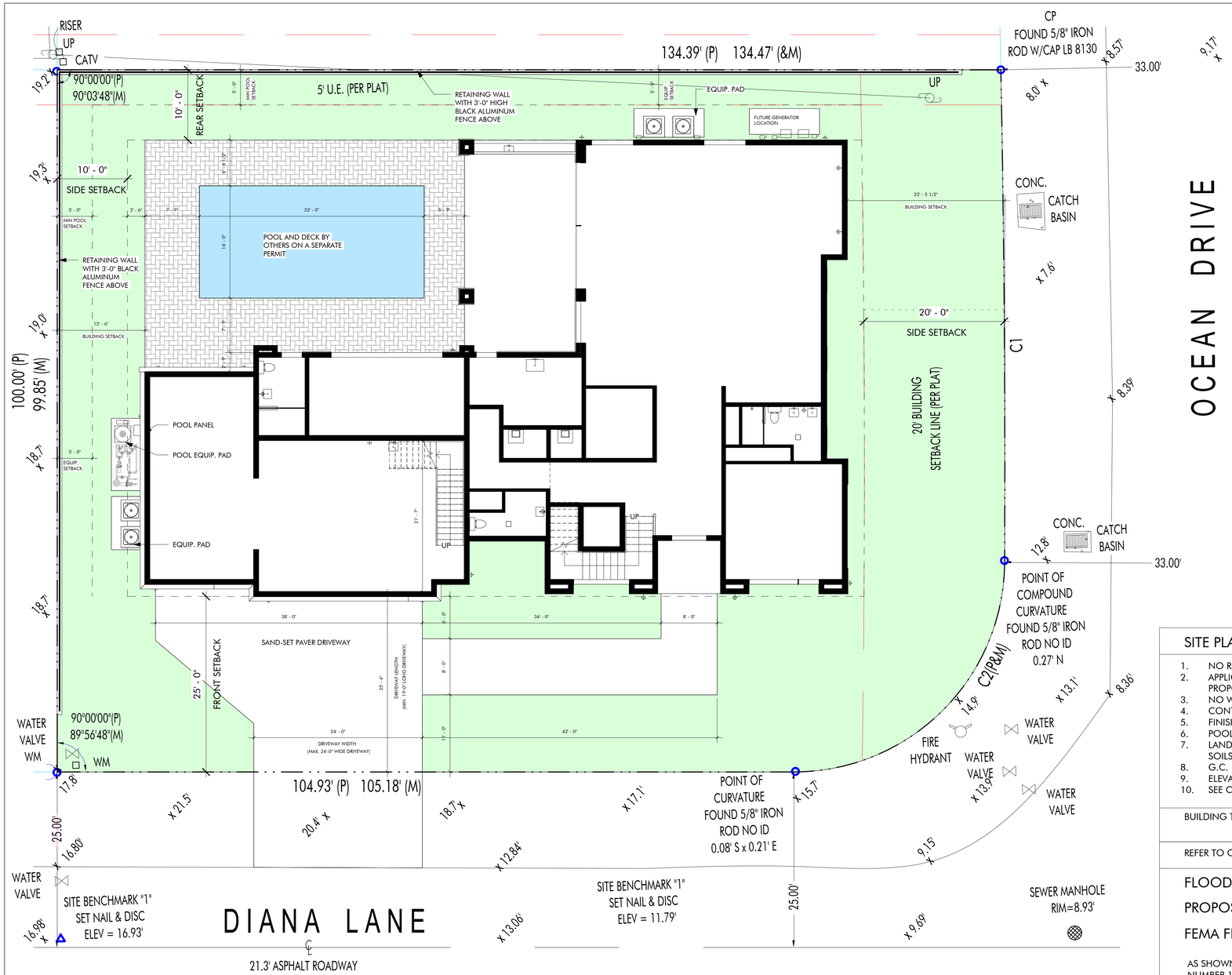
STRUCTURAL ENGINEER:
ADAM GINSBERG, P.E.
2901 CLINT MOORE RD #237
BOCA RATON, FL 33496

CONTRACTOR:
FIRST PREMIER HOMES
725 N A1A
SUITE C111 JUPITER, FL 33477

Project Number 20250501

Date AUG 20, 2025

8/28/2025 11:18:26 AM



1 SITE PLAN
1/8" = 1'-0"

SITE DATA TABLE

BUILDING FOOTPRINT	4,262 SQ FT
1ST FLOOR AREA	3,107 SQ FT
GARAGE AREA	1,155 SQ FT
TOTAL SITE AREA	13,291 SQ FT
25% LANDSCAPE AREA = 3,323 SF PROVIDE = 3,500 SF	
LANDSCAPE AREA =	

ZONING REQUIREMENT

PER THE CITY OF JUNO BEACH

	REQUIRED	PROVIDED
MINIMUM FRONT SETBACK	25'-0"	25'-0"
MINIMUM SIDE SETBACK	10'-0"	12'-6"
MINIMUM SIDE SETBACK (OCEAN DR.)	20'-0"	22'-6"
MINIMUM REAR SETBACK	10'-0"	10'-0"
MAXIMUM HEIGHT: 2-STORIES	30'-0"	25'-10"
MAXIMUM COVERAGE	35%: 4,652 SF	4,262 SF
MAXIMUM BUILDING DIM	100'-0"	100'-0"
MINIMUM LANDSCAPE AREA	25%: 3,323 SF	3,500 SF
MINIMUM PARKING REQUIRED	2 SPACES	4 SPACES

PROJECT DESCRIPTION:

NEW TWO STORY, SINGLE FAMILY RESIDENCE LOCATED AT 451 OCEAN DRIVE, JUNO BEACH, FL , PALM BEACH COUNTY, FLORIDA

TWO STORY SINGLE FAMILY RESIDENCE TO ACCOMMODATE: 6 BEDROOMS, 6 BATHS, FOYER, POWDER ROOM, LIVING ROOM, DINING ROOM, KITCHEN, ELEVATOR, LAUNDRY, 3-CAR GARAGE, COVERED ENTRY, ATTIC, COVERED LANAI

APPLICABLE CODES/ACTS:

2023 F.B.C. - RESIDENTIAL 8TH EDITION

LOCAL MUNICIPALITY:

JUNO BEACH, PALM BEACH COUNTY, FL

BUILDING AREA:

SQUARE FOOTAGE: TOTAL A/C BUILDING AREA: 5,736.00 SQ. FT.

BUILDING HEIGHT:

2 STORIES SINGLE FAMILY RESIDENCE:

ALLOWABLE ROOF HEIGHT = 30'-0" (MEASURED FROM 18" ABOVE THE CROWN OF ADJOINING ROADS)

PROPOSED ROOF HEIGHT = 27'-11"

USER GROUP:

GROUP R3 OCCUPANCY
TYPE "VB" CONSTRUCTION - UNPROTECTED AND UNSPRINKLERED

LEGAL DESCRIPTION

LOT 20, SEA VIEW RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING

RS- 1
RESIDENTIAL SINGLE FAMILY

SITE PLAN NOTES

1. NO ROOF DRAINS
2. APPLICANT/OWER SHALL BE RESPONSIBLE FOR CORRECTING AND ADVERSE IMPACTS CAUSED BY EXISTING AND PROPOSED CONDITIONS NOT CAPTURED ON PLANS PRIOR TO C.O.
3. NO WATER TO DRAIN ON TO ADJOINING PROPERTY.
4. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS
5. FINISH FLOOR TO BE MIN. 18" ABOVE THE CROWN OF ROAD
6. POOL DESIGN & DRAWINGS BY OTHERS
7. LANDSCAPE DESIGN & DRAWINGS BY OTHERS
   SOILS SHALL BE TERMITE TREATED
8. G.C. SHALL COORDINATE ALL RIGHT-OF-WAY CONDITIONS W/ DRIVEWAYS.
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
10. SEE CIVIL DRAWINGS FOR DRAINAGE FLOW SLOPES

BUILDING TO COMPLY WITH ALL PROVISIONS OF ORDINANCE 5418 FLOOD DAMAGE PREVENTION AND PROTECTION

REFER TO CIVIL ENGINEER PLANS FOR SITE DRAINAGE CALC.'S

FLOOD ZONE INFORMATION

PROPOSED TOP OF SLAB ELEV. = 18.5 N.A.V.D.

FEMA FLOOD ZONE: X

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12099C1177G, COMMUNITY NUMBER 12099C 0381 G, DATED DECEMBER 20, 2024.

FEMA FLOOD ZONE: X
MINIMUM ALLOWED FINISH FLOOR ELEVATION = 18" ABOVE THE CROWN OF THE ROAD
`
FEMA MAP: 12099C 0381 G
DATE OF FIRM: DECEMBER 20, 2024

TERMITE PROTECTION STATEMENT

PER FLORIDA BUILDING CODE - RESIDENTIAL / SECTION 318

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINED THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

ARISE ARCHITECTURE LLC

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451 OCEAN DRIVE

PROJECT FOR:

PATTY AND
TOM KELLEY

451 OCEAN DRIVE, JUNO BEACH, FL
33408

SEAL/SIGNATURE/DATE:
LICENSE #: AR103314

PROJECT NUMBER: 20250501

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

TO THE BEST OF THE STRUCTURAL ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE AND CHAPTER 633 FLORIDA STATUTES.

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SITE PLAN

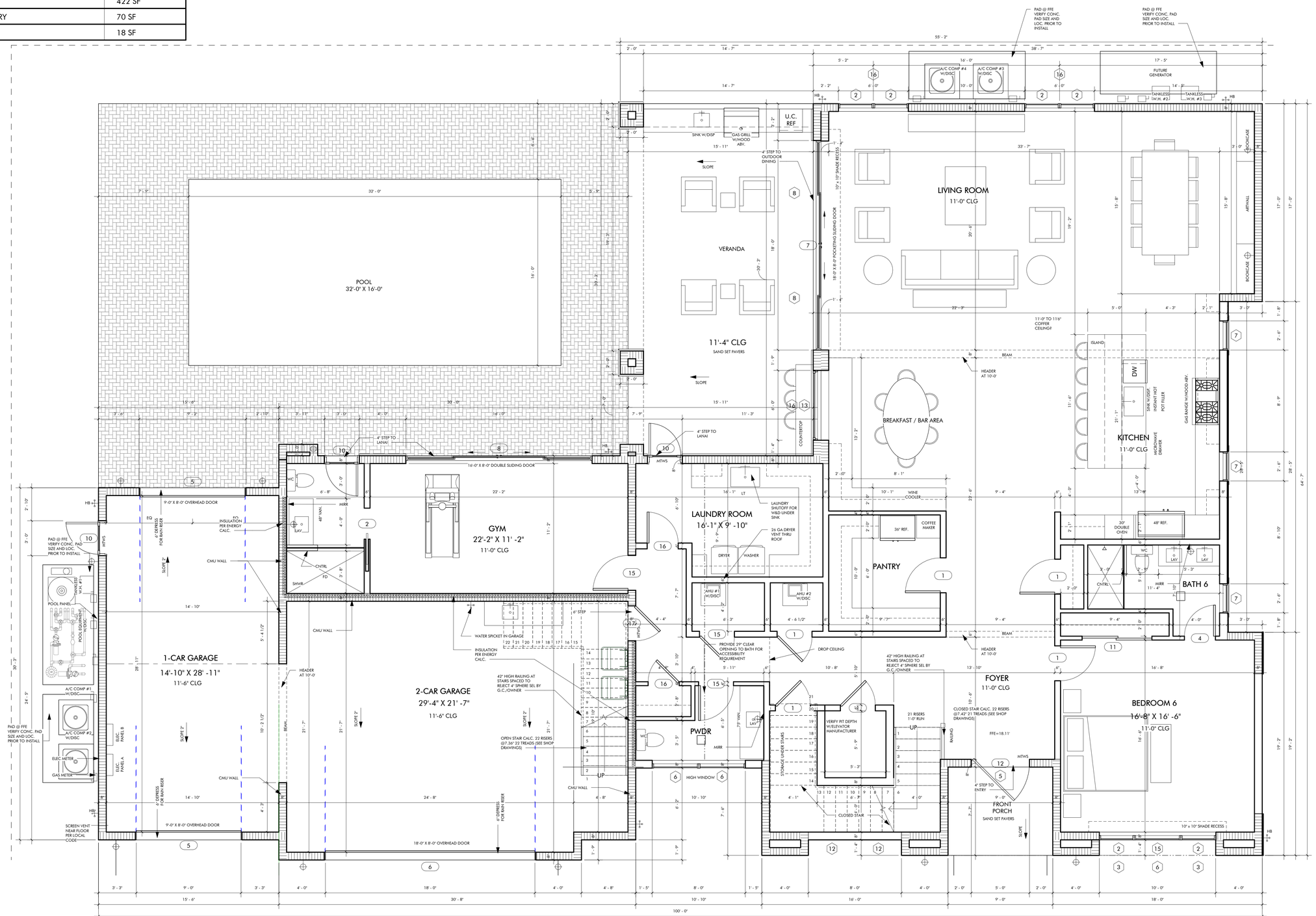
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Checked By	CL
Scale	As indicated

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AREA CALCULATION	
FIRST FLOOR LIVING	3,107 SF
SECOND FLOOR LIVING	2,629 SF
TOTAL UNDER AIR	5,736 SF
TOTAL GARAGE	1,155 SF
ATTIC STORAGE	625 SF
VERANDA	422 SF
COVERED ENTRY	70 SF
BALCONY	18 SF



1 MAIN LEVEL FLOOR
1/4" = 1'-0"

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1ST FL PLAN

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DOOR SCHEDULE

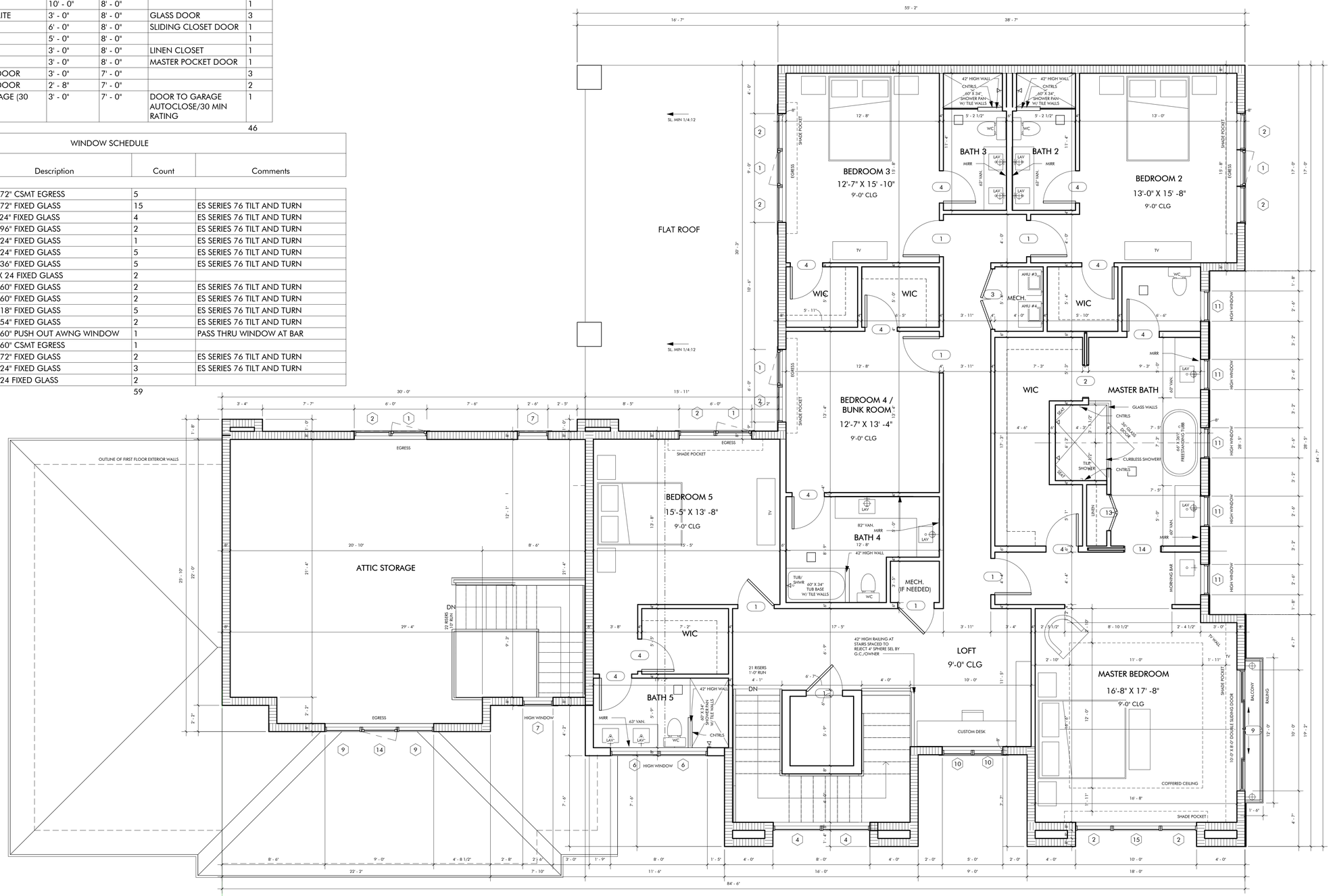
Door Number	Description	Width	Height	Finish Comments	Count
1	3080 SINGLE INTERIOR DOOR	3' - 0"	8' - 0"		13
2	2880 POCKET DOOR	2' - 8"	8' - 0"		2
3	2 - 2680 INTERIOR DOOR	5' - 0"	8' - 0"		1
4	2880 SINGLE INTERIOR DOOR	2' - 8"	8' - 0"		11
5	9080 ALUMINUM GARAGE DOOR	9' - 0"	8' - 0"		2
6	18080 ALUMINUM GARAGE DOOR	18' - 0"	8' - 0"		1
7	OXXO SGD IMPACT	18' - 0"	8' - 0"		1
8	OXXO SGD IMPACT	16' - 0"	8' - 0"		1
9	OXXO SGD IMPACT	10' - 0"	8' - 0"		1
10	3080 FRENCH DOOR 1-LITE	3' - 0"	8' - 0"	GLASS DOOR	3
11	6080 BYPASS DOOR	6' - 0"	8' - 0"	SLIDING CLOSET DOOR	1
12	PIVOT ENTRY DOOR	5' - 0"	8' - 0"		1
13	2 - 1680 CLOSET DOOR	3' - 0"	8' - 0"	LINEN CLOSET	1
14	3080 POCKET DOOR	3' - 0"	8' - 0"	MASTER POCKET DOOR	1
15	3070 SINGLE INTERIOR DOOR	3' - 0"	7' - 0"		3
16	2870 SINGLE INTERIOR DOOR	2' - 8"	7' - 0"		2
17	3070 SC DOOR TO GARAGE (30 MIN RATED)	3' - 0"	7' - 0"	DOOR TO GARAGE AUTOCLOSE/30 MIN RATING	1

Total Doors: 46 46

WINDOW SCHEDULE

Type Mark	Rough Opening Width	Rough Opening Height	Description	Count	Comments
1	3' - 0"	6' - 0"	36" X 72" CSMT EGRESS	5	
2	3' - 0"	6' - 0"	36" X 72" FIXED GLASS	15	ES SERIES 76 TILT AND TURN
3	3' - 0"	2' - 0"	36" x 24" FIXED GLASS	4	ES SERIES 76 TILT AND TURN
4	4' - 0"	8' - 0"	48" X 96" FIXED GLASS	2	ES SERIES 76 TILT AND TURN
5	5' - 0"	2' - 0"	60" X 24" FIXED GLASS	1	ES SERIES 76 TILT AND TURN
6	4' - 0"	2' - 0"	48" X 24" FIXED GLASS	5	ES SERIES 76 TILT AND TURN
7	2' - 6"	3' - 0"	30" X 36" FIXED GLASS	5	ES SERIES 76 TILT AND TURN
8	9' - 0"	2' - 0"	108" X 24 FIXED GLASS	2	
9	3' - 0"	5' - 0"	36" X 60" FIXED GLASS	2	ES SERIES 76 TILT AND TURN
10	2' - 6"	5' - 0"	30" X 60" FIXED GLASS	2	ES SERIES 76 TILT AND TURN
11	2' - 6"	1' - 6"	30" X 18" FIXED GLASS	5	ES SERIES 76 TILT AND TURN
12	4' - 0"	4' - 6"	48" X 54" FIXED GLASS	2	ES SERIES 76 TILT AND TURN
13	6' - 0"	5' - 0"	72" X 60" PUSH OUT AWNG WINDOW	1	PASS THRU WINDOW AT BAR
14	3' - 0"	5' - 0"	36" X 60" CSMT EGRESS	1	
15	4' - 0"	6' - 0"	48" X 72" FIXED GLASS	2	ES SERIES 76 TILT AND TURN
16	6' - 0"	2' - 0"	72" X 24" FIXED GLASS	3	ES SERIES 76 TILT AND TURN
17	8' - 0"	2' - 0"	96" X 24 FIXED GLASS	2	

Total Windows: 59 59



1 UPPER LEVEL FLOOR
1/4" = 1'-0"

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451 OCEAN DRIVE

PROJECT FOR:

PATTY AND TOM KELLEY

451 OCEAN DRIVE, JUNO BEACH, FL 33408

SEAL/SIGNATURE/DATE:
LICENSE #: AR103314

PROJECT NUMBER: 20250501

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2ND FL. PLAN

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1 FRONT ELEVATION MATERIAL
1/4" = 1'-0"



PORCELAIN TILE

STANDING SEAM METAL ROOF



POOL TILE



DRIVEWAY PAVERS



SW 9600
ARMORY



SW 9584
PRELUDE

SW 9584
MORTAR

STANDING SEAM METAL ROOF	GARAGE DR	SMOOTH STUCCO WALL COLOR
FACIA COLOR	EYEBROW STUCCO	
BALCONY RAILING	OVERHANG	
WINDOW FRAMES	WINDOW MOLDING	



2 WEST ELEVATION MATERIAL
1/4" = 1'-0"

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ELEVATIONS

Date	AUG 20, 2025
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	A3
Scale	As indicated

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1 REAR ELEVATION MATERIAL
1/4" = 1'-0"



BALCONY RAILING



2 EAST ELEVATION MATERIAL
1/4" = 1'-0"

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ELEVATIONS

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ROOF VENT CALCULATION

LOWER AREA MAX. 1,270 SF
CALCULATE NET FREE VENT AREA: 1,270 SF/150 = 8.47 SF (1 IN 150 RULED)
CONVERT TO SQ. INCHES; 8.47 X 144 = 1,219 SQ. IN

SOFFIT VENT 1,219 SQ.IN: 6" X 24" SOFFIT VENT
NFVA = 72 SQ. IN PER VENT
REQUIRED: 17 VENTS

4" CONT VENT @ 22 SQ.IN/LF 1,219/22 = 57.34 LF

UPPER AREA MAX. 4,238 SF
CALCULATE NET FREE VENT AREA: 4,938 SF/150 = 28.25 SF (1 IN 150 RULED)
CONVERT TO SQ. INCHES; 28.25 X 144 = 4,068 SQ. IN

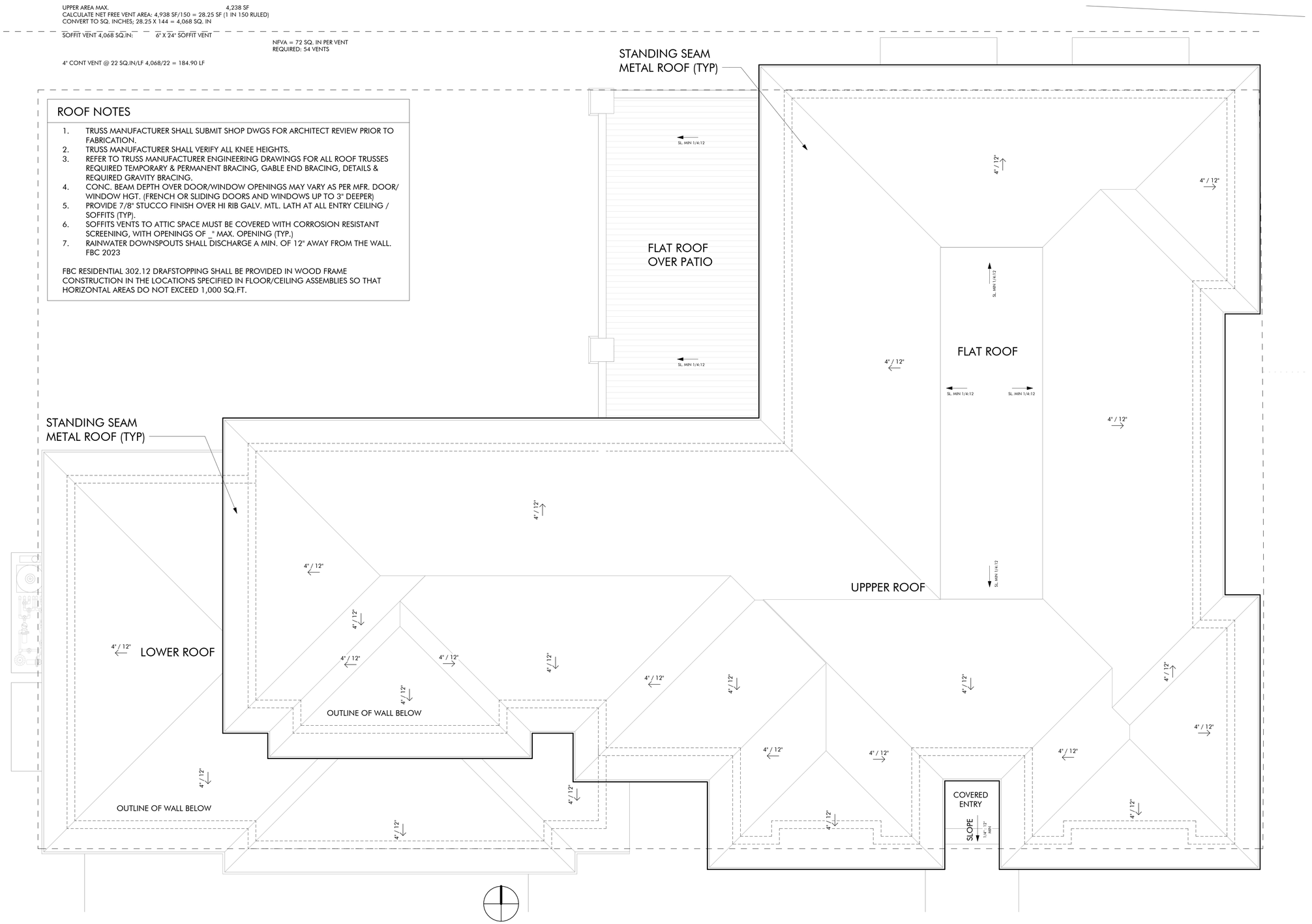
SOFFIT VENT 4,068 SQ.IN: 6" X 24" SOFFIT VENT
NFVA = 72 SQ. IN PER VENT
REQUIRED: 54 VENTS

4" CONT VENT @ 22 SQ.IN/LF 4,068/22 = 184.90 LF

ROOF NOTES

1. TRUSS MANUFACTURER SHALL SUBMIT SHOP DWGS FOR ARCHITECT REVIEW PRIOR TO FABRICATION.
2. TRUSS MANUFACTURER SHALL VERIFY ALL KNEE HEIGHTS.
3. REFER TO TRUSS MANUFACTURER ENGINEERING DRAWINGS FOR ALL ROOF TRUSSES REQUIRED TEMPORARY & PERMANENT BRACING, GABLE END BRACING, DETAILS & REQUIRED GRAVITY BRACING.
4. CONC. BEAM DEPTH OVER DOOR/WINDOW OPENINGS MAY VARY AS PER MFR. DOOR/ WINDOW HGT. (FRENCH OR SLIDING DOORS AND WINDOWS UP TO 3" DEEPER)
5. PROVIDE 7/8" STUCCO FINISH OVER HI RIB GALV. MTL. LATH AT ALL ENTRY CEILING / SOFFITS (TYP).
6. SOFFITS VENTS TO ATTIC SPACE MUST BE COVERED WITH CORROSION RESISTANT SCREENING, WITH OPENINGS OF _" MAX. OPENING (TYP.)
7. RAINWATER DOWNSPOUTS SHALL DISCHARGE A MIN. OF 12" AWAY FROM THE WALL. FBC 2023

FBC RESIDENTIAL 302.12 DRAFSTOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN FLOOR/CEILING ASSEMBLIES SO THAT HORIZONTAL AREAS DO NOT EXCEED 1,000 SQ.FT.



1 ROOF PLAN
1/4" = 1'-0"

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